

**HIGH POINT CITY COUNCIL
REGULAR MEETING
May 6, 2024 – 5:30 P.M.
Council Chambers – Municipal Building
211 South Hamilton Street**

ROLL CALL, MOMENT OF SILENCE, AND PLEDGE OF ALLEGIANCE

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

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

ADOPTION OF AGENDA

Mayor Pro Tempore Holmes made a motion, seconded by Council Member Johnson, to adopt the agenda as presented.

Motion carried with the following vote:

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

RECOGNITIONS AND PRESENTATIONS

2024-147 **High Point 2045 Comprehensive Plan Steering Committee Certificate of Service**
Recognition of the High Point 2045 Comprehensive Plan Steering Committee for their service.

Mayor Jefferson presented certificates of appreciation to the 2045 Comprehensive Plan Steering Committee.

2024-168 **Proclamation - Municipal Clerk's Week**
Mayor Jefferson will present a Proclamation recognizing the week of May 5-11, 2024 as "Municipal Clerks Week."

Mayor Jefferson read and presented the Proclamation to Sandra Keeney and Alison Glynn.

2024-169 **Proclamation - Public Service Week**
Mayor Jefferson will present a proclamation recognizing the week of May 6-10, 2024 as Public Service Week in the City of High Point.

Mayor Jefferson read and presented the Proclamation to Tasha Logan Ford, City Manager, and asked that all City of High Point employees that were in attendance come forward for photos.

2024-167 Proclamation - Mental Health Month

Mayor Jefferson will present a Proclamation declaring the Month of May as "Mental Health Month".

Mayor Jefferson read and presented the Proclamation to Steve Hess from Family Service of the Piedmont, Blair Hedgecock from RHA, and Eric Foushee from Mental Health Associates of the Triad.

2024-170 Proclamation - Jewish American Heritage Month

Mayor Jefferson will read a Proclamation recognizing May 2024 as "Jewish American Heritage Month".

Mayor Jefferson read the Proclamation.

PUBLIC COMMENT PERIOD

2024-183 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.

Joseph Alston, 1713 Scarborough Road - read a statement regarding his discontent concerning a police incident on April 8, 2024.

Ms. Vickie Alston, 1713 Scarborough Road - finished Mr. Alstons statement regarding discontent concerning a police incident on April 8, 2024

Ken Orms, 3525 Sainsbury Lane, spoke to concerns regarding the proposed 2024-2025 City of High Point Budget and decisions made by past City Councils.

Gwendolyn Simmon, 400 Skeet Club Rd, spoke to summer youth programs, importance of teachers, and employment of youth for the summer.

Gayle Simmons, 4414 Jamestown, invited everyone to an event on May 11, 2024.

Brad Lilly, 4309 Garden Club Rd, spoke to his discontent concerning a police incident on April 8, 2024.

Elma Harriston, President of NAACP, spoke to discontent regarding the April 8, 2024, requesting body camera, and training for the High Point Police Department.

Lona Merrit, spoke to climate change and forming a climate change task force.

Natalie Smith, President of the YWCA, spoke regarding discontent concerning the police incident on April 8, 2024.

CONSENT AGENDA ITEMS

A motion was made by Council Member Moore, seconded by Mayor Pro Tempore Holmes, to approve the Consent Agenda as presented.

Motion carried with the following vote:

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

2024-148 Consideration of a Contract with American Process Group, LLC

City Council is requested to consider a contract with American Process Group, LLC in the amount of \$885,773 and authorize appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-149 Consideration of a Task Order with Black and Veatch

City Council is requested to consider a Task Order to Black and Veatch in the amount of \$576,065, to aid with phase 2 of the implementation plan to achieve compliance with the Federal Lead and Copper Rule Revisions and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-150 Consideration of a Local Assistance for Stormwater Infrastructure Investments Grant

City Council is requested to consider a Resolution designating applicant agents, approve the funding offer, and accept the grant award for the Local Assistance for Stormwater Infrastructure Investment Grant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-151 Consideration a Purchase from Carolina Cat

City Council is requested to consider purchasing a diesel generator and automatic transfer switches which were competitively bid from Carolina CAT through the Sourcewell cooperative purchasing contract for a total amount of \$1,086,710, to be installed at the Oak Hollow Raw Water Pump Station for backup emergency power and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-152 Consideration of a Task Order with Sturgill Engineering P.A.

City Council is requested to consider a Task Order for Professional Engineering Services to Sturgill Engineering P.A. in the amount of \$107,900, and authorize appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-153 Consideration of a Sole Source Purchase from JWC Environmental Inc.

City Council is requested to consider a sole source purchase from JWC Environmental, Inc. in the amount of \$522,000, for the purchase of two (2) fine bar screens and washer compactors at the Eastside Wastewater Treatment Plant and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-154 Consideration of a Bid Award to Wesco, Inc.

