



City of Greensboro

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

Meeting Minutes - Draft City Council

Tuesday, February 16, 2021

5:30 PM

VIRTUAL

Call to Order

This virtual City Council meeting of the City of Greensboro was called to order at 5:30 p.m. Mayor Vaughan took a roll call to confirm the following members were present:

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

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

Council Procedure for Conduct of the Meeting

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

30. [ID 21-0107](#) Public Hearing for the Adoption of a Land Development Ordinance Text Amendment and Map Amendment (Overlay) - Amending Sections 30-4-1.4 (Mailed Notice), 30-4-8.7 (District Boundaries), 30-7-8.2 (District Standards), 30-13-9.2 (Owner's Associations) of the Land Development Ordinance Related to the Airport Overlay District (AOD)

Mayor Vaughan spoke to the need for a continuance.

Moved by Mayor Vaughan, seconded by Councilmember Abuzuaiter, to postpone 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

The typical procedure for postponement of public hearing items involves a motion to postpone without further advertising. Since this was not stated in open session, upon the advice of the Legal Department, the City Clerk Angela Lord had the postponement information placed on the City website and social media platform; and the City Clerk Lord emailed all meeting participants with the new public hearing date and time.

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

Councilmember Hightower requested Items # 1, 2, 3, 4, and 7 be removed for the purpose of voting 'no'.

Councilmember Outling requested Item #19 be removed for recusal.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter to recuse Councilmember Outling from item #19 due to a conflict of interest. The motion carried by the following roll call vote:

Ayes: Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Kennedy, Councilmember Thurm, and Councilmember Wells.

Excused: Councilmember Outling.

1. [ID 21-0139](#) Resolution Authorizing Amended Agreement in the Amount of \$822,127 with NCDOT for EL-5101 DL Greensboro Sidewalk Project

Mayor Vaughan introduced items #1/ID 21-0139 and #2/ID 21-0140.

Councilmember Hightower voiced concern regarding Minority and Women's Business Enterprise (M/WBE) participation; and spoke to the disparity study conducted by Griffin and Strong, PC.

Mayor Vaughan spoke to City Attorney Chuck Watts review of North Carolina Department of Transportation (NCDOT) guidelines.

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

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

Nays, 1 - Sharon M. Hightower

033-21 RESOLUTION AUTHORIZING AMENDED AGREEMENT WITH NC DEPARTMENT OF TRANSPORTATION FOR EL-5101 DL GREENSBORO SIDEWALK PROJECT

WHEREAS, the Greensboro Urban Area Metropolitan Planning Organization directed federal funds to project EL-5101 DL in cooperation with North Carolina Department of Transportation;

WHEREAS, consistent with that action, the North Carolina Department of Transportation agreed to amend the project to reimburse the City for 80% of additional construction costs of up to \$657,701;

WHEREAS, the City will provide the necessary local 20% match amount of \$164,426; and

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

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

(Signed) Tammi Thurm

2. [ID 21-0140](#) Ordinance in the Amount of \$822,127 Increasing the Budget for Amended Agreement with NCDOT for EL-5101 DL Greensboro Sidewalk Project

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

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

Nays, 1 - Sharon M. Hightower

21-015 ORDINANCE IN THE AMOUNT OF \$822,127 INCREASING THE BUDGET FOR AMENDED AGREEMENT WITH NCDOT FOR EL-5101 DL GREENSBORO SIDEWALK PROJECT

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

Section 1

That the appropriation for the Project EL-5101 DL Greensboro Sidewalk Project Budget be increased as follows:

Account	Description	Amount
401-4546-01.6015	Sidewalk Construction	\$822,127
Total		\$822,127

And, that this appropriation be financed by increasing the following Project EL-5101 DL Greensboro Sidewalk Project revenue accounts:

Account	Description	Amount
401-4546-01.7100	Federal Grant	\$657,701
401-4546-01.9471	Transfer from Bond Fund	\$164,426
Total		\$822,127

Section 2:

And, that this ordinance should become effective upon adoption.

(Signed) Tammi Thurm

3. [ID 21-0141](#) Resolution in the Amount of \$375,784 Authorizing NCDOT Funding Agreement WBS: 49227 for J. Douglas Galyon Depot Renovations

Mayor Vaughan introduced items #3/ID 21-0141 and #4/ID 21-0142 together.

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

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

Nays, 1 - Sharon M. Hightower

034-21 RESOLUTION AUTHORIZING NC DEPARTMENT OF TRANSPORTATION FUNDING AGREEMENT WBS: 49227 FOR J. DOUGLAS GALYON DEPOT RENOVATIONS

WHEREAS, the City of Greensboro has received an award from the NCDOT Rail Division for repairs and renovations of the train station components of the J. Douglas Galyon Depot under project WBS 49227;

WHEREAS, covered improvements include the repair and painting of walls, repair of restrooms, replacement and repair of HVAC system, repair and restriping of parking lots, repair of the train passenger platform including safety stripes, conversion of interior and exterior lighting to LED, and repair to the baggage conveyor system;

WHEREAS, the NCDOT will provide State funds up to \$281,838 and the City will be required to provide a local match of \$93,946; and

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

That said project is hereby formally approved and the City Manager and Clerk of this Municipality are empowered to sign and execute the amended agreement with the North Carolina Department of Transportation for Project WBS: 49227 for J. Douglas Galyon Depot Renovations.

