



City of Greensboro

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

Meeting Minutes - Final City Council

Tuesday, May 18, 2021

4:30 PM

HYBRID

HYBRID

Call to Order

This hybrid City Council 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:

Present: 9 - Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmember Marikay Abuzuaiter, Councilmember Sharon M. Hightower, Councilmember Nancy Hoffmann, Councilmember Michelle Kennedy, Councilmember Justin Outling, Councilmember Tammi Thurm and Councilmember Goldie F. Wells

Also present were City Manager David Parrish, City Attorney Chuck Watts, and Deputy City Clerk Tebony Rosa.

Mayor Pro-Tem Johnson explained and recognized Mayor Vaughan and Councilmember Abuzuaiter participation via Zoom.

Moved by Councilmember Wells, seconded by Councilmember Hightower, to recess to a closed session in order (1) to consult with an attorney employed by the City in order to preserve the attorney-client privilege; (2) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the amount of compensation or other material terms of an employment contract or proposed employment contract; (3) to consider the qualification, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; and (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The motion carried by affirmation.

Council recessed to closed session at 4:33 p.m. Council reconvened into open session at 5:33 p.m. with all members in attendance.

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to return to open session at 5:34 p.m. The motion carried by affirmation.

Moment of Silence

The meeting opened with a moment of silence.

Pledge of Allegiance to the Flag

Mayor Pro-Tem Johnson recognized Councilmember Outling to lead the Pledge of Allegiance to the Flag.

Council Procedure for Conduct of the Meeting

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

22. [ID 21-0364](#) Note: Appeal for this item has been withdrawn...no further action required.
Public Hearing for Ordinance for Rezoning Located at 102 and 104 East

Vandalia Road - Matt Raab of Winfield Properties, Inc. for the J. Harrell Freeman Estate

Mayor Pro-Tem Johnson stated the appeal for item #22 had been withdrawn; and no further action would be required.

Councilmember Hightower voiced concerns regarding the zoning appeal procedures; requested staff research the zoning appeal policy; stated the item needed to be heard by Council; spoke to additional conditions; to bridge repairs; to unit density; and to negotiations.

City Attorney Chuck Watts spoke to conditions; to the appeal; and to the zoning process.

Councilmember Outling concurred with Councilmember Hightower to continue the matter to the June 15th meeting of City Council; and spoke to Council consideration.

Discussion took place regarding litigation; negotiations; conditional rezoning; Council jurisdiction; flooding issues; neighborhood density; construction delay impacts; good faith efforts; and city charter provisions.

Moved by Councilmember Hightower, seconded by Councilmember Outling, to postpone the ordinance to the June 15th meeting of City Council, without further advertising. The motion carried by the following vote:

Ayes, 6 - Nancy Vaughan, Yvonne J. Johnson, Sharon M. Hightower, Michelle Kennedy, Justin Outling and Goldie F. Wells

Nays, 3 - Marikay Abuzuaiter, Nancy Hoffmann and Tammi Thurm

CONSENT AGENDA (One Vote)

Mayor Pro-Tem Johnson asked if anyone wished to remove any items from the Consent Agenda; and reminded Council that any items removed from the consent agenda, other than for a recusal or for the purpose to vote 'No' would be placed on the next business meeting agenda as a business item.

Councilmember Hightower requested items #9, 10, 11, and 12 be removed for the purpose to hear from a speaker; and for items #1 and #2 be removed for the purpose of voting 'no'.

Mayor Pro-Tem Johnson stated items #10 and #12 required a vote of seven (7) to pass due to the use of appropriated fund balance; and taking the prerogative of the Chair Mayor Pro-Tem Johnson took items #10, #12, #9, and #11 in such order.

10. [ID 21-0369](#) Ordinance Amending the General and Fire Stations Bond Series 2019 Fund Budgets for Additional Services Needed for Construction of Fire Station 7

Moved by Councilmember Hightower, seconded by Councilmember Kennedy, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-051 ORDINANCE AMENDING GENERAL FUND AND FIRE STATIONS BOND SERIES 2019 FUND BUDGETS FOR THE APPROPRIATION OF FUNDS FOR STATION 7 CONSTRUCTION

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

Section 1

That the General Fund Budget of the City of Greensboro is hereby amended as follows:

Account	Description	Amount
101-9590-01.6491	Transfer to Fire Station Bond 2019 Fund	\$502,067
TOTAL		\$502,067

And, that this increase be financed by increasing the following General Funds accounts:

Account	Description	Amount
101-0000-00.8900	Appropriated Fund Balance	\$342,067
101-4003-01.7459	Compliance Inspections	\$160,000
TOTAL		\$502,067

Section 2

That the Fire Stations Bond Series 2019 Fund Budget of the City of Greensboro is hereby amended as follows:

Account	Description	Amount
491-4004-01.6013	Buildings	\$627,686
TOTAL		\$627,686

And, that this increase be financed by increasing the following accounts:

Account	Description	Amount
491-4004-01.8633	Reimbursements – Contracts	\$125,619
491-0000-00.9101	Transfer from General Fund	\$502,067
TOTAL		\$627,686

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Sharon Hightower

12. ID 21-0370 Ordinance Amending the General and Fire Stations Bond Series 2019 Fund Budgets for Additional Services Needed for Construction of Fire Station 56

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to adopt the ordinance. The motion carried on the following roll call vote:

21-052 ORDINANCE AMENDING GENERAL FUND AND FIRE STATIONS BOND SERIES 2019 FUND BUDGETS FOR THE APPROPRIATION OF FUNDS FOR STATION 56 CONSTRUCTION

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

Section 1

That the General Fund Budget of the City of Greensboro is hereby amended as follows:

Account	Description	Amount
101-9590-01.6491	Transfer to Fire Station Bond 2019 Fund	\$492,914
TOTAL		\$492,914

And, that this increase be financed by increasing the following General Funds accounts:

Account	Description	Amount
101-0000-00.8900	Appropriated Fund Balance	\$332,914
101-4003-01.7459	Compliance Inspections	\$160,000
TOTAL		\$492,914

Section 2

That the Fire Stations Bond Series 2019 Fund Budget of the City of Greensboro is hereby amended as follows:

Account	Description	Amount
491-4003-01.6013	Buildings	\$492,914
TOTAL		\$492,914

And, that this increase be financed by increasing the following accounts:

Account	Description	Amount
491-0000-00.9101	Transfer from General Fund	\$492,914
TOTAL		\$492,914

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Michelle Kennedy

9. [ID 21-0311](#) Resolution Authorizing a Change Order in the Amount of \$627,686 for Contract 19-0330 with Samet Corporation for Additional Services Needed for Construction of Fire Station 7

Mayor Pro-Tem Johnson recognized Samet Corporation Director of Diversity and Inclusion, Johnny Sigers.

Mr. Sigers spoke to the internship program; workforce training; and educational opportunities.

Councilmember Hightower expressed appreciation for the partnership.

Councilmember Wells spoke to the District 2 educational program with the Guilford County School System.

Moved by Councilmember Wells, seconded by Councilmember Outling, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

126-21 RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$627,685.34 WITH SAMET CORPORATION FOR ADDITIONAL SERVICES NEEDED FOR CONSTRUCTION OF FIRE STATION NO. 7

WHEREAS, the City authorized professional services contract 19-0330 with Samet Corporation in the amount of \$7,861,285 on December 17, 2019 to provide demolition and construction of replacement Fire Station No. 7;

WHEREAS, Change order No. 1 includes additional services needed for construction completion; and

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

That a change order in the above-mentioned contract with Samet Corporation for the additional services needed for

the construction of Fire Station No. 7 Contract 19-0330 in the amount of \$627,686. The City Manager is hereby authorized to execute of behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to me made in the amount of \$627,686.

(Signed) Goldie Wells

11. [ID 21-0312](#) Resolution Authorizing a Change Order in the Amount of \$492,914 for Contract 19-0320 with Samet Corporation for Additional Services Needed for Construction of Fire Station 56

Moved by Councilmember Wells, seconded by Councilmember Outling, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

127-21 RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$492,914 WITH SAMET CORPORATION FOR ADDITIONAL SERVICES NEEDED FOR CONSTRUCTION OF FIRE STATION NO. 56

WHEREAS, the City authorized professional services contract 19-0320 with Samet Corporation in the amount of \$5,862,199 on December 17, 2019 to provide demolition and construction of replacement Fire Station No. 56;

WHEREAS, Change order No. 1 includes additional services needed for construction completion; and

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

That a change order in the above-mentioned contract with Samet Corporation for the additional services needed for the construction of Fire Station No. 56 Contract 19-0320 in the amount of \$492,914. The City Manager is hereby authorized to execute of behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to me made in the amount of \$492,914.

(Signed) Goldie Wells

1. [ID 21-0339](#) Resolution Approving Change Order #3 to Barnhill Contracting Company Contract 2018-0110 in the Amount of \$714,000 for Improvements to be Made at the Steven B. Tanger Center for the Performing Arts

Councilmember Hightower voiced concern regarding Minority and Women's Business Enterprise (M/WBE) participation; and spoke to good faith efforts.

