

**HIGH POINT CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING
APRIL 4, 2016 – 5:30 P.M.**

ROLL CALL AND MOMENT OF SILENCE

Mayor Bencini called the meeting to order and asked for a moment of silence, which was followed by the Pledge of Allegiance.

Upon call of the roll, the following Council Members were present:

Present:

Mayor William S. Bencini, Jr., Mayor Pro Tem Jeffrey Golden (Ward 1); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large); Christopher Williams (Ward 2), Alyce Hill (Ward 3), Jay Wagner (Ward 4), James C. Davis (Ward 5) and Jason Ewing (Ward 6)

RECOGNITIONS

160084 Say Yes to Education Guilford

Ms. Mary Vigue, Executive Director of Say Yes to Education Guilford, will be present to update City Council on the Say Yes to Education program.

Ms. Mary Vigue, Executive Director of Say Yes Guilford, provided a brief update on the Say Yes to Education program.

PUBLIC COMMENT PERIOD

There was no one present to address Council during the Public Comment period.

160102 STRATEGIC PLAN UPDATE

City Manager Greg Demko gave a presentation to City Council on the Strategic Plan approved by City Council at the March 22, 2016 Retreat held at High Point University and facilitated by Meridith Elliott Powell.

Greg Demko, City Manager, reported that Meridith Powell, a Goaled Certified Strategic Planner, facilitated the retreat. He noted that the real value was the pre-work done in the SWOT (Strengths, Weaknesses, Opportunities, & Threats) analysis because this set the tone and basis for the session. He reviewed the Long Term goals as identified by the City Council.

1. Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%
2. 100% proactive enforcement of codes
3. Create a downtown catalyst project that produces:
 - a. 500 private sector jobs

- b. 15 to 20 - new restaurants and shops
- c. 250 additional residential housing units
- d. A centralized gathering place

Mr. Demko advised that there are Short Term goals associated with the Long Term goals and noted staff would provide a short report at the first meeting of each month. He provided information on how this is to be accomplished and identified goals, time frames, actions, measurements, accountability, etc... And identified the team members that would be assigned to work on these goals.

Mr. Demko advised that some of these goals will be referred to Standing Committees of the City Council such as:

Goal #1 (Increase the population of active, engaged, entrepreneurial and working millennials living in High Point by 25%) will be assigned to a millennial task force.

Goal #2 (100% proactive enforcement of codes) will be assigned and discussed in the Community Housing and Neighborhood Development Committee.

Goal #3 (Create a downtown catalyst project, etc...) will be discussed and assigned to the Prosperity and Livability Committee.

Mayor Bencini noted Council is in agreement with these goals and expressed excitement for these three definable and measurable goals as this a fundamental part of what we do on day-to-day basis.

REGULAR AGENDA ITEMS

FINANCE COMMITTEE - Council Member J. Davis, Chair

Committee Members: J. Davis, C. Davis, Hill, & Williams (All were present)

160085 Contract - City-Wide Concrete Usage

Council is requested to approve contract awarding Bid No. 53 jointly to Hartley Ready Mix Concrete, Mfg., Inc. and Childers Concrete in the amount of \$106,425.00 to provide concrete to city crews performing maintenance functions that require concrete to be delivered on site.

Terry Houk, Director of Public Services, recommended approval of this contract. He reported that the City retains two material suppliers for concrete (Primary and Secondary, so that if the Primary is unable to meet a need or to fulfill a request, another company under contract may be utilized). This is a one-year contract beginning July 1, 2016, ending June 30, 2017; the contracts are arranged to provide the City an option to renew for two additional annual periods.

Approved contract with Hartley Ready Mix Concrete, Mfg., Inc and Childers Concrete in the amount of \$106,425.

A motion was made by Council Member J. Davis, seconded by Council Member C. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160086 Purchase of Equipment - Compact Refuse Truck

Council is requested to authorize staff to purchase a new 2016 Isuzu compact refuse truck with a New Way Model 8RL Diamondback rear loading body from Scranton Manufacturing Company in the amount of \$94,651.61.

Gary Smith, Director of Fleet Services, explained this truck would be used on daily basis for picking up garbage, recyclables, and dead animals. He noted this would help provide two reliable trucks to support this effort. In response to a question posed by Chairman J. Davis regarding the intentions of using the old truck as a spare, Mr. Smith explained due to the high miles and maintenance cost it was not suitable to retain this vehicle.

Approved purchase of new 2016 Isuzu compact refuse truck with a New Way Model 8RL Diamondback rear loading body from Scranton Manufacturing Company in the amount of \$94,651.61.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160101 Annual Evaluation - City Manager

Monday, April 4th at 3:00 p.m. was the date set for a Special Called Meeting of City Council to perform the Annual Evaluation for the City Manager.

