

City of High Point

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



Minutes

Thursday, July 16, 2020

4:00 PM

3rd Floor Conference Room

Finance Committee

Britt Moore, Chair

Committee Members:

Michael Holmes

Monica Peters

Victor Jones

Jay Wagner, Mayor (Alternate)
Christopher Williams, Mayor Pro Tem
(Alternate)

FINANCE COMMITTEE - Council Member Britt W. Moore, Chair

Present 4 - Chair Britt Moore, Michael Holmes, Monica Peters, and Victor Jones

As part of the City of High Point's COVID-19 Mitigation efforts, in-person attendance will not be allowed at this meeting. Instead, the city will be live streaming the meeting.

Please click on the following link to listen to the meeting live once the Finance Committee is in session.

www.HighPointNC.gov/VirtualPublicMeeting

CALL TO ORDER

FINANCE COMMITTEE

(Virtual Meeting)

Chaired by Council Member Moore

Members: Moore, Holmes, Peters, and Jones

July 16, 2020 - 4:00 p.m.

3rd Floor Lobby Conference Room #302

Present (1): Chairman Britt Moore; Committee Member Victor Jones

Participating

Remotely (3): Committee Member Michael Holmes (joined the meeting after votes were taken on several

matters); Committee Member Victor Jones; and Committee

Member Monica Peters

(participated by phone)

Staff Present: Randy McCaslin, Interim City Manager; Greg Ferguson, Assistant City Manager;

Eric Olmedo, Assistant City Manager; JoAnne Carlyle, City

Attorney; Kim Thore,

Right-of-Way; Terry Houk, Director of Public Services; and Lisa

Vierling, City Clerk

Staff Participating

Remotely: Kenneth Shultz, Police Chief; Major James McNeill, High Point Police Department; Tommy

Reid, Fire Chief; Tyler Berrier, Assistant Director of Electric

Utilities; Terry Kuneff, Interim

Director of Engineering Services; Gary Smith, Director of Fleet

Services; Steve Lingerfelt,

Director of Communications & Information Services; Loren Hill,

President- High Point Economic
Development Corporation; Mary Brooks, Deputy City Clerk

Due to technical difficulties and connection issues, Chairman Moore called the meeting to order at 4:08 p.m.

PRESENTATION OF ITEMS

[2020-238](#)

Contract - Elliott Sidewalk Communities

City Council is requested to Extend Land Development Agreement with Elliott Sidewalk Communities to reflect economic realities due to Covid-19 and interest in office space at the current time.

1. Would slide the CO for 275 North Elm until July 2022 (Building C)
2. Would push back CO date for condo site until March 2023 (Building G)
3. Would push back CO date for hotel site until September 2023 (Building A)
4. Would push back CO dates for apartments/parking deck until March 2026 (Building H)

Attachments: [1. Elliott Sidewalk Extension](#)
[Elliott Sidewalk Communities Revised Dev Schedule \(July 20 2020\).pdf](#)

Assistant City Manager Greg Ferguson advised this is a proposed extension to the Land Development Agreement with Elliott Sidewalk Communities and the requested extension is in response to the current office rental/leasing environment that we find ourselves in due to the COVID-19 pandemic. He explained that the demand for office space has slowed down dramatically and noted the Food Hall building project has gone horizontal although a lot of the site work has been completed; the project is currently in a hold status. This has implications for the other surrounding projects as well and he pointed out any slide in the development schedule also affects Site C, G, A and H as well.

Due to these realized implications, Tim Elliott with Elliott Sidewalk Community is requesting an 18-month extension on the current development Schedule which would affect each of the projects as follows:

Building C would move to July 2022 (this is the Food Hall building located at 275 N. Elm)

Building G (the condo site) would move to March 2023

Building A (the hotel site) would move to September 2023

Building H (the apartments and parking deck) would move to March 2026

Mr. Ferguson emphasized that this is still not a guarantee that those dates are the new dates and stressed that staff will continue to work with Elliott for possible quicker delivery dates on some of the projects. He explained this simply takes the original Land Development Agreement that has already been approved by the City Council and executed and puts that 18-month schedule on the finish date for

each of the projects, so the project developer would not be in default and would still signal that the project is moving forward although in a little slower time frame.

