



# City of Greensboro

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

## Meeting Minutes - Final City Council

Tuesday, March 20, 2018

5:30 PM

Council Chamber

### Call to Order

This City Council meeting of the City of Greensboro was called to order at 6:05 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 Abuzuaite, 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 Jim Westmoreland, City Attorney Tom Carruthers, and Deputy City Clerk Angela R. Lord.

### Moment of Silence

The meeting opened with a moment of silence.

### Pledge of Allegiance to the Flag

Mayor Vaughan recognized Councilmember Hoffmann to lead the Pledge of Allegiance to the Flag.

### Recognition of Courier

City Manager Jim Westmoreland recognized Kim Sowell of the Water Department who served as Courier for the meeting.

### Council Procedure for Conduct of the Meeting

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

#### 34. [ID 18-0105](#)

Resolution Confirming the Assessment Roll for a Lawndale Drive Sewer Line Extension of an 8-Inch Sewer Line From an Existing Pisgah Court Outfall Approximately 1,072 Lineal Feet to 3820 Lawndale Drive

Mayor Vaughan stated Council had been requested to postpone the item to the April 17th meeting of Council.

Moved by Councilmember Abuzuaite, seconded by Councilmember Thurm to postpone item #34/ID18-0105 to the April 17, 2018 City Council meeting without further advertising. The motion carried by voice vote.

#### 41. [ID 18-0108](#)

Ordinance Annexing Territory into the Corporate Limits for Property Located at 2820-2822 Roland Road - .67 Acres (Mark McKinney)

Mayor Vaughan stated Council had been requested to postpone items #41/ID18-0108 and #42/ID18-0119 to the April 17th meeting of Council.

Attorney Marc Isaacson provided the history of the item; and stated the applicant was prepared to move forward with the item provided there was no opposition.

Mayor Vaughan asked if anyone was in attendance that would be opposed to the items in which there were not, therefore Council did not approve the original request to postpone.

**43. [ID 18-0120](#)**

Ordinance Rezoning Property Located at 303 Muirs Chapel and 4803 & 4809 Kenview Street (Affordable Housing Management, Inc.)

Mayor Vaughan stated Council had been requested to postpone the item to the April 17th meeting of Council.

Councilmember Outling spoke to a conflict of interest; stated he would seek recusal when it was time to hear the item; and asked for clarification on a requirement to vote on a request for a continuance.

City Attorney Carruthers confirmed the requirements to vote on a continuance request.

Moved by Councilmember Hoffmann, seconded by Mayor Pro-Tem Johnson to postpone item #43/ID18-0120 to the April 17, 2018 City Council meeting without further advertising. The motion carried by voice vote.

## **I. CEREMONIAL ITEMS**

**1. [ID 18-0153](#)**

Resolution Recognizing the Work of Dr. Joyce Martin Dixon

Mayor Pro-Tem Johnson explained why the item was being heard tonight; and read the resolution into the record.

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

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

039-18 RESOLUTION HONORING THE WORK OF DR. JOYCE MARTIN DIXON

WHEREAS, Dr. Joyce Martin Dixon, a 1956 graduate of Bennett College, is an American businesswoman, educator, and philanthropist;

WHEREAS, Dr. Dixon was co-founder and co-owner of Creative Management Technology, Inc., a contracting firm based in Cocoa Beach, Florida, which provided services to government agencies, including NASA, for many years;

WHEREAS, after relocating back to Greensboro in 2006, Dr. Dixon became the largest alumna donor in the history of her alma mater, Bennett College in 2011, and she has continued to fund additional improvements and other projects related to the College;

WHEREAS, the Martin Dixon Intergenerational Center, located on the Bennett College Campus in her honor, is a laboratory preschool used by elementary education majors and other academic disciplines researching young children and early education;

WHEREAS, she serves as a key sponsor to the Motivational Foundation, aiding the organization in taking high school youth on bus tours to visit Historically Black Colleges and Universities throughout the country annually, and has impacted high school students from the Greensboro area and as far north as Flint, Michigan;

WHEREAS, Dr. Dixon received an Honorary Doctorate of Humane Letters from Bennett College for her Philanthropy, as well as a "Woman of Substance" award;

WHEREAS, throughout her career, Dr. Dixon has served as chair of the Brevard Community College Board of Trustees, Vice Chair of the Astronauts Memorial Foundation Board, Director of the Southern Area Links, Inc., and currently serves on the Hayes Taylor Memorial YMCA Board of Management;

WHEREAS, she was the recipient of the United Negro College Fund's "Outstanding Alumna" award, and was named as Brevard County's "Woman of Distinction";

WHEREAS, Dr. Dixon has dedicated herself to shaping the futures of our students by offering them an experience of collegiate exposure and scholarship;

WHEREAS, the Greensboro City Council wishes to extend recognition to Dr. Dixon for her contributions to the community.

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

That it hereby recognizes Dr. Joyce Martin Dixon for her works and contributions to society and the City of Greensboro.

(Signed) Marikay Abuzuaiter

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

Mayor Vaughan asked if anyone wished to remove any items from the Consent Agenda. No items were pulled for discussion.

**Moved by Councilmember Abuzuaiter, seconded by Councilmember Hoffmann,  
to adopt the consent agenda. The motion carried by voice vote.**

### **2. [ID 18-0127](#)**

Resolution Authorizing an Interlocal Agreement Between Guilford County and the City of Greensboro, on Behalf of the Greensboro Transit Authority, Acting in its Capacity as the Designated Recipient for the Federal Transit Administration Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program

040-18 RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN GUILFORD COUNTY AND THE CITY OF GREENSBORO, ON BEHALF OF THE GREENSBORO TRANSIT AUTHORITY, ACTING IN ITS CAPACITY AS THE DESIGNATED RECIPIENT FOR THE FEDERAL TRANSIT ADMINISTRATION SECTION 5310 ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES PROGRAM

WHEREAS, a Federal grant from the Federal Transit Administration requires an agreement between the City and Guilford County;

WHEREAS, In accordance with Federal requirements and the City Grants Policy, City Council approved a resolution authorizing the grant activities and subsequent application for the Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program grant;

WHEREAS, program funds are available for capital and operating expenses that; 1)serve the special needs of transit-dependent populations beyond traditional public transportation services, where public transportation is insufficient, inappropriate, or unavailable; 2)projects that exceed requirement of the American with Disabilities Act (ADA); 3) project that shall improve access to fixed route service and decrease reliance of complementary Paratransit service; and 4) project that are alternatives to public transportation;

WHEREAS, the recipient agencies agree to work collaboratively to enable increased opportunities for elderly, disabled and low income individuals to access transportation for employment, education and medical needs;

WHEREAS, the Greensboro Urban Area Metropolitan Planning Organization (MPO) conducted the competitive selection process for funding projects with the Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program grant;

WHEREAS, Guilford County also applied for funding in this process and along with the City, received an award;

WHEREAS, the City will serve as the lead agency in administering the FTA grant funds for these agencies and administer a fiscal year 2017 award in the amount of \$50,000 to Guilford County Transportation and Mobility Services for the agency to provide transportation services for elderly individuals with disabilities and low income individuals that are on waiting lists to access transportation to employment, education and medical trips,

WHEREAS, under the interlocal agreement the City will pay \$50,000 in fiscal year 2017 FTA funds to Guilford County which will leverage \$50,000 in fiscal year 2017 Guilford County In-Kind Services as a match;

WHEREAS, In accordance with North Carolina State Statutes, interlocal agreements require City Council authorization.

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

That the request to approve an interlocal agreement between the City of Greensboro and Guilford County for the City to administer the fiscal year 2017 Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program grant to Guilford County in the amount of \$50,000 is hereby approved.

(Signed) Marikay Abuzuaiter

3. [ID 18-0126](#)

Ordinance in the Amount of \$335,623 Establishing the Budget for the Fiscal Year 2017 FTA Section 5310 Enhanced Mobility for Seniors and Individuals with Disabilities Grant

18-016 ORDINANCE ESTABLISHING GRANT BUDGET FOR THE FISCAL YEAR 2017 FTA SECTION 5310 ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES GRANT

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

Section 1

That the GTA Grant Fund Budget be amended as follows for the FY 2017 FTA Section 5310 Enhanced Mobility for Seniors and Individuals with Disabilities Grant as follows for expanded GTA services:

Account	Description	Amount
567-4519-01.5423	Contracted Transportation	\$ 169,029
567-4519-01.5928	In Kind Services	\$ 42,257
Total		\$211,286

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

Account	Description	Amount
567-4519-01.7100	Federal Grant	\$ 169,029
567-4519-01.8695	Local In-Kind Services	\$ 42,257
Total		\$211,286

Section 2

That the GTA Grant Fund Budget be amended as follows for the FY 2017 FTA Section 5310 Enhanced Mobility for Seniors and Individuals with Disabilities Grant as follows for expanded TAMS services:

Account	Description	Amount
567-4519-02.5429	Other Contracted Services	\$ 50,000
567-4519-02.5928	In Kind Services	\$ 50,000
Total		\$100,000

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

Account	Description	Amount
567-4519-02.7100	Federal Grant	\$ 50,000
567-4519-02.8695	Local In-Kind Services	\$ 50,000
Total		\$100,000

Section 3

That the GTA Grant Fund Budget be amended as follows for the FY 2017 FTA Section 5310 Enhanced Mobility for Seniors and Individuals with Disabilities Grant as follows for administration expenses associated with this program:

Account	Description	Amount
567-4519-03.4110	Salaries and Wages	\$ 24,337
Total		\$24,337

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

Account	Description	Amount
567-4519-03.7100	Federal Grant	\$ 24,337
Total		\$24,337

Section 4

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

4. [ID 18-0114](#)

Resolution Authorizing City Staff to Exempt from the Requirements of the North Carolina Public Bidding Laws the Procurement of Priority Dispatch Systems, Emergency Police Dispatch Call Intake Protocol in an Amount not to Exceed \$252,293.00 Pursuant to N.C.G.S. 143-129(e)(6)

041-18 RESOLUTION AUTHORIZING CITY STAFF TO EXEMPT FROM THE REQUIREMENTS OF THE NORTH CAROLINA PUBLIC BIDDING LAWS THE PROCUREMENT OF PRIORITY DISPATCH SYSTEMS, EMERGENCY POLICE DISPATCH CALL INTAKE PROTOCOL IN AN AMOUNT NOT TO EXCEED \$252,293.00 PURSUANT TO N.C.G.S. 143-129(e)(6)

WHEREAS, General Statutes 143-129(e)(6) provides that purchases of apparatus, supplies, materials or equipment are exempt from bidding when:

- A. performance or price competition for a product is not available
- B. a needed product is available from only one source of supply
- C. standardization or compatibility is the overriding consideration

WHEREAS, per the Interlocal Cooperative Agreement Regarding 911 Service, Guilford Metro 911 personnel is certified in both fire and medical call intake protocols through Priority Dispatch Systems;

WHEREAS, Emergency Police Dispatch will standardize call intake protocol and limit liability of law enforcement related calls by providing consistent call entry screening;

WHEREAS, the cost is \$252,293.00 and will be funded through Guilford Metro 911, 911 Wireless Surcharge fund 281-3903-01;

WHEREAS, the City Council finds that the information listed hereinabove were selected specifically for standardization or compatibility is the overriding consideration;

WHEREAS, the total purchase of Emergency Police call intake protocol is not to exceed \$252,293.00.

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

That City staff is authorized to exempt from the requirements of the North Carolina Public Bidding Laws the procurement of certain Emergency Police call intake protocol listed in this Resolution for use at Guilford Metro 911 in an amount not to exceed \$252,293.00. The City Council finds as a fact that this Emergency Police call intake protocol has been selected specifically for standardization or compatibility is the overriding consideration pursuant to N.C.G.S. 143-129(e)(6).

(Signed) Marikay Abuzuaiteer

5. [ID 18-0140](#)

Ordinance to Approve the Franchise Agreement Between the City of Greensboro and Alltel Communications of North Carolina Limited Partnership: FIRST APPROVAL

The ordinance was received on the FIRST READING and will be presented for adoption at the April 17, 2018 meeting of Council.

6. [ID 18-0070](#)

Resolution to Commit to a Vision Zero Initiative and Direct Development of a Vision Zero Action Plan for the City of Greensboro

042-18 RESOLUTION TO COMMIT TO A VISION ZERO INITIATIVE AND DIRECT DEVELOPMENT OF A VISION ZERO ACTION PLAN FOR THE CITY OF GREENSBORO

WHEREAS, unacceptable levels of human and economic loss are caused by roadway fatalities and serious injuries, with 32,166 fatalities nationally, 1,375 fatalities and 4,500 serious injuries statewide, and 42 fatalities and 63 serious injuries in 2017 in the City of Greensboro in 2017; and

WHEREAS, on Greensboro roadways the average of 27 fatalities and 45 serious injuries per year from 2013-2017 represents an unacceptable loss; and

WHEREAS, the 68% increase in roadway fatalities and 103% increase in serious injuries from 2016 to 2017 in Greensboro is an alarming trend mirrored by national and statewide statistics; and

WHEREAS, Vision Zero provides a practical framework through which roadway deaths and serious injuries may be substantially reduced over time; and

WHEREAS, Vision Zero provides the City of Greensboro its best opportunity to improve traffic and transportation safety and reduce the number of roadway fatalities and serious injuries with a long-term vision of zero fatalities; and

WHEREAS, success with Vision Zero will require the sustained and committed support of City Council, the Mayor, and the City Manager's Office and a long term, integrated, and interdepartmental effort by the City and close interagency collaboration with stakeholders and community outreach; and

WHEREAS, a key early step in the Vision Zero strategy will be to unite a diverse group of stakeholders (including GDOT, GPD, NCDOT, State Highway Patrol, County Health Department, Guilford County Schools, Universities and Colleges, Hospitals and others) in the effort to substantially reduce fatalities and serious injuries; and

WHEREAS, the City will work with these stakeholders and the community to build awareness and develop a Vision Zero Action Plan for Greensboro; and

WHEREAS, the Vision Zero Action Plan will be based on comprehensive analysis, stakeholder participation, and community engagement and will guide the implementation of an ongoing, sustained effort integrating engineering, enforcement, emergency response, education, and public policy.

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

1. Adopt the goal of substantially reducing roadway deaths and serious injuries with a long-term vision of zero and establish the Vision Zero Initiative as the City's framework for achieving this goal.
2. Direct the City Manager's Office to form an interdepartmental working group to develop the Vision Zero Action Plan based on comprehensive analysis, collaboration with a range of stakeholders, and community engagement.
3. Direct the staff to develop the Vision Zero Action Plan by December 2018 for approval by City Council.
4. Direct staff to provide an annual report on the Vision Zero Action Plan to City Council.

(Signed) Marikay Abuzuaiter

7. [ID 18-0093](#)

Resolution Authorizing the Purchase of Property Located at 1150 Pleasant Ridge Road from Liberty Property LP for the Pleasant Ridge Road Sewer Extension Project

043-18 RESOLUTION AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 1150 PLEASANT RIDGE ROAD FROM LIBERTY PROPERTY LP FOR THE PLEASANT RIDGE ROAD SEWER EXTENSION PROJECT

WHEREAS, in connection with the Pleasant Ridge Road Sewer Extension Project, a portion of the property owned by Liberty Property LP, Parcel 0097767 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised at a value of \$80,855 but the property owner has agreed to settle for the price of \$94,618, which settlement, in the opinion of the City Council, is a fair and reasonable alternative to condemnation;

WHEREAS, the owner has agreed to convey said property to the City at the agreed price and it is deemed in the best interest of the City to acquire said property.

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

That the agreed price of the above mentioned portion of property in the amount of \$94,618 is hereby approved, and the purchase of the property in accordance with the agreed price is hereby authorized, payment to be made from Account No. 503-7027-02.6012, Activity A18039 and the associated budget adjustment.

(Signed) Marikay Abuzuaiter

**8. [ID 18-0094](#)**

Resolution Authorizing the Purchase of Property Located at 910 S. Holden Road from ISTAR Bowling Centers I LP, for the Holden Road Sidewalk Project

044-18 RESOLUTION AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 910 SOUTH HOLDEN ROAD FROM ISTAR BOWLING CENTERS I LP FOR THE HOLDEN ROAD SIDEWALK PROJECT

WHEREAS, in connection with the Holden Road Sidewalk Project, a portion of the property owned by ISTAR Bowling Centers I LP, Parcel 0018449 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised at a value of \$31,425 but the property owner has agreed to settle for the price of \$37,710, which settlement, in the opinion of the City Council, is a fair and reasonable alternative to condemnation;

WHEREAS, the owner has agreed to convey said property to the City at the agreed price and it is deemed in the best interest of the City to acquire said property.

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

That the agreed price of the above mentioned portion of property in the amount of \$37,710 is hereby approved, and the purchase of the property in accordance with the agreed price is hereby authorized, payment to be made from Account No. 471-4502-15.6012, Activity A11171.

(Signed) Marikay Abuzuaiter

**9. [ID 18-0097](#)**

Resolution Authorizing the Purchase of Property Located at 924 Third Street from Autumn Creek Investments, LLC and Maple Park Medical, LLC for the Wendover and Yanceyville Street Sewer Line Improvement Project

045-18 RESOLUTION AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 924 THIRD STREET FROM AUTUMN CREEK INVESTMENTS, LLC AND MAPLE PARK MEDICAL, LLC FOR THE WENDOVER AND YANCEYVILLE STREET SEWER LINE IMPROVEMENT PROJECT

WHEREAS, in connection with the Wendover and Yanceyville Street Sewer Line Improvement Project, a portion of the property owned by Autumn Creek Investments, LLC and Maple Park Medical, LLC, Parcel 0026769 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised at a value of \$16,500 but the property owner has agreed to settle for the price of \$19,227, which settlement, in the opinion of the City Council, is a fair and reasonable alternative to condemnation;

WHEREAS, the owner has agreed to convey said property to the City at the agreed price and it is deemed in the best interest of the City to acquire said property.

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

That the agreed price of the above mentioned portion of property in the amount of \$19,227 is hereby approved, and the purchase of the property in accordance with the agreed price is hereby authorized, payment to be made from Account No. 503-7027-02.6012, Activity A18039.

(Signed) Marikay Abuzuaiter

**10. [ID 18-0098](#)**

Resolution Authorizing the Purchase of Property Located at 912 Third Street from Maple Professional GNA, LLC for the Wendover and Yanceyville Street Sewer Line Improvement Project

046-18 RESOLUTION APPROVING APPRAISAL AND AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 912 THIRD STREET FROM MAPLE PROFESSIONAL GNA, LLC FOR THE WENDOVER AND YANCEYVILLE STREET SEWER LINE IMPROVEMENT PROJECT

WHEREAS, in connection with the Wendover and Yanceyville Street Sewer Line Improvement Project, a portion of the property owned by Maple Professional GNA, LLC Parcel 0026768 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised by Jeffrey McKee of Colvin, Sutton, Winters and Associates at a value of \$48,600, which appraisal, in the opinion of the City Council, is fair and reasonable;

WHEREAS, the owner has agreed to convey said property to the City at the appraised price and it is deemed in the best interest of the City to acquire said property.

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

That the appraisal of the above mentioned portion of property in the amount of \$48,600 is hereby approved, and the purchase of the property in accordance with the appraisal is hereby authorized, payment to be made from Account No. 503-7027-02.6012, Activity #A18039.

(Signed) Marikay Abuzuaiter

**11. [ID 18-0099](#)**

Resolution Authorizing the Purchase of Property Located at 807 Knox Road from Detail Investments, LLC for the Stewart Mill Force Main Sewer Line Project

047-18 RESOLUTION APPROVING APPRAISAL AND AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 807 KNOX ROAD FROM DETAIL INVESTMENTS, LLC FOR THE STEWART MILL FORCE MAIN SEWER LINE PROJECT

WHEREAS, in connection with the Stewart Mill Force Main Sewer Line Project, a portion of the property owned by Detail Investments, LLC Parcel 0116871 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised by Harold Messick of Messick and Company, Inc. at a value of \$115,801, which appraisal, in the opinion of the City Council, is fair and reasonable;

WHEREAS, the owner has agreed to convey said property to the City at the appraised price and it is deemed in the best interest of the City to acquire said property.

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

That the appraisal of the above mentioned portion of property in the amount of \$115,801 is hereby approved, and the purchase of the property in accordance with the appraisal is hereby authorized, payment to be made from Account No. 503-7027-02.6012, Activity #A18039 and the associated budget adjustment.

(Signed) Marikay Abuzuaiter

**12. [ID 18-0137](#)**

Resolution Authorizing the Purchase of Property Located at 1124 Mount Hope Church Road From McLeansville Lions Club, Inc. for the Stewart Mill Force Main Sewer Line Project

048-18 RESOLUTION AUTHORIZING PURCHASE OF PROPERTY LOCATED AT 1124 MOUNT HOPE CHURCH ROAD FROM McLEANSVILLE LIONS CLUB, INC. FOR THE STEWART MILL FORCE MAIN SEWER LINE PROJECT

WHEREAS, in connection with the Stewart Mill Force Main Sewer Line Project, a portion of the property owned by McLeansville Lions Club, Inc., Parcel 0119251 is required by the City for said Project, said property being shown on the attached map;

WHEREAS, the required property has been appraised at a value of \$23,573 but the property owner has agreed to settle for the price of \$27,200, which settlement, in the opinion of the City Council, is a fair and reasonable alternative to condemnation;

WHEREAS, the owner has agreed to convey said property to the City at the agreed price and it is deemed in the best interest of the City to acquire said property.

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

That the agreed price of the above mentioned portion of property in the amount of \$27,200 is hereby approved, and the purchase of the property in accordance with the agreed price is hereby authorized, payment to be made from Account No. 503-7027-02.6012, Activity A18039 and the associated budget adjustment.

(Signed) Marikay Abuzuaiter

**13. [ID 18-0121](#)**

Resolution Authorizing Extension to Revenue Contract #2012-5340 Processing and Marketing of Recovered Recyclables with ReCommunity Holdings II, Inc., now Republic Services, Inc.

049-18 RESOLUTION AUTHORIZING EXTENSION TO CONTRACT #2012-5340 PROCESSING AND MARKETING OF RECOVERED RECYCLABLES WITH REPUBLIC SERVICES, INC.

WHEREAS, Contract No. 2012-5340 provides for the processing and marketing of recovered recyclables collected by the City of Greensboro;

WHEREAS, in January of 2013, the City entered into a contract with ReCommunity to provide these services, and in return the City would receive \$30 per ton in revenue, or about \$800,000 annually;

WHEREAS, Due to a dramatic downturn in the value of single-stream recyclables, the contract with ReCommunity was amended effective January 1, 2016 and the City reduced ReCommunity's payment to the City from \$30 per ton to \$15 per ton through April 1, 2018;

WHEREAS, the City now has sole option to extend the contract term through June 30, 2020;

WHEREAS, in October of 2017, Republic Services, Inc. acquired ReCommunity Holdings, II;

WHEREAS, extending this contract through June 30, 2020 appears to be the best financial option for the City of Greensboro.

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

This extension is estimated to result in about \$350,000 in revenue annually for an estimated total of about \$750,000 revenue to the City through June 30 of 2020. This revenue will be received in account number 101-4301-03.8600.

The Field Operations Department recommends and requests that City Council approve this extension to the contract for the processing and marketing of recovered recyclables with Republic Services, Inc.

(Signed) Marikay Abuzuaiter

**14. [ID 18-0149](#)**

Resolution Approving Extension of Professional Services Contract 2009-003A with Volkert, Inc., for Construction Engineering and Inspection Services

050-18 RESOLUTION AUTHORIZING EXTENSION OF CONTRACT NO. 2009-003A WITH VOLKERT, INC. FOR THE BATTLEGROUND AVENUE (US 220) AT CONE BOULEVARD INTERSECTION IMPROVEMENT PROJECT

WHEREAS, on October 31, 2014, City Council approved a contract for the Construction Inspections of the Battleground Avenue (US 220) at Cone Boulevard Intersection Improvement project by Volkert, Inc.;

WHEREAS, the Construction Inspection of the intersection will require the addition of construction inspections additional asphalt milling and asphalt overlay, and added contract time due to scope change for final paving imposed by the NCDOT;

WHEREAS, Volkert, Inc. was requested to provide the additional construction inspections services.

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

That the extension of Contract No. 2009-003A with Volkert, Inc. is hereby approved and the Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper extension to carry the proposal into effect with payment to be made from:

Account #: 471-4502-15.6015 A11132 \$100,154.15

(Signed) Marikay Abuzuaiter

**15. [ID 18-0142](#)**

Resolution Authorizing Change Order #2 in the Amount of \$48,000.00 for Contract No. 2016-012 with Yates Construction Company, Inc. for Downtown Greenway Phase 1b1 and 1b2

051-18 RESOLUTION AUTHORIZING CHANGE ORDER IN CONTRACT 2016-012 WITH YATES CONSTRUCTION COMPANY, INC. FOR THE DOWNTOWN GREENWAY PHASE 1B1 AND 1B2 PROJECT

WHEREAS, Contract No. 2016-012 with Yates Construction Company, Inc. provides for Downtown Greenway Phase 1b1 and 1b2 project;

WHEREAS, additional costs are needed to replace sidewalks, curb and gutter, and parking area with ADA compliant sidewalk and curb cut along the frontage of the Kitchen Water Resources Operations Center; thereby necessitating a change order in the amount of \$48,000.00.

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

That a change order in the above mentioned contract with Yates Construction Company, Inc. for Downtown

Greenway Phase 1B1 and 1B2 project is hereby authorized at a total cost of \$48,000.00; payment of said additional amount is to be made from account 501-7011-01.5627.

(Signed) Marikay Abuzuaiter

16. [ID 18-0155](#)

Ordinance in the Amount of \$91,866 Amending the General Fund Budget for FY 2017-2018 for Greensboro Fire Department Deployment Reimbursements

18-017 ORDINANCE AMENDING GENERAL FUND BUDGET FOR FY 2017-2018 FOR GREENSBORO FIRE DEPARTMENT DEPLOYMENT REIMBURSEMENTS

Section 1

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

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

That the appropriation to the General Fund be increased as follows:

Account	Description	Amount
101-4005-01.5245	Diesel Fuel	\$41,866
101-4004-08.5235	Small Tools & Equipment	\$50,000
Total		\$91,866

And, that this increase is financed by increasing the following General Fund accounts:

Account	Description	Amount
101-4004-08.8690	All Other Revenue	\$91,866
Total		\$91,866

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

17. [ID 18-0095](#)

Ordinance in the Amount of \$185,000 Amending State, Federal and Other Grants Fund Budget for a Federal Forfeiture Grant for Greensboro Police Department

18-018 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR A FEDERAL FORFEITURE GRANT FOR GREENSBORO POLICE DEPARTMENT

Section 1

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

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

That the appropriation for the State, Federal and Other Grants Fund be increased as follows:

Account name- Greensboro Police Equipment and Training Grant 2018

Account	Description	Amount
220-3582-01.5235	Small Tools & Equipment	\$ 160,000
220-3582-01.5520	Seminars/Training	\$ 25,000
Total		\$ 185,000

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

Account	Description	Amount
220-3582-01.7123	State Drug Excise Tax	\$ 185,000
Total		\$ 185,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**18. [ID 18-0096](#)**

Ordinance in the Amount of \$30,000 Amending the Federal, State, and Other Grants Fund Budget for the FY 2017 Homeland Security Grant Program

18-019 ORDINANCE AMENDING THE FEDERAL, STATE, AND OTHER GRANTS FUND BUDGET FOR THE FY 2017 HOMELAND SECURITY GRANT PROGRAM

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO: That the appropriation for the Federal, State, and Other Grants Fund Budget be increased as follows:

Account	Description	Amount
220-4019-01.5520	Seminar/Training	\$30,000
Total		\$30,000

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

Account	Description	Amount
220-4019-01.7100	Federal Grant	\$30,000
Total		\$30,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**19. [ID 18-0100](#)**

Ordinance in the Amount of \$1,150 Amending State, Federal, and Other Grants Fund Budget for the Appropriation of United States Tennis Association (USTA) National Grant Program for Tennis Court Renovations at Spencer Love Tennis Center

18-020 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF UNITED STATES TENNIS ASSOCIATION (USTA) NATIONAL GRANT PROGRAM FOR

TENNIS COURT RENOVATIONS AT SPENCER LOVE TENNIS CENTER

Section 1

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

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

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

Account name – USTA Grant Program FY17

Account	Description	Amount
220-5084-01.6019	Other Improvements	\$1,150
Total		\$1,150

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

Account	Description	Amount
220-5084-01.8620	Donations & Private Contributions	\$1,150
Total		\$1,150

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**20. [ID 18-0103](#)**

Ordinance in the Amount of \$155,287 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Federal Grant Funds for 2017-19 Governor’s Crime Commission Grant - Child Response Initiative

18-021 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF FEDERAL GRANT FUNDS FOR 2017-19 GOVERNOR’S CRIME COMMISSION GRANT – CHILD RESPONSE INITIATIVE

Section 1

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

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

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

Account	Description	Amount
220-3585-01.5213	Office Supplies	\$214
220-3585-01.5413	Consultant Services	\$123,500
220-3585-01.5431	In-House Printing	\$684
220-3585-01.5520	Seminar/Training Expenses	\$516
220-3585-01.5928	In-Kind Services	\$30,373
Total		\$155,287

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

Account	Description	Amount
220-3585-01.7100	Federal Grant	\$124,230
220-3585-01.7123	State Drug Excise Tax	\$ 684
220-3585-01.8695	Local In-Kind Services	\$30,373
Total		\$155,287

Section 2

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

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

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

Account	Description	Amount
220-3585-02.5213	Office Supplies	\$214
220-3585-02.5413	Consultant Services	\$123,500
220-3585-02.5431	In-House Printing	\$684
220-3585-02.5520	Seminar/Training Expenses	\$516
220-3585-02.5928	In-Kind Services	\$30,373
Total		\$155,287

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

Account	Description	Amount
220-3585-02.7100	Federal Grant	\$124,230
220-3585-02.7123	State Drug Excise Tax	\$684
220-3585-02.8695	Local In-Kind Services	\$30,373
Total		\$155,287

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**21. [ID 18-0131](#)**

Resolution Authorizing Amendment to the Municipal Agreement with North Carolina Department of Transportation for Battleground-New Garden Intersection Improvements Project U-5306C

052-18 RESOLUTION AMENDING MUNICIPAL AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR BATTLEGROUND-NEW GARDEN IMPROVEMENTS PROJECT U-5306C

WHEREAS, the Greensboro Urban Area Metropolitan Planning Organization in its efforts to support and implement multi-modal transportation needs in the Greensboro area has negotiated for additional federal AND state funding to the City of Greensboro for the Battleground-New Garden Improvements Project; and

WHEREAS, the City of Greensboro and the North Carolina Department of Transportation are to enter into an Amended Agreement in order to receive an additional \$280,000 in federal funding; and

WHEREAS, the NCDOT shall provide a required additional match of \$72,000; and

WHEREAS, the City of Greensboro is to complete all project activities as outlined in the agreement no later than December 31, 2018.

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

That said amended agreement is hereby formally approved by the City Council of the City of Greensboro and that the City Manager and Clerk of the Municipality are hereby empowered to sign and execute the amended agreement with the North Carolina Department of Transportation for Project U-5306C.

(Signed) Marikay Abuzuaiter

**22. [ID 18-0132](#)**

Ordinance in the Amount of \$360,000 Amending the Budget for Amended Municipal Agreement with North Carolina Department of Transportation for Battleground-New Garden Intersection Improvements Project U-5306C

18-022 ORDINANCE AMENDING THE STATE, FEDERAL, AND OTHER GRANTS FUND BUDGET FOR PROJECT U-5306C: BATTLEGROUND-NEW GARDEN INTERSECTION

Section 1

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

That the appropriation for the Project U-5306C Battleground-New Garden Intersection Project Budget be increased as follows:

Account	Description	Amount
220-4589-01.6014	Street Construction & Paving	\$360,000
Total		\$360,000

And, that this appropriation be financed by increasing the following Project U-5306A Battleground-New Garden Intersection Project Budget accounts:

Account	Description	Amount
220-4589-01.7100	Federal Grant	\$288,000
220-4589-01.7110	State Grant	\$72,000
Total		\$360,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

**23. [ID 18-0112](#)**

Resolution Listing Loans and Grants for City Council Approval

053-18 RESOLUTION LISTING LOANS AND GRANTS FOR CITY COUNCIL APPROVAL

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

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

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

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

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

(Signed) Marikay Abuzuaiter

**24. [ID 18-0083](#)**

Budget Adjustments Requiring Council Approval 2/13/18 - 3/12/18

Motion to approve the budget adjustments of February 13 - March 12, 2018 over the amount of \$50,000 was adopted.

(A copy of the Report is filed in Exhibit Drawer A, Exhibit No.7, which is hereby referred to and made a part of these minutes.)

**25. [ID 18-0156](#)**

Budget Adjustments Approved by Budget Officer 2/15/18 - 3/12/18

Motion to accept the report of budget adjustments of February 13 - March 12, 2018 was adopted.

(A copy of the Report is filed in Exhibit Drawer A, Exhibit No.7, which is hereby referred to and made a part of these minutes.)

**26. [ID 18-0101](#)**

Motion to Make a Part of the Official Record the Listing of Contracts that are Currently Eligible for Destruction as per the City Clerk's Office

Motion to approve and make part of the official record the listing on contracts that are eligible for destruction was adopted.

(A copy of the Destruction Project listing is filed in Exhibit Drawer A, Exhibit No.7, which is hereby referred to and made a part of these minutes.)

**27. [ID 18-0102](#)**

Motion to Approve the Minutes of the Special Meeting of February 8, 2018

Motion to approve the minutes of the Special meeting of February 8, 2018 was adopted.

**28. [ID 18-0123](#)**

Motion to Approve the Minutes of the Special Meeting of February 9, 2018

Motion to approve the minutes of the Special meeting of February 9, 2018 was adopted.

**29. [ID 18-0139](#)**

Motion to Approve the Minutes of the Regular Meeting of February 20, 2018

Motion to approve the minutes of the Regular meeting of February 20, 2018 was adopted.

**30. [ID 18-0158](#)**

Motion to Approve the Minutes of the Work Session of March 6, 2018

Motion to approve the minutes of the Work Session of March 6, 2018 was adopted.

### **III. PUBLIC HEARING AGENDA**

#### **31. [ID 18-0071](#)**

Resolution Authorizing an Economic Development Incentive Grant to Publix Super Markets, Inc. and Extension of Water and Sewer Infrastructure Improvements.

Mayor Vaughan stated this was the time and place set for a public hearing to consider a resolution authorizing an Economic Development Incentive Grant to Publix Super Markets, Inc. and extension of water and sewer infrastructure improvements.

City Manager Westmoreland spoke to the Publix requests and investment; closed session discussions; and recognized Economic Development and Business Support Manager Kathi Dubel, Greensboro Chamber of Commerce Chief Executive Officer and President Brent Christiansen, and Publix representatives in attendance.

Ms. Dubel made a PowerPoint Presentation (PPP); provided images for the project; outlined incentive requests; job and wage opportunities; stated the proposed project would be located in an impact zone; be performance based; spoke to the annual assessed value; water and sewer line extensions; a grant from the state of North Carolina for \$1.5 million; reviewed incentive guidelines and criteria; and explained staff recommendations.

Mr. Christiansen highlighted the footprint of the Publix organization; spoke to the need for the distribution center; being competitive; and outlined accolade's and awards received by Publix.

Publix representative Jason Troller recognized Dewayne Stevens and stated they were part of the site selection team for Publix; provided the history of the organization; spoke to the tenure of the associates; to a diverse workplace; customer service; voiced the need to expand in warehouse capacity; and asked for Council to support the incentive requests.

George Hartzman, 2506 Baytree Drive voiced concern with the project; spoke to management of government funds; and to character and honesty.

Hester Petty, 3402 Canterbury Street voiced concern with the project; spoke to climate change and global warming; the need for solar requirements; and to grocery stores in food desserts.

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

Council voiced appreciation for the proposed project and site selection; commended Publix on the treatment of their employees; on honorable living wages; referenced touring a distribution center in Georgia; the potential for 1000 jobs in East Greensboro; performance based incentives; and the investment in Greensboro.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer A, Exhibit No.7 which is hereby referred to and made a part of these minutes)

**Moved by Councilmember Hightower, seconded by Councilmember Wells, 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

054-18 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE GRANT TO PUBLIX SUPER MARKETS, INC. AND EXTENSION OF WATER AND SEWER INFRASTRUCTURE IMPROVEMENTS

WHEREAS, on May 17, 2005, the City Council adopted New Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS Section 158-7.1;

WHEREAS, NCGS Section 158-7.1 authorizes cities in North Carolina to make appropriations for economic development purposes if the governing body of the city determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the city;

WHEREAS, NCGS Section 158-7.1 authorizes the City to undertake specific economic development activities including the extending or providing for the extension of water and sewer lines to industrial properties or facilities;

WHEREAS, Publix Super Markets, Inc. (the Company) is evaluating an investment in new real property and new machinery and equipment on a site outside the Greensboro City limits to build a new regional distribution center that will include approximately 1.8 million square feet in refrigerated and dry goods warehouse space and potential manufacturing and office in two phases;

WHEREAS, the site where the Company will be building the new regional distribution center is located in the vicinity of Birch Creek Road also known as Tax Parcels 0117416, 0117423, and 0117426 and Burlington Road also known as Tax Parcels 0119080, 0119113, 0119081, 0117421, and 0117441 (collectively the Property);

WHEREAS, the Property is located in the City's Growth Tier 1 which requires annexation prior to the provision of City services, including water and sewer service;

WHEREAS, Phase I of the proposed project will include refrigerated regional distribution center, manufacturing facility, and administrative office is anticipated to be completed in 2023;

WHEREAS, Phase II of the proposed project will include a dry goods regional distribution center and is anticipated to be completed in 2025;

WHEREAS, the Company intends to invest up to \$400,000,000 in new capital investment at the Property;

WHEREAS, the Company intends to create 1,000 new jobs with an average annual salary of \$42,000.00, in accordance with the following schedule: 500 new jobs by December 31, 2023; 222 new jobs by December 31, 2024; and 278 new jobs by December 31, 2025;

WHEREAS, the Company intends to petition for annexation of the Property into the City limits of Greensboro upon completion of the Phase I improvements on the site;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant reimbursement for the real property and equipment being acquired to build the new regional distribution center which amount of participation is projected to be between \$14,661,230.00 and \$17,722,728.00 based upon a projection of anticipated new personal and real property taxes;

WHEREAS, if approved by City Council, the Company would be reimbursed eighty percent (80%) of the incremental increase in property taxes assessed to the Property and collected by the City for a period of ten (10) years after completion of Phase I;

WHEREAS, the Company has also requested that the City provide water and sewer infrastructure for the site by extending the existing lines in Burlington Road to the Property and by extending the existing sewer lines from the existing outfall west of Knox Road to the Property;

WHEREAS, the City of Greensboro Policy for Water & Sewer Services "Outside the Corporate Limits" adopted April

3, 2012, and amended May 20, 2014, (the WSS Policy) requires that property which lies within Growth Tier 1 will be annexed into the City;

WHEREAS, the WSS Policy also allows for the possibility that water and/or sewer service may be provided to property outside Growth Tier 1 for economic development projects subject to execution of a Utility and Development Agreement and Petition for Annexation;

WHEREAS, the cost of the new water and sewer infrastructure is estimated to be \$3,000,000.00 including any required acquisition costs for easements or right-of-way;

WHEREAS, the funding source for the new water and sewer infrastructure would be the City's Water Resources Operations budget and/or the North Carolina Industrial Development Utility Fund Grant Program;

WHEREAS, the addition of 1,000 new jobs paying an average wage of at least \$42,000.00 per year with benefits are expected to generate public benefit by positively impacting the City's ad valorem, sales, and use tax revenues in addition to increasing business prospects for the City and surrounding area,

WHEREAS, but for the approval of an Economic Development Incentive Grant of eighty percent (80%) of the actual value of the incremental increased ad valorem real and personal property taxes collected from the Property and the related water and sewer improvements by the Greensboro City Council, the Company would not choose to locate its new regional distribution center in the Greensboro area;

WHEREAS, a public hearing was held 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;

WHEREAS, it is deemed in the best interest of the City to enter into a participatory agreement with the Company to share the cost of the above mentioned improvements whereby the City shall reimburse the company for real property and machinery and equipment costs based on a portion of new anticipated taxes to be received from the new project and upon the creation of new employment.