Council Member J. Davis moved to suspend the rules to place this matter on the agenda for consideration. Council Member Ewing made second, which carried unanimously.

Council Member J. Davis announced that Council did meet in Closed Session today at 3:00 p.m. to conduct City Manager's annual performance evaluation. He reported the consensus of Council is that Mr. Demko excelled in his job performance and Council looks forward to the implementation of his initiatives discussed today. He noted that Mr. Demko did receive a 1% COLA that was effective July 1, 2015. The City Council agreed that Mr. Demko was qualified to receive an additional 2% merit pay which was budgeted and approved by Council for all employees. This increase will be effective on Mr. Demko's anniversary date.

Approved a 2% merit compensation for the City Manager.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

COMMUNITY HOUSING & NEIGHBORHOOD DEVELOPMENT COMMITTEE - Mayor Pro

Tem Golden, Chair

Committee Members: Golden, Alexander, Ewing, & Williams (All were present)

160088 Ordinance - Demolition of Dwelling - 1211 Franklin Avenue

Council is requested to adopt an ordinance ordering the inspector to effectuate the demolition of a dwelling located at 1211 Franklin Avenue belonging to Kimberly Wray.

Katherine Bossi, Local Codes Enforcement Supervisor, mentioned that she would be retiring at the end of April and introduced Lori Loosemore who will be assuming her duties.

Ms. Loosemore provided an overview of the staff report, which is hereby attached in Legistar as a permanent part of these proceedings. She advised that this complaint came about due to some neighborhood concerns voiced by the Burns Hill Neighborhood Association and provided a summary of the major violations for the structure. She reported after a Notice of Violation was issued and a hearing held before staff, an Order to Repair or Demolish was issued on December 31, 2015; however, no action has been taken by the property owner as of the compliance date of March 29, 2016. The necessary repairs to the dwelling exceed the current tax value (tax value is \$24,400; repair estimate \$15,300). Ms. Loosemore explained nothing has changed. The property was not present.

Adopted Ordinance ordering the inspector to effectuate the demolition of a dwelling located 1211 Franklin Avenue.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Alexander, that this matter be adopted. The motion carried by a 9-0 unanimous vote.

Ordinance No: 7199/16-19

Introduced 4/4/2016; Adopted 4/4/2016

Ordinance Book, Volume XIX, Page 82

PUBLIC HEARINGS**160087 Presentation of the 2016-2017 Annual Action Plan**

The Community Development and Housing Department will be presenting the 2016-17 Annual Action Plan for Council's review with final approval requested at the Monday, May 2nd meeting at 5:30 p.m.

The public hearing for this matter was held on Monday, April 4, 2016 at 5:30 p.m.

Mike McNair, Director of Community Housing and Development Department presented a summary of the 2016 - 2017 Annual Action Plan. He noted the primary focus is strengthening neighborhoods, and because the resources are scarce, they try to look at ways

to make a difference in the community through various opportunities, housing, neighborhood activities etc... He also reported they do some assistance with the homeless community and now strategic code enforcement has been added to the department's mission and they are moving forward with that. He shared the new organizational chart which shows the Code Enforcement Division within the Community Housing and Development Department. He advised today was the first day of employment for their newest employee, Mark Walker and noted another employee would be joining the department in two weeks. Mr. McNair informed Council that he would be engaging a private code enforcement firm to assist the City in moving forward.

He shared a chart identifying the 2015 income levels and mentioned the highlighted column (80% median income) is the maximum range dealing with federal funds which is based on family size. Regarding the annual funding sources, he shared that the CDBG allocation increase by approximately \$24,000 from last year and the HOME program allocation increased this year by about \$40,000. He also noted that Council appropriates \$120,000 annually to support infill development.

Approximately 4.1 million is anticipated to be available this year. He explained that HUD requires identification of program income that is expected to be received. He gave an example such as when the City rehabs and sells properties this generates program income. On the revenue side, he reported that the department seeks out grants and also participates with other entities as fiscal agencies. He pointed out an example would be the Hartley Ridge Development which is ultimately going to be a 10 million dollar development with the City leveraging some of those resources. Staff tries to leverage the funds in the community in areas that would make an impact.

Regarding the program administration costs HUD sets the caps for each program (CDBG cap is 20%; HOME program is 10%). Mr. McNair pointed out that there are also some general fund dollars that reflect his salary and another staff person that is paid out of the grant. He reviewed some of the reports that they generate identifying what the funding was used for and referred Council to their department website to obtain any additional information.

