



**MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
NOVEMBER 7, 2016 – 3:30 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

Present:

Mayor William S. Bencini, Jr. (joined meeting at 3:55 p.m.); Mayor Pro Tem Golden (Ward 1); and Council Members Cynthia Davis (At-Large) (dismissed meeting at 5:02 p.m.); Council Members Latimer Alexander (At-Large); Chris Williams (Ward 2); Alyce Hill (Ward 3); Jay Wagner (Ward 4); and Jason Ewing (Ward 6)

Absent: Council Member James Davis (Ward 5)

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Budget and Performance Manager; Jeron Hollis, Director of Communications & Public Engagement; Mike McNair, Director of Community Development; Richard Fuqua, Affordable Housing Manager; Nena Wilson, CD Administrator; Jeff Moore, Director of Financial Services; Lori Loosemore, Supervisor- Code Enforcement; Tom Tricot, GIS Manager; and Maria Smith, Deputy City Clerk

Others Present:

Tarik Abdelazim, Associate Director of National Technical Assistance, Center for Community Progress

News Media:

Pat Kimbrough, High Point Enterprise

City Manager Greg Demko called the Manager's Briefing to order at 3:30 p.m. and mentioned the briefing from the Center for Community Progress and how they recommend attacking the blight problems.

Update on Center for Community Progress

Mr. McNair, reviewed the Technical Assistance Progress program and introduced Tarik Abdelazim to provide additional details.

Mr. Abdelazim gave a brief background on how he served eight years at City Hall in Binghamton, New York for the Deputy Mayor and the Director of Planning and Community Housing Development. He started with the following four areas and that what needed to be looked at which were the systemic causes:

1. Data Management Systems and Practices
2. Code Enforcement Systems
3. Property Tax Enforcement Systems
4. Community Partnership and Programs

He explained in more detail, how to integrate more social services. He expressed not just addressing the problem of properties, but the needs of the people living in the problem properties. He indicated how we have committed over 200 hours of expert assistance for only \$10,000.

He shared how the UNC School of Government has been engaged along with Tyler Mulligan, Associate Professor of Public Law and Government and Christopher McLaughlin, Associate Professor of Public Law and Government who would be experts at navigating when it comes to Code Enforcement.

He reported on his initial visit in April and revealed the four key findings:

- The data is not frequently integrated and analyzed (no common understanding)
- Many departments are committed to their work and understand vacant abandon work touch their work in some way.
- How do we build a Code Enforcement program from the ground up?
- Tax enforcement system

He reviewed how to identify the scope of work and develop a team

1. Data management
2. Code enforcement systems
3. Property tax enforcement systems
4. Community partnerships and programs

Mr. Abdelazim discussed the project timeline:

- April
- May-June (finalize the scope of work)
- July (workshops)
- August (challenged the High Point data team to put together the data sets)
- September (workshops)
- November (Mr. Abdelazim here to discuss)

He continued to review the four systems:

1. Data management systems (surveyed to 25 participants)

Started to pull together the data teams and listed them from tax department team, civic law department, code liens, utility shut offs and property rating occupancy status. He then narrowed the purposes for High Point for parcels that were 100 percent in High Point and 100 percent in Guilford County and went from 76,000 records to 55,700.

He discussed how it is to continue to develop the integrated data base and how they provided examples of vendors that worked in that space to provide local governments the ability to integrate data real time from a variety of sources. He provided an example: with an abandoned property, two-year tax delinquent, have not have electricity service for at least six months, and have one code lien on it. He continued with that there are only 132 properties as he suggested to being very manageable to tackle the property.

Key recommendations.

- Create a vacant and abandoned property task force
- Create and empower the High Point data innovation team
- Commit to a new public interface to launch it live
- Market Segmentation study property ratings
- City and County GIS Division data link and formalize with Guilford County

2. Code Enforcement Systems

He reviewed a big question from High Point staff which was how do we conduct proactive property inspections. He reviewed the four ways to carry out the proactive inspections:

- Reasonable cause inspections
- Target area inspections (must formally designate blighted zones)

Council Member Alexander asked if there were criteria for that designation, and Mr. Abdelazim responded that yes the neighborhood being a blighted area there would be no question that they could make that case and should be the top priority.