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

That in accordance with the City's Economic Development Incentive Guidelines and pursuant to N.C.G.S. 158-7.1, a grant reimbursement and participatory agreement between the City of Greensboro and the Company for up to \$400,000,000.00 of new capital investment and the creation of 1,000 new jobs is hereby approved, and the City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement including but not limited to the following requirements:

- (1) The Company shall invest at least \$400,000,000 in the Property on or before December 31, 2024.
- (2) The Company shall submit all building and site plans to the City's Development Services Division for review regardless of whether the Property has been annexed into the corporate limits of the City of Greensboro at the time of submission of said plans to the appropriate jurisdiction with regulatory authority over the site, including plans submitted to the State of North Carolina.
- (3) The Company shall create 1,000 new jobs with an average annual salary of \$42,000 in accordance with the following expected hiring schedule: 500 new jobs by December 31, 2023; 222 new jobs by December 31, 2024; and 278 new jobs by December 31, 2025;
- (4) The new jobs shall be retained until receipt of the final incentive payment (the Job Retention Period).
- (5) The Company shall submit a petition for annexation and original zoning on or before August 31, 2022, or within 30 days of a temporary or final certificate of occupancy being granted for the building to be constructed as part of Phase I, whichever date is earlier.
- (6) The City cannot guarantee when or if the petition for annexation will be approved by the current or a future City Council.
- (7) The Phase I economic development incentive grant shall be paid after the Property has been annexed into the City limits of Greensboro, 500 of the 1,000 new jobs have been created, investment of at least \$300,000,000.00, and

all has been confirmed by the City.

(8) The Phase II economic development incentive grant shall be paid after the Property has been annexed into the City limits of Greensboro, 500 additional of the 1,000 new jobs have been created, the expansion project is complete, and all has been confirmed by the City.

(9) The economic development incentive grant may be adjusted by the City Manager on an annual basis subject to the appropriate budget ordinance amendment if the City's portion of the property taxes assessed to and collected from the Property exceed the projected amounts.

(10) If the Property is not annexed into the City limits of Greensboro, then the City shall not be obligated to pay any of the economic development incentive grant.

(11) The Company's development of the Property and design and construction of improvements thereon shall not be subject to the City's Minority/Women's Business Enterprise Program (M/WBE Program) with respect to economic development project M/WBE subcontracting goals because the development and improvements will occur prior to the provision of the economic development incentive grant by the City and may occur prior to annexation of the Property into the corporate limits of the City of Greensboro; however, the Company will make reasonable good faith efforts to the extent it is reasonably practicable to utilize minority-owned and women-owned businesses, which have been certified to participate in the City's M/WBE program, for design and construction of the Company's development and improvements.

(12) The City will design and construct or reimburse the Company in an estimated amount of \$3,000,000.00 for public water and sewer infrastructure costs, involving extension of water and sewer lines, and including necessary land or easement acquisition, in accordance with §2-91, Infrastructure Reimbursement Agreements, of the City's Code of Ordinances which includes compliance with the City's M/WBE Program for design and construction of water and sewer infrastructure.

(13) If the Property has not annexed into the corporate limits of the City of Greensboro, the Company shall execute and record the City's Utility and Development Agreement and Petition for Annexation, signed by the then current property owner, prior to the execution of the grant reimbursement and participatory agreement.

(14) If the property is annexed into the corporate limits of the City of Greensboro prior to connection to the City's water or sewer systems, then the City will waive the system development fees and frontage fees. Connection is defined as the date when the meter is set. If a petition to have the property annexed into the corporate limits of the City of Greensboro is not filed before twelve (12) months following the time of connection to the City's water and/or sewer systems, then the Company shall pay system development fees and frontage fees. The system development fees are estimated to be \$197,220.00. The linear footage or frontage fees are estimated to be \$315,448.00.

(15) The Company shall pay the City's standard rates for water and sewer service as apply to properties which are located outside the City's territorial and jurisdictional limits until such time as the Property is annexed into the City's corporate limits.

(16) If the Company fails to make the required investment, fails to create 1,000 new jobs, or fails to retain those jobs for the Job Retention Period, then the City may "clawback" the economic development incentive grant by withholding one or more annual payments for each Phase of the project.

(17) If the Company fails to select Greensboro for its new facility, or fails to complete either phase of the Project, then the Company shall reimburse the City for all expenditures made in furtherance of the design and construction of the water and sewer improvements, including but not limited to acquisition or condemnation costs for any necessary easements, rights-of-way, or other real property.

(Signed) Sharon Hightower

**32. [ID 18-0152](#)**

Resolution Authorizing an Economic Development Appropriation to WFMY  
Television LLC for the Aviation Triad Marketing Initiative not to exceed \$35,000  
in Fiscal Year 2017-18

Mayor Vaughan stated this was the time and place set for a public hearing to consider a resolution authorizing an Economic Development Appropriation to WFMY Television LLC for the Aviation Triad Marketing Initiative not to exceed \$35,000 in Fiscal Year 2017-18.

Being no one to speak to the item, it was the consensus of Council to close the public hearing.

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

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

055-18 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT APPROPRIATION TO WFMY TELEVISION LLC FOR THE AVIATION TRIAD INITIATIVES, "AVIATION THRIVES HERE" CAMPAIGN IN AN AMOUNT NOT TO EXCEED \$35,000

WHEREAS, pursuant to N.C.G.S. 158-7.1, economic development appropriations must be determined by City Council to increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City of Greensboro;

WHEREAS, the "Aviation Thrives Here" branding campaign launched on 8/28/2013 and has made significant progress over the past 4 years toward advancing awareness of job opportunities in aviation, connecting talent to the workforce, and promoting the aviation sector in the Piedmont Triad;

WHEREAS, the aviation industry represents a growing and important component of our local and regional economy;

WHEREAS, "Aviation Thrives Here" initiatives will build on the successes of previous years to expand the awareness of aviation-related education and to increase the diversity of students applying to aviation programs through targeted media exposure and sponsorship of area events;

WHEREAS, other partners in this campaign include: The City of High Point, the City of Winston-Salem, GTCC, Davidson County Community College, Forsyth Tech, Randolph County Community College, Rockingham Community College, HAECO, PTI, Rockwell Collins and WFMY.

WHEREAS, a public hearing was held 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;

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

That the City of Greensboro is hereby authorized to grant sponsorship of the Aviation Triad branding campaign, "Aviation Thrives Here," not to exceed the amount of \$35,000 in FY 17-18.

The City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement with WFMY Television LLC.

(Signed) Sharon Hightower

**33. [ID 18-0104](#)**

Resolution Ordering the Making of Certain Local Improvements - A 12-Inch Water Line Extension on East Vandalia Road From the Intersection of South Elm-Eugene Street, Approximately 1,390 Lineal Feet East to an Existing Water Line

Mayor Vaughan stated this was the time and place set for a public hearing to consider a resolution ordering the making of certain local improvements - A 12-Inch water line extension on East Vandalia Road from the intersection of South Elm-Eugene Street, approximately 1,390 lineal feet east to an existing water line.

Being no one to speak to the item, it was the consensus of Council to close the public hearing.

Councilmember Hightower referenced a letter of opposition; stated the item may need to be postponed; and asked Assistant City Manager David Parrish if he was aware of the letter.

Discussion ensued regarding the fact there were no speakers present to voice opposition; and the guidelines for water and sewer connections.

Councilmember Kennedy left the meeting at 6:53 p.m. and returned at 6:59 p.m.

Councilmember Hightower requested staff to contact the author of the letter to provide clarity on their concerns.

**Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, 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

#### V-86 RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL IMPROVEMENTS

A 12-INCH WATER LINE EXTENSION ON EAST VANDALIA ROAD FROM THE INTERSECTION OF SOUTH ELM-EUGENE STREET, APPROXIMATELY 1,390 LINEAL FEET EAST TO AN EXISTING WATER LINE

WHEREAS, due notice has been given that on the 20th day of March, 2018 at 5:30 p.m. in the Council Chamber in the Municipal Office Building, a public hearing would be held on the improvements hereinafter described and that all objections to the legality of the making of the improvements are required by law to be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing;

WHEREAS, the public hearing has now been held and no objections have been made to the making of the improvements;

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

A. That the Street or streets hereinabove set out is/are:

AN EAST VANDALIA ROAD 12-INCH WATER LINE EXTENSION FROM SOUTH ELM-EUGENE STREET TO THE EAST APPROXIMATELY 1,390 LINEAL FEET ALONG EAST VANDALIA ROAD

B. That the local improvements to be made set out above are as follows:

(a) Water Main Improvements. That a water main be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals be laid for the proper connection of abutting property.

C. That the proportion of the cost of the improvements to be assessed against the abutting property and the terms of payment will be as provided in the Notice of Proposed Local Improvements which was served on the owners of the property to be assessed.

D. Assessments shall be held in abeyance until such time as the abutting property connects to the utility.

E. Terms of Payment. The assessments will be payable in ten equal annual installments, which installments will bear interest at the rate of six percent per annum from the date of confirmation of the assessment roll; provided, that any such assessment may be paid in full in cash without the addition of interest within ninety days from the date of publication of the notice of the confirmation of the assessment roll. Terms of payment for assessments held in abeyance shall not apply until time of connection. Assessments held in abeyance shall not accrue interest until time of connection.

F. That this resolution be published one time in a newspaper published in the City of Greensboro as notice of the matters herein set out.

(Signed) Marikay Abuzuaite

**35. [ID 18-0109](#)**

Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO)  
With Respect To Zoning, Planning and Development - Light Industrial Mixed  
Zoning District / Artisan Manufacturing

Mayor Vaughan stated this was the time and place set for a public hearing to consider an ordinance amending Chapter 30 of the Land Development Ordinance (LDO) with respect To Zoning, Planning and Development - Light Industrial Mixed Zoning District / Artisan Manufacturing.

Being no one to speak to the item, it was the concensus of Council to close the public hearing.

Planning Manager Steve Galanti made a PowerPoint Presentation; reviewed current provisions; provided comparisons to other cities; outlined the process for the the potential revisions; the draft proposal; explained Artisan Manufacturing; referenced the February 21st Planning Board recommendation; and requested Council to consider adoption of the text amendment.

Discussion ensued regarding mixed use of the property; and zoning regulations.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer A, Exhibit No. 7 which is hereby referred to and made a part of these minutes)

**Moved by Councilmember Abuzuaite, seconded by Councilmember Hoffmann, 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

18-023 AMENDING CHAPTER 30 (LDO) AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

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

Section 1. That the table within Section 30-6-1.1, General Zoning Districts and Overlay District, is hereby amended by adding a row under those listed in the "Industrial" districts to include the Light Industrial Mixed zoning district to read as follows:

Map Symbol	New District	Title	Former District	Title
	Industrial	Districts		
BP	Business Park	CP, Corporate Park		
LI	Light Industrial	LI, Light Industrial		
HI	Heavy Industrial	HI, Heavy Industrial		
LIM	Light Industrial Mixed	New district		

Section 2. That Section 30-6-6, Industrial District Intent Statements, is hereby amended by adding a new Subsection 30-6-6.4, LIM, Light Industrial Mixed, to read as follows:

30-6-6.4 LIM, Light Industrial Mixed

The LIM, Light Industrial Mixed district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities on sites in a planned setting that

emphasizes an integrated mix of uses which in their normal operations, have little or no adverse effect upon each other or adjoining properties. The district may also contain higher density residential uses, which customarily locate within or adjacent to planned employment centers. Design and the orientation and operation of uses should ensure compatibility with adjacent residential uses. Standards are intended to foster integration, originality and flexibility. The LIM, Light Industrial Mixed district is intended for the redevelopment of property with any of the following characteristics:

- A. Currently or previously zoned LI, Light Industrial or HI, Heavy Industrial;
- B. Currently or previously containing uses from the Industrial Use Group (see Sec. 30-8-9); or
- C. Located in areas designated as Reinvestment Corridors or areas designated as Industrial/Corporate Park or Mixed Use Corporate Park (see Generalized Future Land Use Map).

The adaptive re-use of existing structures will be encouraged along with new development.

Section 3. That Table 7-15 within Section 30-7-6.1, General Dimensional Standards, is hereby amended by adding a new column for the "LIM" district to read as follows:

Table 7-15 Industrial Districts Dimensional Requirements (1)

	BP	LI	LIM	HI
Development Standards				
Minimum Development Size (acres)	10	-	5	-
Minimum Perimeter Setback from Residential Zoned Property	25	25	15	50
Minimum Lot Size (square feet)	15,000	20,000	15,000	20,000
Minimum Lot Width (ft.)	75	100	75	100
Minimum Street Setback (feet)				
Local and Collector	25	25	25	25
Thoroughfare	30	30	30	30
Minimum Interior Setbacks (feet)	0/5(2)	0/5(2)	0/5(2)	0/5(2)
Bulk				
Maximum Height (feet)				
Adjacent to Residential Districts	50(3)	50(3)	50(3)	50(3)
Adjacent to all other Districts	No			
limit				
No				
limit	No	Limit	No	
limit				

Notes:

- (1) Dimensional requirements in this table may be modified by overlay district requirements.
- (2) No setback is required. If setback is provided it must be a minimum of 5 feet.
- (3) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet provided that one additional foot of setback is provided for each foot of building height above 50 feet.

Section 4. That Section 30-7-6.2, Specific Zoning District Standards, is hereby amended by adding a new Subsection (D) for the "Light Industrial Mixed" district to read as follows:

(D) Light Industrial Mixed

- (1) Outdoor manufacturing or processing is prohibited.
- (2) See 30-9-5, Outdoor Display and Storage.
- (3) At least 51% of the total gross floor area of the project must be designed and constructed for nonresidential occupancy.
- (4) The first floor portion of the building facing a public street shall be entirely occupied by nonresidential uses. However, penetrations for access to parking, utilities and the residential uses are allowed.
- (5) Patterns of Window and Door Placement

All facades, including those facing the public right-of-way and containing the principal entrance, shall comply with the following:

(a) Buildings containing nonresidential uses shall have at least 35% fenestration (transparent openings) on the ground floor.

(b) Entrances should be oriented to pedestrians with clearly defined access.

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(c) Windows on the ground floor of buildings containing nonresidential uses shall be located not more than 36 inches from the ground.

(d) Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.

