



City of Greensboro

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

Meeting Minutes - Draft City Council Work Session

Tuesday, June 23, 2015

3:00 PM

Plaza Level Conference Room

1. Call To Order

This City Council work session of the City of Greensboro was called to order at 3:00 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Nancy Vaughan, Councilmembers Marikay Abuzuaiter, Jamal Fox, Sharon Hightower, Nancy Hoffmann, Yvonne J. Johnson, Justin Outling and Tony Wilkins.

Absent: Councilmember Mike Barber.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Deputy City Clerk Angela R. Lord.

Mayor Vaughan called the meeting to order at 3:05 p.m.; welcomed Councilmember Outling; and taking the prerogative of the Chair, Mayor Vaughan moved the Minimum Housing item to the beginning of the meeting.

2. Presentations

[ID 15-0533](#) Update on Minimum Housing Standards

City Manager Westmoreland welcomed Councilmember Outling; spoke to changes to the housing code; stated the team had made suggestions for improvements; and recognized Neighborhood Development Director, Barbara Harris to present the item.

Ms. Harris made a PowerPoint Presentation (PPP); highlighted Chapter 11; spoke to code enforcement goals; referenced the post Ruco Committee changes; and long meetings to address an extensive back log.

City Manager Westmoreland interjected that the Minimum Housing Commission members had put in many hours; and expressed thanks for those involved.

Ms Harris continued the PPP; spoke to demolition; public health and safety; a program connecting investors with property owners; properties brought into compliance; and assessing housing civil penalties.

Mayor Vaughan inquired about collections.

Ms. Harris spoke to property owners that owed the largest portion of money to be collected; suggested remedies for collection that would be addressed during the presentation; a request for Council approval to change the ordinance; issuing repair and demolition orders; and spoke to restructuring civil penalties.

City Attorney Tom Carruthers spoke to two amendment proposals; multifamily dwellings; addressing civil penalties; outlined current codes and procedures; spoke to state law requirements; incorporating multifamily dwellings into the Minimum Housing Code; referenced costs associated with demolition; alternatives under state law; spoke to appropriate use of the new procedures; property liens; and properties subject to foreclosure.

Councilmember Wilkins asked if current properties would be grandfathered in.

City Attorney Carruthers confirmed properties would not be grandfathered in; spoke to allowances by state law; stake holders determining percentages; cost of priority liens; a learning curve; and to strides for single family homes.

Discussion took place regarding empty pockets; the availability of safe minimum housing; priority positioning for the City; good governing; incentives; tax values; and calculating liens.

City Attorney Carruthers spoke to target areas; meeting Federal and State laws; large debt burdens; civilized laws; compliance by property owners; limited fees and civil penalty; penalties going against the ownership groups; the North Carolina Constitution; collected fines payable to the school system; and the purpose of the ordinance.

Discussion continued regarding putting the fines into a separate fund; common frustrations around the state; a successful post Ruco ordinance on single family homes; moving to the next phase; inclusion of multifamily dwellings; bringing more people into compliance; reviews on a case by case basis; and being consistent.

Councilmember Outling spoke to selective enforcement; waivers; selection of properties; healthy housing; caps on fines; and to working out the details.

Councilmember Hightower spoke to compliance issues with commercial properties.

Councilmember Wilkins asked for an example of a civil penalty that was not punitive.

City Attorney Carruthers responded that parking tickets were not punitive; spoke to consistency; setting a cap; and addressed concerns regarding front yard parking.

Councilmember Fox asked about the time frame.

City Attorney Carruthers stated it would be on the July 21st or August 3rd meeting of Council; and spoke to the next steps.

Discussion continued regarding front yard parking; and properties with the highest fines.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer X, Exhibit No. 16 which is hereby referred to and made a part of these minutes)

[ID 15-0532](#) Presentation on Solar Project at the Landfill

City Manager Westmoreland spoke to the project at the landfill; voiced excitement about the proposal; and spoke to creative ways to use landfill.

Field Operations Director, Dale Wyrick recognized Wayne Marshall of Duke Energy and Richard Payne of Renew Solar in the audience; made a PowerPoint Presentation (PPP); provided the history of the item; spoke to the negotiations between the City and Petra for a gas rights agreement; utilizing subcontractors and a financing partner; provided a project time line with completion by the end of the calendar year; spoke to the solar project proposal; maximizing opportunities for development; financing through Petra Engineering; and putting in solar panels at no cost to the city.

Mr. Marshall spoke to the timing of a solar project; the current infrastructure; continued the PPP; provided a landfill overview; spoke to the life span; electricity produced being purchased by Duke Energy; reviewed an electric utility overview; spoke to return and tax credits; solar credit ending at the close of 2016; highlighted tax benefits; debt coverage and reviewed the purchase price.