- Problem properties that you could require rental registration or permitting program. He noted how the State recognized two sets of problem properties that the State identified those that are frequent code violators and those that are high crime.
- Vacant property registration

He reported on the audit on the local codes and found two key findings along with recommendations. He reviewed what City of High Point said: "We can order you to repair or vacate and close." He suggested to eliminate that. He suggested that the original order should be just to repair or to improve only. He discussed when it comes to demolition orders, the language of the code could be compelling to require more demolition than it is necessary. He pointed out, if the cost to repair is more to repair are more than 50 percent of property's value you *shall* order a demolition. He personally thought that a demolition should be a last resort.

He discussed the four nuisances and the ways to generate the code liens under States Statutes:

- Normal nuisance, trash debris, overgrown vegetation
- Recurring nuisances, someone was notified three times for high grass in 2015, that would have been sufficient, then you could go mow their lawns all season long
- Minimum housing code violations, high priority link, strong enforcement value
- Public Health nuisances, high priority link

Council Member Alexander questioned when mowing the lawn and it would have to be at least 12 inches before you have to send the notice and give at least 30 days' times and then it is mowed. He explained how then it goes back to 12 inches then you can send another 30 days' notice and mow. Council Member Alexander points out, by the time we get to August, we do not have enough water to get the grass back to 12 inches. Would you be able to reduce that from three times to two times? Mr. Abdelazim suggested that he would have to follow up with the General Assembly. Council Member commented why they have stayed with three times because we would have to have a very wet summer season. Council Member Ewing also commented as a chronic violator that would actually pertain to the owner not the property. JoAnne Carlyle, City Attorney, reported how it would go with the property and would not follow the property owner.

He informed Council how much was paid out was \$275,000 in over the last three years to a third party contractor to either mow grass or clean up trash or debris which does not include boarding or securing or demolition. He noted how the average lien value is at \$432. This is one small cost of blight.

He then emphasized on approximately 1,700 unpaid code liens on 861 properties but \$700,000 is owed. He reported how only 118 have four more liens. While 75 percent of these are 7.2 years' delinquent in taxes, and he explained how the County is moving those through the foreclosure process.

1. Property Tax Enforcement Systems

Mr. Abdelazim leads into tax enforcement and explained how they wait generally for properties until 7-8 years. He explains how the State allows you to pursue foreclosure proceedings after 6-8 months up to one year. Furthermore, there is a huge change between what is allowed and what is happening.

He mentioned how Guilford County has moved 426 parcels through foreclosure currently and High Point has approximately 1,910 parcels that are tax delinquent with a total amount owed of \$4.8 million. He reiterated that this is not uncommon.

Mr. Abdelazim proceeded to review the interlocal agreement that states they can be included at the discretion of County's tax collector or its counsel. Per the interlocal agreement would not mean that you would have to wait for the County but, instead, initiate foreclosure actions on any of the liens. State law allows the County anything on its annual property tax bill. He stated how the interlocal agreement obligates the City to enter a minimum bid equal to the amount of the taxes all that would go up to the City and the County. He did report how the City had been paying up front when the City had been taking property but did not have to and the State law said that you do not have to pay a penny for those liens and the only thing that needs to be paid for are the legal fees.

Council Member Alexander asked if they were to take ownership of those lien properties and what reservoir would we hold that. Randy McCaslin, Deputy City Manager, responded that they are currently working on that for Council. Council Member Alexander responded that if someone would like to do some development in your town then they would have to have a pool of reservoir to say any of these were for sale. Assistant City Manager Randy Hemann commented regarding his conversation on a staff level. He brought up his project with Bank of North Carolina and compared with the strings attached and how they took a loss on the house with it. He suggested one of the things to consider would be a nonprofit partner or CDC which means it would not mean it would have to be staffed or it could be staffed internally.

Council Member Alexander advised to get it back on the tax rolls or a viable residence and citizens in there to strengthen everything we have. He further explained how it would strengthen our community, our businesses, our schools which is a big problem in our core community which the more we could populate those neighbors that service those schools the stronger it would make those schools. He then focused how the businesses would then encourage the business to relocate as we talk about food deserts all the time as a food business it would become viable as right now it just becomes a sinking hole. Mr. Hemann discussed how that does not take into account a how being beside a vacant house your property value would go down 60 percent and on the flip side of that and look at Bradford at an appraised value of \$100,000 and bring the property value up. Mr. Abdelazim pointed out how you cannot look at one thing in particular and where is the capacity to hold it and where are we going to choose to hold the property and it has to be data driven to know the outcome. As he explained, we are trying trigger and restart the market which will require some work and invest but the goal is to get in and to get out.

Tax delinquency in High Point

As Mr. Abdelazim explained, one year it is 1,910 parcels and then at two years delinquent it is 888 parcels which drops in half.

