



Prosperity & Livability Committee
Members: Ewing, Hill, Wagner and Williams
Chaired by Council Member Ewing
3rd Floor Lobby Conference Room
February 1, 2017 – 9:00 A.M.

MEETING MINUTES

Present:

Committee Chair Jason Ewing, and Committee Members Alyce Hill, and Chris Williams

Absent: Committee Member Jay Wagner

Staff Present:

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Eric Olmedo, Budget & Administrative Director; Jeron Hollis, Director of Communications & Public Engagement; Tim McKinney, Director of Building and Facilities Maintenance; Lee Tillery, Parks & Recreation Director; Keith Pugh, Engineering Services Director; Derrick Boone, Stormwater Superintendent; Scott Dingus, Civil Engineer II; Mary Sizemore, Director of High Point Public Library; Greg Hall, P/S Projects Engineer; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:

Judy Stalder (TREBIC) and Barry Kitley, HPU

News Media:

Pat Kimbrough, High Point Enterprise

Handouts:

- *High Point Library Phase II*

Note: These handouts will be attached as a permanent part of these proceedings.

Chairman Ewing called the meeting to order at 9:01 a.m.

Presentation - High Point University Logo on City – owned properties

Chairman Ewing introduced Barry Kitley, High Point University (HPU), to discuss the Logo and/or wording for the water tower. Mr. Kitley shared a conceptual drawing of the logo; there would be three logos on the tank. He explained as the tank sits, they are trying to get the site from Lexington/Main/and

the University. The conceptual drawings were put together by S&ME and show what the actual views would look like. One view was from Roberts Hall; one crossing Lexington on Main; and one coming down from Lexington.

Chairman Ewing asked when this would be completed. Weather permitting, Mr. Kitley will be working diligently with City of High Point staff to have it up by March 1st and/or by Furniture Market acknowledging the concerns about the water pressure to make sure that is where it needs to be. Chairman Ewing asked about the time process to bring the water level where it needs to be to paint it. Greg Hall, Project Engineer with Public Services, advised it could be done in 24 hours and could fill up overnight. Mr. McCaslin gave an update on the application which first comes into the Manager's office and then is forwarded to the Committee and the Committee makes a recommendation to move it forward to Council. This is in keeping with the policy that was adopted on August 1, 2016.

Committee Member Hill moved that the proposed High Point University Logo on City be forwarded to the City Council with a favorable recommendation for approval on the February 6th Council Agenda. Committee Member Williams made a second to the motion, which carried by a 3-0 vote. [Committee Member Jay Wagner was not present]

Donation of Locomotive Engine by HPU

Chairman Ewing advised that HPU will be donating a Locomotive Train to the City of High Point for use at City Lake Park. Mr. Kitley provided more information on the train which is estimated to cost around \$180,000. Chairman Ewing mentioned replacement of the train engine was discussed during last year's budget as a "hot topic." Funding was not put in the budget although there was a great need because the train was not in use as it needed major repairs. Chairman Ewing expressed appreciation to HPU for their generous gift and commitment. He then explained how Council needs to accept the gift and asked if there is a current policy in place to accept it pertaining to City branded assets.

Mr. McCaslin advised the city does not have a policy that specifically addresses gifts of this nature and noted that HPU would like to have their brand or logo on the train. He asked Prosperity & Livability to make the recommendation to Council not only to accept the donation of the train engine from HPU, but to also authorize HPU to use their logo on the train as well. He also suggested to put in place a policy to address gifts and/or donations or sponsorships since there is not a current policy in place.

City Attorney JoAnne Carlyle advised it would still be covered by the same provisions as the messaging on water towers and would be considered the city's speech. Chairman Ewing inquired about the maintenance for the locomotive and asked if the provisions for maintenance for the water tower would also apply to the train engine. Ms. Carlyle explained this is up to Council to decide, but advised it does need to be standardized. Mr. McCaslin felt the maintenance could certainly be addressed as part of the policy. Ms. Carlyle noted it would need to be done prior to acceptance of the train engine. Ms. Hill suggested amending the water tower policy to include "all city property."

Ms. Carlyle agreed and advised that she could have the policy ready for Council to accept the donation of the train engine at Monday's meeting. Mr. McCaslin asked if this would also include naming rights. Ms. Carlyle advised it would not and Mr. McCaslin questioned her determination and noted there is a difference between a sponsorship and lettering on a water tank. He thought a train would fall under a sponsorship and pointed out it is a very significant gift. Assistant City Manager Randy Hemann mentioned the policy in place for advertisements on the city's transit buses, which prohibits offensive things. A brief discussion followed regarding naming rights and advertising/banners on display at the ballfields.

