

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Minutes

Wednesday, December 9, 2020

9:00 AM

Council Chambers

Prosperity and Livability Committee

Wesley Hudson - Chair

Michael Holmes

Cyril Jefferson

Monica Peters

Jay Wagner, Mayor (Alternate)

Chris Williams, Mayor Pro Tem (Alternate)

**Prosperity and Livability Committee - Council Member Wesley Hudson,
Chair**

As part of the city of High Point's on going COVID 19 mitigation efforts, in person attendance will not be allowed at this meeting. Instead, the meeting will be live streamed and the public can listen to the meeting as it is being live streamed by clicking on the following link www.HighPointNC.gov/VirtualPublicMeeting.

CALL TO ORDER

Chairman Wesley Hudson called the meeting to order at 9:00 a.m. Following a virtual roll call, the following attendance by Committee Members was duly noted.

Physically

Present (1): Chairman Wesley Hudson

Remotely

Present (3): Committee Member Michael Holmes, Committee Member Cyril Jefferson, and Committee Member Monica Peters [arrived at 9:44 a.m.]

Also Present:

Council Member Victor Jones

Staff Present:

Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager; Eric Olmedo, Assistant City Manager; Tommy Reid, Fire Chief; JoAnne Carlyle, City Attorney; Lee Burnette, Planning & Development Director; Reggie Hucks, Inspection Services Director; Mark McDonald, Transportation Director; Robby Stone, Public Services Assistant Director; Terry Kuneff, Interim Director-Engineering Services Department; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS

[2020-503](#)**Presentation-The PIT**

Staff will provide a presentation on the PIT

JoAnne Carlyle, City Attorney gave an overview for the current condition; and history for The Pit, said in 1971 the city received majority of the property from the Redevelopment Commission that no longer exist; the deed to the property had five restrictions; spoke to having the certificate of occupancy that took care of all restrictions in the deed; would need to do a title search, and have a survey completed; spoke to addressing the ingress and egress issues; to figuring out the exact interest the city had for the property; to the concerns for the adjacent property owners; said the city would need to maintain the easements to assure access to the Pit; and spoke to the issues of the leased parking spaces.

Discussion took place regarding the history of The Pit.

Committee Member Jefferson thanked City Attorney Carlyle for the update; and spoke to the concerns of the adjacent property owners.

Committee Member Holmes agreed with Committee Member Jefferson's statement on the need for due diligence with the adjacent property owners.

City Attorney Carlyle advised the committee that she would be using outside counsel who specialized in real estate.

Randy McCaslin, Interim City Manager reminded the committee that Ray Gibbs, Forward High Point, was actively marketing the property; and was showing it to buyers for possible redevelopment.

[2020-504](#)**Update-The Speed Humps Project**

Staff will provide an update on the Speed Humps Project

Attachments: [PL 120920_v1.pdf](#)

Mark McDonald, Transportation Director made a PPP on the 2020 Traffic Calming projects; noted that the Traffic Calming budget was \$50,000; said there were five locations approved for the following streets: Arlington Street Gavin Drive, Jamesford Drive, Kensington Drive, and Wesley Drive. Engineering estimate for outside contractors was over \$75,000.

Randy McCaslin, Interim City Manager asked were valid petitions for the five locations received. Mr. McDonald replied yes.

Mr. McDonald continued discussion regarding speed hump designs; provided photos and a detailed illustration; referenced a speed hump design on a residential street located in Raleigh similar to Rotary Drive in High Point; spoke to the concerns and objections regarding the impact from the speed humps that would result in longer response times for emergency vehicles from Tommy

Reed, Fire Chief with the High Point Fire Department (HPFD); said the initial design was modified by the inhouse engineering department for the emergency vehicles. Mr. McDonald said that the bids submitted for the project were over budget; and provided the following three options to move forward with the project:

1. Re-advertise for new bids (may not significantly reduce cost)
2. Install as designed with asphalt using in-house resources from Public Services and Transportation (start in late spring and complete by fall 2021)
3. Install pre-formed modular units (could possibly be completed in less time)

Mr. McDonald said for the modular unit option; 13 to 15 sets would be needed; the cost would be \$30,000; and that extra units could be purchased to use for future projects.

Chairman Hudson inquired on which street location had the heaviest traffic; if the project could include options 2 and 3 to accommodate the traffic volumes; and the cost difference for options 2 and 3. Mr. McDonald replied that Kensington Drive, and Jamesford Drive both had the heaviest traffic; explained the durability for the modular units; the only issues with modular units were with snow plows damaging them; noted that the current streets were not on snow plow routes; and that the modular units were less expensive.

Robby Stone provided a breakdown for the cost difference for stated options.

Committee Member Jefferson inquired on allocating funds in the budget to accommodate traffic calming projects. Interim City Manager McCaslin replied that it was too early to determine allocating the budget at this time.

Committee Member Holmes inquired on the event, the city received additional funding from the government, could it be used to help regulate the budget for the traffic calming projects. Interim City Manager McCaslin replied that the city had larger advanced engineering projects established in the event the city did receive funding; and that small projects such as traffic calming, would not be approved for the government funding.

