

**HIGH POINT CITY COUNCIL  
SPECIAL MEETING  
JUNE 17, 2019 – 3:00 P.M.  
3<sup>RD</sup> FLOOR LOBBY CONFERENCE ROOM**

**MINUTES**

**Present:**

Mayor Jay Wagner, Mayor Pro Tem Jason Ewing (Ward 6)[Arrived at 3:15 p.m.]; and Council Members Britt Moore (At Large); Don Scarborough (At Large); Jeffrey Golden (Ward 1); Council Member Chris Williams (Ward 4); and Council Member Victor Jones (Ward 5)

**Absent:**

Monica Peters (Ward 3); and Wesley Hudson (Ward 4)

**Staff Present:**

Greg Demko, City Manager; Randy McCaslin, Deputy City Manager; Randy Hemann, Assistant City Manager; JoAnne Carlyle, City Attorney; Laura Altizer, Budget and Performance Manager; Roslyn McNeill, Budget Analyst; Jeron Hollis, Communications and Public Engagement Director; Eric Olmedo, Managing Director; Lee Tillery, Parks and Recreation Director; Mary Brooks, Deputy City Clerk; and Lisa Vierling, City Clerk

**News Media Present:**

Pat Kimbrough, *High Point Enterprise*

**CALL TO ORDER**

Mayor Wagner called the meeting to order at 3:01 p.m.

The Special Meeting was called for the purpose of holding a Closed Session pursuant to N.C. General Statute 143-318.11(a)(6) for personnel. This was the scheduled time for Council to perform the annual evaluations for the city manager, city attorney, and city clerk.

**Closed Session (Personnel)**

**Council Member Jones moved to go into Closed Session and Council Member Scarborough made a second to the motion, which carried by a 6-0 unanimous vote. [Mayor Pro Tem Ewing arrived at 3:15 p.m., but was not present when this vote was recorded.]**

Council reconvened into Open Session at 4:45 p.m.

**PRESENTATION OF ITEMS**

Note: Handouts distributed at the meeting will be incorporated as a permanent part of these proceedings: *General Obligation Bond Referendum*

**GENERAL OBLIGATION BOND REFERENDUM OVERVIEW**

Greg Demko, City Manager spoke to the proposed General Obligation bond issues; to priorities and needs for the City; and recognized Eric Olmedo, Managing Director.

Mr. Olmedo made a PowerPoint Presentation (PPP) of the General Obligation Bonds; discussed the financial flexibility; competitive interest rates due to strong bond ratings; the \$50 million bond issue for transportation/roads, parks and recreation, and affordable housing; and stated the bond issue would not require a tax rate increase based upon a developed plan by staff and Davenport and Company, the city's financial advisors. Mr. Olmedo continued discussion regarding the proposed transportation/road projects for Burton Avenue (\$6 million), Triangle Lake (\$12 million), and Washington Street (\$4 million); outlined details of the Triangle Lake project to include: improving capacity, safety, drainage and street esthetics, adding turning lanes at key locations, sidewalks, and enhanced transit stops for Americans with Disabilities Act (ADA) compliance. Mr. Olmedo spoke to the Washington Street realignment project; stated a portion of the street would be relocated away from the crest of the rail cut slope; and the North Carolina Railroad Company (NCRR) would allocate \$3 million in funding to engineer and construct retaining walls and other slope stabilization measures.

Randy McCaslin, Deputy City Manager spoke to including streetscapes; to the design process; and to the work to be completed in reference to the downtown bridge.

Mr. Olmedo continued discussion regarding Burton Avenue improvements on capacity, safety, and drainage; stated that the improvements was similar to Triangle Lake project; spoke to the Parks and Recreation Projects that included a new Senior Citizen Center, and City Lake Park renovations (Phase 1); to the history of the Senior Citizen center; to the needed maintenance; outlined details of the new center; and provided pictures of an updated version of what the new Senior Citizen's Center would look like. Mr. Olmedo gave an overview regarding the history of the City Lake; noted it as being an outdated facility; outlined renovations to include but not limited to: ADA improvements, updated amenities and entrance, repurposed gymnasium, mechanical system, and locker room. Mr. Olmedo continued discussion regarding the Affordable Housing project (\$6.5 million); spoke to the Daniel Brooks Redevelopment Plan; to the approval from HUD; to the next steps as follows:

- June 17, 2019-Council adopts resolution directing publication of Notice of Intent to apply to LGC, resolution authorizing Finance Officer to apply to LGC and resolutions making certain findings of fact
- July 15, 2019-Council introduces bond orders and adopts resolution setting a public hear on bond orders for August 19, 2019
- August 19, 2019-Council holds public hearing on bond order, adopts bond order and adopts resolution setting the Special Bond Referendum
- November 5, 2019-Bond Referendum
- December 2, 2019-Council adopts resolution certifying and declaring results of referendum

Mr. McCaslin explained the voting process for the bonds; and provided Council with a handout on the General Obligation Bond Referendum.

Council Member Moore asked about the amount of the issuance for the 2004 bonds, and how the bonds would be placed on the ballots. Mr. Olmedo replied around \$75 million for the 2004 bonds; and that the proposed General Obligation Bond would appear on the ballot as three separate votes by classification of Parks and Recreation, Transportation/Roads, and Affordable Housing.

Council Member Golden asked what would be the outcome of the Affordable Housing Project if the bond was not approved by the voters. Mr. McCaslin replied that other plans would have to be made.

Mayor Pro-Tem Ewing inquired on the deferred maintenance for the Senior Citizen Center. Mr. McCaslin replied that the original design was used as a bank; spoke to concerns with the maintenance; and to the center being more adequate.

Pat Kimbrough, *Reporter for the High Point Enterprise*, asked about the bond funds for land acquisition; and where the new Senior Center would be located. Mr. McCaslin replied a decision on the location has not yet been confirmed, but it would not be at the current location; it would remain centrally located downtown. Mr. McCaslin advised that the bonds would be used for construction only.

City Manager Demko spoke to finalizing the bond language; and to include notice of intent to the Local Government Commission (LGC) for application.

**Closed Session (Personnel)**

**Council Member Jones moved to reconvene into Closed Session at 5:02 p.m. Council Member Scarborough made a second to the motion, which carried by a 7-0 unanimous vote.**

Upon reconvening into Open Session at 5:29 p.m., Mayor Wagner announced there would be no action or announcements made as a result of the Closed Session; however, action on the city manager's, city attorney's, and city clerk's evaluations would be taken during the City Council Meeting at 5:30 p.m.

**Adjournment**

The meeting adjourned at 5:29 p.m. upon motion duly made by Mayor Pro-Tem Ewing and seconded by Council Member Moore.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Mary S. Brooks, Deputy City Clerk