



City of Greensboro

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

Meeting Minutes - Draft Infrastructure Committee

Tuesday, December 8, 2015

3:30 PM

Council Chamber

Call to Order

This Infrastructure Committee meeting of the City of Greensboro was called to order at 3:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 4 - Chairperson Nancy Hoffmann, Vice Chair Justin Outling, Councilmember Marikay Abuzuaiter and Councilmember Jamal T. Fox

Also present were Assistant City Manager David Parrish, City Attorney Tom Carruthers, and Deputy City Clerk Angela R. Lord.

Council Procedure for Conduct of the Meeting

Councilmember Hoffmann explained the Council procedure for conduct of the meeting.

I. CONSENT AGENDA (One Vote)

Councilmember Hoffmann asked if anyone wished to remove any items from the Consent Agenda.

Moved by Councilmember Outling, seconded by Councilmember Abuzuaiter to refer the consent agenda to Council. The motion carried by voice vote.

1. [ID 15-0820](#) Resolution Authorizing Conveyance of Foreclosure Properties Located at 2122 McConnell Road and 2120 Everitt Street to the Redevelopment Commission of Greensboro
2. [ID 15-0967](#) Resolution Authorizing Purchase of a Portion of Property Located at 3232 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project
3. [ID 15-0968](#) Resolution Authorizing Purchase of a Portion of Property Located at 3236 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project
4. [ID 15-0984](#) Resolution Approving a Contract in the amount of \$865,000 with Arcadis G&M of North Carolina, Inc. for Hilltop Road Sewer Lift Station, Gravity Sewer and Force Main Design Services
5. [ID 15-0931](#) Resolution Authorizing a Non-Standard License Agreement Between the North Carolina Railroad Company, the City of Greensboro, and the Norfolk Southern Railway Company to Occupy and Use the Right-of-Way of the North Carolina Railroad Company for the Operations of the City of Greensboro's J. Douglas Galyon Depot
6. [ID 15-0983](#) Resolution Authorizing Change Order in the amount of \$257,600 to Contract 2014-5457 with Brown and Caldwell, Inc. to Perform Internal

Pipeline Condition Assessment for the Bryan Park Water Main Evaluation Project

7. [ID 15-0990](#) Resolution Approving a Change Order for Reimbursement Agreement 2015-5194 with CIP Construction Company in an Amount Not to Exceed \$61,620.13 to Upgrade Existing Undersized Storm Sewer and Water Mains in Lindsay and Eugene Street
8. [ID 15-0991](#) Resolution Notifying City of Improvements to the Existing Sidewalks, Enhanced Pedestrian Signalization, and Enhanced Pedestrian Crosswalks for the Union Square Campus at South Elm Project
9. [ID 15-0965](#) Ordinance in the Amount of \$100,000 Amending the FY 15-16 General Capital Improvement Fund Budget
10. [ID 15-0986](#) Resolution Calling a Public Hearing for January 19, 2016 on the Annexation of Territory into the Corporate Limits for Portions of 4900 and 4908 Summit Avenue - .95-Acres
11. [ID 15-0987](#) Resolution Calling a Public Hearing for January 19, 2016 on the Annexation of Territory into the Corporate Limits for a Portion of Property Located at 3505 McConnell Road - 5.71 -Acres
12. [ID 15-1006](#) Motion to Approve the Minutes of the Infrastructure Committee meeting of November 12, 2015

Motion to approve the minutes of the Infrastructure Committee meeting of November 12, 2015 was adopted.

II. GENERAL BUSINESS AGENDA

13. [ID 15-0916](#) Ordinance Amending Section 30-8-10.1(H), Multifamily Dwellings and 30-11-4, Exemptions and Reductions, of the Land Development Ordinance (LDO) to Allow Expanded Multifamily Options in the C-M, C-H and BP Zoning Districts

Councilmember Hoffmann requested a motion for the item to be postponed to the January committee meeting; and spoke to requested information from Committee members.

Moved by Councilmember Abuzaiter, seconded by Councilmember Fox, to postpone the ordinance to the January 12th meeting of the Infrastructure Committee. The motion carried by voice vote.

14. [ID 15-0976](#) Resolution Authorizing Amendment to Contract #2012-5340 Processing and Marketing of Recovered Recyclables with ReCommunity Recycling

Field Operations Director Dale Wyrick stated ReCommunity had requested the City to renegotiate the contract; outlined the proposed changes; and spoke to assisting ReCommunity to minimize losses.

Councilmember Abuzaiter asked for clarification on the City gaining \$1,000,000 with the proposed changes.

Mr. Wyrick confirmed the potential savings for the City; and spoke to real market value savings.

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

Ayes, 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

15. [ID 15-0980](#) Ordinance in the Amount of \$1,903,529 Amending the GTA Grant Fund Budget for the Federal Fiscal Year 2015 FTA Congestion Mitigation Air Quality Grant

Assistant City Manager Parrish stated the item would cover the purchase of four major route buses.

Councilmember Fox asked if the buses would be eco friendly or energy efficient; referenced an item in January for hybrid buses; inquired about the battery life; and about the routes for the proposed buses.

City Attorney Tom Carruthers provided the description of the buses as defined in item #16 as diesel hybrid electric buses.

Assistant City Manager Parrish spoke to previous experiences of a longer battery life; the exploration of future purchases; referenced evolving technology; and confirmed the buses were not for dedicated routes.