Chairman Moore inquired about the implications this would have on the city's budget. Assistant City Manager Eric Olmedo advised it is not an additional budget impact from the original Land Development Agreement. Mr. Ferguson replied that in theory, the impact could delay the eventual property tax schedule that would be paid at the start of that payment.

For the record, Chairman Moore pointed out this is one of many ramifications and asked that it be noted that prior to the COVID outbreak that started in March, the city was growing nicely against the anticipated budget.

Chairman Moore then moved that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion.

For further discussion, Committee Member Peters shared that she had talked to some people today prior to the committee meeting regarding this matter and the proposed incentives for office development in the Catalyst area that was discussed during the Prosperity & Livability Committee Meeting on Wednesday, July 15th. She felt the two pieces could work nicely together, but if Building C development needs to be extended, she suggested it be extended into next year hoping that the proposed office incentives, if passed, would help trigger interest. She felt the Food Hall would be a real key player in the development of this area and that its success would rely greatly on the offices.

Chairman Moore reiterated what Mr. Ferguson stated earlier that staff would be in regular contact with Mr. Elliott and pointed out that staff is certainly aware of the urgency with which we need to re-engage the economy as quick as possible. Committee Member Peters totally agreed and commended staff for doing such an amazing job.

A motion was made by Chairman Moore to forward this matter to the City Council with a favorable recommendation and place it on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 3-0 vote.

Aye: 3 - Chair Moore, Peters, and Jones

Absent: 1 - Holmes

[2020-239](#)

Contract (Resolution) - Guilford County Board of Education- School Resource Officers (SRO)

City Council is requested to approve a contract and adopt a resolution with Guilford County Board of Education for eight (8) School Resource Officers. The City agrees to provide eight

(8) officers for a period of one year to the SRO Program and the Guilford County Board of Education shall reimburse the City for \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program for a period beginning on the date of contract signature through June 30, 2021.

Attachments: [2. HPPD SRO Signed Reso SRO Contract.pdf](#)

Major James McNeill advised that staff is requesting Council's approval of the resolution ratifying and authorizing the execution of a contract between the City of High Point and the Guilford County Board of Education for the School Safety Resource Officer (SRO) program. He reported that as part of this agreement, the city agrees to provide eight (8) officers for a period of one-year for the SRO program and the Guilford County Board of Education has agreed to reimburse the city \$532,240 for the salaries, and equipment of officers assigned to the SRO program for a period beginning the date the contract is executed through June 30, 2021.

He explained this will be the tenth year for the contract and after consulting with city management, when the executed contract is returned to the School Board, they would be made aware that the city does intend on requesting an increase in next year's reimbursement amount in order to meet the current expenses.

Chairman Moore entertained any questions from the committee members.

Committee Member Jones inquired about the effect this would have on the students when they return to school and do the distance learning and those types of things. Major McNeill explained that the SROs would still be working with the school system and learned that the Guilford County Schools would start out with virtual learning and some students would also be coming into the schools, so officers would still be at the schools on their assignment and post throughout the assigned schools.

Chairman Moore asked about how the money is paid out for the SRO contract. Assistant City Manager Eric Olmedo explained it is generally paid out in two payments during the school year.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 3-0 vote.

Aye: 3 - Chair Moore, Peters, and Jones

Absent: 1 - Holmes

[2020-265](#)

Contract - Agreement for Service - MobileDoc - HPFD Physicals

City Council is requested to award a 3-year Agreement for Services contract to MobileDoc

medical services to include on-site/as needed physicals for the Fire Department in the estimated amount of \$297,963.00.

Contract terms are as follows:

Year 1 - \$96,400.00

Year 2 - \$99,292.00

Year 3 - \$102,271.00

Attachments: [MobileDoc Agenda Form](#)

Fire Chief Tommy Reid informed the Finance Committee that this is a contract with MobileDoc for annual physicals for the firemen which is required for OSHA and NFPA compliance. He advised this will be a three-year contract with slight increases each year as follows:

Year 1: \$96,400.00

Year 2: \$99,292.00

Year 3: \$102,271.00

TOTAL:\$297,963.00

Committee Member Jones posed the following questions:

1. Does this include not only the annual required physical, but physicals on demand as well?

Chief Reid explained these physicals are more thorough and comprehensive than regular physicals at the doctor's office and stressed the importance to continuously monitoring firefighters' health, especially with all the chemicals and environments that they work in and it helps in determining any kind of risks.

