

**HIGH POINT CITY COUNCIL  
REGULAR MEETING  
JUNE 17, 2019 – 5:30 P.M.  
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

**ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE**

*Mayor Wagner called the meeting to order at 5:30 p.m. The Pledge of Allegiance followed with a Moment of Silence.*

*Upon call of the roll, the following Council Members were **Present (7):***

*Mayor Jay W. Wagner, Mayor Pro Tem Jason Ewing (Ward 6); Council Member Britt Moore (At Large), Council Member Donald Scarborough (At Large), Council Member Jeffrey Golden (Ward 1), Council Member Christopher Williams (Ward 2), and Council Member Victor Jones (Ward 5)*

*The following Council Members were **Absent (2):***

*Council Member Monica Peters (Ward 3) and Council Member Wesley Hudson (Ward 4),*

**RECOGNITIONS AND PRESENTATIONS**

**2019-261      Recognition of Honors Program Recipients**

The Human Resources Department will present the certificates to the City of High Point Employees who are recipients of the HONORS Program awards.

*Greg Demko, City Manager began with the “Above and Beyond Award”; highlighted the events; recognized the recipients Brad Embry, Mike Bolick, and Zack Mills; voiced appreciation for the exceeded call of duty in assisting a resident with maintenance of their home due to medical reasons; and presented them each with a \$100 check for their services.*

*[applause, photo opportunity]*

*City Manager Demko recognized Robbie Baker for the “Extra Mile Award”; highlighted Mr. Baker’s outstanding service in taking the initiative to assure a fellow co-worker’s duties was completed while they were out due to medical reasons; and presented Mr. Baker with a \$100 check for his services.*

*[applause, photo opportunity]*

*City Manager Demko spoke to the “Working Together Award; highlighted the contributions made to citizens who reside in public housing; and recognized the*

*following recipients from the High Point Police Department Housing Authority Unit to accept the award: Derek Barker, Scott Treadway, David Inthisane, David Hilliard, Ryan Mizell, Justin Presnell and Matthew Sizemore.*

*[applause, photo opportunity]*

**2019-262      Presentation - ElectriCities Award**

ElectriCities CEO Roy L. Jones will present the City of High Point with the 2018 Public Power Award of Excellence.

*Mayor Wagner introduced Roy L. Jones, Chief Executive Officer of ElectriCities of North Carolina, Inc.*

*Mr. Jones spoke to the 71 communities across North Carolina that owned their own electric companies; to efforts in restoring power; reference a video created for the community titled "From the spark in the generator to the home"; to workforce development; to safety being a priority for employees; to compensation and retention; to promoting energy efficiency; voiced appreciation; and presented the 2018 Public Power Award of Excellence to the City of High Point.*

*[applause, photo opportunity]*

**2019-288      Proclamation - Homeownership Month**

Mayor Wagner will present a proclamation to the Community Housing & Development Staff recognizing June as Homeownership Month.

*Mayor Wagner read the proclamation into the minutes proclaiming the month of June as "Homeownership Month" in the City of High Point and presented it to Steven Key, Director of Open-Door Ministries.*

*[applause, photo opportunity]*

**REGULAR AGENDA ITEMS**

*Council Member Moore noted that the Finance Committee did not meet last week.*

**FINANCE COMMITTEE** - Council Member Moore, Chair

**2019-263      Agreement - Samet Corporation - New High Point Police Department**

City Council is requested to approve an agreement with Samet Corporation (CMAR) in the amount of \$132,345.00 for preconstruction services for the new High Point Police Department and Communication Center.

*Council Member Moore introduced the item and recognized Randy McCaslin, Deputy City Manager.*

*Mr. McCaslin spoke to having a previous contract with Samet Corporation as the Construction Manager at Risk (CMAR) for the construction of the BB&T Point Stadium; and to negotiating a preconstruction agreement to cover services until construction began.*

Approved an agreement with Samet Corporation (CMAR) in the amount of \$132,345.00 for preconstruction services for the new High Point Police Department and Communication Center.

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this agreement be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-281      Contract - School Resource Officer Program - The Board of Education of Guilford County**

City Council is requested to approve a contract with The Board of Education of Guilford County for eight (8) school resource officers (SRO Program). The Board of Education Board shall reimburse the City in the amount of \$532,240.00 for the salaries and equipment of the officers assigned to the SRO Program.

*Kenneth Shultz, Chief of Police spoke to history of working with The Board of Education of Guilford County; explained the details of the contract; spoke to the competitive hiring process for School Resource Officers (SRO); to the safety in schools; stated SROs are mentors and provide guidance for students; spoke to training opportunities; and to a partnership with High Point University (HPU).*

*Council Member Moore inquired on the expenses for vehicle maintenance; and Mayor Pro-Tem Ewing inquired about the SROs summer break work schedules. Chief Shultz replied that vehicle maintenance was included in the contract; and stated the SROs have special work projects during summer break.*

Approved a contract with the Guilford County Board of Education for eight (8) School Resource Officers.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that this contract be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

*Mayor Wagner voiced appreciation for the SRO; and stated it was a great program.*

**2019-282     Agreement - Kimley Horn & Associates - Transportation Study**

City Council is requested to approve a professional consulting services agreement with Kimley Horn & Associates to perform a transportation study for the High Point Metropolitan Planning Organization (HPMPO).

*Jim Haynes spoke to a request from the City of Lexington to have a study conducted; to the City of High Point (CHP) being the lead agency for the HPMPO; and stated no funds would come from the CHP.*

Approved an agreement with Kimley Horn & Associates for consulting services to perform a transportation study for the High Point Metropolitan Planning Organization (HPMPO).

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this agreement be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-264     Contract - Breece Enterprises - Water & Sewer Maintenance**

City Council is requested to award a contract to Breece Enterprises, Inc in the amount of \$606,300.00 for water and sewer utility repair and maintenance.