Moved by Councilmember Thurm, seconded by Councilmember Wells, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

Nays, 1 - Sharon M. Hightower

128-21 RESOLUTION APPROVING CHANGE ORDER #3 TO BARNHILL CONTRACTING COMPANY CONTRACT 2018-0110 IN THE AMOUNT OF \$714,000 FOR IMPROVEMENTS TO BE MADE AT THE STEVEN TANGER CENTER FOR THE PERFORMING ARTS

WHEREAS, the City acquired various downtown properties for the Steven Tanger Center for the Performing Arts (Tanger Center) and the City is responsible for managing Tanger Center design services, construction and equipment contracts;

WHEREAS, the City has raised private funds of \$5,075,000 of which \$1,905,000 is scheduled to be collected over the next eight years;

WHEREAS, the City requests a change order #3 for additional work that was not funded in Barnhill's original contract or in the change order #2;

WHEREAS, the funding for these additional funds will come from scheduled future new private donations of \$150,000, NC Nurseryman's Landscape Association of \$100,000, unbudgeted interest earned of \$164,830, unbudgeted sales tax received of \$110,770 and Ticketmaster service agreement revenue of \$100,000;

WHEREAS, there is existing project account appropriations of \$88,400 for a total of \$714,000 change order; and

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

That the findings above are hereby adopted and the change order #3 is hereby formally approved and the City Manager and the City Clerk is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Tammi Thurm

2. [ID 21-0340](#) Ordinance Amending the City's FY 2020 - 2021 Performing Arts Center Capital Project Fund Budget in the Amount of \$625,600

Moved by Councilmember Thurm, seconded by Councilmember Wells, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

Nays, 1 - Sharon M. Hightower

21-053 ORDINANCE AMENDING THE CITY'S FY 2020-2021 PERFORMANCE ARTS CENTER CAPITAL PROJECT FUND BUDGET IN THE AMOUNT OF \$625,600 FOR CHANGE ORDER #3 TO BARNHILL CONTRACTING COMPANY CONTRACT 2018-0110

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

That the Performing Arts Center Capital Project Fund of the City of Greensboro is hereby amended as follows:

Section 1

That the appropriations in the Performing Arts Center Capital Project Fund be increased as follows:

Account	Description	Amount
527-7501-01.6013	Buildings	\$625,600
Total		\$625,600

And, that this increase be financed by the following revenues:

Account	Description	Amount
527-7501-01.8500	Interest Earned - Other	\$164,830
527-7501-01.8670	Sales – Tax State	110,770
527-7501-01.9206	Transfer from Hotel/Motel Tax Fund	150,000
527-7501-01.9521	Transfer from Coliseum Operating Fund	200,000
Total		\$625,600

Section 2

That the FY 2020 – 2021 appropriations in the Hotel/Motel Tax Fund be amended as follows:

That the appropriations be increased as follows:

Account	Description	Amount
206-1001-01.6527	Transfer to Performing Arts Center-Capital Project Fund	\$150,000
Total		\$150,000

And, that this increase be financed by the following revenue:

Account	Description	Amount
206-0000-00.8900	Appropriated Fund Balance	\$150,000
Total		\$150,000

Section 3

That the FY 2020 – 2021 appropriations in the Coliseum Operating Fund be amended as follows:

That the appropriations be increased as follows:

Account	Description	Amount
521-7510-01.6527	Transfer to Performing Arts Center-Capital Project Fund	\$200,000
Total		\$200,000

And, that this increase be financed by the following revenue:

Account	Description	Amount
521-7510-01.8620	Donations & Private Contributions	\$200,000
Total		\$200,000

Section 4

And, that this ordinance shall be effective upon adoption.

(Signed) Tammi Thurm

Moved by Councilmember Wells, seconded by Councilmember Outling, to adopt the consent agenda as amended. The motion carried by the following vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

3. ID 21-0325 Resolution Authorizing the Greensboro Coliseum Complex HVAC Equipment and Controls Engineer/Maintenance Service Agreement in the Amount of \$915,639 with Johnson Controls, Inc.

129-21 RESOLUTION APPROVING CONTRACT ADDENDUM IN THE AMOUNT OF \$915,639 BETWEEN JOHNSON CONTROLS AND THE GREENSBORO COLISEUM

WHEREAS, the Greensboro Coliseum has a complex Johnson Controls HVAC and Fire Alarm system which was installed in 1990;

WHEREAS, it is critical these proprietary Johnson Controls systems are operated and maintained by qualified and manufacturer certified Johnson Controls engineers and technicians;

WHEREAS, Johnson Controls was the only respondent to the request for proposal; and

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

That the findings above are hereby adopted and the contract addendum between the City of Greensboro and Johnson Controls is hereby formally approved and the 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 \$915,639.00 (over 59 months).

(Signed) Goldie Wells

4. [ID 21-0345](#) Resolution Approving a Contract in the Amount of \$150,000 with Hydrostructures, P.A. for Sanitary Sewer Assessment Services

130-21 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$150,000 WITH HYDROSTRUCTURES, P.A. FOR SANITARY SEWER ASSESSMENT SERVICES.

WHEREAS, the Water Resources Department has an established program for sanitary sewer rehabilitation that helps renew aged infrastructure;

WHEREAS, the Water Resources Department needs support to conduct cleaning and video assessments of gravity sewer mains;

WHEREAS, Hydrostructures, P.A., will provide the cleaning and video assessment services; and

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

That the City Manager is authorized to execute on behalf of the City of Greensboro a contract with Hydrostructures, P.A., for sanitary sewer assessment services.

(Signed) Goldie Wells

5. [ID 21-0330](#) Resolution Authorizing Change Order on Contract with Able and Co in an Amount Not to Exceed \$125,400 for Fiscal Year 2020-21

131-21 RESOLUTION AUTHORIZING CHANGE ORDER ON CONTRACT WITH ABLE & CO TO INCREASE TO \$125,400 FOR FISCAL YEAR 2020-21

WHEREAS, the Workforce Development Department serves as the administrative entity for the Guilford County Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2020-5174) with The Able Agency, Inc dba Able and Co to provide professional services for design, paint, and installation in the NCWorks Career Centers that will expire on June 30, 2021;

WHEREAS, the scope of work has increased to include the 2nd floor of the NCWorks Career Center - Greensboro;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$125,400 for services through this contractor; and

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

That the City is authorized to execute a change order on the existing contract with Able and Co in an amount not to exceed \$125,400 to provide FY 2020-21 design and installation services in the Greensboro NCWorks Career Center. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Goldie Wells

6. [ID 21-0332](#) Resolution Authorizing Negotiation and Execution of Workforce Development One Stop Operator Services Contract Extension with Two Hawk Workforce Services in an Amount Not to Exceed \$235,000 for Fiscal Year 2021-22

132-21 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT ONE STOP OPERATOR SERVICES CONTRACT WITH TWO HAWK WORKFORCE SERVICES IN AN AMOUNT NOT TO EXCEED \$235,000 FOR FISCAL YEAR 2021-22

WHEREAS, the Workforce Development Department serves as the administrative entity for the Guilford County Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2019-5268) with Two Hawk Workforce Services to provide WIOA services as a one-stop operator that will expire on June 30, 2021;

WHEREAS, the Guilford County Workforce Development Board voted to extend this contract for a period of one year;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$235,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with Two Hawk Workforce Services in an amount not to exceed \$235,000 to provide FY 2021-22 WIOA One Stop Operator services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Goldie Wells

7. [ID 21-0326](#) Ordinance in the Amount of \$5,000 Amending the FY 20-21 Workforce Innovation and Opportunity Act Fund Budgets

21-054 ORDINANCE AMENDING THE FY 2020-21 WORKFORCE INNOVATION AND OPPORTUNITY ACT FUND BUDGETS

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

Section 1

That the Workforce Innovation and Opportunity Act Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Workforce Innovation and Opportunity Act (WIOA) Fund Budget for PY 2021 Mount Zion Fund be increased as follows:

Account	Description	Amount
<i>City of Greensboro</i>	<i>Page 9</i>	

216-0218-80.5214	Office Equipment	\$5,000
Total		\$5,000

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

Account	Description	Amount
216-0218-80.8620	Donation	\$5,000
Total		\$5,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Goldie Wells

8. [ID 21-0316](#) Ordinance in the Amount of \$75,000 Establishing the Budget for a Municipal Agreement with NC Department of Transportation for Installation of Flashing Yellow Arrow Left Turn Displays at Various Intersections

21-055 ORDINANCE IN THE AMOUNT OF \$75,000 ESTABLISHING THE BUDGET FOR A MUNICIPAL AGREEMENT WITH NCDOT FOR INSTALLATION OF FLASHING YELLOW ARROW LEFT TURN DISPLAYS AT VARIOUS INTERSECTIONS

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

Section 1

That the appropriation for the installation of flashing yellow arrow left turn displays be established as follows:

Account	Description	Amount
401-4531-07.4110	Salaries and Wages	\$25,500
401-4531-07.5239	Miscellaneous Supplies	\$27,000
401-4531-07.5256	Rental of Licensed City Vehicles	\$22,500
Total		\$75,000

And, that this appropriation be financed by increasing the following accounts:

Account	Description	Amount
401-4531-07.8633	Reimbursements-Contract Agreements	\$75,000
Total		\$75,000

Section 2

And, that this amended ordinance should become effective upon adoption.

