

# City of High Point

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



## Minutes

**Monday, August 21, 2017**

**5:30 PM**

**High Point Theatre - Gallery B (Upstairs)**

## City Council

*William S. Bencini, Jr., Mayor  
Jay W. Wagner, Mayor Pro Tem  
Latimer B. Alexander, IV., Cynthia Y. Davis  
James C. Davis, Jason P. Ewing,  
Jeffrey J. Golden, Alyce E. Hill,  
Christopher Williams*

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

*Mayor Bencini called the meeting to order, which was followed by the Pledge of Allegiance and a Moment of Silence.*

*Upon call of the roll, the following Council Members were present:*

**Present:**

*Mayor William S. Bencini, Jr., Mayor Pro Tem Jay Wagner (Ward 4); and Council Members Cynthia Y. Davis (At-Large), Latimer Alexander (At-Large), Jeffrey Golden (Ward 1), Chris Williams (Ward 2), Alyce Hill (Ward 3), James C. Davis (Ward 5) and Jason Ewing (Ward 6).*

**Present** 9 - Council Member Jeffrey Golden, Council Member Christopher Williams, Council Member Jason Ewing, Mayor Pro Tem Jay Wagner, Council Member Alyce Hill, Mayor Bill Bencini, Council Member Latimer Alexander, Council Member Cynthia Davis, and Council Member James Davis

**RECOGNITIONS AND PRESENTATIONS****[170268](#)****Resolution - AmeriCorps VISTA**

Mayor Bencini will present at Resolution recognizing the dedication and service works of AmeriCorps VISTA's sponsored by High Point University.

**Attachments:** [Resolution- Support of VISTA Program](#)

Mayor Bencini read the Resolution recognizing the dedication and service works of AmeriCorps VISTA (HPU) students into the record. Joe Blosser, HPU Assistant Professor, Religion and Philosophy, accepted the resolution and introduced the VISTA students who were present. [applause]

**[170269](#)****Recognition - Historic Preservation Commission Member**

Bob Robbins, Senior Planner, will be presenting former Historic Preservation Commission Member, Tom Lugarich, with a plaque of appreciation for his five years of service on the HPC.

Bob Robbins, Senior Planner, presented a plaque of appreciation to Tom Lugarich, for his five years of service on the Historic Preservation Commission. [applause]

**[170292](#)****Introduction of New Guilford County School Principals**

Members of the Guilford County School Board will be in attendance to introduce three new principals assigned to our area schools.

Ed Price, former Guilford County School Board Member representing High Point, recognized three Guilford County School Board members who were present: Anita Sharpe, Wes Caswell and Dianne Bellamy-Small. He then introduced Ashauna Harris, the new Principal at Welborn Middle School and Marcus Gaus,

the new Principal at Andrews High School. After their introductions, they shared a few comments about activities going on at their schools.

**FINANCE COMMITTEE - PUBLIC HEARING - Council Member J. Davis,**

**Chair**

**Members: J. Davis, C. Davis, Hill and Alexander**

[170280](#)

**Public Hearing - EDC Incentives - Superion, LLC**

Monday August 21, 2017 at 5:30 is the date and time established to receive public comments on a funding request for performance-based incentives for a company's expansion project at 4161 Piedmont Parkway; and authorize the City Manager to execute all documents.

**Attachments:**    [11. Public Hearing - EDC Incentives - Superion LLC](#)

Chairman Wagner opened the public hearing and asked staff to come forward to make the presentation.

Sandy Dunbeck, Executive Vice President of the High Point Economic Development Corporation recognized Vice President Marshall Yandle and Office Manager Linda Stokes of the High Point Economic Development Corporation.

Ms. Dunbeck advised that this would be a relocation and expansion project for Superion in High Point. Superion was formerly known as SunGuard Public Sector and most recently known as OSSi, then was acquired by Vista Equity partners on February 1, 2017 and received its new name then. Superion is a software solution developer for public safety, public administration, federal agencies and non-profit agencies. Due to the company's growth, High Point is being considered for this project, along with other locations in Florida and Iowa.

The present location for the company is 4000 OSSi Court and they currently have 140 employees. Under consideration for its relocation and expansion is a building at 4161 Piedmont Parkway in High Point. Ms. Dunbeck then introduced and recognized Ryan Kirby, Vice President of Marketing for Superion and Ann Peterson, of Jones Lang LaSalle, one of the company's consultants from Nashville, Tennessee.

If Superion picks High Point for this project, 80 new, full-time jobs would be added at an average wage of approximately \$55,000 per year. The project would also involve the investment of approximately \$2,500,000 in tenant improvements and related personal property for the project. Staff is asking that Council consider authorizing up to \$80,000 in performance-based financial incentives for this project. Ms. Dunbeck advised that the incentives would be subject to the company meeting benchmarks spelled out in the performance agreement and would be paid post-performance after the employees have been hired. The State of North Carolina is also considering participating in the project. Superion officials understand that under High Point's Incentive Policy, they will need to do the

following two things:

1. Coordinate with the High Point Economic Development Corporation to hold a job fair in High Point to help with the city's goal of employing as many High Pointers as possible; and
2. Publically and officially continue to call itself a High Point company and it will need a High Point address even though the Piedmont Parkway building has a Greensboro postal address within the City of High Point.

