



# City of Greensboro

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

## Meeting Minutes - Draft City Council

Tuesday, April 15, 2014

5:30 PM

Council Chamber

The City Council meeting of the City of Greensboro was called to order at 5:30 PM on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

### Call to Order

Present: 9 - Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmember Marikay Abuzuaite, Councilmember Mike Barber, Councilmember Jamal T. Fox, Councilmember Sharon M. Hightower, Councilmember Nancy Hoffmann, Councilmember Zack Matheny and Councilmember Tony Wilkins

Also present were City Manager Jim Westmoreland, Interim City Attorney Thomas Carruthers and Deputy City Clerk Dianalynn Schreiber.

### Moment of Silence

The meeting opened with a moment of silence.

### Pledge of Allegiance to the Flag

Councilmember Matheny led the Pledge of Allegiance to the Flag.

### Recognition of Courier

City Manager Jim Westmoreland recognized Randy Kendrick of Metro 911 who served as Courier for the meeting.

### Council Procedure for Conduct of the Meeting

Mayor Vaughan explained the Council procedure for conduct of the meeting.

### **ID 14-0226** Motion to appoint Interim City Attorney.

Mayor Vaughan asked for a motion to appoint the Interim City Attorney; stated that Assistant City Attorney Thomas Carruthers was to be appointed as Interim City Attorney effective April 9th, 2014; stated that Council would adopt the employment contract authorized at the April 8, 2014 closed session; and stated the vote would ratify the actions of Assistant City Attorney Thomas Carruthers from April 9th through today.

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Matheny, to  
Adopted the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaite, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

### CEREMONIAL AND/OR PRESENTATION ITEMS

### **ID 14-0196** Resolution honoring the memory of the late Edward Greenlee, Sr.

Councilmember Hightower read resolution into the record and presented the resolution to family members. Family members expressed appreciation for the honor. Elizabeth James, Manager of Public Transportation, spoke to the outstanding service provided by the former employee.

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**Moved by Councilmember Matheny, seconded by Councilmember Abuzuaiter, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

089-14 RESOLUTION HONORING THE MEMORY OF THE LATE EDWARD GREENLEE, SR.

WHEREAS, on March 24, 2014, this community lost one of its outstanding community leaders with the death of the late Edward Greenlee, Sr.;

WHEREAS, Greenlee was educated in the Greensboro Public School System;

WHEREAS, he was employed for over 30 years at Duke Power Transit where he initially worked as a mechanic;

WHEREAS, in 1962 Greenlee became the first African American bus driver which provided him the opportunity to meet many people;

WHEREAS, upon his retirement from Duke Power Transit, Greenlee was employed by Brunswick Bowling Center as well as several area funeral homes:

WHEREAS, as a member of St. Philip A.M.E. Zion Church he served as a Steward and member of the Trustees Board;

WHEREAS, Greenlee also gave much of his time to the Duke Power Retirees' Club;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Edward Greenlee, Sr., the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Edward Greenlee, Sr.
2. That a copy of this resolution shall be delivered to the family of the late Edward Greenlee, Sr. as a symbol of the gratitude of the people of Greensboro for his contributions to this community.

(Signed) Zack Matheny

#### **ID 14-0199** Resolution Declaring the Month of May as 'Bike Month' in Greensboro

Councilmember Matheny read resolution into the record. Transportation Director Adam Fischer spoke to the significance of the item. Council stated that vehicular drivers needed to share the road and pay extra attention when driving near bikers.

**Moved by Councilmember Abuzuaiter, seconded by Councilmember Hightower, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

090-14 RESOLUTION DECLARING THE MONTH OF MAY AS 'BIKE MONTH' IN GREENSBORO

WHEREAS, National Bike Month provides an opportunity to increase public awareness of the many benefits of bicycling, to promote bicycle safety, and to encourage residents of the City to consider the bicycle as an alternative mode of transport;

WHEREAS, bicycling provides an economical form of transportation, recreation and physical exercise, and is an important part of the transportation mix in Greensboro and the surrounding areas;

WHEREAS, growing numbers of Greensboro residents are currently bicycling in the community, and bicycling travel demand is expected to continue to grow in the years ahead;

WHEREAS, enhanced public awareness of bicycle safety issues is key to reduction of accidents;

WHEREAS, general promotion of bicycling as an active means of transportation and a healthful recreational activity has been shown to improve citizens' health, well-being, and quality of life;

WHEREAS, to help raise awareness of bicycling as an alternative mode of transportation, May 12 – 16, 2014 is designated as "Bike to Work Week";

WHEREAS, the City of Greensboro, consistent with the Bicycle, Pedestrian and Greenways Master Plan, seeks to improve bicycle facilities, encourage bicycling as a healthful and environmentally sound activity and to increase the popularity of bicycling.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the month of May 2014 is hereby declared 'Bike Month' and the week of May 12-16, 2014, as Bike to Work Week; and all residents are encouraged to participate in the events planned and all road users are urged to share the road safely with bicyclists.

(Signed) Marikay Abuzuaiter

**ID 14-0215** Resolution Recognizing the Twentieth Anniversary of The Watchful Network, Inc.

Mayor Pro-Tem Johnson read the resolution into the record.

**Moved by Councilmember Abuzuaiter, seconded by Councilmember Hightower, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

091-14 RESOLUTION RECOGNIZING THE TWENTIETH ANNIVERSARY OF THE WATCHFUL NETWORK, INC.

WHEREAS, The Watchful Network, Inc. was established in October 1994 in the City of Greensboro, North Carolina by the President, Tyrone Smith, Vice President, Ronnie Keith, and Secretary and Marketing Director, Luther Falls, Jr MBA and a group of business professionals who recognized a need for an organization to support and assist all small business owners especially minority and women owned companies;

WHEREAS, The Watchful Network, Inc. has been very successful in promoting business and customer referrals to the members and other associated community organizations for many years;

WHEREAS, The Watchful Network, Inc. has hosted a general monthly meeting open to the general public as well as numerous other activities such as The Business Owners Roundup, Health and Nutrition Workshop, Network Marketing Symposium, The Spirit of Unity Luncheon and has participated in activities hosted by other business and community organizations over the years;

WHEREAS, The Watchful Network Inc. began to host The Annual Black History Month Business Expo in February 1996, and celebrated the 15th anniversary in 2010 at the Greensboro Coliseum-Special Events Center;

WHEREAS, The Expo is an opportunity for any small businesses to showcase their products and services to a large audience in a high visibility location for an entire day which provides them with exposure to conduct business and develop follow up contacts;

WHEREAS, The Watchful Network, Inc. has received tremendous support from the entire Triad community as well as many corporate sponsors;

WHEREAS, The City of Greensboro, Minority and Women's' Business Enterprise and The Guilford Merchants Association have been instrumental in assisting the organization with resources and participating in several of their activities;

WHEREAS, The Watchful Network, Inc. has many new goals and objectives to continue to support and provide economic development for all small businesses in the City of Greensboro now and in the future and will continue to assist small businesses with locating the resources to be a viable and successful business to provide job opportunities for the citizens of Greensboro.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That it hereby recognizes the twentieth anniversary of The Watchful Network, Inc. and the work they have done in providing assistance to small businesses in the area.

(Signed) Marikay Abuzuaiter

**ID 14-0216** Resolution Recognizing the City of Greensboro as a Welcoming City that Celebrates the Growing Diversity of its Residents and Acknowledges that Immigrants Enhance the Culture and the Economy

Councilmember Fox read the resolution into the record.

Mayor Vaughan stated there were speakers to the item.

Andrew Young, 1907 Bradford Street, spoke in support of the resolution.

Mr. Muhammad, of an unspecified address, read a prepared statement; spoke to diversity, resettlement, inclusivity and civic participation; and made a PowerPoint presentation.

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

092-14 RESOLUTION RECOGNIZING THE CITY OF GREENSBORO AS A WELCOMING CITY THAT CELEBRATES THE GROWING DIVERSITY OF ITS RESIDENTS AND ACKNOWLEDGES THAT IMMIGRANTS ENHANCE THE CULTURE AND THE ECONOMY

WHEREAS, the City of Greensboro is home to a diverse population of immigrants, adding to the economic strength and cultural richness of our community; and,

WHEREAS, the City of Greensboro has long been the leading hub for refugee resettlement in North Carolina, as well as a hospitable and welcoming place to all newcomers, where people, families, and institutions thrive and the contributions of all are celebrated and valued; and,

WHEREAS, over 30 cities across the country have declared themselves to be welcoming to immigrants (as of March 27, 2014), joining a national movement and sharing best practices for creating an inclusive community; and

WHEREAS, over the past seven months, the Welcoming Greensboro Initiative, led by immigrants and refugees themselves, has undertaken participatory community discussions with immigrants across the city, and has reviewed various studies to assess the social integration of immigrants and refugees into our community; and

WHEREAS, in partnership with various organizations and city officials, the Welcoming Greensboro Initiative will provide future recommendations for consideration, to serve as a framework for future action to help our city be as welcoming and inclusive as possible; and,

WHEREAS, the Welcoming Greensboro Initiative aims to build cooperation, respect, and compassion among all in our community, immigrants & non-immigrants alike, working with the International Advisory Committee, other community partners and immigrants and refugees themselves; and,

WHEREAS, residents of the City of Greensboro aspire to live up to our highest societal values of acceptance and equality, and treat newcomers with decency and respect, creating a vibrant community for all to live in;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, the City of Greensboro is hereby declared a Welcoming City, and one that affirms the beauty and richness of our diversity, and one in which all are welcome, accepted and appreciated.

(Signed) Yvonne J. Johnson

Public Affairs Director Donnie Turlington addressed the recent food drive that represented a partnership between the City and various non-profit organizations; and announced the results.

### **ID 14-0220** International Civil Rights Museum Discussion

Discussion ensued regarding a request for additional documentation to satisfy financial inquiries about the museum; frustration about the proposed delay; the desire to partner with community groups for funding purposes; and concerns about the city's lien position, potential liability, sufficient collateral and fund balance.

Mayor Vaughan stated there were speakers to the item.

Monica Walker, 608 Martin Street, spoke to residing near Downtown; stated the museum represented racial healing; and spoke to the level of scrutiny of the Museum's finances.

Barbara Akins, 1007 Caldwell Street, spoke to the significance of the Museum that reflected the history of Greensboro.

Charles Byrd, 1618 Glenridge Road, compared the oversight requirements of the Museum with the level required for the Nussbaum Center's loan.

Kurt Collins, 2207 Fairfield Avenue, spoke to private funds raised for the Performing Arts Center and compared to the total funds raised by the Museum.

Moved by Councilmember Mike Barber, seconded by Councilmember Zack Matheny, to continue the item for thirty days. Councilmember Barber provided his rationale for the motion.

Councilmember Matheny spoke in support working with other entities to partner with in order to create a more sustainable facility; and expressed support for Councilmember Barber's motion.

Councilmember Wilkins expressed support for the motion due to outstanding concerns about adequate collateral.

City Manager Westmoreland responded that details were being worked out with the Museum; that when the contract would be approved, three staff signatures would be required for certification on the final loan agreement; and identified funding sources from the General Fund.

Interim City Attorney Carruthers stated that he had been directed by Council to pursue a second lien; indicated that lien was being worked toward; and added that collateral was a fluid determination due to the status of the tax credits.

Councilmember Barber reiterated his rationale supporting the motion to postpone for thirty days.

Councilmember Hightower expressed concerns about delaying the item; and expressed support to proceed.

Mayor Pro-Tem Johnson stated she believed in the Museum's mission; emphasized the Museum had wide based

support in the City; and expressed the desire to vote on the item.

Councilmember Hoffmann expressed confidence in the Museum's new management team; stated that documentation had been required due to the loan process; and supported a vote on the item.

Mayor Vaughan stated that once the tax credits were paid, the city's lien position would improve; reiterated support for the new director; stated that Council was voting to move forward with the loan versus changing the loan's terms; and supporting moving forward with the item.

Councilmember Abuzuaiter noted that compliance documents had been received; stated the museum leadership had jumped through multiple hoops; and expressed support for moving the item forward.

Councilmember Barber withdrew his motion.

Mayor Pro-Tem Johnson made a motion to instruct the City Manager to get with the museum; and to finalize the contract so that there would be collateral.

City Manager Westmoreland was requested to execute the contract with the International Civil Rights Museum; to continue working with Interim City Attorney Carruthers to collateralize a loan agreement; and to inform Council if there were any issues with securing collateral for a second lien position.

Interim City Attorney Carruthers clarified that Council was directing the City Manager to finalize the contract with the International Civil Rights Museum in accordance to the Sept 3, 2013 resolution.

Mayor Vaughan called for a vote on the item.

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Hoffmann, to adopt the motion. The motion carried on the following roll call vote:**

**Ayes,** 7 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower and Nancy Hoffmann

**Nays,** 2 - Zack Matheny and Tony Wilkins

## **PUBLIC COMMENT PERIOD**

OW Sweeney, 1925 Taylor Street, expressed concerns regarding perceived racism in regard to loan requirements associated with the Civil Rights Museum compared with the Performing Arts Center; stated that both entities should be subjected to the same level of scrutiny; and spoke in support of the City giving away the War Memorial Stadium to North Carolina A&T State University as a cost cutting measure.

William Marshburn, 4693 Long Valley Road, spoke to ordinances affecting landowners and community members; and referenced a city inspections complaint.

Celestine Simmons, 612 Martin Luther King Drive, addressed concerns in her neighborhood; stated that she had called staff and had not received return calls.

City Manager Westmoreland stated that staff would speak to Ms. Simmons regarding her concerns.

Barbara Haralson, 1200 Double Oaks Road, expressed concerns regarding panhandlers who entered her business and were present outside her business; stated she felt threatened; urged Police to address the matter; and requested that parking lots and property lines be included in the ordinance rewrite.

Council discussed the topic of panhandling; spoke to allowing more restrictions on the activity; expressed concerns regarding free-speech; stated that other cities had sought to limit the activity based on health and public safety concerns; expressed the desire to modify the ordinance; stated the incident represented an enforcement issue; indicated that staff needed to differentiate between panhandling and begging; and stated that begging should be outlawed.

Ed McKeever, 2204 McLaughlin Drive, spoke to CRA (Community Reinvestment Act) of 1977; requested that staff consider model ordinances from across the country; and urged investment in East Greensboro.

Beth McKee-Huger, 408 Woodlawn, addressed the progress made in the area of code compliance; stated that more residences were coming up to minimum standards; addressed issues relevant to owners being penalized for illegal renters; and spoke to the alternate uses for funding the Cascade Saloon renovations.

Kimberly McClendon, 1404 Spry Street, spoke to concerns regarding panhandlers in the city; addressed incidents involving being bullied by panhandlers; requested Police enforce the ordinance; and spoke in support of a community court to address concerns.

City Manager Westmoreland was requested to research amending the panhandling ordinance to make the activity more restrictive; determine the difference between begging and panhandling; and to work with Police Chief Miller for enforcement of the ordinance.