*Keith Pugh, Engineering Services stated the contract would be annual; spoke to the terms of the contract to include scheduled maintenance and emergency repairs; to options of hiring new companies; and to how funds was distributed.*

Approved award of a contract to Breece Enterprises, Inc in the amount of \$606,300.00 for water and sewer utility repair and maintenance.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Moore, that this contract be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-265      Contract - Seaboard Group - SCADA Control System**

City Council is requested to approve a Remedial Action Contractor Services Agreement with Seaboard Group II and RoviSys Company in the amount of \$317,460. The agreement will be a 75/25 split with the City portion 25%.

*Terry Houk, Public Services Director spoke to the condition of the existing system as being unreliable and voiced the need for an upgrade.*

*Council Member Moore asked if staff would have to be retrained to operate the new system. Mr. Houk replied that the management group would hire contractors to run the system.*

Approved a Remedial Action Contractor Services Agreement with Seaboard Group II and RoviSys Company in the amount of \$317,460.

**A motion was made by Council Member Moore, seconded by Council Member Williams, that this contract be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-266      Contract - Paymentus - Change Order 1**

City Council is requested to approve change order No. 1 to Paymentus (electronic payment vendor) to increase the original contract from \$335,000 to \$435,000. Increase is due to higher than anticipated transaction costs.

*Bob Martin, Customer Services Director, outlined the initial contract; spoke to how the expenses were doubled in the first statement due to unanticipated transactions with awards cards and large accounts; stated new rules were implemented bringing the cost in the normal range; and that the increased funding contract amount will allow them to finish the FY out.*

*Council Member Moore inquired on offsetting expenses. Mr. Martin spoke to an option of staff reduction; and to having a high level of Payment Card Industry (PCI) compliance.*

Approved Change Order No. 1 to Paymentus increasing the original contract amount from \$335,000 to \$435,000.

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this contract be approved. The motion carried by the following unanimous 7-0 vote:**

- Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones
- Absent (2): Council Member Peters, and Council Member Hudson

**2019-267     Ordinance - Budget Amendment - High Point Market Authority**

City Council is requested to approve a budget amendment to increase the Market Authority revenue budget in the amount of \$112,000. This increase will recognize additional Occupancy Tax and Showroom Tax collections and enable the funds to be transferred to the Market Authority.

*Laura Altizer, Budget & Performance Manager, discussed the budget amendment to recognize additional Occupancy and Showroom taxes received and spoke to how the revenue projections were much higher than anticipated.*

Adopted an Ordinance amending the FY 2018-2019 Budget to increase the Market Authority revenue budget in the amount of \$112,000.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that this ordinance be adopted. The motion carried by the following unanimous 7-0 vote:**

- Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones
- Absent (2): Council Member Peters, and Council Member Hudson

**Ordinance No. 7534/19-51  
Ordinance Book Volume XX, Page 163**

**2019-268     Ordinance - Budget Amendment - Insurance Reserve Fund**

City Council is requested to approve a budget amendment in the amount of \$100,000 to increase appropriations for the Insurance Reserve Fund due to increased employee premiums paid and expenses for healthcare and dental care claims.

*Laura Altizer, Budget & Performance Manager Laura explained the need for the budget amendment; spoke to unused funds being returned; and to the increased budget for the next FY.*

Adopted an Ordinance amending the FY 2018-2019 Budget Ordinance in the amount of \$100,000 to increase appropriations for the Insurance Reserve Fund.

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this ordinance be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Ordinance No. 7535/19-52**

**Ordinance Book Volume XX, Page 164**

**2019-269      Ordinance - Budget Amendment - Refunding Bonds**

City Council is requested to approve a budget ordinance to provide appropriations to record the refinancing of the 2010B Revenue Bonds.

*Bobby Fitzjohn, Financial Services Director, spoke to the Series 2019 bonds sold on June 5<sup>th</sup> at \$46.7 million; to cash flow savings in the amount of \$1.7 million which resulted in a savings of \$80,000 a year; and to how this enables the refunding of the bonds to be properly recorded.*

Adopted an Ordinance amending the FY 2018-2019 Budget Ordinance to provide appropriations in the amount of \$17,659,405 to record the refinancing of the 2010B Revenue Bonds.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Golden, that this ordinance be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Ordinance No. 7536/19-53**

**Ordinance Book Volume XX, Page 165**

**2019-270      Resolution - Findings and Determinations - General Obligation Bonds**

City Council is requested to approve a resolution making certain findings related to the authorization and issuance of \$50 million General Obligation Bonds (GOB) pursuant to a bond referendum to be held November 5, 2019 and filing of an application for said bonds with the Local Government Commission.

*Eric Olmedo, Managing Director made a PowerPoint Presentation (PPP) on the General Obligation Bonds; stated the bond issue would not require a tax increase; spoke to the city's strong bond rating; and to the \$50 million in bonds being used for roads/transportation, parks and recreation, and affordable housing.*

*Bobby Fitzjohn, Financial Services Director stated it would be two separate resolutions to be voted on as follows: Resolution directing the publication of Notice of Intention to apply to the Local Government Commission for Approval of Bonds; and Resolution making certain statements of fact concerning proposed bond issue and authorizing the application with the Local Government Commission.*

*Council Member Jones inquired on a timeframe for the City Lake pool to be closed for upgrades. Greg Demko, City Manager replied no timeframe was established at this time.*

Adopted a Resolution making certain findings related to the authorization and issuance of \$50 million General Obligation Bonds (GOB) pursuant to a bond referendum to be held November 5, 2019 and filing of an application for said bonds with the Local Government Commission.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that this resolution for making certain statements of fact concerning proposed bond issue be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1847/19-33  
Resolution Book Volume XX, Page 106**

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Jones, that this resolution for notice of intention to apply to the Local**



**Government Commission for approval of bonds be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1848/19-34  
Resolution Book Volume XX, Page 107**

**2019-283      Resolutions/Orders - City of High Point/Forsyth County - Tax Collection**

City Council is requested to authorize the appropriate City Official to execute an agreement between Forsyth County and the City of High Point for the collection of the 2019 and for the collection of 2018 and prior years' taxes by the Forsyth County Tax Administration office for areas of High Point located in Forsyth County.