It is anticipated that the company will make its location decision sometime in the 3rd quarter of this year.

At this time, Ms. Dunbeck turned the presentation over to Ryan Kirby of Superior.

Ryan Kirby, 4000 OSSi Court, addressed Council in support of their incentive request. He noted that he has been a High Point resident for about 20 years and is now very happy to be the Vice President of Marketing for Superior. He reported that they have seen consistent growth year after year and have been the target for acquisition several times. The most recent acquisition in February led them to the need for additional new jobs, which they are looking to expanding and relocating either in High Point or one of the other locations under consideration. Mr. Kirby confirmed they do have 140 current employees and Superior provides software for both the municipal side of the city, as well as the public safety side. They also provide software to a majority of the region and the state, and due to their new growth, they have reached out to California, Oregon, Washington, etc....

Following Mr. Kirby's comments, Chairman Wagner asked if there was anyone present who would like to offer any comments in support of or in opposition to this request. There being none, the public hearing was closed.

Approved performance-based incentives for Superior's expansion project at 4161 Piedmont Parkway, and authorized the city manager to execute all documents associated with the same.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **CONSENT AGENDA ITEMS**

Finance Committee Chairman J. Davis reported that the Finance Committee did meet on August 16th and recommended all finance-related items except **170275 Cayenta Software Upgrade**, be placed on the Consent Agenda with a favorable recommendation.

At the request of Mayor Pro Tem Wagner, Matter #170278- Interlocal Agreement with Guilford County for the Proposed County Animal Shelter, was pulled from the Consent Agenda and placed on the Regular Agenda for further discussion.

**Council Member J. Davis then MOVED to APPROVE the remaining finance-related items on the Consent Agenda. Council Member Alexander made a second, which carried unanimously.**

*Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.*

#### [170270](#)

##### **Contract - Purchase of Electric Digger Derrick Truck**

Council is requested to approve a contract with Terex Utilities, Inc., in the amount of \$272,020.00 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body for use by the Electric Utility Department.

**Attachments:** [1. Electric Digger Derrick Truck](#)

Approved contract with Terex Utilities, Inc. in the amount of \$272,020.00 for the purchase of a new Freightliner truck with a Terex Commander 5048 digger derrick body.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

#### [170271](#)

##### **Contract - Purchase of Electric Crane Truck**

Council is requested to approve a contract with National Auto Fleet Group/72 Hour LLC in the amount of \$297,793.00 for the purchase of a 2018 Freightliner M2 and Crane package for use by the Electric Utility Department.

**Attachments:** [2. Electric Crane Truck](#)

Approved contract with National Auto Fleet Group/72 Hour, LLC in the amount of \$297,793.00 for the purchase of a 2018 Freightliner M2 and crane package.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170272](#)**Contract - Purchase of Knuckleboom Truck**

Council is requested to approve a contract with Amick Equipment Company in the amount of \$139,395.50 for the purchase of a new 2017 Freightliner with a Petersen TL-3 knuckleboom loader for use by the Environmental Services Division of Public Services.

**Attachments:** [3. Knuckleboom](#)

Approved contract with Amick Equipment Company in the amount of \$139,395.50 for the purchase of a new 2017 Freightliner with a Petersen TL-3 knuckleboom loader.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170273](#)**Contract - Construction of Dog Park**

Council is requested to approve a contract with Creative Design and Construction in the amount of \$122,629.00 for the construction of a dog park located at Hedgecock Park on West Parris Avenue.

**Attachments:** [4. Contract - Construction of Dog Park](#)

Approved contract with Creative Design and Construction in the amount of \$122,629.00 for the construction of a dog park to be located at Hedgecock Park on West Parris Avenue.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170274](#)**Resolution - Rental Agreement - E-Z-Go Golf Carts**

Council is requested to adopted a Resolution authorizing the City Manager to execute the necessary documents in connection with the rental financing agreement with PNC Equipment Finance LLC for the rental of golf carts for the Municipal Golf Courses.

**Attachments:** [5. Golf Cart Financing Agreement](#)  
[Resolution Golf Carts - signed](#)

Adopted a Resolution authorizing the City Manager to execute the necessary documents in connection with the rental financing agreement with PNC Equipment Finance LLC for the rental of

golf carts for the Municipal Golf Courses.

**Resolution No. 1697/17-44**

**Introduced 8/21/2017; Adopted 8/21/2017**

**Resolution Book, Volume XIX, Page 166**

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**170276**

**Resolutions - Authorized Signatures for City Depositories**

Council is requested to adopt a series of Resolutions for authorizing depository agreements for those active depository and investment institutions which the City currently conducts deposit, disbursement and/or investment relationships.