He advised that the Community Housing and Neighborhood Development Division is located at 201 Fourth Street with an annual budget of \$341,415. He then shared the activities they are involved with. The Public Service Grants are reviewed, allocated and recommended Citizen's Advisory Council and they voted unanimously to allocate resources to the groups identified in the 2016-2017 Annual Action Plan. He reported this is the tenth year they have offered the VITA (Volunteer Income Tax Assistance), which resulted in \$899,000 to \$900,000 in returns.

The Affordable Housing Program is a mix of different activities. Staff focuses on improving access to housing, providing housing, or repairing housing. Mr. McNair reviewed some of the partnerships that the City has in this endeavor with one being the Hartley Ridge Development. He reported on the neighborhood stabilization program (NSP) and noted that

although the grant was exhausted a while ago they expect some projected program income. He noted approximately \$531,460 is budgeted and currently there is about \$350,000 of this on hand. He advised that they are proposing to build a pedestrian bridge in Southside as part of this funding.

He pointed out the significant needs of lower income residents although the Action Plan only addresses some of those needs. He stressed at this requires the City to be strategic about where to apply these resources.

Mr. McNair mentioned that staff had a meeting last week with a developer that may be interested in rebuilding the Meredith Street Apartments, but informed them that they would need to provide a loan commitment letter and show proof of capacity and financing before moving forward.

He informed Council that HUD requires that citizens be afforded an opportunity to be informed on the plan, to read the plan, and interact with staff. He noted that the Citizen's Advisory Council held a Public Hearing on March 24th and voted unanimously to approve it. He encouraged Council to review the plan and direct any questions to staff then it would be on the May 2nd City Council agenda for approval.

At this time, Chairman Golden asked if there were any questions from Council. There being none, he opened the Public Hearing for comments.

Sandra Deal, who resides at 815 Hartley Hill Court, spoke in opposition of the plan and informed Council that she and the other neighbors in the Avalon Subdivision are still opposed to the Hartley Ridge Development. She informed Council that she and the neighbors in the Avalon subdivision would be back on May 2nd to speak in opposition.

Chairman Golden asked if there were any additional comments. There being none, he declared the Public Hearing closed.

PLANNING & DEVELOPMENT COMMITTEE - Council Member Wagner, Chair
Committee Members: Wagner, C. Davis, J. Davis, & Golden (All members were present)

160089 Roadside Historic Marker (Southwest Renewal Foundation)

A request by the Southwest Renewal Foundation to place a roadside historic marker, recognizing the Highland Cotton Mills Village, at the northwest corner of the intersection of Mill Avenue and S. Elm Street in the public right-of-way.

David Fencl of Planning and Development presented the request and noted this is the first request under the new policy that was adopted in January for roadside for historic markers. The new policy designates the Historic Preservation Commission (HPC) to evaluate and make a recommendation for each request received. This matter was heard by the HPC at their March 9th meeting and they recommended approval of the Southwest Renewal Foundation's request by a vote of 4-1.

Mr. Fencl shared several images of the proposed text on the sign and noted the applicant also submitted several images of the appearances for the proposed marker. Mr. Fencl pointed out the policy that was adopted does not provide complete guidance regarding the appearance of each marker. Council Member Alexander advised that Council did adopt the reverse of the state historic markers: Mr. Demko stated that this was correct and High Point's markers would be black background with silver lettering.

He pointed out that Dorothy Darr, representing the Southwest Renewal Foundation was present to answer any questions.

Mayor Bencini inquired about the reason for the HPC's split vote of 4-1. Mr. Fencl replied no indication was given as to the reason for the opposing vote.

Council Member Alexander recognized and publicly thanked Bill Blair, who has been working with Edith Brady and Mr. Demko for markers to recognize the High Point Speedway.

Approved the request from Southwest Renewal Foundation to place a roadside historic marker, recognizing the Highland Cotton Mills Village, at the northwest corner of the intersection of Mill Avenue and South Elm Street in the public right-of-way.

A motion was made by Council Member Wagner, seconded by Council Member J. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

GENERAL BUSINESS AGENDA

160091 Human Relations Commission - Presentation of Six-Month Work Plan

On August 27, 2015 the City Council voted to require the Human Relations Commission to submit a semi-annual work plan as part of the reorganization of Human Relations duties. On March 10, 2016, The High Point Human Relations Commission voted and approved a standing work plan derived from areas of interest discussed at their February retreat. A copy of the proposed work plan is attached.

Jeron Hollis, Director of Communications and Public Engagement, mentioned that the City Council revised the Human Relations Commission's (HRC) function and noted Council wants to be more involved with awareness of the types of activities and programs coming out of the HRC. He reported that the HRC had a retreat for the newly appointed HRC and at that time they discussed the direction, function, purpose and formulated their Work Plan. At this time, Mr. Hollis introduced and recognized Jenn Brandt, Chair of the HRC.