*Eric Olmedo, Managing Director, discussed the agreement; stated it was required; and spoke to the annual affirmation with Forsyth County for their ability to collect taxes.*

Adopted a Resolution authorizing the appropriate City Official to execute an agreement with Forsyth County for the collection of the 2019 and for the collection of 2018 and prior years' taxes for properties in High Point that are located in Forsyth County.

**A motion was then made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that the resolution for the agreement between the City of High Point and Forsyth County be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1849/19-35  
Resolution Book Volume XX, Page 108**

**A motion was made by Council Member Moore, seconded by Mayor Pro Tem Ewing, that this resolution for Tax Collection for 2018 and prior years be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1850/19-36**  
**Resolution Book Volume XX, Page 109**

**PENDING ITEMS**

**2018-169      Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

*Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.*

**COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE** - Council Member Golden, Chair

**2019-272      Resolution - Authorization to Convey Property**

City Council is requested to adopt a Resolution authorizing the conveyance of properties at 3910 Kim Drive, 818 Mobile Street, 815 Mobile Street, to Housing Consultants Group (HCG) for the purposes of selling the properties at a negotiated price to income eligible buyers.

*Michael McNair, Community Development and Housing Director spoke to authorizing the conveyance of the said properties to HCG for the purposes of selling the properties at a negotiated price to income eligible buyers.*

Adopted Resolutions authorizing the conveyance of properties at 3910 Kim Drive, 818 Mobile Street, 815 Mobile Street, to Housing Consultants Group (HCG).

**A motion was made by Council Member Golden, seconded by Council Member Williams, that the resolutions for conveyance of properties at 3910 Kim Drive, 818 Mobile Street, and 815 Mobile Street be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1851/19-37**  
**Resolution Book Volume XX, Page 110**

**Resolution No. 1853/19-39**  
**Resolution Book Volume XX, Page 112**

**Resolution No. 1854/19-40**  
**Resolution Book Volume XX, Page 113**

**PLANNING & DEVELOPMENT COMMITTEE** - Council Member Williams, Chair

**2019-273      Resolution of Intent - Annexation 19-05**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, July 15, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive, at the northern terminus of Village Springs Drive. The property is also known as Guilford County Tax Parcels 169942.

Adopted a Resolution of Intent establishing a public hearing date of Monday, July 15, 2019 at 5:30 p.m. to consider a voluntary contiguous annexation of an approximate 12.6-acre parcel lying approximately 2,100 feet north of the intersection of Skeet Club Road and Birchgarden Drive at the terminus of Village Springs Drive.

**A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this resolution be adopted. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**Resolution No. 1852/19-38**  
**Resolution Book Volume XX, Page 111**

**2019-274      Right of Way Encroachment RE-19-0010 - Huntington Furniture Industries Inc.**

A request by Huntington Furniture Industries Inc for a 2.47 square foot encroachment to install a portion of a railing and stair within the E. Green Drive right-of-way.

*Samuel Hinnant, Senior Planner, spoke to the staff's recommendation for approval of the encroachment; and stated the request went through the TRC review process.*

Approved Right-of-Way Encroachment RE-19-0010 by Huntington Furniture Industries for a 2.47 square foot encroachment to install a portion of a railing and stair with the E. Green Drive right-of-way.

**A motion was made by Council Member Ewing, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-275      Right of Way Encroachment RE-19-0011 - Verizon Wireless**

A request by Verizon Wireless to replace five (5) existing City of High Point poles with small-cell concealed poles and add one (1) new small-cell concealed pole within the Meeting Way, Piedmont Parkway, and Mendenhall Oaks Parkway rights-of-way.

*Samuel Hinnant, Senior Planner, recognized the Verizon representatives in attendance who were available for questions; explained the process of the pole installation; and spoke to the staff's recommendation for approval.*

*Mayor Pro-Tem Ewing inquired on the height of the poles. Mr. Hinnant replied the new poles would be 35 feet tall.*

Approved Right-of-Way- Encroachment RE-19-0011 as requested by Verizon Wireless to replace five (5) existing City of High Point poles with small-cell concealed poles and add one (1) new small-cell concealed pole within the Meeting Way, Piedmont Parkway, and Mendenhall Oaks Parkway rights-of-way.

**A motion was made by Council Member Williams, seconded by Council Member Jones, that this matter be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

### **PUBLIC HEARINGS – Planning and Development Committee**

#### **2019-276      Ordinance - Annexation 19-03 - City of High Point**

A request by the City of High Point to consider a voluntary contiguous annexation of an approximate 0.48-acre parcel lying along the south side of Kivett Drive, approximately 275 feet west of Kersey Valley Road. The property is also known as Guilford County Tax Parcel 161079.

