

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

CALL TO ORDER, ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Jefferson called the meeting to order at 5:35 p.m. and stated all members of Council were present. He called for a moment of silence and the Pledge of Allegiance followed.

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

ADOPT AGENDA

Council Member Patrick Harman requested that agenda item 2024-040 be removed from the Consent Agenda and placed on the General Agenda.

Council Member Harman made a motion, seconded by Council Member Johnson, to adopt the agenda with Consent Agenda item 2024-040 placed on the General Agenda.

Motion carried with the following vote:

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

PUBLIC COMMENT PERIOD

2024-039 Public Comment Period

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

- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
- * Persons addressing City Council are asked to limit their comments to 3 minutes.
- * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while

a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

Don Chiariello, 522 E. Farris Avenue, spoke to the need for the city to have and implement a climate action plan.

Daniel David, 3101 Stratford Ct., spoke to the need of public transportation extending service hours to accommodate citizens to go out and shop and enjoy the city after normal business hours.

Earl Calloway, 526 Walnut St., spoke to lack of participation in government by citizens of High Point and would like to see more citizens at the public meetings.

Winnie Merritt 1114 Bridges Dr., spoke to the City having a climate action plan, food insecurities, and racial equity.

Larry Diggs 1127 Biltmore Ave., spoke to the need of extending service hours for public transportation noting there is a great need to have later public transportation in High Point and how pleased he is with the customer service he has received from the City's Bus Drivers.

CONSENT AGENDA ITEMS

Mayor Jefferson reminded the City Council that item 2024-040 has been removed and placed on the General Agenda.

A motion was made by Council Member Peters, seconded by Mayor Pro Tempore Holmes, to approve the Consent Agenda as amended with agenda item 2024-040 removed and placed on the General Agenda.

Motion carried with the following vote:

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

2024-027 Consideration of a Renewal Contract with Accruent, a Sole Source Vendor, for the Computerized Maintenance Management System Software (CMMS)

City Council is requested to approve Accruent as a sole source vendor for the renewal contract for CMMS Software in the amount of \$59,919.43 and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-029 Consideration of a Contract with Breece Enterprises

City Council is requested to approve a contract with Breece Enterprises in the amount of \$1,337,803.00 for improvements along Kensington Dr. including stream restoration along Payne Creek Tributary and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-031 Consideration of a Task Order with HDR Engineering

City Council is requested to approve a Task Order with HDR Engineering in the amount of \$378,900 for professional engineering services to evaluate the Shadybrook sanitary sewer system and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-032 Consideration of a Task Order with HDR Engineering

City Council is requested to approve a Task Order with HDR Engineering in the amount of \$344,400 for professional engineering services to upgrade filters 1-4 at the Ward Water Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-033 Consideration of Contract Amendment #1 to Machinex

City Council is requested to approve contract amendment #1 to Machinex in the amount of \$196,820.00, increasing the amount of purchase order 112532 to \$1,496,820.00 and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-030 Consideration of a Nonprofit Organization Agreement with High Point Market Authority

City Council is requested to approve a Nonprofit Organization Agreement with High Point Market Authority and authorize the appropriate City Officials to execute all necessary documents.

Removed from the Consent Agenda and placed on the General Agenda.

2024-034 Consideration of a Contract with Community Housing Solutions

City Council is requested to approve a contract with Community Housing Solutions in the amount \$419,184 to construct six affordable homes in the Cedrow Affordable Housing Project, adopt a resolution approving conveyance of real property to a nonprofit corporation, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-035 Consideration of Acceptance of a Grant Award from the U.S. Small Business Administration

City Council is requested to accept a grant award from the U.S. Small Business Administration in the amount of \$2,000,000 for development of a commercial shared-use kitchen, approve a budget ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-036 Consideration of a Contract with Excel Truck Group

City Council is requested to award a contract to Excel Truck Group in the amount of \$156,642.00 for the purchase of 2024 Freightliner M2 106 Plus and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-037 Consideration of a Contract with Triangle Grading and Paving, Inc.

City Council is requested to approve a contract award to Triangle Grading and Paving, Inc. in the amount of \$4,299,385.30 for the Samet Drive Extension Project, adopt a capital project ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-038 Consideration of a Task Order with Michael Baker International

City Council is requested to approve a task order with Michael Baker International in the amount of \$275,000 for construction inspection and materials testing services for the Samet Drive Extension project, adopt a capital project ordinance amendment, and authorize the appropriate City Official(s) to execute all necessary documents.

Approved by the consent vote.

