



City of High Point

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

Meeting Agenda

City Council

Jay W. Wagner, Mayor

S. Wesley Hudson, Mayor Pro Tem

Britt W. Moore (At Large), Tyrone Johnson (At Large), Cyril Jefferson (Ward 1), Christopher Williams (Ward 2), Monica L. Peters (Ward 3), Victor Jones (Ward 5), and Michael Holmes (Ward 6)

Monday, August 7, 2023

5:30 PM

Council Chambers

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

[2023-365](#)

Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Attachments: [Local Codes Strategic Plan Update July 2023](#)

PUBLIC COMMENT PERIOD

[2023-364](#)

Public Comment Period

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

* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

* Persons addressing City Council are asked to limit their comments to 3 minutes.

* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

CONSENT AGENDA ITEMS

- C-1** [2023-339](#) Consideration of a Contract with AMP Utility Distributions Services in the amount of \$106,250
City Council is requested to award a contract to AMP Utility Distribution Services in the amount of \$106,250 for the annual purchase of fire hydrants and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract- Annual Fire Hydrant AMP Utility Distribution Services](#)
- C-2** [2023-348](#) Consideration of a Contract with GEL Engineering of NC, Inc in the amount of \$142,960
City Council is requested to approve a contract with GEL Engineering of NC, Inc in the amount of \$142,960 for annual on-call air permitting assistance at the Eastside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - GEL- Assistance with Air Permit Reporting Requirements and Compli](#)
- C-3** [2023-349](#) Consideration of Contract with Alta Planning + Design, Inc.
City Council is requested to approve a Contract with Alta Planning + Design, Inc. in the amount not to exceed \$45,000.00 to provide services necessary for the preparation of an engineering report and environmental information document (ER/EID) in accordance with guidance from the North Carolina Department of Environmental Quality (NC DEQ) Division of Water Infrastructure and that the appropriate City Official(s) be authorized to execute all necessary documents.
Attachments: [Contract - Alta Planning +Design, Inc.](#)
- C-4** [2023-350](#) Consideration of a Contract Renewal with Cigna Healthcare for Employee Health and Dental Care
City Council is requested to authorize the City Manager to execute a twelve (12) month contract with Cigna Healthcare for healthcare coverage for city employees. Contract will be effective January 1, 2024 to December 31, 2024.
Attachments: [Contract - Cigna 2024](#)
- C-5** [2023-351](#) Consideration of a Purchase of Two (2) Ford F550 Trucks from Amick Equipment Company in the amount of \$282,461.86
City Council is requested to approve the purchase of two (2) Ford F550 trucks with DiamondBack 8 Yard body from Amick Equipment Company and declare the old trucks as surplus and dispose through the online auction process.
Attachments: [Amick Equipment Company - Two Ford F550 with DiamondBack 8 Yard](#)

- C-6** [2023-352](#) Consideration of a Purchase of a Freightliner Truck with Pac Mac Model KB-20H-HJ from Carolina Environmental Systems, Inc. in the amount of \$205,985.00
City Council is requested to approve the purchase of a Freightliner truck with Pac Mac model KB-20H-HJ from Carolina Environmental Systems, Inc. and declare the old truck as surplus and dispose through the online auction process.
Attachments: [Carolina Environmental Systems, Inc. - Freightliner Truck](#)
- C-7** [2023-353](#) Consideration of an Easement Dedication to AT&T at 3940 Kivett Dr. City Council is requested to approve an easement dedication to AT&T to relocate utilities to allow continued service after a portion of the right of way along Kersey Valley Rd. is closed and relocated to allow for the landfill expansion.
Attachments: [AT&T Dedication Easement](#)
- C-8** [2023-354](#) Consideration of a Resolution of the High Point City Council Authorizing Upset Bid Process for Sale of City Property Located at 807 Wise Avenue High Point, NC
City Council is requested to adopt a resolution accepting the offer of \$10,000 from HS.1 Properties, LLC for the purchase of city-owned property at 807 Wise Avenue through the upset bid procedure N.C.G.S. §160A-269 and direct the City Clerk to publish the public notice of the proposed sale in accordance with N.C.G.S. §160A-269.
Attachments: [Sale of Property 807 Wise Ave.](#)
- C-9** [2023-356](#) Consideration of a Resolution Authorizing the Sale of Retired K-9 Bruno City Council is requested to adopt a resolution to retire Police K-9 Bruno and declare as surplus property to allow him to be purchased by Officer Karl Wolf who will assume all responsibility and liability.
Attachments: [Retire K-9 Bruno Surplus Declaration](#)
- C-10** [2023-357](#) Consideration of the Purchase of Motorola Portable Radios from Motorola Solutions, Inc. in the amount of \$444,353.
City Council is requested to approve the purchase of Motorola Portable Radios from Motorola Solutions, Inc. in the amount of \$444,353 and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Motorola Radio Replacement](#)
- C-11** [2023-358](#) Consideration of a Contract with SHI, Inc. in the amount of \$210,976.67 City Council is requested to approve a contract to SHI, Inc. in the amount of \$210,976.67 for the annual renewal of licensing for Checkpoint firewall appliances and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - SHI Inc.](#)

- C-12** [2023-359](#) Consideration of a Contract to Baker Underground in the amount of \$2,991,540
City Council is requested to award a contract to Baker Underground in the amount of \$2,991,540 for the Washington Street Realignment Project and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Baker Underground](#)
- C-13** [2023-360](#) Consideration of a Contract to Wesco, Inc. in the amount of \$174,504
City Council is requested to award a contract to Wesco, Inc in the amount of \$174,504 for the procurement of Large Commercial/Industrial Voltage (120/208V) Transformers (225kVa) and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract - Wesco, Inc.](#)
- C-14** [2023-366](#) Consideration of Items Relating to the Construction of Homes for the Cedrow Affordable Housing Project
City Council is requested to approve a contract with Community Housing Solutions in the amount of \$212,294, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Contract with CHS - 508.510.512 Rolling Green](#)
- C-15** [2023-271](#) Consideration of Items Relating to the Construction of Two Affordable Homes in the Southside Community
City Council is requested to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity in the amount of \$91,000 to construct affordable homes in the South Side Community, approve a resolution of conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.
Attachments: [Habitat for Humanity - 705 and 707 Tryon Avenue](#)
- C-16** [2023-368](#) Consideration of Approval of Minutes
City Council is requested to approve the following minutes:
Regular Meeting of the High Point City Council -December 5, 2022 @ 5:30 p.m.
Special Meeting of the High Point City Council - July 10, 2023 @ 4:00 p.m.
Special Meeting of the Community Development Committee - July 11, 2023 @ 4:00 p.m.
Finance Committee - July 13, 2023 @ 4:00 p.m.
Special Meeting of the High Point City Council - July 17, 2023 @ 5:00 p.m.
Regular Meeting of the High Point City Council - July 17, 2023 @ 5:30 p.m.
Special Meeting of the High Point City Council - July 19, 2023 @ 8:30 a.m.
Attachments: [Memo - Minutes](#)
[Regular Meeting of the High Point City Council Minutes - December 5 2022](#)
[Special Meeting of the Community Development Committee Minutes - July 11, 2023](#)

[Special Meeting of the High Point City Council Minutes - July 10, 2023](#)

[Finance Committee Meeting Minutes - July 13, 2023](#)

[Special Meeting of the High Point City Council Minutes - July 17, 2023](#)

[Regular Meeting of the High Point City Council Minutes - July 17, 2023](#)

[Special Meeting of the High Point City Council Minutes - July 19, 2023](#)

GENERAL BUSINESS AGENDA

- G-1** [2023-335](#) Consideration of a Reappointment to the Citizens Advisory Council
City Council is requested to confirm the reappointment of Kellie Jackson to the Citizens Advisory Council. Reappointment will be effective immediately and will expire on May 31, 2025.

Attachments: [Reappointment - Citizen Advisory Council](#)

- G-2** [2023-340](#) Consideration of an Appointment to the Planning and Zoning Commission
City Council is requested to confirm a recommendation by Council Member Williams to appointment Steve Galanti to the Planning and Zoning Commission to fill an unexpired term. Appointment will be effective immediately and will expire June 30, 2024.

Attachments: [Appointment - Planning and Zoning Commission](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-365

File ID: 2023-365

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Strategic Plan Update
Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.
Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative.

Notes:

Sponsors:

Enactment Date:

Attachments: Local Codes Strategic Plan Update July 2023

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

COMMUNITY DEVELOPMENT & HOUSING

Thanena S. Wilson
Director



To: Greg Ferguson, Deputy City Manager

From: Thanena Wilson, Director, Community Development & Housing

Date: August 2, 2023

Re: Strategic Plan Update for Proactive Codes Enforcement

This report summarizes Local Codes Enforcement activities for the month of July 2023.

Minimum Housing

- 25 New Citizen Complaints
- 6 New City-initiated Cases
- Demolition Ordinances
 - 2 properties with contracts pending demolition
 - 4 properties out for bid for demolition
 - 1 owner-initiated demolition (*1707 Welborn St*)
 - 6 properties pending owner repairs (*1105 Forrest St, 613 Manley St, 524 Cross St, 1222 Carter St, 1004 Prospect St and 337 Wingo St*)

Public Nuisance

- 121 New Citizen Complaints
- 163 New City-initiated Cases
- 144 Cases Abated
 - 28 City-abated
 - 116 Owner-abated

Zoning

- 23 New Citizen Complaints
- 38 New City-initiated Cases
- 147 Signs collected

Total Active Cases (563)

- 233 Minimum Housing
- 201 Public Nuisance
- 129 Zoning

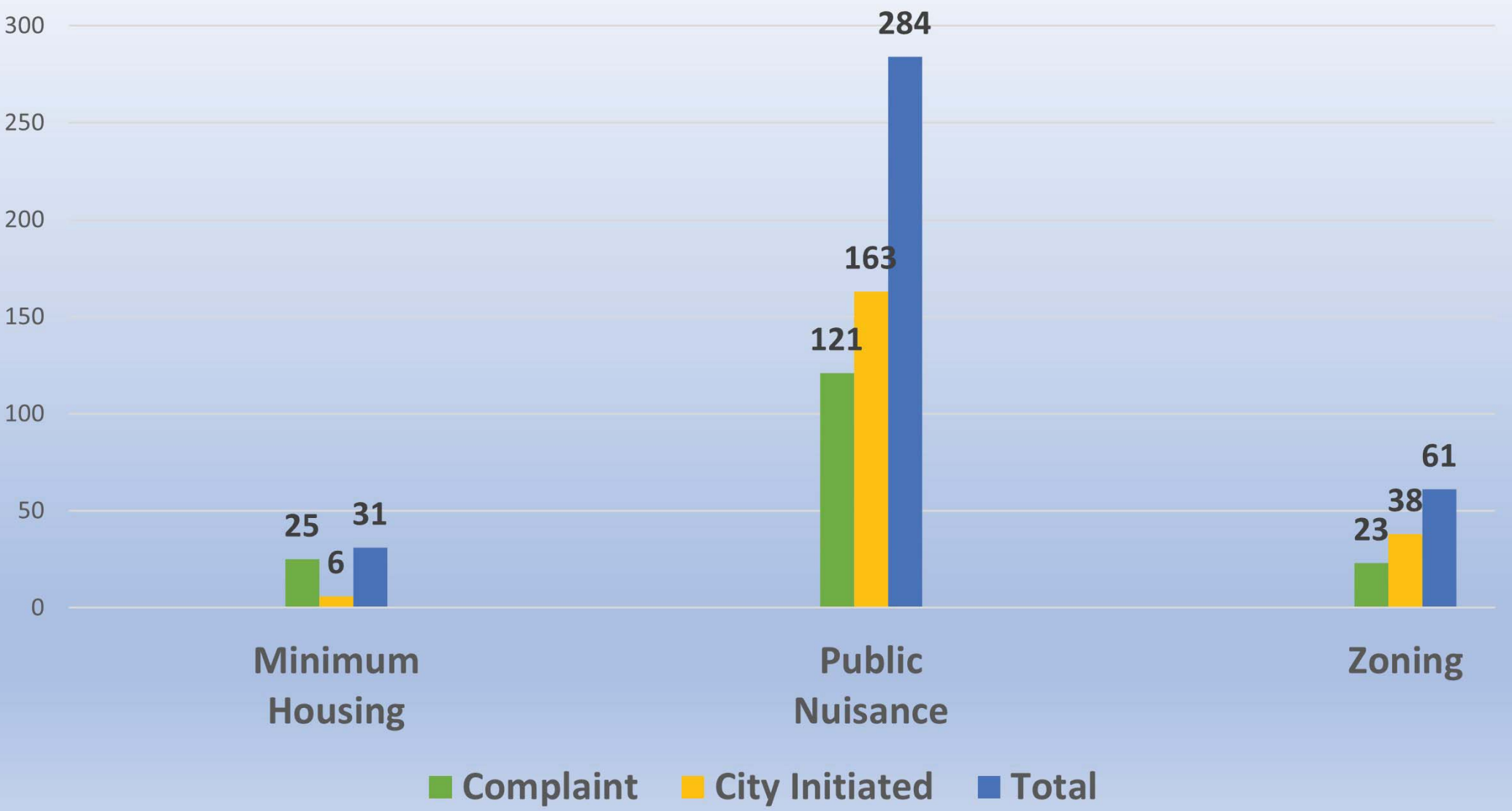
Attachments: 1) Monthly report table
2) Photos – 1002 Lake Ave

Phone
336.883.3351

Fax
336.883.3355

		Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
1. Minimum Housing								
	a. Minimum Housing Complaints	29	15	12	16	22	17	25
	b. Active Minimum Housing Cases	253	245	241	245	243	235	233
	d. Cases Taken Before City Council							
	i. For Demolition	1	3	2	0	1	3	0
	e. City Demolished Houses	0	1	2	0	0	1	4
2. Public Nuisance								
	a. Public Nuisance Complaints (incl. unsecured	44	28	46	140	215	136	121
	b. Active Public Nuisance Cases	76	60	65	196	194	139	201
	c. City abated PN Cases	14	18	11	8	88	72	28
	d. Owner abated PN Cases	38	56	46	35	196	119	116
3. Zoning								
	a. Zoning Complaints (Vehicles, Signs, Banners)	18	20	15	17	17	18	23
	b. Active Zoning Cases	123	123	109	94	108	118	129
	c. Signs collected	124	45	55	61	146	113	147
		TOTAL ACTIVE CASES - 563						

New Cases July 2023



**CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE**

HIGH GRASS/WEEDS APPLIANCES/FURNITURE
 TRASH LIMBS

Secure Dwelling

COMPLIANCE DATE: 4-18-17

CODE OFFICER: A. LeSean NUMBER: 336-883-6139

CASE: _____

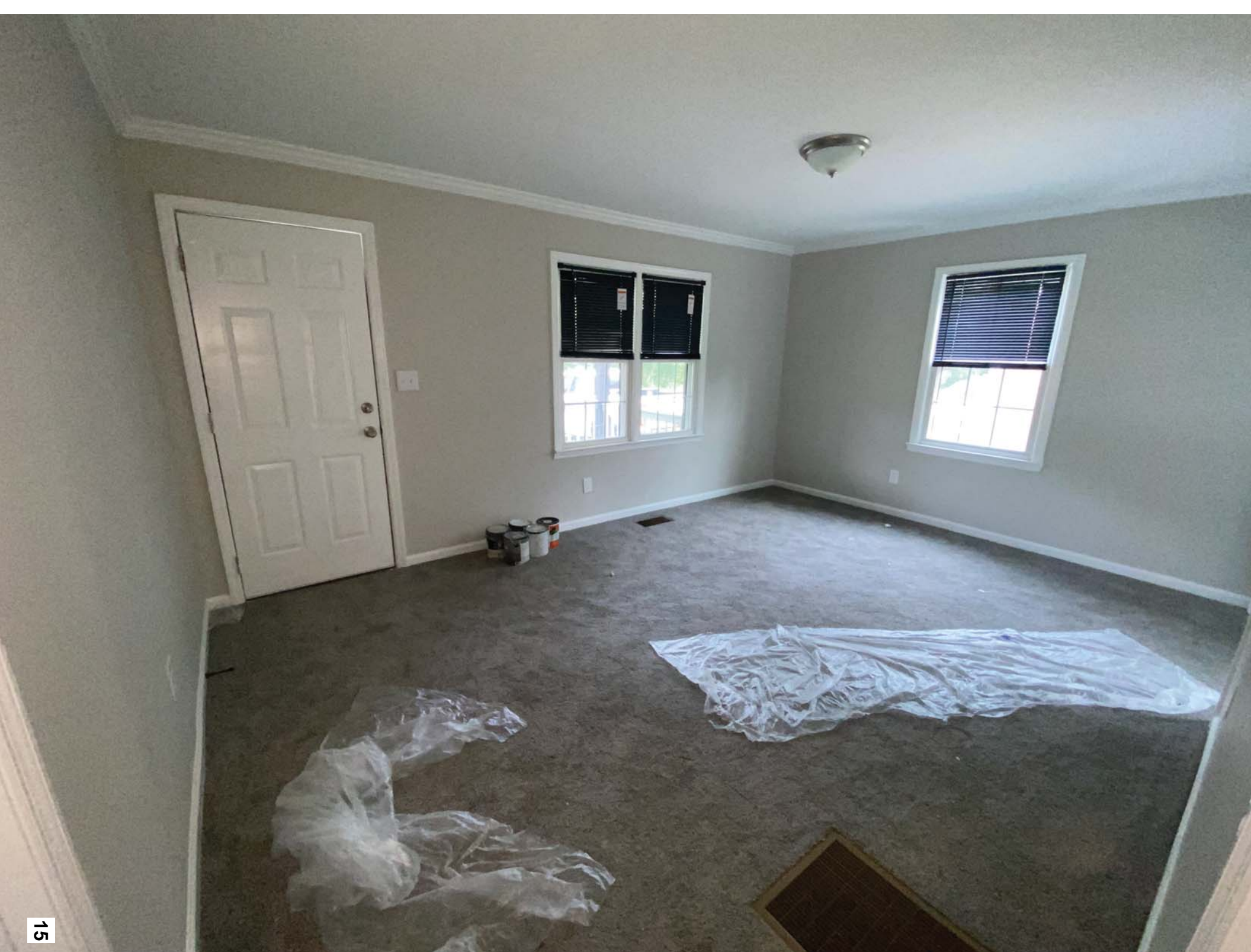


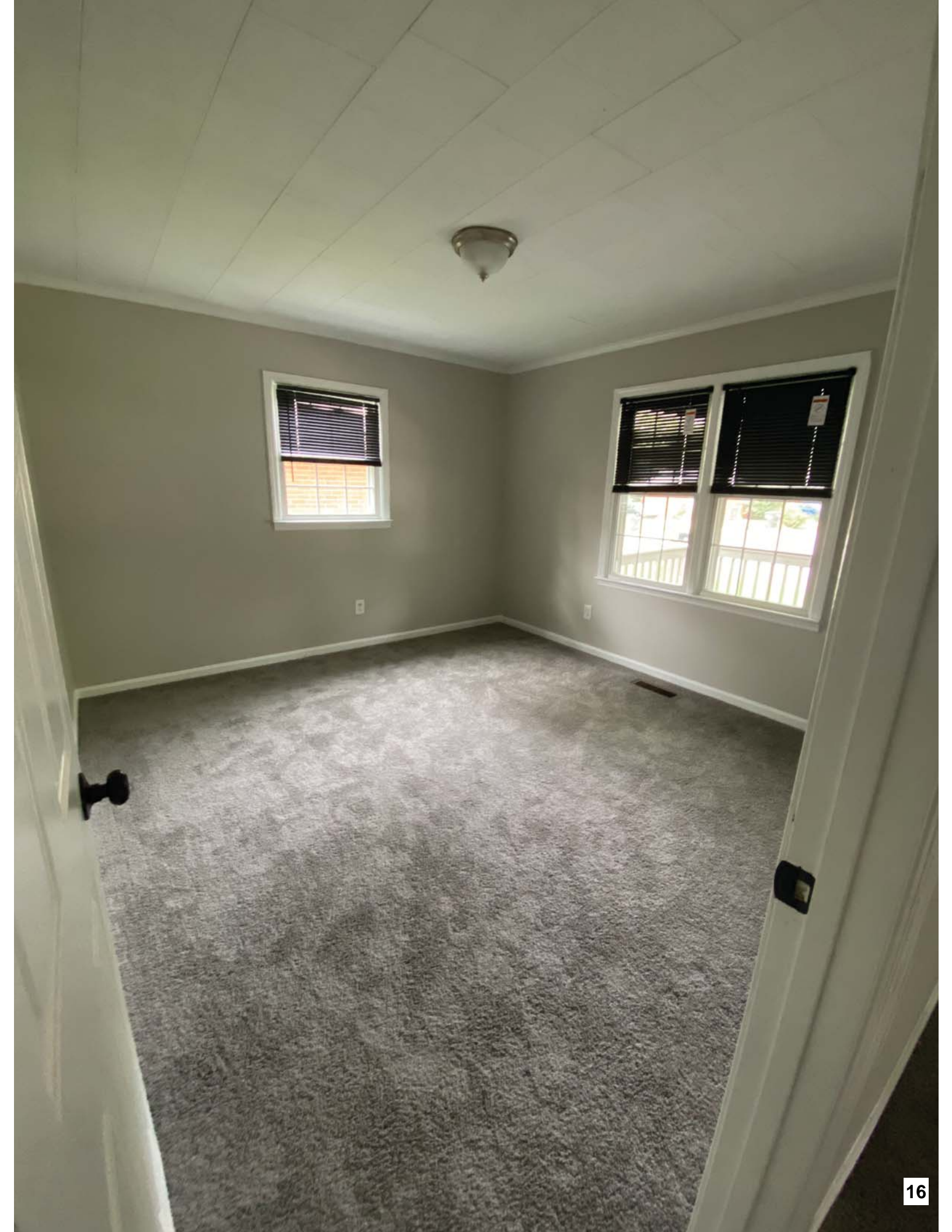


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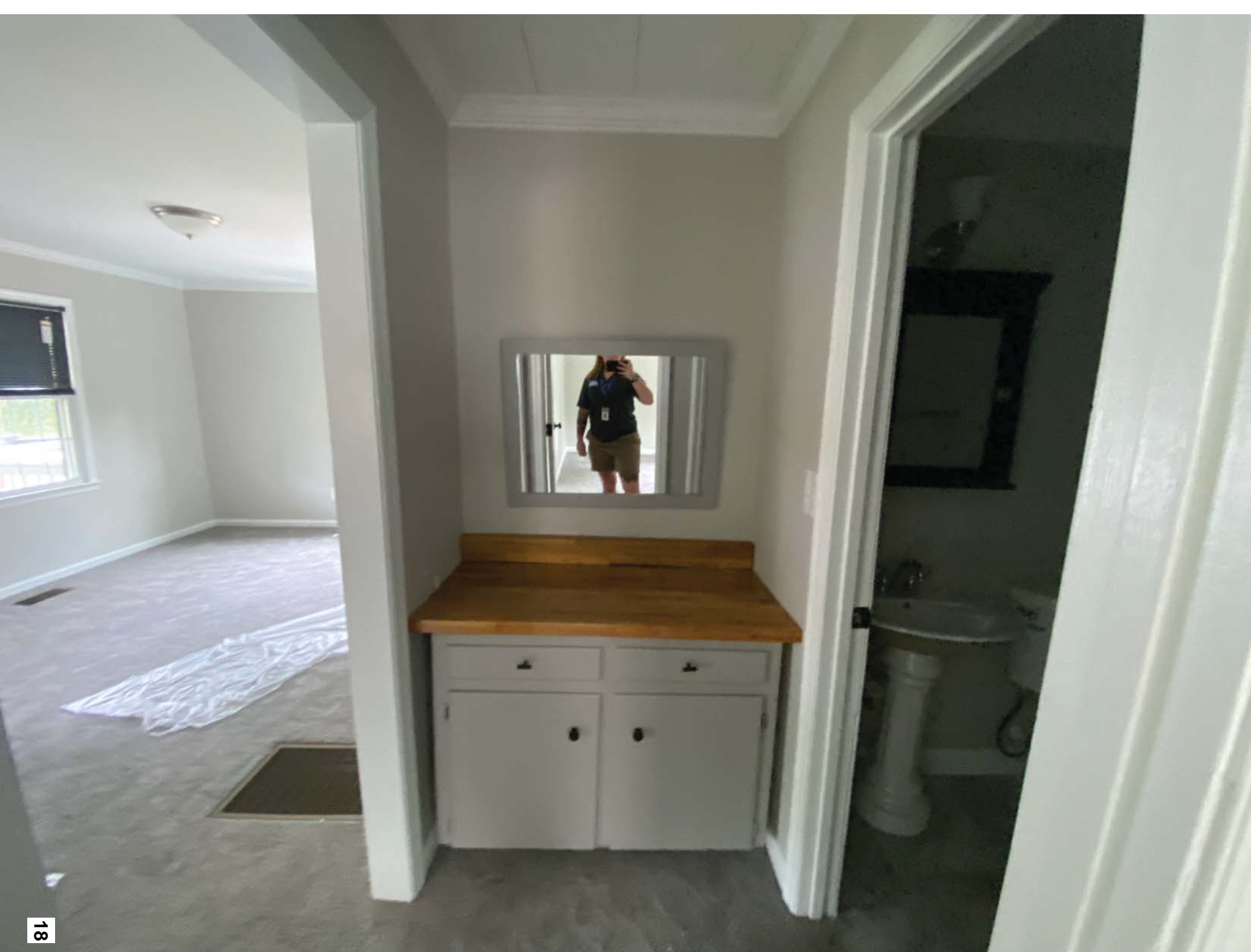


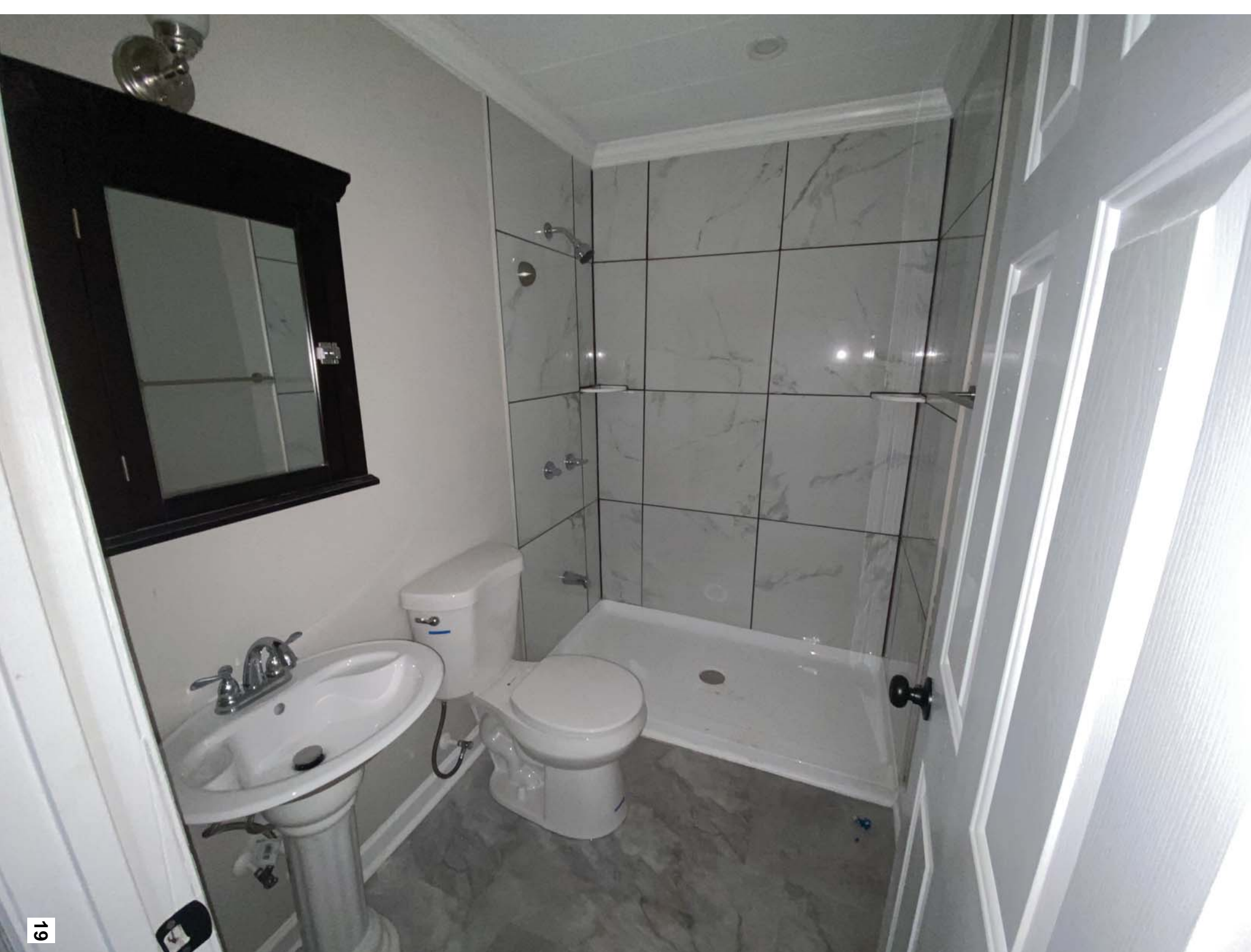


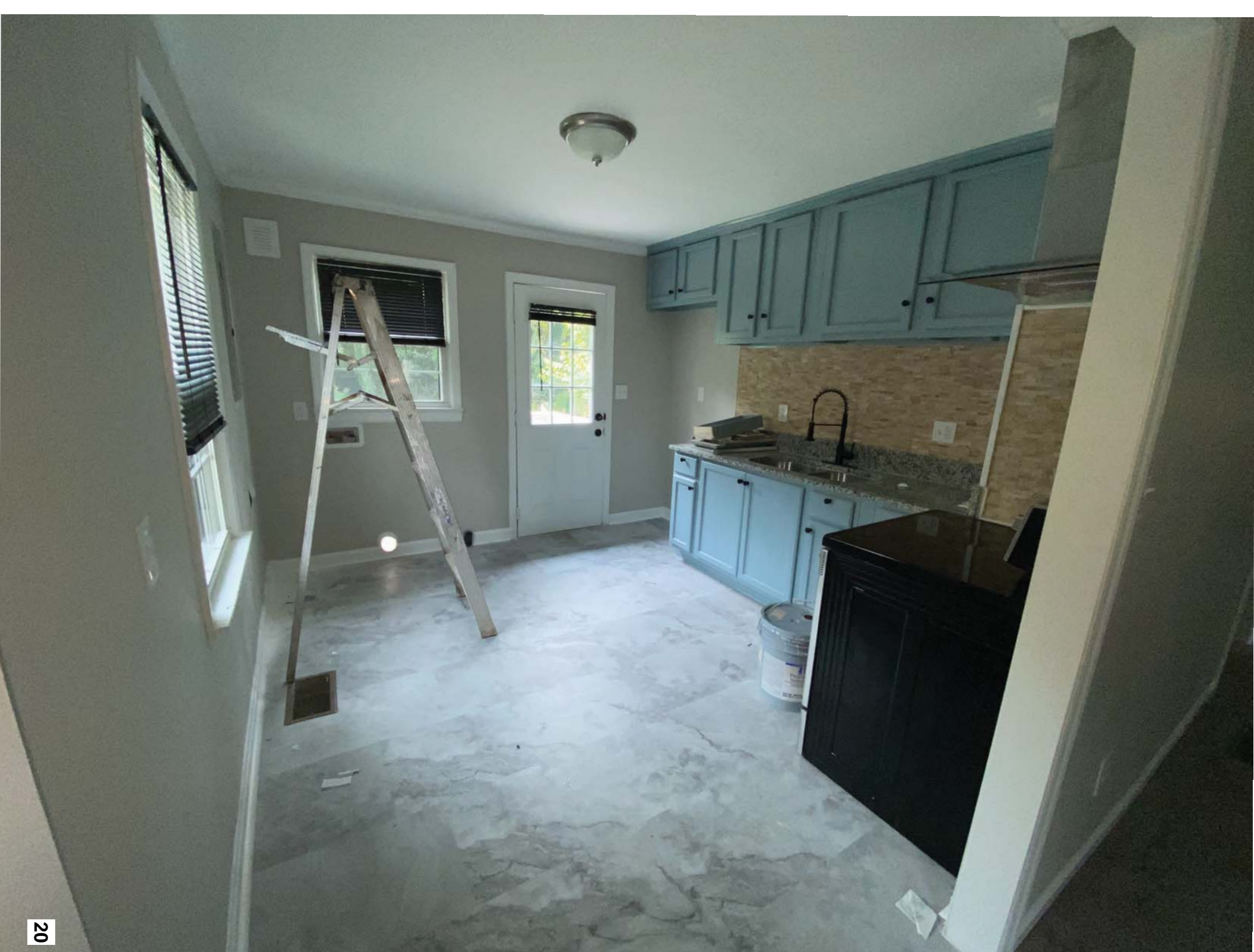














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Master

File Number: 2023-364

File ID: 2023-364

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Public Comment Period

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

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:



City of High Point

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

Master

File Number: 2023-339

File ID: 2023-339

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/21/2023

File Name:

Final Action:

Title: Consideration of a Contract with AMP Utility Distributions Services in the amount of \$106,250
City Council is requested to award a contract to AMP Utility Distribution Services in the amount of \$106,250 for the annual purchase of fire hydrants and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract- Annual Fire Hydrant AMP Utility Distribution Services

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: derrick.boone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Annual Fire Hydrant Contract - AMP Utility Distribution Services

From: Robby Stone – Public Services Director
Derrick Boone – Asst. Director Public Services

Meeting Date: August 7, 2023

Public Hearing: No

Advertising Date: June 16, 2023
Advertised By: Purchasing

Attachments: Attachment A – Bid Tabulation

PURPOSE:

For the procurement of fire hydrants for the Water and Sewer Mains Division of the Public Services Department.

BACKGROUND:

The Water and Sewer Mains Division purchases fire hydrants on an as needed basis to replace existing hydrants in the water distribution system.

Bids for fire hydrants were received on June 16, 2023. AMP Utility Distribution was the only bidder.

BUDGET IMPACT:

Funds are available in the FY23/24 operations budget.

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to award a contract to AMP Utility Distribution for the annual purchase of fire hydrants in the amount of \$106,250. The fire hydrant contract will run from September 1, 2023, through August 30, 2024, with the option to renew for four (4) additional one (1) year periods if terms and pricing are agreeable to both parties.

Bid Tabulation
City of High Point, North Carolina
Fire Hydrants
Bid 06-071323 / Thursday July 13, 2023, 2:00 PM

Contractor	Brand	Delivery	Total Bid Price
AMP Utility Distribution Services	EJ	91 Days	\$106,250.00



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
621754	526101			\$106,250
TOTAL BUDGETED AMOUNT				\$106,250

DEPARTMENT HEAD: Digitally signed by Robby Stone Date: 2023.07.21 07:15:22 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: Digitally signed by Candy E. Harmon Date: 2023.07.21 17:17:55 -04'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Bobby Fitzjohn Date: 2023.07.24 09:33:37 -04'00' DATE:

CITY MANAGER: DATE:



City of High Point

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

Master

File Number: 2023-348

File ID: 2023-348

Type: Miscellaneous Item

Status: To Be Introduced

Version: 2

Reference:

In Control: City Council

File Created: 07/26/2023

File Name:

Final Action:

Title: Consideration of a Contract with GEL Engineering of NC, Inc in the amount of \$142,960
City Council is requested to approve a contract with GEL Engineering of NC, Inc in the amount of \$142,960 for annual on-call air permitting assistance at the Eastside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - GEL- Assistance with Air Permit Reporting Requirements and Compliance

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: derrick.boone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Annual Assistance with Air Permit Reporting Requirements and Compliance
GEL Engineering of NC Inc.

From: Robby Stone – Public Services Director
Derrick Boone – Public Services Asst. Director

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: On-Call

Attachments: Attachment A – Proposal – August 2023 to June 2024

PURPOSE: To contract with GEL Engineering of NC Inc. for annual on-call air permitting assistance at the Eastside Wastewater Treatment Plant.

BACKGROUND: The City of High Point operates under a Title V air emissions permit at the Eastside WWTP. The air permit includes numerous reporting requirements, annual compliance emissions testing of the fluidized bed incinerator, and quarterly compliance emissions testing of the Sorbent Polymer Composite (SPC) Adsorber as required by the EPA approved Alternate Monitoring Plan.

BUDGET IMPACT: Funds for this are available in the adopted budget.

RECOMMENDATION / ACTION REQUESTED: The Public Services Department recommends approval and asks for the Council to award the professional engineering services to GEL Engineering of NC Inc. for the amount \$142,960.

July 25, 2023

Mr. Derrick Boone
Assistant Public Services Director
City of High Point
211 S Hamilton, Room 206
High Point, North Carolina 27260

Re: Proposal for Assistance with Air Permit Reporting Requirements and Compliance
Emissions Testing of the Fluidized Bed Incinerator
August 2023 – June 2024
Eastside Wastewater Treatment Plant
Air Permit No. 08074T16

Dear Derrick:

GEL Engineering of NC, Inc. (GEL) appreciates the opportunity to provide air permitting assistance to the City of High Point (City) related to reporting requirements included in the Title V operating permit for the Eastside Wastewater Treatment Plant (Eastside WWTP) in Jamestown, North Carolina. Outlined below is our understanding of the project, a proposed scope of work, and cost estimate.

PROJECT INFORMATION

Eastside WWTP is currently covered under Title V operating permit No. 08074T16 issued on May 1, 2023, by the North Carolina Department of Environmental Quality (NCDEQ) Division of Air Quality (DAQ). The referenced air permit includes numerous reporting requirements and requires annual compliance emissions testing of the fluidized bed incinerator (FBI) (ID No. ES-01).

SCOPE OF WORK

Task No. 1: Assistance with Environmental Compliance Reporting and General On-Call Services – Eastside WWTP

Based on a review of the Eastside WWTP's Title V operating permit, Eastside WWTP is required to prepare and submit the following reports to NCDEQ DAQ:

- Semiannual reports (January 30th and July 30th of each year) that include a summary of deviations regarding wet scrubber (CD-01) pressure drop and exhaust gas oxygen (O₂) content for the Fluidized Bed Incinerator (FBI) (ES-01) (Condition Nos. 2.1 (A) (2) (f) and 2.1 (A) (5) (u) (ix)).
- Annual report (February 19th) including the following (Condition No. 2.1 (A) (7) (g)):
 - Records related to pollutant limits for metals.

- Concentrations of arsenic, cadmium, chromium, lead, and nickel in biosolids fed to the incinerator.
- Information showing how the requirements for beryllium and mercury in the NESHAP's are being met.
- Records related to carbon monoxide (CO) limit:
 - CO monthly average concentrations in the stack exit gas.
 - O₂ concentration in the stack exit gas for each incinerator.
 - Information used to measure moisture content in the stack exit gas for the incinerator.
- Records related to management practices and monitoring requirements:
 - Combustion temperatures, including maximum daily combustion temperature in the incinerator.
 - Measurements for required air pollution control device operating conditions.
 - Calibration and maintenance log for instruments used to measure:
 - CO level in stack exit gas.
 - Oxygen level in stack exit gas.
 - Moisture content in stack exit gas.
 - Combustion temperature in the incinerator.
- Annual compliance report (April 2024) required by 40 CFR Part 60 Subpart M (Condition Nos. 2.1 (A) (5) (u) (ii) and 2.1 (A) (6) (r) (iii)).
- Semiannual deviation reports (if applicable) (January 30th and July 30th of each year) required by 40 CFR Part 60 Subpart M (Condition Nos. 2.1 (A) (5) (u) (iii) and 2.1 (A) (6) (r) (iv)).
- Semiannual reports (January 30th and July 30th of each year) including summary of monitoring and recordkeeping activities associated with the sand silo baghouse (Condition No. 2.1 (B) (1) (f)).
- Semiannual reports (January 30th and July 30th of each year) including summary of monitoring and recordkeeping activities associated with the three 2,000 kilowatt (kW) No. 2 fuel oil-fired dual use generators (Condition No. 2.1 (C) (3) (bb)).
- Semiannual reports (January 30th and July 30th of each year) including summary of operational hours for the 2,000 kilowatts (kW) No. 2 fuel oil-fired dual use generators (previous 17-months) (Condition No. 2.2 (A) (1) (e)).
- Annual Title V certification report (March 1st) (Condition No. 4 (P)).
- Annual Emission Inventory (June 30th) (Condition No. 4 (X)).

It is assumed that the City will provide all the necessary information to prepare the preceding reports. The scope of work for this project does not include onsite data collection and coordination of recordkeeping requirements.

GEL will also provide general on-call support services related to environmental compliance at the Eastside WWTP.

Task No. 2: Assistance with Environmental Compliance Reporting – Frank L. Ward Water Treatment Plant and Westside Wastewater Treatment Plant

GEL will prepare the semiannual reports (January 30th and July 30th of each year) required under 40 CFR Part 63 Subpart ZZZZ for submittal to NCDEQ DAQ for Generator Nos. 1 and 2 located at the Frank L. Ward Water Treatment Plant and Generator No. 1 at the Westside Wastewater Treatment Plant.

Task 3 – Conduct Compliance Emissions Testing of the FBI (tentatively scheduled for September 2023)

3.1 Prepare Stack Testing Protocol

GEL will prepare a site-specific stack testing protocol for submittal to the NCDEQ DAQ as required by §60.5235 (g) (2) and Condition No. (4) (JJ). GEL will provide a draft version of the site-specific stack testing protocol to the City for review and approval. The site-specific stack testing protocol plan must be submitted to NCDEQ DAQ at least 45 days prior to the planned completion of the performance testing.

3.2 Conduct Performance Test

Emissions tests will be conducted on the FBI using the Environmental Protection Agency (EPA) methodologies listed in the following table:

Parameter	Method(s)	Duration
Gas Velocity and Volume Flow Rates	1 & 2	as required
O ₂ /CO ₂	3A	as required
Moisture Content	4	as required
PM (filterable) & HCL ¹	5 / 26A	3 two-hour runs
Sulfur Dioxide (SO ₂)	6C	3 one-hour runs
Nitrogen Oxide (NO _x)	7E	3 one-hour runs
Carbon Monoxide (CO)	10	3 one-hour runs
Dioxin / Furan (D/F)	23	3 three-hour runs
Metals ²	29	3 two-hour runs
Mercury ³ (Hg)	30B	3 two-hour runs
Opacity – Ash Handling Fugitive	22	3 one-hour runs
Sludge Analysis ⁴	SW846-6010C	As required
Sludge Analysis – Btu Content	D240	Grab sample

****Notes:**

- ¹ Particulate matter (PM) & hydrogen chloride (HCL).
- ² Metals to be targeted include As, Be, Cd, Cr, Ni and Pb.
- ³ GEL will employ EPA Method 30B to determine total vapor Hg.
- ⁴ Analysis of sludge will be for As, Be, Cd, Cr, Hg, Ni and Pb.

The sampling for the analytes noted above meet the testing requirements outlined in Condition Nos. 2.1 (A) (5) and (6).

3.3 Perform Relative Accuracy Test Audit

GEL will perform a relative accuracy test audit (RATA) on the Continuous Emissions Monitoring system (CEMs) for the exhaust of ES-01.

Testing will be performed using the EPA methodologies listed below.

Parameter	Test Method	Duration
CO	10	9-12, 21-minute runs

RATA testing will be performed in accordance with 40 CFR Part 60. GEL personnel will reduce the data for each run in the field. This includes moisture correction after each run or sets of runs. RATA emissions data will be bias and moisture corrected at the end of each test run and provided to the City.

3.4 Prepare Compliance Emissions Test Report

All test results will be submitted to the City within 30 days after completion of the tests. All results will be reported in accordance with the guidelines required by the EPA. After the City has reviewed the results and addressed any concerns, a draft report will be prepared and submitted to the City for review. A final report will be submitted to the City within 45 days after completion of the tests. GEL will provide one electronic copy (PDF) and two bound copies to the City. The test results will be expressed as noted in the following table:

Parameter	Units
PM ¹	mg/dscm, lb/hr, lb/ton of dry sludge
SO ₂ , NO _x , CO ¹	ppm by dry volume, lb/hr, lb/ton of dry sludge
D/F ¹	nanograms per dscm, lb/hr, lb/ton of dry sludge
HCL ¹	ppm by dry volume, lb/hr, lb/ton of dry sludge
Metals ^{1, 2}	mg/dscm, lb/hr, lb/ton of dry sludge
Btu content	Btu/lb of dry sludge

****Notes:**

¹All reported pollutant concentrations will be adjusted to 7 percent oxygen.

²As required by Condition No. (2.1) (A) (7) (f) (J), control efficiencies for As, Be, Cd, Cr, Hg, Ni and Pb will be calculated.

GEL will utilize the following laboratories for sample analysis:

Analyte	Laboratory
PM	GEL
SO ₂ , NO _x , CO ¹ 3A	GEL
D/F	Cape Fear Analytical, Inc. Wilmington, N.C.
HCL	Element One Lab, Inc. Wilmington, N.C.
Metals	Element One Lab, Inc. Wilmington, N.C.
Mercury ²	GEL
Btu content	GEL

****Notes:**

¹Pollutants will be measured using GEL CEMs.

²GEL will analyze the absorbent traps utilized for total Hg.

Task 4 - Prepare Air Permit Application to Revise Operating Parameter Limits

During the compliance emissions tests on the FBI, operating parameter limits are established such as FBI combustion chamber temperature, FBI freeboard area temperature, exhaust gas oxygen content, scrubber liquid flow rate, scrubber pressure drop and scrubber liquid pH. Eastside WWTP is required to operate the FBI to comply with the established operating parameter limits. An air permit application will be prepared after the compliance emissions test and submitted to NCDEQ DAQ within 60 days of the compliance emissions testing on behalf of the City to request the most recent operating parameter limits be included in the air permit.

GEL will prepare the necessary air permit application forms along with a regulatory review and emissions assumptions and calculations sections for submittal to NCDEQ DAQ. As required by NCDEQ DAQ, we will prepare the application under the direction and seal of a professional engineer licensed in the state of North Carolina.

Task 5 – Perform Quarterly Compliance Mercury Emissions Testing of Control Device ID No. ED-04

As required by the EPA-approved Alternate Monitoring Plan (AMP) for Control Device ID No. ED-04, the City of High Point must perform quarterly inlet/outlet mercury (Hg) emissions testing. The quarterly testing will occur tentatively in September 2023, December 2023, March 2024 and June 2024.

The emissions test will be conducted using the EPA methodologies listed in the following table:

Parameter	Method(s)	Duration
Gas Velocity and Volume Flow Rates	1 & 2	as required
Oxygen (O ₂)/Carbon Dioxide (CO ₂)	3A	as required
Moisture Content	4	as required
Hg	30B	3 two-hour runs

All test results will be submitted to the City within 30 days after completion of the tests. All results will be reported in accordance with the guidelines required by the EPA. After the City has reviewed the results and addressed any concerns, a draft report will be prepared and submitted to the City for review. A final report will be submitted to the City within 45 days after completion of the tests. GEL will provide two bound copies and one electronic copy (PDF).

COST ESTIMATE

The cost not to exceed fee to assist the City with performing the scope of work outline above is as follows:

Task No.	Description	Cost
1	Assistance with Environmental Compliance Reporting and General On-Call Services	\$23,650
2	Assistance with Environmental Compliance Reporting – Frank L. Ward Water Treatment Plant and Westside Wastewater Treatment Plant	\$500
3	Conduct Compliance Emissions Testing of the FBI	\$49,540
4	Prepare Air Permit Application to Revise Operating Parameter Limits	\$5,270
5	Perform Quarterly Compliance Mercury Emissions Testing of Control Device ID No. CD-04	\$64,000
Total		\$142,960

All fees will be billed on a time and materials basis using GEL’s standard billing rates. The cost not to exceed estimate will not be exceeded without prior authorization from the City.

Mr. Derrick Boone
July 25, 2023
Page 7

CLOSURE

In providing you with these services, it is our desire to meet your needs. If specific items detailed in the above proposal do not adequately address your needs, the scope of work can be modified accordingly.

Thank you for the opportunity to be of service. If this proposal meets your approval, please issue a supplemental agreement to the existing contract. If you have any questions concerning this proposal or need information on other services offered by GEL, please call me at (919) 323-8830 or by email at keith.mccullock@gel.com.

Sincerely,



Keith D. McCulloch, P.E.
Director

fc: hipt00423_prop_072523



City of High Point

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

Master

File Number: 2023-349

File ID: 2023-349

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/27/2023

File Name:

Final Action:

Title: Consideration of Contract with Alta Planning + Design, Inc.
 City Council is requested to approve a Contract with Alta Planning + Design, Inc. in the amount not to exceed \$45,000.00 to provide services necessary for the preparation of an engineering report and environmental information document (ER/EID) in accordance with guidance from the North Carolina Department of Environmental Quality (NC DEQ) Division of Water Infrastructure and that the appropriate City Official(s) be authorized to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Alta Planning +Design, Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: robby.stone@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT

AGENDA ITEM



Title: Green Drive Stormwater Infrastructure Improvements – Preparation of an Environmental Report and Environmental Information Document

From: Robby Stone – Public Services Director
Melinda King – Asst. Public Services Director

Meeting Date: August 7, 2023

Advertising Date: RFQ

Public Hearing: No

Advertised By: N/A

Attachments: Request for Qualifications (RFQ)

PURPOSE: To request approval to enter into a contract with Alta Planning + Design, Inc. to provide services necessary for the preparation of an engineering report and environmental information document (ER/EID) in accordance with guidance from the North Carolina Department of Environmental Quality (NC DEQ) Division of Water Infrastructure (DWI).

BACKGROUND: The State Water Infrastructure Authority (SWIA) approved the City’s application for a Local Assistance for Stormwater Infrastructure Investments (LASII) grant from the American Rescue Plan Act (ARPA) for a Stormwater Construction Grant. The project will be an innovative redevelopment of a key city arterial. The project proposes to design and install new Green Stormwater Infrastructure (GSI) systems along a ¾-mile stretch of W. Green Drive that arcs along the southwest side of downtown, near the headwaters of the drainage area into the impaired Richland Creek watershed. The project area extends in an arc from the intersection of West Green Drive with Main Street, towards the southwest at West Green Drive’s intersection with Taylor Avenue for a length of approximately ¾-mile.

Public Services solicited providers for this work. Proposals were received and evaluated by multiple staff. Alta Planning + Design, Inc. was deemed the best qualified for this project scope.

The final report is due to the city by October 15, 2023, with a submittal to NC DEQ DWI no later than November 1, 2023.

BUDGET IMPACT: This project is supported by a Federal Grant in the amount of \$5,000,000.00. There are no local budget impacts. The costs associated with the ER/EID are not to exceed \$45,000.00.

RECOMMENDATION / ACTION REQUESTED: The Public Services Department is recommending that Council authorize the appropriate City Official(s) to execute all necessary documents for a contract with Alta Planning + Design, Inc. for the ER/EID for the not to exceed amount of \$45,000.00.



REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES TO PREPARE AN ENGINEERING REPORT/ENVIRONMENTAL INFORMATION DOCUMENT

June 16, 2023

Proposal Due Date: July 19, 2023
and time: 2:00 PM (EDT)

RFQ Number: 05-071923

Purchasing Contact: Candy Harmon, Purchasing Manager
E-mail: candy.harmon@highpointnc.gov
Phone: 336-883-3222

Virtual Pre-Proposal Conference: June 21, 2023 @ 10:00 AM

Microsoft Teams meeting
Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 229 786 950 963

Passcode: Q2qrQp

[Download Teams](#) | [Join on the web](#)

IF YOU NEED ANY REASONABLE ACCOMMODATION FOR ANY TYPE OF DISABILITY IN ORDER TO PARTICIPATE IN THE PROCUREMENT, PLEASE CONTACT PURCHASING AS SOON AS POSSIBLE

Contact: Candy Harmon (336) 883-3222

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TO PREPARE AN ENGINEERING REPORT/ENVIRONMENTAL INFORMATION DOCUMENT

Summary

The City of High Point (City) seeks proposals from qualified engineering firms to provide an Engineering Report/Environmental Information Document (ER/EID) as part of the High Point W. Green Drive Stormwater Infrastructure Improvements project. Services include preparing the ER/EID in accordance with guidance from the North Carolina Department of Environmental Quality (NC DEQ) Division of Water Infrastructure (the Division), as well as applicable federal and state guidance for ARPA funds.

Background Information

The State Water Infrastructure Authority (SWIA) approved the City's application for a Local Assistance for Stormwater Infrastructure Investments (LASII) grant from the American Rescue Plan Act (ARPA) for a Stormwater Construction Grant. The project will be an innovative redevelopment of a key city arterial. The project proposes to design and install new Green Stormwater Infrastructure (GSI) systems along a 3/4-mile stretch of W. Green Drive that arcs along the southwest side of downtown, near the headwaters of the drainage area into the impaired Richland Creek watershed. The project area extends in an arc from the intersection of West Green Drive with Main Street, towards the southwest at West Green Drive's intersection with Taylor Avenue for a length of approximately 3/4-mile.

The GSI practices will reduce, redirect, infiltrate and treat stormwater runoff. The project will be the critical tool to bring stormwater sewers in the neighborhood closer to current standards, reducing flooding in city streets, and targeting non-point stream impairment at its most critical location, the headwaters of Richland Creek.

The project needs to be planned and designed in accordance with the most innovative guidance for GSI infrastructure from the North Carolina Department of Environmental Quality (NCDEQ), the Environmental Protection Agency (EPA), Federal Emergency Management Agency (FEMA), and municipal GSI innovators from across the country.

Scope of Services

The W. Green Drive Green Stormwater Infrastructure (GSI) project will implement a series of stormwater control measures (SCMs) tree trenches along both sides of the drive, from Main St to Taylor Ave - a length of approximately 3/4-mile along 8 city blocks, as well as some adjoining blocks. The project area corresponds to some of the highest elevation areas along the headwaters of Richland Creek, as well as an area where available public streets, public rights-of-way, and vacant land provide the highest opportunity to implement measures to reduce impervious area and capture non-point source stormwater runoff. The project area is not currently being disturbed by any major public, roadway or private development projects, however there are areas of distressed infrastructure assets that already or will soon need repair.

The neighborhood-scale system needs to reproduce the nature-based pre-development patterns of the area, reducing the volume and pollutant loads of the headwaters of Richland Creek. The GSI needs to reduce the flashiness and flooding impacts as currently occurs due to increasing number and intensity of storm events.

The project needs to meet the following types of NC Land and Water Fund Innovative Stormwater Program Manual practices and achieve 84% to 94% pollutant loading reductions:

Reduce runoff volume & rates	Pollutant removal
Promote infiltration & recharging of groundwater	Effectiveness or efficiency
Sustainably maintain or improve qualitative & quantitative hydrologic characteristics	Mimic mechanisms of natural systems
Address aesthetics (appearance, insects, odors)	Collaborating in new or different ways to protect water quality
Changing attitudes, values or behaviors	

The ER/EID must be developed using [the guidance found on the NC DEQ website](#). The State Environmental Policy Act exempts projects funded by the State Reserve from state-mandated environmental review. Federal requirements may still apply. NC DEQ has also issued [guidance on ARPA-funded projects and engineering services procurement](#).

The Division of Water Infrastructure (Division) requires the Engineering Report to be submitted by November 1, 2023. Failure to meet any milestone may result in the forfeiture of ARPA funding for the proposed project.

Consultant/Contractor Selection

- A) General:** This request for qualifications does not commit the City to enter into agreement, to pay any costs incurred in the preparation and submittal of a proposal in response to this request or in subsequent interviews and negotiations, or to procure a contract for the project. The City will require the selected consultant(s) to negotiate the fees for the project and to submit a scope, technical and/or other revisions to the proposals, as needed. The City reserves the right to perform all or some of the services described in this document with its own work force. The City also reserves the right to issue future Requests for Qualifications (RFQs), as needed, and solicit responses from firms not selected as part of this process.

- B) Qualifications-Based Selection Criteria:** RFQs are traditionally evaluated and ranked based upon objective qualifications-based criteria. However, due to the complexity and importance of this project, the City will select a short list of consultants for interviews prior to making a final selection. The selection criteria are as follows:

- a) Overall content and quality of the submitted RFQ
 - b) Relevant experience, expertise, and qualifications of the project team
 - c) Overall technical capabilities
 - d) Project management (strength and experience on similar projects)
 - e) Track record on past projects in delivering quality professional services in a timely manner
 - f) Consultant's performance on previous North Carolina municipal projects based on information gathered by the City and/or through the references provided by the Consultant
 - g) Demonstrated commitment to the City's M/WBE Program for professional services either directly through Historically Underutilized Business certification or indirectly through sub-consultant partnering with a HUB firm and/or demonstrated commitment to the City's DBE Program for professional services either directly through Disadvantaged Business Enterprise certification or indirectly through sub-consultant partnering with a DBE firm. To receive full consideration under this criteria, include recent project(s) and the participation percent awarded to HUB certified firms or DBE certified firms.
 - h) Firm's proximity to the city and knowledge of issues from previous work for the City
 - i) Any special or unusual terms and conditions for the contract
 - j) Information obtained through interviews with short-listed consultants
- C) Rating and Selection Team:** A selection committee has been established to review and evaluate all documentation submitted in response to this Request for Qualifications. The committee will conduct a preliminary evaluation of all documentation to determine that firms are qualified to perform the required services.
- D)** To be considered for this project, each submittal must contain the information indicated in this RFQ. It is the intent of the City of High Point to make a selection in a timely manner following the submittal date. The City of High Point reserves the right to reject any or all qualifications or to waive any and all formalities and the right to disregard all non-conforming or conditional qualifications and to enter into a contract with the firm or firms that will serve in the best interest of the City of High Point. The City is not legally required to enter into a contract as a result of this Request for Qualifications. All deliverables will become the property of the City of High Point.
- E)** Interviews may be required for this process. The selection committee may elect to short list firms to conduct an informal interview to discuss any innovative project approach, schedule, and/or to meet key members of the proposed project team. All firms submitting qualifications will be notified in writing as to the outcome of the selection process.

Schedule for The Selection Process

RFQ Issue Date	June 16, 2023
Virtual Pre-Proposal Conference:	June 21, 2023 at 10:00 AM Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting Meeting ID: 229 786 950 963 Passcode: Q2qrQp Download Teams Join on the web
Questions Due to Purchasing	June 27, 2023 by 2:00 PM
Responses Provided	July 5, 2023 by 4:00PM
RFQ Submittal Due Date	July 19, 2023, by 2:00PM
Council Date	August 7, 2023
Contract Begins	August 8, 2023 Or ASAP contract is executed
Engineering Report (ER) due to City	October 15, 2023
City submits ER to NC DWI	No later than November 1, 2023

Submission Guidelines

To facilitate the City’s objective review of the RFQs, the consultants are requested to organize the main document using a standardized format. Each RFQ should contain the following:

- A)** A cover letter on company letterhead signed by a principal or other member of the firm authorized to commit the firm to contract for professional services.
- B)** Table of contents, with page numbers
- C)** Information on the following topics:
 - a) **Executive Summary:** Should address the highlights of the RFQ, along with the strengths and special expertise of the firm and the associated team to successfully accomplish the objectives of the City. Please limit the executive summary to one page.
 - b) **Statement of Qualifications:** Identify and describe the qualifications of the firm and professional services that may be provided by the consultant or consultant team in response to this request. Also include information on any proposed sub-consultants. Note which team members were involved in referenced projects and the time period involved in referenced, completed or current projects. Also highlight any projects performed for the City of High Point during the past 5 years.

- c) **Project Team & Project Management**: Identify the proposed project team (including any sub consultants) and key personnel for the successful completion of projects in partnership with the City. Include brief resumes of the project manager and up to four (4) project team members including office location, years of experience, certifications, and education. Identify the project manager or primary contact and any other team leaders proposed, and briefly describe how projects will be successfully managed. It is expected that the team members proposed in the RFQ will be those assigned to work on the project for the City. Also describe the firm's quality assurance / quality control methods.
- d) **Project Schedule**: Describe the planned and envisioned workload of the proposed team members for the timeframe of this contract and verify that proposed staff will be prepared for timely completion of projects under a potential contractual agreement with the City.
- e) **Terms and Conditions of the Contract**: The City proposes to use a standard City of High Point contract for professional services. This information will be provided to the selected consultant(s) during contract and scope negotiations. Should the consultant have any special or unusual contract conditions or limitations, the City should be advised of these in this section of the RFQ. Also note your understanding of and commitment to the City's M/WBE program.
- f) **References**: Project reference list describing at least four (4) projects completed within the past five years that represent the strengths and unique qualifications of the firm or team. The list should contain project titles, locations, start and end dates, name of project managers, and name, phone number, and email address of references. The contact person should be capable of speaking to the firm's and team's ability to finish projects within the project timeframe and the firm's demonstrated ability to respond to the proposed project.
- g) **Format**: RFQs must be submitted electronically and be 12pt font size and limited to **no more than 20 pages** (8 ½ x 11) excluding the cover page, cover letter, table of contents, and any section dividers. The proposal shall be submitted by an official authorized to bind the submitter to its provisions and who is authorized to negotiate the final scope of work and fees for inclusion in a later Supplemental Professional Services Agreement with the City.
- h) **Questions**: Any questions regarding this RFQ requiring responses prior to due date are to be submitted in writing by no later than **Tuesday, June 27, 2023, by 2:00 PM** to the attention of:

Candy Harmon candy.harmon@highpointnc.gov

Responses will be provided via Addendum by **Tuesday, July 5, 2023, by 4:00 PM**

General Requirements

- a) If selected, the consultant(s) shall be registered through the NC Department of the Secretary of State and the City of High Point.
- b) Insurance Requirements: Proposals shall include information certifying that the consulting firm is capable of providing the following minimum insurance coverage prior to execution of a professional services agreement. **A copy of firm's Certificate of Insurance (COI) will be required at the time of selection. A copy may be provided along with submittal.**

c)	<u>Insurance</u>	<u>Amount</u>
	(a) Workers' Compensation	\$500,000
	(b) Employers' Liability	\$500,000
	(c) General Liability	\$1,000,000
	(d) Automobile Liability	\$1,000,000
	(e) Umbrella	\$1,000,000
	(f) Professional Liability	\$1,000,000

- d) E-Verify Affidavit

Under North Carolina law, the E-Verify requirement applies to private employers doing business in this state that have 25 or more employees working in this state. If contractors are individuals who are self-employed (i.e., one employee), or with a business with less than 25 employees, that individual/business is not subject to the E-Verify requirements.

It is the City's responsibility to comply with E-Verify, the successful bidder/consultant will be required to submit the completed E-Verify affidavit at execution of this contract.

Submission Date

Firms are invited to submit letters of interest and qualifications to the City of High Point Purchasing Department by **2:00 P.M. on Wednesday, July 19, 2023.** Letters of interest and qualifications submitted after this deadline will not be considered.

Electronic Submittals

Only electronic submittals will be accepted, and firms shall submit one electronic (PDF) version of the proposal.

Firms submitting proposals are encouraged to carefully check them for conformance to the requirements stated above. If submittals do not meet these requirements, they will be disqualified. **No exception will be granted.** **Submittals shall be provided to Candy Harmon** candy.harmon@highpointnc.gov

STATE OF NORTH CAROLINA
CITY OF HIGH POINT
E-VERIFY AFFIDAVIT

I, _____ (the individual attesting below), being duly authorized by and on behalf of _____ (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)
 - a. YES _____, or
 - b. NO _____
4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This ____ day of _____, 20__.

Signature of Affiant
Print or Type Name: _____

State of _____ County of _____

Signed and sworn to (or affirmed) before me, this the ____
day of _____, 20__.

My Commission Expires:

Notary Public

(Affix Official/Notarial Seal)



City of High Point

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

Master

File Number: 2023-350

File ID: 2023-350

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Contract Renewal with Cigna Healthcare for Employee Health and Dental Care
City Council is requested to authorize the City Manager to execute a twelve (12) month contract with Cigna Healthcare for healthcare coverage for city employees. Contract will be effective January 1, 2024 to December 31, 2024.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Cigna 2024

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Cigna Contract Renewal – Employee Health Care

From: Angela Kirkwood, Director of Human Resources

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date

Advertised By: N/A

Attachments: Cigna Healthcare Contract Renewal

PURPOSE:

Renew the contract between Cigna Healthcare and the of City of High Point for city employee's healthcare coverage plan year of January 1, 2024, to December 31, 2024.

BACKGROUND:

The City of High Point offers healthcare coverage to its employees that include medical and dental care products. The plan year runs from January 1st to December 31st. At the Finance Committee Meeting on Thursday, August 3, 2023, Mark Browder of Mark III Employee Benefits, briefed the City Council on the Medical Plan and Dental Plan Renewal options under a new self-funded model.

Under a self-funded model, the City will pay Cigna Healthcare approximately \$3.32 million to administer the plan and provide stop loss coverage. The City will reimburse Cigna for actual health and dental claims. The total program is expected to be \$18,936,869 for medical and \$1,636,618 for dental, approximately 6.39% higher than the 2023 plan year.

BUDGET IMPACT:

Funds for healthcare coverage for City of High Point employees are included in the FY 2023-24 budget.

RECOMMENDATION / ACTION REQUESTED:

Council is requested to authorize the City Manager to execute a twelve (12) month contract with Cigna Healthcare for healthcare coverage for city employees. Contract will be effective January 1, 2024, to December 31, 2024.

CITY OF
**high
point.**

MEDICAL PLAN

2024 Medical Renewal – Update and Recommendations



August 3, 2023



The City Medical Plan has had steady single digit renewals for the past several years:

- In 2018, the Medical Plan was bid, with no competitors improving the CIGNA renewal of **7.85%**.
- The 2019 renewal was a **1.58%** increase (**5% Funding Allocation**).
- In 2020, the Plan increase was a **5.72%** increase and the City added an HSA option.
- The increase for 2021 was a net **6.04%** increase. The renewal was reduced from a 9% to a 6% increase, saving the Plan over \$480,000.
- The increase for 2022 was **5.61%**. Very competitive considering Plan performance.
- The increase for 2023 was **6.01%**. Very competitive considering Plan performance.



2022 Experience - PPO Active

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-22	1,245	2,302	\$1,285,639	\$789,463	\$8,077	\$290,782	\$91,055	\$1,179,377.00	91.7%	\$947.29
February-22	1,235	2,283	\$1,283,398	\$558,263	\$3,604	\$450,720	\$74,410	\$1,086,997.00	84.7%	\$880.16
March-22	1,247	2,291	\$1,290,326	\$1,071,078	\$3,425	\$327,952	\$61,850	\$1,464,305.00	113.5%	\$1,174.26
April-22	1,253	2,298	\$1,291,837	\$888,066	\$2,753	\$322,029	\$91,609	\$1,304,457.00	101.0%	\$1,041.07
May-22	1,251	2,290	\$1,291,120	\$624,087	\$1,289	\$392,848	\$74,546	\$1,092,770.00	84.6%	\$873.52
June-22	1,248	2,281	\$1,287,167	\$617,829	\$5,903	\$418,995	\$79,404	\$1,122,131.00	87.2%	\$899.14
July-22	1,333	2,413	\$1,356,106	\$795,055	\$2,022	\$337,612	\$77,936	\$1,212,625.00	89.4%	\$909.70
August-22	1,224	2,253	\$1,268,035	\$926,201	\$746	\$445,293	\$74,850	\$1,447,090.00	114.1%	\$1,182.26
September-22	1,235	2,271	\$1,276,990	\$693,376	\$608	\$384,009	\$79,725	\$1,157,718.00	90.7%	\$937.42
October-22	1,227	2,249	\$1,267,873	\$649,898	\$814	\$341,253	\$73,983	\$1,065,948.00	84.1%	\$868.74
November-22	1,234	2,257	\$1,275,073	\$763,131	\$989	\$347,140	\$74,171	\$1,185,431.00	93.0%	\$960.64
December-22	1,239	2,264	\$1,277,802	\$846,870	\$3,729	\$368,600	\$73,113	\$1,292,312.00	101.1%	\$1,043.03
Total	14,971	27,452	\$15,451,366	\$9,223,317	\$33,959	\$4,427,233	\$926,652	\$14,611,161	94.6%	\$975.96

2022 Experience - HSA Active

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-22	91	140	\$76,993	\$8,634	\$0	\$30,721	\$4,122	\$43,477.00	56.5%	\$477.77
February-22	92	140	\$78,205	\$10,061	\$141	\$29,255	\$3,874	\$43,331.00	55.4%	\$470.99
March-22	98	146	\$81,841	\$7,855	\$0	\$28,250	\$3,041	\$39,146.00	47.8%	\$399.45
April-22	97	144	\$81,235	\$41,663	\$103	\$28,738	\$4,293	\$74,797.00	92.1%	\$771.10
May-22	96	144	\$80,424	\$41,241	\$1,223	\$31,299	\$3,922	\$77,685.00	96.6%	\$809.22
June-22	97	144	\$80,314	\$13,646	\$804	\$34,607	\$4,631	\$53,688.00	66.8%	\$553.48
July-22	94	140	\$77,835	\$70,371	\$1,136	\$8,747	\$3,997	\$84,251.00	108.2%	\$896.29
August-22	93	141	\$78,552	\$20,523	\$1,881	\$44,577	\$3,912	\$70,893.00	90.2%	\$762.29
September-22	94	138	\$78,039	\$49,160	\$971	\$62,651	\$4,086	\$116,868.00	149.8%	\$1,243.28
October-22	92	135	\$76,165	\$13,745	\$497	\$5,514	\$3,864	\$23,620.00	31.0%	\$256.74
November-22	91	134	\$75,559	\$19,126	\$533	\$62,621	\$3,776	\$86,056.00	113.9%	\$945.67
December-22	89	128	\$72,566	\$20,241	\$695	\$41,061	\$3,762	\$65,759.00	90.6%	\$738.87
Total	1,124	1,674	\$937,728	\$316,266	\$7,984	\$408,041	\$47,280	\$779,571	83.1%	\$693.57

Medical Plan Renewal



2022 Experience - Retiree

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-22	62	101	\$70,958	\$25,069	\$0	\$44,212	\$5,137	\$74,418.00	104.9%	\$1,200.29
February-22	57	92	\$69,211	\$110,542	\$100	\$39,073	\$3,178	\$152,893.00	220.9%	\$2,682.33
March-22	55	90	\$68,411	\$24,283	\$0	\$38,037	\$3,702	\$66,022.00	96.5%	\$1,200.40
April-22	55	86	\$168,252	\$117,141	\$0	\$47,809	\$3,302	\$168,252.00	100.0%	\$3,059.13
May-22	55	86	\$66,931	\$135,713	\$0	\$73,414	\$2,765	\$211,892.00	316.6%	\$3,852.58
June-22	54	85	\$66,131	\$103,470	\$0	\$88,138	\$6,108	\$197,716.00	299.0%	\$3,661.41
July-22	53	85	\$66,277	\$35,739	\$0	\$56,090	\$2,759	\$94,588.00	142.7%	\$1,784.68
August-22	52	81	\$63,997	\$25,750	\$0	\$60,659	\$2,759	\$89,168.00	139.3%	\$1,714.77
September-22	51	80	\$63,197	\$23,132	\$0	\$57,367	\$3,906	\$84,405.00	133.6%	\$1,655.00
October-22	52	81	\$63,997	\$29,518	\$0	\$66,664	\$2,597	\$98,779.00	154.3%	\$1,899.60
November-22	50	77	\$61,521	\$45,107	\$0	\$61,082	\$2,640	\$108,829.00	176.9%	\$2,176.58
December-22	49	76	\$60,721	\$27,101	\$0	\$70,007	\$2,517	\$99,625.00	164.1%	\$2,033.16
Total	645	1,020	\$889,604	\$702,565	\$100	\$702,552	\$41,370	\$1,446,587	162.6%	\$2,242.77

2022 Experience - Total

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-22	1,398	2,543	\$1,433,590	\$823,166	\$8,077	\$365,715	\$100,314	\$1,297,272	90.5%	\$927.95
February-22	1,384	2,515	\$1,430,814	\$678,866	\$3,845	\$519,048	\$81,462	\$1,283,221	89.7%	\$927.18
March-22	1,400	2,527	\$1,440,578	\$1,103,216	\$3,425	\$394,239	\$68,593	\$1,569,473	108.9%	\$1,121.05
April-22	1,405	2,528	\$1,541,324	\$1,046,870	\$2,856	\$398,576	\$99,204	\$1,547,506	100.4%	\$1,101.43
May-22	1,402	2,520	\$1,438,475	\$801,041	\$2,512	\$497,561	\$81,233	\$1,382,347	96.1%	\$985.98
June-22	1,399	2,510	\$1,433,612	\$734,945	\$6,707	\$541,740	\$90,143	\$1,373,535	95.8%	\$981.80
July-22	1,480	2,638	\$1,500,218	\$901,165	\$3,158	\$402,449	\$84,692	\$1,391,464	92.8%	\$940.18
August-22	1,369	2,475	\$1,410,584	\$972,474	\$2,627	\$550,529	\$81,521	\$1,607,151	113.9%	\$1,173.96
September-22	1,286	2,351	\$1,340,187	\$716,508	\$608	\$441,376	\$83,631	\$1,242,123	92.7%	\$965.88
October-22	1,279	2,330	\$1,331,870	\$679,416	\$814	\$407,917	\$76,580	\$1,164,727	87.5%	\$910.65
November-22	1,284	2,334	\$1,336,594	\$808,238	\$989	\$408,222	\$76,811	\$1,294,260	96.8%	\$1,007.99
December-22	1,288	2,340	\$1,338,523	\$873,971	\$3,729	\$438,607	\$75,630	\$1,391,937	104.0%	\$1,080.70
Total	16,374	29,611	\$16,976,369	\$10,139,876	\$39,347	\$5,365,979	\$999,814	\$16,545,016	97.5%	\$1,010.44

Change 100.72%



				2023 - Fully Insured							
				Revised Renewal							
				Active		Retirees		HSA			
Primary Care Physician Visits				\$35		\$35		Deductible/20%			
Specialist Physician Visits				\$60		\$60		Deductible/20%			
Preventive Care				0%		0%		0%			
Deductible				\$1,000		\$1,000		\$1,500			
Deductible - Family				\$2,000		\$2,000		\$3,000			
Out of Pocket Limit - Includes Deductible				\$4,500		\$4,500		\$3,500			
Out of Pocket Limit - Family Max - Includes Deductible				\$9,000		\$9,000		\$5,000			
In-patient Hospital Services				Deductible/20%		Deductible/20%		Deductible/20%			
Out-patient Hospital Services				Deductible/20%		Deductible/20%		Deductible/20%			
Emergency Room				\$150		\$150		Deductible/20%			
Urgent Care				\$75		\$75		Deductible/20%			
Pharmacy				\$15/\$35/\$60		\$15/\$35/\$60		Deductible/20%			
Lifetime Maximum				Unlimited		Unlimited		Unlimited			
								HSA			
								\$750.00			
Rates:	OAP Active	OAP Retiree	HSA Active	Active	Monthly Premium	Retirees	Monthly Premium	Active	Monthly Premium	Retirees	
Employee Only	759	36	72	\$713.88	\$541,834.92	\$849.11	\$30,567.96	\$633.24	\$45,593.28	\$753.18	
Employee & Spouse	80	11	4	\$1,557.73	\$124,618.40	\$1,853.60	\$20,389.60	\$1,381.71	\$5,526.84	\$1,643.41	
Employee & Children	235	4	11	\$1,493.47	\$350,965.45	\$1,778.01	\$7,112.04	\$1,324.75	\$14,572.25	\$1,577.13	
Employee & Family	173	6	11	\$2,032.45	\$351,613.85	\$2,419.10	\$14,514.60	\$1,802.83	\$19,831.13	\$2,145.79	
	1,247	57	98		\$1,369,032.62		\$72,584.20		\$85,523.50		
Annual Cost					\$16,428,391.44		\$871,010.40		\$1,026,282.00		
					106.10%		106.10%		104.50%		
Total Cost							\$18,325,683.84				
Change						Net Renewal	106.01%				

- The revised renewal saved the Plan approximately \$2,200,000 or 13%.



Status	Diagnosis	Claim Amount
Active	CARE AND TREATMENT - NEOPLASM	\$535,757.36
Active	LIVER DISEASES	\$490,265.51
Termed	MALIGNANT MELANOMA AND OTHER SKIN	\$464,140.25
Active	CONGENITAL MUSCULOSKELETAL	\$442,551.90
Active	ARTERY/ARTERIOLE/CAPILLARY	\$403,961.85
Active	NUTRITIONAL & METABOLIC	\$331,395.56
Active	HEADACHE SYNDROMES	\$218,539.15
Active	FRACTURES/DISLOCATIONS	\$217,626.79
Active	STOMACH, INTESTINE AND PANCREAS	\$210,091.25
Active	ARTERY/ARTERIOLE/CAPILLARY	\$157,881.46
Active	COMPLICATIONS OF SURGICAL/MED CARE	\$141,067.50
Active	OTHER NEOPLASMS	\$119,837.42
Active	NEUROLOGICAL - CENTRAL NERVOUS SYS	\$116,412.08
Active	JOINT	\$113,642.30
Active	JOINT	\$112,723.59
Active	DIABETES	\$112,501.18
Active	STOMACH, INTESTINE AND PANCREAS	\$100,028.80

- Oncology is the dominant High Claimant challenge.

Medical Plan Renewal



2023 Experience - PPO Active

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-23	1,222	2,231	\$1,336,195	\$913,519	\$9,094	\$412,803	\$74,083	\$1,409,499.00	105.5%	\$1,153.44
February-23	1,231	2,243	\$1,343,271	\$576,835	\$5,409	\$402,069	\$88,194	\$1,072,507.00	79.8%	\$871.25
March-23	1,229	2,246	\$1,342,923	\$695,595	\$1,096	\$404,560	\$70,711	\$1,171,962.00	87.3%	\$953.59
April-23	1,237	2,248	\$1,348,705	\$549,590	\$2,225	\$451,902	\$82,302	\$1,086,019.00	80.5%	\$877.95
May-23	1,244	2,254	\$1,356,642	\$732,962	\$6,374	\$415,938	\$88,757	\$1,244,031.00	91.7%	\$1,000.02
June-23	1,237	2,254	\$1,355,795	\$664,851	(\$342)	\$461,888	\$86,456	\$1,212,853.00	89.5%	\$980.48
Total	7,400	13,476	\$8,083,531	\$4,133,352	\$23,856	\$2,549,160	\$490,503	\$7,196,871	89.0%	\$972.55

2023 Experience - HSA Active

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-23	89	131	\$76,523	\$15,250	\$0	\$30,671	\$3,600	\$49,521.00	64.7%	\$556.42
February-23	89	131	\$76,523	\$10,444	\$297	\$42,070	\$4,106	\$56,917.00	74.4%	\$639.52
March-23	91	142	\$80,129	\$13,697	\$0	\$39,052	\$3,311	\$56,060.00	70.0%	\$616.04
April-23	90	139	\$78,804	\$25,441	\$0	\$53,276	\$4,481	\$83,198.00	105.6%	\$924.42
May-23	88	137	\$77,538	\$37,192	\$0	\$47,008	\$4,254	\$88,454.00	114.1%	\$1,005.16
June-23	88	142	\$78,707	\$35,946	\$0	\$51,186	\$4,184	\$91,316.00	116.0%	\$1,037.68
Total	535	822	\$468,224	\$137,970	\$297	\$263,263	\$23,936	\$425,466	90.9%	\$795.26

2023 Experience - Retiree

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-23	52	80	\$67,128	\$73,600	\$0	\$69,445	\$2,514	\$145,559.00	216.8%	\$2,799.21
February-23	49	74	\$63,011	\$20,262	\$0	\$58,744	\$3,105	\$82,111.00	130.3%	\$1,675.73
March-23	47	71	\$60,308	\$71,793	\$0	\$76,530	\$2,164	\$150,487.00	249.5%	\$3,201.85
April-23	48	72	\$61,157	\$9,170	\$0	\$35,800	\$2,519	\$47,489.00	77.7%	\$989.35
May-23	48	72	\$61,157	\$10,667	\$0	\$72,195	\$2,636	\$85,498.00	139.8%	\$1,781.21
June-23	48	72	\$62,006	\$44,819	\$0	\$59,591	\$2,650	\$107,060.00	172.7%	\$2,230.42
Total	292	441	\$374,767	\$230,311	\$0	\$372,305	\$15,588	\$618,204	165.0%	\$2,117.14

2023 Experience - Total

Month	Subscribers	Mbers	Premium	Medical In Network	Medical Out of Network	Pharmacy	Fixed Charges	Total Claims	Loss Ratio	Clm/Sub
January-23	1,363	2,442	\$1,479,846	\$1,002,369	\$9,094	\$512,919	\$80,197	\$1,604,579	108.4%	\$1,177.24
February-23	1,369	2,448	\$1,482,805	\$607,541	\$5,706	\$502,883	\$95,405	\$1,211,535	81.7%	\$884.98
March-23	1,367	2,459	\$1,483,360	\$781,085	\$1,096	\$520,142	\$76,186	\$1,378,509	92.9%	\$1,008.42
April-23	1,375	2,459	\$1,488,666	\$584,201	\$2,225	\$540,978	\$89,302	\$1,216,706	81.7%	\$884.88
May-23	1,380	2,463	\$1,495,337	\$780,821	\$6,374	\$535,141	\$95,647	\$1,417,983	94.8%	\$1,027.52
June-23	1,373	2,468	\$1,496,508	\$745,616	-\$342	\$572,665	\$93,290	\$1,411,229	94.3%	\$1,027.84
July-23										
August-23										
September-23										
October-23										
November-23										
December-23										
Total	8,227	14,739	\$8,926,522	\$4,501,633	\$24,153	\$3,184,728	\$530,027	\$8,240,541	92.3%	\$1,001.65

7
99.85%

Medical Plan Renewal



Standard Renewal Calculations				
City of High Point	Subs	Premium	Claims	Loss Ratio
July-22	1,480	\$1,500,218	\$1,391,464	92.75%
August-22	1,369	\$1,410,584	\$1,607,151	113.94%
September-22	1,286	\$1,340,187	\$1,242,123	92.68%
October-22	1,279	\$1,331,870	\$1,164,727	87.45%
November-22	1,284	\$1,336,594	\$1,294,260	96.83%
December-22	1,288	\$1,338,523	\$1,391,937	103.99%
January-23	1,363	\$1,479,846	\$1,604,579	108.43%
February-23	1,369	\$1,482,805	\$1,211,535	81.71%
March-23	1,367	\$1,483,360	\$1,378,509	92.93%
April-23	1,375	\$1,488,666	\$1,216,706	81.73%
May-23	1,380	\$1,495,337	\$1,417,983	94.83%
June-23	1,373	\$1,496,508	\$1,411,229	94.30%
Total	16,213	\$17,184,498	\$16,332,203	95.04%

2024 Fully Insured Renewal Calculation	
	Annual
Incurring Claims - Matured	Annual 8% Trend
Premium - 2023	\$17,775,906.00
Incurring Claims	\$16,332,203.00
Pooling - \$200,000	\$1,514,330.00
Claims less Pooling	\$14,817,873.00
Benefit Change	\$14,817,873.00
Trended Claims - 2024 - 8%	\$16,596,017.76
PPACA - Fee for Comparative Effectiveness Research Agency	\$7,323.75
Health Insurance Industry Fee - 3.5% - Fully Insured	\$0.00
Total Claims/PPACA Cost	\$16,603,341.51
2023 Premium	\$17,775,906.00
Trended Loss Ratio	93.40%
Target Loss Ratio	83.00%
Rate Increase	112.53%

Reserve
\$3,500,000

- The renewal formula for transitioning to self-funding finally makes sense.

2024 Self-funded Renewal Calculation - Expected - Firm	
	Annual
Incurring Claims - Matured	Annual
Trended Claims - 2024 - 8% Annual	\$16,596,017.76
PPACA - Fee for Comparative Effectiveness Research Agency	\$7,323.75
Fixed Cost	\$2,704,814.79
Lasers - \$625,000	\$625,000.00
Rebates	\$1,020,704
Total Claims/PPACA Cost/Fixed Cost	\$18,912,452.30
2023 Contribution	\$17,775,906.00
Rate Increase	106.39%



Components of a Self-funded Contract

- Hire an administrator to pay Medical and Pharmacy claims – **Retain CIGNA**
- Purchase insurance for large claims (Stop-loss Insurance). **CIGNA issues Stop Loss Contract**
- Hire a network (doctors/medical specialists/hospitals) – **Retain CIGNA**
- Budget for Claims
- Establish Reserving

SELF FUNDING FORMULA: Rates = Administrator + Claims + Stop Loss + Reserves



- Long-term, self-funding delivers a lower cost strategy for funding Medical Coverage, because of a lower overall expense structure.
- Allows the City to receive revenue sources retained by CIGNA (Rebates).
- Self-funding give the City significantly more flexibility to implement enhanced wellness strategies.
- Make adjustments to Plan design for Wellness incentives and Clinic integration.
- The City is well positioned to make the transition.



	2023 - 2024 - CIGNA \$200,000 Spec - 125% Agg 12/36 Original	2023 - 2024 - CIGNA \$200,000 Spec - 125% Agg 12/36 Revised	2023 - 2024 - CIGNA \$200,000 Spec - 125% Agg 12/12 Revised Option 1 – Current Programs	2023 - 2024 - CIGNA \$200,000 Spec - 125% Agg 12/12 Revised Option 2 – Some CIGNA Program Elimination
Network Access Fee	\$33.54	\$33.54	\$33.54	\$21.95
Medical Plan Administration Fee	\$15.00	\$10.00	\$10.00	\$10.00
Specific Stop-loss - \$200,000	\$113.62	\$113.62	\$122.03	\$122.03
Aggregate Stop Loss Coverage	\$4.32	\$3.23	\$3.23	\$3.23
Vision	\$0.35	\$0.35	\$0.35	\$0.35
Total Administration Fees (A)	\$166.83	\$160.74	\$169.15	\$157.56
Annual Cost	\$3,312,794.53	\$3,312,794.53	\$3,312,794.53	\$3,312,794.53
Laser	\$625,000.00	\$625,000.00	\$0.00	\$0.00
Wellness Dollars	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
Implementation Dollars	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
			No New Laser	No New Laser
			Rate Cap - 45%	Rate Cap - 45%

- The revised self-funded fixed cost and risk exposure was significantly improved.
- The laser was removed under a revised contract, with no new lasers, and a rate cap.
- The final Administrative Package (Option 1 or 2) will be determined during implementation.

Medical Plan Renewal



	2023 - Fully Insured				2024 - Fully Insured or Self-funded						
	Current				Renewal						
	Active	Retirees	HSA		Active	Retirees	HSA				
Primary Care Physician Visits	\$35	\$35	Deductible/20%		\$35	\$35	Deductible/20%				
Specialist Physician Visits	\$60	\$60	Deductible/20%		\$60	\$60	Deductible/20%				
Preventive Care	0%	0%	0%		0%	0%	0%				
Deductible	\$1,000	\$1,000	\$1,500		\$1,000	\$1,000	\$1,500				
Deductible - Family	\$2,000	\$2,000	\$3,000		\$2,000	\$2,000	\$3,000				
Out of Pocket Limit - Includes Deductible	\$4,500	\$4,500	\$3,500		\$4,500	\$4,500	\$3,500				
Out of Pocket Limit - Family Max - Includes Deductible	\$9,000	\$9,000	\$5,000		\$9,000	\$9,000	\$5,000				
In-patient Hospital Services	Deductible/20%	Deductible/20%	Deductible/20%		Deductible/20%	Deductible/20%	Deductible/20%				
Out-patient Hospital Services	Deductible/20%	Deductible/20%	Deductible/20%		Deductible/20%	Deductible/20%	Deductible/20%				
Emergency Room	\$150	\$150	Deductible/20%		\$150	\$150	Deductible/20%				
Urgent Care	\$75	\$75	Deductible/20%		\$75	\$75	Deductible/20%				
Pharmacy	\$15/\$35/\$60	\$15/\$35/\$60	Deductible/20%		\$15/\$35/\$60	\$15/\$35/\$60	Deductible/20%				
Lifetime Maximum	Unlimited	Unlimited	Unlimited		Unlimited	Unlimited	Unlimited				
			HSA				HSA				
			\$750.00				\$750.00				
Rates:	Active	Retirees	Active	Retirees	Active	Monthly Premium	Retirees	Monthly Premium	Active	Monthly Premium	Retirees
Employee Only	\$713.88	\$849.11	\$633.24	\$753.18	\$757.43	\$574,131.94	\$900.91	\$27,027.30	\$661.74	\$44,336.58	\$787.08
Employee & Spouse	\$1,557.73	\$1,853.60	\$1,381.71	\$1,643.41	\$1,652.75	\$127,261.75	\$1,966.67	\$23,600.04	\$1,443.89	\$4,331.67	\$1,717.37
Employee & Children	\$1,493.47	\$1,778.01	\$1,324.75	\$1,577.13	\$1,584.57	\$372,373.95	\$1,886.47	\$5,659.41	\$1,384.36	\$11,074.88	\$1,648.10
Employee & Family	\$2,032.45	\$2,419.10	\$1,802.83	\$2,145.79	\$2,156.43	\$357,967.38	\$2,566.67	\$7,700.01	\$1,883.96	\$22,607.52	\$2,242.36
						\$1,431,735.02		\$63,986.76		\$82,350.65	
Annual Cost						\$17,180,820.24		\$767,841.12		\$988,207.80	
						106.10%		106.10%		104.50%	
Total Cost			\$17,862,364.80					\$18,936,869.16			
Change							Net Renewal	106.02%			

- From a long-term perspective, the recommendation for self-funding cost allocation is to match the fully insured rates.

Wellness Results



2022 HEALTHIEST EMPLOYERS AWARDS

Greater Charlotte Area:

- City of Salisbury – 1st
- Cleveland County – 2nd
- Rowan County – 3rd
- City of Gastonia – 9th

Triangle Area:

- Durham - 4th

Triad Area:

- **City of High Point - 1st**
- Randolph County - 2nd

Top 100 Across America:

- Randolph County – 14th
- Durham County – 62nd
- Cleveland County – 94th
- **City of High Point - 95th**



2024 Recommendation:

- We are recommending the City transition to self funding with CIGNA at the fully insured rates.
- Making the change with CIGNA makes the transition smooth and seamless.
- There are no planned benefit changes in the transition.
- For the first time in a decade, the claims are allowing the City to transition to self funding.
- The City is well positioned to make this funding change.
- Funding discipline is important into the future.
- The long-term benefits of self funding are to the advantage of the City.



Mark III
Employee Benefits



City of High Point

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

Master

File Number: 2023-351

File ID: 2023-351

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Purchase of Two (2) Ford F550 Trucks from Amick Equipment Company in the amount of \$282,461.86
City Council is requested to approve the purchase of two (2) Ford F550 trucks with DiamondBack 8 Yard body from Amick Equipment Company and declare the old trucks as surplus and dispose through the online auction process.

Notes:

Sponsors:

Enactment Date:

Attachments: Amick Equipment Company - Two Ford F550 with DiamondBack 8 Yard

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Ford F550 Diamond Back 8 Yd body

From: Kevin Rogers, Fleet Director

Public Hearing: N/A

Attachments: Formal Bid Recommendations
Vendor Quote

Meeting Date: August 7, 2023

Advertising Date / N/A

Advertised By: N/A

PURPOSE:

The Environmental Services Division is currently using Isuzu trucks with rear packer bodies that are in need of replacement due to age and condition. The trucks have over 130,000 miles each. Using the North Carolina Sheriffs Association Bid# 22-06-0426R a 2023 Ford F550 with DiamondBack 8 Yard body is being recommended for council approval.

BACKGROUND:

The Environmental Services Division is currently using Isuzu trucks with rear packer bodies with over 130,000 miles on them. The trucks have reached the end of their useful life due to condition and escalating repair costs. Amick Equipment Company has the Ford F550 with DiamondBack 8 Yard body that will continue to meet their needs. The price of \$141,230.93 is for the truck, body, operator training, and delivery. The total cost for two (2) is \$282,461.86. The delivery time is 365 days.

BUDGET IMPACT:

Funds are available in the 2023-24 budget.

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing two (2) Ford F550 trucks with DiamondBack 8 Yard body from Amick Equipment Company. Recommendation also includes declaring the old trucks as surplus and disposing through the online auction process.





For NCSA Contract Purchases:
 Please send P.O. to Amick & NCSA including:
 Contract #, Spec #, Contact Info, & Fed. Tax ID #
 NCSA: kmitman@ncsheriffs.net
[LINK: NCSA Terms & Conditions](#)

CONTRACT #
22-06-0426R
SPECIFICATION #
3816

END USER: HIGH POINT
 KEVIN ROGERS
 BODY INSTALL: NEW WAY TRUCKS - IA,
 LOCATION: 101 STATE ST., SCRANTON, IA 51462

Description	Itemized Contract Price
-------------	-------------------------

MODEL: NEW WAY DIAMINDBACK	\$ 64,920.00
BODY SIZE: 8 YARD	
BODY PAINT: WHITE	
BODY WARRANTY: STANDARD MFG. WARRANTY.	

STANDARD EQUIPMENT INCLUDED

ALL LED BODY LIGHTS INCLUDING REVERSE AND LICENSE PLATE ARE STANDARD
 SAFETY SHUT DOWN CURBSIDE
 DRIVER ALERT BUZZER CURBSIDE
 INTERLOCK ON FRONT ACCESS DOOR
 5.6" COLOR FLAT SCREEN MONITOR WITH AUDIO
 ZINC PLATED HYDRAULIC TUBES
 QUICK CONNECT PRESSURE PORT AT FRONT VALVE
 REAR FENDERS - POLY BLACK
 SLIDE CYLINDER ROD COVERS
 1-YEAR HYDRAULIC WARRANTY
 2-YEAR CYLINDER WARRANTY
 1-YEAR BODY WARRANTY

OPTIONAL UPGRADES AND ACCESSORIES INCLUDED

EXTRA VALVE SECTION FOR CART TIPPER	\$ 823.63
ADD HYDRAULIC TUBING TO TAILGATE CURBSIDE FOR TIPPER INSTALL	\$ 222.53
HOPPER FLOOR AND BACK 1/4" 100K	\$ 695.03
SHOVEL AND BROOM RACK CURBSIDE BODY SIDE	\$ 261.54
EXTENDED LOADSILL AND MOUNTING SUPPORT FOR TIPPER	\$ 981.13
ACRYLIC URETHANE PAINT WHITE TO MATCH CAB	Included
LED WORK LIGHTS MOUNTED INSIDE UPPER TAILGATE SHINNING IN HOPPER	\$ 325.11
LED MID BODY BACKUP LIGHTS	\$ 473.94
STROBE LIGHT PACKAGE INTEGRATED STROBE SYSTEM UPPER TAILGATE	\$ 653.12
NYLON SLEEVES ON HYDRAULIC HOSES	\$ 433.49
COMPLETE FACTORY MOUNT	included
AUTO TRANS HOT SHIFT PTO WITH OVERSPEED PROTECTION	included
DRIVE ALERT BUZZER AND SAFETY SHUTDOWN STREET SIDE	\$ 328.06
QUICK DISCONNECT PRESSURE GAUGE	\$ 128.60

STROBE LIGHT PACKAGE INTEGRATED STROBE SYSTEM LOWER TAILGATE	\$ 653.12
--	-----------

LOCAL OPTIONS INCLUDED

BARKER TIPPER BPHBP27-5541 (PN BU18441)	\$ 3,500.00
INSTALL TIPPER AND HYDRAULICS	\$ 1,200.00

DEALER SERVICES INCLUDED

FREIGHT TO AMICK EQUIPMENT
 BODY PDI
 AECI MOBILE ON-SITE WARRANTY PKG., 12 MO.
 ON-SITE TRAINING - PROVIDED BY REQUEST

DELIVERY OPTION INCLUDED:

AECI DELIVERS TO CHASSIS DEALER FOR PDI.

COMMENTS: *Pricing Volatility Disclaimer - Pricing is subject to further increases, as announced by manufacturers. In such an event, customers will be notified of increases and given the option to continue the order with updated pricing, or cancel the order without penalty. We are doing our best to forecast pricing but aren't always able to control pricing stability in this market. We sincerely appreciate your patience.*

Subtotal:	\$ 75,599.31
Contract Discount - Options / Accessories:	\$ (640.76)
Additional Discount:	\$ (1,727.62)
Subtotal:	\$ 73,230.93

Chassis Description

MODEL: 2023 FORD F 550 \$ 68,000.00
GVWR: 19000 LBS
CA/CT Required: 108" CA, 70" after frame?
ENG & TRAN: FORD 6.7 LITER POWERSTROKE DIESEL / FORD 10 SPEED AUTOMATIC
PAINT: WHITE
VIN: 36497, 36498
COMMENTS: SEE CHASSIS SPECIFICATIONS FOR COMPLETE DETAILS.
NCSA Spec # sourced non-contract chassis

Chassis Subtotal: \$ 68,000.00

Unit Subtotal: \$ 141,230.93

Tax - Federal Excise - 12%: N/A

Tax - Motor Vehicle (SC IMF / NC HUT): AECl will not collect

Unit Purchase Price: \$ 141,230.93

Quantity: 2

Extended Purchase Price: \$ 282,461.86

Balance Due Upon Delivery: \$ 282,461.86

Std. Payment Terms: Net 30

Completion ETA: 1/12/24 Scheduled Completion Date

Please Note: ETAs are based on current schedules and are subject to change.

QUOTED BY: Cameron Low

DATE: 7/17/2023

VALID UNTIL: 8/16/2023

ORDER CONFIRMATION

SIGNATURE

DATE

Double click beside X to digitally sign. Signature indicates a commitment to purchase equipment as described above.

Please clearly identify any additional options you wish to order.

ADDITIONAL OPTIONS: Prices shown in "additional options available" section are not included in the "Total" price and do not include taxes.

TAXES: Unless itemized above, prices do not include local, state or federal taxes.

MOTOR VEHICLE TAXES: AECl no longer collects SC "IMF" or NC "Highway Use Tax". Either the chassis dealer or the DMV will collect motor vehicle tax/fees when registering vehicle.

PAYMENT TERMS: Payment is due PRIOR to delivery. When ample credit has been extended to customer, payment is due within 30 Days of invoice.

TITLEWORK / MCO: Allow 5-10 business days after receipt of payment to process Title or Manufacturer's Certificate of Origin (MCO).

QUOTE EXPIRATION: Pricing is honored for 30 days from date quoted, barring extenuating circumstances such as, but not limited to, volatile markets, factory price increases, etc. AECl makes every effort to give as much notice as possible in such instances.

DELIVERY ESTIMATES: ETA's are based on production schedules at the time of quote and are subject to changes in truck or body production schedules as well other factors such as transportation delays, etc.

WEIGHT RESTRICTIONS: Operating overweight equipment can result in fines, damage to equipment or injury to operators. AECl makes every effort to quote equipment meeting local, state & federal weight regulations. Nevertheless, it is up to the end user to familiarize themselves with all applicable weight laws and avoid exceeding legal weight limits, regardless of truck's GVWR.

CHASSIS DEALERS: Please ensure chassis specs meet body manufacturer's minimum requirements, which are supplied upon request. Deviations may result in additional charges, for which the truck dealer will be responsible.

CHASSIS DEALER PAYMENT TERMS: Payment term begins when truck is delivered to customer or truck dealer for PDI, whichever is first. Payments received later than 15 DAYS are subject to penalty of 5% APR, calculated on a daily basis. ANY EXCEPTIONS must be agreed to writing prior to order.

COOPERATIVE PURCHASING CONTRACTS: Cooperative purchasing contract such as NCSA, Sourcewell, etc. are a tool which satisfies the competitive bidding requirements for some municipalities. Amick Equipment (or its Body Manufacturer) are approved vendors on several contracts, authorized to offer awarded equipment according to each contract's terms and conditions. If a contract award included both body and chassis, then that contract clearly satisfies the bidding requirements for both body and chassis. Some of Amick's contracts were awarded for the body portion only. Upon request, Amick may offer a compatible chassis from another qualified contract holder or may offer a non-contract option.. Unless explicitly stated, customers shall not assume that any of the equipment quoted are being offered under a purchasing contract. It is up to the purchaser to determine whether purchasing any items - both explicitly listed on the contract or not, are permitted by their organization's purchasing guidelines.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Quantity two (2) Ford F550 with DiamondBack 8 Yard bodies.

PURPOSE:

The Environmental Services Division is currently using Isuzu trucks with New Way bodies. The truck's have over 130,000 miles on them and are in need of replacement due to age/condition and escalating repair cost. Using the NCSA Contract# 22-06-0426R 2023 Ford F550 trucks with DiamondBack 8 Yard bodies are being recommended for council approval.

COMMENTS:

The price of \$141,230.93 is for the truck, body, operator training, and delivery. The total price for two (2) is \$282,461.86. Estimated delivery is 365 days.

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

Using the bid allows the City of High Point to take advantage of the volume discount offered through the NCSA Contract.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$282,461.86
TOTAL BUDGETED AMOUNT				\$282,461.86

DEPARTMENT HEAD: Digitally signed by KEVIN ROGERS Date: 2023.07.19 11:36:50 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: Digitally signed by Candy E. Harmon Date: 2023.07.19 16:31:54 -04'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Bobby Fitzjohn Date: 2023.07.20 08:59:22 -04'00' DATE:

CITY MANAGER: DATE:



City of High Point

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

Master

File Number: 2023-352

File ID: 2023-352

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Purchase of a Freightliner Truck with Pac Mac Model KB-20H-HJ from Carolina Environmental Systems, Inc. in the amount of \$205,985.00
City Council is requested to approve the purchase of a Freightliner truck with Pac Mac model KB-20H-HJ from Carolina Environmental Systems, Inc. and declare the old truck as surplus and dispose through the online auction process.

Notes:

Sponsors:

Enactment Date:

Attachments: Carolina Environmental Systems, Inc. - Freightliner Truck

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Purchase of Freightliner truck with Pac Mac model KB-20H-HJ

From: Kevin Rogers, Fleet Director

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date / N/A

Advertised By: N/A

Attachments: Quote
Recommendation Form

PURPOSE:

The Environmental Services Department is currently utilizing a 2014 International 7400 Knuckleboom with Petersen TL3 loader which is in need of replacement due to age and mileage. Using the NC Sheriff's Association Contract# 24-08-0421 a Freightliner M2-106 truck with Pac Mac model KB-20H-HJ loader is being recommended for council approval.

BACKGROUND:

The Environmental Services Department is currently using a 2014 International 7400 Knuckleboom with Petersen TL3 loader that needs replacement due to over all condition. The new Freightliner M2-106 truck with Pac Mac model KB-20H-HJ is similar to other trucks they are using and will meet their needs. The price of \$205,985.00 is for the truck, training, and delivery. The estimated delivery is 240-360 days.

BUDGET IMPACT:

Funds are available in 2023-24 budget

RECOMMENDATION / ACTION REQUESTED:

The Fleet Services Department recommends purchasing the new Freightliner truck with Pac Mac model KB-20H-HJ from Carolina Environmental Systems, Inc. Recommendation also includes declaring the old truck as surplus and disposing through the online auction process.



Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

June 2, 2023
City of High Point
3524 Triangle Lake Rd
High Point, NC 27260
Attention: Mr. Kevin Rogers & Mr. Justin Hix

Dear Kevin & Justin,

CES appreciates the opportunity to quote you the following:

One (1) new Pac-Mac model KB-20H-HJ loader via NC Sheriffs Contract # 24-08-0421

Standard features include:

H Style Outriggers
Hot Shift PTO
6' Tip Boom with 4' Extend
10' Main Boom w/ Extend Tip
Hydraulic Joystick Controls
18' 24 Cubic Yard Body
Barn Doors
Paint: Standard Red/Black Loader, Black Body
Strobe light on Pivot
Midbody Turns
Boom Up Alarm

Body/Loader Options Added at Plant:

Rear Post Corner Strobes
Electric tarp system with arms
Tool Holder (1) on Front Wall (2) on Side Wall
Oil Cooler
Rubber Mat (serves as heat shield)

Options Added at CES:

Outrigger Strobes
Modify catwalk/steps
Install air broom into back of cab
Install backup camera

All as per the above and mounted on one (1) 2024 Freightliner M2106 cab/chassis complete as per the enclosed specifications and including a five (5) year 150,000 mile Cummins engine, engine aftertreatment system, and a five (5) year unlimited mile Allison transmission warranty

Sales Price: \$205,985

Delivery: Approximate delivery for Q4 2023, subject to prior sale

*Price is subject to change due to surcharges from the chassis and/or body manufacturer prior to delivery

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Sincerely,
Ben Taylor
Carolina Environmental Systems



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501271	532401			\$205,985.00
TOTAL BUDGETED AMOUNT				\$205,985.00

DEPARTMENT HEAD: Digitally signed by KEVIN ROGERS Date: 2023.07.19 11:35:56 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: Digitally signed by Candy E. Harmon Date: 2023.07.19 16:35:22 -04'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Bobby Fitzjohn Date: 2023.07.20 09:00:41 -04'00' DATE:

CITY MANAGER: DATE:



City of High Point

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

Master

File Number: 2023-353

File ID: 2023-353

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of an Easement Dedication to AT&T at 3940 Kivett Dr.
City Council is requested to approve an easement dedication to AT&T to relocate utilities to allow continued service after a portion of the right of way along Kersey Valley Rd. is closed and relocated to allow for the landfill expansion.

Notes:

Sponsors:

Enactment Date:

Attachments: AT&T Dedication Easement

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT

AGENDA ITEM



Title: Grant of Easement – Easement Dedication to AT&T – Landfill – 3940 Kivett Dr.

From: Kim Thore, Right of Way Coordinator

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Map

Purpose/Background:

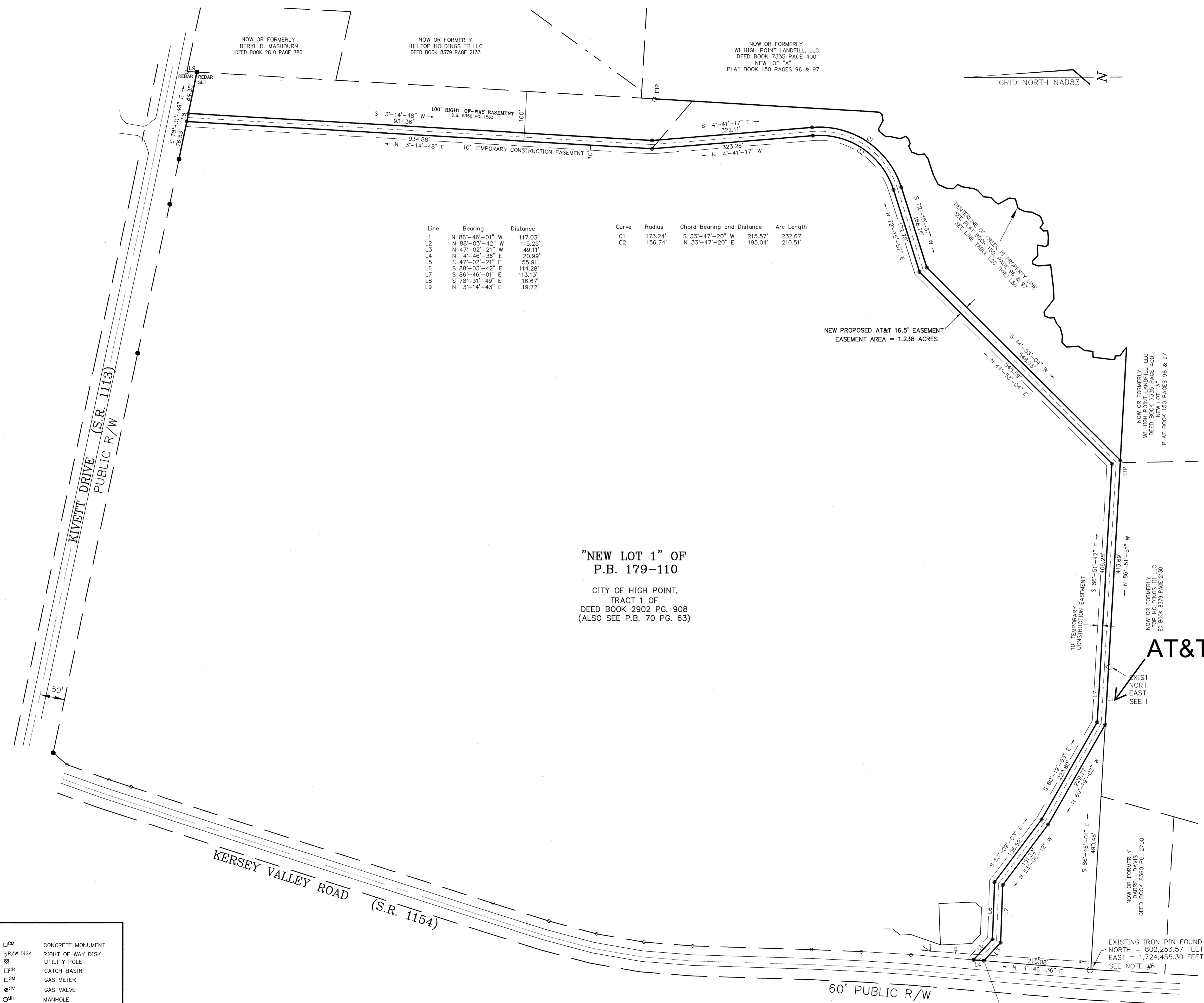
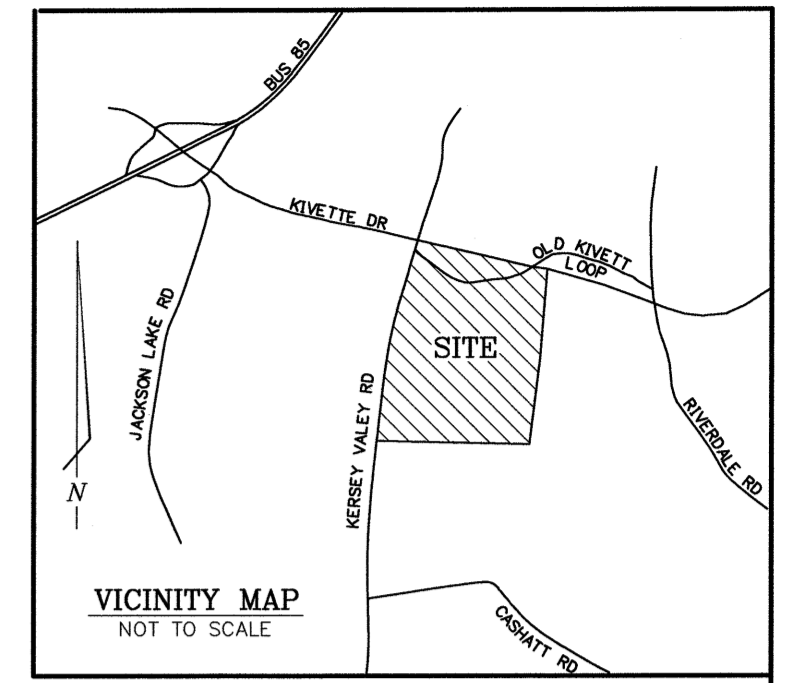
AT&T Corp. has requested the city to grant a permanent easement along the edge of the landfill property from Kersey Valley Rd. to Kivett Dr. to relocate utilities. The AT&T utilities are currently located in a portion of the right of way along Kersey Valley Rd. which will be closed and relocated to allow for the landfill expansion. This easement will allow AT&T to continue providing service after the road section is closed. The city property is the landfill at 3940 Kivett Dr. (parcel # 202911). The permanent easement will be 53,927 square feet (1.238 acres).

Budget Impact:

No impact.

Recommendation:

Council is requested to approve an easement dedication to AT&T Corp. to relocate utilities.



Line	Bearing	Distance	Curve	Radius	Chord Bearing and Distance	Arc Length
L1	N 86°-46'-01" W	117.03'	C1	173.24'	S 33°-47'-20" W 215.57'	232.67'
L2	N 88°-03'-42" W	115.25'	C2	156.74'	N 33°-47'-20" E 195.04'	210.51'
L3	N 47°-02'-21" W	49.11'				
L4	N 4°-46'-36" E	20.99'				
L5	S 47°-02'-21" E	55.91'				
L6	S 88°-03'-42" E	114.28'				
L7	S 86°-46'-01" E	113.13'				
L8	S 78°-31'-49" E	16.67'				
L9	N 3°-14'-43" E	19.72'				

**"NEW LOT 1" OF
P.B. 179-110**
CITY OF HIGH POINT,
TRACT 1 OF
DEED BOOK 2902 PG. 908
(ALSO SEE P.B. 70 PG. 63)

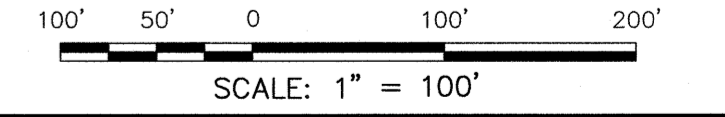
AT&T Permanent Easement

- NOTES**
- 1 - DEED REFERENCE - BOOK 2902, PAGE 908.
 - 2 - NO UTILITIES OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
 - 3 - THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR OTHER FACTS THAT MAY BE DISCLOSED BY COMPLETE TITLE SEARCH.
 - 4 - ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES AS REQUESTED BY CLIENT.
 - 5 - ALL AREAS WERE COMPUTED BY THE COORDINATE METHOD.
 - 6 - This survey is a conventional Traverse with Leica TS13 Instrument. Field data adjusted using StarNet least squares adjustment. All information shown hereon are State Plane Coordinates (3200 NC) based on four traverse stations being observed with a Spectra SP80 receiver and North Carolina GNSS CORS real-time corrections.

I, JAMES B. STEPHENS certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS SHOWN, page AS SHOWN); that the boundaries not surveyed are

SURVEY OF PROPOSED EASEMENT AT KERSEY VALLEY ROAD LANDFILL

HIGH POINT TOWNSHIP - GUILFORD COUNTY
HIGH POINT, NORTH CAROLINA



LEGEND

○EIP	EXISTING IRON PIN FOUND	□CM	CONCRETE MONUMENT
●NIP	NEW IRON PIN SET	○R/W DISK	RIGHT OF WAY DISK
CL	CENTERLINE	⊗	UTILITY POLE
R/W	RIGHT-OF-WAY	□CB	CATCH BASIN
Sq. Ft.	SQUARE FEET	□GM	GAS METER
D.B.	DEED BOOK	○GV	GAS VALVE
P.B.	PLAT BOOK	○MH	MANHOLE
P.P.	POWER POLE	○SMH	SANITARY SEWER MANHOLE
RCF	REINFORCED CONCRETE PIPE	○SDMH	STORM DRAIN MANHOLE
FES	FLARED END SECTION	□TI	YARD INLET
CMP	CORRUGATED METAL PIPE	□CB	CATCH BASIN
PDE	PROTECTED DRAINAGE EASEMENT	○HYD	FIRE HYDRANT
S.S.E.	SANITARY SEWER EASEMENT	○WELL	WELL
EVE	ELECTRIC UTILITY EASEMENT		
D.M.U.E.	DRAINAGE MAINTENANCE & UTILITY EASEMENT		

JAMESTOWN ENGINEERING GROUP, INC.
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523

C-0626

DATE OCT. 14, 2021 SCALE 1"=100'
JOB No. 2020039
SURVEY BY J.D.T. PLATTED BY J.B.S.