#### *Transcript*

**Herb Shannon:** *Herb Shannon with the Planning & Development Department. The next three agenda items: Annexation Case 19-03, Zoning Map Amendment 19-10, and Special Use 19-01 are all related. Staff will provide a combined presentation. I would remind Council that the Development Ordinance notes that you're only going to receive a forwarding recommendation from the Planning & Zoning Commission on the rezoning portion of these presentations. City Council is the only body that reviews annexations and Special Use permits. The zoning portion of your analysis, Council must provide a consistency and reasonableness statement. These items are related. If there is any discussion, it may go back and forth between the various items. Because there is a Special Use Permit, which is a quasi-judicial item, staff would recommend at this point you swear in all parties who wish to speak on the Special Use Permit at this time. So, anyone who wishes to speak, please come up to be sworn in. Any member of the public that wishes to speak?*

*[oaths administered by the city clerk at this time]*

**Planner Herb Shannon:** *Just a little background for Council. These requests pertain to an expansion of the Kersey Valley Landfill that's located along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road, and approximately 360 feet west of Dan Lee Road. This landfill was first issued solid waste management permits in October 1980 and the property was annexed into the city limits in December of 1980. Initial landfill activities were initially just along the west side of the property, west of Kersey Valley Road. In the 1990s, there was an expansion of that facility that allowed it to operate on both sides of this roadway. During the preceding 39 years there have been several annexations and rezonings and special use permits, which has expanded this facility to its current*

configuration. The presentation before you, that's the location of the entire facility. It's in the southeastern portion of the city's planning area.

The first item is regarding an **annexation**. It's a request to annex this area right here. That is a .48-acre parcel that the city purchased, and the request is for it to be annexed so that it can be added to the landfill facility. This is a logical progression of the city's annexation policy as this parcel is surrounded on three sides by the existing landfill and annexation of this site will not impact the ability for the city to provide services in this area. This area is already served by city facilities. This is a blow-up of that area. I would just note for the members of the public, those areas that you see highlighted in white are property that's already part of the city's corporate limits. Those areas in gray are unincorporated Guilford County. This annexation is only for that .48-acre parcel. It does not include any of the surrounding areas. Just the parcel that is owned by the city of High Point.

Staff is recommending approval of this request to annex this .48-acre parcel into the city's corporate limits.

Next, the **rezoning** request. This is the total area proposed for rezoning. This zoning map amendment is proposed for rezoning. This zoning map amendment proposes to rezone approximately 176 acres to facilitate this expansion. There will be no change in the property except for that .48-acre parcel that's being added in.

With the adoption of the current Development Ordinance in 2016, and it came into effect in January of 2017, planning staff had recommended to the public services department that this proposed amendment will be a good time to update zoning of their facility. Currently, it's an Agriculture zoning covering the landfill. Under the new Development Ordinance, landfill-type uses are permitted in both the Agriculture and Heavy Industrial District, but the Agriculture District is primarily established for lands for agriculture-related uses, preserving agriculture forest areas, and for protecting environmental sensitive lands. Whereas the Heavy Industrial District has been established for heavy manufacturing, assembly. Industrial uses of a large scale with heavy exterior of movement of vehicles and environmental and visual impacts. The Heavy Industrial District more accurately reflects the manner in which lands along the south side of Kivett Drive are being used and the combination of the city's landfill and an abutting construction debris landfill make up the largest land uses in that area. And this district accurately reflects the manner in which lands along the south side of Kivett Drive are being used. The combination of the city's landfill and an abutting construction demolition landfill make up the largest land uses in this area. This district just accurately reflects the manner in which that land is being used.

The Planning and Development Department is recommending approval of the rezoning of this 176 acres to the HI District. Now, this request was reviewed by

*the Planning & Zoning Commission at their May public hearing and the Commission recommended approval by a vote of 7-0. Included in their recommendation was a statement that the Commission adopted that the zoning map amendment is consistent because the site is designated heavy industrial which includes large waste-related services. Furthermore, the Commission stated that the request is reasonable because the proposed HI District more accurately reflects the uses and manner and intensity of that 176 acres for the landfill.*

*Finally, for your consideration is a special use permit to expand the landfill. There are two parts to this expansion. The first part, the area that's being annexed, that .48-acre area, to expand the existing special use permit to create a new special use permit that adds that area to the landfill. This parcel is on the edge of the landfill, so there will be no active waste storage activity there. It would just be added to the perimeter buffer. The second area of expansion would be this area highlighted in green, this 19.2-acre area. Now you have Kivett to the north of Kersey Valley Road. There is an existing landfill activity, waste storage to the west. An existing waste storage to the east of Kersey Valley Road. The proposal is to merge those two areas, the areas you see highlighted in green, to expand the landfill into that area. Now that merging would be in conjunction with plans that public services has in conjunction with working with DOT to realign Kersey Valley Road. The proposal is that Kersey Valley Road be aligned in this general alignment to connect over to Jackson Lake Road. Access will still be provided from the right-of-way to these existing homes in this area. It's only this area highlighted in red that is proposed or will be looked at in the future for abandonment and the merging of the two cells of the landfill for future expansion.*

*Now, with a **special use permit**, there are findings and those are outlined in your staff report. Real briefly, we **evaluated any dangers to public health and safety**. The regulations of a solid waste landfill including environmental monitoring is enforced by the state by the Department of Environmental Quality. The existing landfill and the proposed expansion will be designed with a liner and leachate collection system and water quality and air quality will be monitored. And the state does come out and routinely inspect the facility. **Subject to approval of the zoning request, the request will be in compliance with all the standards of the Heavy Industrial District.***

*We also looked at any type of **injury to abutting properties**, or if this request was a **public necessity**.*

*The city's latest population estimate notes our population is a little over 114,000. So, the ability to provide adequate solid waste disposal is a necessity and any type of ability to expand the lifespan of the facility is also key. It's also important to note that this is not a new land use. This area has been actively used for this type of use since the 1980s. The only real expansion is that right-of-way proposed to be abandoned in the future. The current existing boundary of the facility that you see outlined in black, that is pretty much staying the same except for this one parcel*

*that's being added. There are existing buffer areas 300 to 400 feet from active storage area that will also be maintained. The applicant also hired a land appraiser to do an evaluation and they will provide information on their appraisal, but the summary information is part of your packet.*