(Signed) Tammi Thurm

4. [ID 21-0142](#) Ordinance in the Amount of \$375,784 Establishing the Budget for NCDOT Funding Agreement WBS: 49227 for J. Douglas Galyon Depot Renovations

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

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

Nays, 1 - Sharon M. Hightower

21-016 ORDINANCE IN THE AMOUNT OF \$375,784 ESTABLISHING THE BUDGET FOR NCDOT FUNDING AGREEMENT WBS: 49227 J. DOUGLAS GALYON DEPOT RENOVATIONS

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

Section 1

That the appropriation for Project WBS: 49227 J. Douglas Galyon Depot Renovation Project Budget be established as follows:

Account	Description	Amount
220-4546-01.6019	Other Improvements	\$375,784
Total		\$375,784

And, that this appropriation be financed by increasing the following WBS: 49227 J. Douglas Galyon Depot Renovation Project revenue accounts:

Account	Description	Amount
220-4546-01.7110	State Grant	\$281,838
220-4546-01.9564	Transfer from GTA Fund	\$93,946
Total		\$375,784

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Tammi Thurm

7. [ID 21-0150](#) Resolution Authorizing a Change Order in the Amount of \$363,983.00 for Contract 2019-029 (EL-5101 DL) with Volkert, Inc. for Additional Construction Inspections Services Needed for the Pisgah Church Road, Lees Chapel Road, and Yanceyville Street Sidewalk Improvements Project

Mayor Vaughan introduced item #7/ID 21-0150.

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

Ayes, 6 - Nancy Vaughan, Marikay Abuzuaiter, Nancy Hoffmann, Justin Outling, Tammi Thurm and Goldie F. Wells

Nays, 3 - Yvonne J. Johnson, Sharon M. Hightower and Michelle Kennedy

035-21 RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$363,983.00 FOR CONTRACT

2019-029 WITH VOLKERT, INC. FOR THE PISGAH CHURCH ROAD, LEES CHAPEL ROAD, AND YANCEYVILLE STREET SIDEWALK IMPROVEMENTS PROJECT

WHEREAS, Contract No. 2019-029 with Volkert, Inc. provides for the Construction Inspection Services needed for the Pisgah Church Road, Lees Chapel Road, and Yanceyville Street Sidewalk Improvements Project;

WHEREAS, to provide additional construction inspection services to the Pisgah Church Road, Lees Chapel Road, and Yanceyville Street Sidewalk Improvements Project, and as these additional services are outside the original scope of work, the work requires a change order in the amount of \$363,983.00; and

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

That the City Manager is hereby authorized to execute on behalf of the City of Greensboro a change order in the above mentioned contract with Volkert, Inc.

(Signed) Tammi Thurm

19. [ID 21-0109](#) Resolution Calling a Public Hearing for March 16, 2021, on the Annexation of Territory into the Corporate Limits for the Property Located at 3922, 4000 and 4002 Hickory Tree Lane - 1.56-Acres (SECU*RE, Inc.)

Mayor Vaughan introduced item #19/ID 21-0109.

Moved by Councilmember Hightower, seconded by Mayor Pro-Tem Johnson, to adopt the Resolution. The motion carried on the following roll call vote:

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

Excused, 1 - Justin Outling

036-21 RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 16, 2021, ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 3922, 4000 AND 4002 HICKORY TREE LANE – 1.56-ACRES

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

WHEREAS, Chapter 160A, Section 58.1 (non-contiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the March 16, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3922, 4000 AND 4002 HICKORY TREE LANE – 1.56-ACRES)

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

BEGINNING at a point, said point being the southeast corner of Lot 12 of the "Young Acres" subdivision as recorded in Plat Book 47 on Page 77; thence proceeding with the western right-of-way line of Hickory Tree Lane the follow four calls: 1) S 03°36'58" W a distance of 78.00 feet to a point; 2) a curve to the left, having a chord bearing and

distance of S 63°35'37" W 60.09 feet to a point; 3) a curve to the left, having a chord bearing and distance of S 00°07'10" E 66.10 feet to a point; 4) a curve to the left, having a chord bearing and distance of S 64°24'42" E 61.50 feet to a point, said point being the northwest corner of Lot 8 of the said Young Acres subdivision; thence proceeding along the western line of said Lot 8 S 10°15'16" W a distance of 171.90 feet to a point, said point being the southeast corner of Lot 9 of the said Young Acres subdivision; thence proceeding along the southern line of said Lot 9 N 86°31'11" W a distance of 189.65 feet to a point, said point being the southwest corner of Lot 10 of the said Young Acres subdivision; thence proceeding along the western line of said Lot 10 N 03°37'46" E a distance of 260.00 feet to a point, said point being the southwest corner of Lot 11 of the said Young Acres subdivision; thence proceeding along the western line of said Lot 11 N 03°37'46" E a distance of 108.03 feet to a point, said point being the southwest corner of said Lot 12; thence proceeding along the southern line of said Lot 12 S 86°26'38" E a distance of 200.12 feet to the POINT AND PLACE OF BEGINNING, containing an area of 1.56 acres, more or less. The deeds/plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County. BEING all of Lots 9, 10 and 11, Young Acres, according to the plat thereof recorded in Plat Book 47, Page 77, in the Office of the Register of Deeds of Guilford County, North Carolina.