2024-040 Consideration of Contract with Trademark Properties

City Council is requested to approve a contract with Trademark Properties in the amount of \$120,000 to perform advisory services for planning, construction and delivery of a new City Hall and associated uses at 405 N. Main Street and authorize the appropriate City Official(s) to execute all necessary documents.

Removed from Consent Agenda and placed on the General Agenda.

2024-042 Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Finance Committee Minutes - January 10, 2024, at 4:00 p.m.

Special Meeting of the High Point City Council Minutes - January 10, 2024, at 5:00 p.m.

Special Meeting of the High Point City Council Minutes - January 16, 2024, at 4:00 p.m.

Regular Meeting of the High Point City Council Minutes - January 16, 2024, at 5:30 p.m.

Transparency, Engagement, and Communication Committee Minutes - January 17, 2024, at 9:00 a.m.

Special Meeting of the High Point City Council Minutes - January 24, 2024, at 10:00 a.m.

Approved by the consent vote.

GENERAL BUSINESS AGENDA

2024-040 Consideration of Contract with Trademark Properties

City Council is requested to approve a contract with Trademark Properties in the amount of \$120,000 to perform advisory services for planning, construction and delivery of a new City Hall and associated uses at 405 N. Main Street and authorize the appropriate City Official(s) to execute all necessary documents.

Eric Olmedo, Assistant City Manager, provided the staff report for this item.

In response to Council Member Harman, Mr. Olmedo stated in April of 2023, Davenport, the City's Financial Advisor, estimated some potential cost of a new City Hall, parking development, and other projects and provided an estimated tax rate scenario. He stated this project would be a long-term discussion taking place over several years.

In response to Council Member Cook, Mr. Olmedo stated under the scenario that was provided based on the information at that time in April of 2023, Davenport projected a property tax rate increase of 4 cents. That was a preliminary estimate and does not include the information that will be provided with this study.

In response to Mayor Pro Tempore Holmes, Mr. Olmedo agreed that this agenda item does not commit the City Council to a new City Hall rather this study will help clarify of what could happen in the downtown area and what would be the best uses for those properties.

A motion was made by Council Member Peters, seconded by Council Member Johnson, to approve agenda item 2024-040.

Motion carried with the following vote:

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

2024-041 Consideration of Revisions to the Boards/Commissions Liaison Members

City Council is requested to confirm Council Member Britt Moore as the Liaison for the High Point Area Builders Association.

Council Member Moore expressed appreciation regarding being able to be the Liaison for the Builders Association.

A motion was made by Mayor Jefferson, seconded by Council Member McKiver, to approve agenda item 2024-041.

Motion carried with the following vote:

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

Mayor Jefferson stated that he and Council Member Moore are members of the High Point Market Authority Board and an item was under the consent agenda for an agreement in which they would need to be recused from voting.

Meghan Maguire, City Attorney, provided information regarding how to move forward procedurally.

Mayor Jefferson explained for the public that the North Carolina Legislators passed a law that any Elected Official that serves on Non-Profit Boards cannot vote for agreements between the two parties.

Mayor Jefferson made a motion, seconded by Council Member Andrew, to rescind the Consent Agenda vote.

Motion carried by the following vote:

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

Mayor Jefferson made a motion, seconded by Mayor Pro Tempore Holmes, to remove agenda item 2024-030 Consideration of a Nonprofit Organization Agreement with High Point Market Authority from the Consent Agenda and move it to General Business.

Motion carried with the following vote:

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

Mayor Pro Tempore Holmes made a motion, seconded by Council Member Andrew, to excuse Mayor Jefferson and Council Member Moore from the vote on agenda item 2024-030.

Motion carried with the following vote:

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

2024-040 Consideration of Contract with Trademark Properties

City Council is requested to approve a contract with Trademark Properties in the amount of \$120,000 to perform advisory services for planning, construction and delivery of a new City Hall and associated uses at 405 N. Main Street and authorize the appropriate City Official(s) to execute all necessary documents.

Council Member Peters made a motion, seconded by Andrews, to approve agenda item 2024-030 Consideration of a Nonprofit Organization Agreement with High Point Market Authority.

Motion carried with the following vote:

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

Recused: Mayor Jefferson and Council Member Moore

Mayor Pro Tempore Holmes made a motion, seconded by Council Member Johnson, to approve the Consent Agenda with the exceptions of the items that were removed to go on the General Agenda which were items 2024-040 and 2024-030.

Motion carried with the following vote:

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

ADJOURNMENT

Council Member Cook announced there will be a Ward 1 Town Hall Meeting on February 27th at Morehead Recreation Center from 5:00 p.m. - 7:00 p.m.

There being no further business to come before the City Council, the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk