

# City of High Point

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



## Minutes

**Thursday, October 29, 2020**

**4:00 PM**

**3rd Floor Conference Room**

## **Finance Committee**

***Britt Moore, Mayor Pro Tem, Chair***

***Committee Members:***

***Michael Holmes***

***Monica Peters***

***Victor Jones***

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

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

As part of the City of High Point's on-going COVID-19 Mitigation efforts, in-person attendance was not encouraged. Instead, the meeting was live-streamed and the public was provided an opportunity to listen to the meeting once the meeting was in session.

<http://www.highpointnc.gov/VirtualPublicMeeting>

**CALL TO ORDER**

**Present (1):** Chairman Britt Moore

**Participating**

**Remotely (3):** Committee Member Michael Holmes; Committee Member Victor Jones; and Committee Member Monica Peters

**Staff Present:**

Randy McCaslin, Interim City Manager; Eric Olmedo, Assistant City Manager; Greg Ferguson, Assistant City Manager; Lee Tillery, Parks and Recreation Director; Kim Thore, ROW Coordinator; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

**Staff Participating**

**Remotely:** JoAnne, Carlyle, City Attorney; Travis Stroud, Interim Chief of Police; Meghan McGuire, Assistant City Attorney; Bobby Fitzjohn, Director of Financial Services; Terry Houk, Public Services Director; Derrick Boone, Public Services Assistant Director; Nawfal Shujaq, Public Services Project Engineer; Tracy Pegram, Parks and Recreation Assistant Director; Laura Altizer, Senior Budget Analyst; and Roslyn McNeill, Budget Analyst

*As part of the city of High Point's COVID-19 mitigation efforts, in-person attendance was not allowed at this meeting. Instead, the meeting was live-streamed, and the public was provided a link to listen to the meeting as it was being live-streamed.*

**CALL TO ORDER**

*Chairman Moore called the meeting to order at 4:00 p.m.*

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

## **PRESENTATION OF ITEMS**

### **2020-410**

#### **Contract - High Point University (HPU) - Lease - Roy Culler Senior Center**

City Council is requested to approve a lease with High Point University to relocate the Roy B. Culler, Jr. Senior Center to the HPU Community Center located at Oak Hollow Mall for a temporary period while continuing the search and planning for a new permanent Senior Center, as approved in the 2019 General Obligation Bond Referendum.

**Attachments:** [1. Contract\\_Culler Senior Center Lease\\_HPU](#)

*Greg Ferguson, Assistant City Manager reported that the City of High Point had identified a larger space to relocate the Roy B. Culler, Jr. Senior Center (Center) for a temporary period while continuing the search and planning for a new permanent Senior Center, as approved in the 2019 General Obligation Bond Referendum. The lease would be at no cost to the City, except for operational and utility costs, to be paid directly by the City. Staff is recommending approval of the lease with HPU for the Roy B. Culler, Jr. Senior Center for a temporary period while continuing the search for a permanent center.*

*Chairman Moore spoke to having a center for senior citizens as being a positive step in the right direction; voiced appreciation and thanked everyone for moving forward with the new location.*

**A motion was made by Chair Moore, seconded by Peters, that this matter be Committee Recommended Approval. The motion carried by the following vote:**

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

### **2020-411**

#### **Resolution - Sale of Roy B. Culler Senior Center Property & Adjacent Properties to Nido & Mariana Qubein Children's Museum**

City Council is requested to adopt a resolution approving the sale of the Roy B. Culler Senior Center property and adjacent properties identified as tax parcel numbers 189745 (600 N. Hamilton), 189756 (207 E. Ray Av.), 189755 (209 E. Ray Av.), 189754 (211 E. Ray Av.) in the amount of \$500,000 to the Nido & Mariana Qubein Children's Museum.

**Attachments:** [2. Resolution\\_Sale of Culler Senior Center Property\\_HPU signed Resolution Senior Center](#)

*Greg Ferguson, Assistant City Manager reported that the City of High Point had identified a larger space to relocate the Roy B. Culler, Jr. Senior Center (Center) for a temporary period while continuing the search and planning for a new permanent Senior Center, as approved in the 2019 General Obligation Bond Referendum. The lease would be at no cost to the City, except for operational and utility costs, to be paid directly by the City. Staff is recommending approval of the lease with HPU for the Roy B. Culler, Jr. Senior*

*Center for a temporary period while continuing the search for a permanent center.*

*Chairman Moore spoke to having a center for senior citizens as being a positive step in the right direction; voiced appreciation and thanked everyone for moving forward with the new location.*

**A motion was made by Chair Moore, seconded by Jones, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

### [2020-412](#)

#### **Contract - Wharton & Smith Inc. - Change Order No. 4 - Ward Water Treatment Plant Upgrades**

City Council is requested to approve change order no. 4 with Wharton & Smith, Inc. in the amount of \$103,626.00 for the Ward Water Treatment Plant electrical and HVAC upgrades.