Section 2. 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 16, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

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

That Tuesday, March 16, 2021, at 5:30 p.m. be fixed as the time and the meeting will be held virtually for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 6, 2021.

(Signed) Sharon Hightower

I. CONSENT AGENDA (One Vote)

Mayor Vaughan asked for a motion to adopt the consent agenda as amended.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Thurm, to adopt the consent agenda as amended. The motion carried by the following vote:

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

5. [ID 21-0157](#) Resolution Authorizing the Award of Contract in the Amount of \$150,000 to AECOM for Conducting an ADA Operational Analysis on the Greensboro

Transit Agency Paratransit Service

037-21 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT IN THE AMOUNT OF \$150,000 TO AECOM FOR CONDUCTING AN ADA OPERATIONAL ANALYSIS ON THE GREENSBORO TRANSIT AGENCY PARATRANSIT SERVICE

WHEREAS, a Request for Proposals for an ADA Operational Analysis for the Greensboro Transit Agency was issued December 1, 2020;

WHEREAS, the Operational Analysis will identify and address service related issues and provide potential solutions for opportunities to improve the City's ADA transportation services;

WHEREAS, a total of five (5) firms submitted proposals for the ADA Operational Analysis;

WHEREAS, a selection committee evaluated the proposals and selected the firm, AECOM from Charlotte, North Carolina; and

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

That the City Manager is authorized to enter into a contract with AECOM to conduct an ADA Operational Analysis for the Greensboro Transit Agency Paratransit Service.

(Signed) Yvonne Johnson

6. [ID 21-0144](#) Resolution Approving Contract for \$155,000 with HDR Engineering Inc. of the Carolinas for the PFAS Fate and Transport Evaluation Tool Development Project

038-21 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$155,000.00 WITH HDR ENGINEERING, INC. OF THE CAROLINAS FOR THE PFAS FATE AND TRANSPORT EVALUATION TOOL DEVELOPMENT PROJECT

WHEREAS, the City of Greensboro has an obligation to provide safe drinking water;

WHEREAS, PFOS (perfluorooctane sulfonic acid) and PFOA (perfluorooctanoic acid) has been detected within the City's source water;

WHEREAS, PFOS and PFOA are currently Unregulated Contaminants by the EPA;

WHEREAS, the Development Tool will enable the City to forecast when PFOS and PFOA will be present in the City's source water above the health advisory level;

WHEREAS, the forecast will allow the City treat for PFOS and PFOA in a timely manner and reduce the amount below the health advisory level; and

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

That the City Manager is authorized to enter into a contract in the amount of \$155,000.00 with HDR Engineering, Inc. of the Carolinas to provide professional engineering services for the PFAS Fate and Transport Evaluation Tool Development Project.

(Signed) Yvonne Johnson

8. [ID 21-0154](#) Resolution Approving a Contract in the Amount of \$221,423 with HDR Engineering, Inc. of the Carolinas for the Townsend Water Treatment Plant

(WTP) Hydraulic and Permanganate Study

039-21 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$221,423 WITH HDR ENGINEERING, INC. FOR THE TOWNSEND WATER TREATMENT PLANT HYDRAULIC AND PERMANGANATE STUDY

WHEREAS, Based on a recent challenges at the Townsend WTP, the City would like to perform a hydraulic and permanganate study at the plant;

WHEREAS, this study will include identifying the potential cause of hydraulic limitations and evaluating the effectiveness of permanganate to remove iron and manganese;

WHEREAS, during this study we will also look to determine if additional TOC can be removed using alternative ferric sulfate doses or pH values; and

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

That the City Manager is authorized to execute on behalf of the City of Greensboro a contract with HDR Engineering, Inc. of the Carolinas to provide the evaluation/study for the Townsend WTP Hydraulic and Permanganate Project.

(Signed) Yvonne Johnson

9. [ID 21-0165](#) Resolution Authorizing the Purchase of Property Located at 8200 West Market Street from J-T Properties, LLC. for Water Resources for the Forest Oaks Waterline Extension Project in the Amount of \$285,000.00, Project # P05532-05.

049-21 RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 8200 WEST MARKET STREET FROM J-T PROPERTIES, LLC. FOR WATER RESOURCES FOR THE FOREST OAKS WATERLINE EXTENSION PROJECT IN THE AMOUNT OF \$285,000.00, PROJECT, P05532-05

WHEREAS, the Water Resources Department has approved the purchase of the subject property needed for the installation of magnetic flow meter to accurately measure and monitor flow and to distribute to each pressure zone;

WHEREAS, the property is located at 8200 West Market Street, parcel #0097996. The property is owned by J-T Properties, LLC;

WHEREAS, the property was appraised by D. Lynn Cable, MAI at a value of \$285,000.00. The owner agreed to accept the appraised amount shown on the attached maps;

WHEREAS, the property is zoned C-M, Commercial-Medium. The required property consists of 69,260 Sq. Ft. (1.59 acres); and

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

That the City Manager is authorized to enter into agreement with J-T Properties, LLC; for the property located at 8200 West Market Street. A budgeted adjustment is required for the purchase.