He reviewed the occupied fair and good with the number of properties where taxes were owed. Council Member Ewing asked out of the 785 occupied if Mr. Abdelazim knew the owner occupant versus rental, and Mr. Abdelazim did not but instead suggested to match whether the tax bill is actually going to the property address.

Mr. Abdelzim suggests that if you view these 124 properties as they are broken up by delinquent as they are now six-year delinquent in 2010 and hold \$6,000 and if you had foreclosed on them in 2014 when they

were two years delinquent and owed a \$1,000 then the minimum bids would total a half a million dollars more. The recommendation would be by 2019 all properties that were two years' delinquent would move forward for foreclosure without exception.

- Create a formal payment plan
- Do more outreach (where there are abandonment or foreclosures)
- Encourage Municipal liens
- Build capacity to hold and maintain inventory

Council Member Alexander explained how people in Guilford County are giving 7-8 years before they come after you. Then he gave the example as they go to a two-year collection, he asked if you are going to collect any of that or would the people say, "You let my bill get too high, just forget about it." Mr. Abdelzim gave Syracuse, New York as an example as they tried everything (selling tax liens, foreclosing but then they got too many properties) then for seven years they just stopped everything and did not do anything. Then when the New York State passed the land bank then it was precisely a deal with the City. After that, they found they collected \$1.5 million dollars additional in tax revenue within the first two years. It changed as the people paid up and found out who was willing, who was gaining the system and who really had hardships. Mr. McCaslin commented that Van said that this morning that the Commissioners direction to them was that they collected the oldest first and that was why they are on the 5-7 range but their goal was to get to the two year also. Mr. Demko pointed out that we have the opportunity to work out our tax liens and perfect them. Council Member Alexander wanted to ask the staff a question, would the collection for the delinquent liens pay for those dollars, able to pay for the program as he expressed if the taxes are lost if you collect some would it self-fund itself. Council Member Alexander believes it would. From Mr. Abdelzim's experience he believes it would help but it would not cover everything you would want to do and to tackle a portion of blight that current resources would allow and be laser focus and strategic like that.

As Council Member C. Davis was reading through the document she saw the formal payment plan where it stated the B option *"the City may want to explore legally whether it can create a tax repayment program to help homeowners that are one year delinquent..."* Her concern was the *"one year grant the City a deed-in-lieu-of-foreclosure in the event of a default"* and asked Mr. Abdelzim to elaborate on that more as to how that works. Mr. Abdelzim explained if the County would take a while to triage to get you down and what would be a way to get someone to get you to foreclose that you could get the property immediately so it would not sit for six more years and wait for the County. The idea would be to target a program and pilot a program and anyone that would be over a year delinquent and go to the City and enter a program and they would pay the County (taxes you owe and then you would own us). As he explained if they default, then as part of that agreement they would sign a deed in lieu of up closure which means the property would then go right to the City. Council Member C. Davis commented as the other one refers to two years and suggested that if that should also be two years. Mr. Abdelzim suggested to do further data analyze and figure out exactly the problem you want to tackle and then tailor your strategies appropriately.

1. Community Partnerships and Programs

Mr. Abdelzim addressed how they met with many partners and were extremely excited and announced that three of schools in High Point (Fairview, Ferndale, and High Point Central) would be their pilot schools to offer additional support services and would be extending it to the community. It is approximately one square mile.

He discussed how the Affordable Care Act had provisions that in order for a hospital to maintain its nonprofit status that the hospital would have to do two things:

- Develop a community health needs assessment every three years
- Actually invest in fixing those health needs

He reviewed the foundation for Healthy High Point (75 million from the two mergers from the Hospital) they have eating healthy and active living as one of their number one goals. He suggested how this would be a great way for the foundation to be a part of the work that we are doing. As he explained to start in this area, make it succeed and then expand to other areas.

He discussed Open Door Ministries how they provide support services to those that are seeking housing and dealing with homelessness. They could interview the tenants as well. He brought up High Point Community Against Violence and the work that Police Department has done is nationally recognized. He suggested that there is no reason that this cannot be scaled up and be part of it.

Council Member C. Davis asked if this would be something if we could extend to Caring Services also. Mr. Abdelzim suggested to do a pilot at first.