2. How long have we been using this service with MobileDoc?

Chief Reid replied that the High Point Fire Department has been using Mobile Doc since 2011 or 2012.

Committee Member Holmes posed the following questions:

1. In the scope of the services, do they do any assessments on the environments that you guys work in and the hazards and do they review what the hazards are such as chemical risks, chemical analysis? What do you have to give them in order to get the assessment from them in order to give you a proper risk analysis?

Chief Reid advised that they do extensive lab testing each year and the Fire Department tracks the exposures/known exposures for the Haz Mat Team, etc... He reiterated that these physicals are comprehensive with specific standards and things they are required to test for.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Committee Member Jones made a second to the motion. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-240](#)

Contract - WESCO - Lumca Led Light Fixtures & Poles

City Council is requested to award a contract to WESCO in the amount of \$395,121.00 for the purchase of 55 decorative streetlights, poles and associated hardware to be installed around the Catalyst Project, Appling Way, Elm Street Streetscape (Phase I) and various other projects.

Attachments: [3. WESCO Decorative Lighting](#)

Tyler Berrier, Assistant Director of Electric Utilities, reported during the development of the Catalyst site, the original architect/engineer selected this particular style of street lights to be installed in this area. These decorative streetlights, poles and associated hardware will be installed around the Catalyst Project, Appling Way, Elm Street Streetscape (Phase I), and various other projects in the area.

Committee Member Holmes inquired about the inventory of these lights and if the contract included replacements. Mr. Berrier explained that the lights do have warranties for certain items, but they did order some extra ones as well.

In light of the delays for the development in the Catalyst area, Chairman Moore asked if there might be an advantage from a budgetary standpoint to delaying this purchase as well. Mr. Berrier explained that the streetlights would eventually be installed and advised that this is a capital item in the budget. Interim City Manager Randy McCaslin advised that Appling Way would be completed in the near future and explained because it is a public street, the installation of streetlights would be required and it would not make any sense to install regular streetlights that would have to be replaced later.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-241](#)

Contract - Dellinger Inc. - Riverdale Pump Station

City Council is requested to award a contract to Dellinger, Inc. in the amount of \$2,572,429.15 for the construction of a gravity sanitary sewer system along Riverdale Road. This Riverdale Gravity Sewer Extension project is part of an overall expansion of the Riverdale Pump Station area.

Attachments: [4. DELLINGER INC. - Riverdale Gravity Sewer](#)

Terry Houk, Director of Public Services, advised that the Public Services Department has budgeted for a 42-inch diameter gravity and sewer system along Riverdale Road and this would serve two future projects: the Riverdale West Forcemain and the Registers Creek Forcemain. Once constructed, both forcemains will have the capability to discharge wastewater into the gravity sewer project. Mr. Houk reported that the existing system will be demolished and removed and once both forcemains are constructed, the Riverdale gravity extension will carry the wastewater to the Eastside Wastewater Treatment Plant and the Registers Creek Forcemain is connected to the gravity sewer line, it will take the flow off the Riverdale Pump Station allowing for additional capacity at the Riverdale Pump Station. The Material Recovery Facility (MRF) sewer system will also be tied into this gravity system which will eliminate pumping and hauling sewer to Eastside. Staff recommends approval.

Chairman Moore inquired about the length of the construction period for this project; Mr. Houk replied it would be in the 9-12 month time frame.

Chairman Moore asked about the effect this would have on other facilities and the sewer capacity once the projects are complete. Mr. Houk advised that a fourth pump has been installed at Riverdale and the capacity is currently 31 million gpd, which is well beyond what is needed. He further explained that by taking Registers Creek off this line, it would reduce another one-half million gallons. Ultimate, Registers Creek will be designed to carry 2.1 million g.p.d, which will take a tremendous load off of Riverdale.

A motion was made by Committee Member Jones, seconded by Chairman Moore, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-242](#)

Contract - APAC Atlantic, Inc Thompson-Arthur Division (Primary) - Sharpe Brothers Div. of Vecellio & Grogan, Inc. (Secondary) - Asphalt Supplier

City Council is requested to award contracts to APAC-Atlantic, Inc., Thompson-Arthur Division in the amount of \$278,750.00 to be the primary supplier for needed asphalt materials.