Chairman Ewing suggested over the next several months that staff look at and review all existing policies and try to work them into one uniform document that would cover all these scenarios. Ms. Carlyle advised

for now, she could tweak the water policy, then the naming rights and staff could pull other policies to review and get with Parks & Recreation regarding the banners on display at the ballfields. Lee Tillery, Parks & Recreation Director, mentioned how baseball and soccer associations are allowed to obtain sponsorships. Mr. McCaslin felt there was a difference between a sponsorship and a message on a water tank. Ms. Carlyle agreed and explained how the community is getting that information on the water tower as government speech and as the different classifications. Chairman Ewing addressed the fine line between public speech and sponsorship, with water towers or billboards and whether you want to see it or not you will see it. As he mentioned the train, citizens will visit the park for that purpose. As Mr. McCaslin pointed out, the City of High Point is not accepting money for the message on the water tank versus the significant gift for the train being a “sponsorship.” Ms. Carlyle expressed to be cautious when setting up the policy as you cannot accept anything even with HPU on it without standards that would be applied when accepting a gift. Ms. Carlyle cautioned Council and advised them to be careful in setting up policy because they could not accept anything without some standards that would apply.

Chairman Ewing inquired on the delivery date for the train engine and Mr. Tillery believed the dedication ceremony would be in June. Chairman Ewing stated while Council formally accepts the gift on Monday, February 6, 2017, they would still have time to complete the policy and to make any amendments if necessary. Ms. Carlyle agreed with Committee Member Hill’s suggestion to tweak the current policy on the water tower and add some language for the donation of the train engine.

Chairman Ewing moved to forward to the City Council on February 6, 2017 with a favorable recommendation, the acceptance of the gift of the new locomotive for City Lake Park by HPU and that the message on the train be tied to the Water Towner Policy until another policy could be adopted in the future. Committee Member Williams made a second to the motion, which carried by a 3-0 vote. [Committee Member Chris Wagner not present]

Chairman Ewing expressed his appreciation that the City of High Point has with HPU.

Presentation – Library Parking Lot renovations (Phase II)

Mr. McCaslin gave an update on the Library Parking lot renovation Phase II project and noted that five bids were received. He noted that staff was recommending approval of the base bid, although six other alternate bids were included in the bid process. He pointed out the alternates could be added at a future date. He then introduced Tim McKinney, Director of Building and Facilities Maintenance Operations, and Scott Dingus, Civil Engineer II, to give short presentations on what the base bid covers and the alternates.

Mr. McKinney presented the current designs for the Committee to review and mentioned how Mr. Dingus designed them and how it would be the overall layout and changes with the new proposed layout of the entire parking lot. He reviewed how they added the Farmer Market lot stalls. Mr. Dingus mentioned how they purchased some property and demolished the buildings on the property and added some entrances where they are 12’ x 9’ and it should accommodate 20 vendors each, and trees would be added. Chairman Ewing inquired if the stalls would be included in the base bids and it was confirmed they would be. Mr. McKinney added how they went out to do some value engineering and then in reference to the actual stalls they left them as designed. Although, they did reevaluate the site layout and were able to reduce it from four stages to two, which would be helpful with the schedule.

Mr. McKinney reviewed the trunk pedestals and the food trucks and the areas they would be located in. Mr. McCaslin explained the truck pedestals are where all the food trucks would go in without using their generators due to the electric service that would be provided. Mr. Dingus also commented that it would benefit concerts held outside as well. Mr. McKinney mentioned their third option, the company switches.

This could also be done at a later time with no additional cost. This would also include conduit to feed areas, as well as the charging station and lighting.

Mr. McKinney noted one area of the concern was the fountain and the way it was laid out; he felt as designed it would be a trip hazard. He pointed out the slabs would only be 12 inches off grade, which would make it more of a bubbler than a fountain. Chairman Ewing questioned the purpose of the fountain if it was not effective or visible. He stated he would rather have something that would be truly visible, something that the community could look at as an asset. He agreed with removing the fountain from consideration.

Mr. McKinney mentioned this might open up other avenues such as an area for kinetic art work to be displayed. Mary Sizemore, Director of the Library, noted that they did discuss the fountain and agree that the way it is designed, it wouldn't make that great of an impact. She suggested the possibility of a community Christmas tree, or agreed that the kinetic art would be more appealing.

Mr. McKinney reiterated that the electrical (conduit part) is included in the base bid and there would be a reasonable cost of \$30,000 if a decision is made to go with the food truck pedestals. He felt this would open up many more opportunities at the Library. Mr. Hemann reported that Mary Sizemore has already been working with the Farmer's Market Committee and they actually approved a logo yesterday and have a mission statement. He felt there is a lot of programmatic work going on that would benefit from the pedestals.

Mr. Hemann advised they would be looking at some proposed fees for rental of the farmer's market stalls, possibly at \$40 for the season. He mentioned the Hayden Harmon Foundation and the work being done with community gardens. It was also noted there would be a "teaching" garden, as well as fruit trees would be planted.