Finally, Mr. Abdelzim reviewed the Academic Institutions such as:

- UNC Greensboro
- UNC School of Government
- Tyler Mulligan and Christopher McLaughlin to continue to work with High Point and be beneficial and all across North Carolina to keep them engaged

Lastly, fighting through the four big takeaways. He stated institutionalized into departmental coordination. He advised *not* sending letters to residents into blight zones that we are designating your area but *instead* you are designating their area for a targeted investment zone in cooperation with Guilford County School District the foundation. As he explained, this is something they want to be excited about.

Council Member Alexander had some questions early in his presentation regarding 130+ homes that fell into the criteria of delinquent taxes and no utilities and at least one code link. He assumes that would be the worst and if you were going to benchmark the success of this program and when you would have a tax lien on something and lien it and when it comes in to us and it would be untangled. He asked if you had 138 properties that you could flow through there what would be a reasonable pace that something like that could occur at? Mr. Abdelzim believes that it would have to be a local decision based the strategies you would pursue and how many partners would be brought to the table.

Council Member Alexander continue to inquire if we received 138 would it be reasonable to say that we would have a three-year goal and then divide that into 40 a year or 45 a year? He advised how the community had been waiting for decades for real action to take place and would this be a 3-4 year project and would we establish benchmarks and chart our progress. Mr. Hemann suggested that we would like us as staff to think on that and depend on how we would allocate the resources and what the capacity in-house and what we want to do to continue to enhance that capacity to allow us to do more. He suggested to weigh all of those in and to come back to Council to allocate and would like to get feedback from Mayor Pro Tem Golden and start discussions along those lines.

Mr. Demko emphasized at this morning's meeting that in 10-20 years the court would significantly be changed and that would be the amount of time we would be looking at. Mr. Abdelzim admitted that when looking at other communities that are in such distress it could be up to 30 years but looking at High Point, he believes that 10-15 years is a reasonable timeline for turning around and coordinating a neighborhood. He expressed how there is great bones, great leadership, great partners, and how High Point would be a national model and how this would be an opportunity for High Point. He also suggested to hold this team accountable and to continue to do the work that Council is doing and continue to take a serious approach and pointed out that High Point residents are very lucky to have this team.

Mr. Demko took a moment to thank Council for expanding Code Enforcement operations in the budget and reported that as of today, they are fully staffed. As he mentioned before, there are many policy changes, operation changes, he commended Mr. McCaslin's dedication with the County and the Tax Director on the tax side and how Tom Tricot, GIS Manager, has been instrumental in pulling information together. He also mentioned the Police and their focus deterrents model and how it would be data driven while we would be able to monitor the progress and pick the targets for the opportunities for success. He pointed over the next several months as they build the programs that there would be significant policy decisions to move forward.

Council Member Wagner mentioned the 138 properties and how we understand that we have a problem and that we want to make the most impact that we can. He mentioned how in the past they had looked at where did they have clusters of these properties and would that be something that Mr. Abdelzim would recommend. Mr. Abdelzim stated that it is something that it is already happening and that Council would be pleased at the cost effective solutions.

Recent Bond Refinancing Report

Jeff Moore, Director of Financial Services, gave a brief update from the presentation he made during the summer. He gave some highlights that started in July while watching the savings on the bonds with the current debt services and refunding opportunity continue to increase month in and month out. He reported that in June, he wanted to get this process started and consulted with the management team and presented a plan to Council in July with the first steps in August. After that, he projected their GO debt savings of \$200,000/annually at 12.5 percent and the revenue debt services savings for water/sewer \$600,000/annually with a savings 15.5 percent. He stated that anything over 3 percent was good.

He discussed how that the local government commission had to get involved and to prepare official statements while Mr. Moore and Eric Olmedo, Budget and Performance Manager, were very involved in that. Mentioned how they prepared the rating agencies, visited New York, and sold the bonds last month. He discussed New York and how they made their presentation to the three agencies that conducted a study on the City's credit worthiness. As he reviewed the higher rating, the lower the risk which translate the lower the interest rate. He then explains, how can we do this the most cost effective way for our citizens and our rate payers.

With that, he gets an objective perspective in conversations with their rating analyst and then in turn they give candid feedback on how we are doing and how does that compare to other strategic plans in North Carolina, in our Southeast Region and in the United States. He prepared approximately a 100-page presentation and went through this to personalize the City and to get beyond the numbers and metrics and to see what is really going on with the City. He asked for Mr. Demko, Mr. Olmedo and Mr. Hemann to take a moment to give some high lights as to what they took home from their trip.