(Signed) Goldie Wells

13. [ID 21-0321](#) Resolution Calling a Public Hearing for June 15, 2021 on the Annexation of Territory into the Corporate Limits for the Property Located at a Portion of 800 Roberson Comer Road - 7.58-Acres (Lake Shore Residence, LLC)

133-21 RESOLUTION CALLING A PUBLIC HEARING FOR JUNE 15, 2021 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT A PORTION OF 800 ROBERSON COMER ROAD – 7.58-ACRES

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

WHEREAS, Chapter 160A, Section 31 (contiguous) 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 June 15, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT A PORTION OF 800 ROBERSON COMER ROAD – 7.58-ACRES)

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

Beginning at an existing iron pipe in the eastern margin of Roberson-Comer Road, the northwest corner of Lot 2 of the Ada Rankin Subdivision, PB 109, PG 10; thence with the northern line of Lot 2 South 86° 41' 55" East 521.31 feet to an existing iron pipe, the northeast corner of Lot 2, the true point of BEGINNING, said point also being along the eastern Greensboro city limit line as per D-1907 (Effective date 6/1/82); THENCE DEPARTING FROM THE EXISTING CITY LIMITS South 87° 41' 05" East 110.96 feet to a stone in the southern line of now or formerly Debra O. Ross (D.B. 7925, Pg. 2794); thence South 87° 28' 40" East 361.59 feet to an existing iron pipe; thence South 87° 29' 19" East 209.25 feet to an existing iron pipe, said point also being along the western Greensboro city limit line as per D-2163 (Effective date 11/30/90); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS South 00° 21' 08" East 583.32 feet to a computed point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS North 86° 01' 09" West 478.18 feet to a computed point, said point also being along the eastern Greensboro city limit line as per D-1907 (Effective date 6/1/82); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS North 05° 04' 30" West 77.78 feet to a computed point; thence North 02° 20' 30" West 14.84 feet to a computed point; thence North 02° 20' 30" West 185.30 feet to a computed point; thence South 87° 39' 55" West 136.05 feet to a computed point; thence North 10° 21' 48" West 133.69 feet to a computed point, the southeast corner of Lot 3, PB 109, PG 10; thence North 10° 21' 48" West 94.27 feet to an existing iron rod; thence North 10° 39' 10" West 85.00 feet to an existing iron pipe, the point and place of beginning, having an area of 7.58 acres, more or less. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 June 15, 2021, the liability for municipal taxes for the 2021-2022 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, June 15, 2021 at 5:30 p.m. be fixed as the time and the meeting will be held virtually 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 June 5, 2021.

(Signed) Goldie Wells

14. [ID 21-0351](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Gavin J. Hirsch and Spouse, Beth M. Goldring Located at 1204 Vance Street in Connection with the Vance-Arlington Connector and Burtner Street Sidewalk Project

134-21 RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY OF GAVIN J. HIRSCH AND SPOUSE, BETH M. GOLDRING IN CONNECTION WITH THE VANCE-ARLINGTON CONNECTOR AND BURTNER STREET SIDEWALK PROJECT

WHEREAS, Gavin J. Hirsch and spouse, Beth M. Goldring are the owners of certain property located at 1204 Vance Street, designated as Parcel No. 0003291, said property being as shown on the attached maps;

WHEREAS, a portion of said property is required by the City in connection with the Vance-Arlington Connector and Burtner Street Sidewalk Project;

WHEREAS, negotiations with the owner at the appraised value of \$850.00 have been unsuccessful and said portion of the property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of the property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner(s) in the amount of \$850.00; and

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

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portion of the property, and the Director of Finance is hereby authorized to issue a draft in the amount of \$850.00 to the Clerk of Superior Court as compensation to the owner(s).

(Signed) Goldie Wells

15. [ID 21-0353](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Juventina Vazquez Moralez Located at 1202 Vance Street in Connection with the Vance-Arlington Connector and Burtner Street Sidewalk Project

135-21 RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY OF JUVENTINA VAZQUEZ MORALEZ IN CONNECTION WITH THE VANCE-ARLINGTON CONNECTOR AND BURTNER STREET SIDEWALK PROJECT

WHEREAS, Juventina Vazquez Moralez is the owner of certain property located at 1202 Vance Street, designated as Parcel No. 0003290, said property being as shown on the attached maps;

WHEREAS, a portion of said property is required by the City in connection with the Vance-Arlington Connector and Burtner Street Sidewalk Project;

WHEREAS, negotiations with the owner at the appraised value of \$675.00 have been unsuccessful and said portion of the property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of the property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner(s) in the amount of \$675.00; and

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

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portion of the property, and the Director of Finance is hereby authorized to issue a draft in the amount of \$675.00 to the Clerk of Superior Court as compensation to the owner(s).

(Signed) Goldie Wells

16. [ID 21-0132](#) Budget Adjustments Requiring Council Approval 4/27/2021 through 5/10/2021

Motion to approve the Budget Adjustments Requiring Council Approval 4/27/2021 through 5/10/2021 over the amount of \$50,000 was adopted.

(A copy of the report is filed in Exhibit Drawer D, Exhibit No. 15, which is hereby referred to and made a part of these minutes.)

17. [ID 21-0133](#) Budget Adjustments Approved by Budget Officer 4/27/2021 through 5/10/2021

Motion to approve the Budget Adjustments Approved by Budget Officer 4/27/2021 through 5/10/2021 was adopted.

(A copy of the report is filed in Exhibit Drawer D, Exhibit No. 15, which is hereby referred to and made a part of these minutes.)

18. [ID 21-0281](#) Motion to Approve the Minutes of the Work Session of April 6, 2021

Motion to Approve the Minutes of the Work Session of April 6, 2021 was adopted.

19. [ID 21-0282](#) Motion to Approve the Minutes of the Regular Meeting of April 6, 2021

Motion to Approve the Minutes of the Regular Meeting of April 6, 2021 was adopted.

20. [ID 21-0381](#) Motion to Approve the Minutes of the Regular Meeting of April 20, 2021

Motion to Approve the Minutes of the Regular Meeting of April 20, 2021 was adopted.

21. [ID 21-0382](#) Motion to Approve the Work Session Minutes of April 27, 2021

Motion to Approve the Work Session Minutes of April 27, 2021 was adopted.

II. PUBLIC HEARING AGENDA

23. [ID 21-0348](#) Public Hearing for a Resolution Authorizing an Urban Development Investment Grant in the Amount of \$250,000 to PAW Greensboro, LLC

Mayor Pro-Tem Johnson stated this was the time and place set for a public hearing to consider item #23/21-0348, a Public Hearing for a Resolution Authorizing an Urban Development Investment Grant in the Amount of \$250,000 to

PAW Greensboro, LLC; and recognized speakers.

Councilmember Outling requested to be recused from item #23/ID 21-0348 due to a conflict of interest.

Moved by Councilmember Thurm, seconded by Councilmember Wells, to recuse Councilmember Outling from voting on the item. The motion carried on the following roll call vote:

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Michelle Kennedy, Tammi Thurm, and Goldie Wells.

Excused: Councilmember Justin Outling.

Andy Zimmerman spoke to tax revenues; to education; to a collaboration with local stakeholders; and to mentorship.

Stu Nichols provided an update on the project development; spoke to a future stakeholder agreement; and to funding gaps.

City Manager David Parrish provided an overview of the building outfit; projected investments; wages; job creation; and M/WBE goal setting.

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to close the public hearing. The motion carried by the following roll call vote:

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Michelle Kennedy, Tammi Thurm, and Goldie Wells.

Excused: Councilmember Justin Outling.

Moved by Councilmember Wells, seconded by Councilmember Thurm, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Tammi Thurm and Goldie F. Wells

Excused, 1 - Justin Outling

136-21 RESOLUTION AUTHORIZING AN URBAN DEVELOPMENT INVESTMENT GRANT IN THE AMOUNT OF \$250,000.00 TO PAW GREENSBORO, LLC FOR THE REDEVELOPMENT OF PROPERTY AT 800 PASTOR ANDERSON WAY

WHEREAS, pursuant to City Charter § 4.55 and other urban and economic development authority, the City is authorized to provide economic development incentive grants to approved projects;

WHEREAS, PAW Greensboro, LLC has committed at least \$2,329,000.00 of private capital to include at least \$522,000.00 of owner equity to the redevelopment of the property at 800 Pastor Anderson Way in the East Market Street Reinvestment Corridor;

WHEREAS, but for public participation from the City of Greensboro in the amount of a \$250,000.00 grant, this project would not be financially feasible;

WHEREAS, PAW Greensboro, LLC intends to repurpose the vacant and blighted structure on the property into a hub for music makers through provision of rehearsal, recording, and performance spaces via a new business entity called Rhythm Works;

WHEREAS, the Rhythm Works business intends to partner at the location with Guilford County Schools, the

non-profit organization Notes for Notes, and local higher education institutions on music education programs for Greensboro's youth;

WHEREAS, the purpose of this grant will be to assist with the renovation and upfit of the building at 800 Pastor Anderson Way into a facility for music creation, instruction, and performance, property which City Council finds will have a significant effect on the commercial prospects, new employment, and revitalization of the East Market Street Reinvestment Corridor;

WHEREAS, the \$250,000.00 grant is to be funded in FY20/21 and is to be paid from the City's Planning Department account 101-2205 to PAW Greensboro, LLC;

WHEREAS, if PAW Greensboro, LLC fails to invest at least \$2,579,000.00 in the project by December 31, 2022, or fails to create 5 new full-time equivalent jobs by December 31, 2023 and maintain at least those number of jobs for a period of 5 years, then the grant will be subject to a clawback and PAW Greensboro, LLC will repay the grant to the City;

WHEREAS, the \$250,000.00 grant will be secured by a promissory note and deed of trust on the property in first or second position until such time as the City's investment is recouped from prospective ad valorem property tax, sales tax, or other revenues;

WHEREAS, PAW Greensboro, LLC will comply with the City's Minority/Women Business Enterprise Plan as it pertains to economic development projects;

WHEREAS, PAW Greensboro, LLC will provide the City of Greensboro the documentation necessary to verify adherence to the Urban Development Investment Guidelines from which the project was evaluated for eligibility in order to qualify for the payment of the \$250,000.00 grant;

WHEREAS, a public hearing was held on May, 18, 2021, in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

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

That in accordance with the City's Urban Development Investment Guidelines, City Charter § 4.55 and other urban and economic development authority, a grant of \$250,000.00 and participatory agreement between the City of Greensboro and PAW Greensboro, LLC to redevelop the property at 800 Pastor Anderson Way in Greensboro and the ultimate creation of new jobs and capital investment resulting from the completion of the urban development project is hereby approved, and authorizes the City Manager to execute the appropriate grant agreement in accordance with the terms and conditions listed above.

