

# City of High Point

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



## Minutes

**Thursday, April 2, 2020**

**4:00 PM**

**Council Chambers**

## **Finance Committee**

***Britt Moore, Chair***

***Committee Members:***

***Michael Holmes***

***Monica Peters***

***Victor Jones***

***Jay Wagner, Mayor (Alternate)***  
***Christopher Williams, Mayor Pro Tem***  
***(Alternate)***

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

**Present** 4 - Chair Britt Moore, Michael Holmes, Monica Peters, and Victor Jones

**CALL TO ORDER****PRESENTATION OF ITEMS****[2020-123](#)****Contract - Dalton Contracting LLC - Mendenhall Transportation Terminal/City Hall Parking Lot Concrete Repairs**

City Council is requested to award a contract to Dalton Contracting LLC in the amount of \$148,100 for concrete repairs at the Mendenhall Transportation Terminal and the City Hall parking lot (East Commerce Avenue).

**Attachments:** [1. Dalton Const. Concrete Repairs Bid FINAL](#)

Terry Houk, Director of Public Services, advised that this contract is for concrete repairs at the Mendenhall Transportation Terminal and the City Hall Parking Lot on the East Commerce Avenue Side. The project consists of replacing broken concrete curbing, slabs, curb ramps, and leveling of existing pavers. Staff recommends award of the contract to Dalton Contracting LLC in the amount of \$148,100.

Committee Member Holmes questioned the disparity in the bid amounts because Dalton Contracting LLC was significantly lower. Mr. Houk advised that he was Dalton was so much lower, but he felt confident that they would do a good job because they have done work for the city in the past.

**A motion was made by Committee Member Jones, seconded by Committee Member Holmes, that this matter be forwarded to the City Council with a favorable recommendation and placed on the April 6, 2020 City Council Finance Committee Consent Agenda for approval. The motion carried by the following unanimous 4-0 vote:**

**Aye:** 4 - Chair Moore, Holmes, Peters, and Jones

**[2020-124](#)****Contract & Property Conveyance - Cedrow Subdivision**

City Council is requested to approve the following two items in order to continue infill housing development efforts in the City.

1. Conveyance of the following lots to Community Housing Solutions:  
1477 Cedrow Drive; 1481 Cedrow Drive; 1485 Cedrow Drive & 1489 Cedrow Drive
2. Approval of a contract with Community Housing Solution in the amount of \$200,000.00 to provide gap financing needed to build four homes in phase one of the Cedrow Subdivision.

The conveyances and the construction contract will facilitate affordable housing in accordance with HUD

regulations and serve a public purpose.

**Attachments:** [2. Conveyance of Property & Contract](#)

Michael McNair, Director of Community Development & Housing, reported that the city has been working on this project for the past couple of years and noted the partnership with Habitat has allowed it to come to fruition because they provided the dirt that was necessary to make it happen. Now it is at the point where the street can build the street and Community Housing Solutions (CHS), the builder that has been working in the Southside area, is prepared to start building the first four housing units at 1477 Cedrow Drive, 1481 Cedrow Drive, 1485 Cedrow Drive, and 1489 Cedrow Drive. He explained two actions would be needed: one, to convey these properties to CHS so they can secure a construction loan and obtain their permit to start building; and two, approval of a \$200,00 contract with CHS for the city to assist them financially with gap financing on the four houses they are proposing to build.

**A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the April 6, 2020 City Council Finance Committee Consent Agenda for approval to:**

- 1. Convey these properties to CHS; and**
- 2. Approve the contract with CHS**

**Aye:** 4 - Chair Moore, Holmes, Peters, and Jones

## [2020-125](#)

### **Property Acquisition - 1102 Penny Road**

City Council is requested to approve the purchase of the former American Legion property located at 1102 Penny Road in the amount of \$118,000 which adjoins the City Lake property, the Bicentennial Greenway, and is adjacent to the Piedmont Environmental Center.