**Attachments:** [7. Banking Signatories](#)

[Resolutions - Bank Depositories - Signed](#)

Adopted a series of Resolutions for authorizing depository agreements for those active depository and investment institutions which the City currently conducts deposit, disbursement and/or investment relationships with.

**Resolution No. 1698/17-45, Page 167**

**Resolution No. 1699/17-46, Page 168**

**Resolution No. 1700/17-47, Page 169**

**Resolution Book Volume XIX**

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that these resolutions be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**170277**

**Updating Authorized Signatories for Pre-Audit Certification**

Council is requested to authorize the positions and appropriate individuals be "deputy finance officers" as defined in the statutes to execute a valid preaudit certificate for the encumbering valid obligations of the City of High Point.

**Attachments:** [8. Deputy Finance Officers](#)

Authorized the positions and appropriate individuals to be "deputy finance officers" as defined in the statutes to execute a valid preaudit certification for the encumbering valid obligations of the City of High Point.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **REGULAR AGENDA ITEMS**

### **FINANCE COMMITTEE - Council Member J. Davis, Chair**

**Members: J. Davis, C. Davis, Hill and Alexander**

[170278](#)

#### **Resolution - Interlocal Agreement - Guilford County - Proposed County Animal Shelter**

Council is requested to adopt a Resolution authorizing the Mayor to execute a Interlocal Agreement between the City of High Point and the County of Guilford County to provide municipal water and sewer collection infrastructure and services for a proposed county animal shelter site located at 979 and 926-R2 Guilford College Road.

**Attachments:** [9. Resolution - Proposed Guilford County Animal Shelter](#)  
[Resolution -Agreement Animal Shelter - Signed](#)  
[Animal Shelter Signed Agreement](#)

Mayor Pro Tem Wagner questioned the funding source for the proposed County Animal Shelter. Deputy City Manager Randy McCaslin advised that according to the agreement, the County would cover all costs associated with both the engineer and the construction for the extension of water and sewer lines to the proposed site. He further explained that the water and sewer lines would have to be built to the city's standards.

Regarding the inquiry on the funding source, Council Member Alexander advised that the County is getting the money from a Two-thirds bond referendum. He noted the County is funding the proposed County Animal Shelter without voter approval, but stressed the importance for the City of High Point to extend the water and sewer to the proposed site and support Guilford County in their project because it is a very important County service.

Council Member J. Davis shared that the City would get double utility rates unless Guilford County petitions for annexation. Mr. McCaslin advised that annexation would be at the County's option as spelled out in the agreement.

Adopted a Resolution authorizing the Mayor to execute an Interlocal Agreement between the City of High Point and Guilford County to provide municipal water and sewer collection infrastructure and services for a proposed county animal shelter site located at 979 and 926-R2 Guilford College Road.

**Resolution No. 1701/17-48**

**Introduced 8/21/2017; Adopted 8/21/2017**

**Resolution Book, Volume XIX, Page 170**

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this resolution be adopted. The motion carried by the following 9-0 vote:**



**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170275](#)

**Software Upgrade - Cayenta**

Council is requested to approve an upgrade to the Customer Information System (CIS) Cayenta software used for utility billing and collections in the amount of \$218,700.00.

**Attachments:** [6. Cayenta Upgrade](#)

Bob Martin, Customer Service Director, solicited Council's approval of a contract to upgrade the City's Cayenta software, which is used for meter reading, utility billing, collections, work orders, work order dispatching, etc.... He explained they went live in June 2013 and the City has been using the Cayenta software for the past five years. He further explained that although the current version is still supported, but they do not receive enhancements to the software, so they are unable to make further improvements. He advised that staff plans to start the upgrade in January of 2018 with an anticipated completion date of May or June 2018. Staff is requesting approval of the contract for the Cayenta software upgrade in the amount of \$218,700.

Chairman J. Davis pointed out due to a split decision in the Finance Committee, this matter was placed on the Regular Agenda for further discussion.

Council Member C. Davis restated the reason she did not support it to go on the Consent Agenda. She shared that she was around when Cayenta was being customized for the City of High Point and remembered it was a big mess. She asked if the upgrades would allow staff to meet the anticipated changes and tweaking to the system that has already been done. She pointed out staff is still having to go in and manually key in entries and dates for holidays and felt there was a better option. She stated she would like to have staff look some more at other software before purchasing the upgrade and making a decision.

Council Member Alexander asked Council Member C. Davis to explain what she meant when she made the comment that she was around when the keying in was taking place. Council Member C. Davis explained that she was not physically involved in the keying in of information, but she was aware that staff is having to manually key certain payments in due to holiday lapses, etc....

Mr. Martin advised that staff has looked at other softwares and generally software for an enterprise our size, a low cost would be \$2.5-\$3.5 million with a higher-end product costing about \$5.5-\$6 million.