Chairman Hudson inquired on the impact of the snow plows had on the speed humps on Rotary Drive. Mr. Stone replied that there had not been a significant amount of snow at this time to determine that; and said the crews assigned to snow plowing routes stayed familiar with the mechanisms that would cause concerns in the event of a snow storm.

Tommy Reid, Fire Chief noted that he was not aware of the traffic calming

project until he read about it in the newspaper; spoke to the changes the state made for the fire code; said the basis the state had for the changes were the impacts that the speed humps had on emergency vehicles to include damages and personnel injuries; said the policy was not in compliance with the state code for the National Fire Protection Agency (NFPA); said response times were increased by the speed hump devices, which caused concerns for life saving events; said the HPFD had to maintain a 90% response time; and that adding the speed humps would impede that time; the policy would need to be in compliance; and said that he would work with staff on the policy; and on the concerns from citizens.

Chairman Hudson inquired on modifying the speed humps to accommodate emergency vehicles. Chief Reid replied that could be an option; and spoke to informing citizens on the impacts the speed humps would have on response times.

Committee Member Jefferson voiced appreciation to Chief Reid for his efforts and information; and asked if the petition applicants had been informed on the impacts the speed humps would have on response time for emergency vehicles. Interim City Manager replied no; said he was just made aware of the fire code changes; the petitions would need to be modified to reflect the changes; the HPFD would be included in future discussion regarding traffic calming projects; and noted that any delay in response time was a concern.

Committee Member Jefferson inquired on the timeframe difference the speed humps would cause; and for an estimate for modifications to accommodate the emergency vehicles. Chief Reid replied that the only response times he looked at was for alternative routes, which were increased. Mr. Stone replied and provided a breakdown of what the cost for modifications would be for each location.

Committee Member Peters asked if lines were painted on Kensington, would it help with traffic concerns. Mr. McDonald replied that it would have little effect on the speeding issues; and that most residential streets did not have lines because of the low volume of traffic.

Interim City Manager McCaslin noted that in-house installation for the speed humps would take longer because of the other obligations already planned; and due to the impact COVID-19 has had on staff.

Committee Member Jefferson requested staff to reach out to the current applicants to inform them about the updated policies; and the impacts the speed humps would have for response time for emergency vehicles.

Interim City Manager McCaslin said that staff would reach out to the groups with valid petitions to make them aware of the policy changes; and to the slower response times the speed humps would cause.

2020-505**RV/Mobile Home Parks**

Staff will present information regarding RV/Mobile Home Parks

Attachments: [MH Parks RV parks.pdf](#)
 [MHP RVP presentation.pdf](#)

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[2020-506](#)

Update-Foxwood Meadows Flooding issues

Staff will provide an update on the Foxwood Meadows Flooding issues

Attachments: [11.24.2020 Town Hall Meeting Recap.pdf](#)
[rivermeade_v2 \(002\).jpg](#)

Randy McCaslin, Interim City Manager spoke to the virtual public meeting held to address the flooding questions and issues the residents of Foxwoode Meadows had; and introduced Robby Stone, Public Services Assistant Director; and Terry Kuneff, Interim Director-Engineering Services Department to provide an update.

Mr. Stone gave a brief history for Foxwoode Meadows development; said when the development was approved in 1967, there were no flood damage prevention standards in effect; in 1978, the development was mapped a flood hazard area; in 2001 a zoning request was submitted that included a request to connect Rivermeade Drive to Williams Grove subdivision; the residents did not support this condition that resulted in it being dropped from the permit; in 2002 there were flooding issues that lead to the residents coming back to council to request reestablishment for the connection that could not be approved. Mr. Stone provided the following solutions presented at the public meeting:

- A. Connect Middlewood Ct. to Running Cedar Tr.
- B. Connect Greenstone Pl. to Running Cedar Tr.

The estimated cost for either option was \$600,000 +; another option was discussed raising the road that would cost \$2 million.

Committee Member Holmes thanked staff for participating in town hall meeting; and asked if consistence maintenance could be completed as a mitigation strategy for the flooding; and inquired on a timeframe for an engineering study for the development. Mr. Stone replied that his department does an evaluation looking at trees/stumps, and the pipes in the street that could back up water to assure there was no blockage. Mr. Kuneff replied that it would take around one year to complete the study; and receive a review from FEMA; said that the water depth for Rivermeade was 10 feet; and that elevating that road would not be a permenenet solution.

Committee Member Holmes inquired on the next steps needed for engineering study. Mr. McCaslin stated that the committee would have to give a recommendation to council to allow staff to move forward to look at options A and B; and that staff would come back to council with more information regarding a timeframe of moving forward with a solution.

Chairman Hudson moved to forward a recommendation to the Mayor & City Council to allow staff to move forward with options A and B at the December 21, 2020 council meeting. Committee Holmes made a second to the motion. Following a roll call vote by Chairman Hudson, the motion carried by the following unanimous 4-0 vote:

Aye (4): Chairman Hudson, Committee Member Jefferson, Committee Member Peters and Committee Member Holmes

ADJOURNMENT

There being no further business to come before the Prosperity & Livability Committee, the meeting was adjourned at 10:27 a.m.

Respectfully Submitted,

Wesley Hudson, Chair

Attest:

Mary S. Brooks, Deputy City Clerk

