

City of High Point

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



Meeting Minutes

Monday, April 2, 2012

4:45:00 PM

Council Chambers

*Rebecca R. Smothers, Mayor
M. Christopher Whitley, Mayor Pro Tem
Latimer B. Alexander, IV, James Corey,
Foster Douglas, A.B. Henley, III,
Britt W. Moore, Michael D. Pugh,
Bernita Sims, M. Christopher Whitley*

ROLL CALL, PRAYER, PLEDGE OF ALLEGIANCE

Note: Council Member Pugh joined the meeting at 5:00 p.m. His absence will be reflected in the minutes accordingly.

Present: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims, Council Member Pugh and Council Member Corey

Absent: Council Member Douglas and Council Member Henley

APPROVAL OF THE MINUTES FROM PREVIOUS MEETINGS

The minutes of the following meetings were unanimously approved as submitted upon motion by Mayor Pro Tem Whitley and second by Council Member Sims.

Finance Committee; Monday, March 19th @ 4:00 p.m.

Combined Meeting; Monday, March 19th @ 4:45/5:30 p.m.

Public Safety & Community Development Committee; Wednesday, March 21st @ 9:00 a.m.

FINAL ACTION TAKEN AT THIS MEETING

At the conclusion of the Committee of the Whole Session, and after all matters were heard by Council, **motion was made by Mayor Pro Tem Whitley, seconded by Council Member Alexander to suspend the rules in order to take final action on these matters at tonight's meeting. The motion carried unanimously. [9-0 vote]**

Motion was then made by Council Member Alexander, seconded by Council Member Sims that all Committee recommendations stand as final action regarding these matters. The motion carried unanimously. [9-0 vote]

This action cancels the meeting scheduled for Thursday, April 5th at 9:00 a.m.

PRESENTATION OF ITEMS**FINANCE COMMITTEE - Council Member Alexander, Chair**

Committee Members: Whitley, Smother and Corey

(all were present)

Sole Source Authorization - Oak Hollow Lake Aeration System Compressor**120066**

Council is requested to approve an exception to the bid laws under the "sole source qualification" for the purchase of a 100hp rotary screw compressor for the Public Services Department from Ingersoll-Rand; and, approve the acquisition of the compressor in the amount of \$30,325.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved an exception to the bid laws under the "sole source qualification" for the purchase of a 100hp rotary screw compressor; and approved the acquisition of the compressor in the amount of \$30,32500.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Contract Extension - Rehrig Pacific - Garbage and Yard Waste Roll-Out Carts

120067

Approval of a extension to the Rehrig Pacific contract for the purchase of garbage and yardwaste roll-out carts. Contract amount for FY 2012-2013 is \$194,720.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved an extension to the Rehrig Pacific contract for the purchase of garbage and yard waste roll-out carts for a FY 2012-2013 contract amount of \$194,720.00.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Contract Extension - Republic Waste Services - Bulk Container Service

120068

Approval of a extension to the Republic Waste Services contract for bulk container service through the city. Contract amount for FY 2012-2013 is \$497,303.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation for approval.

Approved an extension to the Republic Waste Services contract for bulk container service through the city for a FY 2012-2013 contract amount of \$194,720.00.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Contract Extension - Sharpe Brothers & APAC-Atlantic Inc. - Asphalt

120069

Approval of a extension to the Sharpe Brothers & APAC-Atlantic, Inc. contract for the purchase of asphalt for the Public Service divisions and other city departments. Contract amount for FY 2012-2013 is \$602,000.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved an extension to the Sharpe Brothers & APAC-Atlantic, Inc. contract for the purchase of asphalt for a FY 2012-2013 contract amount of \$602,000.00.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Contract Extension - Martin Marietta Aggregates - Stone**120070**

Approval of a extension to the Martin Marietta Aggregates contract for the purchase of stone for use by various city departments. Contract amount for FY 2012-2013 is \$100,000.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved an extension to the Carolina Meter & Supply, Inc. contract for the purchase of residential water meters at a FY 2012-2013 contract amount of \$247,727.00.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Contract Extension - Carolina Meter & Supply, Inc. - Residential Water Meters**120071**

Approval of a extension to the Carolina Meter & Supply, Inc. contract for the purchase of residential water meters. Contract amount for FY 2012-2013 is \$247,727.00.