Mayor Bencini asked for staff to confirm that they are recommending approval of the Cayenta Software upgrade and Mr. Martin replied in the affirmative.

Approved an upgrade to the Customer Information System (CIS) Cayenta software for utility billing and collections in the amount of \$218,700.00.

**A motion was made by Council Member J. Davis, seconded by Council Member Alexander, that this matter be approved. The motion carried by the following 8-1 vote:**

**Aye:** 8 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, and Council Member Davis

**Nay:** 1 - Council Member Davis

[170279](#)

**Resolution - Establish Public Hearing Date - Proposed Financing of Downtown Multi-Use Sports and Entertainment Facility**

Council is requested to adopt a Resolution calling for a public hearing on Monday, September 18, 2017 at 5:30 p.m. pursuant to NC General Statute 160A-20 for the consideration of financing the Downtown Multi-Use Sports and Entertainment Facility through the issuance of limited obligation bonds.

**Attachments:** [10. Establish Public Hearing For Financing Catalyst Facility](#)  
[Resolution Calling Public Hearing- High Point Multipurpose Facility 2017 - sic](#)

Jeff Moore, Director of Financial Services, advised this is the first legal and procedural step on the issuance of Limited Obligation Bonds (LOB) for the financing of the multi-use stadium facility under consideration for the Catalyst Project. He further advised that due to the timing with the meeting schedules and timeframes in getting the application to the Local Government Commission for review and approval, staff is asking for Council's consideration in establishing the date of September 18, 2017 at 5:30 p.m. as the date and time to hold the required public hearing on this matter.

At this time, Council Member Alexander made a MOTION to ADOPT the Resolution establishing a public hearing date of September 18, 2017 at 5:30 p.m. to consider public comment regarding the financing of the Downtown Multi-Use Sports and Entertainment Facility through the issuance of Limited Obligation Bonds (LOBs). Mayor Pro Tem Wagner made a SECOND.

For further discussion, Council Member J. Davis stated that he did not support this in the Finance Committee because there is no financing, repayment plan that has been worked out. He noted that it is anticipated that the Guilford County Commissioners will contribute 42% of the repayment plan, but the Commissioners have yet to make a commitment and vote on it. Council Member Alexander pointed out the amount for the County is actually 21%--not the 42% as Council Member J. Davis voiced. Council Member J. Davis advised that either way, the Guilford County Commissioner have not approved the TIF although they did hold a worksession on Thursday evening. He questioned the timing and having a public hearing without having the financing part worked out first and asked if there is an alternative plan in the case that the Guilford County Commissioners oppose it. Mr. Moore advised that staff is currently crafting an alternative plan with participation of the Guilford County staff and pointed out that the Convention & Visitors Bureau has offered a fi-payment plan in the amount of \$5 million, which is approximately half of the amount that is anticipated to be recieved by Guilford County.

Mayor Bencini pointed out the action before Council tonight is to set a date for a public hearing. Council Member J. Davis reiterated his concerns that High Point has asked the Guilford County Commissioners to put this on their first agenda for September and expressed concerns that there is no alternative financing plan in place. Council Member C. Davis advised that she did attend the Guilford County Commissioners Work session on Thursday and pointed out the Commissioners

received a 421-page binder that the City Council has not even received. She expressed strong concerns that the Commissioners were provided more information than the City Council has even seen. She noted that the City Council was asked to make a decision on April 3rd without this information and now they are being asked to set a public hearing for the funding when the rest of the City Council has not even seen the 421 pages of information provided to the Commissioners. As a result and due to the continued lack of transparency in the process, she stated that she would not be support it.

At this time, Council Member Alexander called the question.

Mayor Bencini asked for a vote of all those in favor of the MOTION to ADOPT the Resolution establishing a public hearing date of September 18, 2017 at 5:30 p.m. to consider public comment regarding the financing of the Downtown Multi-Use Sports and Entertainment Facility through the issuance of Limited Obligation Bonds (LOBs). The motion carried by a 7-2 vote as follows:

Adopted a Resolution calling for a public hearing on Monday, September 18, 2017 at 5:30 p.m. pursuant to N.C. General Statute 160A-20 for the consideration of financing the Downtown Multi-Use Sports and Entertainment Facility through the issuance of Limited Obligation Bonds (LOBs).

**Resolution No. 1702/17-49**

**Introduced 8/21/2017; Adopted 8/21/2017**

**Resolution Book, Volume XIX, Page 171**

**A motion was made by Council Member Alexander, seconded by Mayor Pro Tem Wagner, that this matter be adopted. The motion carried by the following vote:**

**Aye:** 7 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, and Council Member Alexander

**Nay:** 2 - Council Member Davis, and Council Member Davis

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

### **170281**

**Amendment - Subrecipient Agreement with Greensboro Consortium**

Council is requested to adopt a Resolution Authorizing a Subrecipient Agreement Amendment with the City of Greensboro and that the appropriate City official and/or employee be authorized to execute all necessary documents.