(Signed) Yvonne Johnson

10. [ID 21-0166](#) Resolution Approving a Contract in the Amount of \$431,825.00 with Arcadis G&M of North Carolina, Inc. for Construction Administration and RPR Services for the 2020 Townsend Water Treatment Plant (WTP) Improvements Project

040-21 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$431,825.00 WITH ARCADIS G&M OF NORTH CAROLINA, INC. FOR CONSTRUCTION ADMINISTRATION AND RPR SERVICES FOR THE 2020 TOWNSEND WATER TREATMENT PLANT IMPROVEMENTS PROJECT

WHEREAS, The 2020 Townsend Water Treatment Plant Improvements Project includes the construction of a sanitary lift station, gravity sewer, force main, and chemical spill containment structures;

WHEREAS, the Construction Administration and RPR Services for this project will include, but is not limited to, shop drawing reviews, review of invoices, field visits, construction admin paper work, and on-site field representative; and

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

That the City Manager is authorized to execute on behalf of the City of Greensboro a contract with Arcadis G&M of North Carolina, Inc. to Construction Administration and RPR Services for the 2020 Townsend WTP Improvements Project.

(Signed) Yvonne Johnson

11. [ID 21-0149](#) Ordinance in the Amount of \$374,975 Amending the FY 20-21 Workforce Innovation and Opportunity Act Fund Budgets

21-018 ORDINANCE AMENDING THE FY 2020-21 WORKFORCE INNOVATION AND OPPORTUNITY ACT FUND BUDGETS

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

Section 1

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

That the appropriation to the Workforce Innovation and Opportunity Act Fund Budget for Guilford 2020 Infrastructure Fund be increased as follows:

Account	Description	Amount
216-0207-70.5255	Rent	\$ 200,000
216-0207-70.5214	Office Equipment and Furniture	\$ 50,000
216-0207-70.5429	Contract Expenses	\$ 74,975
Total		\$ 324,975

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

Account	Description	Amount
216-0207-70.7100	Federal Grant	\$ 324,975
Total		\$ 324,975

Section 2

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

That the appropriation to the Workforce Innovation and Opportunity Act Fund Budget for Guilford WDB Business Services Fund be increased as follows:

Account	Description	Amount
216-0206-62.4110	Salaries	\$ 12,500
216-0206-62.5561	Incumbent Worker Training	\$ 37,500
Total		\$ 50,000

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

Account	Description	Amount
216-0206-62.7100	Federal Grant	\$ 50,000
Total		\$ 50,000

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

12. [ID 21-0153](#) Resolution Approving Update of Rules and Regulations for the Operations of the Municipal Parks and Recreation Areas of the City of Greensboro with Amendments Effective February 16, 2021

041-21 RESOLUTION APPROVING UPDATE OF RULES AND REGULATIONS FOR THE OPERATIONS OF THE MUNICIPAL PARKS AND RECREATION AREAS OF THE CITY OF GREENSBORO WITH AMENDMENTS EFFECTIVE FEBRUARY 16, 2021

WHEREAS, Section 19-1 of the Greensboro Code of Ordinances authorizes the adoption of the Rules and Regulations for the operation of the municipal public parks and recreation areas of the City of Greensboro;

WHEREAS, the City Council originally approved and adopted the Rules and Regulations for the Operation of the municipal parks and recreation areas of the City of Greensboro in 1967 and most recently approved amendments in 2014;

WHEREAS, at the September 9, 2020 Parks and Recreation Commission meeting, the Commission unanimously recommended approval of the revised Parks and Recreation Rules and Regulations;

WHEREAS, the changes proposed in the attached copy of the Rules and Regulations with amendments will become effective February 16, 2021;

WHEREAS, it is deemed in the best interest of the City to adopt the Rules and Regulations for the Operation of the municipal public parks and recreation areas of the City of Greensboro with amendments be become effective February 16, 2021; and

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

That the Rules and Regulations for the Operation of the municipal parks and recreation areas of the City of Greensboro with amendments to become effective February 16, 2021, as authorized by Section 19-1 of the Greensboro Code of Ordinances, and which is presented herewith this day, is hereby in all respects approved, and the City Manager is directed to place an official copy thereof in the office of the City Clerk.

(Signed) Yvonne Johnson

13. [ID 21-0117](#) Resolution Authorizing Acceptance of Dedication of Eight Drainageway

and Open Space Parcels from Southeast Land Co., LLC, Sykes & Sykes of Greensboro, LLC, John K. Marks, Builders Land, Inc., Brittway I Investments, LLC, Keystone Group, Inc. and Briarmeade Homeowners Association, Inc.

042-21 RESOLUTION AUTHORIZING ACCEPTANCE OF DEDICATION OF EIGHT DRAINAGE WAY AND OPEN SPACE PARCELS FROM SOUTHEAST LAND CO., LLC, SYKES & SYKES OF GREENSBORO, LLC, JOHN K. MARKS, BUILDERS LAND INC, BRITTWAY I INVESTMENTS LLC, KEYSTONE GROUP, INC., BRIARMEADE HOMEOWNERS ASSOCIATION INC.

