

# City of High Point

*Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260*



## Minutes - Final

**Thursday, April 13, 2023**

**4:00 PM**

**3rd Floor Council Chambers**

## **Finance Committee**

***Britt Moore, Chair***

***Committee Members:***

***Monica Peters***

***Michael Holmes***

***Victor Jones***

***Jay Wagner, Mayor (Alternate)***

***Wesley Hudson, Mayor Pro Tem (Alternate)***

**FINANCE COMMITTEE - Britt W. Moore, Chair**

**Present** 3 - Chair Britt Moore, Michael Holmes, and Victor Jones

**Absent** 1 - Council Member Monica Peters

**CALL TO ORDER**

*Committee Member Holmes called the meeting to order at 4:00 p.m.*

**PRESENTATION OF ITEMS****[2023-162](#)****Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam**

City Council is requested to award a contract to Schnabel Engineering South, PC in the amount of \$495,970 and approve the Capital Budget Ordinance for the replacement design of the Arnold Koonce City Lake Dam.

**Attachments:** [2. Contract - Schnabel Engineering South, PC - Arnold Koonce City Lake Dam Ordinance City Lake Dam Upgrade Project](#)

*Damon Dequenne, Assistant City Manager stated this is a contract with Schnabel Engineering South, PC regarding step two in the City Lake Dam replacement project. The first phase was to determine if replacement or of the dam could be rehabbed. He explained this contract is necessary to do further investigation in preparation for the design. He noted the additional investigations required include a bathymetric survey of the lake and a portion of the spillway outlet channel, an existing condition survey of the left abutment and recently-acquired properties on Knollwood Drive, determining the approximate locations of the raw water pipelines downstream of the dam among other things. He stated staff is recommending approval of the to award the professional engineering services to Schnabel Engineering South, PC in the amount of \$495,970 and approve the Capital Budget Project Ordinance for the replacement design of Arnold Koonce City Lake Dam.*

*In response to Chairman Moore, Mr. Dequenne stated this phase of the project could take six months to a year.*

**A motion was made by Committee Member Holmes, seconded by Committee Member Jones, to approve Agenda Item 2023-162. Motion carried with the following vote:**

**Aye:** 3 - Chair Moore, Holmes, and Jones

**Absent:** 1 - Council Member Peters

**[2023-163](#)****Resolution - Interlocal Agreement City of Archdale - Richland Creek Outfall**

City Council is requested to approve a Resolution regarding an Interlocal Agreement with the City of Archdale in the amount of \$297,918.40 to utilize an existing contractor to make improvements and upgrades to Richland Creek Outfall.

**Attachments:**    [3. Interlocal Agreement – City of Archdale – Richland Creek Outfall Interlocal Agreement Sewer System Improvements](#)  
[Resolution Agreement COHP Archdale Reimbursement Sewer Infrastructure](#)

*Damon Dequenne, Assistant City Manager stated this item is an Interlocal Agreement with the City of Archdale noting that the City of Archdale utilizes the City of High Point's infrastructure to convey their sewer which is the Richland Creek Outfall. The City of High Point is currently finishing a project and the City of Archdale is seeking to utilize the existing contractor to make improvements and upgrades to their connection through the City of High Point's contract via an Interlocal Agreement. The City of Archdale will reimburse the city for this work in the amount of \$297,918.40.*

**A motion was made by Chairman Moore, seconded by Committee Member Jones, to approve Agenda Item 2023-163.**

**Motion carried with the following vote:**

**Aye:**    3 -    Chair Moore, Holmes, and Jones

**Absent:**    1 -    Council Member Peters

## **2023-171**

### **Budget Ordinance - James Road Sidewalk Project - Deep River Road Sidewalk**

City Council is requested to adopt a budget ordinance in the amount of \$279,267 to appropriate transportation turn lane funds for the local match for the James Road sidewalk project and for the installation of a sidewalk on Deep River Road.

**Attachments:**    [1. Budget Ordinance – James Road Sidewalk Project – Deep River Road Sidewalk Ordinance Amendment James Rd and Deep River Rd Sidewalk Projects](#)

*Stephen Hawryluk, Budget and Performance Manager, stated this item is an appropriation of transportation turn lane funds to be applied to the local match for the James Road sidewalk project and for the installation of a sidewalk on Deep River Road. He explained turn lane funds are received by the Department of Transportation as a way for developers to pay for improvements that can not be done time of development. He noted potential reasons could be environmental constraints, constructability issues, or site constraints at the time of development. The developers pay the funds to the city and then they are earmarked for improvements in the same general area where the development occurs. He said the proposed amendment appropriates \$279,267 of these funds for the installation of a sidewalk on Deep River Road (\$85,800) and for the local match requirements for the James Road sidewalk project (\$193,467). He noted there is no local budget impact and staff recommends approval.*