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Approved an extension to the Carolina Meter & Supply, Inc. contract for the purchase

of residential water meters for a FY 2012-2013 contract amount of \$247,727.00.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Resolution -Issuance of Revenue Refunding Bonds

120072

City Council must authorize the staff to apply for the water and sewer revenue bonds capability. The City's bond attorneys have prepared the attached resolution which will establish certain legal findings of facts and authorize the filing of the application with the Local Government Commission. City Council is requested to approve the attached "Resolution Making Certain Findings and Determinations Authorizing the Filing of an Application with the Local Government Commission, Requesting the Local Government Commission to Sell Bonds at a Private Sale, Approving the Financing Team and Authorizing the Distribution of a Preliminary Official Statement in Connection With the Issuance of Revenue Refunding Bonds By the City of High Point."

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's Agenda with a favorable recommendation.

These are necessary legal proceedings for the issuance of these bonds. It is anticipated that there will be a savings of \$170,000 per year with the issuance of these bonds.

Authorized staff to apply for the water and sewer revenue bonds capability; adopted "Resolution Making Certain Findings and Determinations Authorizing the Filing of an Application with the Local Government Commission, requesting the Local Government Commission to sell bonds at a private sale, approving the financing team and authorizing the distribution of a preliminary official statement in connection with the issuance of revenue refunding bonds by the City of High Point.

Resolution No. 1215/12-16

Introduced 4/2/2012

Adopted 4/2/2012

Resolution Book, Volume XVII, Page 66

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Whitley, that this matter be adopted. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Proposed Two-Thirds Bond Order - Downtown Improvement Area

120074

Downtown Improvement Bonds in the amount of \$5,785,000 for the purpose of providing funds, together with any other available funds, for acquiring, constructing and equipping various improvements to the City's downtown area, including, without limitation, streets and streetscape improvements, the conversion of overhead electric lines to underground lines, the installation of street lighting, benches, trees, pedestrian islands and other street-related improvements and the acquisition of any necessary land and rights of way

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting.

The Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

This is the first of several necessary legal proceedings for the issuance of these bonds.

Authorized staff to apply for the 2/3 bonds capability and approved the "Resolution Making Certain Findings and Determinations and Authorizing the Filing of an Application with the Local Government Commission in connection with the proposed issuance of downtown improvement bonds by the City of High Point, North Carolina.

Resolution No. 1216/12-17

Introduced 4/2/2012

Adopted 4/2/2012

Resolution Book, Volume XVII, Page 67

A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Whitley, that this matter be approved. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

PUBLIC SAFETY & COMMUNITY DEVELOPMENT COMMITTEE - Council Member Sims, Chair

Committee Members: Alexander, Douglas and Corey.

(Douglas was absent)

Ordinance - Demolition of Structure - 1407 Leonard Street

120076

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1407 Leonard Street belonging to Three Twenty Three Investments, LLC.

Chairwoman Sims reported this structure has seven major and 30 minor violations. The compliance date of June 16, 2009 has passed and no permits have been issued.

Mike Short, one of the principals representing Three Twenty Three Investments, LLC, P.O. Box 30205, Winston Salem, addressed Council regarding this housing case. He contended that he was not aware of this being on tonight's agenda until the last minute

and his managing partner, David Speaks, was the one that actually handles most of the property and unfortunately he was out of town so he couldn't attend the meeting. Mr. Short reported that they have done some work to the house over the past couple of years and unfortunately it has been the site of some vandalism in the past. He shared that they also own about 15 properties in the vicinity of Leonard, Woodberry, Franklin, and Mint Streets.

Mayor Smothers pointed out the valuation for the property at 1407 Leonard Street was set at \$15,700 with repairs estimated at \$24,050 and asked Mr. Short if he thought he would be able to bring the house up to code and do what is necessary to make it a good house to live in. Mr. Short replied that he felt like this was possible. The Mayor asked Mr. Short if he had personally been inside the house at 1407 Leonard and Mr. Short explained that he personally has not, but his managing partner has and he felt the estimated \$24,050 in repairs was escalated because the repairs could be done for about \$4,000-\$5,000. Council Member Alexander disagreed and proceeded to review all the major violations and the significant damage associated with the structure.