*Finally, **harmony with the area.** This is not the only industrial use in this area. Directly to the southeast, you have a 155-acre construction demolition and debris facility. To the northeast at the intersection of Riverdale and Kivett extending all the way up almost to Business-85, you have the existing Martin Marietta quarry that's actively being used. And to the west you have several industrial uses: a large truck manufacturing facility, and an asphalt plant. So, this is not a situation where establishing this type of use in the area where there aren't other similar heavy industrial type uses.*

*The Planning and Development Department is recommending approval of the request of the special use permit to permit a major landfill in the Heavy Industrial Zoning District and the accompanying special use permit. That is a summary of the annexation, the rezoning, and the special use permit. Are there any questions for the planning department at this time?*

**Council Member Jason Ewing:** *Herb, I've got a couple of questions. First, the realignment of Kersey Valley to Jackson Lake, I would assume that the abandonment of the section running between the two landfills would not occur until that road has been constructed and opened.*

**Planner Herb Shannon:** *That is correct and that is one of the conditions within the special use permit, that that abandonment must be completed and there can be no landfill activities until such time as that realignment is constructed and open.*

**Council Member Jason Ewing:** *Second question....you said that landfills can operate in either the AG or the HI zoning. With everything north within the county limits of Kivett Drive being R-5, obviously from an adjacency standpoint and property values, residential neighborhoods adjacent to agricultural is going to have a little bit better resale than heavy industrial.*

**Planner Herb Shannon:** *I will let the appraiser get into that evaluation, but regardless of the zoning, how is the property being used? Whether you call it agricultural or heavy industrial, there's still a landfill activity there and that was the key point that staff was looking at. And also that reflects better the manner of how the property is actually being used. There is no long-term environmental protection in this area. There's no long-term agricultural use in this area. The Land Use Plan specifically notes this area for industrial. This is the Land Use Map. Everything that you see highlighted in yellow is low density residential. The dark pink is heavy industrial, the light pink is light industrial. So, the adopted Land Use Map specifically notes that area south of Kivett for industrial type uses.*



*So, this will allow the zoning to more accurately not only reflect the use of the property, but accurately reflect how the Land Use Plan classifies this area.*

**Chairman Chris Williams:** *Any other questions? Herb, what's the ballpark on the closure of that?*

**Planner Herb Shannon:** *I will let the Public Services Department provide you that information. That is down the road, but they can give you more detailed technical information on that portion of the proposal. The abandonment is not for you to approve tonight, that's just information that will be coming up in the future.*

**Chairman Chris Williams:** *I was just curious.*

**Council Member Jeff Golden:** *Just for my information, Herb, on that little area that we're talking about annexing, are those three residential structures on there?*

**Planner Herb Shannon:** *There's a single-family dwelling on that property that is vacant. That is owned by the City of High Point, but that was previously a single-family dwelling and you had two accessory structures.*

**Chairman Chris Williams:** *Are there any other questions for Herb? Thank you, Mr. Shannon. I guess now I'll go ahead and open up the public hearing portion of this.*

**Assistant Public Services Director Robby Stone:** *I'll just go ahead and address your question. The life expectancy of the landfill goes to 2035.*

**City Attorney JoAnne Carlyle:** *There's a couple of ways that you can handle this. You can separate them. You have to vote on them separately and in the order for which they appear on the agenda. But, you can go ahead and make notice of the separation at the public hearing on the topics. First the annexation, then close it and vote. But, since some of the testimony that you're hearing is going to bleed over into the quasi-judicial part, you know, you may want to just designate for the clerk's minutes that comments throughout can apply to the quasi-judicial decision. But then you'll individually vote on the annexation and the.....*

**Chairman Chris Williams:** *So, just do the public hearing, then final action.*

**City Attorney JoAnne Carlyle:** *Just leave the public hearing open understanding that the testimony that you hear with regards to consideration of Findings of Fact will only apply to the quasi-judicial part which is the actual Special Use Permit.*

**Council Member Victor Jones:** *So, the only special use part of it actually that little parcel for the quasi-judicial?*

**Chairman Chris Williams:** *It's just the special use, that's the quasi-judicial part.*

**City Attorney JoAnne Carlyle:** *The others are just public hearings.*

**Chairman Chris Williams:** *So, with that said, is there anyone that wants to speak to the other two items without being sworn in?*

**Assistant Public Services Director Robby Stone:** *We do have our landfill consultant and our appraiser here that are prepared to speak and give a short presentation if you'd like to hear from them as well.*

**Pieter Scheer:** *Good evening. I'm with Smith Gardner and had the pleasure of working with your landfill for some time now. My portion of the meeting is to provide information concerning the future Area 3 expansion of the Kersey Valley Landfill. It's a municipal solid waste or we call it a MSW landfill. We are required by North Carolina Solid Waste Management rules to have this portion of the meeting. The capacity of the landfill including the proposed Area 3 expansion exceeds 110% of the currently approved capacity. Also, a portion of the expansion is outside of the currently approved facility boundary as far as your solid waste permit goes. The format of this part of the meeting will be a short presentation including description of the landfill proposed site development. We're actually going to hold off on questions until Brian speaks, who is the appraiser with Crowder. He will provide some discussion as well.*

*These are the current existing conditions at the landfill facility. The city currently owns and operates the Kersey Valley Landfill located off of Kivett Drive in High Point. The main access for the facility is and will continue to be in the northeast portion of the landfill off Kivett Drive. The facility is permitted for the disposal of municipal solid waste under State Solid Waste Permit 41-04. The city also conducts several other activities at the facility in addition to the landfill including wood waste processing, that's the southwest area of the landfill. Then also operation of the convenient center for handling small loads and recyclables. Existing infrastructure at the site includes scale and a scale house, stormwater basins, leachate pump station, an off-site force main, a leachate storage tank, maintenance building, and an administrative building.*