SHEET NO. **1** OF 1

2020039-BRDR.DWG



City of High Point

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

Master

File Number: 2023-354

File ID: 2023-354

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Resolution of the High Point City Council Authorizing Upset Bid Process for Sale of City Property Located at 807 Wise Avenue High Point, NC
City Council is requested to adopt a resolution accepting the offer of \$10,000 from HS.1 Properties, LLC for the purchase of city-owned property at 807 Wise Avenue through the upset bid procedure N.C.G.S. §160A-269 and direct the City Clerk to publish the public notice of the proposed sale in accordance with N.C.G.S. §160A-269.

Notes:

Sponsors:

Enactment Date:

Attachments: Sale of Property 807 Wise Ave.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Resolution to Sale of City Owned Property – 807 Wise Ave.

From: Kim Thore, Right of Way Coordinator

Meeting Date: Monday, August 7, 2023

Public Hearing: Not Required

Advertising Date: N/A

Advertised By: N/A

Attachments: Resolution & Map

Purpose/Background:

HS.1 Properties, LLC has offered a bid of \$10,000 for a city-owned vacant lot at 807 Wise Avenue (“Property”) consisting of approximately 4,292 square feet (0.10 acre) in size and identified as Guilford County tax parcel 174051.

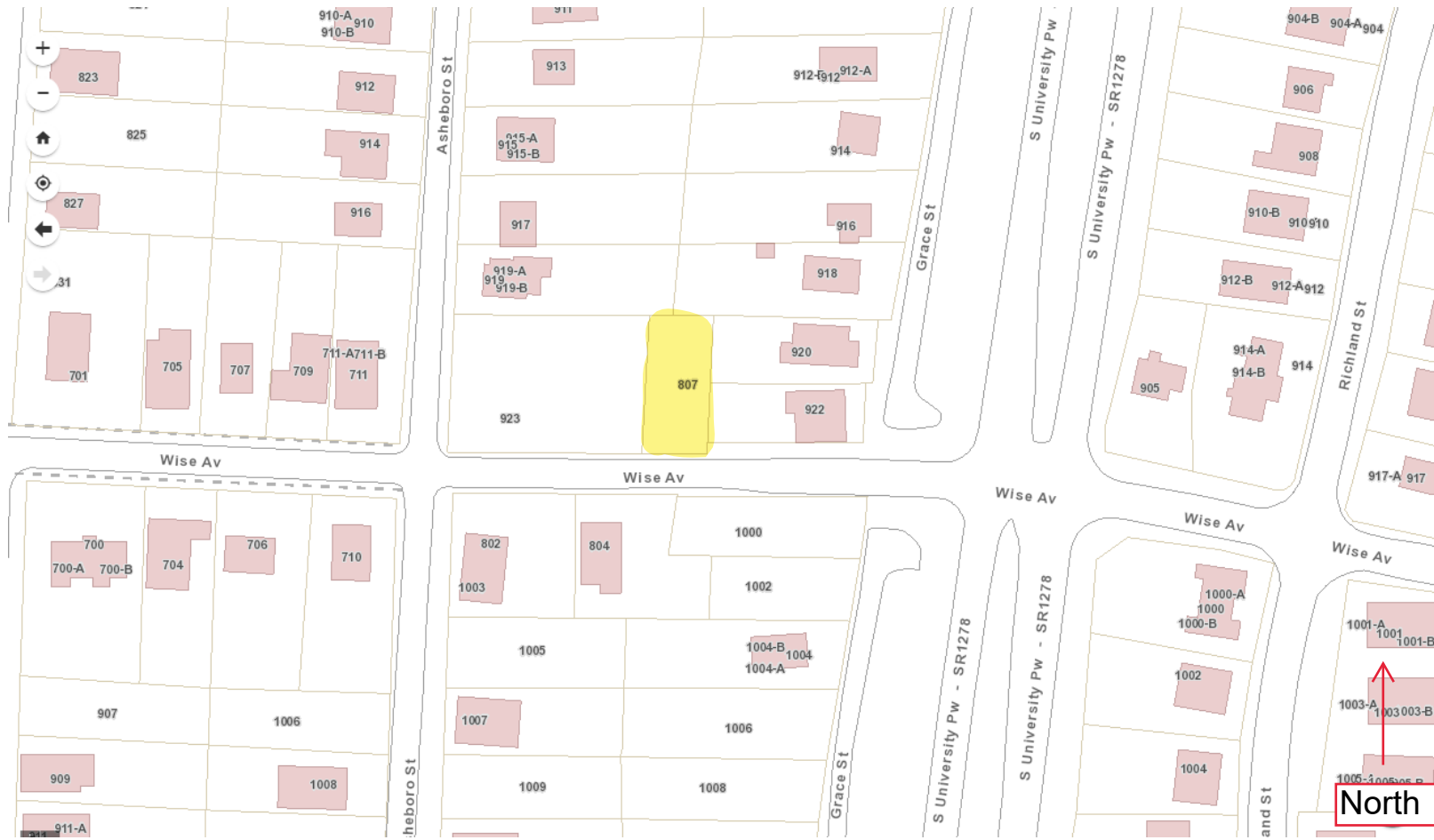
Budget Impact:

N/A

Recommendation/Action Requested:

Council is requested to adopt a resolution accepting the offer of \$10,000 and authorizing the sale of the Property 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.

Sale of City Property - 807 Wise Ave.



**RESOLUTION OF THE HIGH POINT CITY COUNCIL
AUTHORIZING UPSET BID PROCESS FOR SALE OF CITY PROPERTY
LOCATED AT 807 WISE AVENUE, HIGH POINT, NC**

WHEREAS, The City of High Point (“City”) owns a vacant lot located at 807 Wise Avenue consisting of approximately 4,292 square feet (0.10 acre) in size and more particularly described as Guilford County Tax Parcel 174051 (“Property”); and

WHEREAS, North Carolina General Statute §160A-269 permits the City to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, HS.1 Properties, LLC has offered a bid of ten thousand dollars (\$10,000.00) for the Property and paid the amount of five hundred dollars (\$500.00), the required five percent (5%) deposit on his offer.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of High Point, North Carolina:

1. Authorizes sale of the Property described above through the upset bid procedure of North Carolina General Statute §160A-269.

2. The City Clerk shall cause a notice of the proposed sale to be published. The notice shall describe the property, the amount of the offer, and shall state the terms under which the offer may be upset.

3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the City Clerk within ten (10) days after the notice of sale is published. At the conclusion of the ten (10) day period, the City Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

4. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a ten (10) day notice period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.

5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first one thousand dollars (\$1,000.00) of that offer and five percent (5%) of the remainder of that offer.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier’s check, or certified check. The City will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The City will credit the deposit of the final high bidder at closing.

7. The terms of the final sale are that:

- the City Council must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed; and
- the buyer must pay balance with cash, cashier's check, or certified check at the time of closing.

8. The City reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate City officials are authorized to execute the instruments necessary to convey the property to HS.1 Properties, LLC.

Adopted this the 7th day of August 2023.

ATTEST:

CITY OF HIGH POINT

Sandra Keeney, City Clerk

Jay W. Wagner, Mayor



City of High Point

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

Master

File Number: 2023-356

File ID: 2023-356

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Resolution Authorizing the Sale of Retired K-9 Bruno
City Council is requested to adopt a resolution to retire Police K-9 Bruno and declare as surplus property to allow him to be purchased by Officer Karl Wolf who will assume all responsibility and liability.

Notes:

Sponsors:

Enactment Date:

Attachments: Retire K-9 Bruno Surplus Declaration

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Request to Retire and Sell K-9 Bruno

From: J. Travis Stroud, Chief of Police

Meeting Date: 08/07/23

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: Photo & Resolution

PURPOSE:

The Police Department is requesting consideration for approval to retire (declare surplus) Police K-9 Bruno.

BACKGROUND:

The High Point Police Department purchased Canine Bruno from Vohn Liche Kennels, IN, in August 2006 for \$12,000. Bruno was purchased to maintain the appropriate level of the K-9 Unit's working animals. K-9 Bruno served as a dual-purpose patrol canine from August 2006 until August 2023. At his age, transferring him to a new handler to continue his work life would be difficult, and the Department wishes to retire him.

BUDGET IMPACT:

Officer Karl Wolf has agreed to purchase retired K-9 Bruno from the City of High Point for \$1.00 and, upon accepting custody of the dog, will assume all liability and responsibility for the animal's care for the remainder of its life.

Due to Bruno's pending retirement, the Department has purchased a replacement K-9 for \$13,500 in FY 23 with General Budget Funds identified within the Support Services Division's budget.

RECOMMENDATION / ACTION REQUESTED:

The Police Department requests that K-9 Bruno be declared surplus property and for City Council to authorize the purchase of K-9 Bruno by Officer Karl Wolf.



RESOLUTION AUTHORIZING THE SALE OF
RETIRED K-9 BRUNO

WHEREAS, the City Council for the City of High Point finds that Police K-9 Bruno can no longer perform as required for his job and has received a recommendation from the High Point Police Department K-9 Supervisor that Bruno be retired; and

WHEREAS, N.C.G.S. 160A-266(d) permits the City Council to authorize the disposition of personal property that is without value; and

WHEREAS, Officer Karl Wolf has agreed to purchase retired K-9 Bruno from the City of High Point in the amount of \$1.00 and upon accepting custody of the dog will assume all liability and responsibility for the care of the animal for the remainder of its life.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of High Point authorizes the purchase of K-9 Bruno by Officer Karl Wolf for \$1.00 effective August 07, 2023.

Adopted: _____

Jay Wagner, Mayor

ATTEST

Sandra Keeney
City Clerk



City of High Point

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

Master

File Number: 2023-357

File ID: 2023-357

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of the Purchase of Motorola Portable Radios from Motorola Solutions, Inc. in the amount of \$444,353.
City Council is requested to approve the purchase of Motorola Portable Radios from Motorola Solutions, Inc. in the amount of \$444,353 and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Motorola Radio Replacement

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT

AGENDA ITEM



Title: Annual Radio Replacement - City of High Point

From: Adam Ward, Assistant Director, Information
Technology Services

Meeting Date: August 7, 2023

Public Hearing: No

**Advertising Date /
Advertised By:**

Attachments: Motorola Solutions Inc. Quote
Council Recommendation Form

PURPOSE:

Purchasing Motorola portable radios to replace older equipment.

BACKGROUND:

The IT Services Department recommends the City purchase 70 portable radios and supporting materials. This acquisition is part of the annual radio replacement cycle. The radios purchased will be replacing radio equipment used by the Police Department. If possible, any units replaced will be evaluated and cannibalized for parts.

BUDGET IMPACT:

The City will use existing funds in the FY 23-24 budget to purchase the radios from Motorola Solutions, Inc. Total purchase amount is \$444,353. The purchase will occur under contract 19144 - 725G STATE OF NORTH CAROLINA.

RECOMMENDATION / ACTION REQUESTED:

The IT Services Department recommends approval of the purchase and that the appropriate party is authorized to execute all necessary documents.



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT: Information Technology Services

COUNCIL AGENDA DATE: 8/7/2023

BID NO.: N/A CONTRACT NO.: NC 725G DATE OPENED: N/A

DESCRIPTION:

Annual Motorola radio equipment replacement.

PURPOSE:

The IT Services Department recommends the City purchase 70 portable radios and supporting materials. This acquisition is part of the annual radio replacement cycle. The radios purchased will be replacing radio equipment used by the Police Department.

COMMENTS:

The City will use existing funds in the FY 23-24 budget to purchase the radios from Motorola Solutions, Inc. If possible, any units replaced with be evaluated and cannibalized for parts.

RECOMMEND AWARD TO: Motorola Solutions, Inc. AMOUNT: \$444,353

JUSTIFICATION:

The City needs to purchase Motorola portable radios to replace older equipment.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
501243	522601			\$444,353
TOTAL BUDGETED AMOUNT				

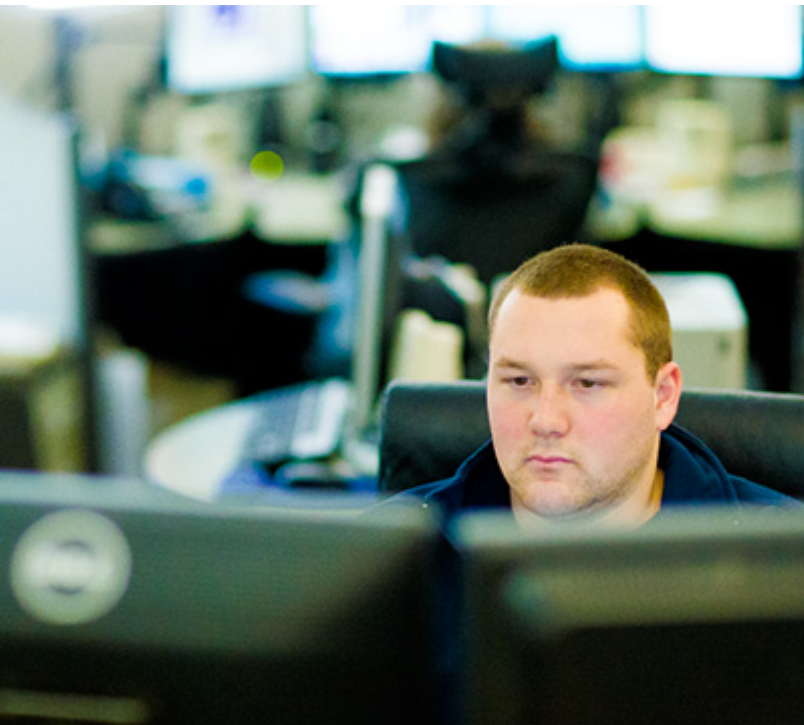
DEPARTMENT HEAD: Steve Lingerfelt Digitally signed by Steve Lingerfelt Date: 2023.07.17 15:54:34 -04'00' DATE: 7/11/2023

The Purchasing Division concurs with recommendation submitted by the [] and recommends award to the lowest responsible, responsive bidder [] in the amount of \$ [] .

PURCHASING MANAGER: Candy E. Harmon Digitally signed by Candy E. Harmon Date: 2023.07.17 17:11:55 -04'00' DATE: 7/14/2023

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Bobby Fitzjohn Digitally signed by Bobby Fitzjohn Date: 2023.07.18 08:33:11 -04'00' DATE: 7/18/23

CITY MANAGER: [] DATE: []



HIGH POINT, CITY OF

07/17/2023

07/17/2023

HIGH POINT, CITY OF
PO BOX 230
HIGH POINT, NC 27261

Dear Lee Stanley,

Motorola Solutions is pleased to present HIGH POINT, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide HIGH POINT, CITY OF with the best products and services available in the communications industry. Please direct any questions to James Field at Brandon.Field@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

James Field

Billing Address:
 HIGH POINT, CITY OF
 PO BOX 230
 HIGH POINT, NC 27261
 US

Quote Date:07/17/2023
 Expiration Date:10/15/2023
 Quote Created By:
 James Field
 Brandon.Field@
 motorolasolutions.com

End Customer:
 HIGH POINT, CITY OF
 Lee Stanley
 lee.stanley@highpointnc.gov
 3368833404

Contract: 19144 - 725G NORTH
 CAROLINA, STATE OF (NON-ARIBA
 BASED POS)

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCH9PW7BN	APX6000 700/800 MODEL 3.5 PORTABLE	70	\$4,104.00	\$2,995.92	\$209,714.40
1a	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	70	\$6.00	\$4.38	\$306.60
1b	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	70	\$110.00	\$80.30	\$5,621.00
1c	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	70	\$28.00	\$20.44	\$1,430.80
1d	Q361AR	ADD: P25 9600 BAUD TRUNKING	70	\$330.00	\$240.90	\$16,863.00
1e	Q58AL	ADD: 3Y ESSENTIAL SERVICE	70	\$184.00	\$184.00	\$12,880.00
1f	QA00580AC	ADD: TDMA OPERATION	70	\$495.00	\$361.35	\$25,294.50
1g	QA01768AA	ENH: ENHANCED ZONE BANK	70	\$83.00	\$60.59	\$4,241.30
1h	QA07576AB	ALT: TIA4950 BATT IMPRES 2 LIION 4600MAH (PMNN4573A)	70	\$191.10	\$139.50	\$9,765.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1i	H38BT	ADD: SMARTZONE OPERATION	70	\$1,320.00	\$963.60	\$67,452.00
1j	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	70	\$567.00	\$413.91	\$28,973.70
1k	H869BZ	ENH: MULTIKEY	70	\$363.00	\$264.99	\$18,549.30
1l	QA01767AT	ADD: P25 LINK LAYER AUTHENTICATION	70	\$110.00	\$80.30	\$5,621.00
1m	QA03399AA	ADD: ENHANCED DATA APX	70	\$165.00	\$120.45	\$8,431.50
1n	Q629AK	ENH: AES ENCRYPTION AND ADP	70	\$523.00	\$381.79	\$26,725.30
2	NNTN7687A	IMPRES SUC ADAPTER	70	\$48.60	\$35.48	\$2,483.60

Grand Total
\$444,353.00(USD)




City of High Point

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

Master

File Number: 2023-358

File ID: 2023-358

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Contract with SHI, Inc. in the amount of \$210,976.67
City Council is requested to approve a contract to SHI, Inc. in the amount of \$210,976.67 for the annual renewal of licensing for Checkpoint firewall appliances and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - SHI Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT

AGENDA ITEM



Title: Checkpoint Firewall License/Support - City of High Point

From: Adam Ward, Assistant Director, Information Technology Services

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date /

Advertised By: N/A

Attachments: SHI Inc Quote

PURPOSE:

Annual renewal of licensing for Checkpoint firewall appliances.

BACKGROUND:

The City uses Checkpoint Next Generation firewalls at the edge of its network to protect information systems and other assets from cyber attack. Checkpoint Edge devices are used at remote City sites to provide secure remote access to the City's internal network via VPN. This renewal allows the City to continue to use these appliances, gain access to updates, and obtain support when needed.

BUDGET IMPACT:

The City of High Point will use existing funds in the FY 2023-24 budget to acquire Checkpoint licensing and support via SHI, Inc. The purchase will occur under the Charlotte Technology Products and Related Services purchasing contract (Agreement # 2020000547). The total amount of the purchase is \$210,976.67.

RECOMMENDATION / ACTION REQUESTED:

The Department of Information Technology Services recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

Annual renewal of licensing for Checkpoint firewall appliances.

PURPOSE:

The Checkpoint annual license and support renewal allows the City to continue to use these appliances, gain access to updates, and obtain support when needed.

COMMENTS:

This is a comprehensive renewal not only covering the Checkpoint Next Generation Firewalls at the edge of the City's network but also the Checkpoint Edge devices that allow remote facilities secure access to our network.

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

The Checkpoint firewalls referenced here and the accompanying agenda item memorandum are preexisting. This acquisition is a continuation of software licensing and support for these appliances.

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
101241	527216			\$210,976.67
TOTAL BUDGETED AMOUNT				\$210,976.67

DEPARTMENT HEAD: Digitally signed by Steve Lingerfelt Date: 2023.07.14 13:54:07 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: Digitally signed by Candy E. Harmon Date: 2023.07.14 16:34:22 -04'00' DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Digitally signed by Bobby Fitzjohn Date: 2023.07.14 16:58:10 -04'00' DATE:

CITY MANAGER: DATE:



Pricing Proposal
 Quotation #: 23695753
 Created On: 7/13/2023
 Valid Until: 7/28/2023

NC-City of High Point

Adam Ward

PURCHASING DEPT.
 PO BOX 230
 HIGH POINT, NC 27260
 United States
 Phone: 3368833219
 Fax:
 Email: adam.ward@highpointnc.gov

Inside Account Manager (IAM)

Wan Tangtrakul

290 Davidson Avenue
 Somerset, NJ 08873
 Phone: 800-715-3197
 Fax: 732-868-6055
 Email: SoutheastTeamGov@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 CHECK POINT ENTERPRISE SUPPORT SVCS SUPP PRICING VARIES Check Point Software - Part#: CPES-SS-PREMIUM Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547 Coverage Term: 8/1/2023 – 7/31/2024	1	\$94,020.45	\$94,020.45
2 PREMIUM DIRECT SUP FOR 1575W SLIC Check Point Software - Part#: CPESSSPREMIUM1575W Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547 Coverage Term: 8/1/2023 – 7/31/2024	7	\$298.30	\$2,088.10
3 ENTERPRISE BASE PROTECTION NGTXLICS SUPP PRICING VARIES Check Point Software - Part#: CPEBP-NGTX Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547 Coverage Term: 8/1/2023 – 7/31/2024	1	\$105,120.00	\$105,120.00
4 1YR COMPLIANCE BLADE MANAGING LICS UP TO 25 GATEWAYS Check Point Software - Part#: CPSB-COMP-25-1Y Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547 Coverage Term: 8/1/2023 – 7/31/2024	1	\$8,486.15	\$8,486.15
5 SMARTEVENT AND SMARTREPORTER LICS FOR 10GATEWAYS Check Point Software - Part#: CPSB-EVS-10-1Y Contract Name: Charlotte Technology Products and Related Services Contract #: 2020000547 Coverage Term: 8/1/2023 – 7/31/2024	1	\$1,261.97	\$1,261.97
		Total	\$210,976.67

Additional Comments

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



City of High Point

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

Master

File Number: 2023-359

File ID: 2023-359

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Contract to Baker Underground in the amount of \$2,991,540
City Council is requested to award a contract to Baker Underground in the amount of \$2,991,540 for the Washington Street Realignment Project and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Baker Underground

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Contract Award, Washington Street Realignment (ENG-2023-004)

From: Trevor Spencer, Engineering Services

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: May 31, 2023

Advertised By: Purchasing Division

Attachments: N/A

PURPOSE:

The Engineering Services Department recommends City Council to approve contract award for the Washington Street Realignment project to Baker Underground, Inc. This is a general obligation bond project that was voter approved in November 2019. The purpose of the project is safety driven, as the roadway will be shifted away from the top of a failing embankment adjacent to the railroad. After the City's roadway project is completed, the railroad will follow with their own embankment stabilization project. The Washington Street Realignment project will include new travel lanes, sidewalk, curb and gutter, a pedestrian crossing, guardrail, and replacement of water, sewer, and stormwater utilities.

BACKGROUND:

On July 12, 2023 the City received bids for contract ENG-2023-004 from the following responsive bidders:

\$2,991,540.00	Baker Underground, Inc.
\$3,289,957.25	Atlantic Contracting Co., Inc
\$3,347,039.00	P&S Grading, LLC
\$3,436,386.50	Kwest Group, LLC.
\$3,591,511.50	Triangle Grading, Inc
\$3,715,168.35	Yates Construction Co. Inc.

The contract time for this project to be completed is 240 calendar days, and is available to commence upon a Notice to Proceed.

BUDGET IMPACT:

Funding is available in the FY 2023-2024 budget.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department recommends approval of the contract and that the appropriate City official and/or employee be authorized to execute all necessary documents to award the contract to Baker Underground, Inc. in the amount of \$2,991,540.00.



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.

CONTRACT NO.:

DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO:

AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGO	BUDGETED AMOUNT
411610	533701	411201010805	40202	\$2,991,540.00
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD:

DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of

PURCHASING MANAGER:

DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR:

DATE:

CITY MANAGER:

DATE:



City of High Point

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

Master

File Number: 2023-360

File ID: 2023-360

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/28/2023

File Name:

Final Action:

Title: Consideration of a Contract to Wesco, Inc. in the amount of \$174,504
City Council is requested to award a contract to Wesco, Inc in the amount of \$174,504 for the procurement of Large Commercial/Industrial Voltage (120/208V) Transformers (225kVa) and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract - Wesco, Inc.

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: 225kVA Transformers for Various Electric Projects
Sourcewell Contract # 091422-WES

From: Tyler Berrier, PE; Electric Utilities Dir.

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertised By: Purchasing - Sourcewell

Attachments: Attachment A: Sourcewell Contract Bid
Attachment B: Recommendation Form

PURPOSE: Purchase of Large Commercial/Industrial Voltage (120/208V) Transformers (225kVa). Warehouse Stock Items, not associated with a specific project.

BACKGROUND: There are 6 total transformers being encumbered under this bid. Wesco is currently under contract through a cooperative bid, Sourcewell Contract #091422-WES

BUDGET IMPACT: Funds are included in the operating budget to cover this purchase.

RECOMMENDATION / ACTION REQUESTED: Staff is recommending that the city council approve, and the department be given the ability to procure these transformers. The department is recommending that the bid for these transformers be awarded to Wesco, Inc. for \$174,504.





WHS # 823

PO # 112124

CONFIDENTIAL

GE PROLEC TRANSFORMERS INC
1224 Commerce St SW, Suite J
Conover, NC 28613-0001

Sourcewell Contract # 091422 - WES

Quotation Date: 06/09/2023
Quotation Number: Q-00019266
FOR FASTER HANDLING
OF YOUR ORDER REFER TO
THIS NUMBER

\$ 174,504.00

To: WESCO DISTRIBUTION, INC G2465M06
334 ATKINSON STREET
CLAYTON, North Carolina 27520
Estados Unidos

Attn:
Customer RFQ: High Point
Quote Expiration Date: 08/19/2023

We thank you for your inquiry and are pleased to submit the following quotation. When placing an order, please reference this quote # on your order and process your Purchase order to the "vendor name" on the line(s) below along with payment to the correct "remit to address" as shown.

Line 1

CUSTOMER ITEM	GE ITEM	QUANTITY	UNIT PRICE	LEAD TIME
	QRJT452	6	29,084 USD	32

Capacity - kVA: 225
Primary Voltage: 12.47/7.2
Secondary Voltage: 208/120
Details:
Description: 225 KVA
THREE PHASE PAD TRANSFORMER
12470GRDY/7200 - 208Y/120
(2) - 2.5% Above and Below in HV
Loopfeed, Six HV Bushing, Staggered LV
CL FUSE
Dead Front, MINIMUM DIMS, Staggered LV
NO LOAD LOSSES-408, LOAD LOSSES-1928, TOTAL LOSSES-2336
IZ PCT: 3.69 EXC PCT: 2

Accessories:
TYPE ONAN, 95 KV BIL
20 INCH DEEP CABINET, TEMP. RISE: 65°C
Paint Finish: Munsell 7GY 3.29/1.5 Padmount Green
Stainless Steel 409L (Base & Sill)
DOE 2016 Standard Compliant Design
Handhole 14" x 25"
200 Amp HV Bushing well removable stud 35 kV
5/8 Stud type with 4 holes blade 830 A - LV Bushing
Standard Pressure Relief Valve
Thermometer VIAT
Provision for Vacuum Pressure Gauge
1 inch Drain Valve with 3/8 inch sampler in LV
3 Switches 2 pos. 300 A
95 kV BIL insert - 200 Amp (15 kV) - Grounded
Decal NON-PCB Rectangular - White on Blue Background
Warning Decal Per Nema fig. 3 (BILINGUAL)
Danger Decal Per Nema fig. 4 (BILINGUAL)
Standard Nameplate
Plastic GRD Connector Plug
Jacking facilities
KVA REFLECTIVE
LV REFLECTIVE
CITY OF HIGHPOINT STOCK NUMBER LABEL
CITY OF HIGHPOINT WARNING DECAL
EXPULSION FUSE
CL FUSE
BAYONET FUSE HOLDER
Oil ASTM Type II
Horizontal bar of RUNNER
Vertical bar of RUNNER

I. - GENERAL COMMENTS & CLARIFICATIONS

- Given the ongoing and constantly changing status of the epidemic/pandemic situations, such as coronavirus, around the world, including emerging governmental restrictions, Seller assures Buyer that Seller are staying abreast of the situation across the globe. The impacts of these situations cannot reasonably be determined at this time; however, Seller will keep Buyer aware of any developments that may impact timing, schedules, pricing or other aspects of our contract. While Seller does not propose to make changes now, Seller's proposal did not consider the impacts of the coronavirus or any other epidemic/pandemic situation and may need to be adjusted; we will determine what (if any) changes we may need at the time of the award and will work with customer to ensure mutual agreement.
- Prolec GE designs, manufactures and test transformers in accordance with the latest applicable sections of ANSI, NEMA and IEEE Standards. We take exceptions to all other codes and standards.
- Prolec GE quoted based on BOM of the transformer stated on an email. Without any Specification or Drawing
- Prolec GE will provide standard impedance & losses values.
- Features not specifically documented in above bill of materials should not be assumed to be included. If required, please clarify with your Customer Support Engineer properly.
- **Spare Parts and Installation:** Unless specifically stated otherwise, this quotation does not include any field related labor or materials such as but not limited to delivery, storage, handling, installation, grounding, field testing, cleaning, adjusting, training/demonstration, coordination studies, startup, special tools, spare parts, etc.
- Transformers are tested according to ANSI Standard Test Code for Transformers C57.12.90

II. - DRAWING AND SHIPMENT CYCLES (WEEKS)

Description	For Record Drawings	For Approval Drawings
Mailing of Drawings (Weeks)	6	6
Customer Drawings return	N/A	2*

***Actual shipment and drawings will depend on factory backlog at the time of the purchase order acceptance. Shipment dates are approximate and are based upon prompt receipt of all necessary information from Buyer..If Buyer exceeds the approval drawing cycle time allowed, the shipment will extend at least accordingly to the extra time taken.**

* Prolec-GE reserves the right to substitute, at its discretion, materials used to manufacture the products. Should Prolec-GE substitute any materials, it will make reasonable efforts to notify the Buyer. If Prolec-GE believes that a substitution of material will affect any express performance guarantees, it will notify Buyer and the performance guarantees will be adjusted to reflect the use of the new material.