Mr. Short was informed that once the ordinance to demolish was adopted, he would have 30 days to bring the house up to code. Mr. Short asked about the possibility of an extension beyond 30 days to allow them an opportunity to evaluate it. Mayor Pro Tem Whitley suggested Mr. Short take a serious look at the property before making too much of a commitment on it. Council Member Alexander suggested in the meantime that Mr. Short submit a budget and work schedule to staff for review so they could advise Council as to the progress.

Chairwoman Sims informed Mr. Short that unfortunately the properties they own are located in a focal area that the city is concentrating on and trying to clean up at the request of folks that live in these neighborhoods. She strongly encouraged him to inspect his other properties as well and to make every effort to bring the housing up to code, otherwise he would find himself in the same situation before the City Council.

There being no further discussion, the Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted ordinance ordering the inspector to effectuate the demolition of a structure located at 1407 Leonard Street.

Ordinance No. 6906/12-23

Introduced 4/2/2012

Adopted 4/2/2012

Ordinance Book, Volume XVII, Page 97

A motion was made by Council Member Sims, seconded by Council Member Alexander, that this matter be adopted. The motion carried by the following vote:

Votes: Aye: Council Member Whitley, Mayor Smothers, Council Member Alexander, Council Member Moore, Council Member Sims and Council Member Corey
Absent: Council Member Douglas, Council Member Pugh and Council Member Henley

Ordinance - Demolition of Structure - 1216 E. Russell Avenue

120077

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1216 E. Russell Avenue belonging to Susan H. Taro and Joey Taro.

Chairwoman Sims reported there are four major violations and 47 minor violations associated with this structure and a compliance date for an order to repair of November 4, 2009. Permits have been issued; however the work has not been completed and some of the work has yet to be started. The dwelling is currently vacant and secure.

Chairwoman Sims asked if there was anyone present who would like to comment regarding this housing case.

Joey Taro, the owner of 1216 E. Russell Avenue, who resides at 810 Edinburg in Jamestown, addressed Council. He admitted he was at fault for not getting it done and cited the reason was lack of finances and that his wife has been sick. He asked Council for a 90-day extension to bring the house up to code and informed Council that he has a contractor lined up to start working on the house next Monday. Mayor Smothers emphasized to Mr. Taro that he would be required to bring the house up to code within the 90 days or the house would be demolished without consideration of the additional money he has to put into it.

Council Member Pugh asked about the lead-based paint as well as the asbestos shingles and encouraged Mr. Taro to check with the Community Development staff to see if he might qualify for some assistance regarding removal of the lead-based paint.

There being no further discussion, the Committee recommended this matter be placed on Thursday's agenda with a 90-day extension.

Authorized a 90-day extension to the property owner to bring the dwelling in compliance with the Minimum Housing Code.

Votes:**Ordinance - Vacate/Close Structure (48 Hour Order - Unsafe) - 1411 E. Green Drive**120075

Adoption of an ordinance ordering the inspector to effectuate the vacating and closing (48 hour order) of a structure located at 1411 E. Green Drive belonging to Anthony J. Pearson & Sylvia E. Davis.

Chairwoman Sims explained this matter involves a 48-hour order to vacate/close the structure located at 1411 E. Green Drive. She reported there were 11 major violations for this structure and no permits have been obtained, nor have any repairs been started. She noted the property owner, Anthony Pearson, was present, and asked him to come forward to address Council.

Anthony Pearson, owner of the property, stated he does own the property and has made some repairs to it. He shared a list of the repairs he's made with Council and informed Council that he has been falsely accused of running a boarding house and noted he has three people living with him that do not pay rent. He also reported that the cracked or loose cover plates were replaced on March 30th. He denied doing an electrical install without a permit and pointed out the only thing he did was run a wire for a hot water heater. He also disagreed with staff about the gas furnace being inoperable; no operable thermostat for heating system; and that the electric heat installed is not sufficient to heat entire dwelling. Mr. Pearson explained that the house has an electric furnace as well as a gas furnace which he does not use because he uses a wood heater for a heat source. He also denied doing anything to the breaker box and the AC.

Chairwoman Sims pointed out that it does not matter how these things happened and as the owner of the property, it was his responsibility to repair these items to bring the house up to code. Council Member Pugh expressed concerns regarding the dangling wires from the hot water heater and pointed out this was a very bad safety issue where the city could be found liable if anyone was injured from it.