City Council is also requested to award a contract to Sharpe Brothers, a Division of Vecellio & Grogan, Inc. (Secondary Supplier) if the Primary Supplier cannot provide the needed asphalt materials and that the appropriate City official and/or employee be authorized to

execute all necessary documents.

Attachments: [5. APAC ATLANTIC - SHARPE BROTHERS - City Wide Primary Secondary](#)

Terry Houk, Director of Public Services, reported this is for the primary and secondary asphalt supplier for the citywide contract and explained that any department in the city can draw from this contract for asphalt repair or replacement. There were three bids received and opened on June 11, 2020; APAC provided the lowest bid. Mr. Houk reported that the prices are competitive with historical pricing of this material. The contract will be awarded for one year with two optional one-year extensions if the terms and pricing are agreeable. Public Services recommends approval of award of the contract to APAC (as the primary supplier) in the amount of \$278,750.00 and Sharpe Brothers (as the secondary supplier).

Mr. Houk noted that typically a contract is awarded to the primary supplier and the secondary supplier with a small sum allocated to the secondary contractor in the case that something happens with the primary supplier.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-243](#)

Contract Amendment No. 1 - Black and Veatch - Engineering Services for Ward Electrical and HVAC Upgrade

City Council is requested to approve Contract Amendment No. 1 to Black and Veatch in the amount of \$1,168,700.00 for engineering services for Ward Plant electrical and HVAC Upgrade. The scope of services is amended to include the additional services required for additional work based on time extension of project and change orders related to the upgrade.

Attachments: [6. BLACK & VEATCH - Amendment1 - Ward](#)

Terry Houk, Director of Public Services, reported that this is Amendment No. 1 to the Black and Veatch contract for engineering services for the Ward electrical and HVAC upgrade and modifies the original agreement entered into on October 16, 2018. The scope of services was amended to include additional services required for additional work based on time extensions and change orders related to the upgrade. Mr. Houk explained that Black & Veatch originally planned an average of 72 hours a week or 312 hours per month to provide contract administration change orders and since construction started in January 2018, they provided an average of 104 hours per week or 512 hours per month. The reasons for additional time put forth on the project are attributable to several factors including:

Several project changes that have required extensive coordination with owner and multiple reviews and negotiations with Contractor by Consultant due to unforeseen conditions including but not limited to: lead abatement, SCADA changes and upgrades, delays due to COVID-19, addition of a second back-up generator, rerouting fiber optic provisions between the generator and administration buildings, scope changes associated with existing transformers, bathroom ceiling tiles and sedimentation basin wall infills, etc.....all of which have extended the construction schedule.

Submittals have been complex and reviews have taken additional effort to confirm coordination with contractor, equipment manufacturers, City of High Point operations and maintenance; and design intent.

Additional field inspections have been required to substantiate conformance with design requirements.

Mr. Houk advised in the original scope of the project, the hours were based on what was thought to be an average time to monitor the system, but pointed out that the complexity of the Ward Treatment Plan in that it has to be operating 24 hours a day, seven days a week. This has prompted many changes in hours and modifications and quite a bit of additional monitoring by Black & Veatch. Mr. Houk explained when Black & Veatch approached staff about the amendment, staff determined it would be best to assume a worst-case scenario and have them calculate the additional hours based on average hours. He noted that this number would carry the city through October 2021, and noted this contract has it running through June of 2021 because they believe that Wharton-Smith will finish before the terms of the contract is finished.

Chairman Moore inquired about who does the monitoring and the record keeping of the hours. Mr. Houk explained that both city staff and Black & Veatch and reiterated that this was all due to some big things that were not anticipated. He pointed out that another factor that complicated the overall project was there were multiple projects going on at the same time and in order to eliminate conflict, work was restricted in different areas to give everyone adequate space.

Committee Member Holmes expressed some concerns in terms of the principles that are participating in the project and felt it was heavy in terms of principle participation. Mr. Houk reiterated that Public Services made the assumption in a worst-case condition in the spirit of being proactive, but felt some of these costs would trim off and they may not use all the money. Committee Member Holmes asked Mr. Houk to give an estimate of what may be trimmed off and how many of these principles may or may not need to participate. Mr. Houk stated he was unsure how it would all come in, but that most of the concentration now would be on the installation of the high service pumps and the SCADA integration and any engineering support would be the heavy part.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that

this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-244](#)

Contract - Breece Enterprises, Inc. - General Water and Sewer Maintenance

City Council is requested to award a General Water and Sewer Maintenance Contract to Breece Enterprises, Inc. in the amount of \$2,737,838.00 for updates to infrastructure in various locations around the City. This includes public water, public sanitary sewer in the streets and in dedicated outfalls, along with patching and resurfacing.