**Attachments:** [1. Amendment of Subrecipient Agreement with the Greensboro Consortium](#)  
[Resolution Amending Subrecipient Agreement Greensboro Interlocal - Signe](#)

Chairman Golden read the following resolution into the record:

**RESOLUTION AUTHORIZING A SUBRECIPIENT AGREEMENT  
AMENDMENT BETWEEN CITY OF GREENSBORO, ACTING IN THE  
CAPACITY OF THE  
GREENSBORO/GUILFORD/BURLINGTON/ALAMANCE HOUSING**

**CONSORTIUM, AND THE CITY OF HIGH POINT**

**WHEREAS**, the City of Greensboro (“Greensboro”) serves as the lead entity acting on behalf of the Greensboro/Guilford/Burlington/Alamance Housing Consortium (“Consortium”) to which the City of High Point (“City”) was a member from July 1, 1994 to June 30, 2006; and

**WHEREAS**, the City achieved independent status as a Participating Jurisdiction effective July 1, 2006 and serves as subrecipient, acting on behalf of the Consortium with regard to the administration and oversight of eligible HOME Investment Partnerships Program (“HOME Program”) affordable housing activities within the city limits of High Point; and

**WHEREAS**, pursuant to the provisions of Section 160A-461 of the General Statutes of North Carolina, the City is authorized to enter into interlocal agreements with other units of local government and local political subdivisions in order to execute any undertaking; and

**WHEREAS**, the HOME Program is a procedure established for the use of funds made available from HUD through the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to carry out multi-year housing strategies through assistance to first time home buyers and existing home owners, property acquisition, rehabilitation and new construction of housing, site improvements, tenant-based rental assistance, demolition, relocation expenses and other reasonable and necessary expenses related to the development of affordable housing; and

**WHEREAS**, the City and Greensboro desire to amend the Subrecipient Agreement dated May 16, 2007 to establish terms and conditions, clarify how HOME Program income must be reported and returned, and more clearly define the requirements for the parties based on City obtaining the status of Participating Jurisdiction; and

**WHEREAS**, the City acting in the capacity as the subrecipient will report and remit any program income generated from affordable housing activities funded under the HOME Program originally made available by the Consortium and undertaken by the City of High Point while a member of the Consortium prior to July 1, 2006; and

**WHEREAS**, the amended Subrecipient Agreement shall be effective until the end of the affordability periods for all activities undertaken by the City while a member of the Consortium prior to July 1, 2006.

**THEREFORE, BE IT RESOLVED** that the High Point City Council hereby authorizes the City Manager to execute a Subrecipient Agreement Amendment for the

management of Consortium program income funds.

Adopted this the 21st day of August, 2017.

William S. Bencini, Jr.,

Mayor

Attest:

Lisa B. Vierling, City Clerk

[end of resolution]

After the resolution was read into the record, Mike McNair, Director of Community Development & Housing, explained that High Point was a member of the Consortium for about 12 years, but prior to that time High Point was a stand-alone participating jurisdiction. Due to changes in the HOME Grant, High Point became ineligible to participate, then joined a consortium to continue to access all the funds. In 2006, staff became aware that High Point could, once again, be a stand-alone participating jurisdiction, so they resumed that status and left the consortium. At that time, High Point executed an agreement with the City of Greensboro, who is the lead agency and were told that the resources could be retained. However, ten years later it was determined that was not consistent with the regulations and the City of High Point is required to return the funding in the amount of \$55,291.81 (which equates to about \$5,000 over an 11-year period). Staff is requesting Council's approval of the resolution.

Adopted Resolution authorizing a Subrecipient Agreement Amendment with the City of Greensboro and authorization for the appropriate City official and/or employee to execute all necessary documents.

**Resolution No. 1703/17-50**

**Introduced 8/21/2017; Adopted 8/21/2017**

**Resolution Book, Volume XIX, Page 172**

**A motion was made by Council Member Golden, seconded by Council Member Williams, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**[170282](#)**

**Ordinance - Demolition of Structure - 1216 E. Russell Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 1216 E. Russell Street belonging to Susan Taro.

**Attachments:** [3. 1216 E Russell Council Final](#)

Chairman Golden reported at the request of staff, he was recommending the following three housing cases be placed on the pending list in the Community Housing, Neighborhood Development & Public Safety Committee.

Deferred this matter and placed it on the pending list in the Community Housing, Neighborhood Development & Public Safety Committee.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Wagner, that this matter be deferred to the Community Housing, Neighborhood Development & Public Safety Committee and placed on the Pending list. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [170283](#)

#### **Ordinance - Demolition of Structure - 523 N. Centennial Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 523 N. Centennial Street belonging to NTH Realty, LLC.