WHEREAS, pursuant to North Carolina General Statutes Section 160A-374 (now codified as Section 160D-806), the approval of a plat does not constitute the acceptance by a city or the public of the dedication of any street or other ground or public facility shown on the plat; however, a city council may by resolution accept the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes;

WHEREAS, Parcel #84321 was dedicated to the City of Greensboro and the public by Southeast Land Co., LLC as drainage way and open space on the Final Plat, Phase 2 for Laurel Ridge in Plat Book 163 Page 112 on February 24, 2006. This parcel, also known as 5909 YY Landerwood Drive, is approximately 0.66 acres, zoned R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Southeast Land Co., LLC;

WHEREAS, Parcel #83592 was dedicated by Briarmeade Homeowners Association Inc., to the City of Greensboro and the public as drainage way and open space on the Final Plat, Phase 2 of the Briarmeade Subdivision in Plat Book 151 Page 66 on August 5, This parcel, also known as 3614 Link Road, is approximately 5.22 acres, zoned R-3, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Briarmeade Homeowners Association Inc.;

WHEREAS, Parcel #45949 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat in Plat Book 170 Page 65 on July 2, 2007. This parcel, also known as 1906 R2 Glenside Drive, is approximately 0.1 acres, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Sykes & Sykes of Greensboro LLC;

WHEREAS, Parcel #45927 was dedicated by John K Marks to the City of Greensboro and the public as drainage way and open space on the Final Plat for Robin Acres in Plat Book 162 Page 47 on November 15, 2005. This parcel, also known as 1910 YY Glenside Drive, is approximately 0.56 acres, zoned R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as John K. Marks;

WHEREAS, Parcel #83512 was dedicated by Builders Land Inc. to the City of Greensboro as drainage way and open space on The Elm's At Manchester Subdivision Plat, Phase 3A in Plat Book 173 Page 12 on January 7, 2008. This parcel, also known as 3621 Rear Whitworth Drive, is approximately 3.23 acres, zoned CD-R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Builders Land Inc.;

WHEREAS, Parcel #93235 was dedicated by Brittway I Investments, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat of Brittway I in Plat Book 172 Page 7 on October 22, 2007. This parcel, also known as 4001 YY Elton Way, is approximately 4.00 acres, zoned CD-C-H, and is located in Council District 1. The Guilford County Tax Office lists the current owner as Brittway I Investments, LLC;

WHEREAS, Parcel #47678 was dedicated by Keystone Group, Inc. to the City of Greensboro and the public as drainage way and open space on the Final Plat, Phase 2, of Brightwood Landing in Plat Book 158 Page 70 on February 4, 2005. This parcel, also known as 1916 Foust Road, is approximately 1.92 acres, zoned R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Brightwood Landing Homeowners Association;

WHEREAS, Parcel #83777 was dedicated by Briarmeade Homeowners Association Inc. to the City of Greensboro and the public as drainage way and open space on the Final Plat, Phase 11 (Eleven), of the Briarmeade Subdivision in Plat Book 155 Page 63 on July 2, 2004. This parcel, also known as 3391 Panarama Drive, is approximately 0.66

acres, zoned R-3, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Briarmeade Homeowners Association Inc.;

WHEREAS, the indicated drainage way and open space areas on the recorded subdivision plats have been reviewed and recommended for acceptance by the Greensboro Parks and Recreation Commission;

WHEREAS, it is deemed in the best interest of the City to formally accept the dedication of these drainage way and open space parcels; and

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

That the City of Greensboro accepts the dedication of the drainage way and open space parcels referenced above.

(Signed) Yvonne Johnson

14. [ID 21-0168](#) Resolution Approving the Encroachment Agreement Between the City of Greensboro and Friends Home Inc for Encroachment into City Right-Of-Way Beneath Ridgecrest Drive, Main Drive, and Woodbrook Drive

043-21 RESOLUTION AUTHORIZING ENCROACHMENT AGREEMENT BETWEEN THE CITY OF GREENSBORO AND FRIENDS HOME INC FOR ENCROACHMENT BENEATH CITY RIGHT-OF-WAY FROM WOODBROOK PROPERTIES TO 900 WOODBROOK DRIVE, THEN CROSSING RIDGECREST DRIVE TO CONNECT 912, 910, AND 916 RIDGECREST DRIVE

WHEREAS, Friends Home Inc has requested that the City permit the proposed installation of fiber optic communication lines beneath City right-of- way from Woodbrook properties to 900 Woodbrook Drive, then crossing Ridgecrest Drive to connect 912, 910, and 916 Ridgecrest Drive;

WHEREAS, Friends Home Inc has agreed to enter into an Encroachment Agreement with the City of Greensboro which, among other things, will indemnify the City from any claim or damages that may occur due to the communication line placed in above said right-of-way;

WHEREAS, it is deemed in the best interest of the City to permit the Encroachment Agreement of said installation of fiber optic communication lines in accordance with the terms and conditions of a Encroachment Agreement presented herewith this day; and

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

That the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro an appropriate Encroachment Agreement with Friends Home Inc, to permit the installation of fiber optic communication line beneath City right-of- way from Woodbrook properties to 900 Woodbrook Drive, then crossing Ridgecrest Drive to connect 912, 910, and 916 Ridgecrest Drive to provide fiber optic connectivity all in accordance with the terms and conditions set out therein.