(Signed) Goldie Wells

City Manager Parrish spoke to technical issues with the virtual platform; and redirected the public to other viewing options.

24. [ID 21-0318](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 138 (part), 168, 170 and 172 Flemingfield Road - 32.481-Acres (Hathcock Properties LLC, Alan Albert and Jim Allen Inc.)

Mayor Pro-Tem Johnson stated this was the time and place set for a public hearing to consider item #24/ID 21-0318 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 138 (part), 168, 170 and 172 Flemingfield Road - 32.481-Acres (Hathcock Properties LLC, Alan Albert and Jim Allen Inc.); item #25/ID 21-0334 a Public Hearing for an Ordinance for Original Zoning for a Portion of 138 and all of 168, 170 and 172 Flemingfield Road - Windsor Investments, LLC for Land Acquisition & Development Services. LLC on behalf of Jim Allen, Inc., Hathcock Properties, LLC and Alan R. Albert; item #26/ID 21-0317 a Public Hearing for an Ordinance

Annexing Territory into the Corporate Limits for Property Located at A Portion of 138 Flemingfield Road - 32.503-Acres (Jim Allen, Inc.); item #27/ID 21-0335 a Public Hearing for an Ordinance for Original Zoning for a Portion of 138 Flemingfield Road - True Homes for Jim Allen, Inc.; and item #28/ID 21-0336 a Public Hearing for an Ordinance for Original Zoning for Portions of Flemingfield Road Right of Way - City of Greensboro.

Planning Manager Mike Kirkman explained the different projects along Flemingfield Road.

Discussion took place regarding the public hearing process; and Mayor Pro-Tem Johnson recognized speakers.

Speaking in favor of the rezoning:

David Michaels, Windsor Investments, spoke to neighborhood communications; and to future site plans.

There were no speakers in opposition.

Moved by Councilmember Hightower, seconded by Councilmember Thurm, to close the public hearing. The motion carried on the following roll call vote:

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm, and Goldie Wells.

Moved by Councilmember Thurm, seconded by Councilmember Outling, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-056 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 138 (PART), 168, 170 AND 172 FLEMINGFIELD ROAD – 32.481-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at an iron pipe at the northwestern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614 in the Guilford County Registry, said pipe also being the northwestern corner of Lot 108 as shown on a plat entitled "Subdivision of John W. King Property, Section 2" as recorded in Plat Book 9, page 43; Thence from said point of beginning and along the eastern margin of the right-of-way of Flemingfield Road, N.C.S.R. 2848 (60' Right-of-Way), N00°38'43"E, 49.88 feet to an iron pipe; Thence N84°27'56"W, 9.73 feet to a point within the right-of-way of Flemingfield Road; Thence N00°21'09"E, 265.27 feet to a point on the southwestern corner of Hathcock Property, LLC, as recorded in Deed Book 8102, page 2294, Tract III; Thence with the southern line of Hathcock Property, LLC, S84°41'33"E, 610.39 feet to an iron pipe in the southeastern corner of aforementioned Hathcock Property, LLC; Thence with the eastern lines of Hathcock Property, LLC, Tracts III and IV, N02°39'50"E, 738.53 feet to a point on the southwest corner of G. J. Harris, Jr., Heirs; Thence with the southern line of Harris, S85°43'54"E, 821.08 feet to an iron pipe in the western line to Thressa G. Hamlett Trust Irrevocable Trust Agreement, recorded in Deed Book 7628, page 2138, Thence with Hamlett's western line, S03°07'37"W, 877.57 feet to an iron pipe on the northwestern corner of Robin Fleming et al, as recorded in Deed Book 2792, page 409, thence with Fleming's western line, S03°39'56"W, 144.13 feet to an iron pipe on the northeastern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614; Thence with Jim Allen, Inc.'s eastern line, S07°01'24"W, 287.85 feet to a point in the centerline of a creek; Thence with new lines along the centerline of said creek, the following courses and distances:

Thence S82°18'42W, 36.57 feet to a point; Thence N70°21'19"W, 106.82 feet to a point;

Thence S20°03'04"W, 22.92 feet to a point; Thence S52°06'35"E, 42.81 feet to a point; Thence S10°49'31"E, 39.63 feet to a point; Thence S18°29'30"W, 41.46 feet to a point; Thence N57°13'40"W, 35.45 feet to a point; Thence S70°25'50"W, 82.84 feet to a point; Thence S35°38'38"W, 13.19 feet to a point; Thence S71°00'52"W, 45.51 feet to a point; Thence N66°02'15"W, 29.59 feet to a point; Thence S70°39'59"W, 90.50 feet to a point; Thence

N65°13'53"W, 64.32 feet to a point; Thence S51°17'14"W, 53.14 feet to a point; Thence S35°46'59"W, 68.19 feet to a point; Thence N65°41'59"W, 52.15 feet to a point; Thence N23°41'57"W, 12.37 feet to a point; Thence N63°26'41"E, 23.57 feet to a point; Thence N02°52'47"W, 20.82 feet to a point; Thence S89°52'42"W, 23.57 feet to a point; Thence N16°11'14"W, 41.49 feet to a point; Thence N84°06'03"W, 33.01 feet to a point; Thence S36°43'47"W, 28.81 feet to a point; Thence N82°19'56"W, 21.59 feet to a point; Thence N10°21'37"E, 22.89 feet to a point; Thence N31°55'26"W, 38.30 feet to a point; Thence S60°01'41"W, 58.18 feet to a point; Thence N19°57'16"W, 42.40 feet to a point; Thence S78°46'59"W, 32.04 feet to a point; Thence N30°03'22"W, 35.56 feet to a point; Thence N87°29'39"W, 36.72 feet to a point; Thence S65°31'45"W, 20.20 feet to a point; Thence N51°41'34"W, 16.95 feet to a point; Thence N80°54'41"W, 17.88 feet to a point; Thence N51°31'08"W, 21.49 feet to a point; Thence N19°47'01"W, 52.18 feet to a point; Thence N00°56'22"W, 27.65 feet to a point; Thence N39°53'09"W, 25.58 feet to a point; Thence N16°50'48"E, 32.11 feet to a point; Thence N25°46'36"W, 61.42 feet to a point; Thence N80°02'14"W, 19.94 feet to a point; Thence N02°09'25"E, 80.84 feet to a point; Thence N53°56'48"W, 45.83 feet to a point; Thence N12°43'03"W, 55.18 feet to a point; Thence leaving said stream and with the northern line of Jim Allen, Inc., N84°27'27"W, 345.47 feet to the point and place of beginning, containing 32.481 acres more or less. Being all of that property shown in Deed Book 4174, page 2176, Deed Book 8103, page 2294, Tracts I and II, and a portion of Deed Book 2567, page 614.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 18, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 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.

(Signed) Tammi Thurm

25. [ID 21-0334](#) Public Hearing for an Ordinance for Original Zoning for a Portion of 138 and all of 168, 170 and 172 Flemingfield Road - Windsor Investments, LLC for Land Acquisition & Development Services. LLC on behalf of Jim Allen, Inc., Hathcock Properties, LLC and Alan R. Albert

Moved by Councilmember Wells, seconded by Councilmember Thurm, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described as a portion of 138 Flemingfield Road and all of 168, 170, and 172 Flemingfield Road from County AG (Agricultural) to City R-5 (Residential Single-family – 5) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed R-5 zoning district permits uses which fit the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and

surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-057 AMENDING OFFICIAL ZONING MAP

PORTION OF 138 AND ALL OF 168, 170 AND 172 FLEMINGFIELD ROAD, GENERALLY DESCRIBED AS EAST OF FLEMINGFIELD ROAD AND SOUTH OF HUFFINE MILL ROAD

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) to City R-5 (Residential Single Family - 5)

The area is described as follows:

Beginning at an iron pipe at the northwestern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614 in the Guilford County Registry, said pipe also being the northwestern corner of Lot 108 as shown on a plat entitled "Subdivision of John W. King Property, Section 2" as recorded in Plat Book 9, page 43; Thence from said point of beginning and along the eastern margin of the right-of-way of Flemingfield Road, N.C.S.R. 2848 (60' Right-of-Way), N00°38'43"E, 49.88 feet to an iron pipe; Thence N84°27'56"W, 9.73 feet to a point within the right-of-way of Flemingfield Road; Thence N00°21'09"E, 265.27 feet to a point on the southwestern corner of Hathcock Property, LLC, as recorded in Deed Book 8102, page 2294, Tract III; Thence with the southern line of Hathcock Property, LLC, S84°41'33"E, 610.39 feet to an iron pipe in the southeastern corner of aforementioned Hathcock Property, LLC; Thence with the eastern lines of Hathcock Property, LLC, Tracts III and IV, N02°39'50"E, 738.53 feet to a point on the southwest corner of G. J. Harris, Jr., Heirs; Thence with the southern line of Harris, S85°43'54"E, 821.08 feet to an iron pipe in the western line to Thressa G. Hamlett Trust Irrevocable Trust Agreement, recorded in Deed Book 7628, page 2138, Thence with Hamlett's western line, S03°07'37"W, 877.57 feet to an iron pipe on the northwestern corner of Robin Fleming et al, as recorded in Deed Book 2792, page 409, thence with Fleming's western line, S03°39'56"W, 144.13 feet to an iron pipe on the northeastern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614; Thence with Jim Allen, Inc.'s eastern line, S07°01'24"W, 287.85 feet to a point in the centerline of a creek; Thence with new lines along the centerline of said creek, the following courses and distances:

Thence S82°18'42"W, 36.57 feet to a point; Thence N70°21'19"W, 106.82 feet to a point; Thence S20°03'04"W, 22.92 feet to a point; Thence S52°06'35"E, 42.81 feet to a point; Thence S10°49'31"E, 39.63 feet to a point; Thence S18°29'30"W, 41.46 feet to a point; Thence N57°13'40"W, 35.45 feet to a point; Thence S70°25'50"W, 82.84 feet to a point; Thence S35°38'38"W, 13.19 feet to a point; Thence S71°00'52"W, 45.51 feet to a point; Thence N66°02'15"W, 29.59 feet to a point; Thence S70°39'59"W, 90.50 feet to a point; Thence N65°13'53"W, 64.32 feet to a point; Thence S51°17'14"W, 53.14 feet to a point; Thence S35°46'59"W, 68.19 feet to a point; Thence N65°41'59"W, 52.15 feet to a point; Thence N23°41'57"W, 12.37 feet to a point; Thence N63°26'41"E, 23.57 feet to a point; Thence N02°52'47"W, 20.82 feet to a point; Thence S89°52'42"W, 23.57 feet to a point; Thence N16°11'14"W, 41.49 feet to a point; Thence N84°06'03"W, 33.01 feet to a point; Thence S36°43'47"W, 28.81 feet to a point; Thence N82°19'56"W, 21.59 feet to a point; Thence N10°21'37"E, 22.89 feet to a point; Thence N31°55'26"W, 38.30 feet to a point; Thence S60°01'41"W, 58.18 feet to a point; Thence N19°57'16"W, 42.40 feet to a point; Thence S78°46'59"W, 32.04 feet to a point; Thence N30°03'22"W, 35.56 feet to a point; Thence N87°29'39"W, 36.72 feet to a point; Thence S65°31'45"W, 20.20 feet to a point; Thence N51°41'34"W, 16.95 feet to a point; Thence N80°54'41"W, 17.88 feet to a point; Thence N51°31'08"W, 21.49 feet to a point; Thence N19°47'01"W, 52.18 feet to a point; Thence N00°56'22"W, 27.65 feet to a point; Thence N39°53'09"W, 25.58 feet to a point; Thence N16°50'48"E, 32.11 feet to a point; Thence N25°46'36"W, 61.42 feet to a point; Thence N80°02'14"W, 19.94 feet to a point; Thence N02°09'25"E, 80.84 feet to a point; Thence N53°56'48"W, 45.83 feet to a point; Thence N12°43'03"W, 55.18 feet to a point; Thence leaving said stream and with the northern line of Jim Allen, Inc., N84°27'27"W, 345.47 feet to the point and place of beginning, containing 32.481 acres more or less. Being all of that property shown in Deed Book 4174, page 2176, Deed Book 8103, page

2294, Tracts I and II, and a portion of Deed Book 2567, page 614.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-5 (Residential Single Family - 5) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on May 18, 2021.

(Signed) Goldie Wells

26. [ID 21-0317](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at A Portion of 138 Flemingfield Road - 32.503-Acres (Jim Allen, Inc.)

Moved by Councilmember Thurm, seconded by Councilmember Wells, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-058 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT A PORTION OF 138 FLEMINGFIELD ROAD – 32.503-ACRES)

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

Beginning at an existing iron pin found having state plane NAD83(NC3200) coordinates of North 853,594.30 feet, East 1,791,273.18' and marking the northwest corner of Annacor Properties, LLC Deed Book 6041, Page 3032 (See also Lot #1 of Plat Book 93, Page 148); thence proceeding with Annacor's west line the following three calls: (1) S01°01'25"W 207.79 feet to an existing iron pin found, (2) S01°01'35"W 200.50 feet to an existing iron pin found, (3) S01°01'05"W 211.38 feet to an existing iron pin found marking the southwest corner of Annacor and the northwest corner of Annacor Properties, LLC Deed Book 6429, Page 2931 (See also Lot #2 of Plat Book 93, Page 148); thence proceeding with Annacor's west line S01°01'25"W 649.28 feet to a new iron pin set; thence proceeding with a new line, N89°30'05"W 896.65 feet to a new iron pin set in the east right-of-way of Flemingfield Road (N.C.S.R. 2848); thence proceeding in a westerly direction a distance of approximately 60 feet to a point, said point being along the western right-of-way for Flemingfield Road, said point being the southern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-3091 (effective date February 5, 2013); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N02°48'03"E 225.42 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a new iron pin set along the eastern right-of-way for Flemingfield Road; thence proceeding with the eastern right-of-way line of Flemingfield Road N03°42'39"E 225.44 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to a point, said point being the northern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-2845 (effective date December 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 04°10'08" E 60.07 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a point, said point being along the eastern right-of-way line for Flemingfield Road; thence proceeding along the eastern right-of-way line for Flemingfield Road the following five calls: (1) N03°42'39"E 30.51 feet to a new iron pin set, (2) N04°05'48"E 286.14 feet to a new iron pin set, (3) 213.82 feet along

a curve to the left of radius 961.93 feet, a chord bearing and distance of N02°16'17"W 213.38 feet to a new iron pin set, (4) 83.38 feet along a curve to the left of radius 463.68 feet, a chord bearing and distance of N13°47'28"W 83.26 feet to a new iron pin set, (5) N18°56'31"W 111.90 feet to a new iron pin set; thence proceeding with a new line the following nineteen calls: (1) N59°20'51"E 151.61 feet to a new iron pin set, (2) N58°12'21"E 179.37 feet to a new iron pin set, (3) N45°53'20"E 303.85 feet to a point, (4) S66°20'37"E 52.15 feet to a point, (5) N35°08'21"E 68.19 feet to a point, (6) N50°38'36"E 53.14 feet to a point, (7) S65°52'31"E 64.32 feet to a point, (8) N70°01'21"E 90.50 feet to a point, (9) S66°40'53"E 29.59 feet to a point, (10) N70°22'14"E 45.51 feet, to a point, (11) N35°00'00"E 13.19 feet to a point, (12) N69°47'12"E 82.84 feet to a point, (13) S57°52'18"E 35.45 feet to a point, (14) N17°50'52"E 41.46 feet to a point, (15) N11°28'09"W 39.63 feet to a point, (16) N52°45'13"W 42.81 feet to a point, (17) N19°24'26"E 22.92 feet to a point, (18) S70°59'57"E 106.82 feet to a point, (19) N81°40'04"E 24.20 feet to a new iron pin set in the west line of Paul McDrew Fulk and wife, Carla Zimmerman Fulk Deed Book 7864, Page 2102; thence proceeding with Fulk's west line, S03°38'18"W 250.28 feet to an existing iron pin found marking the southwest corner of Fulk and the northwest corner of Donna M. Sanders and husband, Robert A. Sanders Deed Book 8100, Page 1966; thence proceeding with Sanders west line, S03°43'22"W 282.34 feet to an existing iron pin marking Sanders southwest corner and in the north line of Annacor Properties, LLC Deed Book 6041, Page 3032; thence proceeding with the north line of Annacor, N87°47'21"W 98.69 feet to the Point and Place of Beginning containing 32.503 acres, more or less.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 18, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 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.

(Signed) Tammi Thurm

27. [ID 21-0335](#) Public Hearing for an Ordinance for Original Zoning for a Portion of 138 Flemingfield Road - True Homes for Jim Allen, Inc.

Moved by Councilmember Kennedy, seconded by Councilmember Thurm, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described as a portion of 138 Flemingfield Road from County AG (Agricultural) to City CD-RM-12 (Conditional District - Residential Multi-family - 12) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed CD-RM-12 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding

community, and approval is in the public interest. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-059 AMENDING OFFICIAL ZONING MAP

PORTION OF 138 FLEMINGFIELD ROAD, GENERALLY DESCRIBED AS EAST OF FLEMINGFIELD ROAD AND NORTH OF BURLINGTON ROAD

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) to City CD-RM-12 (Conditional District Residential Multifamily - 12)

The area is described as follows:

Beginning at an existing iron pin found having state plane NAD83(NC3200) coordinates of North 853,594.30 feet, East 1,791,273.18 feet and marking the northwest corner of Annacor Properties, LLC Deed Book 6041, Page 3032 (See also Lot #1 of Plat Book 93, Page 148); thence proceeding with Annacor's west line the following three calls: (1) S01°01'25"W 207.79 feet to an existing iron pin found, (2) S01°01'35"W 200.50 feet to an existing iron pin found, (3) S01°01'05"W 211.38 feet to an existing iron pin found marking the southwest corner of Annacor and the northwest corner of Annacor Properties, LLC Deed Book 6429, Page 2931 (See also Lot #2 of Plat Book 93, Page 148); thence proceeding with Annacor's west line S01°01'25"W 649.28 feet to a new iron pin set; thence proceeding with a new line, N89°30'05"W 896.65 feet to a new iron pin set in the east right-of-way of Flemingfield Road (N.C.S.R. 2848); thence proceeding with the west right-of-way line of Flemingfield Road the following six calls: (1) N03°50'09"E 213.29 feet to a new iron pin set, (2) N03°42'39"E 316.02 feet to a new iron pin set, (3) N04°05'48"E 286.14 feet to a new iron pin set, (4) 213.82 feet along a curve to the left of radius 961.93 feet, a chord bearing and distance of N02°16'17"W 213.38 feet to a new iron pin set, (5) 83.38 feet along a curve to the left of radius 463.68 feet, a chord bearing and distance of N13°47'28"W 83.26 feet to a new iron pin set, (6) N18°56'31"W 111.90 feet to a new iron pin set; thence proceeding with a new line the following nineteen calls: (1) N59°20'51"E 151.61 feet to a new iron pin set, (2) N58°12'21"E 179.37 feet to a new iron pin set, (3) N45°53'20"E 303.85 feet to a point, (4) S66°20'37"E 52.15 feet to a point, (5) N35°08'21"E 68.19 feet to a point, (6) N50°38'36"E 53.14 feet to a point, (7) S65°52'31"E 64.32 feet to a point, (8) N70°01'21"E 90.50 feet to a point, (9) S66°40'53"E 29.59 feet to a point, (10) N70°22'14"E 45.51 feet, to a point, (11) N35°00'00"E 13.19 feet to a point, (12) N69°47'12"E 82.84 feet to a point, (13) S57°52'18"E 35.45 feet to a point, (14) N17°50'52"E 41.46 feet to a point, (15) N11°28'09"W 39.63 feet to a point, (16) N52°45'13"W 42.81 feet to a point, (17) N19°24'26"E 22.92 feet to a point, (18) S70°59'57"E 106.82 feet to a point, (19) N81°40'04"E 24.20 feet to a new iron pin set in the west line of Paul McDrew Fulk and wife, Carla Zimmerman Fulk Deed Book 7864, Page 2102; thence proceeding with Fulk's west line, S03°38'18"W 250.28 feet to an existing iron pin found marking the southwest corner of Fulk and the northwest corner of Donna M. Sanders and husband, Robert A. Sanders Deed Book 8100, Page 1966; thence proceeding with Sanders west line, S03°43'22"W 282.34 feet to an existing iron pin marking Sanders southwest corner and in the north line of Annacor Properties, LLC Deed Book 6041, Page 3032; thence proceeding with the north line of Annacor, N87°47'21"W 98.69 feet to the Point and Place of Beginning containing 32.113 acres, more or less.

Section 2. That the zoning amendment from County AG (Agricultural) to CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to a maximum of 170 residential dwelling units
2. Maximum building height shall be limited to 40 feet

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-12 (Conditional District Residential Multifamily - 12) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development

shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on May 18, 2021.

(Signed) Michelle Kennedy

28. [ID 21-0336](#) Public Hearing for an Ordinance for Original Zoning for Portions of Flemingfield Road Right of Way - City of Greensboro

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described as portions of Flemingfield Road from County AG (Agricultural) and County RS-30 (Residential Single-Family) to City RM-12 (Residential Multi-family – 12) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed RM-12 zoning district, permits uses which fit the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-060 AMENDING OFFICIAL ZONING MAP

PORTION OF FLEMINGFIELD ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF BURLINGTON ROAD AND SOUTH OF HUFFINE MILL ROAD

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) and County RS-30 (Residential Single Family) to City RM-12 (Residential Multifamily - 12)

The area is described as follows:

Tract 1 (Southern)

BEGINNING at a point, said point being the southern-most southeast corner of the Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-3091 (effective date February 5, 2013); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N02°48'03"E 225.42 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a new iron pin set in the eastern right-of-way for Flemingfield Road; thence proceeding along the eastern right-of-way for Flemingfield Road S03°50'09"W 213.29 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to the POINT AND PLACE OF BEGINNING, containing an area of .31acres more or less.

Tract 2 (Northern)

BEGINNING at a point, said point being the northern-most southeast corner of Gate City Charter Academy Lot as recorded in Plat Book 192 on Page 54, said point being along the western right-of-way for Flemingfield Road, said point also being along the eastern boundary of Annexation D-2845 (effective date December 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N04°10'08"E 60.07 feet to a point, said point being the northeast corner of said Gate City Charter Academy Lot; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction a distance of approximately 60 feet to a point, said point being located along the eastern right-of-way for Flemingfield Road; thence proceeding along the eastern right-of-way for Flemingfield Road S03°42'39"W 60.07 feet to a point; thence proceeding in a westerly direction a distance of approximately 60 feet to the POINT AND PLACE OF BEGINNING, containing an area of .08 acres more or less; in the Office of the Register of Deeds of Guilford County. BEING all of Lot 11, Young Acres, according to the plat thereof recorded in Plat Book 47, Page 77, in the Office of the Register of Deeds of Guilford County, North Carolina.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the RM-12 (Residential Multifamily - 12) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on May 18, 2021.

(Signed) Tammi Thurm

29. [ID 21-0320](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property at 128 Vivian Lane - 1.234 Acres (The Eugene Thomas Grissom Jr. Revocable Trust)

Mayor Pro-Tem Johnson stated this was the time and place set for a public hearing to consider item #29/[ID 21-0320](#) a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property at 128 Vivian Lane - 1.234 Acres (The Eugene Thomas Grissom Jr. Revocable Trust); and item #30/[ID 21-0337](#) a Public Hearing for an Ordinance for Original Zoning for 128 Vivian Lane - Britton Lewis for the Eugene Thomas Grissom, Jr. Revocable Trust.

Speaking in favor of the rezoning:

Britton Lewis spoke to well water issues; and to neighborhood communications.

There were no speakers in opposition.

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to close the public hearing. The motion carried by affirmation.

Moved by Councilmember Kennedy, seconded by Councilmember Thurm, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaite, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-061 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 128 VIVIAN LANE – 1.234-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point, said point being the northwest corner of Tract 1 of the Amos Voyd Humble, Iris B. Humble and Vivian W. Humble Plat as recorded in Plat Book 75 on Page 106, said point also being located along the southern right-of-way line for Vivian Lane and 31.27 feet from its centerline, thence proceeding along the southern right-of-way line for Vivian Lane N 82°46'43" E a distance of 283.35 feet to a point; thence proceeding S 06°25'27 W a distance of 221.37 feet to a point, said point being the northeast corner of Tract II of said Humble Plat; thence proceeding along the northern line of said Tract II N 88°45'13" W a distance of 260.28 feet to a point; thence proceeding N 01°14'47" E a distance of 178.73 feet to the POINT AND PLACE OF BEGINNING, containing an area of 1.234 acres, more or less.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 18, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 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.

(Signed) Michelle Kennedy

30. [ID 21-0337](#) Public Hearing for an Ordinance for Original Zoning for 128 Vivian Lane
- Britton Lewis for the Eugene Thomas Grissom, Jr. Revocable Trust

Moved by Councilmember Kennedy, seconded by Councilmember Thurm, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described 128 Vivian Lane from County AG (Agricultural) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed R-3 zoning district permits uses which fit the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-062 AMENDING OFFICIAL ZONING MAP

128 VIVIAN LANE, GENERALLY DESCRIBED AS SOUTH OF VIVIAN LANE AND EAST OF SOUTH ELM EUGENE STREET

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) to City R-3 (Residential Single Family - 3)

The area is described as follows:

BEGINNING at a point, said point being the northwest corner of Tract 1 of the Amos Voyd Humble, Iris B. Humble and Vivian W. Humble Plat as recorded in Plat Book 75 on Page 106, said point also being located along the southern right-of-way line for Vivian Lane and 31.27 feet from its centerline, thence proceeding along the southern right-of-way line for Vivian Lane N 82°46'43" E a distance of 283.35 feet to a point; thence proceeding S 06°25'27" W a distance of 221.37 feet to a point, said point being the northeast corner of Tract II of said Humble Plat; thence proceeding along the northern line of said Tract II N 88°45'13" W a distance of 260.28 feet to a point; thence proceeding N 01°14'47" E a distance of 178.73 feet to the POINT AND PLACE OF BEGINNING, containing an area of 1.234 acres, more or less.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the R-3 (Residential Single Family - 3) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on May 18, 2021.

(Signed) Michelle Kennedy

31. [ID 21-0319](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3403 McConnell Road - .48-Acres (City of Greensboro)

Mayor Pro-Tem Johnson stated this was the time and place set for a public hearing to consider item #31/ID 21-0319 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3403 McConnell Road - .48-Acres (City of Greensboro); and item #32/ID a Public Hearing for an Ordinance for Original Zoning for 3403 McConnell Road - City of Greensboro.

Being no speakers to the item it was moved by Councilmember Kennedy, seconded by Councilmember Hightower, to close the public hearing. The motion carried by voice vote.

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-063 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3403 MCCONNELL ROAD – .48-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point, said point being the southeast corner of Lot 1 of the "Final Plat for Edwin H. Holt, General Contractor, INC. / Special Purpose Lot for Greensboro Water Booster Station" as recorded in Plat Book 160 on

Page 51, said point also being along the northern right-of-way line for McConnell Road (70-foot width); thence proceeding along the northern line for McConnell Road with a curve to the right, having a radius of 2,240.00 feet and a chord bearing and distance of N 76°24'30" W 115.59 feet to a point; thence proceeding N 74°55'48" W 93.52 feet to a point, said point being the southwest corner of said Lot 1, said point also being the southeast corner of the Property of J. Robert Landreth as recorded in Deed Book 3377 on Page 1053; thence proceeding along the eastern line of said Landreth N 32°13'06" E 106.54 feet to a point; thence proceeding S 75°53'08" E 115.50 feet to a point; thence proceeding N 13°50'38" E 14.91 feet to a point; thence proceeding S 76°09'22" E 60.00 feet to a point; thence proceeding S 13°50'38" W 116.97 feet to the POINT AND PLACE OF BEGINNING, containing an area of .48 acres, more or less. BEING all of Lot 1 according to the plat thereof recorded in Plat Book 160, Page 51, in the Office of the Register of Deeds of Guilford County, North Carolina. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 18, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 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.

