



**MANAGER'S BRIEFING SESSION
HIGH POINT MUNICIPAL BUILDING
June 19, 2017 – 4:00 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

Present:

Mayor William S. Bencini, Jr.; Mayor Pro Tem Wagner (Ward 4); and Council Members; Cynthia Davis (At-Large); Jeff Golden (Ward 1); Alyce Hill (Ward 3); and Jason Ewing (Ward 6)

Absent: Council Members; Latimer Alexander (At-Large); Chris Williams (Ward 2); and Jim 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 & Administrative Director; Jeron Hollis, Director of Communications & Public Engagement; Planner; Ryan Ferguson, Communications & Public Engagement Marketing Manager; Heidi Galanti, Planning Administrator; Lee Burnette, Planning & Development Director; Jeff Moore, Director of Financial Services; Maria Smith, Deputy City Clerk; and Lisa Vierling, City Clerk

Others Present:

Judy Stalder, TREBIC; Tammy Nagem, Chief Operating Officer, High Point Market Authority; Melody Burnette, Director of Operations and Finance, High Point Convention and Visitors Bureau; Bruce Davis, Chair, High Point Convention and Visitors Bureau; and Bill Phillips

News Media:

Paul Johnson, *High Point Enterprise*

Handouts: *Downtown Mixed-use Area Plan*

Note: *This handout will be attached as a permanent part of these proceedings.*

City Manager Greg Demko called the meeting to order at 4:00 p.m. and introduced Heidi Galanti, Planning Administrator.

Discussion regarding mixed use zoning district

Ms. Galanti gave a brief update on the small area plan that Planning and Development is working on. She reviewed the boundaries of the areas on the map which include Westwood Avenue, Ray Street, Wrenn Street, railroad tracks including properties along Oakwood and properties that front on Lindsay Street. She noted that the stadium acted as a catalyst to get this plan going and one purpose would be to ensure that

zoning is in place to allow for the desired development. She advised that a mixed-use district may be necessary for this area.

She reported that Washington Street currently is our only mixed-use district and staff envisions some unique standards for this area in and around the proposed stadium. She pointed out it would be parking exempt, which would allow on-street parking that would be market driven depending on the uses as necessary.

Ms. Galanti stated that staff is also looking at street setbacks. Another important piece is the infrastructure, some of which dates back as early as the 1900s. She advised if the goal for this area is to be multi-story, mixed-use buildings, then it would be necessary to look at the infrastructure to ensure that the development can be supported (i.e. water sewer streets etc...). She reported that the creation for a plan would depend on a public/private partnership and felt that the City could incentivize doing infrastructure and design ahead of time.

She advised that staff is working on a tight timeline to get the plan done and the zoning changes approved. She provided a schedule of future meetings:

- Public meeting in July at the YWCA (a specific date not yet set)
- August 21st, Staff will provide another update during a Briefing Session
- August 22nd, Planning and Zoning Public Hearing
- September 18th, Public Hearing before City Council for the consideration of the plan and to initiate any rezoning's
- September to October will be seeking input on changes
- October 24th, Planning and Zoning Public Hearing
- November 20th, City Council Public Hearing

Council Member C. Davis asked if it would be one session in July or multiple sessions, and Ms. Galanti advised that it would be one session at this time (a drop-in type meeting).

Presentation of Market Authority Annual Budget and Presentation of High Point Convention and Visitors Bureau (CVB) Annual Budget

Eric Olmedo, Budget & Administrative Director, recognized, Bruce Davis, Chair, CVB, Melody Burnette, Director of Operations and Finance, CVB; Tammy Nagem, Chief Operating Officer, High Point Market Authority. Mr. Olmedo advised that the Market Authority has submitted its annual budget, and the CVB has submitted its annual budget/contract. However, the CVB will not meet until June 22nd, but they have assured Council that there will not be any major changes.

Council Member C. Davis shared that she has reviewed the CVB budget and advised that Finance Chairman J. Davis still has not received information he requested several months ago. Ms. Burnette advised that the information was delivered to the City Manager's office four days after the request was made. City Manager Greg Demko was unaware as to if Chairman J. Davis actually received the information. He reported that both budgets are on the City Council agenda for consideration at tonight's meeting.

Presentation on Council Chambers Renovations

Deputy City Manager Randy McCaslin shared some renderings of the Council Chamber and explained there has been almost no renovations to the room with the exception of the audio system being replaced in the early 1990s. Staff is recommending the following improvements:

- Replace chairs
- Replace carpet

- Remove carpet on the walls
- Install two new audio visual terminals on wall behind dais
- New lighting
- Install sound proofing panels
- Install five 22" audio visual terminals for City Council on the dais

Mr. McCaslin reported that the timeframe for completing the renovations to the Council Chambers would be 90-120 days, which will require relocation of some of the meetings to accommodate these improvements. It was suggested that City Council have some off-site meetings throughout the year and this would be a good time to do that. A recommendation was made to possibly hold meetings at the Deep River Recreation Center (North High Point) and Allen J. Recreation or Southside Recreation Center (South High Point) and possibly the High Point Theatre.

Council Member C. Davis inquired if these improvements would allow video streaming of the Council meetings. Mr. McCaslin replied it would cost an additional \$100,000 for cameras and staff to video stream.

Other suggestions made were:

- Microphone for City Attorney
- Sliding name plates on front of the dais

Staff advised that the historical picture collages of former Mayors, Council Members and Managers would be moved and archived at the High Point Museum, but the current Council and Manager's pictures would remain on display.

There being no further no further discussion the meeting adjourned at 4:25 p.m.

Respectfully Submitted,

Maria A. Smith
Deputy City Clerk