Section 5. That Table 8-1 within Section 30-8-1, Permitted Use Table, is hereby amended to read as follows:

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)

(See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)

Use Category Specific Use

LI LIM HI PI BP PNR TN

Standards

AGRICULTURAL USES

Agriculture

Forestry and Crops P P P P P P

Community Gardens U U 30-8-10.6.C

Urban Farms U S,U 30-8-10.6.D

RESIDENTIAL USES

Household Living

Single-family Detached Dwellings P

Single-family Detached Dwellings,

Zero Lot Line P 30-8-10.1.N

Duplexes P

Traditional Houses U 30-8-10.1.L

Townhouses U P 30-8-10.1.K

Twin Homes P

Multi-family Dwellings U U P 30-8-10.1.H

Multi-family (Elderly) U U 30-8-10.1.H

Family Care Homes U 30-8-10.1.B

Chartered Home U 30-8-10.1.O

Manufactured Homes (Class AA)

Manufactured Home Parks

Upper Story Residential U U U U 30-8-10.1.M

Group Living

All Group Living except as listed below P

Assisted Living Facilities U 30-8-10.1.A

Fraternities and Sororities U 30-8-10.1.C

Life Care Communities U 30-8-10.1.D

Private Dormitories U 30-8-10.1.I

Rooming and Boarding Houses

PUBLIC AND CIVIC USES LI LIM HI PI BP PNR TN Standards

Animal Shelters All animal shelters U P 30-8-10.2.A

Cemeteries All cemeteries U U U U 30-8-10.2.C

Cultural and

Community

All neighborhood-scale cultural

and community uses except as listed

below

P P P P U 30-8-10.2.G

All community-scale cultural and community uses except as listed below

U U U U U 30-8-10.2.G

Auditoriums, Coliseums, and Stadiums U U 30-8-10.2.B

Libraries, Museums, and Art Galleries P P P P

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Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)

Use Category Specific Use

LI LIM HI PI BP PNR TN

Standards

Day Care

Day Care Homes U 30-8-10.2.D

Day Care Centers U U U U U 30-8-10.2.D

Educational

Facilities

All educational uses except as listed below P P P P P P

Colleges and Universities P

Elementary/Secondary Schools, neighborhood-scale P P P P U 30-8-10.2.G

Elementary/Secondary Schools, community-scale U U U U U 30-8-10.2.G

Retreat Centers P P

Truck Driving Schools P P

Government

Facilities

All government uses, except as listed below P P P P P P P

Correctional Institutions S S

Medical Facilities

All medical uses, except as listed below P P P P

Hospitals P

Medical, Dental, and Related Offices P P P P P P

Specialty Hospitals P

Passenger

Terminals (all prohibited in WCA; See 30-12-4)

All passenger terminal uses, except as listed below S

Bus and Rail Terminals P P P P

Religious

Assembly

Neighborhood-scale P P P P P U 30-8-10.2.G

Community-scale U U U U U U 30-8-10.2.G

Social Service

Facilities

All social service facilities, except as listed below U 30-8-10.2.H

Group Care Facilities U 30-8-10.2.E

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Shelters, Temporary and Emergency U U U U U 30-8-10.2.I  
 Utilities  
 Minor Utilities P P P U U U U 30-8-10.2.F  
 TV/HDTV/AM/FM Broadcast Facilities U U U U U 30-8-10.2.J  
 Utility Equipment and Storage Yards P P  
 Utility Lines and Related  
 Appurtenances P P P P P P P  
 Wastewater Treatment Plant and  
 Water Reclamation Facility P  
 Water Treatment Facilities P P P  
 Wireless Telecommunication Facilities U U U U P U U 30-8-10.2.K  
 RECREATION USES LI LIM HI PI BP PNR TND Standards  
 Common Elements  
 Recreation and  
 Service Facilities  
 All common elements recreation and  
 service facilities P P  
 Indoor Recreation  
 All indoor recreation, except as listed  
 below P P P P  
 Clubs and Lodges U U U  
 30-8-  
 10.3.B and 30-  
 8-13  
 5  
 Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)  
 (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)  
 Use Category Specific Use  
 LI LIM HI PI BP PNR TN  
 Standards  
 Movie and Other Theaters P  
 Physical Fitness Centers, Sports  
 Instructional Schools P P P P  
 Shooting Ranges U U 30-8-10.3.H  
 Outdoor  
 Recreation  
 All outdoor recreation, except as listed  
 below 30-8-10.3.D  
 Amusement and Water Parks,  
 Fairgrounds U 30-8-10.3.A  
 Campgrounds and Recreational  
 Vehicle Parks 30-8-10.3.F  
 Golf Course, Driving Ranges, Country  
 Clubs U U 30-8-10.3.C  
 Marina, Boating Facility P  
 Riding Stables S,U 30-8-10.3.G  
 Shooting Ranges, Archery, Skeet S,U 30-8-10.3.I  
 Sporting and Recreational Camps S,U 30-8-10.3.J  
 Sports Instructional Schools P P  
 Swim and Tennis Clubs U U U 30-8-10.3.K  
 Parks and Open  
 Areas All parks and open areas U U U U U U U 30-8-10.3.E  
 OFFICE, RETAIL, AND COMMERCIAL USES LI LIM HI PI BP PNR TND Standards  
 Office

All office uses, except as listed below P P P P U

Business Incubators P P P P U 30-7-7.3(B)

Residential Office Conversion 30-8-10.4.L

Overnight

Accommodations

Hotels and Motels P P

Tourist Homes (Bed & Breakfast) U 30-8-10.4.Q

Single Room Occupancy Residences

(conversion) U U 30-8-10.4.O

Single Room Occupancy Residences

(new) U 30-8-10.4.O

Parking,

commercial

All commercial parking U U S,U U 30-8-10.4.D

Park and ride facilities U U U U 30-8-10.4.K

Eating and

Drinking

Establishments

All eating and drinking establishments

without drive-through facilities, except

as listed below

P P P P P

All eating and drinking establishments

with drive-through facilities, except as

listed below

U 30-8-10.4.I

Bars, Nightclubs, and Brewpubs U P 30-8-10.4(F)

and 30-8-13

Special Events Facilities P P

30-8-

10.4.P and 30-

8-13

Mobile Food Vendor, Motorized U U U U 30-8-10.4.T

Mobile Food Vendor, Pushcart U U U U 30-8-10.4.T

Personal and

Professional

Services

All personal and professional services

without drive-through facilities, except

as listed below

P P P U 30-7-7.3(A)

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Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)

(See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)

Use Category Specific Use

LI LIM HI PI BP PNR TN

Standards

Banks, Savings & Loans, and Credit

Union with drive-through facilities P U U 30-8-10.4.I

Dry cleaning pick-up/drop-off with

drive-through facilities P U U 30-8-10.4.I

Funeral Homes and Crematoriums P S

Taxi Dispatch Terminals P P

Taxidermists

Veterinary Services, Pet Grooming,  
Kennels P P U 30-8-10.4.R  
Retail sales and  
service  
All retail sales and service without  
drive-through facilities, except as  
listed below  
P U U 30-8-10.4.M  
Retail sales and service with drivethrough  
facilities U 30-8-10.4.I  
ABC Stores (liquor)  
Advertising Services, Outdoor P P P 30-8-10.4.A  
Artisans and Crafts P P P U 30-8-10.4.B  
Convenience Stores with fuel pumps P P U 30-8-10.4.H  
Flea Markets U 30-8-10.4.J  
Garden Center/Nursery, Outdoor P  
Manufactured and Modular home  
sales P P  
Pawnshops  
Sexually Oriented Businesses U  
30-8-  
10.4.N and 30-  
8-13  
Truck Stops P P  
Self Storage  
Facilities All self storage facilities P P P 30-8-10.4.S  
Vehicle Sales and  
Service  
All vehicle sales and service, except as  
listed below P P  
Automobile, Boat and Motorcycle  
Repair Services, Major P P  
Automobile, Boat and Motorcycle  
Repair Services, Minor P P  
Automobile Towing and Storage  
Services U P 30-8-10.4.C  
Car Washes P P 30-8-10.4.G  
INDUSTRIAL AND MANUFACTURING USES LI LIM HI PI BP PNR TND Standards  
Light Industrial  
All light industrial, except as listed  
below P P P P  
Artisan Manufacturing P P P P 30-8-10.5.I  
Craft Distillery  
Equipment Repairs and Rental, Light P P P P 30-8-10.5.B  
Laundry and Dry Cleaning Plants P P P  
Maintenance Yard and Facilities P P  
Medical and Dental Laboratories P P P P P  
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Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)  
(See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)  
Use Category Specific Use  
LI LIM HI PI BP PNR TN  
Standards  
Microbrewery P P P

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Pest and Termite Control Services P P  
 Printing and Publishing P P P P  
 Sheet Metal Shop P P P  
 Truck Tractor & Semi Rental, Leasing  
 & Service, Heavy P P  
 Welding, Machine, and Tool Repair  
 Shop P P P  
 Heavy Industrial  
 All heavy industrial, except as listed  
 below P  
 Asphalt Plants and other facilities for  
 the manufacture and storage of  
 Chemicals, Petroleum, Hazardous  
 Materials, and Related Products  
 S,U 30-8-10.5.A  
 Metal Coating and Engraving S  
 Pulp and Paper Mills S  
 Rubber and Plastics (raw) S  
 Solvent Recovery S  
 Tires and Inner tubes S  
 Salvage yards, junk yards, and scrap  
 processing S,U 30-8-10.5.F  
 Research and  
 Development All Research and Development P P P P  
 Resource  
 Extraction (as a  
 Principal Use)  
 All Resource Extraction (mining and  
 quarrying) S,U 30-8-10.5.D  
 Wholesale Trade  
 All wholesale trade, except as listed  
 below P P P P 30-8-10.5.H  
 Wholesaling of Chemicals, Petroleum,  
 and allied products P  
 Warehousing,  
 Storage, and  
 Freight Handling  
 All warehousing, storage, and freight  
 handling, except as listed below P P P U 30-8-10.5.G  
 Trucking and Freight Terminals P P  
 Waste Related  
 Services  
 All waste related services, except as  
 listed below S  
 Recycling Processing Centers U P 30-8-10.5.E  
 Refuse and Raw Materials Hauling P  
 Land Clearing & Inert Debris Landfills,  
 Major S,U 30-8-10.5.C  
 ACCESSORY USES AND STRUCTURES LI LIM HI PI BP PNR TND Standards  
 Accessory Uses  
 and Structures  
 Accessory Uses and Structures  
 (customary) U U U U U 30-8-11.1  
 Accessory Dwelling Units U 30-8-11.2

Animals and Livestock (horses, cows, sheep, goats) 30-8-11.3

Animals and Livestock (poultry and bees) 30-8-11.3

Caretaker Dwellings U U U U U 30-8-11.4  
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Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)  
(See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)

Use Category Specific Use  
LI LIM HI PI BP PNR TN

Standards

Home Occupations (including renting of rooms) U U U 30-8-11.5

Junked Motor Vehicles U U U U U 30-8-11.7

Recycling Collection Points P P P P P

Satellite Dishes/TV and Radio

Antennae Towers U U U U U U 30-8-11.8

Swimming Pools U U U U U U 30-8-11.9

Yard Sales (up to 2 per year) P

TEMPORARY USES AND STRUCTURES

Temporary Uses  
and Structures

Arts and Crafts Shows P P P P P P

Carnivals and Fairs P P P P P

Christmas Tree Sales P P P P P

Concerts, Stage Shows P P P P P P

Conventions, Trade Shows P P P P P

Craft Sales from Clubhouse or

Community Center Bldg. U U 30-8-12.1

Land Clearing & Inert Debris Landfills,  
Minor U U U U U 30-8-12.2

Outdoor Retail Sales

Outdoor Religious Events P P P P P P

Portable Storage Units U U U U U U 30-8-12.3

Temporary Construction Office,  
Construction Equipment Storage, Real

Estate Sales and Rental Offices

U U U U U U 30-8-12.4

Temporary Wireless

Telecommunication Facilities U U U U U U 30-8-12.5

INDUSTRIAL AND MANUFACTURING

USES

MUL

MUM

MUH

AO UMU NS O CN

CL

CM

CH

CB

Standards

Light

Industrial

All light industrial, except as

listed below P P  
 Artisan Manufacturing U U U U U U U U 30-8-  
 10.5.I  
 Craft Distillery P P P P P P P P  
 Equipment Repairs and  
 Rental, Light U U 30-8-  
 10.5.B  
 Laundry and Dry Cleaning  
 Plants P P  
 Maintenance Yard and  
 Facilities  
 Medical and Dental  
 Laboratories P P P P P P P P  
 Microbrewery P P P P P P P P P P  
 Pest and Termite Control  
 Services P P  
 Printing and Publishing P P P  
 Sheet Metal Shop  
 9  
 Truck Tractor & Semi  
 Rental, Leasing & Service,  
 Heavy  
 Welding, Machine, and Tool  
 Repair Shop

Section 6. That Subsection (A) of Section 30-8-9.1, Light Industrial Uses, is hereby amended by adding a new typical use as “Artisan Manufacturing” within alphabetical order and renumbering the section accordingly.

Section 7. That Subsection (c) of Section 30-8-10.2 (K) (2), Dimensions, is hereby amended to read as follows:

(c) Height of Other WTFs  
 In all residential, O, PUD, TN, mixed use districts (including AO, UMU, NS and LIM), and commercial districts that are within 1,500 feet of a residential use the maximum Wireless Telecommunication Tower (other than attached concealed WTFs) height permitted is 100 feet. The maximum permitted height may be increased to 150 feet with approval of a Special Use Permit (see 30-4-10).

Section 8. That Subsection (4) of Section 30-8-10.2 (K), Wireless Telecommunication Facilities (WTFs), is hereby amended to read as follows:

(4) Aesthetics  
 New WTFs in residential, O, PUD, mixed use districts (including AO, UMU, NS and LIM), and new WTFs in commercial districts that are within 1,500 feet of a residential use, must be made unobtrusive in accordance with the following.