Ben Holder, 1306 Oak Street, encouraged Council to shut down the grocery store near the Coliseum by revoking the business' privilege license; and stated he had heard about Mel's Pressure Washing from a disgruntled employee.

Mayor Vaughan declared a recess at 7:27 p.m.; Council reconvened at 8:04 p.m. with all members in attendance.

### **CONSENT AGENDA (One Vote)**

Mayor Vaughan asked if Council desired to wish to remove any items from the Consent Agenda. No items were removed for discussion.

**Moved by Councilmember Marikay Abuzuaiter, seconded by Councilmember Jamal T. Fox, to adopt the Consent Agenda. The motion carried by the following vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

#### **ID 14-0170** Resolution authorizing conveyance of property located at 2350 Huffine Mill Road

093-14 RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY LOCATED AT 2350 HUFFINE MILL ROAD

WHEREAS, the City of Greensboro owns residual property located at 2350 Huffine Mill Road, Parcel 0090111, said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, the property has been appraised by Michael R. Albertson, MAI at a value of \$161,850 and the North Carolina Department of Transportation has submitted a request to purchase the property for the amount of \$161,850, which amount, which amount, in the opinion of the City Council is fair and reasonable;

WHEREAS, revenue proceeds from this conveyance will be credited in Water Resources Operating Fund Account No. 501-0000-00.8616.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the sale of the above mentioned residual property in the amount of \$161,850 is hereby approved and the sale of land is hereby authorized; and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

(Signed) Marikay Abuzuaiter

#### **ID 14-0185** Resolution Authorizing Conveyance of Property at 4100-4199 Keely Road

## 094-14 RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY LOCATED AT 4100-4199 KEELY ROAD

WHEREAS, the City of Greensboro owns residual property located at 4100 – 4199 Keely Road, Parcel 0083234, said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, the property has been appraised by Susan M. King, MAI at a value of \$122,900 and the North Carolina Department of Transportation has submitted a request to purchase the property for the amount of \$122,900, which amount, which amount, in the opinion of the City Council is fair and reasonable;

WHEREAS, revenue proceeds from this conveyance will be credited in General Fund Account No. 101-0000-00.8616.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the sale of the above mentioned residual property in the amount of \$122,900 is hereby approved and the sale of land is hereby authorized; and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

(Signed) Marikay Abuzuaiter

**ID 14-0186** Resolution Authorizing Conveyance of Property at 3920 YY-Cotswold Avenue

## 095-14 RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY OF 3920 YY-COTSWOLD AVENUE

WHEREAS, the City of Greensboro owns residual property located At 3920 YY-Cotswold Avenue at Parcel 0081197, said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, the property has been appraised by McCracken and Associates at a value of \$2,550 and the North Carolina Department of Transportation has submitted a request to purchase the property for the amount of \$2,550, which amount, in the opinion of the City Council is fair and reasonable;

WHEREAS, revenue proceeds from this conveyance will be credited in General Fund Account No. 101-0000-00.8616.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the sale of the above mentioned residual property in the amount of \$2,550 is hereby approved and the sale of land is hereby authorized; and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

(Signed) Marikay Abuzuaiter

**ID 14-0194** Resolution Authorizing Conveyance of Property at 2113 Tuscaloosa Street

## 096-14 RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY LOCATED AT 2113 TUSCALOOSA STREET

WHEREAS, the City of Greensboro owns residual property located at 2113 Tuscaloosa Street at Parcel 0013863, said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, the property was foreclosed upon to collect unpaid taxes owed to the City of Greensboro and Guilford County;

WHEREAS, after the City acquired the property through the foreclosure process the property owner's executrix requested the opportunity to buy the property back from the City;

WHEREAS, North Carolina General Statute 105-376(c) permits the City to sell the property back to the former owner at a private sale, provided the price is not less than the City's interest in the property;

WHEREAS, the \$15,849.55 purchase price includes the entire amount expended by or owed to the City, included but not limited to Guilford County property taxes from 2002 through 2013, water utility fees, attorney fees, advertisement costs, transfer costs, appraisal fees and maintenance cost on the property;

WHEREAS, revenue proceeds from this conveyance will be credited in General Fund Account No. 101-0000-00.8616.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That pursuant to North Carolina General Statute 105-376(c), the sale of the above mentioned residual property in the amount of \$15,849.55 is hereby approved and the sale of land is hereby authorized; and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

(Signed) Marikay Abuzuaiter

**ID 14-0140** Resolution Authorizing Conveyance of Property Located at 3611 Drawbridge Parkway

097-14 RESOLUTION AUTHORIZING CONVEYANCE OF PROPERTY LOCATED AT 3611 DRAWBRIDGE PARKWAY

WHEREAS, the City of Greensboro owns property located at 3611 Drawbridge Parkway which consists of 14.148 acres at Parcel #0096104, said property being shown on the attached map;

WHEREAS, the property has been appraised by Alan Sutton, Jr. at a value of \$480,000 and the offer made based on the appraised value of \$500,000 by Well-Spring was accepted, which amount, in the opinion of the City Council is fair and reasonable;

WHEREAS, one condition of the sale is that the property must be successfully rezoned to RM5 for development purposes;

WHEREAS, revenue proceeds from this conveyance will be credited in Foreclosure Accounts Receivable Account No. 410-0000-01.8616.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the sale of the above mentioned property in the amount of \$500,000 is hereby approved in accordance with Section 4:122 of the Greensboro Code of Ordinances and the sale of land is hereby authorized; and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

(Signed) Marikay Abuzuaiter

**ID 14-0141** Resolution Approving Dedication of Easement to Guilford County for the Bicentennial Trail

098-14 RESOLUTION APPROVING DEDICATION OF EASEMENT TO GUILFORD COUNTY FOR THE BICENTENNIAL TRAIL

WHEREAS, the Bicentennial Trail is a County trail which crosses two City parcels located at 3609 and 3611 Drawbridge Parkway at Parcel 0096117 and 0096104, said property shown on the attached maps;

WHEREAS, as a condition of the agreement with a potential buyer for the 3611 Drawbridge Parkway land, the

portion of the trail now located on the property must be relocated to the east to allow for the buyer's intended development;

WHEREAS, approval for the sale of the land is addressed in a separate request to City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the dedication of an easement to Guilford County for the Bicentennial Trail which crosses two City parcels located at 3609 and 3611 Drawbridge Parkway is hereby approved.

(Signed) Marikay Abuzuaiter

**ID 14-0173** Resolution Authorizing Utility Relocation Agreement with Colonial Pipeline Company for Utility Relocation for Horse Pen Creek Road Widening Project

099-14 RESOLUTION AUTHORIZING UTILITY RELOCATION AGREEMENT WITH COLONIAL PIPELINE COMPANY FOR UTILITY RELOCATION FOR THE HORSE PEN CREEK ROAD WIDENING PROJECT

WHEREAS, on March 15, 2011, City Council approved the Horse Pen Creek Road Widening Project;

WHEREAS, the Transportation Department has approved the project with construction scheduled to begin in 2016;

WHEREAS, prior to construction, the Colonial pipeline located in their own easement on the right-of-way must be adjusted with the full cost of moving and adjusting the pipelines to be borne by the City;

WHEREAS, the relocation will be funded by 2008 Transportation Bond Funds in the amount of \$867,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Utility Relocation Agreement with Colonial Pipeline Company for the utility relocation for the Horse Pen Creek Road Widening Project is hereby authorized and the Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper Agreement to carry the proposal into effect, payment in the amount of \$867,000 from Account No. 471-4502-08.6014 A14068.

(Signed) Marikay Abuzuaiter

**ID 14-0182** Set Public Hearing Date for Annexation - Resolution calling a public hearing for 5/6/14 on annexing territory into the corporate limits - 8-acre contiguous annexation for portions of 4104 and 4106 South Elm-Eugene Street  
- Regular Annexation Petition

0100-14 RESOLUTION CALLING A PUBLIC HEARING FOR MAY 6, 2014 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – 4104 AND 4106 SOUTH ELM-EUGENE STREET – 8 ACRES

WHEREAS, the owners of all the hereinafter described property, which is contiguous to the City of Greensboro, have requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 31 of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 15th day of April, 2014, the following ordinance was introduced:

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (4104 and 4106 South Elm-Eugene

Street)

Section 1. Pursuant to G.S. 160A-31, the hereinafter described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro city limits (as of January 31, 2014), said point being at the intersection of the eastern right-of-way line of Village Loop Road and the northern right-of-way line of Wolfetrail Road (NCSR #3322), THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southerly direction approximately 70 feet to a set #5 rebar in the southern right-of-way line of Wolfetrail Road; thence with the western line of Proposed Tract "1" as shown on a drawing by CESI Land Development Services, titled The Haven @ Wolfetrail Crossing, S 01' 35' 04" W 477.38 feet to a set #5 rebar at the southwest corner of said Tract "1"; thence with the southern line of said Tract "1" S 88' 24' 56" E 329.94 feet to the northeast corner of Tract "4" on said drawing, being a point on or near the centerline of S. Elm-Eugene Street (NCSR #3300); thence S 07' 13' 16" W 286.01 feet with the eastern line of said Tract "4", along or near said centerline, to the southeast corner of Tract "4"; thence with the southern lines of Tracts "4" and "2" on said drawing N 89' 58' 17" W 598.00 feet to the southwest corner of Tract "2"; thence with the eastern right-of-way line of Cranford Road, as recorded on Property of Roy E. Cranford & Margaret E. Cranford in Plat Book 59, Page 86 in the Office of the Register of Deeds of Guilford County, and the eastern line of Lot 1 on said plat N 00' 44' 14" E 479.94 feet to a 3/8 inch iron pipe; thence with the eastern line of said Lot 1 and its northwardly projection N 00' 55' 42" E 327.46 feet to a 5/8 inch iron rod near the southern pavement edge of Wolfetrail Road; thence N 01' 13' 39" E 79.83 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in an easterly direction with the northern right-of-way line of Wolfetrail Road approximately 364 feet to the point of BEGINNING and containing approximately 8.0 acres.

Section 2. The owners agree to pay to the City of Greensboro an acreage fee of five hundred eighty dollars (\$580.00) per acre for water service and five hundred eighty dollars (\$580.00) per acre for sewer service immediately prior to the time of annexation. Any utility line assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owners shall be fully responsible for extending water and sewer service to the property at said owners' expense.

Section 4. From and after the effective date of annexation, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after May 31, 2014, the liability for municipal taxes for the 2013-14 fiscal year shall be prorated on the basis of 1/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2014. Municipal ad valorem taxes for the 2014-15 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That Tuesday, May 6, 2014 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than April 26, 2014.

(Signed) Marikay Abuzuaiter

**ID 14-0184** Resolution Authorizing 2014 Clean Water Management Trust Fund Grant Application and Implementation

0101-14 RESOLUTION AUTHORIZING 2014 CLEAN WATER MANAGEMENT TRUST FUND GRANT APPLICATION AND IMPLEMENTATION

WHEREAS, the Water Resources Department has requested City Council Authorization of a grant application, with a total project amount of \$665,200 of which a \$332,600 (approximately 50%) match value is required and will be provided in local match funds with \$332,600 provided by the Grantor; and

WHEREAS, the project will fund the construction implementation of Phase III of a water quality and habitat enhancement project along the southern edge of South Buffalo Creek that will positively impact water quality in the Creek and additional surrounding areas; and

WHEREAS, the department has identified local match funding from fund 506, the Stormwater Capital Improvement Fund; and

WHEREAS, current staffing allows for sufficient support to conduct the oversight and administrative functions required of the project; and

WHEREAS, with City Council approval, the Water Resources Department has received prior funding between 2008 and 2014 to fund the design and permitting of this project and Construction of Phase I and Phase II; and

WHEREAS, this water restoration project along with various related projects located within the same watershed will subsequently improve the water quality of the region;

WHEREAS, the City will proceed with the construction implementation of the Phase III Water Quality Improvement Project for South Buffalo Creek if a Clean Water Management Trust Fund Grant is awarded to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the request to apply to the State of North Carolina for \$332,600 in 2014 Clean Water Management Trust Funds, with a local match value of \$332,600 for a total project budget of \$665,200, and to use those funds if awarded for the construction implementation of a water quality improvement project for South Buffalo Creek, is hereby approved.

(Signed) Marikay Abuzuaiter

**ID 14-0187**                      Budget Ordinance Amending the Workforce Investment Act Fund Budget

14-046 ORDINANCE AMENDING THE FY 2012-13 WORKFORCE INVESTMENT ACT FUND BUDGET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act Fund Budget for PY 2013 ESG Energy WIA Incumbent Worker grant be increased as follows:

Account	Description	Amount
216-0237-70.4110	Salaries	\$ 110
216-0237-70.5561	WIA Incumbent Training	\$ 4,400
	Total	\$ 4,510

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount
216-0237-70.7100	Federal Grant	\$ 4,510
	Total	\$ 4,510

Section 2

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for PY 2012 2020 Adult grant be increased as follows:

Account	Description	Amount
216-0222-21.4110	Salaries	\$ 1,890
216-0222-21.4510	FICA Contribution	\$ 157
	Total	\$ 2,047

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount
216-0222-21.7427	WDB Business Svcs Income	\$ 2,047
	Total	\$ 2,047

Section 3

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for PY 2012 2030 Dislocated Worker Grant be increased as follows:

Account	Description	Amount
216-0223-31.4110	Salaries	\$ 1,479
216-0223-31.4510	FICA Contribution	\$ 122
	Total	\$ 1,601

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount
216-0213-31.7427	WDB Business Svcs Income	\$ 1,516
216-0213-31.8600	Sale of Material	\$ 85
	Total	\$ 1,601

Section 4

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for PY 2012 2040 Youth grant be increased as follows:

Account	Description	Amount
216-0224-41.4110	Salaries	\$ 1,765
216-0224-41.4510	FICA Contribution	\$ 146
	Total	\$ 1,911

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount
216-0224-41.7427	WDB Business Svcs Income	\$ 1,911
	Total	\$ 1,911

Section 5

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for PY 2013 WRLP Rental Income be

increased as follows:

Account	Description	Amount	
216-0236-64.5255	Rental of Land and Buildings		\$ 15,501
		Total	\$ 15,501

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount	
216-0236-64.7801	Rent – Real Estate		\$ 15,501
		Total	\$ 15,501

Section 6

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for PY 2013 GCS Cemala Work Experience be increased as follows:

Account	Description	Amount	
216-0239-90.4110	Salaries	\$ 1,395	
216-0239-90.4150	Participant Wages		\$ 13,952
216-0239-90.4510	FICA	\$ 1,174	
		Total	\$ 16,522

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount	
216-0239-90.8620	Private Contributions	\$ 16,522	
		Total	\$ 16,522

Section 7

That the Workforce Investment Act Fund Budget of the City of Greensboro is hereby amended as follows :

That the appropriation to the Workforce Investment Act (WIA) Fund Budget for the PY 2012 Qualicaps OJT project be increased as follows:

Account	Description	Amount	
216-0227-70.5560	WIA On-the-Job Training		\$197,818
		Total	\$197,818

and, that this increase be financed by increasing the following Workforce Investment Act Fund accounts :

Account	Description	Amount	
216-0227-70.7100	Federal Grant	\$197,818	
		Total	\$197,818

Section 8

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**ID 14-0188** Ordinance Amending State, Federal and Other Grants Fund Budget for the Appropriation of the FY 2013 Fair Housing Training Program Grant Funds

14-047 ORDINANCE ESTABLISHING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF FY 2012 FAIR HOUSING TRAINING PROGRAM GRANT FUNDS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal and Other Grants Fund Budget of the City of Greensboro is hereby established as follows:

Account	Description	Amount
220-0304-01.5949	Miscellaneous	\$1,000
	TOTAL	\$1,000

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

Account	Description	Amount
220-0304-01.7100	Federal Grant	\$1,000
	TOTAL	\$1,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**ID 14-0193** Resolution Authorizing Municipal Agreement with the North Carolina Department of Transportation for Sidewalk Construction on Horse Pen Creek Road within the limits of the Urban Loop Project (U-2524 C).