(Signed) Michelle Kennedy

32. [ID 21-0338](#) Public Hearing for an Ordinance for Original Zoning for 3403 McConnell Road - City of Greensboro

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described as 3403 McConnell Road from County AG (Agricultural) to City O (Office) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed O zoning district permits uses which fit the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-064 AMENDING OFFICIAL ZONING MAP

3403 MCCONNELL ROAD, GENERALLY DESCRIBED AS NORTH OF MCCONNELL ROAD AND NORTH OF BRIDGEPOINT ROAD

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) to City O (Office)

The area is described as follows:

BEGINNING at a point, said point being the southeast corner of Lot 1 of the "Final Plat for Edwin H. Holt, General Contractor, INC. / Special Purpose Lot for Greensboro Water Booster Station" as recorded in Plat Book 160 on Page 51, said point also being along the northern right-of-way line for McConnell Road (70-foot width); thence proceeding along the northern line for McConnell Road with a curve to the right, having a radius of 2,240.00 feet and a chord bearing and distance of N 76°24'30" W 115.59 feet to a point; thence proceeding N 74°55'48" W 93.52 feet to a point, said point being the southwest corner of said Lot 1, said point also being the southeast corner of the Property of J. Robert Landreth as recorded in Deed Book 3377 on Page 1053; thence proceeding along the eastern line of said Landreth N 32°13'06" E 106.54 feet to a point; thence proceeding S 75°53'08" E 115.50 feet to a point; thence proceeding N 13°50'38" E 14.91 feet to a point; thence proceeding S 76°09'22" E 60.00 feet to a point; thence proceeding S 13°50'38" W 116.97 feet to the POINT AND PLACE OF BEGINNING, containing an area of .48 acres, more or less. BEING all of Lot 1 according to the plat thereof recorded in Plat Book 160, Page 51, in the Office of the Register of Deeds of Guilford County, North Carolina. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the O (Office) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on May 18, 2021.

(Signed) Michelle Kennedy

33. [ID 21-0359](#) Public Hearing to Receive Input on the Allocation of American Rescue Plan Funds

Mayor Pro-Tem Johnson stated this was the time and place set for a public hearing to consider item #33/ID 21-0359 a Public Hearing to Receive Input on the Allocation of American Rescue Plan Funds.

AJ Inglesby spoke to Access GSO; to education; to employment; and to affordable housing.

Assistant City Manager Larry Davis highlighted available funding; and a project implementation timeline.

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to close the public hearing. The motion carried by voice vote.

Councilmember Hightower spoke to transparency; and to community investment.

City Manager Parrish spoke to federal funding; and to local recovery efforts during the pandemic.

III. GENERAL BUSINESS AGENDA

34. [ID 21-0322](#) Boards and Commissions Listing for May 18, 2021

Moved by Councilmember Thurm, seconded by Mayor Vaughan, to reappoint Cecelia Thompson to the ABC Board. The motion carried by affirmation.

Moved by Councilmember Thurm, seconded by Mayor Vaughan, to reappoint William Sullivan to the War Memorial Commission. The motion carried by affirmation.

Moved by Councilmember Thurm, seconded by Mayor Vaughan, to reappoint Cheryl McQueary to the Greensboro Transit Authority Board. The motion carried by voice vote, 8-1 with Councilmember Hightower voting no.

Councilmember Kennedy left the meeting at 7:22 p.m.; and returned at 7:25 p.m.

Moved by Councilmember Outling, seconded by Councilmember Hoffmann, to appoint Scott Neely to the Parks & Recreation Board to replace Pasquale Errichiello. The motion carried by affirmation.

Councilmember Wells spoke to the passing of Major Malachi Parson Jr., the first African American Support pilot for Marine Helicopter Squadron One for President Ronald Reagan.

Moved by Councilmember Hoffmann, seconded by Councilmember Outling, for the Human Resources department to issue a Request for Proposals (RFP) to retain an executive search firm for the City Manager position. The motion carried by affirmation.

Moved by Councilmember Abuzuaiter, seconded by Councilmember Kennedy, to reappoint Leah Necas to the Board of Adjustment. The motion carried by affirmation.

Moved by Councilmember Abuzuaiter, seconded by Councilmember Kennedy, to appoint Taylor Jones Curtis to the Community Sustainability Council to replace Raleigh Stout. The motion carried by affirmation.

35. [ID 21-0362](#) Resolution Directing the Filing with the City Clerk of the Budget Estimate for the Fiscal Year 2021-2022

City Manager Parrish made a PowerPoint Presentation; provided highlights of the recommended budget for FY21-22; spoke to personnel costs; maintenance and operations; to reinstating previously restricted programming; to service enhancements; to general fund revenues and expenditures; to a salary comparison between merit and step plan; to the debt service; to recycling; to parking decks; and to an implementation timeline.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer D, Exhibit No. 15, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Hightower, seconded by Councilmember Thurm, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

137-21 RESOLUTION DIRECTING THE FILING WITH THE CITY CLERK OF THE BUDGET ESTIMATE FOR THE FISCAL YEAR 2021-2022

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

Section 1. The budget estimate of the City of Greensboro for the fiscal year beginning July 1, 2021 which was this day submitted to the City Council, is hereby ordered filed with the City Clerk where it shall remain for public inspection for at least ten days from this date.

Section 2. A copy of said budget estimate shall be made available to all news media in the County.

Section 3. This resolution shall be published in at least one newspaper published in the city and shall serve as notice that the budget estimate has been presented to the City Council, that a copy of same is on file for public inspection in the office of the City Clerk, and as notice of the time and place of the public hearing as set out below.

Section 4. A public hearing shall be held in the City Council Chamber at 5:30 p.m. on June 1, 2021, at which time the City Council will hear from any persons who may wish to be heard on the budget.

(Signed) Sharon Hightower

Mayor Pro-Tem Johnson declared a recess at 7:43 p.m. Council reconvened at 8:08 p.m. with all members in attendance.

36. ID 21-0358 Resolution to Publish a Notice of Election for the November 2, 2021 Election

Councilmember Thurm spoke to the need to postpone this item; requested United States Census data; and voiced concern regarding the election timeline.

Bradley Hunt, President of the Greensboro Chapter of the National Association for the Advancement of Colored People (NAACP); read a statement into the record; spoke to securing United States Census data; to local elections; to certifying district demographics; and to the 'one person one vote' principle.

Gary Kenton, League of Women Voters of the Piedmont Triad; read a statement into the record; voiced concerns regarding proper representation; and spoke to seeking guidance from the General Assembly.

Mayor Vaughan provided an overview of legislative options; peer city election protocols; census data; and requested staff to research in independent organization to conduct the redistricting process.

Discussion ensued regarding census results; redistricting procedures; and election delay impacts.

(A copy of the letters are filed in Exhibit Drawer D, Exhibit No. 15, which are hereby referred to and made a part of these minutes.)

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to postpone the resolution to the June 15th meeting of City Council. The motion carried by roll call:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

37. ID 21-0386 Resolution to Adopt of a Code of Ethics for the Mayor and City Council

City Attorney Watts spoke to the University of North Carolina at Chapel Hill School of Government recommendations; and to blackout provisions.

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

138-21 RESOLUTION ADOPTING A COMPREHENSIVE CODE OF ETHICS INTENDED TO GOVERN THE GREENSBORO CITY COUNCIL

WHEREAS, the North Carolina General Assembly enacted North Carolina General Statute §160A-86, titled "Local Governing Boards' Code of Ethics", which requires the City Council to adopt a resolution or policy containing a code of ethics to guide actions by the governing board members in the performance of the member's official duties as a member of the City Council.

WHEREAS, the statute further requires that the resolution or policy shall address at least all of the following:

- (1) The need to obey all applicable laws regarding official actions taken as a board member;
- (2) The need to uphold the integrity and independence of the board member's office;
- (3) The need to avoid impropriety in the exercise of the board member's official duties;
- (4) The need to faithfully perform the duties of the office; and
- (5) The need to conduct the affairs of the governing board in an open and public manner, including complying with all applicable laws governing open meetings and public records;

WHEREAS, prior to the passage of NCGS §160A-86, the City had in place the following provisions regarding the ethical behavior of the City Council and of the City's officers and employees:

- (1) Charter Section 4.131, titled as "Conflict of Interest";
- (2) Ethics Policy adopted in 1993; and
- (3) Gifts Policy adopted in 2007 (and amended in 2015);

WHEREAS, in response to the passage of NCGS §160A-86, the City Council, in 2010, adopted a Conflicts of Interest Policy (amended in 2018) and, in 2011, considered, but did not adopt, a revised Ethics Policy;

WHEREAS, the City Council hereby seeks to incorporate into a single Ethics Policy those provisions required by NCGS §160A-86 and by the City's Gifts and Conflicts of Interest Policies;

WHEREAS, the City Council further wishes to create rules and procedures governing the use of City resources during the election season or for political campaign-related activities; and

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

That a comprehensive Code of Ethics Policy be hereby adopted and be in full force and effect as of the date of adoption.