Section 9. That Subsection (b) of Section 30-8-10.4 (I) (3), Setbacks and Landscaping, is hereby amended to read as follows:

(b) Service areas and stacking lanes on lots abutting office and mixed-use zoning districts (including AO, UMU, NS and LIM) must be set back at least 30 feet and landscaped in accordance with the “B” buffer planting yard standards of 30-10-2.3.

Section 10. That Subsection (d) of Section 30-8-10.4 (I) (4), Stacking Lane Standards, is hereby amended to read as follows:

(d) Stacking Lane Dimensions, Design and Layout

(i) Stacking lanes must be designed so that they do not interfere with parking, and vehicle circulation, or the safe and efficient operation and vehicle circulation for off-street loading facilities.

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(ii) Stacking spaces must be 9 feet wide by 20 feet long.

(iii) Standards in the LIM district

Drive-through facilities within the LIM zoning district may be allowed following Technical Review Committee review of a site plan illustrating the extent of the drive-through facilities, provided it meets the standards below.

- a) The drive-through facilities shall not be the dominant feature of the site.
- b) The drive-through facilities shall be oriented toward the site perimeter.
- c) The drive-through facilities shall not be located between a residential and a nonresidential component of the development.
- d) Pedestrian walkways shall not intersect or conflict with the drivethrough facilities.
- e) The Technical Review Committee may grant a Type 2 Modification to these standards in accordance with 30-4-11.

Section 11. That Section 30-8-10.5, Industrial and Manufacturing Uses, is hereby amended by adding a new Subsection (I), Artisan Manufacturing, to read as follows:

(I) Artisan Manufacturing

(1) Outdoor Storage

Outdoor storage areas must be fully screened from ground level view from adjacent residential properties and public streets. Materials shall not be piled or stacked higher than the opaque fence.

(2) Loading Docks

Where the site abuts a residential district or a district permitting residential uses, the building wall facing such lot shall not have any service door openings or loading docks oriented toward the residential district or district permitting residential uses.

(3) Hours of Operation

Operations shall not occur between the hours of 10 p.m. and 7 a.m.

(4) Impacts

Use shall not generate noise, vibrations or odors that are clearly detectable from surrounding properties.

Section 12. That Section 30-11-4.9, Alternate Ratios for AO, NS, and UMU Districts, is hereby amended to include the Light Industrial Mixed district and to read as follows:

30-11-4.9 Alternate Ratios for AO, NS, LIM, and UMU Districts

Section 13. That Table 11-1 within Section 30-11-5, Parking Ratios, is hereby amended by adding a row in the "Light Industrial" use category for "Artisan Manufacturing" as a specific use and "1 space per 1,500 square feet" as the minimum number of parking spaces required.

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Section 14. That Table 12-14 within Section 30-12-8.2 (B), Minimum Amounts, is hereby amended by adding a new row for the "Developments in the LIM District" for the classification and "10% of gross floor area of the nonresidential component, plus 250 square feet per dwelling unit or 10% of site area, whichever is greater" for the minimum open space requirement.

Section 15. That Subsection (2) of Section 30-12-8.2 (C), Standards, is hereby amended to include the Light Industrial Mixed district and to read as follows:

(2) Planned Unit Developments and Developments in the LIM District

In addition to the general open space standards of 30-12-8.2(C)1), planned unit

developments and developments in the LIM District are subject to the following additional open space standards:

(a) Open space within a planned unit development and developments in the LIM District must be open to the air and not enclosed within a building or structure.

(b) To qualify as open space, land shall be usable and accessible as follows:

(i) A minimum of 75% of the provided open space must be usable and not occupied by streets, drives, parking areas, or structures other than recreational structures.

(ii) All property owners in the planned unit development and developments in the LIM District must have access to the open space by means of a public street, a private street, a private drive, or an all-weather walkway in an easement a minimum of 20 feet in width.

(c) Up to 50% of the required open space for a planned unit development and developments in the LIM District may be contained within a public park with active recreational facilities or other public recreational opportunities available such that the usable portion of said park is located within 1,320 feet of the planned unit development, as measured along a system of public sidewalks and crosswalks.

(i) The Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 for off-site opportunities located within 1,600 feet when they find that equal or better performance will result, with regard to nature and extent of either existing or proposed sidewalk enhancements or other pedestrian amenities located along the route.

(ii) If a portion of the route does not contain a sidewalk, the Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 when they find that equal or better performance will result, with regard to the pedestrian's ability to safely traverse the non-sidewalk portion of the route.

(d) When the Parks and Recreation Director determines that there is either the need for or an opportunity to purchase property for park purposes or enhance existing city property for public park or usable public open space purposes within 12

2 miles of the planned unit development or developments in the LIM District, the developer may provide a fee in lieu of providing up to 50% of the required open space. Fees submitted in lieu of required open space must be in an amount equal to that of the average market value for actual city property purchased within the past 3 years for generally comparable property located within 5 miles of the planned unit development. Property values may be adjusted based on generally accepted appraisal practices. All fees collected by the city pursuant to this subsection must be deposited in an appropriate account and used only for the purchase of property for park purposes, or enhancing the existing city property for park purposes. Use of submitted funds must be coordinated with other park projects. If the use of the fee in lieu option is determined to not be appropriate by the Parks and Recreation Director, this option is permitted and the planned unit development must provide the required amount of open space through other allowed means.

Section 16. That Table 14-2, Standards for Free Standing Signs, within Section 30-14-7.3 (C) is hereby amended to include the Light Industrial Mixed district and to read as follows:

Zoning District Sign

Type

Max.

Number

Max. Area

(sq. ft.)  
 Min. Area  
 (1) (sq. ft.)  
 Setback  
 (feet)  
 Height  
 (feet)  
 O, MU-M, MU-H,  
 NS, UMU, BP, C-L,  
 LIM  
 All 1 per lot  
 frontage  
 0.5 per linear foot of  
 lot frontage, up to  
 200 max  
 50 ROW (2) 15

Section 17. That Table 14-3, Standards for Attached Signs, within Section 30-14-7.4 (C) is hereby amended to include the Light Industrial Mixed district and to read as follows:

Zoning District Attached Sign  
 Type Max. Number Max. Area  
 (sq. ft.)  
 Min. Area  
 (sq. ft.) (1)  
 Height  
 (feet)  
 O, MU-M, MU-H, NS,  
 UMU, BP, C-L, LIM Wall Sign NA 7.5% of wall area (2) (5) 50 top of wall

Section 18. That Section 30-15-2, Terms Beginning with "A," is hereby amended by adding a new definition for "Artisan Manufacturing" within alphabetical order to read as follows:

Artisan Manufacturing  
 Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages;  
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 printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Section 19. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 20. This ordinance shall become effective upon date of adoption.

(Signed) Marikay Abuzuaiter

(To see the formatted table and charts, please refer to the minutes in the Minute Book which are the formal record for this meeting).

**36. [ID 18-0106](#)**

Ordinance Annexing Territory into the Corporate Limits for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road - 3.4-Acres (Bryant

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Properties)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #36/ID 18-0106 an ordinance annexing territory into the corporate limits for property located at 4209 Burlington Road and 109-115 Flemingfield Road - 3.4-Acres (Bryant Properties) and item #37/ID 18-0117 an ordinance establishing original zoning for property located at 4209 Burlington Road and 109-115 Flemingfield Road (Bryant Properties).

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson to close the public hearing. The motion carried by voice vote.

**Moved by Councilmember Wells, seconded by Mayor Pro-Tem Johnson, 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

18-024 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 4209 BURLINGTON ROAD AND 109-115 FLEMINGFIELD ROAD – 3.4 ACRES)

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

BEGINNING at a point in the existing Greensboro city limits (as of October 31, 2017), said point being the northwest corner of Lot 28 of Property of Elsie B. Lee, as recorded in Plat Book 11, Page 92; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS S 86° 29' 12" E approximately 7.10 feet along the north line of said Lot 28 to an existing iron pipe; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north lines of Lots 28-37 on said plat S 83° 00' E approximately 260.6 feet to the northeast corner of said Lot 37; thence with the east line of said Lot 37 S 06° 31' W 300.1 feet to an iron stake in the western right-of-way line of Flemingfield Road (S. R. #2848); thence with said right-of-way line S 06° 50' 30" W 160.0 feet to an iron pipe; thence continuing with said right-of-way line in a southerly direction approximately 100 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a westerly direction approximately 260 feet to a point on the eastern right-of-way line of Elsielee Road (S. R. #2849); THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with said eastern right-of-way line N 07° 05' 20" E approximately 170 feet to an existing iron pipe; thence continuing with said eastern right-of-way line N 05° 38' E 160.00 feet to an iron pipe; thence N 83° 29' W a short distance with the south line of property of Bryant Brothers, as recorded in Deed Book 7841, Page 2972, to an iron stake at the southwest corner of said property; thence with the west line of Lot 28 of Property of Elsie B. Lee N 05° 39' E 300 feet to the point and place of BEGINNING, and containing approximately 3.4 acres. All plats and deeds 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 March 20, 2018, the liability for municipal taxes for the 2017-2018 fiscal year shall be prorated on the basis of 3/12 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, 2018. Municipal ad valorem taxes for the 2018-2019 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) Goldie Wells

37. [ID 18-0117](#)

Ordinance Establishing Original Zoning for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road (Bryant Properties)

**Moved by Councilmember Wells, seconded by Mayor Pro-Tem Johnson, to adopt the ordinance and stated that the Greensboro City Council believed that its action to recommend approval of the original zoning request, for the property located at 4209 Burlington Road and 109-115 Flemingfield Road from County RS-30 (Residential Single Family) to City CD-O (Conditional District – Office) to be consistent with the adopted Connections 2025 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 Growth at the Fringe goal to provide a development framework for the fringe; the request is consistent with the Economic Development goal to promote a healthy, diversified economy; and the request does implement measures to protect neighborhoods from potential negative impacts. 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

18-025 AMENDING OFFICIAL ZONING MAP

4209 BURLINGTON ROAD AND 109-115 FLEMINGFIELD ROAD, GENERLALY DESCRIBED AS NORTH OF BURLINGTON ROAD AND EAST OF ELSIELEE ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-30 (Single Family Residential) to City CD-O (Conditional District Office).

The area is described as follows:

"BEGINNING at a point in the existing Greensboro city limits (as of October 31, 2017), said point being the northwest corner of Lot 28 of Property of Elsie B. Lee, as recorded in Plat Book 11, Page 92; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS S 86° 29' 12" E approximately 7.10 feet along the north line of said Lot 28 to an existing iron pipe; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north lines of Lots 28-37 on said plat S 83° 00' E approximately 260.6 feet to the northeast corner of said Lot 37; thence with the east line of said Lot 37 S 06° 31' W 300.1 feet to an iron stake in the western right-of-way line of Flemingfield Road (S. R. #2848); thence with said right-of-way line S 06° 50' 30" W 160.0 feet to an iron pipe; thence continuing with said right-of-way line in a southerly direction approximately 100 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS in a westerly direction approximately 260 feet to a point on the eastern right-of-way line of Elsielee Road (S. R. #2849); THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with said eastern right-of-way line N 07° 05' 20" E approximately 170 feet to an existing iron pipe; thence continuing with said eastern right-of-way line N 05° 38' E 160.00 feet to an iron pipe; thence N 83° 29' W a short distance with the south line of property of Bryant Brothers, as recorded in Deed Book 7841, Page 2972, to an iron stake at the southwest corner of said property; thence with the west line of Lot 28 of Property of Elsie B. Lee N 05° 39' E 300 feet to the point and place of BEGINNING, and containing approximately 3.4 acres. All pleats and deeds referred to hereinabove are recorded in the Office of the

Register of Deeds of Guilford County.”

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) to City CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. Building square footage shall not exceed 25,000 square feet.
2. Maximum building height shall not exceed three (3) stories.
3. There shall be no driveway cuts on Burlington Road.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-O (Conditional District 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 4. 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 5. This ordinance shall be effective on March 20, 2018.

(Signed) Goldie Wells

**38. [ID 18-0107](#)**

Ordinance Annexing Territory into the Corporate Limits for Property Located at  
2924-2930 Liberty Road - 3.87-Acres (Patricia P. Bradley)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #38/ID 18-0107 an ordinance annexing territory into the corporate limits for property located at 2924-2930 Liberty Road - 3.87-Acres (Patricia P. Bradley), item #39/ID 18-0110 an ordinance amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for property at 2924-2930 Liberty Road and 2935 Pleasant Garden Road, and item #40/ID 18-0116 an ordinance establishing original zoning and rezoning for property located at 2935 Pleasant Garden Road and portion of 2924-2930 Liberty Road (Patricia P. Bradley).

Being no one to speak to the item, it was the concensus of Council to close the public hearing.