0102-14 RESOLUTION AUTHORIZING MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR SIDEWALK CONSTRUCTION ON HORSE PEN CREEK ROAD WITHIN THE LIMITS OF THE URBAN LOOP PROJECT (U-2524C)

WHEREAS, the North Carolina Department of Transportation in its effort to support and implement multi-modal transportation needs in the Greensboro area has directed requested funding from the City of Greensboro for U-2524 C Urban Loop Project; and

WHEREAS, the North Carolina Department of Transportation has programmed \$12,872.00 in funds to construct sidewalks along the widened portion of Horse Pen Creek Road as it approaches the bridge over the Urban Loop within the project's limits; and

WHEREAS, the City of Greensboro and the North Carolina Department of Transportation are to enter into a Municipal Agreement in order for NCDOT to receive \$6,436.00 in city funding for the required 50% local match.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That said project is hereby formally approved by the City Council of the City of Greensboro and that the City Manager and Clerk of this Municipality are hereby empowered to sign and execute the agreement with the North Carolina Department of Transportation for Project U-2524 C.

(Signed) Marikay Abuzuaiter

**ID 14-0198** Resolution Endorsing the City of Greensboro's Application to Become a "Watch For Me NC" Partner

0103-14 RESOLUTION ENDORSING THE CITY OF GREENSBORO'S APPLICATION TO BECOME A WATCH FOR ME NC CAMPAIGN PARTNER

WHEREAS, safety on public roadways is a key concern of pedestrians and bicyclists in choosing to walk or bike for transportation, recreation, or health; and

WHEREAS, Watch For Me NC is a safety campaign that has been piloted in the Triangle region by NCDOT and has been found to be successful in raising awareness of bicycle and pedestrian safety issues, increasing safe behaviors, and improving enforcement and understanding of applicable laws; and

WHEREAS, NCDOT is now accepting applications from eligible governments and universities to become partners of the Watch For Me NC campaign, and will provide materials, technical assistance, and training for selected applicants; and

WHEREAS, the City of Greensboro is committed to increasing safety for bicyclists and pedestrians in order to promote these forms of transportation, which are environmentally friendly, excellent forms of exercise, and frequently cited as desirable transportation options for current and prospective residents; and

WHEREAS, local and regional agency partners recognize the need to increase safety throughout the city and address safety concerns through education and enforcement; and

WHEREAS, the Watch for Me NC campaign is a key opportunity to implement a safety education program for the City of Greensboro in support of the adopted Bicycle, Pedestrian and Greenways Master Plan (BiPed).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Council supports and endorses the application by the Greensboro Department of Transportation for the City of Greensboro to become a partner of NCDOT's Watch For Me NC bicycle and pedestrian safety campaign.

(Signed) Marikay Abuzuaiter

**ID 14-0191** Resolution Approving Extension of Professional Services Contract 2012-0780 With Kimley-Horn, Inc. for the Holts Chapel Road and Lowdermilk Street Roadway Improvements and Sidewalks Project.

0104-14 RESOLUTION AUTHORIZING EXTENSION OF PROFESSIONAL SERVICES CONTRACT NO. 2012-0780 WITH KIMLEY-HORN, INC. FOR THE HOLTS CHAPEL ROAD AND LOWDERMILK STREET ROADWAY IMPROVEMENTS AND SIDEWALKSPROJECT

WHEREAS, on August 6, 2012, City Council approved a contract for design work by Kimley-Horn, Inc. on the Holts Chapel Road and Lowdermilk Street Roadway Improvements and Sidewalks project;

WHEREAS, during subsurface exploration and surveying research for their design of the roadway and sidewalk project, City engineers determined that the water main along Lowdermilk should be replaced and upgraded during the re-construction of the roadway;

WHEREAS, the existing main is undersized and has passed its recommended lifespan and the cost of the upgrade will be funded entirely by the Water Resources Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the extension in the amount of \$23,039.50 of Contract No. 2012-0780 with Kimley-Horn, Inc. is hereby approved and the Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper extension to carry the proposal into effect, payment to be made in the amount of \$23,039.50 from Account No. 503-7023-01.5410.

(Signed) Marikay Abuzuaiter

**ID 14-0197** Resolution Listing Loans and Grants for City Council Approval

0105-14 RESOLUTION LISTING LOANS AND GRANTS FOR CITY COUNCIL APPROVAL

WHEREAS, at the March 1, 2005 meeting of City Council, the City Manager was instructed to include on the regular Council Consent Agenda all loans and grants in excess of \$10,000;

WHEREAS, City Council approval is required for all loans and grants, or pass through loans or grants in excess of \$10,000 on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City prior to the disbursement of funds;

WHEREAS, requests have been made for loans in excess of \$10,000, said requests are presented herewith this day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the requests for loans in excess of \$10,000 presented herewith this day are hereby approved in accordance with the guidelines set at the March 1, 2005 Council meeting.

(Signed) Marikay Abuzuaiter

**ID 14-0202**                      Budget Adjustments Approved by Budget Officer 3/25/14 - 4/7/14

Motion to accept the report of budget adjustments from March 25, 2014 through April 7, 2014 was adopted.

(Signed) Marikay Abuzuaiter

**ID 14-0201**                      Budget Adjustments Requiring Council Approval 3/25/14 - 4/7/14

Motion to adopt the report of budget adjustments over \$50,000 from March 25, 2014 through April 7, 2014 was adopted.

(Signed) Marikay Abuzuaiter

**ID 14-0205**                      Motion to approve the minutes of the regular meeting of March 18, 2014.

Motion to approve the minutes of the regular meeting of March 18, 2014 was adopted.

(Signed) Marikay Abuzuaiter

**PUBLIC HEARING AGENDA**

**ID 14-0213**                      Resolution Authorizing Sale and Redevelopment of the Renaissance Center

City Manager Westmoreland spoke to conditions and terms of the Renaissance Center loan .

Interim City Attorney Carruthers spoke to material terms and purchase options by Self Help; and detailed the loan agreement.

Mayor Vaughan stated there were speakers to the item.

Lamar Gibson, 422 North Cedar Street, spoke to the financial arrangements of the cooperative grocery store with Self-Help and the cooperative's outreach efforts in membership development.

Ed McKeever, 2204 McLaughlin Drive, expressed support for the grocery store/renaissance center; opposed the manner in which the deal had been structured; and stated the property should be owned by the neighborhood rather than Self-Help.

Charles Byrd, 1618 Glenridge Road, inquired about a procedural element of the public hearing; and stated the process of the development was broken.

Mayor Vaughan referenced a meeting at Peeler Recreation Center; spoke to the project's timeline; and supported the project with Self-Help.

