



# City of Greensboro

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

## Meeting Minutes - Draft City Council Work Session

Tuesday, October 18, 2016

3:30 PM

Plaza Level Conference Room

### 1. Call To Order

This City Council work session of the City of Greensboro was called to order at 3:30 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 Abuzuaite, Mike Barber, Jamal Fox, Sharon Hightower, Nancy Hoffmann, Justin Outling and Tony Wilkins.

Mayor Pro-Tem Yvonne Johnson participated via telephone in the closed session portion of the meeting.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and City Clerk, Betsey Richardson.

### 2. Presentations

City Manager Jim Westmoreland outlined that there were four items for discussion today; asked presenters to be mindful of their time; and recognized Brent Christensen for an update on the Greensboro Chamber of Commerce.

#### 1. [ID 16-0856](#) Greensboro Chamber of Commerce and Guilford County Economic Development Update - Brent Christensen

Mr. Christesen spoke to the name change to the Chamber of Commerce; informed Council they were in their new location a block away; invited Council to an open house on Friday, November 4th from 4:00 to 6:00 p.m.; stated Downtown Greensboro, Inc. had scheduled their open house for the same evening; and that it would also be First Friday. Mr. Christensen provided a handout to Council; outlined the 2016 project overview by Request For Inquiries (RFI) responses and client visits; voiced the need to close deals; spoke to upcoming projects; and highlighted the work the Chamber was doing with existing industries. Mr. Christensen stated the Chamber had one employee who was dedicated solely to addressing the needs of existing businesses; provided an overview of the process in maintaining relationships with existing businesses; spoke to the need to grow local businesses; addressed the Minority Business Excelerator Program; and outlined a list of companies involved in the program. Mr. Christensen highlighted the work of the Guilford County Economic Development Alliance; provided a copy of the press release where the Alliance had received the Excellence in Economic Development Award; and highlighted projects the Alliance was involved in.

Councilmember Wilkins asked what qualifications put the Alliance in front of others for the award, to which Mr. Christensen provided an overview of the collaborative work and process for the international award.

City Manager Westmoreland voiced that he had received feedback from business contacts and executives about the seamless nature provided when obtaining information about the City, Guilford County and the region.

Mayor Vaughan interjected that Greensboro, High Point and Guilford County were all at the table; and had come a long way in working together.

Councilmember Barber inquired if there had been discussion regarding changing the name Triad to something else; and stated that several people had advocated for a change.

Discussion took place around the central geographic location of the region; and the area being in the vicinity of interstates and ports.

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2. [ID 16-0857](#) Greensboro-Randolph Mega Site Update - Brent Christensen and Steve Drew

Mr. Christensen announced that the Greensboro Randolph Mega Site had received KPMG certification; informed Council that the site could be up and running in 18 months or less; spoke to what the certification would do to enhance the marketing of the site; commended Bonnie Renfro on her work to earn the certification; spoke to the process; and stated the next step was to market the site.

Councilmember Barber asked if House Bill 2 had an impact on the marketing of the site to which Mr. Christensen responded that it did have some impact; and recognized Jim Melvin.

Mr. Melvin provided a handout which included a map of the site; thanked Greensboro for the intergovernmental cooperation between itself and Randolph County; provided the history and overview of the project; highlighted the property that was under control by the Mega Site Foundation to date; outlined the property owned by the North Carolina Railroad; and spoke to the portion of property not currently under contract. Mr. Melvin stated the site consisted of 1,525 acres; was one of the largest rezoning hearings that had taken place; spoke to the process for Duke Energy to provide power to the site; to an environmental engineering study for the interchange in conjunction with the state; and outlined the proximity of Highway 421 and the railroad to the site. Mr. Melvin addressed the funding for the site; stated an application for approximately \$10 million had been made by the City to the Golden Leaf Foundation to assist with providing sewer to the site; and added that the site could be developed around the property that had not been purchased.

City Manager Westmoreland recognized others in the audience involved in the project; and thanked the Bryan Foundation for their work on the project.

Assistant City Manager David Parrish provided an update on the water and sewer options for the site; stated that public meetings had taken place; that additional meetings would take place in the first quarter of 2017; and spoke to the capacity to serve the needs of residents wanting water and sewer in the area.

Councilmember Hightower inquired about the potential for residents in the area to hook onto City services.

City Manager Westmoreland referenced the Water and Sewer Policy for the City; spoke to using said policy as a resource; to the ability for people to connect once annexed into the City limits; to the Golden Leaf Foundation Grant funding the project; and the status of the grant.

Councilmember Wilkins inquired about the holdup of the Golden Leaf Foundation Grant; and if the City had identified an alternative funding source should the grant not be awarded.

City Manager Westmoreland responded that the Foundation was being very diligent in reviewing the site; spoke to the process should the City not receive the grant; and assured Council the item would come back before them.