**Moved by Councilmember Hightower, seconded by Mayor Pro-Tem Johnson,  
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

18-026 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 2924-2930 LIBERTY ROAD – 3.87 ACRES)

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

Beginning an existing iron pipe in the existing Greensboro city limit line (as of October 31, 2017) at the southeasternmost corner of the Emanuel Agapion property at 2908-A Liberty Road, described in Deed Book 7345, Page 579; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Agapion N 00°25'13" E 221.27 feet to a computed point in the center of a creek; thence the following 36 courses and distances along the centerline of said creek: 1) S 42°11'39" E 14.29 feet to a computed point, 2) S 59°15'16" E 18.27 feet to a computed point, 3) S 16°41'46" E 13.47 feet to a computed point, 4) S 76°36'40" E 14.11 feet to a computed point, 5) S 66°29'34" E 19.05 feet to a computed point, 6) N 58°03'46" E 17.45 feet to a computed point, 7) S 66°29'46" E

17.63 feet to a computed point, 8) S 23°13'53" E 18.37 feet to a computed point, 9) S 01°40'05" W 25.40 feet to a computed point, 10) S 21°41'15" W 27.31 feet to a computed point, 11) S 24°20'29" W 23.40 feet to a computed point, 12) S 35°14'21" W 12.17 feet to a computed point, 13) S 44°52'32" E 15.03 feet to a computed point, 14) S 25°04'22" E 22.30 feet to a computed point, 15) S 52°21'57" E 19.01 feet to a computed point, 16) S 26°24'07" E 22.88 feet to a computed point, 17) S 38°44'38" E 23.42 feet to a computed point, 18) S 24°39'03" E 48.57 feet to a computed point, 19) S 39°17'33" E 39.59 feet to a computed point, 20) S 47°22'46" E a distance of 17.31' to a computed point, 21) S 60°51'53" E 30.25 feet to a computed point, 22) S 55°37'08" E 20.41 feet to a computed point, 23) S 30°29'47" E 66.07 feet to a computed point, 24) S 57°16'25" E 22.91 feet to a computed point, 25) S 31°22'42" E 15.43 feet to a computed point, 26) N 27°38'12" E 19.53 feet to a computed point, 27) S 65°07'03" E 13.17 feet to a computed point, 28) N 54°40'57" E 10.36 feet to a computed point, 29) S 46°48'06" E 6.63 feet to a computed point, 30) S 10°54'19" W 19.98 feet to a computed point, 31) S 57°48'07" E 51.33 feet to a computed point, 32) S 71°15'52" E 11.11 feet to a computed point, 33) S 47°50'19" E 15.65 feet to a computed point, 34) S 27°18'03" E 24.72 feet to a computed point, 35) S 57°02'57" E 20.54 feet to a computed point, and 36) S 07°51'06" E 18.29 feet to a computed point in the southeast line of the Patricia P. Bradley property, described in Deed Book 6450, Page 2201; thence with said line S 52°00'26" W 33.28 feet to an existing axle; thence continuing with said line S 52°06'16" W 508.32 feet to an existing iron pipe in the Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 00°29'39" E 627.41 feet to the Point and Place of Beginning, having an area of 168,417.12 square feet, 3.87 acres, as shown on the Final Plat Annexation of Part of Parcel #0130655 by Allred Land Surveying, PLLC, dated November 2, 2017. All deeds 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 March 20, 2018, the liability for municipal taxes for the 2017-2018 fiscal year shall be prorated on the basis of 3/12 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, 2018. Municipal ad valorem taxes for the 2018-2019 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) Sharon Hightower

**39. [ID 18-0110](#)**

Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 2924-2930 Liberty Road and 2935 Pleasant Garden Road

**Moved by Councilmember Hightower, 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

18-027 ORDINANCE AMENDING THE GENERALIZED FUTURE LAND USE MAP WITHIN THE GREENSBORO

CONNECTIONS 2025 COMPREHENSIVE PLAN, INCORPORATED BY REFERENCE IN THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT CHAPTER 30

WHEREAS, the City Council adopted the Greensboro Connections 2025 Comprehensive Plan on May 6, 2003 which contains a Generalized Future Land Use Map, and labeled Figure 4-2;

WHEREAS, an amendment has been proposed as shown on the attached map to change the land use classifications for properties located at 2924-2930 Liberty Road and 2935 Pleasant Garden Road.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO, NORTH CAROLINA, that the Generalized Future Land Use Map, Figure 4-2 is amended as follows:

Section 1. The Generalized Future Land Use Map, Figure 4-2 is hereby amended as shown on the attached map.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

(Signed) Sharon Hightower

**40. [ID 18-0116](#)**

Ordinance Establishing Original Zoning and Rezoning for Property Located at 2935 Pleasant Garden Road and Portion of 2924-2930 Liberty Road (Patricia P. Bradley)

**Moved by Councilmember Hightower, seconded by Councilmember Hoffmann, to adopt the ordinance and stated the Greensboro City Council believed that its action to recommend approval of the zoning amendment, for the property located at 2935 Pleasant Garden Road and a portion of 2924-2930 Liberty Road from City C-H (Commercial High) to City CD-C-M (Conditional District – Commercial Medium) and an original zoning request from County RS-40 (County Residential Single-family) to CD-C-M (Conditional District – Commercial Medium) to be consistent with the adopted Connections 2025 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 Growth at the Fringe goal to provide a development framework for the fringe; the request is consistent with the Economic Development goal to promote a healthy, diversified economy; and the request does implement measures to protect neighborhoods from potential negative impacts. The motion carried by the following roll call vote:**

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

18-028 AMENDING OFFICIAL ZONING MAP

2935 PLEASANT GARDEN ROAD AND PORTION OF 2924-2930 LIBERTY ROAD, GENERLALY DESCRIBED AS EAST OF PLEASANT GARDEN ROAD AND SOUTH OF LIBERTY ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning and rezoning from County RS-40 (Residential Single Family) and City C-H (Commercial High) to City CD-C-M (Conditional District Commercial Medium).

The area is described as follows:

"Beginning an existing iron pipe in the existing Greensboro city limit line (as of October 31, 2017) at the southeasternmost corner of the Emanuel Agapion property at 2908-A Liberty Road, described in Deed Book 7345, Page 579; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Agapion N 00°25'13" E 221.27 feet to a computed point in the center of a creek; thence the following 36 courses and distances along the centerline of said creek: 1) S 42°11'39" E 14.29 feet to a computed point, 2) S 59°15'16" E 18.27 feet to a computed point, 3) S 16°41'46" E 13.47 feet to a computed point, 4) S 76°36'40" E 14.11 feet to a computed point, 5) S 66°29'34" E 19.05 feet to a computed point, 6) N 58°03'46" E 17.45 feet to a computed point, 7) S 66°29'46" E 17.63 feet to a computed point, 8) S 23°13'53" E 18.37 feet to a computed point, 9) S 01°40'05" W 25.40 feet to a computed point, 10) S 21°41'15" W 27.31 feet to a computed point, 11) S 24°20'29" W 23.40 feet to a computed point, 12) S 35°14'21" W 12.17 feet to a computed point, 13) S 44°52'32" E 15.03 feet to a computed point, 14) S 25°04'22" E 22.30 feet to a computed point, 15) S 52°21'57" E 19.01 feet to a computed point, 16) S 26°24'07" E 22.88 feet to a computed point, 17) S 38°44'38" E 23.42 feet to a computed point, 18) S 24°39'03" E 48.57 feet to a computed point, 19) S 39°17'33" E 39.59 feet to a computed point, 20) S 47°22'46" E a distance of 17.31' to a computed point, 21) S 60°51'53" E 30.25 feet to a computed point, 22) S 55°37'08" E 20.41 feet to a computed point, 23) S 30°29'47" E 66.07 feet to a computed point, 24) S 57°16'25" E 22.91 feet to a computed point, 25) S 31°22'42" E 15.43 feet to a computed point, 26) N 27°38'12" E 19.53 feet to a computed point, 27) S 65°07'03" E 13.17 feet to a computed point, 28) N 54°40'57" E 10.36 feet to a computed point, 29) S 46°48'06" E 6.63 feet to a computed point, 30) S 10°54'19" W 19.98 feet to a computed point, 31) S 57°48'07" E 51.33 feet to a computed point, 32) S 71°15'52" E 11.11 feet to a computed point, 33) S 47°50'19" E 15.65 feet to a computed point, 34) S 27°18'03" E 24.72 feet to a computed point, 35) S 57°02'57" E 20.54 feet to a computed point, and 36) S 07°51'06" E 18.29 feet to a computed point in the southeast line of the Patricia P. Bradley property, described in Deed Book 6450, Page 2201; thence with said line S 52°00'26" W 33.28 feet to an existing axle; thence continuing with said line S 52°06'16" W 508.32 feet to an existing iron pipe in the Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 00°29'39" E 627.41 feet to the Point and Place of Beginning, having an area of 168,417.12 square feet, 3.87 acres, as shown on the Final Plat Annexation of Part of Parcel #0130655 by Allred Land Surveying, PLLC, dated November 2, 2017. All deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County."

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) and County C-H (Commercial High) to City CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. All uses allowed in the C-M district shall be permitted EXCEPT: bars, nightclubs, brewpubs, Sexually Oriented Businesses, convenience stores with fuel pumps, drive-thru establishments and crematoriums

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-C-M (Conditional District Commercial Medium) 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 4. 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 5. This ordinance shall be effective on March 20, 2018.

(Signed) Sharon Hightower

**41. [ID 18-0108](#)**

Ordinance Annexing Territory into the Corporate Limits for Property Located at 2820-2822 Roland Road - .67 Acres (Mark McKinney)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #41/ID 18-0108 an ordinance annexing territory into the corporate limits for property located at 2820-2822 Roland Road - .67 Acres

(Mark McKinney) and item #42/ID 18-0119 an ordinance establishing original zoning for property located at 2820-2822 Roland Road (Mark McKinney).

Being no one to speak to the item, it was the consensus of Council to close the public hearing.

**Moved by Mayor Pro-Tem Johnson, 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

18-029 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 2820-2822 ROLAND ROAD – .67 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 on the northwestern right-of-way line of Roland Road, said point being the southern corner of Lot 58 of Woodland Acres, as recorded in Plat Book 20, Page 4, in the Guilford County Register of Deeds Office; thence with said right-of-way line in a northeasterly direction 150 feet to the east corner of Lot 63 of Woodland Acres; thence with the northeast line of said Lot 63 N 60° W 183.20 feet to the north corner of said Lot 63; thence with the northwest lines of Lots 63-58 of Woodland Acres S 39° 45' W 151.92 feet to the west corner of said Lot 58; thence with the southwest line of said Lot 58 S 60° E 207.90 feet to the point and place of BEGINNING, being all of said Lots 58-63 and containing 0.67 acres.

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 March 20, 2018, the liability for municipal taxes for the 2017-2018 fiscal year shall be prorated on the basis of 3/12 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, 2018. Municipal ad valorem taxes for the 2018-2019 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) Yvonne Johnson

**42. [ID 18-0119](#)**

Ordinance Establishing Original Zoning for Property Located at 2820-2822 Roland Road (Mark McKinney)

**Moved by Councilmember Hoffmann, seconded by Councilmember Wells, to adopt the ordinance and stated that the Greensboro City Council believed that its action to recommend approval of the original zoning request, for the property located at 2820-2822 Roland Road from County RS-20 (Residential**

Single-Family) to City R-3 (Residential Single-Family) to be consistent with the adopted Connections 2025 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 Housing and Neighborhood goals to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities; and the request is consistent with the Growth at the Fringe goal to promote sound and sustainable patterns of land use. 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

#### 18-030 AMENDING OFFICIAL ZONING MAP

2820-2822 ROLAND ROAD, GENERLALY DESCRIBED AS NORTHWEST OF ROLAND ROAD AND SOUTHEAST OF HIGH POINT ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-20 (Residential Single Family) to City R-3 (Residential Single Family).

The area is described as follows:

"Beginning at a point on the northwestern right-of-way line of Roland Road, said point being the southern corner of Lot 58 of Woodland Acres, as recorded in Plat Book 20, Page 4, in the Guilford County Register of Deeds Office; thence with said right-of-way line in a northeasterly direction 150 feet to the east corner of Lot 63 of Woodland Acres; thence with the northeast line of said Lot 63 N 60° W 183.20 feet to the north corner of said Lot 63; thence with the northwest lines of Lots 63-58 of Woodland Acres S 39° 45' W 151.92 feet to the west corner of said Lot 58; thence with the southwest line of said Lot 58 S 60° E 207.90 feet to the point and place of BEGINNING, being all of said Lots 58-63 and containing 0.67 acres."

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) 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 March 20, 2018.

(Signed) Nancy Hoffmann

## **IV. GENERAL BUSINESS AGENDA**

### **44. [ID 18-0122](#)**

Boards and Commissions Listing for March 20, 2018

Moved by Councilmember Kennedy, seconded by Mayor Pro-Tem Johnson to rescind the appointment of Amy Castilglio from the Tourism Board due to hotel/motel ownership requirements. The motion carried by voice vote.

Moved by Councilmember Wells, seconded by Councilmember Abuzuaiter to appoint Vernal Alford, III to the Zoning

Commission. The motion carried by voice vote.

Moved by Mayor Vaughan, seconded by Councilmember Outling to reappoint Paul Mengert to the Airport Authority. The motion carried by voice vote.

Moved by Councilmember Outling, seconded by Councilmember Abuzuaiter to appoint David Craft to the Human Relations Commission. The motion carried by voice vote.

Moved by Councilmember Thurm, seconded by Councilmember Outling to appoint Cecilia Thompson to the ABC Board. The motion carried by voice vote. Moved by Councilmember Thurm, seconded by Mayor Pro-Tem Johnson to reappoint David Wharton to the Historic Preservation Commission. The motion carried by voice vote.

Moved by Councilmember Hightower, seconded by Mayor Pro-Tem Johnson to appoint Monique Bynum to the Library Board. The motion carried by voice vote. Councilmember Hightower placed the names of Remi Epps and Donald Collins into the databank for future use on a Board or Commission. Remi Epps is ineligible due to her employment with the City.

Discussion took place regarding appointments to the Police Community Review Board (PCRB).

Councilmember Wells asked for confirmation that Mr. Alford was in the databank for appointment, in which City Clerk Betsey Richardson responded that he was not and stated Councilmember Wells would make the appointment at this time.

**45. [ID 18-0111](#)**

Resolution Authorizing Supplemental Agreement #4 with the North Carolina Department of Transportation for Holts Chapel Road & Lowdermilk Street EL-5101 DM

Councilmember Hightower requested clarity on the status of the project.

Assistant City Manager Parrish explained the project as street gutter and sidewalk work; stated that the contractors were working on utility relocation; and confirmed staff would provide the project status for Council.