**Attachments:** [4. 523 N Centennial Council Packet 9-18-17](#)

Deferred this matter and placed it on the pending list in the Community Housing, Neighborhood Development & Public Safety Committee.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Wagner, that this matter be deferred to the Community Housing, Neighborhood Development & Public Safety Committee and placed on the Pending list. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

### [170284](#)

#### **Ordinance - Demolition of Structure - 709 Hilltop Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 709 Hilltop Street belonging to Victor Manuel Campos Rivas and Cynthia Lanto. (This item was placed in Committee and will be reviewed at the November 6th meeting.)

**Attachments:** [5. 709 Hilltop Council packet](#)

Deferred this matter and placed it on the pending list in the Community Housing, Neighborhood Development & Public Safety Committee.

**A motion was made by Council Member Golden, seconded by Mayor Pro Tem Wagner, that this matter be deferred to the Community Housing, Neighborhood Development & Public Safety Committee and placed on the Pending list. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

**PENDING ITEMS**[170255](#)**Ordinance - Demolition of Structure - 1013 Johnson Street**

Council is requested to adopt an ordinance ordering the housing inspector to effectuate the demolition of a structure located at 1013 Johnson Street belonging to Don G. Angell Trust.

**Attachments:** [5. 1013 Johnson St Council Packet](#)

[160330](#)**Ordinance - Demolition of Structure - 512 Hines Street**

Council is requested to adopt an ordinance requiring the building inspector to effectuate the demolition of a structure located at 512 Hines Street belonging to Eliseo Zavala. (At the November 7, 2016 meeting this item was deferred to the December 5, 2016 Council Meeting. At the December 5, 2016 Council Meeting, Council deferred this item for 60 days or until the February 6, 2017 Council Meeting. At the February 6th Council Meeting, item was placed back in pending. At the May 1, 2017 meeting this item was continued to the May 15, 2017 meeting. At the May 15th Council Meeting this item was deferred for 45 days). At the June 5th meeting item was deferred pending receipt of the executed Supplemental Order from the property owner.

**Attachments:** [512 Hines St Council 5-1-17 updated](#)

**PROSPERITY & LIVABILITY COMMITTEE - Council Member Ewing, Chair**  
**Committee Members: Ewing, Wagner, Williams and Hill???????**[170287](#)**Catalyst Project - Master Developer**

Introduction of recommended Catalyst Project Master Developer.

**Attachments:** [Master Developer - Catalyst Project](#)  
[High Point RFP 2](#)  
[High Point Master Developer RFQ 5\\_23\\_17](#)  
[Master Developer - PowerPoint](#)

Assistant City Manager Randy Hemann reported that he has been working on a Request for Qualifications with Forward High Point for selection of a Master Developer for the Catalyst Project. He noted that they reached out to around 50 people. As a result of the RFQ, Forward High Point interviewed Tim Elliott and he was asked to come make a presentation before City Council regarding his qualifications.

Tim Elliott with Sidewalk Development proceeded to provide a brief presentation identifying some projects that he has done in other locations. He shared that he is from Baltimore, Maryland and has been working and doing major projects in the northeast for many years and is currently working on a project in Rock Hill, South Carolina at Winthrop University, which should be built out in about seven years. Other projects that were identified that he has worked on or is currently working on

were:

East Carolina University in Greenville, NC (familiarity with NC General Statutes and environmental rules); working with them to rebuild downtown with the addition of apartment buildings due to the lack of them downtown.

Rowan University in New Jersey

(92 properties; 26 acres; 17 buildings; a park; 3/4 of the project is built-up; in the middle of nowhere and he had to create a destination for people to want to visit). They had a festival in the parking lot while the project was under construction to get people used to coming downtown and created an Italian Festival to accomplish this since there is a high percentage of Italians in the Jersey area. He noted they are 2/3 of the way complete and they are currently paying a little over \$4,000,000 in taxes now, which is a great return on the investment.

Winthrop University in Rock Hill, SC;

Redevelopment of a textile mill district; 23 acres). Some of the development includes hotels, student housing, senior housing, athletic center, retail and town center, office space, etc....

Austin, Texas

Mr. Elliott explained as the master developer, he would not be building, but would be working with local developers and setting the stage for architectural and excellence acceptance, all of which will be spelled out in the master developer document. He further advised that his role as master developer for the project will be to develop and create a downtown destination among many blocks with community integration being the key. He noted that he would spearhead and manage all develop in the area keeping 3 Cs in mind: Campus, Commerce and Community and making all these blend together. He stated he enjoys meeting with community groups and he likes to capitalize on constituents because of the key role they plan in these projects and making sure they come to fruition. Mr. Elliott shared that he has been visiting High Point for the past month absorbing all High Point has to offer as well as looking at some other ideas.

He shared that he will be creating a campus kind of community in High Point mixing and creating jobs, retail, residential, hotels, events, etc.... with a sense of excitement and it was his goal to present opportunities for jobs downtown, make downtown attractive to visit and live, and for students to stay and get a job and raise a family. He stressed the need to make the project unique to High Point taking in the points of the city and the heritage of the city. He also stressed the importance of having a strong graphic design as well as architectural



design/engineering and pointed out that David Ashton Associates has done graphic design for many of the major and minor league baseball parks around the nation.

