



**MANAGER'S BRIEFING SESSION  
HIGH POINT MUNICIPAL BUILDING  
JULY 18, 2016 – 4:00 P.M.  
3<sup>RD</sup> FLOOR LOBBY CONFERENCE ROOM**

**MEETING MINUTES**

**Present:**

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

**Staff Present:**

Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Jeron Hollis, Communications & Public Engagement Director; Eric Olmedo, Budget & Administrative Director; Jeff Moore, Director of Financial Services; Terry Houk, Public Services Director; Robby Stone, Public Services Assistant Director; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

**Others Present:**

Jennifer Imo, Ferguson Group, LLC

**News Media:**

Pat Kimbrough, High Point Enterprise

*Note: The following handouts were distributed at the meeting and will be attached as a permanent part of these proceedings.*

- *Public Service Department - Street Maintenance Division*
- *The City of High Point and the Ferguson Group – Working in Partnership for 12 Years*

Randy McCaslin, Deputy City Manager, called the Manager's Briefing session to order at 4:06 p.m. Public Services Assistant Director, Robby Stone began his presentation on Street Resurfacing and Jennifer Imo followed with a discussion/update regarding The Ferguson Group.

**1) Presentation on Street Resurfacing**

Mr. Stone reported on the Street Maintenance Division, asphalt preservation and continuation. He pointed out back in 2014 they had a Pavement Condition Rating Survey which was conducted by U. S. Infrastructure that went out and evaluated each street and gave it a grade from zero - 100 based on a list of criteria with 100 being the best. He reviewed the findings:

- High Point Average PCR = 72.6
- NC municipality Average PCR = 80.0
- High Point Street System is in the "Fair" condition



Mr. Stone continued by reviewing some examples of streets:

- Guyer Street between Chatham Drive and Lexington Avenue while being in great condition.
- Woodbrook Drive between Hillcrest Drive and Forest Hill Drive showing a rating of 60 with some cracking and a great candidate for sealing.
- Edgedale Drive between Rotary Drive and Woodbrook Drive with a pavement rating of 46 and cracking being more dense and how that would be a candidate for milling down for asphalt.
- Mint Avenue between 4<sup>th</sup> Street and Hobson Street with a pavement rating of 30 and referred to "alligator" cracking and would also be a candidate for rebuilding that structure.

Mr. Stone briefly reviewed the future funding needs and expressed to Council how thankful they were for building their funding needs back up:

## Future Funding Needs

FY 17 Budgeted	\$2,315,000
Maintain Current PCR = 73	\$2,445,000
Maintain/Achieve PCR = 75	\$2,640,000
Maintain/Achieve PCR = 80	\$3,301,000
Maintain/Achieve PCR = 85	\$4,401,000*

\* NC Municipality Average PCR = 80

Mr. Stone would like to set a bench marking goal to 80 which is the North Carolina goal. Council Member Alexander inquired that each and every year moving forward Public Services would need \$3.3 million dollars to get to an 80 over for what period of time. Mr. Stone explained if they focused heavily on the maintenance side then eventually that additional maintenance would run out, and they would have to move down to the bottom of the graph and those numbers averaging over five years as they could be near the 80 mark. Council Member Alexander asked how available are contractors to do this work due the weather conditions at certain times of the year that might pose a problem. Mr. Stone responded that they have approximately 3-4 contractors bid each year for a project. Mr. McCaslin advised that years ago they had 5-7 bidders, but many of these companies have either gone bankrupt or have downsized.

Council Member J. Davis asked how a street gets to a 30 for a grade level, and how it affects the funding/budget if the street is moved to priority status. Mr. Stone proposed that he would break it up into three ranges of work to be done (i.e. if they started with \$3 million dollars and they would focus on that upper, middle, and bottom range; they would be touching on each category and making their move to that ultimate goal). Mr. McCaslin explained that when the roads get down to the 40 level, the roads are essentially being rebuilt. He also pointed out the reason streets got to the lower grade of 30 is because in the years between 2008 - 2011 there was not a lot of money invested into resurfacing because of the economy.