Goldie Wells, 4203 Belfield Drive, expressed support for Self-Help's participation in the process; urged Council to move forward with the development project; and requested audience members in favor of Self-Help owning the Center to stand.

Michael Roberto, 317 South Chapman Street, stated he supported the Self-Help project; spoke in support of the community owning the Center; and stated cooperative projects were at the core of the community's success.

Council discussion followed.

Councilmember Hightower inquired about the ownership of the vacant parcel beside the shopping center; and expressed support for the community owning the Center and parcel.

Assistant City Manager Chris Wilson stated the city owned the adjacent parcel; responded that the parcel represented an area of potential expansion; and noted that Self-Help could purchase the property in the future.

Councilmember Abuzuaiter spoke in support of the project; noted that the community was located in a food desert; stated the community needed fresh produce at a reasonable cost; and expressed support for future community ownership of the Center.

Councilmember Wilkins stated he had wanted wording in the resolution that was fair to the previous developers; and spoke in support of the Self-Help project.

Councilmember Matheny stated the project was a win-win; spoke to the numerous community meetings held and the open process; and voiced support for the partnership between the City and Self-Help.

Mayor Vaughan referenced commercial locations at the Renaissance Center complex; expressed excitement about Phillips Avenue's commercial sector coming back; and supported the City/Self-Help partnership and investment in East Greensboro.

Mayor Pro-Tem Johnson expressed optimism regarding the investment in East Greensboro; spoke in support of a higher degree of minority participation; wanted community ownership of the property in the future; and expressed support for the project.

Councilmember Fox thanked the community for its faith and dedication in the process; and spoke in support of additional economic development in East Greensboro.

Councilmember Hoffmann referenced a Sam Cooke song, It's Been a Long Time Coming; and that the process was reflective of democracy with citizen engagement whereby people were heard and achieved success.

**Moved by Councilmember Fox, seconded by Councilmember Abuzuaiter, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

0106-14 RESOLUTION AUTHORIZING THE SALE OF THE BESSEMER SHOPPING CENTER (RENAISSANCE CENTER) TO SELF HELP VENTURES FUND AND TO AUTHORIZE A FORGIVABLE LOAN TO SELF HELP VENTURES FUND FOR THE PURPOSE OF REDEVELOPMENT OF THIS PROPERTY

WHEREAS, redevelopment activities at the Bessemer Center are intended to build on the community-driven 2003 Neighborhood Center Report, which envisioned a mix of business, government and community activities on the site that would provide quality one-stop shopping and dining, life-long learning and recreation, all-purpose health care, and family fun; and

WHEREAS, the 9.7+ acre property was purchased for the amount of \$1.25 million through funding by Library bond funds, Community Development Block Grant funds and local neighborhood renewal bond funds in January 2008 to provide land for construction of the new McGirt-Horton Library; and

WHEREAS, the EDBS office publicly requested proposals for redevelopment of the facility in October, 2013 and received only one proposal from Self Help Ventures on November 1, 2013; and

WHEREAS, the Self Help Ventures Fund proposal provides for a full renovation of the existing Shopping Center Building, and overhaul of the parking lot and upgrade of the common areas and the grounds of the facility; and

WHEREAS, Self Help Ventures Fund is requesting that the City sell the Renaissance Center to Self Help "as is" on the following terms: Self-Help Ventures Fund (Self-Help) shall purchase Parcel A, consisting of approximately 5.35 acres for \$490,000.00, and receive an option to purchase Parcel B, consisting of approximately 2.56 acres, at the price of \$167,000.00, within three years of the purchase of Parcel A. These parcels are referred to as the Bessemer Shopping Center or the Renaissance Center. Parcel A and Parcel B are shown on Exhibit C of the attached Offer to Purchase; and

WHEREAS, Self-Help shall invest up to 2.5 million dollars in the re-development of this project; Self Help shall negotiate in good faith with Renaissance Community Co-Op to lease up to 10,000 square feet of space for a grocery store under acceptable terms and conditions; Self-Help shall establish a community advisory committee known as the Renaissance Center Advisory Committee to advise on development and desired tenancy; Self Help will negotiate in good faith with prospective tenants regarding the establishment of community meeting space on acceptable terms and conditions; and Self-Help shall earmark a minimum of 25% of the project costs of construction contracted for by Self-Help (including design costs, parking lot and other site work, construction of "vanilla shell" leasable space and tenant improvements) for M/WBE contractors that have been designated as M/WBE contractors by the City; and

WHEREAS, The City shall provide a 10 year self-amortizing performance based forgivable loan of up to \$2,000,000.00 (the "City Loan") to Self-Help at zero percent (0%) interest for the up fit of the Property in accordance with plans and specifications of Self-Help approved by the City and the Loan Term Sheet attached to the Offer to Purchase; and The City shall disburse the City Loan to Self-Help by reimbursing Self-Help for 50% of the costs and expenses paid by Self-Help for the re-development of the Project up to the \$2,000,000.00 limit;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

The city is hereby authorized to sell the Bessemer Shopping Center (Renaissance Center) to Self Help Ventures Fund and to authorize a forgivable loan to Self Help Ventures Fund for the purpose of redevelopment of this property in accordance with and in substantial conformity with the plans and specifications of Self-Help approved by the City and the Offer to Purchase and Loan Term Sheet.

(Signed) Jamal T. Fox

**ID 14-0189** Ordinance Text Amendment - Land Development Ordinance Amendment regarding Table 8-1 within Section 30-8-1; Table 10-2 within section 30-10-2.3(A)4); and Table 11-1 within Section 30-11-5, related to Off-Street Parking and Landscaping for Community Gardens/Urban Farms

Planning Manager Steve Galanti made a PowerPoint presentation; addressed the landscaping and parking elements of the Land Development Ordinance; spoke to urban farming and buffering; and indicated how to incorporate farming into the urban environment.

Mayor Pro-Tem Johnson departed Chamber at 9:20 pm; and returned 9:22 p.m.

Mayor Vaughan stated that there was a speaker to the item.

Steven Johnson, 712 South Elam Avenue, spoke to urban market gardens; addressed the initiatives in Greensboro and with NC A&T University; and expressed the desire for innovative partnerships.

Planning Director Sue Schwartz, spoke to the EDGE and North Carolina A&T University partnership; and stated the project was expected to break ground soon.

Councilmember Matheny suggested that the vacant land near the Self-Help Center be utilized as an urban garden.

Additional discussion focused on food insecurity; and the benefits of urban gardens/farming.

City Manager Westmoreland requested to research the possibility of organizing an urban farm/community garden on the lot adjacent to the Renaissance Center.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Hightower, to close the public hearing. Motion carried by voice vote.

**Moved by Councilmember Hightower, seconded by Councilmember Fox, to adopt the Ordinance. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

14-048 AMENDING CHAPTER 30 (LDO)AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underlines and deleted text shown with strikethroughs)

Section 1. That Table 8-1 within Section 30-8-1, Permitted Use Table, is hereby amended by adding a "U" in the row for Urban Farms within the Use Category of Agricultural Uses in the R-3, R-5, R-7, RM-5, RM-8, RM-12, RM-18, MU-L, MU-M, MU-H,C-N, C-L, and TN zoning districts.

Section 2. That Table 10-2 in Subsection 4) of Section 30-10-2.3 (A), Buffer Planting Yards, is hereby amended by adding a row for the Use Category "Community Gardens" within the Agricultural Uses section with a "1" in the Land Use Class (LUC) column; and a row for the Use Category "Urban Farms" within the Agricultural Uses section with a "2" in the Land Use Class (LUC) column.

