



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Draft General Government Committee

Monday, November 9, 2015

4:30 PM

Council Chamber

This General Government Committee meeting of the City of Greensboro was called to order at 4:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Call to Order

Present: 4 - Chairperson Yvonne J. Johnson, Vice Chair Mike Barber, Councilmember Sharon M. Hightower and Councilmember Tony Wilkins

Also present were Assistant City Manager Mary Vigue, City Attorney Tom Carruthers, and City Clerk Elizabeth H. Richardson.

Council Procedure for Conduct of the Meeting

Mayor Pro-Tem Johnson explained the Committee procedure for conduct of the meeting.

CONSENT AGENDA (One Vote)

Mayor Pro-Tem Johnson asked if anyone wished to remove any items from the Consent Agenda.

Councilmember Hightower requested Item #5/15-0881 be removed for discussion.

Moved by Councilmember Wilkins, seconded by Councilmember Barber to refer the Consent Agenda as amended to Council. The motion carried by voice vote.

1. [ID 15-0902](#) Resolution Approving Change Order in the Amount of \$115,373.50 to Contract No. 2013-010 with Carolina Environmental Contracting, Inc. for Lake Higgins and Lake Brandt Earthen Dam Maintenance
2. [ID 15-0939](#) Resolution Authorizing Change Order in the Amount of \$671,056 to Contract No. 2011-038A with Garney Companies, Inc. for the T. Z. Osborne Water Reclamation Facility Expansion Project - Package 2
3. [ID 15-0944](#) Ordinance in the Amount of \$671,056 Amending the Water Resources Capital Project Bond Fund - Series 2014 Budget to Establish Funding for a Change Order to Contract No. 2011-038A with Garney Companies, Inc. for Construction of the T.Z. Osborne Water Reclamation Facility Expansion Project - Package 2
4. [ID 15-0938](#) Resolution Approving a Contract with CDM Smith, Inc to Perform Sanitary Sewer Evaluation Survey (SSES) Services
6. [ID 15-0942](#) Resolution Approving a Maintenance Agreement with Systems and Software, Inc. for the City's Customer Information and Billing Software
7. [ID 15-0911](#) Resolution Approving Contract Award for Heating Repair Services Program

8. [ID 15-0897](#) Resolution Authorizing Conveyance of Properties Located at 2115, 2116 and 2128 Everitt Street to the Redevelopment Commission of Greensboro
9. [ID 15-0922](#) Resolution Authorizing Purchase in the Amount of \$45,000 of a Portion of Property Located at 3020 Gate City Boulevard for the High Point Road Streetscape Project
10. [ID 15-0924](#) Ordinance in the Amount of \$176,700 Establishing the State, Federal, and Other Grants Fund Budget for the Fiscal Year 2016 FTA Section 5303 Planning Assistance Grant
11. [ID 15-0943](#) Ordinance in the Amount of \$54,500 Amending the State, Federal and Other Grants Fund Budget to Establish Funding for Year Thirteen of The Piedmont Triad Water Quality Partnership
12. [ID 15-0927](#) Ordinance in the Amount of \$100,000 Amending State, Federal and Other Grants Fund Budget for a Federal Forfeiture Grant for Greensboro Police Department
13. [ID 15-0926](#) Resolution Authorizing Execution of a Multi-Year Contract with the Tournament Hosts of Greensboro, Inc. for Services Provided for the Greensboro Coliseum Complex
14. [ID 15-0936](#) Budget Adjustments Requiring Council Approval 10/6/15-11/10/15
15. [ID 15-0937](#) Budget Adjustments Approved by Budget Officer 10/6/15-11/2/15
16. [ID 15-0893](#) Motion to Make a Part of the Minutes the Abstract of Votes for the Greensboro Municipal Primary Election Held on October 6, 2015
17. [ID 15-0923](#) Motion to approve the minutes of the General Government Committee meeting of October 12, 2015

Motion to approve the minutes of the General Government meeting of October 12, 2015 was adopted.

Mayor Pro-Tem Johnson stated the Committee would address item Number 5 when M/WBE Manager Gwen Carter returned.

II. GENERAL BUSINESS AGENDA

18. [ID 15-0947](#) Resolution Making Certain Findings And Determinations, Authorizing The Filing Of An Application With The Local Government Commission, Requesting The Local Government Commission To Sell Bonds At A Private Sale And Approving The Financing Team In Connection With The Issuance of Revenue Bonds By The City

Councilmember Wilkins asked for clarification on the item.

Finance Director Rick Lusk explained the issuance of the short term bond anticipation note in 2014; and stated

the City was now ready to move it to long-term bonds.

Councilmember Hightower verified the item was being moved onto Council; and stated she would ask questions at that time.

Moved by Councilmember Barber, seconded by Councilmember Wilkins, to refer the resolution to Council. The motion carried on the following roll call vote:

Ayes, 4 - Yvonne J. Johnson, Mike Barber, Sharon M. Hightower and Tony Wilkins

19. [ID 15-0948](#) Ordinance in the Amount of \$30,400,000 Amending the FY 15-16 Water Resources Enterprise Fund for Refinancing of a 2014 Revenue Bond Anticipation Note

Moved by Councilmember Barber, seconded by Councilmember Wilkins, to refer the ordinance to Council. The motion carried on the following roll call vote:

Ayes, 4 - Yvonne J. Johnson, Mike Barber, Sharon M. Hightower and Tony Wilkins

Councilmember Barber asked for clarification on whether the motion wording should be 'move adoption' or 'move to the agenda'.

City Attorney Carruthers stated items could be moved to the Council agenda favorably or unfavorably.

Councilmember Barber asked the City Clerk to have the record reflect the correct verbage for the last two motions.