Attachments: [7. BREECE ENTERPRISES - General Water and Sewer Maintenance](#)

Terry Kuneff, Interim Director for Engineering Services, advised this is for award of a contract to Breece Enterprises, Inc. for general water and sewer maintenance at a contracted bid amount of \$2,737,838. He advised this is a routine annual contract for the Public Services Department for updating aging infrastructure in various locations throughout the city which would include public water, public sanitary sewer located within the street rights-of-way and also public sanitary sewer located in dedicated sewer outfalls.

He reported that bids were received on July 1, 2020; four responsive bidders responded; and Breece submitted the lowest bid. He pointed out there was approximately a \$1 million difference between the highest bid and the lowest bid submitted.

Chairman Moore asked if the map included the suggested projects that would need to be completed within the next 365 days and Mr. Kuneff replied that they typically attach a set of plans with the bid notice that shows the exact locations for the projects. Mr. McCaslin pointed out that Breece also was awarded the contract for emergency services for water/sewer line repairs.

Committee Member Jones noticed that most of these projects were located in the older areas of the city and questioned two of the projects that were on the list in his district. Mr. Kuneff advised there were several areas of an old sanitary sewer line on Viking Drive that were in need of repair. Committee Member Jones asked how long a project of this magnitude would take and inquired about the disturbance to the residents and how they would be notified of the work being scheduled. Mr. Kuneff explained the length of the project would depend on the magnitude of the work to be done but felt the Viking Drive project would probably take about three months. He advised that the City of High Point would have construction inspectors on each project and noted a couple of weeks before the contractor commits to a specific project, the city and the contractor would more than likely go door-to-door to inform the residents about the project and would leave doorknob hangers with contact information if no one is home.

Committee Member Jones asked that staff include Council on any notifications for upcoming projects in case constituents have any questions.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-245](#)

Contract - Change Order - KRG Utilities, Inc. - Regency Dam - Storm System Improvements

City Council is requested to approve a final adjusting change order in the amount of \$226,264.60 to cover costs for additional emergency repairs to Regency Dam and for additional materials and labor necessary for the other six storm system improvement projects included in the Storm System Improvements Contract.

Attachments: [8. KRG Final Adjusting Change Order](#)

Terry Kuneff, Interim Director of Engineering Services, explained this would cover costs for additional emergency repairs to Regency Dam and any additional materials and labor that will be necessary for completion of the other six storm system improvement projects included in the contract as well. He advised that when KRG Utilities arrived at the Regency Dam site, they discovered that a significant portion of the dam and the concrete armor had eroded which would require additional costs for the repair. Other costs included with this change order for this project were for additional stone, asphalt, concrete, small retaining wall, excavation, and resolutions to the existing utility conflicts that come up during completion for all of these projects.

A motion was made by Chairman Moore, seconded by Committee Member Holmes, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-246](#)

Contract - Carolina Industrial Equipment - Vacuum Leaf & Debris Collector Truck

City Council is requested to award a contract to Carolina Industrial Equipment in the amount of \$220,387.00 for the purchase of a new Freightliner truck with ODB Model DCL800SM-25 Vacuum Leaf & Debris Collector using the NC Sheriffs' Association procurement contract for the truck, vacuum body installation, delivery and also declare the old leaf vac truck as surplus and disposing through the online auction process.

Attachments: [9. CAROLINA INDUSTRIAL EQUIPMENT - Vacuum Leaf & Debris Collector](#)

Gary Smith, Director of Fleet Services, advised this request is for a purchase of a truck-mounted leaf vacuum for the Stormwater Division to be used for leaf collection, cleaning storm drains, and gutters. He explained that these types of

trucks have provided excellent service over the years and have eliminated the need for the pull-down type leaf collection machines. Staff is currently using a 2007 model for leaf collecting and would like to replace it. The department currently has eight of these and one spare and would like to purchase a new truck, then move one of these trucks into the spare role and sell the spare truck as surplus.