Council Member C. Davis inquired if the CHP Street PCR and Funding Projections are actual figures or examples and Mr. Stone confirmed that they are actual figures for streets from the 2014 survey.

Mr. McCaslin expressed appreciation to Mr. Stone for doing such an impressive job and noted this is a high cost maintenance item for the city and something that would need to be budgeted every year. He pointed out generally street resurfacing funding is one of the first items to be cut or reduced from the budget by cities. Council Member J. Davis raised the question as to how we are compared to other cities. Mr. McCaslin stated that the state-wide average is 80. Mr. Stone listed the highest and the lowest (Asheville being the lowest/50 and Burlington being the highest/87). Council Member J. Davis asked how do we budget compared to our neighbors if they are maintaining their streets. Mr. Stone stated that some have used bonds. Mr. McCaslin felt it was a good policy to avoid issuing bonds for street maintenance.

Council Member Alexander asked if 2015 ended with excess revenues in the general fund would Public Services be able to spend it? Mr. Stone responded that they would because they have such a large list to pull from. Council Member Alexander wanted to know approximately how much money would he need from contractors to get a bidders interest. Mr. Stone replied that \$1-3 million dollars would peak some interest. Assistant City Manager Randy Hemann inquired if Mr. Stone went to a \$2-3 million bid would the cost vary and Mr. Stone did not believe it would. Council Member Alexander pointed out in some contracts in the past there was an opportunity at the same price to add to that contract and would it be written in that way. Mr. Stone advised that they would not be extending contracts and it would be a separate contract. Council Member Alexander was concerned about the current road rating for the State roads that follow within the corporate limits. Mr. Stone did not have that information and Mr. McCaslin noted that those are not rated by the City of High Point.

## **2) Briefing – The Ferguson Group**

Jennifer Imo with The Ferguson Group shared that she had met with staff to discuss the possibility of future projects in an effort to update the Federal Agenda, which is the guide they use to help move things forward in Washington. Some of the priorities discussed were:

- Competitive grant funding
- Regulatory issues or policies (initiatives that could positively or negatively impact High Point's priorities)
- What City of High Point is working on locally?
- Things they can do to help move things forward?

Ms. Imo hopes to distribute a final draft of the Federal Agenda for the City of High Point's review in the next couple of weeks. She noted while talking with High Point representatives at the NLC Conference, she learned they were not familiar and did not have a clear understanding of the work that The Ferguson Group does for the city. She reported that the return on investment through June 2016 is 33:1.

She referred to in the past years having significant grant success and work. She pointed out how they worked with the Fire Department to secure over \$1 million to secure Self-Contained Breathing Apparatus (SCBAs) and personal account equipment. She also shared how they worked closely to draft the EPA Local Food Local Places grant which is for technical assistance and currently being used at the High Point Library at the Farmer's Market. Explaining in further detail, she emphasized how it would bring relevant people to the table to help guide the City through various food insecurity initiatives and would connect the City with those organizations and agencies that would be able to help as the City moves forward to confront the food insecurity.

She reported that there were a couple of grant applications that are pending for the Police Department. They were also successful in getting the HUD lead grant implemented in our City. She explained the program was audited and The Ferguson Group helped conduct a review regarding procurement procedures to ensure that those grant funds would not have to be returned back to HUD. while the IG

Ms. Imo asked if there were any questions from Council and thanked Council for their time.

Council Member Alexander asked where available dollars would be in the future and commented how tragedies sometime attract dollars. Ms. Imo explained how Congress just passed the Opioid Legislation which authorizes money for States and localities to help with the Opioid use epidemic. She questioned if there would be additional dollars, more funding for police body cameras and pointed out that those grants do not fund storage, which is the largest cost. She referenced a conversation she had in Washington with former Police Chief Marty Sumner and Representative Alma Adams about how inexpensive the cameras were compared to the storage, etc..... She also mentioned the Comprehensive Addiction Recovery Act (CARA) and felt there would be more money available for public safety/law enforcement as well. She reported that the whole country is facing significant infrastructure challenges and mentioned the Fast Lane Program.