Customer will return approval drawings by (Add 2 weeks) with the release for manufacture, otherwise price will be subject of revision according to Release Clause DT stated in our quotation letter section IV.

Release Clause DT applies along with GE Terms and Conditions of Sales listed in GE PROLEC PGE2023. All Changes must be resolved before order entry.

III. - TERMS, CONDITIONS & WARRANTY

This proposal will remain valid for a period of 30 days after submittal.

Prolec GE currently facing a dynamic market of commodities (copper, silicon steel, oil, aluminum and carbon steel) where the costs are fluctuating, so Prolec GE reserves the right to revisit the pricing of this proposal if the cost of the commodities vary +2% from the date of the quote. For projects to be decided after 30 days, please contact our team through your assigned Sales Rep to get a quote update. For long-term projects we invite you to ask us about our Prolec GE Price Index policy which allows the buyer and seller to be protected for positive and negative commodity fluctuations for the duration of the contract.

The Buyer may not make any public announcement in relation to the Contract (including to any purchase orders or related contractual documents), including the fact that it exists, without prior written authorization from the Seller on such terms and conditions as approved by the Seller.

For Shreveport, LA, US Sales:

All items are sold FOB Shipping Point (Shreveport, LA, USA), unless otherwise noted

For Apodaca, NL, MX Sales:

All items are sold FCA (Incoterms 2010) Laredo, TX, USA, with transportation allowed to the carrier delivery point listed in this quotation within the confines of the continental United States, excluding Alaska or Hawaii.

Terms of payment are 100% net cash within 30 days from date of shipment.

There will be a 1.5% charge per month of the total invoice price beginning 30 days after the date of the invoice, but the amount shall not be in excess of the applicable usurious rate.

Cancellation of Order

The Buyer may cancel his order only upon a written notice and upon payment to Prolec GE of reasonable and proper cancellation charges.

Cancellation Charges:	% of selling price
1 week after order	10
3 weeks after order	15
Before factory release	20
1 week after release	65
2 weeks after release	70
3 weeks after release	90
4 weeks after release	100

The following applies unless specified otherwise:

Release Clause DT

1. The prices stated herein are firm provided:
 - a. If order is Immediate release with a scheduled shipment date within ninety (90) calendar days from the date of such order (or at Seller's earliest convenience thereafter), and no change orders are agreed upon within such ninety (90) day period; or
 - b. If approval drawings from Buyer are required before starting manufacture of the products, the drawings must be reviewed and approved by Buyer no later than 30 calendar days after submittal thereof by Seller. Otherwise, will be subject for price adjustment at 1.5% for each full month or fraction thereof that approval is thereby delayed.

2. In the event that the customer for any reason does not comply with the conditions in paragraph 2 above and/or shipment is delayed for a reason not within the control of the Company, the price shall be increased 1.5% for each full month or fraction thereof that shipment* is there by delayed after the 90-day period from the date of order.

- In the event the Company has been delayed by any of the causes specified in the clause entitled "Excusable Delays" which is set forth In the Company's Conditions of Sale, "Shipment" shall mean the actual date of shipment.

Standard warranty coverage applies (unless otherwise noticed): 12 months from energization or 18 months from date of shipment, whichever occurs first.

The sale of any product or service by GE-Prolec is expressly conditioned upon Buyer's assent to the terms (Form GE PROLEC PGE2023) contained herein. Any additional or different terms proposed by Buyer are expressly objected to and will not be binding upon GE-Prolec unless specifically agreed in writing by GE-Prolec's authorized representative.

NOTICE: SALES OF ANY PRODUCT AND/OR SERVICES COVERED BY THIS QUOTATION ARE EXPRESSLY CONDITIONAL ON THE CUSTOMER'S ASSENT TO THE DIFFERENT OR ADDITIONAL TERMS CONTAINED HEREIN (INCLUDING THOSE ATTACHED TO THIS QUOTATION). ANY ADDITIONAL OR DIFFERENT TERMS PROPOSAL BY CUSTOMER ARE EXPRESSLY OBJECTED TO AND WILL NOT BE BINDING UPON SELLER UNLESS SPECIFICALLY, ASSENTED TO IN WRITING BY SELLER'S AUTHORIZED REPRESENTATIVE. ANY ORDER FOR OR ANY STATEMENT OF INTENT TO PURCHASE HERE UNDER, OR ANY DIRECTION TO PERFORM WORK AND SELLER'S PERFORMANCE OF WORK, SHALL CONSTITUTES ASSENT TO SELLER'S TERMS AND CONDITIONS (See GE PGE2023 T&Cs <https://store.gegridsolutions.com/termEM104-Grid.pdf>).

"Some stock is currently available subject to prior Sale. If stock is depleted at the time of Order, Standard lead time will apply ". ** Subject to change as lead-times are confirmed upon receipt of purchase order.

PROP Q-00019266
CITY OF HIGHPOINT
- WE ARE QUOTING PER CITY OF HIGHPOINT SPECIFICATIONS; NO OTHER SPEC WILL APPLY.

***** COMMENTS *****

- PROLEC GE DESIGNS, MANUFACTURES AND TEST TRANSFORMERS IN ACCORDANCE WITH THE LATEST APPLICABLE SECTIONS OF ANSI, NEMA AND IEEE STANDARDS. WE TAKE EXCEPTIONS TO ALL OTHER CODES AND STANDARDS.

- PROLEC GE HAS RESERVED MANUFACTURING SLOTS FOR 2023 BY PRODUCT LINE AT OUR FACTORY TO SECURE AN ASSIGNED VOLUME FOR YOUR NEEDS. THESE RESERVED SLOTS HAVE BEEN SCHEDULED ALL OVER 2023. PRICES ARE VALID FOR SHIPMENTS IN 4Q23. IF, DEPENDING ON THE RESERVED SLOTS WE HAVE ASSIGNED BY QUARTER, SOME ORDERS ARE SCHEDULED BEYOND 4Q23, PLEASE CONSIDER PRICE WILL CHANGE ACCORDING TO PROLEC GE



PRICE INDEX (PGPI) DEPENDING ON THE QUARTER OF DATE OF SHIPMENT. PGPI FOR EACH QUARTER IS RELEASED ON THE 15TH DAY OF THE LAST MONTH OF PREVIOUS QUARTER.

- UNITS WILL BE SCHEDULED ACCORDING TO THE RESERVED SLOTS AND PO SHOULD COME WITH THE LINES ACCORDING TO THEIR SLOTS

- PROLEC GE 2023 T&C.

- WE ARE QUOTING PER ANSI C57.12.34, LOOP FEED, DEAD FRONT.
- WE ARE QUOTING PRIMARY VOLTAGE 12,470GRDY/7200.
- WE ARE QUOTING SECONDARY VOLTAGE 208Y/120.
- WE ARE QUOTING TAPS 2 - 2.5% ABOVE AND BELOW.
- WE ARE QUOTING BAYONET EXP FUSE + ISO LINK.
- WE ARE INCLUDING HV INSERTS

- WE ARE INCLUDING 3 - 2 POSITION SWITCHES 300 A.
- WE ARE INCLUDING THERMOMETER, .
- PER POINT 16 WE ARE PROVIDIG SS BASE WICH INLCUDES A 10" HIGH SKIRT (SUBJECT TO CHANGE)

- ANSI C57.12.90 INCLUDES AS ROUTINE TEST AS FELLOW:

- * RESISTANCE MEASUREMENTS
 - * RATIO
 - * POLARITY AND PHASE RELATION
 - * NO-LOAD LOSSES AND EXCITATION CURRENT
 - * LOAD LOSSES AND IMPEDANCE VOLTAGE
 - * LOW FREQUENCY TEST (APPLIED AND INDUCED POTENTIAL)
 - * LIGHTING IMPULSE
 - * EFFICIENCY AT ¼, ½, ¾, AND FULLY LOAD
 - * VOLTAGE REGULATION AT 1.0 AND 0.8 POWER FACTOR
- IF YOU REQUIRE SPECIAL TESTS PLEASE CONSIDER AN EXTRA COST WILL APPLY.

IF YOU REQUIRE SPECIAL TESTS CONSIDER THE NEXT ADDERS:

- * TEMPERATURE EACH STAGE OF COOLING ... \$2,000 USD
- * FULL WAVE IMPULSE ... \$1,200 USD
- * AUDIBLE SOUND ... \$2,500 USD
- * OIL DGA ... \$500 USD
- * OIL PCB ... \$100 USD
- * SWEEP FREQUENCY (DO NOT APPLY FOR PAD MOUNTED UNITS) \$2,500 USD
- * ZERO PHASE SEQUENCE IMPEDANCE ... \$500 USD
- * RIV ... \$2,500 USD
- * POWER FACTOR * LEAK TEST 6 HOURS ... \$200 USD
- * TELEPHONE INFLUENCE FACTOR (TIF) ... Out of our scope
- * CORONA TEST ... Out of our scope
- * SHORT CIRCUIT TEST ... Not performed

OJLN FOR JND
07/20/2023

Regards,

Beau Benefield



FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL

DEPARTMENT:

COUNCIL AGENDA DATE:

BID NO.: CONTRACT NO.: DATE OPENED:

DESCRIPTION:

PURPOSE:

COMMENTS:

RECOMMEND AWARD TO: AMOUNT:

JUSTIFICATION:

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
631795	533501			\$1,400,000
TOTAL BUDGETED AMOUNT				

DEPARTMENT HEAD: Digitally signed by Tyler Berrier Date: 2023.07.26 15:47:58 -04'00' DATE:

The Purchasing Division concurs with recommendation submitted by the and recommends award to the lowest responsible, responsive bidder in the amount of \$.

PURCHASING MANAGER: DATE:

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: DATE:

CITY MANAGER: DATE:



City of High Point

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

Master

File Number: 2023-366

File ID: 2023-366

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/31/2023

File Name:

Final Action:

Title: Consideration of Items Relating to the Construction of Homes for the Cedrow Affordable Housing Project
City Council is requested to approve a contract with Community Housing Solutions in the amount of \$212,294, approve the Resolution of Conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Contract with CHS - 508.510.512 Rolling Green

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT

AGENDA ITEM



Title: Contract to Construct Homes for the Cedrow Affordable Housing Project

From: Thanena S. Wilson, Community Development and Housing Director

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments: Site Plan
Resolution Approving Conveyance

PURPOSE:

The Community Development and Housing Department proposes to execute a contract with Community Housing Solutions (CHS) in the amount of \$212,294 in gap financing to construct three affordable homes in the Cedrow Affordable Housing Project. Construction of 508, 510, and 512 Rolling Green Drive will begin upon contract execution and conveyance of the lots.

BACKGROUND:

CHS has been a Community Housing Development Organization (CHDO) with the City of High Point since 2015. Since that time, they have constructed and sold 14 homes in the Southside and Cedrow communities.

A CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, safe, and affordable housing for the community it serves. CHS has met HUD requirements for designation as a CHDO based on their mission, housing development experience, and governing board composition, and has therefore been certified by the department. In addition to meeting CHDO requirements, CHS has demonstrated the organizational capacity and willingness to be a valued partner to the City of High Point as we work together to build much needed affordable housing in our community.

BUDGET IMPACT:

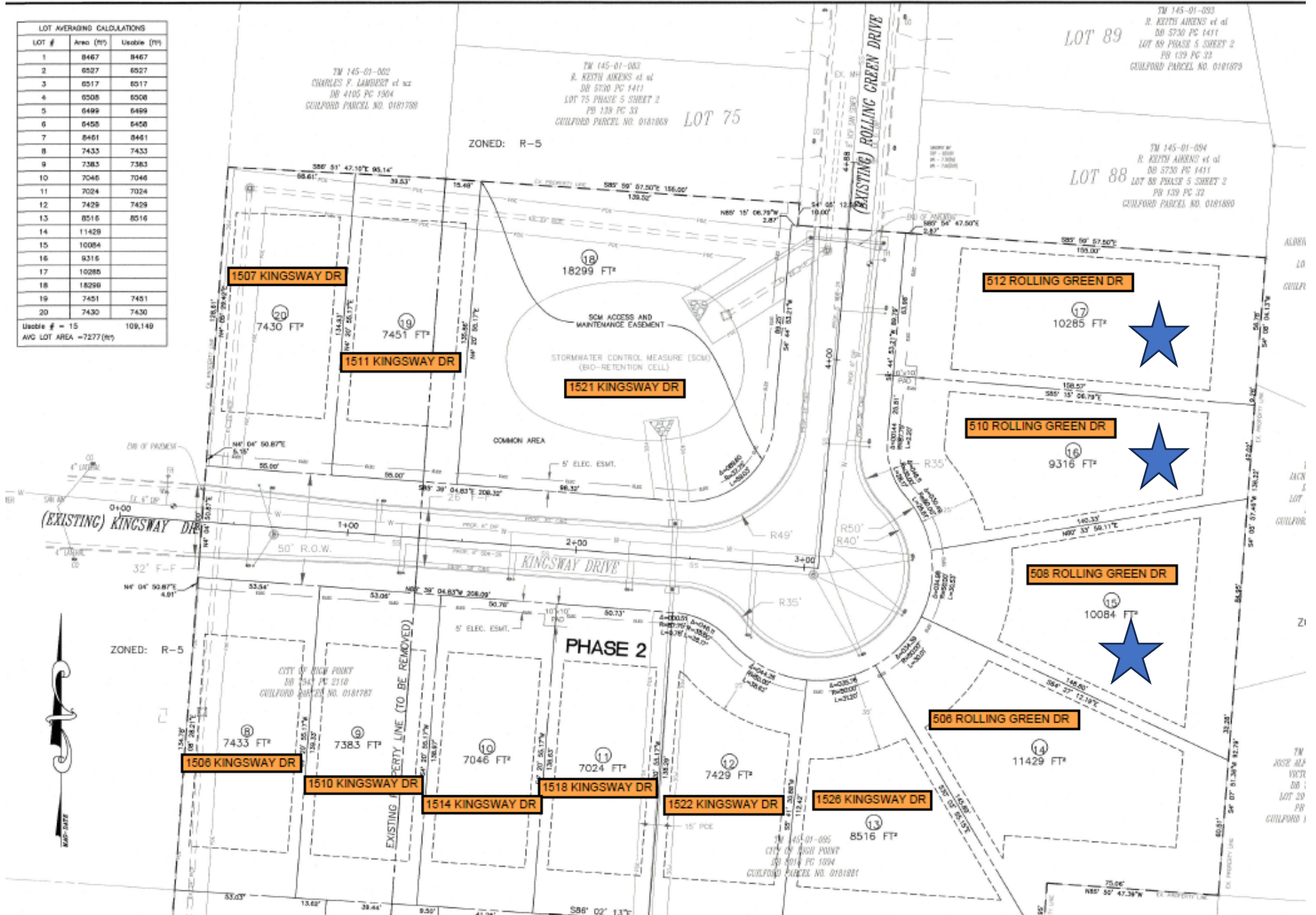
The funding source for this project will be federal HOME funds and there are sufficient funds in the FY2023-24 budget.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the contract, the resolution of conveyance, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

CEDROW DRIVE PROJECT

LOT AVERAGING CALCULATIONS		
LOT #	Area (sq)	Usable (sq)
1	8467	8467
2	8527	8527
3	8517	8517
4	8508	8508
5	8499	8499
6	8458	8458
7	8461	8461
8	7435	7435
9	7383	7383
10	7046	7046
11	7024	7024
12	7429	7429
13	8516	8516
14	11429	
15	10084	
16	9316	
17	10285	
18	18299	
19	7451	7451
20	7430	7430
Usable # = 15	109,149	
AVG LOT AREA = 7277 (sq)		



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 202, Pages 148-149, recorded in the Guilford County Register of deeds, which contains the following properties: 508 Rolling Green Drive, 510 Rolling Green Drive, and 512 Rolling Green Drive, High Point, NC (“Property”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has approved execution of a contract with Community Housing Solutions of Guilford, Inc. to construct affordable housing in the City of High Point by conveying the above-described Property to Community Housing Solutions of Guilford, Inc.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 508 Rolling Green Drive, 510 Rolling Green Drive, and 512 Rolling Green Drive in the City of High Point, and more particularly described in Plat Book 202, Pages 148-149 of the Guilford County Registry.

2. The consideration of the conveyance is Community Housing Solutions of Guilford, Inc.’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the ____ day of _____ 2023.

CITY OF HIGH POINT

By: _____

Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-271

File ID: 2023-271

Type: Resolution

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 06/01/2023

File Name:

Final Action:

Title: Consideration of Items Relating to the Construction of Two Affordable Homes in the Southside Community
City Council is requested to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity in the amount of \$91,000 to construct affordable homes in the South Side Community, approve a resolution of conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

Notes:

Sponsors:

Enactment Date:

Attachments: Habitat for Humanity - 705 and 707 Tryon Avenue

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Committee	06/06/2023	Committee Recommended Approval	City Council	06/20/2023		Pass
1	City Council	06/20/2023	removed		07/17/2023		Fail
1	Finance Committee	08/03/2023	Committee Recommended Approval	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Contract with Habitat for Humanity for Affordable Housing Development

From: Thanena Wilson, Community Development
and Housing Director

Meeting Date: August 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments: Area Map
Resolution Approving Conveyance

PURPOSE:

To continue infill housing development efforts in the Core-City, the Community Development and Housing Department proposes to execute a contract with Habitat for Humanity of High Point, Archdale & Trinity (Habitat) in the amount of \$91,000 to construct two affordable homes in the Southside Community, 705 and 707 Tryon Avenue. These funds represent the City's contribution for the construction and occupational training component for these units. Construction is expected to begin late summer.

BACKGROUND:

Habitat has already begun construction activities in the Southside community with 4 units, and this conveyance will provide 2 additional lots to continue their development in this area.

A CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, safe, and affordable housing for the community it serves. CHS has met HUD requirements for designation as a CHDO based on their mission, housing development experience, and governing board composition, and has therefore been certified by the department. In addition to meeting CHDO requirements, CHS has demonstrated the organizational capacity and willingness to be a valued partner to the City of High Point as we work together to build much needed affordable housing in our community.

BUDGET IMPACT:

The funding source for this project will be federal HOME funds and there are sufficient funds in the FY2023-24 budget.

RECOMMENDATION / ACTION REQUESTED:

The Community Development and Housing Department recommends approval of the contract, resolution of conveyance, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

705 and 707 Tryon Avenue



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 16, Page 73, recorded in the Guilford County Register of deeds, which contains the following properties: 705 Tryon Avenue and 707 Tryon Avenue, High Point, NC (“Property”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point has approved execution of a contract with Habitat for Humanity of High Point, Archdale & Trinity to construct affordable housing in the City of High Point by conveying the above-described Property to Community Housing Solutions of Guilford, Inc.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Property located at 705 Tryon Avenue and 707 Tryon Avenue in the City of High Point, and more particularly described in Plat Book 16, Page 73 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the ____ day of _____ 2023.

CITY OF HIGH POINT

By: _____

Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-368

File ID: 2023-368

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/31/2023

File Name:

Final Action:

Title: Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Regular Meeting of the High Point City Council -December 5, 2022 @ 5:30 p.m.

Special Meeting of the High Point City Council - July 10, 2023 @ 4:00 p.m.

Special Meeting of the Community Development Committee - July 11, 2023 @ 4:00 p.m.

Finance Committee - July 13, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council - July 17, 2023 @ 5:00 p.m.

Regular Meeting of the High Point City Council - July 17, 2023 @ 5:30 p.m.

Special Meeting of the High Point City Council - July 19, 2023 @ 8:30 a.m.

Notes:

Sponsors:

Enactment Date:

Attachments: Memo - Minutes, Regular Meeting of the High Point City Council Minutes - December 5 2022, Special Meeting of the Community Development Committee Minutes - July 11, 2023, Special Meeting of the High Point City Council Minutes - July 10, 2023, Finance Committee Meeting Minutes - July 13, 2023, Special Meeting of the High Point City Council Minutes - July 17, 2023, Regular Meeting of the High Point City Council Minutes - July 17, 2023, Special Meeting of the High Point City Council Minutes - July 19, 2023

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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CITY OF HIGH POINT AGENDA ITEM



Title: Approval of Minutes

From: City Clerk's Office

Public Hearing: No

Attachments: Yes

Meeting Date: August 7, 2023

Advertising Date: N/A

Advertised By:

PURPOSE: Minutes to be Approved

BACKGROUND: N/A

BUDGET IMPACT: N/A

RECOMMENDATION / ACTIONS REQUESTED:

Approval of the following minutes:

Regular Meeting of the High Point City Council – December 5, 2022 @ 5:30 p.m.

Special Meeting of the High Point City Council – July 10, 2023 @ 4:00 p.m.

Special Meeting of the Community Development Committee – July 11, 2023 @ 4:00 p.m.

Finance Committee – July 13, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council – July 17, 2023 @ 5:00 p.m.

Regular Meeting of the High Point City Council – July 17, 2023 @ 5:30 p.m.

Special Meeting of the High Point City Council – July 19, 2023 @ 8:30 a.m.

**HIGH POINT CITY COUNCIL
REGULAR MEETING
DECEMBER 1, 2022 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:39 p.m.

Upon call of the roll, the following Council Members were Present (7):

Mayor Jay W. Wagner; Ward 3; Mayor Pro Tem Monica Peters, Ward 3; Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1;; Council Member S. Wesley Hudson, Ward 4; Council Member Victor A. Jones, Ward 5; and Council Member Holmes, Ward 6.

Absent (2): Council Member Britt W. Moore, At Large Council Member Williams, Ward 2

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2022-578 Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction.

Council Member Holmes gave an update regarding the Marketing and Branding Initiative; said that the Task Force did meet at their regular meeting in November; said that a comprehensive plan report was received by the consultants; next week will begin the concept designs; and that a full delivery regarding the campaign would launch the first quarter of 2023.

Mayor Wagner provided a report summary regarding the local code's enforcement activities for the month of November for the following: public nuisance, minimum housing, and zoning; said that the total active cases combined was 403.

Lori Loosemore, Code Enforcement Manager provided an update regarding the data for city-initiated complaints versus citizens complaint for code violations; spoke to being more proactive in addressing public nuisance complaints; gave comparisons regarding city versus owner demolitions; said that owners were becoming more responsive; and shared a home

that had been repaired.

PUBLIC COMMENT PERIOD

2022-579 Public Comment Period

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

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

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

Mayor Wagner opened the Public Comment Period.

Louis Thibodeaux, 1242 Kensington Drive voiced appreciation for the work that the city was doing with the High Point Museum during his visit; and thanked everyone for their efforts.

Mayor Wagner closed the Public Comment Period.

FINANCE COMMITTEE - Britt Moore, Chair

Council Member Victor Jones, Committee Member of the Finance Committee, reported that the Finance Committee did meet on December 1, 2022, and recommended the matters under the Consent Agenda be forwarded to the City Council with a favorable recommendation for approval.

Council Member Jones then moved for approval of all matters on the Finance Committee Consent Agenda with a correction to item 2022-576 as followed: the correct dollar amount be changed/corrected to \$1,486,888.56. Council Member Hudson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

CONSENT AGENDA ITEMS

2022-566 Equipment for Surplus - Landfill Operations Division
 City Council is requested to approve the listed Landfill Operations Division equipment as surplus and sold through the online auction process.
 2006 Caterpillar D7R II Dozer
 2006 Caterpillar 325DL Excavator
 2008 CMI Terex TC550 Compactor
 2011 CMI Terex TC550 Compactor
 2005 CMI Terex 390E Compactor

Approved under the consent agenda.

2022-567 Environmental Services Positions Reallocation
 City Council is requested to approve the reallocation of three (3) part time Environmental Services Worker positions to two (2) full time Environmental Services Special Route Operator positions to allow for a consistent and ease of scheduling while utilizing non-CDL equipment to meet the needs of downtown and other collection needs.

Approved under the consent agenda.

2022-568 Contract Renewal - Sole Source - Computerized Maintenance Management System (CMMS)-Accruent
 City Council is requested to approve a sole source contract renewal with Accruent in the amount of \$52,560.86 for the computerized maintenance management system (CMMS) software that centralizes maintenance information and facilitates the processes of maintenance operations.

Approved under the consent agenda.

2022-569 Contract - Kemp Construction, Inc. - Eastside Wastewater Treatment Plant (WWTP) Final Clarifier #3
 City Council is requested to award a contract to Kemp Construction, Inc. in the amount of \$106,524 to install replacement parts that have been pre-purchased from Evoqua Water Technologies for the repair of final clarifier #3 at the Eastside Wastewater Treatment Plant (WWTP).

Approved under the consent agenda.

2022-570 Contract(s) Chandler Concrete Co. (Primary) Childers Concrete Co. (Secondary)

Citywide (Public Services)

City Council is requested to award a contract to Chandler Concrete Co. in the amount of \$153,037.50 (Primary) & Childers Concrete Co. \$173,875.00 (Secondary) to provide concrete materials to city crews allowing the availability of materials to be supplied when performing maintenance functions that require various different types of concrete such as sidewalk, curb/gutter and related repairs to the stormwater drainage system, etc. within the jurisdictional limits of the City.

Approved under the consent agenda.

2022-571**Contract - Oltrin Solutions / Trinity Manufacturing, Inc. - Sodium Hypochlorite**

City Council is requested to award a contract to Oltrin Solutions / Trinity Manufacturing Inc. in the amount of \$437,580 for the supply of Sodium Hypochlorite chemical product used at the City's water and wastewater treatment facilities for treatment processes to each of the following plants: Ward Water Treatment Plant (WTP), Eastside Wastewater Treatment Plant (WWTP), Westside Wastewater Treatment Plant (WWTP).

Approved under the consent agenda.

2022-572**North Carolina Department of Transportation (NCDOT) - Reimbursement Schedule C**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule C to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. Reimbursement for costs associated with Schedule C are capped at \$300,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Approved under the consent agenda.

2022-573**North Carolina Department of Transportation (NCDOT) - Reimbursement Schedule D**

City Council is requested to approve the municipal agreements with the North Carolina Department of Transportation (NCDOT) schedule D to allow the City to be reimbursed for costs associated with the operation of the High Point Signal System. . The base amount for costs to be reimbursed that are associated with Schedule D are \$141,000 per year. These new schedules cover preventive maintenance and the replacement of damaged, inoperative, or obsolete equipment and include updated pricing for equipment, materials, and labor, and both agreements will be retroactive to July 1, 2022 and effective for one (1) year, and may be renewed annually by the City Manager for up to five (5) additional years before a new agreement is required.

Approved under the consent agenda.

2022-574**Master Professional Service Agreements for Architectural Services with ADW,**

Clark Patterson Lee, Creech & Associates, Davis Kane, ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN, Stimmel, Summit, & Wooten

City Council is requested to authorize the City Manager and the appropriate city officials to execute Master Professional Service Agreements for architectural services with ADW, Clark Patterson Lee, Creech & Associates, Davis Kane, ESPA, Freeman Kennett, HH, Lindsey, McAdams, SEH, SCN, Stimmel, Summit, and Wooten to provide such services for City departments on an as needed basis through five (5) year master agreements.

Approved under the consent agenda.

2022-575 Contract - Change Order No.2 - KBS Construction, Inc. - Upper Piedmont Lake Dredging and Dam Maintenance

City Council is requested to approve Change Order No. 2 to KBS Earthworks Inc. in the amount of \$119,496.00 which is for removal of approximately 1,300 cubic yards of additional sediment to restore the stormwater storage and collection capacity within the Upper Piedmont Lake to its original design.

Approved under the consent agenda.

2022-576 Contract - Community Housing Solutions (CHS) - Cedrow Affordable Housing Project

City Council is requested to award a contact to Community Housing Solutions (CHS) in the amount of \$1,486,886.56 to construct six affordable homes in the Cedrow Affordable Housing Project and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Approved under the consent agenda.

REGULAR AGENDA ITEMS

PLANNING & DEVELOPMENT - Mayor Jay W. Wagner

PUBLIC HEARINGS

2022-557 AAA Storage Management, LLC, Zoning Map Amendment 22-24

A request by AAA Storage Management, LLC to rezone an approximate 3.5-acre parcel from a Conditional Zoning Light Industrial (CZ-LI) District to an amended Conditional Zoning Light Industrial (CZ-LI) District. The site is located approximately 580 feet west of NC68 and approximately 570 feet south of Willard Dairy Road.