Chairman Moore inquired about an estimated date of delivery and Mr. Smith advised it would probably be around December.

Committee Member Moore asked for an explanation of how the NC Sheriff's Association ties into this. Mr. Smith explained that the State Purchasing contract has been scaled down over the past several years and the NC Sheriff's Association has picked up that slack. They started out with law enforcement vehicles and since have added various other vehicles as well and all types of vehicles/equipment can now be purchased off the NC Sheriff's Association contract. He spoke to how they go through the same bid process as the State contract and noted they actually get a percentage for administration and that money stays in North Carolina and goes back into training and education.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-247](#)

Contract - Advantage Truck Center - New Way Side Loading Refuse Trucks

City Council is requested to award a contract to Advantage Truck Center in the amount of \$943,566.07 for the purchase of three (3) Autocar trucks with New Way Side Loading Refuse bodies using the NC Sheriffs' Association Procurement contract for the trucks, refuse body installation, delivery and also declaring three current spare trucks as surplus and disposing through the online auction process.

Attachments: [10. ADVANTAGE TRUCK CENTER - New Way Side Loading Refuse Truck](#)

Gary Smith, Director of Fleet Services, advised that staff is requesting the purchase of three side-loading refuse trucks for use by the Environmental Services Division for residential garbage collection. He explained the trucks are used for residential garbage collection four days a week. They currently have eighteen of these trucks with thirteen being on the frontline and five are being used as spares. He spoke to how staff would like to replace three of the oldest spare trucks (2010 models with 14,000 hours), sell them, move three of the existing frontline vehicles into a spare role, then put the three new vehicles on the street for primary collection. He pointed out the cost per truck is \$314,522 which includes the price for the truck, installing the body, delivery, and training. Delivery time for these trucks is over one year. Mr. Smith advised that three of these trucks were ordered last July and anticipated delivery for those three trucks is September.

Mr. McCaslin explained that once the three trucks that have already been ordered come in, three of the spares will be taken out of service and sold. Mr. Smith explained that these trucks are widely used and spoke to how they are beginning to show their age over the past couple of weeks because of the effects from the heat. He explained that a minimum of thirteen of these trucks is needed for daily operations for residential garbage collection and that it takes all five of the back-up trucks just to make sure that they can have at least thirteen on the street at a time.

Committee Member Holmes inquired about the OEM specs on the warranties for these types of vehicles. Mr. Smith reiterated that these vehicle go through quite a bit of wear and tear and felt getting 14,000 hours out of a vehicle is great, especially for a city of High Point's size and noted they usually start looking at replacing them around the 10,000-12,000 hour range.

Committee Member Holmes asked about the selling price of these vehicles. Mr. Smith replied the last vehicles like this that were sold brought in \$100,000 a piece on GovDeals online auction because of High Point's great reputation for keeping the vehicles well maintained. He explained a key to getting a good price is selling the vehicles while they still have a useful life.

A motion was made by Committee Member Holmes, seconded by Chairman Moore, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-248](#)

Contract - Graybar Inc. - Corning Optical Data Network - HPPD

City Council is requested to award a contract to Graybar Inc. in the amount of \$570,382.68 for the optical network cabling for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [11. GRAYBAR OPTICAL - IP Optical Data Network - New HPPD](#)

Steve Lingerfelt, Director of Communications & Information Services, advised this is a request to purchase an optical network for the Police Department and the 911 Communications Center at a purchase price of \$570,382.68. This will provide all the optical data network for the new Police Headquarters building that is currently under construction on Westchester Drive. This will be using the US Communities Purchasing Contract for the purchase of these items. He advised that this equipment is actually manufactured in North Carolina by Corning.

Chairman Moore asked if they were at the point in construction of the building where this equipment needs to be installed as soon as possible. Mr. Lingerfelt

replied that this was the case because they are already putting up the sheetrock in the building and this needs to be installed before putting the roofing or ceiling tiles in.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following unanimous 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-249](#)

Contract - Camcor Inc. - Audio Visual Equipment - HPPD

City Council is requested to award a contract to Camcor Inc. in the amount of \$220,223.40 for all audio-visual equipment for the new Police Department and 911 Center at 1730 Westchester Drive and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [12. CAMCOR INC - Audio Visual Equipment - New HPPD](#)

Steve Lingerfelt, Director of Communications & Information Services, advised this is a request to purchase AV equipment for the new Police Department and the 911 Communications Center at a purchase price of \$220,223. He pointed out the pricing for this equipment came in under budget; \$291,000 was the budgeted amount.