Jenn Brandt, explained HRC Commissioners came up with their priorities and determined what would be feasible by Fiscal year ending June 30th. Also included in the information submitted to Council was a list of other issues of interest to the HRC in their programming

efforts. Ms. Brandt advised this would be included in the HRC's second six-month Work Plan for the second half of the year.

Ms. Brandt briefly reported on the following action items included in the Work Plan for the period of March 2016 - June 30, 2016.

1. Increase visibility of the HRC
2. Organize and host a "Meet and Greet" for community members, non-profit organizations, faith leaders, etc...
3. Recommendation to update the language of the purpose of the HRC to more accurately reflect diversity and inclusion, and more closely align it with the State of North Carolina's Human Relations Commission
4. Work with City staff on integrating HRC programs, initiatives and events into the City of High Points existing social media and redesign website
5. Partner with local Muslim communities on a Ramadan dinner in June

Ms. Brandt noted information was included in the packet regarding future items they would be discussing as part of the second six-month Work Plan (period of July 2016 - December 2016).

Approved the six-month Work Plan for the period of March 2016 - June 30, 2016 as recommended by the HRC.

A motion was made by Council Member Alexander, seconded by Council Member J. Davis, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160092

Revisions to the High Point City Council 2014-2017 Standing Committees

Council is requested to confirm the following revisions to the 2014-2017 Standing Committees.

Finance Committee (remove Council Member Williams and add Council Member Alexander) Prosperity & Livability (remove Council Member Alexander and add Council Member Williams). These revisions will be effective immediately.

Mayor Bencini explained that Council Members Williams and Alexander agreed to switch Committee assignments on the Prosperity and Livability Committee and Finance Committee. Council Member C. Davis raised the question as to the purpose behind this change. Council Member Williams indicated that he had a conflict with the Finance Committee because it kept him from attending the Housing Authority meetings.

Approved the revisions to the High Point City Council 2014-2017 Standing Committees, effective immediately.

A motion was made by Council Member J. Davis, seconded by Council Member Wagner, that this matter be approved. The motion carried by a 9-0 unanimous vote.

160090 Minutes to Be Approved

- Finance Committee; Wednesday, March 16th @ 4:00 p.m.
- Special Meeting; Monday, March 21st @ 3:30 p.m.
- Regular Council Meeting; Monday, March 21st @ 5:30 p.m.

Approved the preceding minutes and revisions as recommended by Council Member C. Davis.

A motion was made by Council Member C. Davis, seconded by Council Member Alexander, that the preceding minutes be approved as submitted with the recommended revisions. The motion carried by a 9-0 unanimous vote.

160099 Removal of Citizen's Advisory Council Member

Mayor Pro Tem Golden reported in accordance to the CAC By-Laws, he is recommending the removal and replacement of Perry Widemon, Jr. Due to excessive absenteeism.

Council Member Williams moved to suspend the rules to add this matter to the agenda for consideration. Council Member Ewing made a second to the motion, which carried unanimously.

Removed Perry Widemon, Jr., as a member of CAC due to lack of attendance at the CAC meetings.

A motion was made by Mayor Pro Tem Golden, seconded by Council Member Williams, to remove Perry Widemon, Jr., from the CAC. The motion carried by a 9-0 unanimous vote.

160100 Appointment - Citizen's Advisory Council

Council Member C. Davis is requesting the appointment of Jim Bronnert as her At-Large appointment on the Citizen's Advisory Council. Mr. Bronnert will be filling the term of Perry Widemon, Jr. who was removed due lack of attendance. Appointment will be effective immediately and will expire 5/31/2018.

Council Member Williams moved to suspend the rules to add this matter to the agenda for consideration. Council Member Ewing made a second to the motion, which carried unanimously.

Approved the appointment of Jim Bronnert to the CAC. Appointment effective immediately and will expire 5/31/2018.

A motion was made by Council Member C. Davis, seconded by Council Member Williams, to appoint Jim Bronnert to the CAC. The motion carried by a 9-0 unanimous vote.

150270 Boards and Commissions - Vacancy Report

Attached is the current list of vacancies for all Boards and Commissions.

Note: This information is included for informational purposes only.

City Attorney, Joanne Carlyle, reminded Council that there are still some boards that are short on ETJ members, (i.e. Board of Adjustment and Planning & Zoning). Mayor Bencini agreed but added it has always been difficult getting citizens to fill these positions. He mentioned that Council Member C. Davis had suggested getting a roster of residents in the ETJ. Council Member C. Davis volunteered to assist with helping to find someone to possibly fill these positions. Mayor Bencini applauded Council Member C. Davis' efforts.

ADJOURNMENT

Respectfully Submitted,

William S. Bencini, Jr., Mayor

Attest:

Maria A. Smith
Deputy City Clerk