(Signed) Tammi Thurm

38. [ID 21-0328](#) Resolution Authorizing Negotiation and Execution of Workforce Development Youth Services Contract Extension with Educational Data Systems, Inc in an Amount Not to Exceed \$1,150,000 for Fiscal Year 2021-22

Moved by Councilmember Kennedy, 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, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

139-21 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT YOUTH SERVICES CONTRACT WITH EDUCATIONAL DATA SYSTEMS, INC IN AN AMOUNT NOT TO EXCEED \$1,150,000 FOR FISCAL YEAR 21-22

WHEREAS, the Workforce Development Department serves as the administrative entity for the Guilford County Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2020-5221) with Educational Data Systems, Inc (EDSI) to provide WIOA services as a Youth Provider that will expire on June 30, 2021;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$1,150,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with EDSI in an amount not to exceed \$1,150,000 to provide FY 2021-22 WIOA Youth services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Michelle Kennedy

39. [ID 21-0329](#) Resolution Authorizing Negotiation and Execution of Workforce Development Adult Services Contract Extension with Educational Data Systems, Inc in an Amount Not to Exceed \$1,376,250 for Fiscal Year 2021-22

Moved by Councilmember Kennedy, 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, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

140-21 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT ADULT SERVICES CONTRACT WITH EDUCATIONAL DATA SYSTEMS, INC IN AN AMOUNT NOT TO EXCEED \$1,376,250 FOR FISCAL YEAR 21-22

WHEREAS, the Workforce Development Department serves as the administrative entity for the Guilford County Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2020-5228) with Educational Data Systems, Inc (EDSI) to provide WIOA services as an Adult and Dislocated Worker Provider that will expire on June 30, 2021;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$1,376,250 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with EDSI in an amount not to exceed \$1,376,250 to provide FY 2021-22 WIOA Adult and Dislocated Worker services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Michelle Kennedy

40. [ID 21-0347](#) Resolution Authorizing Amended Agreement in the Amount of \$3,435,744 with NC Department of Transportation for EB-6037C: Downtown Greenway Phase 4 & A&Y Greenway Phase 1

Moved by Councilmember Wells, seconded by Councilmember Kennedy, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

141-21 RESOLUTION AUTHORIZING AMENDED AGREEMENT IN THE AMOUNT OF \$3,435,744 WITH NCDOT FOR EB-6037C DOWNTOWN GREENWAY PHASE 4 & A&Y GREENWAY PHASE 1

WHEREAS, project EB-6037C will construct the Downtown Greenway Phase 4 / A&Y Greenway Phase 1 from Spring Garden Street to north of Benjamin Parkway;

WHEREAS, NCDOT agreed to partially reimburse the City for construction of EB-6037C following a competitive call for projects in 2019;

WHEREAS, the MPO Transportation Advisory Committee in cooperation with NCDOT directed additional federal funding to bring the project to 80% of anticipated construction costs;

WHEREAS, NCDOT has amended the State Transportation Improvement Program to include the additional funding; and

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

That the amended agreement is hereby formally approved by the City Council of the City of Greensboro and the City Manager is hereby authorized to sign and execute the amended agreement with the NCDOT for EB-6037C Downtown Greenway Phase 4 & A&Y Greenway Phase 1.

(Signed) Goldie Wells

41. [ID 21-0349](#) Ordinance in the Amount of \$3,435,744 Increasing the Budget for Amended Agreement with NC Department of Transportation for EB-6037C: Downtown Greenway Phase 4 & A&Y Greenway Phase 1

Moved by Councilmember Hoffmann, seconded by Councilmember Kennedy, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-065 ORDINANCE IN THE AMOUNT OF \$3,435,744 INCREASING THE BUDGET FOR AMENDED AGREEMENT WITH NCDOT FOR EB-6037C: DOWNTOWN GREENWAY PHASE 4 & A&Y GREENWAY PHASE 1

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

Section 1:

That the appropriation for project EB-6037C A&Y Greenway Railbanking Project Budget be increased as follows:

Account	Description	Amount
401-4580-01.6014	Construction	\$3,435,744
Total		\$3,435,744

And, that this increase be financed by increasing the following revenues:

Account	Description	Amount
401-4580-01.7100	Federal Grant	\$2,748,595
401-4580-01.9482	Transfer from 2016 Bond Fund	\$662,149

401-4580-01.9471	Transfer from 2008 Bond Fund	\$25,000
Total		\$3,435,744

Section 2

And, that this amended ordinance should become effective upon adoption.

(Signed) Nancy Hoffmann

42. [ID 21-0324](#) Resolution Approving Execution of Contract Amendment #1 for Contract #2020-0350 in the Amount of \$4,883,500 with Samet Corporation for Battleground Parks District Phase I-Hillside Development

Moved by Councilmember Thurm, seconded by Councilmember Kennedy, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

142-21 RESOLUTION APPROVING EXECUTION OF CONTRACT AMENDMENT #1 FOR CONTRACT #2020-0350 IN THE AMOUNT OF \$4,883,500 WITH SAMET CORPORATION FOR BATTLEGROUND PARKS DISTRICT PHASE I-HILLSIDE DEVELOPMENT

WHEREAS, the City Council is being requested to approve the award of the contract to Samet Corporation for the Battleground Parks District Phase I - Hillside development project;

WHEREAS, funding for improvements to the Battleground Parks District has been allocated through 2016 voter-approved Parks and Recreation bond funding;

WHEREAS, execution of this contract allows for the necessary site preparation, grading, paving City's first tree canopy walk, a zipline, picnic shelter, restroom facility, promenade and event area, an accessible connector walkway between the park and Greensboro Science Center parking area, a new parking area off Lawndale Drive, and relocation of the dog park;

WHEREAS, Samet was the selected as the Construction Manager At Risk (CMAR) and exceeded MBE goals and made a good faith effort for the WBE goals for the project;

WHEREAS, it is recommended that City Council approve the award of this contract to Samet Corporation for the Battleground Parks District Phase I - Hillside development project; and

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

That the City is authorized to enter into a contract for \$4,883,500 with Samet Corporation for the Battleground Parks District Phase I - Hillside development project.

(Signed) Tammi Thurm

43. [ID 21-0346](#) Resolution Approving a Reimbursement Agreement in the Amount of \$2,551,335.68 with the City of High Point for the Funding of Lift Station Upgrade to Support Sanitary Sewer Capacity for Greensboro

Moved by Councilmember Wells, seconded by Councilmember Kennedy, to adopt the resolution. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

143-21 RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT WITH THE CITY OF HIGH POINT FOR THE FUNDING OF LIFT STATION UPGRADES REQUIRED TO SUPPORT SANITARY SEWER CAPACITY FOR GREENSBORO

WHEREAS, the City of High Point and the City of Greensboro entered into Agreements dated February 1989 and April 1996 that established the terms and conditions for interconnectivity of the infrastructure system through an interlocal agreement that mutually benefitted both Cities;

WHEREAS, the City of Greensboro has a sewershed that drains into High Point and by allowing sewer flows to High Point, Greensboro is able to conserve capacity within its current system;

WHEREAS, the City of High Point is constructing an upgraded lift station, Registers Creek, to address current capacity and future growth in the sewershed that Greensboro drains;

WHEREAS, the City of High Point will own and operate the Registers Creek Lift Station;

WHEREAS, the City of Greensboro shall participate in up to 30% of the construction costs of the Registers Creek Lift Station;

WHEREAS, the City of Greensboro's participation in the construction cost of the Registers Creek Lift Station is up to \$2,551,335.68 of the construction of the project; and

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

That the City Manager is authorized to approve a Reimbursement Agreement with the City of High Point, in an amount of \$2,551,335.68, for the funding of infrastructure to meet the capacity needs required to support the purchase of sanitary sewer capacity subject to the terms outlined above.

(Signed) Goldie Wells

44. ID 21-0378 Ordinance in the Amount of \$2,551,336 Amending the Water Resources Water and Sewer Capital Project Fund Budget to Establish Funding for the Reimbursement Agreement with the City of High Point for the Funding of a Lift Station Upgrade to Support Sanitary Sewer Capacity for Greensboro

Moved by Councilmember Kennedy, seconded by Councilmember Thurm, to adopt the ordinance. The motion carried on the following roll call vote:

Ayes, 9 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, Tammi Thurm and Goldie F. Wells

21-066 ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT FUND BUDGET TO ESTABLISH FUNDING FOR THE REIMBURSEMENT AGREEMENT WITH THE CITY OF HIGH POINT FOR THE FUNDING OF A LIFT STATION UPGRADE TO SUPPORT SANITARY SEWER CAPACITY FOR GREENSBORO

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

Section 1

That the Water Resources Capital Project Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Fund be increased as follows:

Account	Description	Amount
503-7030-05.5932	Contributions to Governmental Agencies	\$2,551,336
TOTAL		\$2,551,336

And, that this increase be financed by increasing the following Water Resources Capital Project Fund accounts:

Account	Description	Amount
503-0000-00.9502	Transfer from Water & Sewer Cap Reserve	\$2,551,336
TOTAL		\$2,551,336

Section 2

That the Water Resources Capital Reserve of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Reserve Fund be increased as follows:

Account	Description	Amount
502-7001-01.6503	Transfer to W&S Cap Improvements Fund	\$2,551,336
TOTAL		\$2,551,336

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Fund accounts:

Account	Description	Amount
502-0000-00.8900	Appropriated Fund Balance	\$2,551,336
TOTAL		\$2,551,336

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Michelle Kennedy

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

Mayor Pro-Tem Johnson spoke to a Magnolia House fundraising event.

Councilmember Thurm spoke to a Four Seasons Town Centre Partner to Empower program.

Councilmember Hightower spoke to a 150th celebration at Hargett Farms on May 22nd.

Mayor Vaughan spoke to a Blues Festival at LeBauer Park.

Matters to be presented by the City Manager

City Manager Parrish spoke to his recent resignation; provided historical professional career highlights; expressed appreciation to Council and staff; spoke to the city's philosophy; to future collaborations; and to community engagement.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

Adjournment

Moved by Councilmember Kennedy, seconded by Mayor Pro-Tem Johnson, to adjourn the meeting. The motion carried by affirmation.

THE CITY COUNCIL ADJOURNED AT 8:44 P.M.

TEBONY C. ROSA
DEPUTY CITY CLERK

NANCY VAUGHAN
MAYOR