(Signed) Yvonne Johnson

15. [ID 21-0065](#) Resolution Authorizing Contract in the Amount of \$116,472 Between the Greensboro Police Department and the Kellin Foundation for Governor's Crime Commission Year 2 Grant Funding

044-21 RESOLUTION AUTHORIZING CONTRACT BETWEEN THE GREENSBORO POLICE DEPARTMENT AND KELLIN FOUNDATION FOR YEAR 2 OF GOVERNOR'S CRIME COMMISSION GRANT

WHEREAS, the Greensboro Police Department is serving as the lead/fiscal agent for a Governor's Crime

Commission federal grant award benefiting the Child Response Initiative;

WHEREAS, The Governor's Crime Commission has extended the grant for an additional year;

WHEREAS, the Child Response Initiative provides a coordinated community response to children (0-18 years of age) and their families who have experienced any type of trauma or violence, with the goals of (1) reducing the likelihood of child witnesses and victims becoming later violent offenders; and (2) decreasing mental health symptoms and other negative outcomes. The program has been active since 2008. The overwhelming majority of referrals are received from officers within the patrol bureau of the GPD;

WHEREAS, the Greensboro Police Department wishes to contract with the Kellin Foundation to provide the Child Response Initiative advocacy services for year 2 of the grant;

WHEREAS, the grant cycle is active from October 1, 2020 through September 30, 2022;

WHEREAS, the Governor's Crime Commission grant is \$89,472 in Federal funds and the Greensboro Police Department is contributing \$27,000, making the total award \$116,472 for year 2 of the grant; and

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

That the Greensboro Police Department is hereby authorized to enter into the contract with the Kellin Foundation to provide advocacy services funded by the Governor's Crime Commission through September 30, 2022.

(Signed) Yvonne Johnson

16. [ID 21-0066](#) Budget Ordinance for Greensboro Police Department's Governor's Crime Commission Grant for the Child Response Initiative FY22 \$116,472 for Year 2 Funding

21-019 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF FEDERAL GRANT FUNDS FOR GOVERNOR'S CRIME COMMISSION GRANT – CHILD RESPONSE INITIATIVE FY 22

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
220-3504-02.5413	Consultant Services	\$116,472
Total		\$116,472

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

Account	Description	Amount
220-3504-02.7100	Federal Grant	\$89,472
220-3504-02.7123	State Drug Excise Tax	\$27,000
Total		\$116,472

(Signed) Yvonne Johnson

17. [ID 21-0061](#) Ordinance in the Amount of \$1,332,576 Amending the City's FY 2020-21 Equipment Services Fund Budget

21-020 ORDINANCE AMENDING THE CITY'S FY 2020-21 EQUIPMENT SERVICES FUND BUDGET IN THE AMOUNT OF \$1,332,576

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

That the Equipment Services fund of the City of Greensboro is hereby amended as follows:

Section 1

That the appropriation to the Equipment Services Fund be increased as follows:

Account	Description	Amount
680-1005-18.6051	Licensed Vehicles	\$331,246
680-1005-18.6052	Non-Licensed Vehicles	\$1,001,330
Total		\$1,332,576

And, that this increase be financed by increasing the following Revenue Fund Account:

Account	Description	Amount
680-0000-00.7923	Vehicle Replacement Lease Charge	\$1,332,576
Total		\$1,332,576

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

18. [ID 21-0103](#) Resolution Adopting the 2020 Update to the Guilford County Multi-Jurisdictional Hazard Mitigation Plan (HMP)

045-21 RESOLUTION ADOPTING GUILFORD COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within The City of Greensboro are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to hazards such as drought, extreme temperatures, hurricanes and tropical storms, thunderstorms, tornadoes, winter storms, floods, wildfires, and numerous other hazards;

WHEREAS, the County desires to seek ways to mitigate the impact of identified hazard risks;

WHEREAS, the Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (State emergency assistance funds) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act;

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle;

WHEREAS, the City of Greensboro has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated this plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management;

WHEREAS, it is the intent of the City of Greensboro City Council to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County; and

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

1. Adopts the Guilford County Multi-Jurisdictional Hazard Mitigation Plan.
2. Vests Guilford County Emergency Management with the responsibility, authority, and the means to:
 - (a) Inform all concerned parties of this action.
 - (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Guilford County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the City Council of the City of Greensboro for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

(Signed) Yvonne Johnson

20. [ID 21-0116](#) Resolution Calling a Public Hearing for March 16, 2021, on the Annexation of Territory into the Corporate Limits for the Property Located at 257 Willowlake Road - 21.9-Acres (Thressa G. Hamlett Family Irrevocable Trust)

046-21 RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 16, 2021, ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 257 WILLOWLAKE ROAD – 21.9-ACRES