3. [ID 16-0858](#) Participatory Budgeting Update - Larry Davis

City Manager Westmoreland thanked those in the audience who had come for the Chamber and Mega Site updates; and recognized Budget Director Larry Davis for the Participatory Budgeting (PB) update.

Mr. Davis provided a listing of the District projects that had been approved for the 2016-17 budget; and the status of said projects to date.

Councilmember Wilkins inquired if Council had the authority to amend the list, to which City Attorney Tom Carruthers responded that Council controlled the budget.

Mr. Davis began the Power Point Presentation (PPP) that outlined the number of persons involved in the PB cycle and reviewed the initial makeup of the steering committee.

Councilmember Barber inquired why this was before Council today; referenced local government fifteen years ago; spoke to needing 5 votes prior to staff performing research on an item; voiced concern that this was a small piece of the City's budget; and asked for clarification on the process for items to come before Council.

City Manager Westmoreland provided an explanation as to why the item was before Council.

Councilmember Fox entered the meeting at 4:21 p.m.

Council discussed concerns with items on the Work Session agendas; confirmation that it had been the direction of Council that these meetings be policy driven; not hearing the same basic knowledge repeatedly; the need to figure out the policy for populating the work session agenda; and being only two months into the process.

Mr. Davis voiced the need for Council confirmation to continue with the PB process; confirmed that the process would need to begin this fall; and spoke to improvements and changes suggested by the committee.

Councilmember Wilkins voiced concern that the actual process that had been used was not what Council was sold; read a statement from the PB; spoke to the City receiving conflicting information about the process; to the lack of citizen involvement in the process; and voiced opposition to the purchase of two game tables in District 5.

Councilmember Fox voiced excitement about the process; and asked about Council reappointing the same persons to the steering committee.

Councilmember Outling voiced support for the process for an additional year to see if it would be successful.

Councilmember Abuzuaiter spoke to the process; the lack of persons at district budget meetings; referenced the positive impact of the game tables that had been purchased in District 5; and referenced the voting process.

Councilmember Hightower spoke to the voice of the community; emphasized that citizens had been involved in the process; stated she would be agreeable to extending the current committee terms by one year; and spoke to the positive impact of the mobile app for bus tracking.

Mr. Davis added that the committee wanted to have additional discussion; explained the process for the number of small projects since the City had districts; and asked if the projects should be City wide.

Councilmember Hoffmann voiced that her district had been very happy with the process; and spoke to the significant participation in District 4.

Mayor Vaughan interjected that Council had a similar discussion previously; and stated Council was not being effective.

Additional discussion took place regarding the term limits of the committee; rule that there be no City wide projects in the process; and the constituents voting on the proposed projects.

Councilmember Wilkins stated that 70 people had voted to spend \$20,000 on two tables; emphasized it was ridiculous to spend that kind of money; and stated he wanted the tables removed and the funds reallocated to feeding the hungry.

Councilmember Wilkins confirmed it was intent that the statement was made in the form of a motion. The motion died for lack of a second.

Discussion ensued regarding other members having similar concerns; the need to give the PB committee an additional year to allow the opportunity to see if the process was successful.

#### 4. [ID 16-0859](#) PIRT System and Process Update - Carla Banks

City Manager Westmoreland suggested that Council review the information provided for the PIRT update; and contact staff should they have any questions.

#### 5. [ID 16-0860](#) Recess to Closed Session

Moved by Councilmember Abuzuaiter, seconded by Councilmember Hightower to preserve the attorney-client

privilege and to consider and give instructions to legal counsel concerning the handling or settlement of a claim and of the case of LaMonte Burton Armstrong v. City of Greensboro, et al. , pursuant to G.S. 143-318.11(a) (3); to consider the qualifications, competence, performance, character and fitness of a public officer or employee pursuant to G.S. 143-318.11(a) (6); and to prevent the disclosure of personnel information that is privileged or confidential under G.S. 160A-168, but which is necessary and essential to the proper function of Council to inspect, and which is not considered a public record within the meaning of Chapter 132 of the General statutes pursuant to G.S. 143-318.11(a) (1), because it is also a criminal investigative record under G.S 132—1.4. The motion carried by voice vote.

City Council stated they would reconvene the Work Session in the Council Chamber; and recessed to closed session at 4:40 p.m.

Council reconvened in the Council Chamber at 6:00 p.m. with all members in attendance except Mayor Pro-Tem Johnson who participated in the closed session portion of the meeting via telephone.

Moved by Councilmember Outling, seconded by Councilmember Wilkins to return to open session. The motion carried by voice vote.

(Copies of the handouts and PowerPoint Presentation are filed in Exhibit Drawer Y, Exhibit No.35 which is hereby referred to and made a part of these minutes.)

### **3. Adjournment**

Moved by Councilmember Barber, seconded by Councilmember Outling, to adjourn the work session. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 6:00 P.M.

ELIZABETH H. RICHARDSON  
CITY CLERK

NANCY VAUGHAN  
MAYOR