*Based on current projections, the active Area 2 landfill unit, and that is the area located on the east side of Kersey Valley Road, is projected to reach capacity around 2024. As Area 2 approaches its capacity, the city will need to expand laterally into the Area 3 landfill unit. Development of Area 3 will require the addition of approximately 11.7 acres of property into the facility. Again, this is the facility boundary from a solid waste perspective. Those acres already are in your special use permit with the exception of the .48-acre property in consideration tonight. This additional property includes those already owned by the city and the right-of-way along Kersey Valley Road.*

*Shown on this drawing here are the conceptual base grades for Area 3 expansion. The proposed Area 3 landfill unit will encompass about 19.2 acres. That's a lined area and it will connect directly with the existing Area 1 unit to the west and the active area unit on the east. Similar to existing Areas 1 and 2, Area 3 will have a liner and leachate collection system which will be designed, permitted, and constructed in accordance with state solid waste rules.*

*Shown on this drawing are the conceptual final grades for Areas 1 through 3. Upon reaching final grades all areas will be covered with a final cover system and that, again, will be designed, permitted, and constructed according to state rules.*

*We already have a 23+ portion of the western side of the landfill in much of Area 1 that already has final cover system in place that they did just a few years ago. This table provides a summary of the existing and proposed landfill capacity. An average disposal rate of 120,000 tons per year. Area 3, which has a gross capacity of approximately 4.6 million cubic yards is expected to have a life expectancy of about 20 years.*

*In addition to landfill capacity and service life projection, some that I noted already, North Carolina Division of Waste Management that is part of DEQ, their policy requires local governments to approve the service area as well as the waste type to be disposed of and the maximum disposal rate for the facility. Additionally, North Carolina General Statute 160A-325 requires consideration of alternative sites and socio-economic demographic data for all site expansions located within one mile of an existing sanitary landfill.*

*As for service area, the landfill has and will continue to serve the counties of Guilford, Randolph, Davidson, and Forsyth, of course in the state of North Carolina. Based on solid waste management annual reports at the facility, the city has disposed of an average of approximately 113,000 tons per year of waste over the past five reporting years. It's documented in the prior local government approval process back in 2006. The city set a maximum disposal rate of 200,000 tons per year for the landfill. Actual annual and daily amounts of waste are certainly expected to vary but they will not exceed the proposed annual maximum.*

*Similar to studies performed for past expansions for the landfill, we have more recently performed the socio-economic and alternative site study which is included with our site study report for Area 3. Potential alternative sites were evaluated using the available mapping including the city's Land Use Plan map. Giving existing and planned development in the city and the lack of undeveloped properties of suitable size and location, there does not appear to be a site within the city's jurisdiction which offers any benefit over expansion of the current facility, particularly due to the cost of things such as construction of infrastructure.*

*Socio and economic graphic data for the city of High Point Census Tract 166 where the landfill is located, the area immediately surrounding the landfill facility. We*

*do a one-mile radius from the city. Those all were evaluated in the existing landfill industrial sites were considered in the area to determine if any disproportionately high or adverse impact or minority or low-income populations existed. Based on our look, no obvious impacts were identified during this evaluation. This is similar to past evaluations.*

*Potential impacts and mitigation measures were reviewed. Other than the plan closing a portion of the Kersey Valley Landfill as we discussed, no new potential impacts will be created by the proposed expansion. Also, there are suitable measures in place or will be in place such as liner systems, leachate collection, management systems, erosion sedimentation control measures and other environmental monitoring systems and programs. And at this point we'll skip over the questions for the moment, but Mr. Crowder will come up and talk about evaluations.*

**Brian Crowder:** *Good evening. My name is Brian Crowder. I'll go over a little bit about my qualifications and what I do and then the way I went about my analysis. I'm a North Carolina State Certified Appraiser with 11 years of experience working the entire time with Hylton-Crowder & Associates. I started my appraisal career immediately upon graduating from North Carolina State University. I've appraised numerous types of properties and provided consulting assignments for multiple property types including single-family residential, multi-family residential, vacant land, commercial, industrial, office, institutional among others. I have the MAI and SRA designations from the Appraisal Institute which is the largest recognized professional organization in the world, which both require extensive courses, exams, and experience. Some of the requirements that I met to achieve those designations include a college degree or its equivalent, extensive education classes including multiple advance classes that were a week long, each of which require passing an exam at the end in order to receive credit. I received credit for 4,500 of specialized experience. Of this 4,500 hours, three random appraisals were chosen by the Appraisal Institute, analyzed, graded, and interviews were conducted upon them. I completed a general demonstration of knowledge report which is considered somewhat similar to a Thesis paper. Every analytical section of this report had to provide adequate justification, support, and documentation. Had to provide market data to support every adjustment made within the report, and then was graded on it. I also had to pass a 16-hour comprehensive exam that had four modules, each of which was four hours long. The MAI designation has long been recognized by courts of law, government agencies, financial institutions, and investors as a mark of excellence in the field of real estate evaluation and analysis and is recognized not only in the United States, but all across the world. In addition, I regularly attend seminars and continuing education to be informed of emerging trends, changes in appraising, and to maintain my license.*

*The report I completed was not an appraisal. I was not asked to place a market value on a house or use of land. Rather this was a consulting assignment to*

*determine if the proposed Kersey Valley Landfill expansion would have a measurable impact on the adjoining or abutting property and if so, if that impact would be an injury that is substantial. I was also asked to determine if the proposed expansion is in harmony within the area that it's to be located.*