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

WHEREAS, Chapter 160A, Section 58.1 (non-contiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the March 16, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 257 WILLOWLAKE ROAD – 21.9-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 point, said point being the southeast corner of Lot 1 of the "Bobby J. Taylor" plat as recorded in Plat Book 107 on Page 68, said point also being along the western right-of-way line for Willowlake Road (60-foot wide); thence proceeding along the western right-of-way line for Willowlake Road the following four calls: 1) S 05°39'06" E a distance of 241.54 feet to a point, 2) S 07°49'51" W a distance of 303.67 feet to a point, 3) S 11°25'11" W a distance of 100.31 feet to a point, and 4) S 09°24'17" W a distance of 41.54 feet to a point, said point being the northeast corner of the "Junior O. Maness" lot as recorded in Plat Book 71 on Page 137; thence proceeding along the north line of said Maness S 86°39'38" W a distance of 440.32 feet to a point, said point being the northwest corner of said Maness lot; thence proceeding along the western line of said Maness lot S 01°39'03" E a distance of 208.84 feet to a point, said point being along the northern line of the property of Junior Maness as recorded in Deed Book 2792 on Page 409; thence proceeding along the north line of said Maness S 86°35'54" W a distance of 660.13 feet to a point, said point being along the eastern line of the property of Alan R. Albert as recorded in Deed Book 4174 on Page 2176; thence proceeding along the eastern line of said Albert N 02°29'56" E a distance of 877.51 feet to a point, said point being the southeast corner of the property of G.J Harris, Jr. Heirs as recorded on Deed Book 2717 on Page 735; thence proceeding along the eastern line of said Harris Heirs N 02°30'01" E a distance of 128.19 feet to a point, said point being the southwest corner of the property of William and Margaret Cox as recorded on Deed Book 2655 on Page 577; thence proceeding along the southern line of said Cox S 87°21'14" E a distance of 313.12 feet to a point, said point being the southwest corner of Lot 3 of the said Taylor plat; thence proceed in along the southern line of Lot 3 of said Taylor plat S 87°21'14" E a distance of 471.82 feet to a point, said point being the southwest corner of Lot 1 of said Taylor plat; thence proceeding along the southern line of said Lot 1 S 87°21'14" E a distance of 310.50 feet to the POINT AND PLACE OF BEGINNING, containing an area of 21.9 acres, more or less. The plats/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 16, 2021, the liability for municipal taxes for the 2020-2021 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, 2021. Municipal ad valorem taxes for the 2021-2022 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

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

That Tuesday, March 16, 2021, at 5:30 p.m. be fixed as the time and the meeting will be held virtually for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 6, 2021.

(Signed) Yvonne Johnson

21. [ID 21-0121](#) Budget Adjustments Approved by Budget Officer 1/26/2021 through 2/8/2021

Motion to accept the report of budget adjustments of 1/26/21 - 2/8/21 was adopted.

(A copy of the report is filed in Exhibit Drawer D, Exhibit No. 5, which is hereby referred to and made a part of these minutes.)

22. [ID 21-0120](#) Budget Adjustments Requiring Council Approval 1/26/2021 through 2/8/2021

Motion to approve the budget adjustments of 1/26/21 - 2/8/21 over the amount of \$50,000 was adopted.

(A copy of the report is filed in Exhibit Drawer D, Exhibit No. 5, which is hereby referred to and made a part of these minutes.)

23. [ID 21-0158](#) Motion to Approve the Minutes of the Work Session of January 19, 2021

Motion to approve the Work Session minutes of 1/19/21 was adopted.

24. [ID 21-0159](#) Motion to Approve the Minutes of the Regular Meeting of January 19, 2021

Motion to approve the minutes of the Regular meeting of 1/19/21 was adopted.

II. PUBLIC HEARING AGENDA

25. [ID 21-0104](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at a Portion of 5281 Mackay Road - 5.76 Acres (Lea Family Limited Partnership)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #25/ID 21-0104 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at a Portion of 5281 Mackay Road - 5.76 Acres (Lea Family Limited Partnership); item #26/ID 21-0102 a Public Hearing for an Ordinance for Original Zoning for a Portion of 5281 Mackay Road - Will Yearns on behalf of Mackay Road, LLC; and recognized Planning Manager Mike Kirkman.

Mr. Kirkman made a PowerPoint Presentation (PPP); reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the additional conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Moved by Councilmember Thurm, seconded by Mayor Pro-Tem Johnson, to accept the conditions. The motion carried on the following roll call vote:

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

Speaking in favor of the rezoning:

Will Yearns provided an overview of the community development plan; spoke to neighborhood communications; and to buffers and turnarounds.

Brian Craven, Commercial Real Estate Broker, spoke to community meetings; to layout and density; and to developmental plan adjustments.

Wiley Sykes spoke to plan adjustments in consideration of the neighborhood.

Speaking in opposition to the rezoning:

Keith Wagner made a PPP; spoke to the original title of the Mackay property; to cost prohibitions; to the neighborhood character; and voiced concerns with roads and traffic.

Will Ragsdale voiced concern regarding the equestrian center; spoke to the safety of young riders on the farm; to the evergreen buffer; and to noise concerns.

Maxine Fisher expressed concern with the development; and spoke to traffic congestion.

James Bowman expressed opposition to the rezoning.

Tarey Cullen highlighted the density issue; and requested Council consider other ingress and egress options for traffic flow.

Ms. Fisher made a video depicting a vehicle driving along Guilford College Road; spoke to townhomes near the riding circle; and requested Council to deny the rezoning request.