Mr. Demko started with how he had worked with quite a few financial advisors and Davenport and Company was an exceptional advisor while helping to develop all this information and gave excellent counsel and how to structure items, to prepare the rating agencies very well as they walked through and guided the process of level of input into it. He added some of the things that the rating agencies with one of them that they do not get a lot of attention and do not show a lot of interest but were very interested with High Point. As some of them asked were: the three initiatives that our Council adopted this year, the strength of the Furniture Market, and High Point University was on the top of their list (growth, activity, energy and opportunities).

Mr. Hemann spoke as a "new guy" that had never done this before, was a great learning experience. He expressed how they keyed on the diversity of the economy and the items that City Manager pointed out and more. He mentioned how detailed and how many people were employed and how is the employment base

changed and what was happening with the Furniture Market. He expressed that there were a lot of detailed questions about the local economy and the importance of that.

Mr. Olmedo discussed as Mr. Moore mentioned as they said they personalize and with the exception of one of the analyst none of them had been necessarily to High Point. As he explained what they see on the page, we try to convey a little more of that and Mr. Moore had the map up and we would try to stress the Green areas on the map as that was our planning area and currently our non-tax based areas. He also mentioned they were very focused on the airport as well. As Mr. Hemann also stated, they were very interested in the diversification of our employment base and understood the historic base of High Point; and we have an aviation cluster that is also growing, we have a logistics cluster growing within our boundaries.

Mr. Demko emphasized on the diversification and the financial discipline on how this Council has shown with this council and fire and water/waste and financial models. He mentioned the rate increases and when they found out when Mr. Olmedo built financial plans for much of the rest of the city, they were impressed and some things were 55 square miles and pointed out how we have a 95 square mile potential.

Mr. Moore confirmed with the end results by getting affirmations on all ratings and pointed out that the great recession began the summer of 2008 which was right after we did our last bond sale. As Mr. Moore pointed out in 2010 and because of Council's leadership, we actually saw an upgrade and with the end result did receive the AAA and with a lot of commentary.

Council Member C. Davis asked how we could get the water/sewer up. Mr. Moore replied that with Moody's they would rate a little lower than the GO and then Fitch also follows same. Mr. Moore followed up on the water/sewer as our debt service coverage and we brought in more debt and we manage on how we are doing and how much revenue is available.

He emphasized the strengths.

- Stable tax base/increasing diversification
- Strong and conservative management with sound fiscal policies.
- Consistent budgetary performance
- Broad financial flexibility
- Broad economy
- Strong liquidity
- Very strong institutional framework
- Solid fund balances

He reviewed the GO bond sale results that Mr. McCaslin sent out prior and how we hit \$275,000/year and how we did extremely well this year. He highlighted we are looking at about \$650,000/year for water/sewer while we were looking \$600,000/year while this is a strong performance.

Council Member Alexander commented on the \$275,000 in savings is 3/10 of cents in property tax rate and the \$650,000 and that would be at the 4 percent increase a year and wanted to know if that would be the 1 or 2 of the 4 percent. Mr. Moore confirmed it would be close to that and they would recommend using those savings. Mr. Moore also noted they would also be looking at a \$25-30-million-dollar water/sewer revenue bond issue this spring and would also be looking at a \$15-18-million-dollar storm/water revenue bond program that would be new that Council had approved this program in the budget for 16-17.

Mr. Moore did note that they are running a little behind in the audit. They do plan to come forth coming possibly in the second meeting in December.

Lessons Learned from Recent Discussions with Bond Ratings Financial Firms**Financial Report**

Mr. Olmedo, reported on his General Fund which he noted is subjected to change and looked at total revenues and expenditures:

YTD and collected almost 100 percent of revenue and anticipate growing the fund balance approximately at \$1 million dollars. He reviewed the General Revenue by categories and he anticipates 100 percent.

General Fund

Expenditure was below under 100 percent when the Police Chief retired there were some expenditures and overall just under 95 percent.

Water/Sewer

We collected approximately 98 percent of the revenue and expenditures were at 93.3 percent. He noted that we collected revenue summary at mainly 100 percent and viewed the expenditures were well below 100 percent and the lower expenditures were due to unspent personnel dollars.

Electric Fund

He reported the revenue summary at 99.8 percent of the total and spent 87.1 percent of the total. He explained that all of the categories were fairly strong.

He explained with the expenditures they are well below the 100 percent and continue to talk with Council and did not lower our rate when Electricities lowered the wholesale power expense and were collecting a balance and would continue to monitor. Council Member Alexander inquired on the long term capital projects and wanted to know how they were handled from year to year. Mr. Olmedo stated that they were handled in the operating fund. Council Member Alexander confirmed that the capital projects fund is different from the fund balance which is unappropriated and Mr. Olmedo replied that was correct.