He closed by stating that his job as master developer is to make sure that all these parts are playing at the right time to make it economically feasible and to draw from beyond High Point. He then entertained questions.

Mayor Bencini inquired about the project currently underway in the Rock Hill, SC area and asked how many acres of development were involved and what the total private investment at build-out would be. Mr. Elliott replied that it consists of 23 acres with a \$238 million investment at build-out.

Council Member Alexander asked Mr. Elliott if all the projects that he highlighted in his presentation have been successful to this point. Mr. Elliott responded by stating the question is how success is defined and went on to say that Glassboro, NJ was definitely a success in going from \$200,000 in the 26-acres of aggregate revenue to the city to \$4.2 million and headed to \$6 million. He stated he was proud to create that as a destination, not just for Winthrop University, but for the people that visit to attend the Italian Festival.

He went on to say that if High Point constructs a stadium downtown, it would be like taking a boulder and throwing it in a pond instead of a rock and pointed out the economic reverberations would definitely go very fast.

There being no further questions, Chairman Ewing thanked Mr. Elliott for coming and expressed excitement about what is on the horizon for High Point.

## **PLANNING & DEVELOPMENT COMMITTEE - Mayor Pro Tem Wagner, Chair**

### **170285**

#### **Resolution of Intent - Annexation 17-08**

Approval of a Resolution of Intent that establishes a public hearing date of Monday, September 18, 2017 at 5:30 p.m., to consider a voluntary contiguous annexation of approximately 19.8 acres lying along the west side of Elon Place, approximately 1,600 feet south of Business 85. The property is addressed as 1236 Elon Place and also known as Guilford County Tax Parcel 0161532.

**Attachments:**    [1. Council ROI Cover Memo - AN17-08](#)

Adopted a Resolution of Intent establishing a public hearing date of September 18, 2017 at 5:30 p.m. as the date and time to consider public comment regarding a voluntary contiguous annexation of approximately 19.8 acres lying along the west side of Elon Place.

**Resolution No. 1704/17-51****Introduced 8/21/2017; Adopted 8/21/2017****Resolution Book, Volume XIX, Page 173**

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member C. Davis, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

[170286](#)**Mobilitie, LLC - Right-of-Way Encroachment Permits E-17-0002, RE-17-0007,****RE-17-0008**

A request by Mobilitie, LLC to allow 3 utility poles to be erected within the right-of-way in various areas of the City. The poles encroach into the right-of-way at differing amounts dependent upon location.

**Attachments:** [Staff Report \(RE-17-02\) FULL](#)

[Mobilitie PowerPoint](#)

[Mobilitie contract signed](#)

[Mobilitie contract recorded](#)

Justin Westbrook, Senior Planner, explained Mobilitie is a company out of Atlanta and they are proposing three different monopoles ranging from 38 feet 4 inches to 48 feet 4 inches, in the Premier, Piedmont Crossing and the North Rotary right-of-way. He referenced more details contained in the surveys, site plans, renderings, etc.... in the packets.

Council Member C. Davis thought they were very close to the edge of the road and Council Member Alexander pointed out they were located in the right-of-way and that was the reason they were requesting an encroachment.

Mr. Westbrook advised they originally wanted them in the neighborhood somewhere around 100-feet, but through negotiations and counseling, they came down a bit. He reported that these requests have been reviewed and approved by the Technical Review Committee.

Council Member Ewing asked if information is given to adjacent and/or adjoining property owners when these type requests are made. Mr. Westbrook explained staff does talk to the applicant and

highly suggests that they make contact with any affected property owners.

Council Member C. Davis asked if the city could legally deny the request. City Attorney JoAnne Carlyle advised that is correct and noted there are not a whole lot of options. Council Member Alexander inquired about the responsibility should there be any damage to the pole and who would be responsible for the repairs. Mr. Westbrook noted it would be the company's responsibility as spelled out in the right-of-way encroachment agreement. Ms. Carlyle confirmed that these details are covered in the right-of-way encroachment agreement and advised the terms are as favorable as possible.

Approved the request by Mobilitie to allow three (3) utility poles to be erected within the right-of-way in various areas of the City.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Williams, that this matter be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **PUBLIC HEARING - PLANNING & DEVELOPMENT**

[170288](#)

### **Jamestown Annexation Agreement**

Consideration of a Resolution to renew an annexation agreement between the Town of Jamestown, North Carolina and the City of High Point, North Carolina.

**Attachments:** [2017 Jamestown HP Annexation Agreement complete for Council](#)

The public hearing for this matter was held on Monday, August 21, 2017 at 5:30 p.m.

Heidi Galanti, Planning Administrator, advised this is a renewal of an existing annexation agreement with the Town of Jamestown. She reported that the road is broken into three separate lines because Jamestown and the City of High Point already abut these locations, which prompted a line being drawn where there was a gap between the two jurisdictions.

