

HIGH POINT FINANCE COMMITTEE MEETING
Thursday, January 8, 2026 - 4:00 PM
Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260

CALL TO ORDER

Acting Chair Andrew called the Finance Committee to order at 4:00 p.m. and stated the following members were present:

Present: Council Member Tim Andrew, Mayor Pro Tem Britt Moore, Council Member Monica Peters, and Council Member Michael Holmes

PRESENTATION OF ITEMS

2025-513 **Consideration of a Sole Source Purchase from iProject Solutions**

City Council is requested to consider a Sole Source purchase in the amount of \$62,638.23 for six (6) iPlan Review Stations for the Inspections Department and authorize the appropriate City Official(s) to execute all necessary documents.

Chris Whaley, Inspections Director, explained that the Inspection Services Department was requesting approval to purchase six plan review stations through a sole source provider. He stated that the department currently performs approximately 4,700 plan reviews per year and that this number continues to increase. He explained that the current system consists of a basic laptop and monitor setup and is not designed specifically for plan review. The proposed stations are purpose-built for plan review and include CPUs that have been reviewed and approved by the City's IT Department to ensure they meet City specifications.

Mr. Whaley further explained that the stations include large touchscreen monitors that allow staff to zoom in on plans and mark them up more efficiently.

Acting Chair Andrew stated that he always reviews sole source requests carefully but noted that several sister cities across the state are using the same system, which alleviated concerns. He asked why the itemized breakdown listed eight 24-inch side monitors when only six stations were being purchased, noting that he would have expected the quantities to be in multiples of six.

Mr. Whaley explained that each plan review station includes one primary 49-inch screen, along with multiple side monitors. The additional monitors allow staff to view

plans on one screen, code books on another, and applications such as email or Outlook on another, which reduces the need to constantly switch between windows.

Mayor Pro Tem Moore stated that there is a strong public push to address housing challenges, with High Point targeting 5,000 units, Greensboro targeting 10,000 units, and Guilford County even more. He commended staff and the Planning and Inspections Departments for their performance and stated that investments in technology such as this will improve efficiency and support developers and planners as the City addresses housing needs over the next five to ten years.

A motion was made by Council Member Holmes, seconded by Mayor Pro Tem Moore, to approve agenda item 2025-513.

Motion passed with the following vote:

Aye: Acting Chair Andrew, Mayor Pro Tem Moore, Council Member Holmes, and Council Member Peters

Nay: None

2025-515 **Consideration of a Purchase from James River Equipment**
City Council is requested to consider a purchase from James River Equipment in the amount of \$180,996.45 for emergency repairs and authorize the appropriate City Official(s) to execute all necessary documents.

Robbie Stone, Public Services Director, explained that this request was to replace the main clutch and mill bearings on the City's tub grinder located at the Ingleside Compost Facility. He stated that James River Equipment discovered major failures during routine maintenance and deemed the equipment unsafe to operate. He noted that the City does have a backup grinder, but that unit has been experiencing mechanical and electrical issues as well.

A motion was made by Council Member Andrew, seconded by Council Member Peters, to approve agenda item 2025-515.

Motion passed with the following vote:

Aye: Acting Chair Andrew, Mayor Pro Tem Moore, Council Member Holmes, and Council Member Peters

Nay: None

2025-517 **Consideration of an Award for Demolition Services to Total Wrecking & Environmental LLC**
City Council is requested to consider the award of demolition

services for the Ward Elevated Storage Tank to Total Wrecking & Environmental, LLC in the amount of \$288,975.00 and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided background on the Ward Elevated Storage Tank, stating that the City owned and operated the 1,000,000-gallon tank located at Bradley Place. He stated that the tank was constructed in 1930 and that an evaluation conducted in 2010 identified multiple deficiencies, including structural and sanitary issues. Based on those findings, the City decided to construct a new elevated tank, which was completed and brought online in 2018. The Ward tank was subsequently decommissioned. Mr. Stone stated that multiple inspections since that time have confirmed that the tank is not feasible to reuse.

Mr. Stone explained that five proposals were received in December and that Total Wrecking and Environmental, LLC was the lowest responsive bidder. The contractor estimates that the work will take approximately 90 days to complete.

Council Member Peters explained that she had been opposed to the demolition of the tank since 2018 and noted that the tank is a historic and unique structure built in 1930 by a rare architect. While acknowledging the safety concerns, she stated that the City is also discussing public art initiatives and expressed interest in exploring whether portions of the tank could be reused for public art. She referenced recent public art installations she had seen and suggested involving local artists, Visit High Point, the Viva La Arts group, and the Southwest Renewal Foundation to explore creative reuse opportunities.

Mr. Stone responded that staff could have discussions with the contractor regarding those possibilities.

Council Member Holmes asked whether Council Member Peters was referencing reclaiming parts of the tank or allowing artists to use portions of it as-is. Council Member Peters responded that she was open to both ideas and referenced an artist whose work aligns with the City's industrial heritage. She stated that this could be an opportunity to preserve part of the structure as public art without creating a safety hazard.

Acting Chair Andrew asked about the large variation between bids, noting that the highest bid was nearly one million dollars more than the lowest. Mr. Stone stated that staff had similar concerns and explained that higher bidders planned to use cranes to dismantle the tank, while the selected contractor plans to use a shearing process. He stated that the contractor has experience using this method and that the next agenda item includes hiring a consultant to review the demolition plan once the contractor is on site to ensure safety for nearby residents and the surrounding area.

Council Member Peters stated that reuse of materials by artists could also potentially reduce hauling costs. Mr. Stone stated that staff would explore those options.

A motion was made by Mayor Pro Tem Moore, seconded by Council Member Peters, to approve agenda item 2025-517.

Motion passed with the following vote:

Aye: Acting Chair Andrew, Mayor Pro Tem Moore, Council Member Holmes, and Council Member Peters

Nay: None

2025-519

Consideration of a Task Order with Terracon

City Council is requested to consider a task order with Terracon in the amount of \$99,600 for professional engineering services to perform vibration and lead paint monitoring for the Ward elevated storage tank demolition and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, explained that Terracon would provide vibration monitoring and lead paint monitoring during the demolition of the Ward Elevated Storage Tank. He stated that these services are intended to ensure safety for surrounding properties, residents, workers, and the general public.

Mayor Pro Tem asked whether this work would not already be covered under the contractor's insurance and scope of work. Mr. Stone responded that while the contractor is insured, the City typically engages a third-party consultant on projects of this nature to independently assess conditions and provide an additional layer of protection.

Acting Chair Andrew stated that after reviewing the packet and noting that several nearby homes were built around 1922, he believed third-party monitoring for vibration and potential lead exposure was appropriate to protect residents and the City.

Council Member Peters asked whether the exterior of the water tank was painted with lead paint. Mr. Stone responded that due to the age of the tank, the exterior paint would contain lead.

Acting Chair Andrew stated that this information could affect potential reuse of materials for public art.

A motion was made by Acting Chair Andrew, seconded by Council Member Holmes, to approve agenda item 2025-519

Motion passed with the following vote:

Aye: Acting Chair Andrew, Mayor Pro Tem Moore, Council Member Holmes, and Council Member Peters

Nay: None

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:13 p.m.

Respectfully Submitted,

Tim Andrew, Acting Chairman

Attest:

Sandra Keeney, City Clerk