**Attachments:** [3. Contract Wharton & Smith CO No.4 Ward Water Treatment Plant](#)

*Derrick Boone, Public Services Assistant Director reported the Ward Water Treatment Plant was under electrical and HVAC upgrades for better functionality. The contract was awarded to Wharton Smith Inc. on September 18, 2018. The items listed in the change order were required to assure the continuity of the project and the quality of work. Staff is recommending the approval of Change Order No. 004 in the amount of \$103,626.00 to Wharton Smith, Inc.*

**A motion was made by Chair Moore, seconded by Holmes, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

### [2020-413](#)

#### **2020 Edward Byrne Memorial Justice Assistance Grant Funding - JAG**

City Council is requested to establish a public hearing date of Monday, November 16, 2020 at 5:30 p.m. for the purpose of receiving public comments on the funding for the 2020 Edward Byrne Memorial Justice Assistance Grant Funding (JAG).

**Attachments:** [4. 2020 Edward Byrne Memorial Justice Assistance Grant \(JAG\) Set Public](#)

*Travis Stroud, Interim Chief of Police reported this was to establish a public hearing date of Monday, November 16, 2020 at 5:30p.m. for the purpose of receiving public comments on the funding for the 2020 Edward Byrne Memorial Justice Assistance Grant. Funding will be presented to City Council in the form of public hearing and comment on Monday, November 16, 2020. The grant allotment of \$241,872 is a multi-agency award distributed between the City of Greensboro, High Point, and Guilford County. High Point's portion was in the amount of \$49,297.60 that would be used for the body worn camera program.*

*Chairman Moore inquired on the total amount of funds needed for the body worn camera program. Chief Stroud replied \$1.5 million; payment would be made over a five year time*

*frame; and there would be a total of around 135 cameras.*

**A motion was made by Chair Moore, seconded by Jones, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

#### [2020-414](#)

#### **Ordinance - High Point Fire Department Reimbursements & Grants**

City Council is requested to adopt a budget ordinance to appropriate certain reimbursements and grants in the amount of \$55,176 received by the High Point Fire Department.

**Attachments:** [5. Ordinance HPFD Reimbursements & Grants Budget Amendment signed ORD HPFD Budget Amendment](#)

*Roslyn McNeill, Budget Analyst reported the City of High Point Fire Department (HPFD) received several reimbursements and grants. FM Global Fire Prevention grant in the amount of \$1,663 to purchase a hydrocarbon detector. Insurance reimbursement for a hazardous material call where all equipment and material required disposal in the amount of \$14,480. CARES Act funding from Guilford County for use at Deep River Fire Station in the amount of \$23,684. Staff is recommending approval to appropriate funds received by the HPFD.*

**A motion was made by Chair Moore, seconded by Peters, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

#### [2020-415](#)

#### **Contract - S&S Contracting of NC - Oak Hollow Golf Course Bulkhead Replacement**

City Council is requested to award a contract to S&S Contracting of NC in the amount of \$242,685.90 for the replacement of the wooden bulkhead section along Hole #4 at Oak Hollow Golf course.

**Attachments:** [6. Contract S&S Contracting of NC Oak Hollow Golf Course Bulkhead F](#)

*Lee Tillery Parks and Recreation Director reported the request was for replacement of wooden bulkhead section along Hole #4 at Oak Hollow Golf Course. The original boardwalk was failing structurally that resulted in severe erosion and deteriorating conditions. Oak Hollow Golf Course was built in 1971 and a wooden bulkhead system was constructed along Hole #4 establishing the border between the lake and a sloping topography located below the green. Our recommendation was to go back with a similar wood/timber bulkhead system with S & S Contracting of North Carolina for the cost of \$242,685.90. This is within our CIP budget and work will take place in the winter months when play is traditionally down. Two holes will be closed for the duration of the project (#3, #4), and work should be completed within 90 days once construction has begun. The project was projected to be completed in the spring. Staff is recommending approval for the contract to S&S Contracting of NC in the amount of \$242,685.90.*

**A motion was made by Jones, seconded by Holmes, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

[2020-416](#)

**Resolution - Housing Authority of High Point Multifamily Housing Revenue Bonds for Daniel Brooks Phase I**

City Council is requested to adopt a resolution approving, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the City of High Point in an aggregate amount of not to exceed \$11,000,000 of Multifamily Housing Revenue Bonds for Daniel Brooks Phase I.