Mr. Pearson asked Council to give him 90 days to fix the heater and to get his electrician out there to make the other electrical repairs. Chairwoman Sims informed Mr. Pearson that he could still make the repairs, but he nor anyone else would be allowed to stay in the house and must vacate within 48 hours should the Council adopt the order tonight. Chairwoman Sims explained that all the items listed in the order would have to be addressed and reinspected by the Inspections Department and all the appropriate permits would also have to be obtained before any work could commence.

Mr. Pearson still argued that he was having to vacate due to the problems with the hot water heater and he was assured this wasn't the case because there were eleven additional major violations that would need to be corrected before he or anyone else could stay there. He claimed that he was not even aware of the additional major violations and tried to say that he did not receive any notification from the city. Katherine Bossi, Local Code Enforcement Supervisor, explained that Mr. Pearson was sent a letter via certified mail notifying him of all the issues and violations regarding the following issues associated with the property.

1. Zoning violation (operating the boarding/rooming house)
2. 48-hour notice to repair the unsafe items
3. Violations associated with a regular Minimum Housing case that went out the same time as well.

Chairwoman Sims noted the issue before Council tonight is the 48-hour order to vacate and reiterated to Mr. Pearson that the Council could not advocate its responsibility by allowing him or anyone else to live in the house due to liability issues. Mr. Pearson blurted out that he does not plan to be out of the house.

Ms. Bossi noted that if Mr. Pearson and the other tenants choose not to vacate

voluntarily, then the city would have no choice than to proceed with a summary ejection to evict them from the property and staff would work with the city attorney's office on that.

There being no further discussion, the Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Adopted ordinance ordering the inspector to effectuate the vacating and closing (48 hour order) of a structure located at 1411 E. Green Drive.

Ordinance No. 6905/12-22 **Introduced 4/2/2012**
Adopted 4/2/2012
Ordinance Book, Volume XVII, Page 96
volume XVII

A motion was made by Council Member Sims, seconded by Council Member Alexander, that this matter be adopted. The motion carried unanimously.

Pending Items

Ordinance - Demolition of Structure - 1315 Vernon Place

120032

Adoption of an ordinance ordering the inspector to effectuate the demolition of a structure located at 1315 Vernon Place belonging to David L and Minnie L. Terry.

Note: This matter was heard before Council on February 20, 2012. At that time, the property owner was granted a six month extension to allow them an opportunity to finish the necessary repairs.

PLANNING, ECONOMIC DEVELOPMENT & INFORMATION TECHNOLOGY COMMITTEE - Mayor Pro Tem Whitley, Chair

Committee members: Sims, Henley and Moore

(Henley was absent)

Pending Items

Reinstatement of Commission Member- Planning & Zoning Commission

120041

Consideration of the reinstatement or replacement of Keith McInnis, who lost voting status on the Planning & Zoning Commission due to non-compliance with the city's attendance requirement.

PUBLIC COMMENT PERIOD - 5:15 P.M.

At this time, Mayor Smothers invited those who signed up to speak to come forward to address Council during the Public Comment Period.

Invitation- Thomasville Memorial Day Parade & Ceremony

Joe Leonard, 120 Harmon Drive in Thomasville, issued a personal invitation to the City Council to attend and participate in the Thomasville Memorial Day Parade & Ceremony on Monday, May 28th. He noted this year, they are honored to have two Medal of Honor recipients out of 82 in the Nation to come to Thomasville and participate in the 3-day event. Some of the activities planned for this event are as follows:

- 25-year memorial
- Concert by the United States Marine Corps Band on Sunday evening
- Acknowledgement and will honor 18 families who have lost loved ones in a war/battle or killed in action
- Parade

Mayor Smothers thanked Mr. Leonard for doing such a fantastic job and expressed appreciation to them for honoring families of our fallen soldiers.

Water Issues- 623 W. Lexington Avenue

Karen Robinette, who resides at 623 W. Lexington Avenue, addressed Council regarding some water issues at her residence. She explained that the main water line coming into her home has been obstructed by two large trees located in the city's right-of-way and that she has been dealing with this problem since 2007. She has had five water leaks that seem to be on-going and asked if the city would replace her water line and relocate the water meter. Council Member Pugh explained he personally visited the site and agreed that the problems were definitely due to the large oak trees located in the city's right-of-way and felt the city should bear the expenses associated with relocating the water meter as well as the line. He felt the problem could be alleviated in a way that would not be detrimental to the oak trees. Ms. Robinette also expressed concerns regarding two, \$200 water bills from the latest leak and was told by city staff that they could not do anything about the bills until the water leak is fixed.