**Attachments:** [3. Purchase 1102 Penny Rd FINAL](#)

Lee Tillery, Director of Parks & Recreation, advised this property is where the current American Legion building sits and is about 1.2 acres. The property is adjacent to City Lake at the Piedmont Environmental Center; the Bicentennial Greenway runs directly behind the property to the lake. He spoke to how the asking price for the property was \$147,000; however, Kim Thore, Right-of-Way Coordinator, made an offer for the tax value of the property which is \$118,000 which was accepted. He explained this property is the only property in the area that the city does not own and the city does have plans in this area with City Lake Park and a possible pedestrian crossing in the area. Staff recommends approval for the purchase of this property.

Committee Jones asked for clarification of what the property would be used for.

Mr. Tillery explained that the property sits in the Tier 1 and Tier 2 Watershed, so annexation, rezoning would be required and staff would have to come up with a site plan. Plans are to remove the actual building that is on the site and use it as a parking/restroom area and this would improve the impervious surface from a water quality aspect as opposed to what is currently there.

Committee Member Holmes inquired about any on-going watershed problems/flooding in the area. Mr. Tillery stated he wasn't aware of any, but they just need to show how they can enhance the water quality there to improve the run-off coming from the parking lot.

Mr. Tillery added that parking is lacking for the Greenway, so this property would be very beneficial and give those citizens utilizing the Greenway somewhere else to park.

Committee Member Peters asked about the possibility of placing rumble strips/lights at the Bicentennial Greenway where it crosses directly in front of the Piedmont Environmental Center to make it safer. Mr. Tillery agreed and noted there are lights on either side.

**A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the April 6, 2020 City Council Finance Committee Consent Agenda for approval. The motion carried by the following unanimous 4-0 vote:**

**Aye:** 4 - Chair Moore, Holmes, Peters, and Jones

#### [2020-126](#)

#### **Budget Amendment - GO Refunding Bonds**

City Council is requested to approve a budget amendment to recognize funds from the issuance of General Obligation Refunding Bonds. On March 19, 2020 the City of High Point issued \$14,100,000 Series 2020 General Obligation Refunding Bonds.

**Attachments:** [4. GO Refunding Bonds Amendment\\_FINAL](#)

Eric Olmedo, Assistant City Manager, advised that Council recently approved the refunding of these GO bonds; explained that this budget amendment recognizes the funds coming in; the bonds would be refunded; the budget amendment is for accounting purposes only. He also mentioned that given the current situation, the city's decision to fast track this and go with private placement with Pinnacle Bank was very good because of the ups and downs of the market.

**A motion was made by Chairman Moore, seconded by Committee Member Holmes, that this matter be forwarded to the City Council with a favorable recommendation and placed on the April 6, 2020 City Council Finance Committee Consent Agenda for approval. The motion carried by the following unanimous 4-0 vote:**

**Aye:** 4 - Chair Moore, Holmes, Peters, and Jones

#### [2020-127](#)

#### **Agreement - MOU - HP365 Incubator Agreement Extension**

City Council is requested to approve a Memo of Understanding (MOU) between the City of

High Point and the High Point Chamber Foundation, Inc. The amended MOU proposes to extend the date of the agreement to June 30, 2021, which will match the end date of the grant that the city received from the North Carolina Department of Commerce for this project.

**Attachments:** [5. HP365 Agreement Extension\\_FINAL](#)  
[Amended MOU HP365 Incubator Agreement Extension \(signed\).pdf](#)

Eric Olmedo, Assistant City Manager, advised in August 2018, the MOU between the city of High Point and the High Point Chamber Foundation was extended through October 31, 2020. The city has recently received another extension for this project from the NC Department of Commerce grant that the city has accepted and this would extend it through June 30, 2021. The goal is to have the same end dates for all three parties for the grants. The end date would be June 30, 2021.

**A motion was made by Chairman Moore, seconded by Committee Member Peters, that this matter be forwarded to the City Council with a favorable recommendation and placed on the April 6, 2020 City Council Finance Committee Consent Agenda for approval. The motion carried by the following unanimous 4-0 vote:**

**Aye:** 4 - Chair Moore, Holmes, Peters, and Jones

## **ADJOURNMENT**

There being no further business to come before the Finance Committee, the meeting adjourned at 4:15 p.m. upon motion duly made and seconded.

Respectfully submitted,

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Lisa B. Vierling, City Clerk

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Britt W. Moore, Chairman  
Finance Committee