A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Consent Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 unanimous vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-250](#)

Contract - 5S Technologies Inc. - Network Storage Server Equipment - HPPD

City Council is requested to award a contract to 5S Technologies Inc. in the amount of \$1,198,053.16 and will be financed at a zero percent interest rate over 5 years for the purchase of Network, Storage and Server Equipment for the new Data Center at the New Police Department and 911 Center Building and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Attachments: [13. 5S TECHNOLOGIES - Network Storage Server Equipment - New HPPD](#)

Steve Lingerfelt, Director of Communications & Information Services, reported this is a request to purchase a network, storage, and server equipment for the data center that will be located in the new Police Department headquarters building currently under construction on Westchester Drive. He explained the city's current primary data center is located at the City Hall and the secondary data center is located at the Northstate facility on N. Main Street. Once the Police Headquarters building is complete, it will house the primary data center and the City Hall will be the backup data center. He advised the purchase price came in

at \$1,198,053 and it would be financed over a five-year period at 0% interest. He also spoke to how this will result in a cost savings to the city because the city will no longer be paying rent in the amount of \$100,000 a year to Northstate.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-251](#)

Resolution - Sale of City Owned Property - 1409 Furlough Avenue

City Council is requested to adopt a resolution accepting an offer of \$1,750.00 and authorizing the sale of City owned property located at 1409 Furlough Avenue Parcel No. 174530 through the upset bid procedure of N.C.G.S. 160A-269, and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

Attachments: [14. 1409 Furlough Ave Signed Reso Upset Bid \(1409 Furlough\).pdf](#)

Kim Thore, Right-of-Way Coordinator, advised that the city has received a bid offer of \$1,750 through the upset bid procedure (N.C. General Statute 160A-269(a) for a vacant piece of property owned by the city located at 1409 Furlough Avenue, more specifically located on Parcel No. 174530 in the Guilford County Tax Registry. She explained that the Guilford County Tax Department records show that the City of High Point has owned the property since 1954 although we have not been able to find the deed for the property. She further explained that the property is vacant, the city has not had any use for the property, and it appears that the city has not been maintaining the property. Staff is asking for Council's approval of the sale of this property through the upset bid procedure.

City Attorney JoAnne Carlyle advised that she had talked with someone earlier today who questioned how the \$1,750 was determined. Ms. Thore explained that the bid was received for that amount and after talking with Interim City Manager Randy McCaslin and because no deed for the property could be located, they agreed to bring it to the City Council for that amount.

Mr. McCaslin pointed out it is a really small piece of property.

Committee Member Peters questioned how the person even knew about the property to even submit a bid. Ms. Thore advised the property owner next door to the property is the one who is bidding on it and they will soon be constructing a house on their property and they wanted to acquire the small sliver of property for a potential garage or a garden. Committee Member Peters mentioned that she did not believe the property owner lives in North Carolina and thought it would be great if High Pointers could have the information available so they could invest in their own community. Ms. Thore replied that they provided her with a Muirs

Chapel address in Greensboro for the ownership.

City Attorney Carlyle advised that staff has been working on getting a list of properties published on the city's website that the city is interest in selling and explained they would still go through the upset bid process. She anticipates the project being completed in about three months.

A motion was made by Chairman Moore, seconded by Committee Member Holmes, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-255](#)

Acquisition of 1529 Eastchester Drive - I-74/311 Eastchester Interchange Project

Request for City Council to approve the purchase in the amount of \$135,900 for a 0.234 acre parcel of land and house, which is occupied, located at 1529 Eastchester Drive, Parcel No. 184299 ("Property") needed for the I-74/311 Eastchester Interchange Project ("Project"), and the conveyance of a 0.132 portion of the Property needed by an adjoining neighbor for driveway access to a side street.