City Council is requested to award a bid to Wesco, Inc. in the amount of \$362,186.01 for the procurement of materials to build a 100kV Transmission line from Penny Substation to Deep River Substation and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-162 Consideration of a Change Order to Pike Electric

City Council is requested to consider a Change Order to Pike Electric for \$711,300, due to increased labor rates, additional projects, and unforeseen equipment failures and authorize the appropriate City Official(s) to execute all necessary documents. This will bring the new contract amount to \$2,980,300. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-155 **Consideration of a Request to Establish a Public Hearing Date - 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Funding**

City Council is requested to establish a public hearing date for May 20, 2024, to receive public comments on funding, adopt a Resolution ratifying an Interlocal and Sub-recipient Agreements with Greensboro and Guilford County to accept the 2023 Byrne Justice Assistance Grant (JAG) and authorize the appropriate City Official(s) to execute all necessary documents. (Presented at the Finance Committee.)

Approved by the Consent Vote.

2024-161 **Consideration of a Sole Source Purchase from A Lot Media**

City Council is requested to consider a sole source purchase from A Lot Media in the amount of \$51,735 for updated digital rate boards to replace outdated rate and car count signage for three City owned parking decks and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-157 **Consideration of a Resolution Authorizing a Grant Agreement with the North Carolina Department of Transportation**

City Council is requested to consider a Resolution Authorizing a Grant Agreement with the North Carolina Department of Transportation to provide funding in the amount of \$1,700,000 for FY 2024 Furniture Market transportation services and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-159 **Consideration to Authorize the Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts**

City Council is requested to authorize the Financial Services Director to write-off \$833,129 for original utilities billings and miscellaneous accounts through the fiscal year 2019-2020. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-165 **Consideration of Master Agreements for Mechanical and Electrical Services**

City Council is requested to consider Master Agreements for Mechanical and Electrical Services with ClearWater, Dixie Electro Mechanical Services, Harper General Contractors, Jordan Innovative Fabrication, Randall Supply, Tencarva, Troubleshooters, and Via Electric and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-158 **Consideration of a Budget Ordinance Amendment**

City Council is requested to consider a Budget Ordinance Amendment to appropriate funds from Guilford County for the acquisition of land at the former PERCO site. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-166 Consideration of a Change Order #1 to PDC, Inc.

City Council is requested to consider Change Order #1 to PDC, Inc. in the amount of \$205,000.00 for unexpected infrastructure items in the Sensory Garden, approve the Capital Project Budget Ordinance, and authorize the appropriate City Official(s) to execute all necessary documents. This will increase the contract from \$759,758.00 to \$964,758.00. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-160 Consideration of a Bid Award to Digger Enterprises, Inc.

City Council is requested to award a bid to Digger Enterprises, Inc. in the amount of \$126,200 for cleanup and demolition costs for 208 N. Lindsay Street and authorize the appropriate City Official(s) to execute all necessary documents. (Recommended by the Finance Committee.)

Approved by the Consent Vote.

2024-182 Consideration of Approval of Minutes

City Council is requested to consider the following minutes:

Transparency, Engagement, and Communication Committee Minutes - March 20, 2024

Finance Committee Minutes - March 28, 2024

Special City Manager's Briefing Minutes - April 1, 2024

Regular Meeting of the High Point City Council Minutes - April 1, 2024

Community Development Committee Minutes - April 2, 2024

Prosperity, Livability, & Safety Committee Minutes - April 4, 2024

Approved by the Consent Vote.

GENERAL BUSINESS AGENDA

2024-119 Public Hearing and Consideration of an Ordinance Amending and Restating the Solid Waste Franchise of WI High Point Landfill, LLC ("WI High Point").

Following the public hearing and second reading, City Council is requested to approve adoption of this Ordinance Amending and Restating the Solid Waste Franchise of WI High Point Landfill, LLC and authorize appropriate city officials to execute all necessary documents.

Mayor Jefferson opened the Public Hearing.

Robby Stone, Public Services Director, provided the staff report for this item.

Mayor Jefferson asked if anyone wished to speak regarding this item. Seeing none, he closed the Public Hearing and noted a second reading for this item would be at the May 20th City Council Meeting.

2024-146 Public Hearing on the High Point 2045 Comprehensive Plan

City Council is requested to conduct a public hearing to consider adopting the High Point 2045 Comprehensive Plan.

Mayor Jefferson opened the Public Hearing.

Heidi Galanti, Project Manager Planning & Development Department, provided logistic information regarding the High Point 2045 Comprehensive Plan and introduced Matt Ingalls with czb for the presentation.

Mr. Ingalls thanked everyone for their hard work and provided a presentation. He explained the different phases of the plan which included: Phase 1 - Analysis and Key Issue Identification, Phase 2- Vision, Values, Principles and Priorities, Phase 3 - Refinement Finalization and Adoption. He provided examples of how the public was engaged noting kitchen table conversations, online survey, Open House, and Online feedback.

He spoke to the organizational framework of the plan, the vision including core values and planning principals, priorities which is to cultivate a sense of community and unity, strengthen the sense of place and economic vitality of downtown, and diversity and integrate housing with other land uses and transportation options.

Mr. Ingalls explained the preferred growth scenario, growth and framework and how to move the plan forward noting the possible implementation of a task force.