The city manager stated he wasn't aware of this problem and suggested staff look into it to see if it could be resolved. Mayor Smothers asked the city manager to get back in touch with Ms. Robinette and to keep Council apprised of the situation.

PUBLIC HEARINGS ON ITEMS - 5:30 PM**Finance Committee - Council Member Alexander, Chair****Public Hearing - Economic Development Incentive Fund - 200 N. Hamilton Street****120073**

Monday, April 2, 2012 at 5:30 p.m. is the date and time established to receive public comments on a request that City Council approve \$340,000 to be used for a company to located at 200 N. Hamilton Street.

The public hearing for this matter was held on Monday, April 2, 2012 at 5:30 p.m.

Loren Hill, President of the High Point Economic Development Corporation, made a presentation of the request from Stanley Furniture Company, who is seeking economic incentives up to \$340,000 (subject to a performance agreement specifying benchmarks the company would have to meet) for consideration of relocating to downtown High Point for a combined corporate headquarters and showroom facility. [a copy of Mr. Hill's comments will be attached in Legistar as a permanent part of these proceedings]. Mr. Hill reported that the company is also seeking incentives from Guilford County and the State of North Carolina is considering participating in this project. a public hearing has been scheduled before the Guilford County Board of Commissioners on Thursday, April 12th and they will be considering incentives for the company up to \$76,000.

Stanley Furniture Company is proposing to consolidate both if its current corporate offices and its current showroom into an approximately 60,000-square foot space at 200 N. Hamilton Street with an investment that would add \$4 million to the city's property tax base with 42 jobs to be added in High Point over the next two years at an average wage of \$58,800 per year.

Following Mr. Hill's comments, Glenn Prillaman, President and CEO of Stanley Furniture Company, provided a presentation of their request. Mr. Prillaman shared a brief history of the Stanley Furniture Company (founded in 1924). Their company structure is made up of two product lines:

1. Young America Kids furniture product line which is 100% manufactured in Graham County, North Carolina; and
2. Stanley Furniture Company Adult Fashion Furniture product line which is all imported from the Southeast Asia area.

He explained that these two product lines are marketed very differently with the Young America product line destined to be a consumer brand and operations as far as the corporate office does not matter. However, the Stanley product line very much caters to the upper end brick and mortar stores, interior designers and High Point remains the Furniture Capital of the World to those customers.

Mr. Prillaman shared that Stanley needs to do two things:

1. Grow to position themselves in the market place and in High Point where their customers shop, namely the Hamilton/Wrenn district and they felt this move would allow them the opportunity to market the Stanley brand in High Point; and
2. A need to get everything under one roof.

Council Member Corey asked about their office in Stanleytown, Virginia and if the proposed showroom for High Point would be open to the general public and Mr. Prillaman explained that the plans are still in the making, but they certainly see the future of showrooms in downtown High Point open year-round to the furniture trade.

He added that they are not at a point yet where the showroom will be open to the general public. Regarding the office in Virginia, he replied that although there is quite a bit of history there, they are not a manufacturer of the Stanley brand anymore, so they feel the future downtown High Point offers them more and affords them the opportunity to market their company better. Council Member Corey asked if they see a likelihood that there would be more companies establishing showrooms in High Point in a similar manner. Mr. Prillaman responded by saying that it would take bold decisions by executives in an old industry to make the changes necessary and he was excited that Stanley can be part of a new movement to make downtown High Point more of a year-round, meaningful entity outside the April and October furniture markets.

Mayor Pro Tem Whitley mentioned the proposed 42 jobs and asked about future expansion plans at the 200 N. Hamilton location. Mr. Prillaman replied that it would be irresponsible for him to make any promises outside of the 42 proposed jobs; there would definitely be a massive remodeling project and they have committed to a \$4,000,000 investment to the city's property tax base

The issue of parking for the employees and visitors was briefly discussed and Mr. Prillaman reported that IMC owns several properties in this area and they would provide them with the necessary parking.