Herb Shannon, Senior Planner stated that the applicant requested to continue this matter to the January 17, 2023, meeting of council; and that the representative was present to answer any questions.

Mayor Wagner moved to continue this matter to the January 17, 2023 meeting of council. Council Member Holmes made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-558 High Point University, Zoning Map Amendment 22-25

A request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue.

Herb Shannon, Senior Planner said that he will be presenting ZMA 22-25 in combination with SA 22-01, and advised council that both items would need to be voted on separately; reported that this was a request by High Point University to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District; said that the site was lying along the east side of N. Centennial Street, between E. Farriss Avenue and Barbee Avenue, with the area of campus expansion being along the south side of Barbee Avenue; the applicant provided a summary of the zoning proposal to add a two-acre tract of land, along the south side of Barbee Avenue, to the University campus for parking, and that the site abuts the campus to the north and east, and that this was an appropriate area for expansion of the university; the Planning and Zoning Commission reviewed this request at their November 8, 2022, public hearing and recommended approval as recommended by staff; and noted that council would need to adopt the consistency and reasonableness policy.

Mr. Shannon continued discussion regarding item 2022-559 Street Abandonment 22-01; reported that this was a request by High Point University to abandon (close) the eastern 245+ of the Barbee Avenue right-of-way; this was an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and to 908 Barbee Avenue; the Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing and recommended approval as outlined in the staff report and as recommended by staff. Staff is recommending approval for this matter.

Mayor Wagner opened the public hearing.

Larry Pratt, 412 Fourth St. asked if the developer could rezone the entire block at said location that would include all of the homes.

Jason Sweet, Assistant Vice President of Construction at High Point University (Applicant's Representative), 1 North University Parkway, spoke in favor of the request;

noted that they could only rezone properties purchased at this time; and entertained any question.

Council Member Jefferson inquired on acquiring the entire block of said property in good faith.

Mr. Shannon said that the developer did attempt to purchase more homes; however, current properties owners, at said location, were unwilling to sell their home.

Mayor Wagner closed the Public Hearing.

Mayor Wagner moved to approve the request to rezone approximately 116.5 acres from the Single Family Residential-5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District, and adopt the consistency and reasonableness policy. Council Member Peters made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

Consistency and Reasonableness Statements

That Zoning Map Amendment 22-25 is consistent with the City's adopted policy guidance because although the proposed campus expansion does not incorporate an entire block, due to prior street abandonments and zoning approvals, a significant portion of this block consists of institutional related uses. Furthermore, the proposed CZ-I District expansion abuts the existing campus on two sides, and through zoning standards and conditions, better mitigates impacts upon adjacent residences than currently provided.

2022-559 High Point University, Street Abandonment 22-01

A request by High Point University to abandon (close) the eastern 245± feet of the Barbee Avenue right-of-way. This is an improved 50-foot-wide right-of-way that runs in a general east - west direction between 804 and 908 Barbee Avenue.

Mayor Wagner moved to approve Street Abandonment 22-01 to abandon the eastern 245+ feet of the Barbee Avenue right-of-way. Council Member Johnson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-560 City of High Point, Guilford College Rd./Wendover Ave. Land Use Evaluation

A request by the Planning and Development Department to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Andy Piper, Planning Administrator stated that he will be presenting an overview of the land use evaluation, in combination with the recommended Land Use Plan amendments for PA22-05; reported that the Land use evaluation was a request to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation; the city conducted an evaluation of the area near the intersection of Guilford College Road and West Wendover Avenue; said that the purpose of the evaluation was to do a concise study of the existing land use patterns and conditions and make recommendations about amendments to the Land Use Plan Map to bring the designations in line with recent changes affecting the area; the draft document was posted on the City's website on September 8, 2022, and after sending notices to all property owners within the approximately 235-acre study area, a public information meeting was held on September 20, 2022, to present the recommendations and answer any questions; the Planning and Zoning Commission reviewed this request at their November 8, 2022 public hearing, and recommended approval of this request as recommended by staff. Staff is recommending approval of the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Mr. Piper continued discussion regarding PA-22-05; reported that this was a request to amend the Land Use Plan Map from/to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation; said that this request would implement the recommendations of the evaluation by amending the Land Use Plan classifications for seven areas. The Planning and Zoning Commission reviewed this request at their November 8, 2022, public hearing with an overview of the land use evaluation, and requested approval as outlined in the staff report. Staff is recommending approval for this matter.

Mayor Wagner opened the public hearing and asked if anyone wished to speak for or against this matter. Seeing none, Mayor Wagner closed the public hearing.

Mayor Wagner made a motion to approve the Guilford College Road/W. Wendover Avenue Land Use Evaluation. Council Member Johnson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

2022-561 City of High Point, Plan Amendment 22-05

A request to amend the Land Use Plan map from and to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation.

Refer to item # 2022-560 for combined presentation.

Mayor Wagner opened the public hearing and asked if anyone wished to speak for or against this matter. Seeing none, Mayor Wagner closed the public hearing.

Mayor Wagner made a motion to amend the Land Use Plan map from and to a variety of classifications in multiple areas based on recommendations in the Guilford College Road/W. Wendover Avenue Land Use Evaluation. Mayor Pro Tem Hudson made a second to the motion. The motion carried by the following 7-0 unanimous vote:

Aye (7): Mayor Wagner, Mayor Pro Tem Peters, Council Member Johnson, Council Member Jefferson, Council Member Hudson, Council Member Jones, and Council Member Holmes

Absent (2): Council Member Moore, and Council Member Williams

Council and Staff Remarks

Mayor Wagner introduced and welcomed Sandra Keeney, in attendance, as the City of High Point’s new City Clerk.

Mayor Wagner announced the City Attorney, JoAnne Carlyle’s retirement from the city of High Point at the end of the year; and recognized Ms. Carlyle to speak.

Ms. Carlyle thanked everyone for this opportunity; offered gratitude to serve city council for 15 years; spoke to the accomplishments of High Point during her time as city attorney; and thanked everyone for their support.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:24 p.m. upon motion duly made by Council Member Williams and second by Mayor Pro Tem Peters.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Interim City Clerk

SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Chaired by Council Member Williams

Committee Members: Williams, Hudson, Jefferson, and Johnson

July 11, 2023 – 4:00 P.M.

Council Chambers – Municipal Building

211 S. Hamilton Steet

CALL TO ORDER

Acting Chair Johnson called the meeting to order at 4:00 p.m.

Present: Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson (arrived at 4:03 p.m.)

PRESENTATION OF ITEMS

2023-301 Consideration of the 2023 Urgent Repair Program Policies

City Council is requested to approve the 2023 Urgent Repair Program Procurement and Disbursement Policy, the 2023 Urgent Repair Program Assistance Policy, and authorize the appropriate City Official(s) to execute all documents. (Recommended by Community Development Committee.)

Nena Wilson, Community Development Director, provided the staff report and reviewed the policies defining procurement and policies for vendors and contractors, as well as applicant assistance protocols.

Council Member Jefferson arrived at 4:03 p.m.

Ms. Wilson stated the city anticipated receiving \$68,000 for the 2023 Urgent Repair Program, however, the city received an award of \$132,000.

A motion was made by Committee Member Hudson, seconded by Committee Member Williams, to approve agenda item 2023-301.

Motion carried with the following vote:

Aye: Chair Williams, Council Member Johnson, Council Member Hudson, and Council Member Jefferson

2023-302 Consideration of the 2023 Urgent Repair Program Post-Approval Documentation

City Council is requested to approve the Post-Approval Documentation for the 2023 Urgent Repair Program and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Community Development Committee.)

Nena Wilson, Community Development Director, provided the staff report and reviewed the certification requirements that the North Carolina Housing Finance Agency requires.

A motion was made by Committee Member Hudson, seconded by Committee Member Jefferson, to approve agenda item 2023-302.

Motion carried with the following vote:

Aye: Chair Williams, Council Member Johnson, Council Member Hudson, and Council Member Jefferson

2023-303 Greater High Point Food Alliance Update

Staff from the Greater High Point Food Alliance will provide an update.

Carl Vierling, Executive Director of Greater High Point Food Alliance, provided a presentation which included an update on the current state of food insecurity, accomplishments of the Great High Point Food Alliance, as well as current and future projects and activities.

A thorough discussion ensued regarding helping seniors, best ways to donate to the food banks, future projected projects regarding food recovery, the new senior center having a food bank, and affordable housing for seniors.

Council Member Jefferson stated he supports that the new senior center contain a food bank and asked that if concerns arise regarding placing the food bank in the new senior center that the discussion be brought to a committee.

Mr. Vierling invited everyone to the 2023 Food Security Summit taking place on September 13, 2023, and noted more information would be provided.

2023-304 Community and School Gardens Update

Staff from Community and School Gardens will provide an update.

Crystal Mercer, County Extension Agent of Community and School Gardens, thanked the City for their continued support and provided a presentation regarding the Community and School Garden Program in High Point. She noted there are 50 community gardens in High Point, and spoke to the benefits of community gardens, total grants received, and provided photos of existing gardens. She reviewed past and future projects and noted the importance of building partnerships.

ADJOURNMENT

There being no further business to come before the Committee, the meeting adjourned at 4:56 p.m.

Respectfully Submitted,

Chris Williams, Chairman
Community Development Committee

Attest:

Sandra Keeney
City Clerk

DRAFT

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
July 10, 2023 – 4:00 P.M.
3rd Floor Conference Room – Municipal Building
211 S. Hamilton Street**

CALL TO ORDER, ROLL CALL

Mayor Wagner called the meeting to order at 4:02 p.m.

Present: Mayor Jay W. Wagner; Mayor Pro Tempore S. Wesley Hudson, Ward 4; Council Member Britt W. Moore, At Large Council Member; Council Member Tyrone E. Johnson At Large; Cyril A. Jefferson, Ward 1; Council Member Christopher Williams, Ward 2; Council Member Monica Peters, Ward 3; Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6

PRESENTATION OF ITEMS

2023-326 Closed Session - Personnel

City Council will go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(6) for Personnel

Council Member Moore made a motion, seconded by Council Member Williams, to go into Closed Session Pursuant to N.C. General Statute §143-318.11(a)(6) for Personnel.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Closed Session began at 4:03

At 4:34 p.m. Council Member Holmes made a motion, seconded by Council Member Williams, to end Closed Session and resume Regular Session.

Motion carried with the following vote:

Aye: Mayor Wagner, Mayor Pro Tempore Hudson, Council Member Moore, Council Member Jefferson, Council Member Williams, Council Member Peters, Council Member Jones, and Council Member Holmes

Mayor Wagner stated no action will be taken as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 4:34 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Sandra Keeney
City Clerk

DRAFT

FINANCE COMMITTEE

Chaired by Council Member Moore

Committee Members: Moore, Holmes, Jones, and Peters

July 13, 2023 – 4:00 P.M.

Council Chambers

211 S Hamilton Street

FINANCE COMMITTEE - Britt W. Moore, Chair

CALL TO ORDER

Chair Moore called the meeting to order at 4:00 p.m.

Present: Chair Britt Moore, Committee Members Monica Peters, Michael Holmes, and Victor Jones

PRESENTATION OF ITEMS

2023-305 **Consideration of Change Order No. 8 for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc.**

City Council is requested to approve Change Order No. 8 to Garney Companies Inc. for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project in the amount of \$577,707.54 and a 60-day extension to the contract end date.

Robby Stone, Public Service Director, provided the staff report for this item noting the change order is for the additional work to correct expansion and contraction of steel pipe at the manholes by installing reinforced concrete thrust blocking with steel saddles.

A motion was made by Chair Moore, seconded by Committee Member Jones, to approve agenda item 2023-305.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-306 **Consideration of a Sole Source Contract to Serpentix Conveyor Corporation in the amount of \$145,114.06**

City Council is requested to award a sole source contract to Serpentix Conveyor Corporation in the amount of \$145,114.06 to perform the rebuild of the solids conveyor at the Eastside Wastwater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item and explained why it is a sole source item noting the Serpentix components are proprietary and patented. He answered questions regarding life expectancy of the conveyor and noted that funds for the project are available in the fiscal year 2023-2024 budget.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-306.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-307 Consideration of a Contract to The Harper Corporation in the amount of \$164,235.72

City Council is requested to award a contract to the Harper Corporation in the amount of \$164,235.72 to perform installation of tube settlers that were pre-purchased for the Super Pulsator at the Ward Water Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item. He stated this item is to hire a contractor to perform the installation of the tube settlers that were pre-purchased for the Super Pulsator at the Ward Water Treatment Plant. He noted the contractor will remove existing tube settlers and funds for this project are available in the fiscal year 2023-2024 budget.

A motion was made by Chair Moore, seconded by Committee Member Jones, to approve agenda item 2023-307.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-309 Consideration of a Contract to Triangle Grading & Paving, Inc. in the amount \$4,869,301.40

City Council is requested to award a contract to Triangle Grading & Paving, Inc. in the amount of \$4,869,301.40 for the Kersey Valley Road Realignment Project to allow for future expansion of the City's Kersey Valley Landfill and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Services Director, provided the staff report for this item noting the purpose of this item is for the realigning of Kersey Valley Road to allow for the future expansion of the City's Kersey Valley Landfill. He noted the new roadway will be conveyed to the North Carolina Department of Transportation upon final completion, acceptance, and engineering certifications.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-309.

Motion carried with following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-308 Consideration of an On-Call Master Agreement with WithersRavenel Services in the amount of \$340,000

City Council is requested to approve an On-Call Master Agreement with WithersRavenel Services for construction inspections and contract management services for the Kersey Valley Road Realignment Project and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item. He stated WithersRavenel has the qualifications to perform construction inspections and contract management services for the Kersey Valley Road Realignment project which will cover full time inspection and as-needed material testing for the anticipated 240 calendar day duration.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-308.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-310 Consideration of a Contract to Holden Building Company in the amount not to exceed \$139,811.

City Council is requested to award a contract to Holden Building Company in the amount not to exceed \$139,811 for exterior siding replacement for the Material Recycling Facility (MRF) and authorize the appropriate City Official(s) to execute all necessary documents.

Robby Stone, Public Service Director, provided the staff report for this item. He explained the purpose of this item is for the exterior siding replacement for the Material Recycling Facility and noted funds are available through the Solid Waste Capital Project Funds.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-310.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-314 Consideration of a Sole Source Contract with 5S Technologies in the amount of \$85,920

City Council is requested to award a Sole Source contract to 5S Technologies for renewal of licenses of Thretlocker (IT Secure) in the amount of \$85,920 to provide advanced threat prevention and application whitelisting capabilities and authorize the appropriate City Official(s) to execute all necessary documents.

Adam Ward, Information Technology Services Assistant Director, provided the staff report for this item. He provided a history of the software and answered questions regarding software deployment and whitelisting capabilities.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-314.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-317 Consideration of a Contract with 5S Technologies in the amount of \$562,832.39

City Council is requested to award a contract to 5S Technologies in the amount of \$562,832.39 for upgrades to existing wireless equipment at City facilities and downtown area to Wifi 6 and authorize the appropriate City Official(s) to execute all necessary documents.

Adam Ward, Information Technology Services Assistant Director, provided the staff report for this item explaining that speed and capacity would be improved and noted that the contract includes maintenance and installation of the wireless network.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-317.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-318 Consideration of a Purchase of an Electric Digger Derrick Truck from Terex Utilities in the amount of \$437,503

City Council is requested to approve a purchase of a new Freightliner truck with a Terex Commander 5048 Digger Derrick body from Terex Utilities Inc. in the amount of \$437,503 and declare the old truck as surplus and dispose through the online auction process.

Kevin Rogers, Fleet Director, provided the staff report for this item and stated the price of \$437,503 is for the truck, training, and delivery. He noted the truck is similar to the ones that are currently being used and estimated delivery is over a year out.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-318.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-319 Consideration of a Purchase of an Asphalt Patcher Truck from Infrastructure Solutions Group in the amount of \$297,406

City Council is requested to approve a purchase of a 2023 Freightliner M2 106 Asphalt Patcher Truck from Infrastructure Solutions Group in the amount of \$297,406 and declare the old truck as surplus and dispose through the online auction process.

Kevin Rogers, Fleet Director, provided the staff report for this item and stated the price of \$297,406 is for the truck, body, operator training, extended warranty, and delivery. He noted delivery time is over a year out.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-319.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-320 Consideration of a Purchase of a VacAll Truck from Rodders & Jets Supply Company in the amount of \$549,829.70

City Council is requested to approve the purchase of one (1) Freightliner 114SD/SFA VacAll Truck from Rodder & Jets Supply Company in the amount of \$549,829.70 and declare the old truck as surplus and dispose through the online auction process.

Kevin Rogers, Fleet Director, provided the staff report for this item and stated the price of \$549,829.70 is for the truck, body, operating training, extended warranty, and delivery. He noted delivery is over a year out.

A motion was made by Chair Moore, seconded by Committee Member Jones, to approve agenda item 2023-320.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-321 Consideration of a Purchase of a John Deere 410P Backhoe from James River Equipment in the amount of \$169,904.60

City Council is requested to approve the purchase of one (1) John Deere 410P Backhoe from James River Equipment in the amount of \$169,904.60 and declare the old backhoe as surplus and dispose through the online auction process.

Kevin Rogers, Fleet Director, provided the staff report for this item and stated the price of \$169,904.60 is for the backhoe, operator training, extended warranty, and delivery. He noted delivery time is over a year out.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-321.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-322 Consideration of a Sole Source Contract to TransTrack Solutions Group in the amount of \$288,259.

City Council is requested to approve a sole source five-year contract to TransTrack Solutions Group in the amount of \$288,259 for software that allows the transit system to consolidate data from multiple sources to allow more efficient and effective management of resources and authorize the appropriate City Official(s) to execute all necessary documents.

Angela Wynes, Transit Manager, provided the staff report for this item and stated this software will collect or produce all the data transit needs. She noted federal funds would provide \$230,607 and the City would be responsible for \$57,652.

A motion was made by Committee Member Peters, seconded by Committee Member Holmes, to approve agenda item 2023-322.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-323 Consideration of a Resolution Authorizing City of High Point to enter into an agreement with the North Carolina Department of Transportation regarding the Section 5303 Planning Grant

City Council is requested to adopt a resolution from the North Carolina Department of Transportation to enter into an agreement regarding the Section 5303 Planning Grant and authorize the appropriate City Official(s) to execute all necessary documents.

Angela Wynes, Transit Manager, provided the staff report for this item noting the City's matching share for the North Carolina Department of Transportation Section 5303 Planning Grant would be \$8,134 which is included in the fiscal year 2023-2024 budget.

A motion was made by Chair Moore, seconded by Committee Member Jones, to approve agenda item 2023-323.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-324 Consideration of a Sole Source Contract with Minsait ACS in the amount of \$118,133 for SCADA System Upgrades

City Council is requested to award a Sole Source Contract with Minsait ACS in the amount of \$118,133 for upgrades to the Supervisory Control and Data Acquisition (SCADA) systems which are used for controlling, monitoring, and analyzing industrial devices and processes within the Electric Grid and authorize the appropriate City Official(s) to execute all necessary documents.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item and provided information regarding the sole source request noting it would provide standardization and compatibility with the existing system.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-324.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-325 Consideration of a Contract to Burford's Con. LLC in the estimated amount of \$1,100,000 for Tree Trimming Services - (Secondary Provider)

City Council is requested to award a contract to Burford's Con. LLC in the estimated amount of \$1,100,000 for Tree Trimming Services (Secondary Provider) and authorize the appropriate City Official(s) to execute all necessary documents.

Tyler Berrier, Electric Utilities Director, provided the staff report for this item. He noted this would be a secondary tree trimming service which would allow the supplement of any tree trimming work should the primary contractor be unable to fulfill staffing needs.

A motion was made by Chair Moore, seconded by Committee Member Peters, to approve agenda item 2023-325.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-327 Consideration of a Community Project Funding Grant Agreement - Homeless Day Center and Shelter

City Council is requested to accept the Community Project Funding Grant in the amount of \$3,000,000 to assist in the construction and development of a Homeless Day Center and Shelter, approve the Budget Ordinance to appropriate the funds, and authorize the appropriate City Official(s) to execute all necessary documents.

Nena Wilson, Community Development Director, provided the staff report for this item and stated the grant agreement for funding awarded through the FY22 Economic Development Initiative – Community Project Funding Grant was facilitated by Representative Kathy Manning. She explained the City plans to partner with Open Door Ministries, for project development, construction, and implementation.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-327.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

2023-328 Consideration of a Resolution Ratifying and Authorizing the Execution of a Contract with Guilford County Board of Education for the School Safety Resource Officer Program

City Council is requested to approve a resolution ratifying and authorizing the execution of a contract with Guilford County Board of Education for eight School Resource Officers and One Supervisor.

Travis Stroud, Police Chief, provided the staff report for this item. He explained the City of High Point provides School Safety Resource Officers for four high schools and four middle schools which are located within High Point.

A motion was made by Chair Moore, seconded by Committee Member Holmes, to approve agenda item 2023-328.

Motion carried with the following vote:

Aye: Chair Moore, Committee Member Peters, Committee Member Holmes, and Committee Member Jones

ADJOURNMENT

Council Member Peters thanked staff for their hard work regarding the Main in Color event.

There being no further business to come before the Committee, the meeting adjourned at 4:39 p.m.

Respectfully Submitted,

Britt Moore, Chairman

Attest:

Sandra Keeney
City Clerk

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JULY 17, 2023 – 5:00 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

CALL TO ORDER and ROLL CALL

Mayor Wagner called the meeting to order at 5:03 p.m.

Upon roll call, the following Council Members were Present (7):

Mayor Jay W. Wagner; Mayor Pro Tem S. Wesley Hudson, Ward 4; Council Member Britt W. Moore, At Large; Council Member Cyril A. Jefferson, Ward 1 [arrived at 5:09 p.m.]; Council Member Christopher Williams, Ward 2 [arrived at 5:11 p.m.]; and Council Member Victor A. Jones, Ward 5; and Council Member Michael A. Holmes, Ward 6

Absent (2): Council Member Tyrone E. Johnson, At Large; and Council Member Monica Peters, Ward 3

Staff Present:

Tasha Logan Ford, City Manager; Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Kate Ashburn, Assistant City Attorney; Sandy Dunbeck, Economic Development Director; Montanna Brown, Economic Development Manager; and Mary S. Brooks, Deputy City Clerk

PRESENTATION OF ITEMS

2023-336 Closed Session-Economic Development

Council is requested to go into Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development.

Council Member Holmes moved to enter Closed Session pursuant to N.C.G.S. §143-318.11(a)(4) for Economic Development at 5:03 p.m.; seconded by Mayor Pro Tem Hudson the motion passed by an 5-0 unanimous vote.

Aye (5): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Jones, and Council Member Holmes

Absent (4): Council Member Johnson, Council Member Williams, Council Member Peters, and Council Member Jefferson

Note: Council Members Williams and Jefferson arrived during the closed session portion of this meeting.

Upon reconvening into Open Session at 5:14 p.m., no action took place as a result of the Closed Session.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 5:14 p.m. upon motion duly made by Council Member Moore and seconded by Council Member Jones.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

**HIGH POINT CITY COUNCIL
REGULAR MEETING
JULY 17, 2023 – 5:30 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

MINUTES

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

Mayor Wagner called the meeting to order at 5:31 p.m.

Upon call of the roll, the following Council Members were Present (8):

Mayor Jay W. Wagner; Ward 3; Council Member S. Wesley Hudson, Ward 4; Council Member Britt W. Moore, At Large Council Member Tyrone E. Johnson, At Large; Council Member Cyril A. Jefferson, Ward 1; Council Member Williams, Ward 2;; Council Member Victor A. Jones, Ward 5and Council Member Holmes, Ward 6.

Absent (1): Council Member Monica Peters, Ward 3

Mayor Wagner called for a Moment of Silence. The Pledge of Allegiance followed.

STRATEGIC PLAN UPDATE- Blight Reduction and Marketing & Branding Initiative

2023-330

Strategic Plan Update

Council Member Chris Williams, Chairman of the Community Development Committee, will recognize staff to provide an update on the Strategic Plan regarding Blight Reduction. Council Member Michael Holmes, Chairman of the Marketing & Branding Task Force will provide an update on the Marketing & Branding Initiative

Council Member Holmes gave an update regarding the Marketing and Branding initiative; and said that the city would host a public launch event on August 5th to introduce the new branding to the public.

Council Member Williams provided an update regarding the Strategic Plan summary report for local codes enforcement activities for the month of June 2023 regarding minimum housing, public nuisance, zoning, and concluded noted that there was a combined total of 492 active cases.

Lori Loosemore, Code Enforcement Manager shared an update regarding the property located at 811 Runyon to include photos and a brief history regarding said property; and said that the property was repaired and would be owner occupied.

RECOGNITIONS AND PRESENTATIONS

Council Member Williams moved to suspend the rules to add items to the agenda. Council Member Holmes made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

2023-370 Proclamation AmeriCorps NCCC Day

Mayor Jay W. Wagner will present a proclamation designating July 16, 2023, as AmeriCorps NCCC Day in High Point, North Carolina.

Mayor Wagner read the Proclamation into the minutes designating July 16, 2023, as AmeriCorps NCCC Day in High Point, North Carolina.

[Photo Opportunity, Applause]

PUBLIC COMMENT PERIOD

2023-331 Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting scheduled at 5:30 p.m or on the third Monday of the month when the first regular City Council meeting is cancelled. Our policy states persons may speak on any item not on the agenda.

* Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

* Persons addressing City Council are asked to limit their comments to 3 minutes.

* Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.

* If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points.

This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

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

meeting.

Mayor Wagner opened the public comment period.

***Bessie McInnis**, 1707 Gavin Dr., High Point voiced concerns regarding the location for the homeless shelter on Brentwood; with neighborhood crime to include trespassing; and spoke to having consideration regarding the homeless shelter in the retirement community.*

Mayor Wagner closed public comment period.

CONSENT AGENDA ITEMS

Items on the Consent Agenda have been unanimously recommended by a Committee of the City Council or are submitted in accordance with established procedure. There will be no discussion of the item unless a Council Member so request, in which event the item will be removed from the Consent Agenda and considered individually. Items not removed from the Consent Agenda will be enacted with one motion.

Mayor Wagner asked council if anyone would like to discuss an item under the consent agenda. Seeing none, Mayor Wagner proceeded with the following motion.

Mayor Wagner moved for approval all matters on the Consent Agenda. Mayor Pro Tem Hudson made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

C-1 2023-305 Consideration of Change Order No. 8 for the Richland Creek Sewer Outfall Aerial Sewer Pipe Replacement Project to Garney Companies Inc.

City Council is requested to approve Change Order No. 8 to Garney Companies Inc. for the Richland Creek Sewer Outfall Aerial Pipe Replacement Project in the amount of \$577,707.54 and a 60-day extension to the contract end date. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-2 2023-306 Consideration of a Sole Source Contract to Serpentix Conveyor

Corporation in the amount of \$145,114.06

City Council is requested to award a sole source contract to Serpentix Conveyor Corporation in the amount of \$145,114.06 to perform the rebuild of the solids conveyor at the Eastside Wastwater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-3 2023-307 Consideration of a Contract to The Harper Corporation in the amount of \$164,235.72

City Council is requested to award a contract to the Harper Corporation in the amount of \$164,235.72 to perform installation of tube settlers that were pre-purchased for the Super Pulsator at the Ward Water Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-4 2023-309 Consideration of a Contract to Triangle Grading & Paving, Inc. in the amount \$4,869,301.40

City Council is requested to award a contract to Triangle Grading & Paving, Inc. in the amount of \$4,869,301.40 for the Kersey Valley Road Realignment Project to allow for future expansion of the City's Kersey Valley Landfill and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-5 2023-308 Consideration of an On-Call Master Agreement with WithersRavenel Services in the amount of \$340,000

City Council is requested to approve an On-Call Master Agreement with WithersRavenel Services for construction inspections and contract management services for the Kersey Valley Road Realignment Project and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-6 2023-310 Consideration of a Contract to Holden Building Company in the amount not to exceed \$139,811.

City Council is requested to award a contract to Holden Building Company in the amount not to exceed \$139,811 for exterior siding replacement for the Material Recycling Facility (MRF) and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-7 2023-314 Consideration of a Sole Source Contract with 5S Technologies in the amount of \$85,920**
City Council is requested to award a Sole Source contract to 5S Technologies for renewal of licenses of Thretlocker (IT Secure) in the amount of \$85,920 to provide advanced threat prevention and application whitelisting capabilities, and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-8 2023-317 Consideration of a Contract with 5S Technologies in the amount of \$562,832.39**
City Council is requested to award a contract to 5S Technologies in the amount of \$562,832.39 for upgrades to existing wireless equipment at City facilities and downtown area to Wifi 6 and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-9 2023-318 Consideration of a Purchase of an Electric Digger Derrick Truck from Terex Utilities in the amount of \$437,503**
City Council is requested to approve a purchase of a new Freightliner truck with a Terex Commander 5048 Digger Derrick body from Terex Utilities Inc. in the amount of \$437,503 and declare the old truck as surplus and dispose through the online auction process. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-10 2023-319 Consideration of a Purchase of an Asphalt Patcher Truck from Infrastructure Solutions Group in the amount of \$297,406**
City Council is requested to approve a purchase of a 2023 Freightliner M2 106 Asphalt Patcher Truck from Infrastructure Solutions Group in the amount of \$297,406 and declare the old truck as surplus and dispose through the online auction process. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-11 2023-320 Consideration of a Purchase of a VacAll Truck from Rodders & Jets Supply Company in the amount of \$549,829.70**
City Council is requested to approve the purchase of one (1) Freightliner 114SD/SFA VacAll Truck from Rodder & Jets Supply Company in the amount of \$549,829.70 and declare the old truck as surplus and dispose through the

online auction process. (Recommended by Finance Committee.)