Section 3. That Table 11-1 in Section 30-11-5, Parking Ratios, is hereby amended by adding a row for the Specific Use "Community Gardens" within the Agricultural Uses section with a parking ratio of "None" in the Minimum Number of Parking Spaces Required column; and a row for the Specific Use "Urban Farms" within the Agricultural Uses section with a parking ratio of "5 spaces plus 1 per 300 square feet of retail floor area" in the Minimum Number of Parking Spaces Required column.

Section 4. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon adoption.

Table 8-1 within Section 30-8-1, Table 10-2 in Section 30-10-2.3 (A)4), and Table 11-1 in Section 30-11-5.

(Signed) Sharon Hightower

Mayor Vaughan introduced Items 24 through 28 concurrently (ID 14-0149, 14-0151, 14-0154,14-0143 and 14-0155).

Water Resources Director Steve Drew and Interim Engineering and Inspections Director Ute Munro presented the items; made a PowerPoint presentation; provided background; spoke to the state regulations; and referenced the assessment petition process.

Interim City Attorney Carruthers addressed the petition process with emphasis on the property owners who did not sign the petition for water access; stated that owners would not be required to pay the assessment for ten years if the owners did not tap on; however, payments would begin after ten years; and confirmed this was a city initiated

annexation.

Council discussion focused on the implications of persons not signing the petition; and inquiry about the type of annexation.

Planning Manager Steve Galanti stated that Millstream annexation was a voluntary annexation that was overturned; and that the item was a city initiated annexation.

Mayor Vaughan stated there was a speaker to the item.

Larry James, 1401 Covered Wagon Road, addressed past assessments and the forced annexation; indicated he requested water and sewer lines to protect his property value; and stated he had a corner lot with a frontage fee of \$9774.76 which was a financial burden.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Fox, to close the public hearing. Motion carried by voice vote.

Councilmember Matheny acknowledged that Council had addressed the issue of annexation assessments; and made a motion to not assess the property owners for this, we annexed them, it's our responsibility, we're putting it in for them, we've seen this a few times before, and that we forego the assessments. Mayor Pro-Tem Johnson seconded the motion.

Discussion ensued regarding the ramifications of waiving the assessments; inquiry regarding potential revision of the Charter; and a determination that staff would research the issue.

Interim City Attorney Carruthers stated the motion was comprehensive and applied to Items 24 through 28.

Councilmember Barber made a substitute motion to table the matter and direct staff to speak and negotiate with property owners with regard to waiver of these assessments and report back to Council.

Mayor Vaughan expressed the need to make a policy change.

Councilmember Barber modified his substitute motion to table, waive and modify the assessment policy on city and requested annexations. Mayor Pro-Tem Johnson seconded the modified substitute motion. Motion carried by voice vote.

City Manager Westmoreland requested to research modification of the water and sewer assessment policy with regard to both city initiated and petition annexations that are still in process along with petitioned improvements.

The following items were tabled:

- ID 14-0149** Resolution confirming the Assessment Roll for a water line improvement on Crosswinds Road from a proposed 8" line at the intersection of Crosswinds Court and Covered Wagon Road to approx. 380' west to an existing 6" line
- ID 14-0151** Resolution confirming the Assessment Roll for a water line improvement on Covered Wagon Road from an existing 12" line at intersection of Millstream Road and Covered Wagon Road north to the intersection of Crosswinds Court and Covered Wagon Road
- ID 14-0154** Resolution confirming the Assessment Roll for a sewer line improvement on Covered Wagon Road from an existing 8" line at 1507 Covered Wagon Road north to the intersection of Crosswinds Court and Covered Wagon Road

**ID 14-0143** Resolution confirming the Assessment Roll for water and sewer line improvements on Crosswinds Court from existing 8" lines at the intersection of Crosswinds Court and Covered Wagon Road northeast to 5309 Crosswinds Court

**ID 14-0155** Resolution confirming the Assessment Roll for a 8" water line improvement on Covered Wagon Road from an 8" line at the intersection of Crosswinds Road and Covered Wagon Road to north approx. 365 linear feet to and existing 8" line.

### **GENERAL BUSINESS AGENDA**

**ID 14-0214** Motion to Accept the Coliseum Budget Adjustment Postponed from April 1, 2014 Council Meeting

Mayor Vaughan introduced the item; and stated the item had been postponed from the 1 April 2014 Council meeting.

Councilmember Abuzuaiter expressed concerns regarding the \$70,000 above the \$250,000 requested by the taskforce; inquired if the amount needed to be approved by Council; requested that Council be made aware of the members of the Owners and City Design Committee; and requested financial transactions involving the Performing Arts Center in the IFYI.

City Manager Westmoreland responded that the Community Foundation had made a commitment to provide \$5 million for pre-construction services; stated that part of the \$5 million commitment would support the request; and stated he would provide information of the members of the Design Committee.

Budget Director Larry Davis addressed the concern regarding the extra funds expended above the \$250,000 for the Performing Arts Center Taskforce; noted the expenses were beyond scope of original project and considered them reimbursable by the Community Foundation; and were required for cashflow for the facility's construction.

Mayor Vaughan requested a running total of Performing Arts Center expenditures and Community Foundation reimbursements.

City Manager Westmoreland was requested to provide information on the Taskforce Committee led by Coliseum Director Matt Brown; and to provide to Council a running total on funding for the Tanger Performing Arts Center .

Councilmember Wilkins requested clarification on trade advertising of \$215,000. City Manager Westmoreland confirmed the fees were relevant to the Coliseum.

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Fox, to accept the Coliseum budget adjustment. The motion carried on the following roll call vote:**

**Ayes,** 7 - Nancy Vaughan, Yvonne J. Johnson, Mike Barber, Jamal T. Fox, Nancy Hoffmann, Zack Matheny and Tony Wilkins

**Nays,** 2 - Marikay Abuzuaiter and Sharon M. Hightower

**ID 14-0126** Resolution approving bid in the amount of \$2,209,955 and authorizing Contract No. 2013-001 with Blythe Construction, Inc. for the Street Resurfacing project.

Assistant City Manager David Parrish spoke to the item; stated the item had been postponed from the April 1, 2014 meeting of Council; reviewed the M/WBE percentages; stated staff had readdressed the availability of

certified contractors; adjusted the M/WBE goal to 11%; and stated Blythe Construction was the low bidder.

Councilmember Fox expressed concerns about missing minority and women participation figures; and requested that staff evaluate M/WBE agenda items prior to being placed on the agenda.

Mr. Parrish responded that projects would be considered holistically and could assess better utilization of M/WBE processes with staff.

Mayor Pro-Tem Johnson spoke to a conference in Cincinnati, Ohio and that she would provide information to staff.

Mayor Vaughan stated there were speakers to the item.

Charles Byrd, 1618 Glenridge Road, addressed M/WBE levels; spoke to his relationship with Council; and referenced the construction project and the increase in M/WBE percentages.

Ed McKeever, 2204 McLaughlin Drive, referenced a request for documents pertaining to M/WBE policy and procedures; and spoke to the qualifications of the African American community.

Assistant City Manager Parrish stated that Rankin and Atlantic would be the contractors; referenced the construction manager element and the process; and indicated that the new positions for M/WBE would be advertised soon.

City Manager Westmoreland was requested to evaluate the M/WBE participation on contracts prior to bringing them to Council; and to discuss with Mayor Pro-Tem Johnson options with regard to a workshop she attended.