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

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

056-18 RESOLUTION AMENDING MUNICIPAL AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR HOLTS CHAPEL ROAD/LOWDERMILK STREET IMPROVEMENTS PROJECT

WHEREAS, the Greensboro Urban Area Metropolitan Planning Organization in its efforts to support and implement multi-modal transportation needs in the Greensboro area has directed additional federal funding to the City of Greensboro for the Holts Chapel Road / Lowdermilk Street Improvements Project;

WHEREAS, the City of Greensboro and the North Carolina Department of Transportation are to enter into an Amended Agreement in order to receive an additional \$2,323,730 in federal funding;

WHEREAS, the City of Greensboro shall provide a required additional local match of \$580,933;

WHEREAS, the City of Greensboro is complete the all project activities as outlined in the agreement no later than August 23, 2021.

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

That said amended agreement is hereby formally approved by the City Council of the City of Greensboro and that the City Manager and Clerk of the Municipality are hereby empowered to sign and execute the amended agreement with the North Carolina Department of Transportation for Project EL-5101 DM.

(Signed) Marikay Abuzuaiter

**46. [ID 18-0113](#)**

Ordinance in the Amount of \$2,904,663 Authorizing Additional Funds for Supplemental Agreement #4 for Holts Chapel Road & Lowdermilk Street EL-5101 DM

**Moved by Councilmember Hightower, 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

18-031 ORDINANCE AMENDING THE STREET AND SIDEWALK FUND BUDGET FOR PROJECT EL-5101 DM: HOLTS CHAPEL ROAD AND LOWDERMILK STREET SIDEWALK PROJECT

Section 1

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

That the appropriation for the Holts Chapel Road and Lowdermilk Street Sidewalk Project (EL-5101 DM) be increased as follows:

Account	Description	Amount
401-4551-01.6014	Street Construction & Paving	\$2,323,730
401-4551-01.6015	Sidewalk Construction	\$580,933
Total		\$2,904,663

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

Account	Description	Amount
401-4551-01.7100	Federal Grant	\$2,323,730
401-4551-01.9471	Transfer from 2008 Bond Funds	\$580,933
Total		\$2,904,663

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Sharon Hightower

**47. [ID 18-0125](#)**

Resolution Authorizing Change Order in the Amount of \$10,176,452 to Contract 2017-0570 with Harper Corporation General Contractors for Construction Manager At Risk (CMAR) Construction Phase Services for the TZ Osborne Electrical Buildings and Project

Mayor Vaughan introduced items #47 and #48 together; and stated there were no speakers to the item.

At the request of Councilmember Hightower, Water Resources Director Steve Drew provided the history of the project; and voiced appreciation for support for the item.

Water Reclamation Manager Elijah Williams referenced the debundling of the T Z Osborne packages for local impact; voiced appreciation to the Minority/Women Business Enterprise (M/WBE) office and the Legal Department for assistance on the item; and recognized Harper Corporation Project Manager Kate Dotten to speak to the project.

Ms. Dotten provided a history of the firm; spoke to the requalification for construction manager; a M/WBE plan; outlined the selection process; spoke to mentor/mentee and protege partnerships; the splitting the project into different packages; reviewed the M/WBE participation percentages; and highlighted the funds going back into the community.

Mr. Williams commended Harper Corporation for working on hard to obtain goals; spoke to the use of the M/WBE program; and requested Council's support.

Councilmember Hightower thanked Mr. Williams and Ms. Dotten for their work on the project; spoke to a significant program; quality work; and to inclusion.

Councilmember Wells commended the Water Department for their efforts on the item.

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

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

057-18 RESOLUTION AUTHORIZING CHANGE ORDER IN THE AMOUNT OF \$10,176,452 TO CONTRACT 2017-0570 WITH HARPER CORPORATION GENERAL CONTRACTORS FOR CONSTRUCTION MANAGER AT RISK (CMAR) CONSTRUCTION PHASE SERVICES FOR THE TZ OSBORNE ELECTRICAL BUILDINGS AND ELECTRICAL/MECHANICAL PROJECT

WHEREAS, Contract 2017-0570 with Harper Corporation General Contractors in the amount of \$335,354.08 was approved by City Council on July 18, 2017;

WHEREAS, the TZ Osborne WRF Electrical Buildings for BNR and Additional Electrical/Mechanical Upgrades Project provides for the construction of two electrical buildings and non-potable water improvements at the TZ Osborne Water Reclamation Facility using the CMAR project delivery method;

WHEREAS, Harper Corporation General Contractors developed a Guaranteed Maximum Price (GMP) for the construction of the proposed improvements in the amount of \$10,176,452.

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

That the City is authorized to enter into a contract change order with Harper Corporation General Contractors for the TZ Osborne WRF Electrical Buildings for BNR and Additional Electrical/Mechanical Upgrades Project subject to the terms outlined above. The Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made in the amount of \$10,176,452 from Account No. 516-7056-01.6019 A18083.

(Signed) Goldie Wells

**48. [ID 18-0128](#)**

Ordinance in the Amount of \$10,176,452 Amending the Water Resources Capital Project Bond Fund - Series 2018 Budget to Establish Funding for a Change Order to Contract 2017-0570 with Harper Corporation General

Contractors for Construction Manager at Risk (CMAR) Construction Phase Services for the T.Z. Osborne Water Reclamation Facility Electrical Buildings and Electrical/Mechanical Project

**Moved by Councilmember Hightower, seconded by Councilmember Abuzuaiter, 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

18-032 ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT BOND FUND – SERIES 2018 BUDGET TO ESTABLISH FUNDING FOR THE T.Z. OSBORNE WATER RECLAMATION FACILITY ELECTRICAL BUILDINGS AND ELECTRICAL/MECHANICAL PROJECT

Section 1

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

That the Water Resources Capital Project Bond Fund – Series 2018 Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Bond Fund – Series 2018 Budget be increased as follows:

Account	Description	Amount
516-7056-01.6019	Other Improvements	\$10,176,452
Total		\$10,176,452

And, that this increase be financed by increasing the following Water Resources Capital Project Bond Fund – Series 2018 Budget account:

Account	Description	Amount
516-0000-00.9005	Revenue Bond Proceeds	\$10,176,452
Total		\$10,176,452

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Sharon Hightower

**49. [ID 18-0133](#)**

Resolution Authorizing Amendment to the Municipal Agreement with North Carolina Department of Transportation for Battleground-Benjamin-Cone Intersection Improvements Project U-5306A

Mayor Vaughan introduced items #49 and #50 together.

**Moved by Councilmember Abuzuaiter, 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

058-18 RESOLUTION AMENDING MUNICIPAL AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR BATTLEGROUND-BENJAMIN-CONE IMPROVEMENTS PROJECT U-5306A

WHEREAS, the Greensboro Urban Area Metropolitan Planning Organization in its efforts to support and implement multi-modal transportation needs in the Greensboro area has negotiated for additional federal AND state funding to the City of Greensboro for the Battleground-Benjamin-Cone Improvements Project;

WHEREAS, the City of Greensboro and the North Carolina Department of Transportation are to enter into an Amended Agreement in order to receive an additional \$1,400,000 in federal funding;

WHEREAS, the NCDOT shall provide a required additional match of \$350,000;

WHEREAS, the City of Greensboro is to complete all project activities as outlined in the agreement no later than December 31, 2018.

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

That said amended agreement is hereby formally approved by the City Council of the City of Greensboro and that the City Manager and Clerk of the Municipality are hereby empowered to sign and execute the amended agreement with the North Carolina Department of Transportation for Project U-5306A.

(Signed) Marikay Abuzuaite

50. [ID 18-0134](#)

Ordinance in the Amount of \$1,750,000 Increasing the Budget for Amendment to the Municipal Agreement with North Carolina Department of Transportation for Battleground-Benjamin-Cone Intersection Improvements Project U-5306A

**Moved by Mayor Pro-Tem Johnson, 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

18-033 ORDINANCE AMENDING STATE, FEDERAL, AND OTHER GRANTS FUND BUDGET FOR PROJECT U-5306A: BATTLEGROUND-BENJAMIN-CONE INTERSECTION

Section 1

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

That the appropriation for the Project U-5306A Battleground-Benjamin-Cone Intersection Project Budget be increased as follows:

Account	Description	Amount
220-4587-01.6014	Street Construction & Paving	\$1,750,000
Total		\$1,750,000

And, that this appropriation be financed by increasing the following Project U-5306A Battleground-Benjamin-Cone Intersection Project Budget accounts:

Account	Description	Amount
220-4587-01.7100	Federal Grant	\$1,400,000
220-4587-01.7110	State Grant	\$350,000

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Total \$1,750,000

## Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

**51. [ID 18-0124](#)**

Ordinance in the Amount of \$13,402,640 Amending the Performing Arts Center Fund for Refinancing the 2014 Installment Financing Agreement

Councilmember Hightower asked for clarification of the item.

Finance Director Rick Lusk explained that the item would allow staff to pay off an existing loan.

**Moved by Councilmember Hoffmann, 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

18-034 ORDINANCE AMENDING THE PERFORMING ARTS CENTER FUND

## Section 1

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

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

That the appropriations be increased as follows:

Account	Description	Amount
527-7501-01.5899	Payment to Escrow Agent	\$13,402,640
Total		\$13,402,640

And, that the following revenue finance these appropriations:

Account	Description	Amount
527-7501-01.9012	Limited Obligation Bond Proceeds	\$13,402,640
Total		\$13,402,640

## Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Nancy Hoffmann

**52. [ID 18-0052](#)**

Resolution Approving Bid in the Amount of \$1,474,562.00 and Authorizing Execution of Contract 2017-064 with Mainlining America, LLC for Water Main Rehabilitation Project.

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter,**

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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

059-18 RESOLUTION APPROVING BID IN THE AMOUNT OF \$1,474,562.00 AND AUTHORIZING EXECUTION OF CONTRACT 2017-064 WITH MAINLINING AMERICA, LLC FOR WATER MAIN REHABILITATION PROJECT

WHEREAS, after due notice, bids have been received for the Water Main Rehabilitation project;

WHEREAS, Mainlining America, LLC, a responsible bidder, has submitted the low base bid in the total amount of \$1,474,562.00 as general contractor for Contract No. 2017-064 which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

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

That the bid hereinabove mentioned submitted by Mainlining America, LLC is hereby accepted, and the City is authorized to enter into a contract with Mainlining America, LLC for the Water Main Rehabilitation project subject to the terms outlined above. The Mayor and/or City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made in the amount of \$1,474,562.00 from:

Water Resources Capital Improvement Fund: 503-7027-01.6016 A18036

(Signed) Yvonne Johnson

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

#### **[ID 18-0169](#) Resolution Appointing David Parrish as Interim City Manager**

Mayor Pro-Tem Johnson read the resolution into the record; voiced appreciation to City Manager Westmoreland; and recognized the qualities of the Assistant City Managers.

Mayor Vaughan thanked City Manager Westmoreland for building a strong team; and voiced appreciation to Assistant City Manager Parrish for accepting the role.

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

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

060-18 RESOLUTION APPOINTING DAVID PARRISH AS INTERIM CITY MANAGER

WHEREAS, City Manager Jim Westmoreland has announced his retirement from City service effective April 30, 2018; and

WHEREAS, the City Council deems it in the best interest of the City to appoint an Interim City Manager prior to the retirement of City Manager; and

WHEREAS, the City Council recognizes that Assistant City Manager David Parrish is qualified and willing to serve the City of Greensboro as Interim City Manager.

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

That effective April 1, 2018, David Parrish is hereby appointed Interim City Manager of the City of Greensboro. Further, the Mayor is authorized to enter into an employment agreement between the City of Greensboro and David Parrish setting his salary at \$171,538 with an executive allowance of \$1,000 per month.

(Signed) Marikay Abuzuaiter

Council offered congratulations to Assistant City Manager Parrish for the appointment of Interim City Manager.

Councilmember Hightower expressed appreciation to City Manager Westmoreland; extended wishes for a quick recovery to Assistant City Manager Chris Wilson; voiced concerns regarding work session discussions; reiterated commendation to the Water Department; spoke to a M/WBE Disparity Study update at the April 3rd work session; and requested the work session be video taped and held in Council Chambers.

Councilmember Thurm thanked City Manager Westmoreland for his service; and welcomed Councilmember Kennedy back.

Councilmember Outling wished a happy date anniversary to his wife; spoke to his experience on Council as the only male; voiced appreciation for work on the proposed Local Preference Policy item; and spoke to public comment on the item at the April 17th meeting of Council.

Councilmember Abuzuaiter stated that City Manager Westmoreland would be missed; expressed appreciation for the work he had done; and congratulated Councilmember Outling and his wife on their date anniversary.

Mayor Pro-Tem Johnson highlighted an event at Lindley Elementary School; a question and a challenge from a 5th grade student; spoke to recent events in schools; and stated she would be traveling to Scotland to receive a Championship Award.

Councilmember Wells spoke to the job and focus of City Manager Westmoreland; and to attending a recent Citizens Advisory Group meeting.

Councilmember Kennedy explained the orange bracelets worn by Council from the Grimsley High School Walk Out; the fundraiser by the students to go to Washington D.C.; voiced appreciation for the love and concern shown to her and her family; commended the first responders on the scene of her son's accident; and spoke to her son's wishes.

Councilmember Hoffmann referred to the work of former City Manager Denise Turner Roth; to an article on the Cultural group; highlighted meetings for community feedback; and events to take place in the City.

Councilmember Wells provided information for a workshop at the International Civil Right Museum tomorrow; and extended an invitation for everyone to attend.

Mayor Vaughan welcomed Councilmember Kennedy back; and spoke to the responsibilities of the City Manager.

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

City Manager Westmoreland thanked Council for their comments; spoke to the years of service in the City; and stated he would reserve additional comments for the April 17th meeting of Council.

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

There were no items for discussion by the City Attorney.

#### **Adjournment**

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 7:54 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

NANCY VAUGHAN  
MAYOR