*To reach a conclusion, I used analyses and methodologies that are taught by and consistent with the regulations set forth by the Appraisal Standards Board, which conform with the Uniform Standards of Professional Appraisal Practice which is commonly referred to as USPAP. These standards have been developed, perfected, and tested over many decades and they are updated every two years to better conform to current lending and appraisal practices. These are standards that are relied upon by every financial institution in this country for lending purposes and for real estate transactions and they are also used and accepted by all state and federal trial courts. These same methods and standards were applied to perform my study to determine whether the proposed Kersey Valley Landfill expansion would substantially injure the value of the adjoining or abutting properties and would be in harmony with the area in which it is to be located. In conforming with these standards, I found several other facilities that were similar and some in other cases that had potential for a greater impact. These are called paired sales analysis. Appraisers use these a lot to determine what adjustments to make on certain properties, more common to comparable sales or comps. If any of you have obtained a bank loan or a mortgage to buy your house it's most likely an appraisal was required that used this paired sales or sales comparison methodology. At each facility that I used to compare this, I found an adjoining or abutting property near that facility that recently had sold and then compared this property to sales of other similar properties within the same general time period and the same marketing area, yet far enough away from that facility that the impact would not have any potential impact at all.*

*The appraisal term for a use that has the potential a diminution in value to nearby properties is called "external obsolescence." It's a type of depreciation and it's generally incurable by the owner, landlord, or tenant. So, you can't fix it because it's away from that property. External obsolescences can be caused by different factors that include traffic, odor, noise, environmental hazards, or visual appearance. The data I collected and analyzed shows objectively how people actually choose to spend their resources as they invest in their homes, land, and other types of properties. The data shows homes and any other uses adjoining or abutting facilities like the Kersey Valley Landfill expansion and even more intense facilities in other cases that I studied are not injured or impacted by the facility.*

*Based on the objective data in the study I concluded that the Kersey Valley Landfill expansion in accordance with the rules and restrictions it must follow will not substantially injure the value of the adjoining or abutting properties and will be in harmony with the area in which it is to be located. Not only will there be no substantial injury or depreciation, these studies demonstrated why there would be*

*no injury or demonstration at all. If you have any questions, I'd be happy to answer them for you.*

**Chairman Chris Williams:** *Any questions? Thank you. Is there anyone else to speak to these items? Seeing none, I'm going to close the public hearing portion and I'm just going to go down the way it's listed on the agenda.*

***I'll make a motion to approve item 2019-276 Ordinance- Annexation 19-03 city of High Point.***

**Mayor Pro Tem Jason Ewing:** *Second.*

**Mayor Jay Wagner:** *There's a motion and a second for approval of the Annexation Ordinance. Is there any discussion? Hearing none, all those in favor please signify by saying Aye.*

**Mayor Jay Wagner, Mayor Pro Tem Jason Ewing, Council Member Don Scarborough, Council Member Britt Moore, Council Member Jeff Golden, Council Member Chris Williams, and Council Member Victor Jones:** *Aye*

**Mayor Jay Wagner:** *That motion passes. [7-0 vote] [Council Member Monica Peters and Council Member Wesley Hudson were absent]*

***Ordinance No. 7537/19-54  
Ordinance Book Volume XX, Page 166***

**Chairman Chris Williams:** *Next, I will make a motion to approve item 2019-277 Ordinance- Zoning Map Amendment 19-08 as it is consistent with the city's adopted plans and it is reasonable in the public interest as stated in the staff report.*

**Mayor Pro Tem Jason Ewing:** *Second.*

**Mayor Jay Wagner:** *There's a motion and a second for approval of the Zoning Map Amendment for this item. Is there any discussion? Alright, hearing none, all those in favor please signify by saying Aye.*

**Mayor Jay Wagner, Mayor Pro Tem Jason Ewing, Council Member Don Scarborough, Council Member Britt Moore, Council Member Jeff Golden, Council Member Chris Williams, and Council Member Victor Jones:** *Aye*

**Mayor Jay Wagner:** *Is there anyone opposed? [none] That motion passes. [7-0 vote] [Council Member Monica Peters and Council Member Wesley Hudson were absent]*

***Ordinance No. 7538/19-55***

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*Ordinance Book Volume XX, Page 167*

**Chairman Chris Williams:** *Last, I will make a motion to approve item 2019-278 Special Use 19-01 city of High Point.*

**Council Member Britt Moore:** *Second.*

**Mayor Jay Wagner:** *There's a motion and a second for approval of the Special Use Permit. Is there any discussion? Hearing none, all those in favor please signify by saying Aye.*

**Mayor Jay Wagner, Mayor Pro Tem Jason Ewing, Council Member Don Scarborough, Council Member Britt Moore, Council Member Jeff Golden, Council Member Chris Williams, and Council Member Victor Jones:** *Aye*

**Mayor Jay Wagner:** *Is there anyone opposed? [none] That motion passes. [7-0 vote] [Council Member Monica Peters and Council Member Wesley Hudson were absent]*

**Chairman Chris Williams:** *Thank you, Mayor. That's all I have.*

*[end of transcript]*

**2019-277      Ordinance - Zoning Map Amendment 19-08 - City of High Point**

A request by the City of High Point to rezone approximate 176 acres from the Residential Single Family-5 (R-5) District and the Agricultural/Rural (AGR) District to the Heavy Industrial (HI) District. The site consists of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and approximately 360 feet west of Danlee Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

The joint public hearing for this matter and related matters **2019-276 Annexation 19-03** and **2019-278 Special Use 19-01** was held on Monday, June 17, 2019 at 5:30 p.m.

*Note: For specific comments made at the joint public hearing for this matter, please refer to **2019-276 Ordinance- Annexation 19-03- City of High Point.***

Adopted Ordinance approving Zoning Map Amendment 19-08 based on the following Consistency & Reasonableness Statements as outlined in the staff report:

The Zoning Map Amendment is consistent because the site is designated Heavy Industrial, which includes large waste related services. Furthermore, the request is reasonable because the proposed HI District more accurately reflects the use, manner and intensity of the 176-acre landfill site.