A discussion ensued regarding future community engagement and avoidance of gentrification as well as a request to provide information regarding how other cities have implemented a task force.

Robin Davis 3135 Chapman Street, Greensboro, spoke in support of the 2045 Comprehensive Plan.

Jack Jezorik, 814 Kenmare Ct., expressed support of the 2045 Comprehensive Plan and spoke to climate change initiatives needed.

Judy Stalder, TREBIC, spoke in support of the plan but noted some concerns.

A discussion ensued regarding future developments, affordable housing, and the future task force.

Mr. Ingalls addressed concerns and noted that as the 2045 Comprehensive Plan evolves, there could be some amendments.

Bernita Sims, former Mayor of High Point, expressed her support of the plan noting to be mindful of gentrification and the homeless population.

Ken Orms, 3525 Sansbury Ln, spoke to attending the open houses, future developments of housing and retail, builders' fees, incentives in core areas and being creative in encouraging housing.

Patrick Larson, spoke in favor of the plan but noted some concerns.

Mayor Jefferson asked if anyone else would like to speak regarding this item. Seeing none, he closed the Public Hearing

A motion was made by Council Member Peters, seconded by Council Member Andrew, to approve the High Point 2025 Comprehensive Plan.

Motion carried with the following vote:

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

2024-163 Presentation of the Proposed FY 2024-25 Budget and Establishment of Public Hearing Date for May 20, 2024, at 5:30 pm.

City Council is requested to establish the Budget Public Hearing for Monday, May 20, 2024, at 5:30 pm and establish the following dates for City Council Budget Work Sessions:

Wednesday, May 15, 2024, 4-6 pm

Wednesday, May 22, 2024, 4-6 pm

Wednesday, May 29, 2024, 4-6 pm (if necessary)

Stephen Hawryluk, Budget and Performance Director, provided the report regarding this item.

Mr. Hawryluk provided an overview of the budget noting the total budget is \$518.7 million dollars. He spoke to challenges and realities of the budget, noting rising prices and salaries. He reviewed the City's revenue sources and noted the proposed budget raises the property tax rate by 3¢ to 64.75¢ per \$100 of the valuation and noted the budget has increased just over 8.4%. There is no proposed increase for solid waste fees or stormwater fees, but the proposed budget does include a proposed 5% increase in water/sewer rates. He explained there will not be an increase to electric rates but there are changes such as the base facilities charge is revenue neutral as well as the Consolidate of Time of Use, Coincident Peak, and Commercial Non-demand. There is also a renewal energy portfolio standard which is a charge that is required by statute that is passed on to the power agency and there is a new fee for electrical vehicle charging. Other fee schedule changes include: Parks & Recreation fees, Theatre auditorium rates, and others such as hydrant meter deposits, non-leased parking spaces (decks), and reduction of minimum deposit on transit user cards.

Mr. Hawryluk spoke to revenues regarding property tax and sales tax and explained that 91% of the tax base is from Guilford County and noted how those revenues are divided between the General Fund and Debt Service. He spoke to the sales tax noting the current year end is above FY 2022-23 and grew about 9%. He provided information regarding how other government entities handle their taxes affect the revenues for the city.

Mr. Hawryluk explained expenditures noting personnel services is about 33% of the budget; operating cost is 36% which includes wholesale power cost, he reviewed personnel services, proposed salary changes, new position costs, operating cost, capital & capital outlay as well as capital projects.

He spoke to the general fund revenues such as property tax, sales and use tax, license and permits, and charges for services, as well as explained expenditures such as salary increases, health care cost and three new full-time positions. He reviewed debt services, enterprise funds, and capital improvements.

A discussion ensued regarding affects of sales tax distribution by Guilford County.

A motion was approved by Mayor Pro Tempore Holmes, seconded by Council Member Johnson, to approve agenda item 2024-163 regarding the schedule for future work sessions.

Motion carried with the following vote:

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

2024-171 **Consideration of Appointments to the High Point Economic Development Corporation**

City Council is requested to confirm the appointments of Eric Foushee and Jay Wagner to the High Point Economic Development Corporation with terms effective immediately and expiring on December 31, 2025.

A motion was made by Mayor Jefferson, seconded by Council Member Andrew, to approve agenda item 2024-171.

Motion carried with the following vote:

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

2024-172 **Closed Session- Personnel**

City Council is requested to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel to discuss the annual performance evaluations for the City Attorney, City Clerk, and City Manager.

A motion was made by Mayor Pro Tempore Holmes, seconded by Council Member Johnson, to go into Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel to discuss the annual performance evaluations for the City Attorney, City Clerk, and City Manager.

Motion carried with the following vote:

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

Closed Session began at 7:46 p.m.

Council Member Moore made a motion, seconded by Council Member McKiver to end Closed Session and resume Regular Session.

Motion carried with the following vote:

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

Closed Session ended at 9:44 p.m.

There was no action taken concerning the Closed Session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Cyril Jefferson, Mayor

Attest:

Sandra Keeney, City Clerk