**Moved by Councilmember Fox, seconded by Councilmember Hoffmann, to adopt the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

0107-14 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 2013-001 WITH BLYTHE CONSTRUCTION, INC. FOR THE STREET RESURFACING PROJECT

WHEREAS, after due notice, bids have been received for the street resurfacing project;

WHEREAS, Blythe Construction, Inc., a responsible bidder, has submitted the low base and alternate bid in the total amount of \$2,209,955 as general contractor for Contract No. 2013-001, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Blythe Construction, Inc. is hereby accepted, and the City is authorized to enter into a Contract with Blythe Construction, Inc. for the street resurfacing project subject to the terms outlined above. The Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made in the amount of \$359,218 from Account No. 402-4304-01.5611; in the amount of \$1,364,000 from Account No. 402-4305-01.5611; and in the amount of \$486,737 from Account No. 402-4306-01.5611.

(Signed) Jamal T. Fox

**ID 14-0207** Resolution authorizing the reduction of the Property Tax Discount Rate from 1.0% to 0.5% effective with the current tax year (2014) Effective July 1, 2014

City Manager Westmoreland spoke to the lowering of the discount rate by Guilford County; stated the City had not reduced its discount rate; and noted the discount rate was intended to ensure property tax collection rates.

Council discussed the rate; expressed the inappropriate nature of balancing the budget on the backs of property taxpayers; inquired about logistics of modifying the City's rate; stated that the reduction would impact tax collection rates; spoke to the burdening of the taxpayers; and inquired about the timeline of adjusting the rate with the County.

Deputy Finance Director Marlene Druga spoke to the process of changing the City's discount rate.

Interim City Attorney Carruthers indicated an interlocal agreement would have to be modified for tax collection by the City and Guilford County.

**Moved by Councilmember Matheny, seconded by Mayor Pro-Tem Johnson, to deny the Resolution. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

Councilmember Barber made a motion to instruct staff to relay to Guilford County Board of Commissioners that we are flexible on the interlocal agreement and would allow modification but that the City would remain at the 1% discount rate. Councilmember Matheny seconded the motion. Motion carried by voice vote.

City Manager Westmoreland was requested to research an amendment to the Interlocal Agreement between the City of Greensboro and Guilford County.

## **SUPPLEMENTAL AGENDA**

**ID 14-0204** Motion that no extraordinary ways and means items be accepted on the City's agenda the 90 days preceding the odd numbered year City Council elections except for the following: economic development, a City, not 3rd party, emergency, or items reasonably considered in the ordinary course of City business

Moved by Councilmember Barber. Councilmember Wilkins seconded the motion.

Councilmember Fox made a friendly amendment that requested 120 days instead of 90 days.

Councilmember Barber accepted the friendly amendment.

Interim City Attorney Carruthers clarified litigation settlement would be as in the ordinary course of business. Councilmember Barber included litigation settlement would be specifically spelled out in the motion.

Councilmember Matheny requested defining the term extraordinary and asked how staff would implement the motion.

Councilmember Barber addressed concerns about enforcement; defined extraordinary ways and means items that would be not in be in ordinary course of business, a closed session item or an emergency situation; and explained the purpose of the motion was to make ethics a priority, to eliminate organizations to try to use leverage and political play and to raise the level of trust immediately before an election; and added litigation settlement to the motion.

Charles Byrd, 1618 Glenridge Road, expressed support for the motion; encouraged work on specific guidelines; spoke to building trust by being transparent; noted his concerns that some of the terms of the Self-Help contract were held back; and stated that was an option was on the land.

Mayor Vaughan departed the Chamber at 10:06 p.m.; and returned at 10:08 p.m.

**Moved by Councilmember Barber, seconded by Councilmember Fox, to adopt the amended motion which expanded the time period to 120 days and added litigation settlement. The motion carried on the following roll call vote:**

**Ayes,** 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Mike Barber, Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann, Zack Matheny and Tony Wilkins

### Boards and Commissions Appointments

Mayor Pro-Tem Johnson asked to be excused from the rest of the meeting; and departed the Chamber at 10:09 p.m.

Moved by Councilmember Hoffmann, seconded by Councilmember Abuzuaiter, to appoint David Lassiter to GTA Board. Motion carried by voice vote. Moved by Councilmember Hoffmann, seconded by Councilmember Abuzuaiter, to appoint Mary Louise Smith to the Solid Waste Management Committee. Motion carried by voice vote. Councilmember Hoffmann placed the name of Wanda Smith into the databank for future service on a board or commission.

Moved by Councilmember Fox, seconded by Councilmember Hoffmann, to appoint Kristin Jeffers to the GTA Board. Motion carried by voice vote. Moved by Councilmember Fox, seconded by Councilmember Barber, to appoint Chad Carwein to the Community Sustainability Council. Motion carried by voice vote.

Councilmember Barber inquired about there being an alternate on the Board of Adjustments; and placed the names of

Nadine Buchanan, Deb Bowers and Randy Cobb into the databank for future service on a board or commission.

Councilmember Matheny placed the name of Sandy Neerman into the databank for future service on the Library Board.

Councilmember Wilkins inquired if Ms.Buchanan was from District 5. Councilmember Barber confirmed the district.

Moved by Councilmember Wilkins, seconded by Councilmember Matheny, to appoint Linda Mabrey to the Commission on the Status of Women. Motion carried by voice vote. Moved by Councilmember Wilkins, seconded by Councilmember Matheny, to appoint Dan Collison to the GTA Board. Motion carried by voice vote. Moved by Councilmember Wilkins, seconded by Councilmember Matheny, to appoint Carol Carter onto the GTA Board. Motion carried by voice vote. Moved by Councilmember Wilkins, seconded by Councilmember Abuzuaiter, to appoint Zack Engle to the Human Relations Commission. Motion carried by voice vote. Councilmember Matheny stated that the Human Relations Commission seat that was an assigned District 5 seat filled with a District 3 resident. Moved by Councilmember Wilkins, seconded by Councilmember Matheny, to appoint Kelly Gaines to the Parks and Recreation Board. Motion carried by voice vote.

City Manager Westmoreland was requested to look at ways to celebrate volunteerism of board and commission members to possibly sponsor a dinner utilizing Coliseum facilities.

### Matters to be discussed by the Mayor and Members of the Council

Councilmember Hightower spoke to events of the past weeks; attended Eagle Scout ceremony for Justin Neal; thanked staff for their administrative assistance; and announced Groovin in the Garden on May 4th at Gateway Gardens.

Councilmember Abuzuaiter participated in the Community Reading Day; encouraged spending time at the local schools; and voiced her condolences to the families affected by acts of violence across the Nation .

Councilmember Matheny announced events at the Coliseum, White Oak Amphitheater and War Memorial Auditorium; spoke to the economic impact of the Greensboro Aquatic Center's hosting of the YMCA Short Course Championships; spoke to reading to students at Irving Park Elementary; expressed being overwhelmed by the community support extended to his family and his autistic child; and spoke to respecting teachers in the schools.

Councilmember Barber inquired about the status of the SC2 Challenge grant; expressed concerns about

administrative costs; and spoke to the Participatory Budgeting process for economic development.

Councilmember Fox announced his presentation at Brightwood Elementary School about government; and announced North Carolina A&T University franchising presentation on Wednesday, April 30th.

#### Matters to be presented by the City Manager

City Manager Westmoreland recognized staff, Interim Assistant City Manager Chris Wilson, for his passion that he infused into the Self-Help project's development; expressed appreciation for city crews and contractors who cleaned up following the storms; informed the community that curbside restrictions would begin again on April 21; wished his wife a 14th Anniversary; and announced the work session on Tuesday April 22nd would begin at 2 p.m.

#### **Adjournment**

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

THE CITY COUNCIL ADJOURNED AT 11:32 P.M.

DIANALYNN SCHREIBER  
DEPUTY CITY CLERK

NANCY VAUGHAN  
MAYOR