**Ordinance No. 7538/19-55****Ordinance Book, Volume XX, Page 167****2019-278      Special Use 19-01 - City of High Point**

A request by the City of High Point to allow a Major Landfill on approximately 176 acres in the Heavy Industrial (HI) District. The site consists of multiple parcels lying along both sides of Kersey Valley Road, south of Kivett Drive, east of Jackson Lake Road and approximately 360 feet west of Danlee Road.

The joint public hearing for this matter and related matters **2019-276 Annexation 19-03** and **2019-277 Zoning Map Amendment 19-08** was held on Monday, June 17, 2019 at 5:30 p.m.

*Note: For specific comments made at the joint public hearing for this matter, please refer to **2019-276 Ordinance- Annexation 19-03- City of High Point.***

Approved Special Use 19-01 to allow a Major Landfill on approximately 176 acres in the Heavy Industrial (HI) District.

**GENERAL BUSINESS AGENDA****2019-280      Reappointment - Board of Adjustment - Nho Bui and Matt Witmeyer**

City Council is requested to recommend the reappointment of Nho Bui and Matt Witmeyer to the Board of Adjustment. This appointment will be effective immediately and will expire July 1, 2022.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to reappoint Nho Bui and Matt Witmeyer to the Board of Adjustment. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-285      Appointment – Historic Preservation Commission**

City Council is requested to confirm the appointment of Brenda Stewart and Holly Davis to the Historic Preservation Commission. Ms. Stewart's appointment will be effective immediately and will expire on 7/1/2021. Ms. Davis' appointment will be effective 7/1/2019 and will expire 7/1/2022.



**A motion was made by Mayor Wagner, seconded by Council Member Williams to appoint Brenda to the Historic Preservation Commission. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-286      Appointment – Planning & Zoning Commission**

City Council is requested to confirm the appointment of Thaddeus Juszczak to the Planning & Zoning Commission. Mr. Juszczak's appointment will be effective 7/1/2019 and will expire on 7/1/2022.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to appoint Thaddeus Juszczak to the Planning & Zoning Commission. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-287      Reappointment/Appointment – Theatre Advisory Board**

City Council is requested to confirm the reappointment of Ken Mickey and the appointment of Leslie Graham to the Theatre Advisory Board. The appointments will be effective immediately and will expire 6/1/2022.

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to reappoint Ken Mickey and appoint Leslie Graham to the Theatre Advisory Board. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-290      Reappointments – Planning & Zoning Commission**

City Council is requested to confirm the reappointment of Ray Wheatley to the Planning & Zoning Commission. Reappointment to be effective July 1, 2019 and will expire July 1, 2022.

**Mayor Pro Tem Ewing moved to suspend the rules to add this matter to the agenda for consideration. Council Member Moore made a second to the motion, which carried by a 7-0 unanimous vote. [Council Members Hudson and Peters were absent]**

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to reappoint Ray Wheatley to the Planning & Zoning Commission. The motion carried by the following unanimous 7-0 vote. [Council Members Hudson and Peters were absent]**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-294      Reappointment – Historic Preservation Commission**

City Council is requested to confirm the reappointment of Annette Cox to the Historic Preservation Commission. Reappointment to be effective July 1, 2019 and will expire July 1, 2022.

**Mayor Pro Tem Ewing moved to suspend the rules to add this matter to the agenda for consideration. Council Member Moore made a second to the motion, which carried by a 7-0 unanimous vote. [Council Members Hudson and Peters were absent]**

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to reappoint Annette Cox to the Historic Preservation Commission. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-291      Second amendment to the City Manager's Contract**

City Council is requested to approve the second amendment to the City Manager's contract.

**Mayor Pro Tem Ewing moved to suspend the rules to add this matter to the agenda for consideration. Council Member Moore made a second to the motion, which carried by a 7-0 unanimous vote. [Council Members Hudson and Peters were absent]**

**A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing to approve the second amendment to the City Manager's contract. The motion carried by the following unanimous 7-0 vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

*Mayor Pro Tem Ewing stated for the record "it is the Mayor's birthday" followed with a song selection of "Happy Birthday".*

**2019-279      Minutes To Be Approved**

Special Meeting of Council (Budget Work session); Wednesday, May 29th @ 3:00 p.m.

Finance Committee Meeting Thursday, May 30th @ 4:00 p.m.

Regular Meeting of Council; Monday, June 3rd @ 5:30 p.m.

Community Housing, Neighborhood Development, & Public Safety

Committee Meeting; Tuesday, June 4th @ 10:00 a.m.

Prosperity & Livability Committee Meeting; Wednesday, June 5th @ 9:00 a.m.

**A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Williams, that the preceding minutes be approved. The motion carried by the following unanimous 7-0 vote:**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**2019-292      Annual Performance Evaluations for the City Manager, City Attorney, and City Clerk**

*Mayor Wagner spoke to the closed session held prior to this meeting for evaluation of three employees; stated he was very satisfied with their job performance and recommended salary increases for each effective July 1, 2019 as follows:*

- *City Manager (3% increase)*
- *City Attorney (2.5% increase)*
- *City Clerk (5% increase)*

**Mayor Pro Tem Ewing moved to suspend the rules to add this matter to the agenda for consideration. Council Member Moore made a second to the motion, which carried by a 7-0 unanimous vote. [Council Members Hudson and Peters were absent]**

**Mayor Wagner moved approval of the salary increases for the city manager, city attorney, and city clerk, Mayor Pro Tem Ewing made a second to the motion, which carried by the following unanimous vote.**

Aye (9): Mayor Wagner, Mayor Pro Tem Ewing, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Williams, and Council Member Jones

Absent (2): Council Member Peters, and Council Member Hudson

**ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 7:17 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Williams.

Respectfully Submitted,

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Jay W. Wagner, Mayor

Attest:

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Mary S. Brooks, Deputy City Clerk