Councilmember Outling asked about percentage returns; and about primary benefits and tax credits.

Mr. Marshall spoke to revenue; an eight year pay back; rate increases that would affect the returns; provided estimates and spoke to the eligibility of tax credits; and stated that if the state credits were taken away he would recommend delaying the project.

Discussion took place regarding a timeline; the project being driven by Duke; the use of Federal credits; generation of jobs for the City; the use of a local contractor; the landfill gas project; and partnering with North Carolina A & T State University.

Mr. Wyrick spoke to the lease; and the close proximity and opportunity for hands on experience for students at North Carolina A & T State University.

Council discussed M/WBE participation; pressure on Duke to reduce rates; when the item would be brought before Council; and how many acres were involved.

Mr. Marshall spoke to a commitment to work with an M/WBE contractor; voiced concerns of the state ending credits; spoke to the solar investment for Duke Energy; expansion of renewable projects; buffer areas; a 10–15 year flat rate under current law; and price curves.

Mr. Wyrick responded it was intended to bring the item before Council at the July 21st meeting; spoke to what the request would be; stated the plan to have the project on the ground by the end of the year; and verified that there were 15 – 20 acres included in the plan. Mr. Wyrick continued the PPP; shared a potential solar project map; and spoke to maximizing an interconnector agreement with Duke.

Mr. Payne provided a brief personal history of himself and his company.

Mayor Pro-Tem Johnson left the meeting at 3:50 p.m. and returned at 3:54 p.m.

Councilmember Outling requested staff to research comparisons for the solar project from other municipalities.

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[ID 15-0547](#) Economic Development Impact Zone Concept Presentation

Councilmember Hightower left the meeting at 3:56 p.m. and returned at 4:01 p.m.

City Manager Westmoreland spoke to an Economic Development Incentive Program; higher wages; job opportunities; referenced creative tools for Economic Development in East Greensboro; and recognized Assistant City Manager David Parrish, Economic Development & Small Business Support Manager, Kathi Dubel, and Community Planning Manager, Hannah Cockburn to present the item.

Assistant City Manager Parrish referenced the East Greensboro Study Committee; the Economic Development Committee; made a PowerPoint Presentation (PPP); outlined the purpose for an impact zone; and spoke to supporting policy documents. Assistant City Manager Parrish continued by speaking to demographics; spoke to poverty rates; area population; unemployment rates; vacancy rates; violent crime rates; an area in need; and stated the area needed to be a targeted area.

Councilmember Fox inquired about the 8/80 concept.

Assistant City Manager Parrish outlined the 8/80 incentive; spoke to the demographic area that could be supported; federal benefits; highlighted statistics supporting the targeted area; proposed Economic Development incentive parameters; spoke to a minimum level of investment; identified zones; outlined Impact Zone 1 as the Promise Zone Boundary and Zone 2 as the Plus Growth Tier I; and spoke to time allowances for each zone.

Councilmember Hoffmann requested information for the County average wage.

City Manager Westmoreland confirmed staff would provide the information.

Discussion took place regarding the plan covering three districts; the 8/80 incentives; reviewing on a project by project basis; and allowances of state law for Economic Development incentives.

Assistant City Manager Parrish continued the PPP by highlighting Zone 2; spoke to a six year investment; and things that needed to be addressed.

Council requested similar Economic Development incentives and results provided in other communities; and for

the item to be included on the July 21st City Council agenda.

City Manager Westmoreland responded the information would be provided; that the item would be on the July 21st agenda; spoke to other state requirements; and referenced the "but for" clause.

Discussion took place regarding making the area more attractive; attracting businesses; incentives being evaluated on a performance basis; and potential growth.

Councilmember Wilkins voiced concerns for other parts of the City to which Assistant City Manager Parrish responded that he would be glad to talk with Councilmember Wilkins regarding his concerns.

Discussion continued about development in East Greensboro; offering incentives; similar conversations regarding East Greensboro in the Economic Development Committee meetings; and an even playing field.

Councilmember Hightower requested staff to tie the item into the East Greensboro item for the July 21st Council meeting.

Mayor Vaughan announced there would be a Work Session at 4:00 p.m. on July 21st.

City Manager Westmoreland spoke to presenters traveling from out of town and out of the country and their availability to attend a work session; and stated it was an Economic Development item.

Discussion took place regarding the possibility of canceling the July 16th Work Session; and Assistant City Manager Parrish providing an update on the Heritage House.

Mayor Vaughan stated Council would make a determination about the July 16th Work Session closer to the date.

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3. Adjournment

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

THE CITY COUNCIL ADJOURNED AT 4:15 P.M.

ANGELA R. LORD
DEPUTY CITY CLERK

NANCY VAUGHAN
MAYOR