**Attachments:** [7. Resolution Housing Authority of High Point Revenue Bonds Daniel B Signed Resolution Housing Authority Daniel Brooks Phase 1](#)

*Randy McCaslin, Interim City Manager reported this was a request to adopt a resolution for approval of the proposed issuance by the Housing Authority of the City of High Point not to exceed \$11,000,000 in multifamily housing revenue bonds for Daniel Brooks Phase I.*

*Chairman Moore inquired on the status of the project. Interim City Manager McCaslin replied that the project was in the final process of vacating the units; then demolition; and that construction would begin in 2021.*

**A motion was made by Chair Moore, seconded by Holmes, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

[2020-417](#)

**Resolution - Formal Acceptance of Highest Bid - 1114 Tipton Street**

City Council is requested to adopt a resolution formally accepting the highest bid offer of \$28,500 and directing sale of the property at 1114 Tipton Street to MB Enterprises, LLC in accordance with N.C.G.S. §160A-269.

**Attachments:** [8. Resolution Formal Acceptance of Highest Bid MB Enterprises, LLC 1 signed Resolution 1114 Tipton St](#)

*Kim Thore, ROW Coordinator reported On August 17, 2020, the City Council adopted a resolution approving the initial bid of \$22,000 and authorizing the upset bid process for the sale property located at 1114 Tipton Street in accordance with §160A-269. Two more bids were made on the property with the highest bid offered by MB Enterprises, LLC in the amount of \$28,000.00. Staff is recommending approval to adopt a resolution formally accepting the highest bid offer of \$28,500 by MLB Enterprises, LLC and directing sale of the property to MLB Enterprises, LLC in accordance with N.C.G.S. §160A-269.*

**A motion was made by Chair Moore, seconded by Jones, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

[2020-418](#)**Resolution - Sale of City Owned Property by Upset Bid - 622 Wesley Drive**

Council is requested to adopt a resolution accepting the offer of \$4,000.00 and authorizing the sale of the property 622 Wesley Drive, Parcel No. 175116 through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [FINAL\\_ 622 Wesley Drive](#)

Note: This item was pulled from the agenda.

removed

[2020-419](#)**Resolution - Sale of City Owned Property by Upset Bid - 652 Wesley Drive**

Council is requested to adopt a resolution accepting the offer of \$4,000.00 and authorizing the sale of the property 652 Wesley Drive, Parcel No. 176168 through the upset bid procedure of N.C.G.S. 160A-269 and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.

**Attachments:** [9. Resolution\\_ Sale of City Owned Property by Upset Bid\\_ 652 Wesley Driv  
signed Resolution 652 Wesley Dr](#)

*Kim Thore, ROW Coordinator reported that staff is recommending council adopt a resolution accepting the offer of \$4,000.00 and authorizing the sale of the property through the upset bid procedure of N.C.G.S. 160A-269, and direct the City Clerk to publish a public notice of the proposed sale in accordance with N.C.G.S. 160A-269.*

**A motion was made by Chair Moore, seconded by Peters, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

[2020-420](#)**Resolution - Conveyance of Property to CDC - 2111 Little Avenue**

City Council is requested to adopt a resolution approving the conveyance of property located at 2111 Little Avenue to the Core City CDC and that the appropriate City official be authorized to execute all necessary documents.

**Attachments:** [10. Resolution\\_ Conveyance of Property to CDC\\_ 2111 Little Avenue  
signed Resolution 2111 Little Ave Conveyance](#)

*JoAnne Carlyle, City Attorney reported that the memo on the agenda was incorrect; and that it would be corrected to reflect 2111 Little Avenue. Staff is recommending approval to adopt a resolution approving the conveyance of property located at 2111 Little Avenue to the Core City CDC and that the appropriate City official be authorized to execute all necessary documents.*

**A motion was made by Chair Moore, seconded by Peters, that this matter be recommended for approval, consent agenda. The motion carried by the following vote:**

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

[2020-426](#)

**Contract - Downtown Stadium Paving Project**

Back up Documentation will be available at Finance Committee Meeting, October 29, 2020  
4:00pm

**Attachments:** [FINAL Lindsay Street Parking Lot Paving project](#)

Note: This item was pulled from the agenda.

removed

**ADJOURNMENT**

*There being nothing further to come before the Finance Committee, the meeting adjourned at 4:28 p.m. upon motion duly made and seconded.*

*Respectfully Submitted,*

*Britt W. Moore, Chair*

*Attest:*

*Mary S. Brooks, Deputy City Clerk*