Chairman Ewing wanted to know where we are from a budget standpoint. Mr. McCaslin reported where the base bid is approximately \$300,000 over the money that we have remaining that was set aside that was appropriated for this project. He mentioned that Phase I had been paid for and the property that was purchased had been paid for, which leaves approximately \$1.5 million left in the budget for Phase II which is at

\$1.8 million for the base bid and whatever alternate is decided to add on. He mentioned how Eric Olmedo, Budget & Administrative Director, is looking for additional funds to cover the short fall and depending on what is decided at today's meeting, that would be taken to the Finance Committee for discussion today, and Mr. Olemdo would have a budget amendment to cover the short fall.

Mr. Dingus reviewed the LED lighting alternate bid and noted it would be an "either" "or" type of deal—one or the other, not both. Mr. McCaslin reminded the Committee that any of these alternates could be added at a later date and approved in future budgets, if there is a desire to add any or all of the alternate bids. Mr. Demko inquired about the construction timeline and Mr. McKinney stated he would like to start in March and believed it would take approximately 6-7 months.

Mr. McKinney noted they may be revisiting the clock tower and have talked about some possibilities. Mr. Dingus added that they also looked at some recommendations where currently the panels have 50% light of transmission and one of the recommendations was to make it at 2% where it would not glow as bright and where the lights were installed could go from 800 Lumens to 3600 Lumens so those also could be dialed back a bit. He also suggested they could paint the north, south, east and west black while taking the top off and come up with some type of art work. Chairman Ewing brought up the difference in color with dimensional depth.

Mr. Demko pointed out that Mr. McKinney did a lot of value engineering going through to identify what was truly needed to get a quality project. While going with the theme mentioned earlier, Chairman Ewing talked about the different sponsorship opportunities that could exist to sponsor one or both of the Farmers Market coverings if they do end up going with the fountain or other art work it would not come up to \$300,000, but it may help recoup some.

Finally, Chairman Ewing discussed the plug in and how they have been working with Department of Transportation (DOT) to get the electric car chargers installed. Mr. McCaslin reported that the chargers are actually in the warehouse and PART purchased them and are waiting for them to be installed as part of this project.

Mr. McKinney pointed out in Mr. Dingus' design how they added on-street parking on the Sunset side to offset lost parking spaces in the area. As parking was a hot topic when the project was first discussed, Chairman Ewing asked how many parking spaces were included in the current plan. Mr. McKinney replied there would be 192 parking spaces; there are currently 171 spaces plus 7 handicapped spaces.

After reviewing Phase, I & II, Chairman Ewing wanted to know what construction phase we were looking at. Mr. Dingus reported the sketch version that shows how Phase I was completed and viewed Phase II where the water breaks off and projected where Phase III would then be. Chairman Ewing brought up how Phase III would complement what is currently going on with Main Street with the aesthetic pieces to be done. Mr. McCaslin advised how the above ground work would still need to be done such as: signage, light poles, etc. He projects that it would be done before the Phase of the parking lot that is closest to Main Street. Chairman Ewing asked if Phase III would have a negative impact on the improvements that have already been made on Main Street and the answer was No.

Chairman Ewing wanted to know the intentions for the small city lot on the other side of Sunset that has been opened up during the Main Street construction to allow access to the shopping center. Mr. Hemann reported that they would more than likely leave that open and let the public use it since it is there.

Chairman Ewing moved to forward the base bid with W.C. Construction Company, LLC to the Finance Committee and the City Council with a favorable recommendation for approval. This would not include any of the alternate bids at this time, but they could be considered for funding in the future. Committee Member Williams made a second to the motion, which carried by a 3-0 vote. [Committee Member Jay Wagner not present]

Mr. McCaslin pointed out that this project could be as disruptive as the N. Main Street construction project.

Library Services

Chairman Ewing asked if there might be any benefit in looking at shifting some of the services at the Library during the construction during the summer and if it might be possible to see if some of the Recreation Centers could accommodate these services during the summer. Ms. Sizemore noted they already do programming at the Oakview Recreation Center on a regular basis and offered to also talk to Mr. Tillery about the possibility of adding Allen Jay Recreation Center. She pointed out there would be a period of time that the drive-thru would be closed due to the construction and they have already started discussions about other drop-off locations in an effort to be proactive and thinking ahead. Other suggestions were: Deep River, Allen Jay, North Point, Morehead, etc.

Mr. Hemann pointed out the patronage numbers at the Library have been slightly up even with the N. Main construction project going on.

Chairman Ewing complimented staff on the current signage that has been installed for the N. Main Street construction project and the positive feedback that has been received.

There being no further discussion, the meeting adjourned at 9:52 a.m. upon motion duly made and seconded.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk

Jason P. Ewing, Chairman