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

Ayes, 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

16. [ID 15-0982](#) Resolution Authorizing the Purchase of Transit Buses from New Flyer, Inc. via the Piedmont Authority for Regional Transportation Bus Contract

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

Ayes, 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

17. [ID 15-0992](#) Resolution Approving the Coliseum Field House Renovation Project

Assistant City Manager Parrish spoke to a contract for Samet; and to staff recommendations.

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

Ayes, 4 - Nancy Hoffmann, Justin Outling, Marikay Abuzuaiter and Jamal T. Fox

III. INFORMATIONAL ITEMS

18. [ID 15-0978](#) Ordinance Amended Section 30 of the Land Development Ordinance (LDO) with Respect to Craft Distilleries

Planning Manager Mike Kirkman spoke to changes in State laws; distilleries in commercial areas; a craft distillery in Downtown; limited retail sales; outlined the purpose of the proposed ordinance; adjustment of taprooms; and operation allowed by rights into Downtown.

Discussion took place regarding a positive response; and staff being contacted and moving quickly on the item.

City Attorney Carruthers clarified the item was for informational purposes only and would not require a vote by the Committee.

19. [ID 15-0998](#) Resolution Approving Bid in the Amount of \$775,000 and Authorizing Contract with RP Murray for the NBA Development League Franchise Improvements

Councilmember Hoffmann introduced the item; and stated bids were due tomorrow.

Assistant City Manager Parrish clarified the item was for informational purposes; had been reviewed by the General Government Committee; stated data was not available due to bids being placed tomorrow; and outlined the staff proposed timeline to place the item on a Council agenda.

Councilmember Abuzuaiter asked if the item was for the Construction Manager at Risk (CMAR).

Councilmember Fox asked for clarification about the receipt of bids; staff completing funding information; and placement of the item on the Council agenda.

Assistant City Manager Parrish explained it was for a separate item from CMAR; confirmed bid and funding information; and plans to have the item to be presented to Council next week.

The item was updated in the Legistar system on December 14th, 2015 to reflect the amount and contractor prior to the posting of these minutes.

20. [ID 15-1010](#) Good Repair Ordinance Overview

Councilmember Hoffmann spoke to previous requests from Council regarding the Good Repair Ordinance.

Assistant City Manager Parrish referenced discussions from 2012 and 2013; a handout given to Committee members; made a PowerPoint Presentation (PPP); spoke to a focus on Downtown; the good repair regulations; highlighted the scope and applicability; items that were removed from the original proposal; and the remaining items as currently proposed. Assistant City Manager Parrish continued the PPP; referenced comparisons to other cities; outlined steps taken; stated the item was a complaint driven process; spoke to enforcement; referenced the adopted ordinance given to the Committee; and stated staff could answer Committee questions.

Councilmember Abuzuaiter inquired about facade grants; referenced Downtown Greensboro Inc. (DGI) grants; and asked for confirmation that Good Repair violators would be referred to DGI.

Assistant City Manager Parrish spoke to DGI re-establishing the program; and confirmed if property owners qualified they would be referred to DGI.

Councilmember Outling asked how other cities addressed issues of this nature; about the complaint driven process; spoke to being proactive; and requested additional ways to provide assistance beyond DGI grants to business owners.

City Attorney Carruthers spoke to regulations on vacant and abandoned buildings; Minimum Housing Codes; outlined standard requirements; spoke to dangerous to life standards; substandard dangers; regulations other cities had adopted; stated staff would research mandated regulations per directive of the Committee; spoke to the current Good Repair ordinance being based on case law not statute; and outlined reasons staff had recommended adoption for the Downtown area. City Attorney Carruthers spoke to the complaint driven purposes; and stated one complaint would initiate a case.

Assistant City Manager Parrish confirmed staff would research additional assistance information for businesses.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer X, Exhibit No. 35 which is hereby referred to and made a part of these minutes)

Matters to be discussed by the Committee Members

Councilmember Fox inquired if the Planning Department's City Data posters had been displayed; requested staff to look at widening the footprint of the the Downtown district; work with Raleigh for local legislation regarding land banking; research beautification and fencing for Highway 29; recognized Dale Wyrick and the Field Operations Department for trash clean up; and voiced appreciation to staff for affordable housing along Bessemer Avenue.

Assistant City Manager Parrish stated staff would bring information to the Committee regarding the Downtown district; spoke to various definitions to the Downtown area; the complexity of the item due to zoning issues; and confirmed that staff would research information for Highway 29.

Councilmember Hoffmann asked for clarification on the Downtown Good Repair ordinance; inquired about buildings in disrepair with common walls; voiced concerns with setting standards; and the original ordinance.

City Attorney Carruthers explained a building in disrepair would fall within the definition of being a danger to public health.

Assistant City Manager Parrish referenced discussions from work sessions; and stated that staff would review the language of the ordinance.

Councilmember Outling requested staff to review aesthetic and non-aesthetic items.

City Attorney Carruthers confirmed he recognized the Committee's concerns; and spoke to violations of civil penalty.

Matters to be presented by the City Manager

There were no items for discussion by the City Manager.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

Adjournment

Moved by Councilmember Hoffmann, seconded by Councilmember Abuzuaiter, to adjourn the meeting. The motion carried by voice vote.

THE COMMUNITY SERVICES COMMITTEE ADJOURNED AT 4:02 P.M.

ANGELA R. LORD
DEPUTY CITY CLERK

NANCY HOFFMANN
CHAIRPERSON