Solid Waste Fund

He reviewed that YTD revenue was at 99 percent with the total expenditures at 63 percent. He noted that with the revenue project categories are coming in strong and many over at 100 percent.

Council Member Alexander asked where the closure fund would be. Mr. Olmedo commented that would be a separate one that is not showing up here. Mr. Moore reported that it is 100 percent funded based on the closer post closer estimate which was set aside on a capital reserve fund. Council Member Alexander responded how it would not be reflected in any of these numbers. Mr. Olmedo reported on Solid Waste expenditures fell below 100 percent in all the categories but do have the capital project that is allocated for the MRF and the other capital projects that majority would roll forward.

Stormwater Fund

He discussed how they were recognized at 101.6 percent and expenditure were at 41.9 percent with another capital project that they were continuing to work on. He reviewed the revenue detail, they were still at 100 percent of budget and then for the expenditures were at 89.5 percent for operating and have that balance for the capital projects that would be rolling forward into future years.

Mass Transit Fund

He reviewed the revenues and expenditures were about 60 percent with the total at 73.5 percent and 62.8 percent of grants, with 58.3 percent of State grants passenger fares were 85 percent and collected vehicle use fee collected over 100 percent. He noted the operating was at 83 percent and 23 percent of the transit grants.

Mr. Demko asked if there were any other topics to review and Council Member Alexander brought up page 8 for significance for our Police Department and their domestic violence program.

Council Member Alexander had a legal question regarding his property that he owns on 2501 East Lexington on the day they had about feasibility study and should that occur, they may come by and purchase a little strip. He continued to say that by State law says that we are required to vote and not recuse ourselves unless there is financial impact. He would like to share and if Council would like for him to recuse himself then he would. Mr. McCaslin suggested that there would not be any impact.

Mr. McCaslin would like to add that there would be speakers from the floor and they might be speaking regarding the light buffers. He mentioned how last Thursday night they had 11 people that came up from City Lake and had another meeting scheduled for Wednesday of this week and expect a much larger crowd from that with a lot of misconceptions there. He added that he attended a meeting this morning with the Mayor and listened to one of the Presidents of the Homeowners Associations. He wanted to inform Council what we are trying to do would only affect City owned property which is a buffer around the lake (which they are trying to get away from naming it a "buffer"). He noted that they are only talking about the 50+ feet and as far as they know, they only lease 50 from the water pool back to private property. In some cases, it is more than 200 feet but the minimum is 50 feet. He stated that they would be only talking about what would occur in that 50 feet. He reported how they have not reinforced near the lake and people have taken advantage of that by building structures, mowing down to the water, launching boats from it and going across City property as he reinforced, we need to take that buffer back and maintain it for watershed protection. The State is requiring that and to enforce it. Council Member Alexander asked if the people can face enforcement from DWQ but Mr. McCaslin stated that we could face enforcement but not the individuals.

Mr. Demko added that it is part of certain rules that we have put into place and should we be audited... Council Member Alexander asked if we have an accurate survey of what we own and Mr. McCaslin said, "Yes, we do." Mr. McCaslin commented that City Lake is an impaired water source because of evasive growth of weeds that grow in it and explained how Oak Hollow feeds City Lake and needs to protect the buffer and improve the water quality and he expressed how EPA keeps raising the standards on our water treatment.

Council Member Alexander asked if we go in to cut the weeds out of the lake or use chemicals? Mr. McCaslin responded that we do use chemicals. Mayor Pro Tem Golden asked what happened with this and Mr. McCaslin responded how it use to be enforced by our Parks and Recreation Department and we had a change over and it got lost in the transition and use to have Lake Wardens. Council Member Alexander inquired for the ability to Google Earth it. Mr. McCaslin suggested that they could do it by GIS. Council Member Ewing pointed out that some have been irrigating and there was an assumption that it was an easement and it was their backyard.

Mr. Demko also added the Main Street project that went through Jeron Hollis, Director of Communications & Public Engagement, and worked through the Chamber of Commerce for directional signage. Mr. Hollis reported how the work started on the 2nd and everyday working actively with the businesses, conversations on the signage, transportation, some staff on day-to-day working on traffic issues. Mr. McCaslin added that our people are actively monitoring the traffic signals that we may have to reconfigure some of them to move the flow and if people were following the detour signs before.

There being no further discussion, the meeting adjourned at 5:19 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

DRAFT