Attachments: [15. 1529 Eastchester - I74-311 Eastchester Interchange Project ROW Deed 1529 Eastchester Drive \(executed\) U5169-56.pdf](#)

Kim Thore, Right-of-Way Coordinator, advised this is a right-of-way project that she has been working with Mark McDonald, Director of Transportation, on. As part of the I-74/311/Eastchester project that's ongoing, this property is needed for the realignment of York Avenue and Ambassador Court and will require the purchase of a home on the corner of Eastchester and York Avenue, specifically located at 1529 Eastchester Avenue. This property is needed for right-of-way/easement through there; the driveways for several properties will be realigned. Ms. Thore pointed out that the City of High Point would be paying for the right-of-way, but NCDOT would be paying for the construction as part of their project.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

[2020-259](#)

Rescission of Resolution for the Sale of City Owned Property - 107 Kingsdale Court

City Council is requested to rescind the resolution authorizing the sale of city owned property located at 107 Kingsdale Court.

Attachments: [15a. Rescission of Resolution - Kingsdale Property](#)

City Attorney JoAnne Carlyle advised this action would reverse or rescind a resolution previously adopted by the City Council to sell (donate) the property located at 107 Kingsdale Court to the Town of Jamestown. She explained that Jamestown had expressed an interest in the small piece of property because of their sewer lines that are on the property. Ms. Carlyle advised that once the action to adopt the resolution donating this property, it was taken to the Town of Jamestown's Commissioners and they decided, for whatever reason, that they did not want to accept the deed with the "public purpose" restriction. Jamestown then asked if the High Point City Council would consider removing the "public purpose" restriction and this raised a lot of questions, and the High Point City Council decided to leave the "public purpose" clause in. Ms. Carlyle reported that she relayed this to Jamestown's attorney and because of the time that has lapsed and hearing nothing further from Jamestown, she is recommending the previous action taken be rescinded. She explained that the deed has never been recorded, so an action to reverse the previous action that was voted on is all that is needed.

A motion was made by Chairman Moore, seconded by Committee Member Holmes, that this matter be forwarded to the City Council with a favorable recommendation and placed on the July 20, 2020 City Council Finance Committee Agenda for approval. Following a roll call vote by Chairman Moore, the motion carried by the following 4-0 vote.

Aye: 4 - Chair Moore, Holmes, Peters, and Jones

2020-253

Public Hearing - Brittano's Opportunity Zone Project

City Council is requested to authorize up to \$1,547,000 in performance-based incentives for the Brittano Group- KNova Film Capital project; and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

Attachments: [16. Brittano Group-KNova Film Capital - EDC Incentives](#)
[1. Transcript of voice mail from anonymous caller \(Brittano Public Hearing\).p](#)
[2. Transcript of voice mail from 336.965.0660 \(Brittano Public Hearing\).pdf](#)
[Tiffany Luard Public Comment re Brittano OZ Project.pdf](#)
[High Point BRITTANO STREAM copy.pdf](#)

Loren Hill, President- High Point Economic Development Corporation, reported this project has been discussed by the City Council in closed session on more than one occasion. He advised this is a \$100 million project and \$65 million of that will be taxable. If the incentive is authorized, \$1,547,000 will be paid out in installments based on the company's performance and meeting the benchmarks that would be set out in the agreement.

Mr. Hill advised that the media has been very interested in this project as it made the front page in the News & Record, High Point Enterprise, and was featured in the Triad Business Journal.

The public hearing for this matter is scheduled for Monday, July 20, 2020 at 5:30 p.m. with the vote taking place on Wednesday, July 22nd @ 5:30 p.m.

Chairman Moore asked if there were any questions.

Committee Member Peters shared that she has met with Julian and Karie Brittanos on several occasions and has talked with them to learn more about what they do. She felt this is a huge opportunity for High Point and noted the project is in an area that could really use the investment. She publicly thanked the Brittanos for their interest in High Point.

Mr. Hill added that when Arnold Koonce was Mayor, he "razzed" him about finding a purpose for this very building in an effort to bring this part of High Point back. He shared that although the vote is not official yet, he would be thinking of Mayor Koonce if this project falls into place because he would be smiling and looking down without a doubt.

As a matter of perspective, Chairman Moore asked Mr. Hill what the year would have been that Mayor Koonce expressed hopes of revitalizing this area and Mr. Hill recalled it to be somewhere within the 2001-2004 time frame.

For Information Only

ADJOURNMENT

There being nothing further to come before the Finance Committee, the meeting adjourned at 5:29 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Lisa B. Vierling, City Clerk

Britt W. Moore, Chairman