Approved under the consent agenda.

- C-12 2023-321 Consideration of a Purchase of a John Deere 410P Backhoe from James River Equipment in the amount of \$169,904.60**
City Council is requested to approve the purchase of one (1) John Deere 410P Backhoe from James River Equipment in the amount of \$169,904.60 and declare the old backhoe as surplus and dispose through the online auction process. (Recommended by Finance Committee.)
- Approved under the consent agenda.
- C-13 2023-322 Consideration of a Sole Source Contract to TransTrack Solutions Group in the amount of \$288,259.**
City Council is requested to approve a sole source five-year contract to TransTrack Solutions Group in the amount of \$288,259 for software that allows the transit system to consolidate data from multiple sources to allow more efficient and effective management of resources and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)
- Approved under the consent agenda.
- C-14 2023-323 Consideration of a Resolution Authorizing City of High Point to enter into an agreement with the North Carolina Department of Transportation regarding the Section 5303 Planning Grant**
City Council is requested to adopt a resolution from the North Carolina Department of Transportation to enter into an agreement regarding the Section 5303 Planning Grant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)
- Approved under the consent agenda.
- C-15 2023-324 Consideration of a Sole Source Contract with Minsait ACS in the amount of \$118,133 for SCADA System Upgrades**
City Council is requested to award a Sole Source Contract with Minsait ACS in the amount of \$118,133 for upgrades to the Supervisory Control and Data Acquisition (SCADA) systems which are used for controlling, monitoring, and analyzing industrial devices and processes within the Electric Grid and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)
- Approved under the consent agenda.
- C-16 2023-325 Consideration of a Contract to Burford's Con. LLC in the estimated**

amount of \$1,100,000 for Tree Trimming Services - (Secondary Provider)

City Council is requested to award a contract to Buford's Con. LLC in the estimated amount of \$1,100,000 for Tree Trimming Services (Secondary Provider) and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-17 2023-327 Consideration of a Community Project Funding Grant Agreement - Homeless Day Center and Shelter

City Council is requested to accept the Community Project Funding Grant in the amount of \$3,000,000 to assist in the construction and development of a Homeless Day Center and Shelter, approve the Budget Ordinance to appropriate the funds, and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-18 2023-328 Consideration of a Resolution Ratifying and Authorizing the Execution of a Contract with Guilford County Board of Education for the School Safety Resource Officer Program

City Council is requested to approve a resolution ratifying and authorizing the execution of a contract with Guilford County Board of Education for eight School Resource Officers and One Supervisor. (Recommended by Finance Committee.)

Approved under the consent agenda.

C-19 2023-301 Consideration of the 2023 Urgent Repair Program Policies

City Council is requested to approve the 2023 Urgent Repair Program Procurement and Disbursement Policy, the 2023 Urgent Repair Program Assistance Policy, and authorize the appropriate City Official(s) to execute all documents. (Recommended by Community Development Committee.)

Approved under the consent agenda.

C-20 2023-302 Consideration of the 2023 Urgent Repair Program Post-Approval Documentation

City Council is requested to approve the Post-Approval Documentation for the 2023 Urgent Repair Program and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by Community Development Committee.)

Approved under the consent agenda.

C-21 2023-329 Consideration of Approval of Minutes

City Council is requested to approve the following minutes:

Regular Meeting of the High Point City Council - November 21, 2022 @ 5:30 p.m.

Finance Committee minutes - December 1, 2022 @ 4:00 p.m.

Special Meeting of the High Point City Council - December 5, 2022 @ 4:30 p.m.

Special Meeting of the High Point City Council - May 10, 2023 @ 4:00 p.m.

Prosperity & Livability Committee Minutes - June 7, 2023 @ 9:00 a.m.

Finance Committee Minutes - June 15, 2023 @ 4:00 p.m.

Special Meeting of the High Point City Council - June 20, 2023 @ 4:30 p.m.

Regular Meeting of the High Point City Council - June 20, 2023 @ 5:30 p.m.

Approved under the consent agenda.

GENERAL BUSINESS AGENDA**G-1 2023-315 Historic Marker to recognize Reverend Daniel Brooks**

A request for approval of a historic marker to recognize Reverend Daniel Brooks. This marker is proposed to be located adjacent to the Southwest High Point Heritage Greenway, on the north side of Vail Avenue, two blocks west of where the Brooks Memorial Methodist Church once stood in the Southside Neighborhood.

David Fencl, Senior Planner reported that this request was submitted by the High Point Southwest Renewal Foundation for the approval of a historic marker to recognize Reverend Daniel Brooks that is proposed to be located adjacent to the Southwest High Point Heritage Greenway; the Historic Preservation Commission determined that the proposed marker met the minimum evaluation criteria of the Historic Marker Policy; that the Southwest Renewal Foundation would be purchasing said marker; and that staff is recommending the approval of this request.

Council Member Moore inquired if the proposed historic marker would have the city's new branding and logo. Mr. Fencl replied that it should be considered.

Moved by Mayor Pro Tem Hudson; seconded by Council Member Moore to approve a historic marker to recognize Reverend Daniel Brooks. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

G-2 2023-316 Annexation Utility Connection Exempt Request

A request by William and Laura Davis to allow a parcel exceeding three acres to be exempted from annexation policy for connection to City of High Point sewer service.

Herb Shannon, Senior Planner reported that this was a request to allow a parcel exceeding three acres to be exempted from the annexation policy for connection to the City of High Point's sewer service; provided a brief background regarding said policy; said that there would be no budget impact; and that staff is recommending approval for this matter.

Moved by Mayor Pro Tem Hudson; seconded by Council Member Williams to allow a parcel exceeding three acres to be exempted from the annexation policy for connection to City of High Point sewer service. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

G-3 2023-311 Public Hearing on City of High Point, Zoning Map Amendment 23-14

A request by the High Point City Council to rezone 80 parcels, totaling approximately 67.5 acres, as part of the Comprehensive Zoning Map Amendment project.

- a) To rezone the Wynngate Subdivision, totaling approximately 42.5 acres (45 parcels), from the Conditional Use Residential Single Family - 3 (CU R-3) District to a Residential Single Family - 3 (R-3) District. The Wynngate Subdivision is located north of the intersection of Burton Road and Flay Cecil Road (*approximately 1,300 feet west of the Guilford/Davidson County line*).
- b) To rezone the Burton Oaks Subdivision, totaling approximately 25 acres (35 parcels), from the Conditional Use Residential Single Family - 3 (CU R-3) District to a Residential Single Family - 3 (R-3) District. The Burton Oaks Subdivision is located north of the intersection of Burton Road and Priya Street (*approximately 2,200 feet west of the Guilford/Davidson County line*).

Herb Shannon, Senior Planner reported that this was a request to rezone 80 parcels, totaling approximately 67.5 acres, as part of round 5 of the Comprehensive Zoning Map Amendment Project (Project); this request focused on lands within the Wynngate Subdivision and the Burton Oaks Subdivisions which are located in the southwestern portion of the city along the north side of Burton Road; provided a background of the Project; said that the Planning and Zoning Commission reviewed this request at their June 27, 2023 public hearing and recommended approval as recommended by staff; discussed staff's recommendations that is outlined in the staff report; and stated that

upon rendering a decision that council must place in the official record a statement of consistency with the city's Land Use Plan and other plans as may be applicable, or if council was in disagreement with the consistency statement in this report, council could adopt its own statement.

Mayor opened the public hearing and asked if anyone was present to speak for or against this matter; hearing none, Mayor Wagner closed the public hearing.

Moved by Mayor Wagner; seconded by Council Member Moore to approve a request by the High Point City Council to rezone 80 parcels, totaling approximately 67.5 acres, as part of the Comprehensive Zoning Map Amendment 23-14 project and adopt the consistency and reasonableness statement policy. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-14 is consistent with the City's adopted policy guidance because the zoning map amendment is supported by the Low-Density Residential land use classifications of the Land Use Plan. Furthermore, the amendment is needed to remove unneeded restrictions on the properties, to remove the conditional use zoning districts, and establish zoning to match the manner in which this neighborhood has developed.

G-4 2023-312 Public Hearing on Dale & Esther Enterprise, LLC, Zoning Map Amendment 23-15

A request by Dale & Esther Enterprise, LLC to rezone approximately 1.48 acres from a Conditional Use Limited Business (CU-LB) District and a Conditional Use General Business (CU-GB) District to the Conditional Zoning General Business (CZ-GB) District. The site lies at the northwestern corner of W. Lexington Avenue and Westchester Drive (800 W. Lexington Avenue and 724 Westchester Drive).

Herb Shannon, Senior Planner reported that this request was for two parcels located at the intersection of W. Lexington Avenue and Westchester Drive; said that the 800 W. Lexington Avenue parcel was developed with an existing repair facility that was in constructed in 1999/2000; said that the abutting 724 Westchester Drive parcel was undeveloped and was initially part of the adjacent apartment complex and was separated from that development under a 1991 zoning approval; the allowance of GB District uses, as restricted by the applicants Conditional Zoning Ordinance, for this last undeveloped parcel at this intersection would be consistent with land use policy established at this intersection. The Planning and Zoning Commission recommended approval of this

request, as recommended at their P&Z Commission public hearing held on June 27, 2023. Mr. Shannon noted that council would need to place in the official record a statement of consistency with the city's adopted plans, and explained why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case; and that staff was recommending approval for said request.

Mayor Wagner opened the public hearing asked if anyone would like to speak for or against this matter.

Andy Harris, Attorney, Wyatt Early-Harris-Wheeler LLP, 1912 Eastchester Drive, Suite 400, High Point extended greetings; noted that he represented the applicant; thanked council for their consideration; and that he would answer any questions.

Mayor Wagner closed the public hearing.

Moved by Mayor Wagner; seconded by Mayor Pro Tem Hudson to approve the a request by Dale & Esther Enterprise, LLC to rezone approximately 1.48 acres from a Conditional Use Limited Business (CU-LB) District and a Conditional Use General Business (CU-GB) District to the Conditional Zoning General Business (CZ-GB) District and adopt the consistency and reasonableness statement policy. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-15 consistent with the City's adopted policy guidance because the requested CZ GB District, as restricted by the proposed conditional zoning ordinance, does not conflict with adopted policy guidance documents. Furthermore, as conditioned, the requested CZ-GB District would be reasonable as it would support expansion of an existing commercial use at an intensity level similar to uses upon other parcels at this intersection.

G-5 2023-313 Public Hearing on Diversified Estate Holdings, LLC, Zoning Map Amendment 23-08

A request by Diversified Estate Holdings, LLC to rezone approximately 9.6 acres from a Conditional Use Agricultural (CU-AGR) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District. The site is located west of the intersection of Penny Road and East Fork Road (*1711 and 1701 Penny Road*).

Herb Shannon, Senior Planner reported that this was a request by Diversified Estate Holdings, LLC to rezone approximately 9.6 acres from a Conditional Use Agricultural (CU-AGR) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District; said that the site was located west of the intersection of Penny Road and East Fork Road (1711 and 1701 Penny Road); provided an overview of the history of this zoning request, changes to the Conditional Zoning Ordinance offered by the applicant, and the updated staff recommendation that generally supported this zoning request based upon changes offered by the applicant; and that staff is recommending approval based upon changes and the updated Conditional Zoning Ordinance; the Planning and Zoning Commission recommended approval as recommended by staff at their 4th public hearing on this matter on June 27, 2023, and for council to adopt the consistency and reasonableness statement.

Scott Wallace, President-Keystone Homes extended greetings; spoke to investing in the community and providing a high-quality housing; to meeting recommendations; to providing traffic signal improvements; voiced appreciation for staff's assistance; and entertained questions.

Council Member Holmes thanked everyone for the changes to address concerns; spoke to the need for privacy in said neighborhood; and asked staff if signage for speed was discussed.

Mr. Wallace said that they would plan for additional buffers (fences) in said area.

Greg Venable said that staff would look into adding signage for speed.

Mayor Wagner opened the public hearing.

Mel Thomas, voiced appreciation for the changes the developer had made; voiced traffic flow concerns; and spoke to the buffers.

Benjamin Briggs voiced appreciation for the changes made by the developer; spoke to the buffers; and that he supported this project.

Mayor Wagner closed the public hearing.

Moved by Mayor Wagner; seconded by Mayor Pro Tem Hudson to approve the A request by Diversified Estate Holdings, LLC to rezone approximately 9.6 acres from a Conditional Use Agricultural (CU-AGR) District to a Conditional Zoning Residential Multifamily - 16 (CZ RM-16) District and adopt the consistency and reasonableness statement policy. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

Consistency and Reasonableness Statements

That Zoning Map Amendment 23-08 consistent with the City's adopted policy guidance because the requested zoning map amendment, as conditioned by the applicant, is to a certain degree aligned with the Land Use Plan and adopted policy guidance documents. Furthermore, conditions offered by the applicant for reduced development density along the southern half of the site, greater building setbacks and higher perimeter landscaping will support multifamily development that is generally compatible with abutting lower intensity land use.

G-6 2023-332 Consideration of a Reappointment to the Guilford County Historic Preservation Commission

City Council is requested to recommend the reappointment of Abigaile Pittman to the Guilford County Historic Preservation Commission as one of High Point's two representatives. Appointment effective immediately and will expire on April 1, 2027.

Moved by Mayor Wagner; seconded by Council Member Johnson to approve the reappointment of Abigaile Pittman to the Guilford County Historic Preservation Commission as one of High Point's two representatives, and that the appointment would be effective immediately and will expire on April 1, 2027. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

G-7 2023-333 Consideration of an Appointment to the Human Relations Commission

City Council is requested to approve the appointment of Tajia Lagomarsino to the Human Relations Commission. Appointment will be effective immediately and will expire on November 1, 2025.

Council Member Jones voiced appreciation for Tajia Lagomarsino's commitment to their service on this board; and shared that she is an Army Veteran.

Moved by Mayor Pro Tem Hudson; seconded by Council Member Johnson to approve the appointment of Tajia Lagomarsino to the Human Relations Commission, and that the appointment will be effective immediately and will expire on November 1, 2025. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

G-8 2023-334 Consideration of an Appointment to the Planning and Zoning Commission

City Council is requested to approve the appointment of Kara Blue to the Planning and Zoning Commission. Appointment will be effective immediately and will expire on June 30, 2026.

Council Member recognized Ms. Blue in attendance; and thanked her for her willingness to serve on this commission.

Moved by Council Member Jefferson; seconded by Council Member Johnson to approve the appointment of Kara Blue to the Planning and Zoning Commission, and that the appointment would be effective immediately and will expire on June 30, 2026. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

G-9 2023-335 Consideration of a Reappointment to the Citizens Advisory Council

City Council is requested to confirm the reappointment of Kellie Jackson to the Citizens Advisory Council. Reappointment will be effective immediately and will expire on May 31, 2025.

Moved by Mayor Wagner; seconded by Council Member Johnson to postpone this matter to the August 7, 2023, meeting of council. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

Mayor Wagner moved to suspend the rules to add items to the agenda. Council Member Jefferson made a second to the motion. The motion carried by the following 8-0 unanimous vote:

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

2023-338

Consideration of an Amendment the City Manager's Contract-Tasha Logan Ford

City Council is requested to approve an amendment to the City Manager's Contract to reflect the following changes: increase pay of 5.75% to make her compensation \$234,885.56, increase additional retirement contribution to 5%, and extend the cap on her severance package from 9 to 12 months effective July 1, 2023; and authorize the Mayor to execute any documents.

Moved by Mayor Wagner; seconded by Mayor Pro Tem Hudson to amend Tasha Logan Ford's (City Manager) contract to reflect the following changes: increase pay of 5.75% to make her compensation \$234,885.56, increase additional retirement contribution to 5%, and extend the cap on her severance package from 9 to 12 months effective July 1, 2023; and authorize the Mayor to execute any documents. The motion passed unanimously by a vote of 8-0.

Aye (8): Mayor Wagner, Mayor Pro Tem Hudson, Council Member Moore, Council Member Johnson, Council Member Jefferson, Council Member Williams, Council Member Jones, and Council Member Holmes

Absent (1): Council Member Peters

Mayor Wagner and Council Member Jefferson both stated that the city manager was doing a great job, and voiced appreciation for her work and efforts.

COUNCIL REMARKS

Council Member Jones shared an upcoming event on July 21 that would be assisting Veterans with disability claims.

Council Member Moore voiced appreciation for the volunteers assisting Veterans.

Council Member Jefferson voiced appreciation for the efforts regarding the Arts Design Festival; and encouraged everyone to attend High Point's National Night Out on August 1st.

Mayor Wagner congratulated the High Point Rockers on their victory championship.

ADJOURNMENT

There being no further business to come before Council, a motion was made by Council Member Holmes; and seconded by Council Member Moore to the meeting at 6:38 p.m.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, CMC
Deputy City Clerk

DRAFT

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
JULY 19, 2023 – 8:00 A.M.
HIGH POINT THEATER-220 E. COMMERCE AVE.**

MINUTES

CALL TO ORDER and ROLL CALL

Note: No quorum of council was present. The meeting started at 8:38 a.m.

The following Council Members were Present (4):

Council Member Britt W. Moore, At Large; Council Member Cyril A. Jefferson, Ward 1 [arrived at 8:54 a.m.]; Council Member Monica Peters, Ward 3 [arrived at 8:46 a.m.]; and Council Member Victor A. Jones, Ward 5

Absent (5):

Mayor Jay W. Wagner; Mayor Pro Tem S. Wesley Hudson, Ward 4; Council Member Tyrone E. Johnson, At Large; Council Member Christopher Williams, Ward 2; and Council Member Michael A. Holmes, Ward 6

Staff Present:

Eric Olmedo, Assistant City Manager; Damon Dequenne, Assistant City Manager; Gina Lindsey, Administrative Coordinator-Planning Department; and Mary S. Brooks, Deputy City Clerk

Planning and Zoning Commission Members Present:

Tom Kirkman, Terry Venable, mark Morgan, Joan Swift, Thad Juszczak, and Ray Wheatley

Also Present:

czb Consultants: Matt Ingalls, Thomas Eddington, Lauren Holm, and Larry Weston

PRESENTATION OF ITEM**2023-337 High Point 2045 Comprehensive Plan**

The High Point City Council and Planning and Zoning Commission will hold a joint meeting to discuss the High Point 2045 Comprehensive Plan.

Matt Eddington, czb Consultants made a PowerPoint Presentation regarding the High Point 2045 Comprehensive Plan (Plan); said that the open house event to the public had around 70 attendees; outlined the process overview regarding the Plan; discussed the three fundamental components for the Plan as followed:

- *It gets the “Big Things” right.*
- *It plans for what is know.*
- *It creates a decision-making framework for what is unknown.*

Mr. Eddington continued discussion regarding the Plan; said that it would be a 14-month process; spoke to how the public would be engaged during this process such as having the following:

- *Kitchen Table Conversations.*
- *Online Survey.*
- *Open House “Road Show”.*
- *Online Feedback.*

Council Member Peters arrived at the meeting at 8:46 a.m.

Mr. Eddington spoke to and outlined the Plan’s draft core values and draft planning principles; said that the draft core values included an inclusive community, entrepreneurial community, and a creative community; and that the draft planning principles included four basic principles as followed: support critical thinking and strategic risk-taking, work together and include all voices, set standards that would move us forward and make us proud decades from now, and build and celebrate our own identity.

Discussion took place regarding new developments; strategic efforts in transforming the downtown area (catalyst project); having a more inviting location for entertainment in the core city; improving roads/streets; affordable housing; and discussed the city’s core values.

Council Member Jefferson arrived at the meeting at 8:54 a.m.

Council Member Peters proposed to conduct a pilot program to create a form-based zoning code specifically for different types of housing.

Mr. Eddington said that he would research that information to assure the zoning would be consistent with the Plan; explained what a form-based code was; and shared the feedback from the public during an open house to continue the progress taking place downtown.

Council Member Jefferson spoke to assisting areas in the city impacted by food deserts; and to improving schools.

Discussion took place regarding developing downtown; attracting more people to High Point; to the demand for manufacturers; public transportation; core city investments; improving schools; and discussed the needs of the community.

Mr. Eddington discussed scenarios to explore how the city's values might translate to what the community would look like in the future; thanked everyone for their time; and concluded with the next steps for the Plan as followed:

- 1. Online open house goes live on Thursday.*
- 2. Summarize input from this week and update the project website.*
- 3. Revise the scenarios, if necessary, and do build-out calculations.*
- 4. Online survey September (date TBD).*
- 5. Next round of meetings: week of September 18th.*

ADJOURNMENT

There being no further business to come before Council, the meeting ended at 9:50 a.m.

Respectfully Submitted:

Mary S. Brooks, CMC
Deputy City Clerk



City of High Point

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

Master

File Number: 2023-335

File ID: 2023-335

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/13/2023

File Name:

Final Action:

Title: Consideration of a Reappointment to the Citizens Advisory Council
City Council is requested to confirm the reappointment of Kellie Jackson to the Citizens Advisory Council. Reappointment will be effective immediately and will expire on May 31, 2025.

Notes:

Sponsors:

Enactment Date:

Attachments: Reappointment - Citizen Advisory Council

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	07/17/2023	postponed	City Council	08/07/2023		Pass

CITY OF HIGH POINT AGENDA ITEM



Title: Reappointment- Citizens Advisory Council

From: City Clerk's Office

Public Hearing: N/A

Attachments: None

Meeting Date: July 17, 2022

**Advertising Date /
Advertised By:** N/A

PURPOSE:

To confirm the reappointment of Kellie Jackson to the Citizens Advisory Council.

BACKGROUND:

Council Member Tyrone Johnson is recommending the appointment of Kellie Jackson as his At Large appointee on the Citizens Advisory Council. Reappointment will be effective immediately and will expire May 31, 2025.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

City Council is requested to confirm the reappointment of Kellie Jackson to the Citizens Advisory Council; term to be effective immediately and will expire May 31, 2025.



City of High Point

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

Master

File Number: 2023-340

File ID: 2023-340

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: City Council

File Created: 07/25/2023

File Name:

Final Action:

Title: Consideration of an Appointment to the Planning and Zoning Commission
City Council is requested to confirm a recommendation by Council Member Williams to appointment Steve Galanti to the Planning and Zoning Commission to fill an unexpired term. Appointment will be effective immediately and will expire June 30, 2024.

Notes:

Sponsors:

Enactment Date:

Attachments: Appointment - Planning and Zoning Commission

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: sandra.keeney@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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CITY OF HIGH POINT AGENDA ITEM



Title: Appointment – Planning and Zoning Commission

From: City Clerk’s Office

Meeting Date: August 7, 2023

Public Hearing: No

Advertising Date N/A

Advertised By:

Attachments: Application

PURPOSE: To confirm the appointment of Steve Galanti to the Planning and Zoning Commission.

BACKGROUND: Council Member Williams is recommending the appointment of Steve Galanti to the Planning and Zoning Commission to fill an unexpired term. Appointment will be effective immediately and will expire June 30, 2024.

BUDGET IMPACT: N/A

RECOMMENDATION / ACTIONS REQUESTED: Council is requested to confirm the appointment of Steve Galanti to the Planning and Zoning Commission.

Profile

Steve
First Name

Galanti
Last Name

galantifamily123@gmail.com
Email Address

1707 Scarborough Road
Street Address

Suite or Apt

High Point
City

NC
State

27265
Postal Code

Mobile: (336) 689-2509
Primary Phone

Alternate Phone

Davis Martin Powell Engineers
Surveyors
Employer

Which Boards would you like to apply for?

Planning & Zoning Commission: Submitted

Ward you reside in?

6

Interests & Experiences

Please list any work, volunteer, and/or educational experience that you would like us to consider in the review of your application.

See uploaded resume.

[STEVENWILLIAMGALANTI2023Update.pdf](#)

Upload a Resume

Have you participated in Leadership High Point?

Yes No

If yes, please list the year in which you participated in Leadership High Point:

Gender *

Male

STEVEN WILLIAM GALANTI, AICP

1707 Scarborough Road, High Point, NC 27265

336-689-2509

galantifamily123@gmail.com

OBJECTIVE

To utilize my experience in local government and North Carolina planning to make a positive impact on the community. This entails working with a firm to secure entitlements for land development in a cost effective and timely manner, while ensuring the development will be livable, sustainable, and balances its impacts on the community.

EXPERIENCE

February 2023 to Present – Land Planning Specialist with Davis, Martin, Powell Engineers and Surveyors in High Point, North Carolina

Provide land development planning assistance to staff and clients in developing submittal documents that are comprehensive and incorporate the specific municipality's requirements. This involves researching the current submittal requirements in the project specific municipality, ensuring all submittal documents follow the state and local requirements with the goal of expediting review and approvals of all applicable permits, and tracking the review of projects to ensure reviews and responses to comments are addressed thoroughly and in a timely manner.

August 2010 to January 2023 - Planning Manager with the City of Greensboro, North Carolina

Provide expertise to solved technical issues related to plans being processed through the one-stop shop located in Development Services, through the Technical Review Committee, and zoning/planning issues including those before the Zoning Commission and Planning Board. Coordinate divisional staff workload and work plan, resolve project issues and handle personnel issues for the 12-member Current Planning Division in a supervisory role.

EXPERIENCE (CONTINUED)

June 1998 to August 2010 - Senior Planner with the City of Greensboro, North Carolina

Coordinate the monthly Planning Board meeting. Prepare and present annexations, modifications and other cases to the Planning Board and the TRC. Prepare annexations, street closings, street name changes and assignments, and other cases for City Council action. Coordinate Development Ordinance text amendments, including the related research for and drafting of the amendments, managing review comments by interested parties and stakeholders, and the preparation of written materials for Planning Board recommendation and City Council action. Oversee staff reviewing development plans for compliance with the Subdivision, Landscaping and Tree Preservation Ordinance and coordinate the inspections of completed landscape installations and other site improvements citywide. Oversee changes to the TRC procedures and applications, and prepare monitoring reports.

November 1996 to June 1998 – Subdivision Plan Reviewer with the City of Greensboro, North Carolina

Coordinate the weekly Technical Review Committee meeting for review and approval of single family subdivisions, multifamily projects, townhouse developments, watershed plans, group developments, integrated multiple use developments, and non-residential site plans. This involved receiving the plans, circulating plans to the appropriate review staff, and reviewing the plans for compliance with the Development Ordinance. After review of the revisions was complete, coordinate the TRC meeting, secure required city signatures for approval and release the approved copies for building permits. Prepare monitoring reports from the computerized tracking system.

December 1989 to November 1996 – Planner II with the City of High Point, North Carolina

Coordinate the weekly Technical Review Committee meeting for review and approval of subdivisions, watershed development plans, site plans, annexation maps and exclusion maps. This involved plan intake, preparing the agenda, routing plans to TRC members, presenting the cases at the meeting, assembling comments, preparing written documentation of the TRC action, interaction/communication with the applicants, reviewing the revisions and securing required city approval signatures.

EXPERIENCE (CONTINUED)

March 1987 to December 1989 – Urban Planner with the City of Alexandria, Virginia

Coordinate the monthly Planning Commission Subdivision Committee meeting, which involved the preparation of the agenda, and collecting and communicating staff recommendations. Review site plans for commercial and office developments and Planned Unit Developments for compliance with Zoning Regulations and made recommendations for action by the Planning Commission/City Council. Review building permits and plot plans for compliance with Zoning Regulations prior to the issuance of building permits.

August 1985 to March 1987 – Engineering Aide II with the City of Alexandria Virginia:

Coordinate inspectors for the Construction Division of the Department of Transportation and Environmental Services. Assist developers/citizens with driveway and sidewalk installation and the issuance of right-of-way permits.

EDUCATION

August 1981 to June 1985 - University of Maryland, College Park

Bachelor of Arts Degree, Division of Behavioral and Social Sciences specializing in Physical Planning.

Other Classes:

Introduction to Zoning in North Carolina – Institute of Government, Chapel Hill
Landscape Plant Materials - NC A&T
Foundations of Supervision – City of Greensboro
Foundations of Management – City of Greensboro

PROFESSIONAL MEMBERSHIPS

North Carolina Chapter of the American Planning Association
American Institute of Certified Planners

RELATED SKILLS

ArcView GIS
Microsoft Word, Access, Excel and Power Point
Knowledge of North Carolina General Statutes pertaining to zoning, subdivision, annexations, street closings and other planning and zoning related items.