Line 1 is up to the north around the Cedarwoods Subdivision with Guilford College

Road to the east. Line 2 borders the Jamestown Golf Course and Athletic Complex. To the south is Line 3, that runs along the southside of Jamestown north of Business-85.

Ms. Galanti pointed out there are two small adjustments along the Golf Course and on Line 3 around FurnitureLand South. The purpose of the agreement is to encourage orderly growth and proficient vision of services between the two communities, to eliminate uncertainty of the residents in the growth areas, and to inform the developing community as to which jurisdiction they need to work with when developing projects, as well as improving the ability for infrastructure planning.

Ms. Galanti further advised that this agreement utilizes the 1987 Session Law that allows for a 30-year agreement and noted this agreement is proposed to expire on January 1, 2048 and can be amended upon agreement between both parties. Staff is recommending the agreement to be effective January 1, 2018. The Jamestown Town Council met on August 15th and adopted the resolution. Staff is recommending approval.

Following staff's presentation, Chairman Wagner opened the public hearing and asked if there were any comments in support of or in opposition to the request. There being none, the public hearing was closed.

Adopted a Resolution renewing an annexation agreement between the Town of Jamestown and the City of High Point.

**A motion was made by Mayor Pro Tem Wagner, seconded by Council Member Ewing, that this resolution be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **GENERAL BUSINESS AGENDA**

[170289](#)

### **Amended Lease Agreement - Thomas Built Bus - Wireless Antennas**

Council is requested to adopt a resolution approving an amended Lease Agreement with Thomas Built Buses providing for wireless network equipment on utility poles currently being leased by Thomas Buses at the 715 W. Fairfield Road campus.

**Attachments:** [Thomas Built Bus - Wireless facilities](#)  
[Utility Pole Lease Resolution -Signed](#)

Deputy City Manager Randy McCaslin advised that the city has received a request from Thomas Built Bus to allow them to locate WiFi on the existing poles that the city owns that are currently leased by Thomas Built Bus. He pointed out it will only be internal to the Thomas Built Bus campus.

Mayor Bencini asked if there were any questions. There were none.

Approved an amended Lease Agreement with Thomas Built Bus providing for wireless network equipment on utility poles currently being leased by Thomas Built Bus at the 715 W. Fairfield campus.

**A motion was made by Council Member Alexander, seconded by Council Member Williams, that this resolution authorizing the lease of certain unoccupied space on city utility poles be adopted. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

#### [170291](#)

##### **Reappointment - P & R Commission - Ed Price**

Council Member Cynthia Davis is recommending the reappointment of Ed Price to the Parks and Recreation Commission as her at-large appointment. Appointment will be effective July 1, 2017 and expire July 1, 2020.

**Attachments:** [Appointments -Boards and Commissions](#)

Mayor Bencini advised that Ed Price has had a long line of service to the Parks & Recreation Commission and noted that exceptions are made although he has reached the maximum two-term limit allowed to serve according to policy. He then entertained a motion for the reappointment of Ed Price to the Parks & Recreation Commission.

Approved the reappointment of Ed Price to the Parks & Recreation Commission.

**A motion was made by Council Member Davis, seconded by Council Member Davis, that this reappointment be approved. The motion carried by the following 9-0 vote:**

**Aye:** 9 - Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

#### [170290](#)

##### **Minutes to Be Approved**

Prosperity & Livability Committee; Wednesday, August 2nd @ 10:00 a.m.

Finance Committee; Wednesday, August 2nd @ 4:00 p.m.

Manager's Briefing Session; Monday, August 7th @ 4:00 p.m.

Regular Council Meeting; Monday, August 7th @ 5:30 p.m.

Community Housing, Neighborhood Development and Public Safety Committee; Tuesday, August 8th @ 10:00 a.m.

**Attachments:**    [1. August 2 2017 Prosperity & Livability Committee](#)  
                              [2. August 2 2017 Finance Committee](#)  
                              [3. August 7 2017 Manager's Briefing](#)  
                              [4. August 7 2017 High Point City Council](#)  
                              [5. August 8 2017 Community Housing Neighborhood Development & Public!](#)

Approved the preceding minutes as submitted by the City Clerk.

**A motion was made by Council Member Alexander, seconded by Council Member Ewing, that the preceding minutes be approved. The motion carried by the following 9-0 vote:**

**Aye:**    9 -    Council Member Golden, Council Member Williams, Council Member Ewing, Mayor Pro Tem Wagner, Council Member Hill, Mayor Bencini, Council Member Alexander, Council Member Davis, and Council Member Davis

## **ADJOURNMENT**

There being no further business to come before Council, the meeting adjourned at 6:47 p.m. upon motion duly made by Council Member Alexander and second by Council Member Ewing.

Respectfully Submitted,

\_\_\_\_\_  
William S. Bencini, Jr., Mayor

Attest:

\_\_\_\_\_  
Lisa B. Vierling, MMC  
City Clerk