Council Member Pugh expressed concerns and stated he might be more receptive of the incentives if this involved manufacturing jobs, but was appreciative of the potential 42 jobs coming to downtown High Point. He hoped this would not open a Pandora's box where the city would be subsidizing other showrooms. For the record, Mr. Prillaman stated that they in no way were asking the city to subsidize a showroom, that this was strictly a headquarters/office/people/jobs move.

Mayor Smothers pointed out the request before Council is an outstanding opportunity to offer support to a company that is committed to quality and committed to High Point and she hopes other corporate relocation opportunities would follow because it helps to solidify both the market and to capitalize on the furniture market.

Council Member Sims thanked Stanley for considering High Point and asked about the current diversity of the Stanley workforce and informed Mr. Prillaman if they choose High Point, she would like to see their workforce as diverse as what the High Point community looks like. Mr. Prillaman assured Council that Stanley Furniture Company is an Equal Opportunity Employer and the company does not discriminate or allow discrimination on race, sex, religion, national origin, age, disability, military status, or any other classification protected by applicable law. He provided the current diversity numbers for Stanley Furniture at their facility in Stanleytown, Virginia, warehouse in Martinsville, and their manufacturing facility in Graham County, North Carolina which reflected a long, long history of racial and minority respect and equality.

At this time, Chairman Alexander opened the public hearing and asked if there was anyone present who would like to comment in favor of or in opposition to this

incentive request.

Tom Conley, President and CEO for the High Point Market Authority, spoke in support. He explained this would be more than acquiring a headquarters for High Point. It was extremely important that the location for the headquarters would be in the furniture district in the City of High Point and the fact that the showroom is attached to the headquarters and would be open Monday through Friday during non-market times. He informed Council that by approving incentives for Stanley, they would be helping to leverage economic development dollars with tourism as well as economic growth dollars.

Dale Carroll with the North Carolina Department of Commerce also spoke in support of the request. He noted that he worked with Stanley Furniture on the project in Graham County and found them to be extremely dependable--they did everything they said they would do. He felt this was such a great opportunity to be involved in today's economy helping to influence a corporate headquarters location and believed it not only makes a strong statement about Stanley, but also bodes well for the future as it relates to the furniture district in the High Point Furniture Market.

Tom Mitchell, President of the Furniture Division for International Market Centers (IMC), also addressed Council in support of Stanley's request. He mentioned that IMC would be the landlord for the project and reiterated the importance of having a company like Stanley Furniture consider moving their headquarters to High Point. He felt this would be a signal to many other furniture manufacturers in reconfirming all efforts and direction that High Point is the Furniture Capital of the World and this was definitely good for the Furniture Market, the City of High Point, and the State of North Carolina.

At this time, Council Member Corey asked about the payback period if the city makes the \$340,000 investment and it was noted that a \$4 million investment would result in approximately \$27,000 a year in property taxes. Council Member Alexander pointed out that Stanley would also be an employer, a consumer of High Point utilities, they would be adding jobs in a part of the city where they are badly needed, it would spur some economic development as far as restaurants and other personal services downtown.

Council Member Pugh stated that although he is generally philosophically opposed to economic incentives, he felt this one would be a sound investment and good for High Point bringing some life back to the downtown area where it is desperately needed.

Chairman Alexander asked if there were any additional comments. There being none, the public hearing was declared closed.

Following the conclusion of the public hearing, the Committee recommended this matter be placed on Thursday's agenda with a favorable recommendation.

Authorized incentives in an amount up to \$340,000 for Stanley Furniture Company subject to a performance agreement specifying benchmarks the company would have

to meet.

A motion was made by Council Member Alexander, seconded by Council Member Pugh, that this matter be adopted. The motion carried unanimously.

Application for Transfer of Franchise - WCA of High Point to WI High Point Landfill, LLC (First Reading)

120078

Monday, April 2, 2012 at 5:30 p.m. is the date established to receive public comments and for consideration of first vote to approve the application for transfer of the WCA of High Point Franchise to WI High Point Landfill, LLC for the operation of a construction and demolition waste reclamation pad located at 5830 Riverdale Drive.

The public hearing for this matter was held on Monday, April 2, 2012 at 5:30 p.m. A completed application for this transfer has been submitted to the City Council for consideration [application is hereby attached in Legistar as a permanent part of these proceedings].