5. [ID 15-0881](#) Resolution Approving Bid in the Amount of \$739,990.00 and Authorizing Execution of Contract 2014-94A with Freyssinet, Inc., for the 2014 Bridge Maintenance & Repair

Mayor Pro-Tem Johnson recognized M/WBE Manager Gwen Carter; and stated that Councilmember Hightower had the same questions she had spoken with Ms. Carter about earlier.

Councilmember Hightower asked what type of concrete this was; referenced another project with concrete at the transfer station; stated she would bring this back up at the Council meeting; referenced the need for greater outreach and projects; and voiced concern that the City needed to provide an opportunity for mentoring for projects. Councilmember Hightower asked if there would be any type of mentoring for this project; and stated that if the City did not have a mentoring partnership, she would not support moving the item to Council.

Ms. Carter outlined the M/WBE participation notification for the item; verified she had checked with other vendors regarding working with concrete; that this was structural concrete; explained the type of concrete that MBE's used which was concentrated in sidewalks, ramps, and curb and gutter; spoke to the use of concrete used at the transfer station; referenced the types of projects and concrete that the ten County area contractors used; stated staff had conversations with the vendor regarding partnerships for the project; and verified that the project was highly specialized.

Moved by Councilmember Barber, seconded by Councilmember Wilkins, to refer the resolution to Council. The motion carried on the following roll call vote:

Ayes, 3 - Yvonne J. Johnson, Mike Barber and Tony Wilkins

Nays, 1 - Sharon M. Hightower

20. [ID 15-0949](#) Ordinance Establishing Coliseum Improvements Bond Fund Capital Project Budget (Series 2015) and Amending the Hotel/Motel Tax Fund, in the amount of \$4,400,000

Mayor Pro-Tem Johnson recognized Coliseum Director Matt Brown for questions.

Councilmember Wilkins voiced concern with the lack of information provided for a \$4.4 million investment; and asked if there was a scenario that the project could pull funds from the general or property tax funds.

Finance Director Rick Lusk responded that he did not think so; and spoke to what could cover any shortfall.

Mr. Brown outlined the revenues that would be received as a result of the investment; stated that the repayment period would be less than 15 years; stated the lease would be for seven years with an incremental five year renewal option; outlined what the \$4 million would cover; provided an overview of the economic impact of the improvements and as a result of the Hornets offices being located at the facilities; and spoke to the proposed income from parking and concessions. Mr. Brown continued by outlining the number and types of patrons that would be in attendance for the events.

Councilmember Wilkins verified that the lease would be for seven years with a five year renewal option; asked what the hotel/motel tax was used for; thanked staff for the information; and stated he would support the item.

Mr. Lusk explained the use of the hotel/motel tax was for travel and tourism activities which was mandated by the State.

Councilmember Hightower asked for a breakdown of what the hotel/motel tax was used for; if the aquatic center had been paid for; voiced that people needed to know where the pots of money were from; and asked how it was determined how the funds were spent.

Mr. Brown spoke to the increased economic impact to the hotel/motel tax as a result of the aquatic center hosting events.

Mr. Lusk outlined the use of the Countywide levy of funds of which a portion was restricted for City improvements; stated the second source was the City's 3% levy; spoke to what both sources were used for; verified that the use of City funds needed to be approved by Council; stated there was a \$6 million balance on the aquatic center; and spoke to the division of funds into multiple facilities at the Coliseum.

Councilmember Hightower asked where the funding for this item would come from; and how soon the aquatic center would be paid off.

Mr. Lusk responded that the funding for this project would come from the City source of funds; stated the aquatic center would be paid off in 2030; and spoke to the repayment process.

Discussion took place regarding the total debt of the coliseum.

Councilmember Barber stated he wanted the public to know that Council discussed the use of the hotel/motel tax in work sessions; that the questions were good; that he wanted to make a strong point that one of the great things that allowed the City to market Greensboro was when it had victories; emphasized that landing a professional sports team was a big deal; verified that most City projects required some funding; spoke to the economic development impact from events; to the partnership with their colleagues in Charlotte; added that this was one more piece that allowed the City to market itself; and voiced appreciation for staff's efforts on the project.

Councilmember Wilkins asked about discussions regarding a shortfall for construction of the Performing Arts Center; and asked if staff was comfortable in the direction the City was headed should it need some of the funds over the next six months to a year.

Mr. Lusk responded that the projections for the project were sufficient; referenced the size of the project; and added that the budget would be based on the revenue available for the project.

Mayor Pro-Tem Johnson referenced the opposition of citizens when the aquatic center had been built; voiced that it was a good idea; spoke to the tourism benefit as a result of the aquatic center; and emphasized that many young people had been taught to swim.

Moved by Councilmember Barber, seconded by Mayor Pro-Tem Johnson, to refer the ordinance to Council. The motion carried on the following roll call vote:

Ayes, 4 - Yvonne J. Johnson, Mike Barber, Sharon M. Hightower and Tony Wilkins

III. INFORMATIONAL ITEMS

Matters to be discussed by the Committee Members

Councilmember Barber inquired about the number of items on the November 17th agenda.

Councilmember Wilkins asked if it was the normal sequence to support funding before the announcement of an entity relocating to the City.

City Manager Westmoreland responded that the agenda for November 17th had quite a few items on it; spoke to the process for approval when entities relocated to the City; and stated that this project had been unique when putting a proposal together.

Matters to be presented by the City Manager

There were no items for discussion by the City Manager.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

Adjournment

Moved by Councilmember Wilkins, seconded by Councilmember Barber, to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 5:11 P.M.

ELIZABETH H. RICHARDSON
CITY CLERK

YVONNE JOHNSON
MAYOR PRO-TEM