*In response to Chairman Moore, Mr. Hawryluk explained how the Turn Lane Fund gets the funds.*

**Committee Member Jones, made a motion, seconded by Chairman Moore, to approve Agenda Item 2023-171.**

**Motion carried with the following vote:**

**Aye:** 3 - Chair Moore, Holmes, and Jones

**Absent:** 1 - Council Member Peters

### [2023-172](#)

#### **Resolution - Multi-Family Housing Revenue Bonds - Lofts of Brentwood, LLC**

City Council is requested to adopt a resolution approving the Lofts of Brentwood, LLC to issue bonds not to exceed \$12,000,000 in multifamily housing revenue bonds.

**Attachments:** [4. Resolution - Multi-Family Housing Revenue Bonds – Lofts of Brentwood, L](#)  
[Resolution Revenue Bonds Lofts at Brentwood](#)

*Eric Olmedo, Assistant City Manager stated this is a resolution to give preliminary approval to the issuance of Multi Family Housing Revenue Bonds to finance the acquisition and construction of the Lofts at Brentwood project which is a Wynnfield Development project. The are anticipating a 120-unit multifamily residential rental development at 1400 Brentwood Street. He said the North Carolina statutes allows the City to grant authority a private developer to issue bonds and they are proposing housing revenue bonds not to exceed \$12,000,000. He noted these bonds cannot be paid by the City they are solely payable by the company. There is no budget impact to the City of High Point as the City is granting authority to issue these bonds.*

*In response to Committee Member Holmes, Mr. Olmedo noted there will be 120 units.*

**A motion was made by Committee Member Holmes, seconded by Committee Member Jones, to approve Agenda Item 2023-172.**

**Motion carried with the following vote:**

**Aye:** 3 - Chair Moore, Holmes, and Jones

**Absent:** 1 - Council Member Peters

### [2023-173](#)

#### **Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscellaneous Accounts**

City Council is requested to authorize the Financial Services Director to write-off \$977,238 for original utilities billings from fiscal year 2018-2019 and to authorize the Financial Services Director to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.

**Attachments:** [5. Authorize Write-off of Delinquent Utilities Accounts Receivables & Miscella](#)

*Bobby Fitzjohn, Financial Services Director stated this item authorizes the Finance Director to write-off the delinquent utilities and miscellaneous accounts receivable that are more than three years old. This action will simply remove these accounts from the books. He explained although these amounts are being written off the City's accounting records, the Customer Service Department continues to make efforts to collect these debts. He stated the first action requested is to authorize the Financial Services Department to write-off \$977,238 for original utilities billings from fiscal year 2018-2019 and the second*

*action needed is to authorize the Finance Department to write-off \$4,088 for prior years original billings of miscellaneous accounts through fiscal year 2018-2019.*

**A motion was made by Committee Holmes, seconded by Chairman Moore, to approve Agenda Item 2023-173.**

**Motion carried with the following vote:**

**Aye:** 3 - Chair Moore, Holmes, and Jones

**Absent:** 1 - Council Member Peters

## 2023-174

### **Performance Base Incentives - Vecoplan LLC**

City Council is requested to consider a request from Vecoplan LLC to authorize performance-based incentives for an expansion project at 501 Gallimore Dairy Rd., 27265 in the amount of \$155,366 and authorize the City Manager to execute a performance agreement with the company containing benchmarks for the company to achieve and a schedule for the payment of such financial incentives.

**Attachments:** [6. Performance Base Incentives – Vecoplan LLC](#)  
[EDC Certification Letter Incentives Vecoplan LLC](#)

*Sarah Stevenson, Economic Development Manager, stated this item will be a Public Hearing on Monday regarding a request from Vecoplan, LLC an industrial shredding equipment manufacturer currently based on Randolph County and would like to expand to the City of High Point. She stated the company will lease the entire 94,160 SF facility at 501 Gallimore Dairy Rd. The company will relocate 90 existing positions and adding 51 new positions with salaries averaging annually \$84,490. The project would cause the investment of over \$10,950,000. She stated staff is requesting authorization of performance-base incentives for the project in the amount of \$155,366 and authorize the City Manager to execute a performance agreement.*

*Committee Member Holmes stated he is excited to see development in this area.*

*In response to Chairman Moore, Ms. Steveson stated the incentives will be used for real property.*

**This item is for information only.**

## **ADJOURNMENT**

*There being no further business to come before the Committee, the meeting adjourned at 4:12 p.m.*