Ms. Imo discussed the Transportation authorization bill that was passed in December that increases money incrementally that flows through the States to the local MPOs for the Transportation infrastructure projects. With this, she stated how it also created some big grant programs. She gave the example of the Freight and Passenger Rail that runs through downtown High Point with two rail lines with some discussion to expand from two to four lines. With that comes the issue of slope erosion, widening roads, bridges and overpasses would need to be repaired to accommodate. She stated how this would be a multi-million dollar project. Finally, she explained by taking away earmarks, it reduces the money and choices on how it is spent.

Council Member Alexander mentioned the older neighborhoods that High Point has and how we need to find ways to rebuild them and in some cases some of those properties are past their useful life. He mentioned the green growth that is occurring around the perimeter and how the Core continues to deteriorate. He suggested a priority for High Point should be to preserve our green growth with a focus on rebuilding the Core.

Mr. McCaslin reminded Council that our Police Department is applying for the COPS grant for eight new officers this year and Ms. Imo would be assisting High Point to make sure all the paperwork is in and will follow up.

Council Member J. Davis spoke how he is passionate about the Transportation Terminal for the improvements that have been proposed there regarding the LOTUS Project and two years later nothing has been accomplished. He realizes that the project would not qualify for Fast Lane funding; Ms. Imo stated that there might be some other monies available. He stressed how he would like Council to support this and make it a priority. He also stressed how the Transportation Terminal does a great job for the Furniture Market and this would not only improve the Furniture Market, but could also get a start on the Lotus Project. Mayor Bencini pointed out that the city continues to have conversations with IMC, but the issue is IMC has slowed the project down because they want to look at the possibility of some other type of outdoor venue and they are currently working with an entertainment consultants to pursue this.

Council Member J. Davis expressed that he would like to sit down as a Council, discuss it and suggested possibly doing this during a Manager's Briefing. He pointed out the Mendenhall Transportation Station still needs some updates to the lighting, signage, curbing, etc.....

Council Member Williams noted he has made inquiries to multiple IMC executives and they told him they are waiting on the entertainment consultant's report to see if it would even be profitable and would not do anything until they get that report. Council Member Williams noted the last time he discussed this with IMC was about four months ago and would be glad to reconnect if necessary. Deputy City Manager McCaslin advised there are three separate projects going on in this area and suggested it might be a good idea to schedule a Manager's Briefing Session to bring Council up-to-speed on all three projects.

Ms. Imo mentioned there is a grant bus-to-bus program and explained one of the priorities was to ensure that low and moderate individuals would gain greater access to jobs and services. She mentioned her conversation with Mark McDonald, Transportation Director, and that it would be difficult to frame it to be competitive. She did note there are facilities grants where upgrades can be done.

Mr. McCaslin advised where Mr. McDonald has had conversations with State DOT officials regarding the lighting and signage following the one category, but would not pay for any of the re-laning and taking the lanes out to make it more multi-functional. Council Member J. Davis recalled there being some electrical issues also.

Council Member C. Davis requested Ms. Imo to elaborate on the allocation for the DOJ's COPS Hiring Program, if it would be done in one lump sum or over a period of time for disbursement and if there would be any money required by the city later down the road. Ms. Imo advised for the past years, it has been a three-year commitment with no sustained commitment by the local government and typically police departments rely on attrition.

Mr. McCaslin expressed his appreciation for Ms. Imo's work she has done keeping an eye on the bureaucracy.

Council Member Alexander asked about the Carbon Tax Legislation. Ms. Imo replied that she would have to get back to Council on that information. She did mention that they hired a Senior Associate Andrew Kogan who was a Legislative Director for Congressman Kevin Brady from Texas who is the Chair of the Ways and Means Committee and he would more than likely have information regarding tax.

Due to Representative Alma Adams' pending move to another district, Council Member J. Davis asked Ms. Imo if she has a personal connection to Ted Budd. She explained that she typically does not make reach out until after the outcome of the election.

In conclusion, Ms. Imo encouraged an open line of communication and for Council to reach out to her with any questions if needed.

There being no further discussion, the meeting adjourned at 5:01 p.m. upon motion duly made and seconded.

Respectfully Submitted,

---

Maria A. Smith  
Deputy City Clerk