This matter was discussed during a Finance Committee meeting held at 3:30 p.m. prior to this meeting. Mr. Grady Shields, Attorney with Wyrick Robbins Yates & Ponton, LLP, representing the applicant, WI High Point Landfill, LLC and Steve Roberts, WI High Point Landfill, LLC General Manager, were present at the Finance Committee meeting [the excerpt of this discussion during the Finance Committee meeting will be attached in Legistar as a permanent part of these proceedings].

The applicant expects no significant change in operations at the construction and demolition debris facilities if this transfer application is granted.

Council Member Sims asked if the revisions were made to the application where it referred to the "Board of Commissioners" of the City of High Point instead of the "City Council" of the City of High Point. City Attorney Fred Baggett explained that he had reported this change the counsel for the applicant and they indicated it would be changed immediately.

At this time, Chairman Alexander opened the public hearing for the first reading for the landfill franchise transfer and asked if there was anyone present who would like to comment in support of or in opposition to this request.

No comments were offered. The second reading is scheduled for Monday, April 16, 2012.

The Committee recommended the first reading of the Application for Transfer of Franchise from WCA of High Point to WI High Point Landfill, LLC be placed on Thursday's agenda with a favorable recommendation.

Approved first reading of the Application for Transfer of Franchise from WCA of High Point to WI High Point Landfill, LLC.

A motion was made by Council Member Alexander, seconded by Council Member Corey, that this matter be approved. The motion carried unanimously.

For Information Only:

Recognition of Boy Scouts- Troop #55

Mayor Smothers recognized the following Boy Scouts from Troop#55 who were working on their Citizenship in the Community badge: Sid Adams, Scout Master; Christopher Blackburn, Joseph Hoyng, Alex White, Rick Josey, Stefano Auguliaro, Bryan Hill, Parker Young, Kavon Smith, Quinton McCall, Braxton White, Ronies Guerrero, Thomas Rhue, Logan Spicer, Bryce Spesock, Darrion Scott, Jordan Bailey, Joshua Bailey and Jeremiah McLean.

Following the introductions, the Boy Scouts led the Pledge of Allegiance.

FAIR HOUSING MONT

Mayor Smothers read a proclamation into the record declaring the month of April, Fair Housing Month and presented the proclamation to Ester Boss, representing the High Point Human Relations Department.

Ms. Boss shared some activities that have been planned in commemoration of this event and issued a personal invitation for Council to join the High Point Housing Coalition for the "State of Housing in High Point" Bus Tour on Thursday, April 12th 8:30 a.m. - 1:00 p.m..

NATIONAL COMMUNITY DEVELOPMENT WEEK

Mayor Smothers read a proclamation into the record proclaiming the week of April 8-14, 2012 as "National Community Development" week and presented the proclamation to Jerry Mingo, Chairman of the Citizens Advisory Council.

Mr. Mingo shared that the event was planned and organized by the Neighborhood Leaders Council (some of which are sitting in the audience). He mentioned the flier that was distributed to Council identifying the dates, times, and locations of various activities/workshops planned for the week. He thanked the partners who helped to put the event on: City of High Point Community Development & Housing; Guilford County Schools; City of High Point Police Department; City of High Point Fire Department; Family Service of the Piedmont; Guilford County Health Department; and the VA Administration of Winston Salem.

Following the presentation, Mr. Mingo introduced the people in the audience representing the neighborhood council.

Mayor Smothers expressed appreciation to them and thanked them for their efforts to come and for being supportive of their associations.

Upcoming Committee Meetings

Planning, Economic Dev. & Information Technology Committee

The Planning, Economic Dev. & Information Technology Committee will meet at 9:00 a.m. on Tuesday, April 3rd.

Public Safety & Community Development Committee

The Public Safety & Community Development Committee will meet on Wednesday, April 4th at 9:00 a.m.

CLOSED SESSION- ECONOMIC DEVELOPMENT

At 6:27 p.m., motion was made by Council Member Sims, seconded by Mayor Pro Tem Whitley to enter into closed session pursuant to N.C. General Statute 143-318.11(a)(4) for the purpose of a briefing from staff on two potential economic development projects. The motion carried unanimously.

Upon reconvening into open session at 6:50 p.m., Mayor Smothers announced there was no action taken as a result of the closed session.

ADJOURNMENT

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

Respectfully Submitted,

Rebecca R. Smothers, Mayor

Attest:

Lisa B. Vierling, MMC
High Point City Clerk