In rebuttal in favor of the rezoning:

Will Yearns reiterated concerns regarding cut-through traffic; spoke to the horses and riding ring safety; to buffers; and to the site plan.

In rebuttal in opposition to the rezoning:

Keith Wagner voiced concern regarding dust and bright lights; and to the equestrian center.

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

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

Discussion took place regarding the number of proposed units; the need for diverse housing; infill development; and street and sidewalk improvements.

Mayor Vaughan left the meeting at 6:38 p.m. City Clerk Angela Lord advised Mayor Pro-Tem Johnson to carry the motion.

City Attorney Chuck Watts advised the meeting be paused until the Mayor returned, and advised that all Councilmembers should be seen and heard.

Mayor Vaughan returned to the meeting at 6:41 p.m.

Moved by Councilmember Thurm, 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

21-021 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT A PORTION OF 5281 MACKAY ROAD – 5.76-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, said point being the northeast corner of Lot 3 of the "Property of J.E. Chadwick, Est. Plat" as recorded in Plat Book 43 on Page 66, said point also being along the southern right-of-way for Chadwick Drive; thence proceeding along the southern right-of-way for Chadwick Drive S 72°17'59" E 234.73 feet to a point, said point being along the west line of "Bordeaux" (a townhome development) as recorded in Plat Book 172 on Pages 73-74, said point also being along the western boundary of Annexation D-2808 (effective on January 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and the western line of "Bordeaux" as recorded in Plat Book 172 on Pages 73-74, in Plat Book 172 on Page 76, and in Plat Book 170 on Page 93 S 4°03'44" W 1,091.73 feet to a point, said point being along the northern boundary of Annexation D-3257 (effective on July 21, 2020); thence proceeding N 85°52'30" W 230.16 feet to a point, said point being the northeast corner of a lot labeled "To be recombined with Lea Family Partnership property" as recorded in Plat Book 169 on Page 144 and being the southeast corner of Lot 6 of the "Hickory – Hollow Subdivision" as recorded in Plat Book 51 on Page 17; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of Lot 6 and Lot 5 of said Hickory – Hollow Subdivision N 4°46'04" E 498.34 feet to a point, said point being the southeast corner of Lot 3 of said Chadwick Plat (Plat Book 43 / Page 66); thence proceeding with the east line of said Lot 3 N 3°53'23" E 634.14 feet to the POINT AND PLACE OF BEGINNING, containing an area of 5.76 acres, more or less. The 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 February 16, 2021, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 4/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2021. Municipal ad valorem taxes for the 2021-2022 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Tammi Thurm

26. [ID 21-0102](#) Public Hearing for an Ordinance for Original Zoning for a Portion of 5281 Mackay Road - Will Yearn on behalf of Mackay Road, LLC

Moved by Councilmember Thurm, seconded by Mayor Pro-Tem Johnson, to adopt the ordinance as amended and stated that the Greensboro City Council believed that its action to recommend approval of the original zoning request for the properties described as a portion of 5281 Mackay Road from County AG (Agricultural) to City CD-RM-5 (Conditional District – Residential Multi-family - 5) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed CD-RM-5 request as conditioned, limits uses to only residential uses, which fits the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

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

21-022 AMENDING OFFICIAL ZONING MAP

PORTION OF 5281 MACKAY ROAD, GENERALLY DESCRIBED AS NORTH OF MACKAY ROAD AND SOUTH OF CHADWICK DRIVE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from County AG (Agricultural) to City CD-RM-5 (Conditional District Residential Multifamily - 5)

The area is described as follows:

Beginning at a point, said point being the northeast corner of Lot 3 of the "Property of J.E. Chadwick, Est. Plat" as recorded in Plat Book 43 on Page 66, said point also being along the southern right-of-way for Chadwick Drive; thence proceeding along the southern right-of-way for Chadwick Drive S 72°17'59" E 234.73 feet to a point, said point being along the west line of "Bordeaux" (a townhome development) as recorded in Plat Book 172 on Pages 73-74, said point also being along the western boundary of Annexation D-2808 (effective on January 31, 2006); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and the western line of "Bordeaux" as recorded in Plat Book 172 on Pages 73-74, in Plat Book 172 on Page 76, and in Plat Book 170 on Page 93 S 4°03'44" W 1,091.73 feet to a point, said point being along the northern boundary of Annexation D-3257 (effective on July 21, 2020); thence proceeding N 85°52'30" W 230.16 feet to a point, said point being the northeast corner of a lot labeled "To be recombined with Lea Family Partnership property" as recorded in Plat Book 169 on Page 144 and being the southeast corner of Lot 6 of the "Hickory – Hollow Subdivision" as recorded in Plat Book 51 on Page 17; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the east line of Lot 6 and Lot 5 of said Hickory – Hollow Subdivision N 4°46'04" E 498.34 feet to a point, said point being the southeast corner of Lot 3 of said Chadwick Plat (Plat Book 43 / Page 66); thence proceeding with the east line of said Lot 3 N 3°53'23" E 634.14 feet to the POINT AND PLACE OF BEGINNING, containing an area of 5.76 acres, more or less. The 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 CU-HI (Conditional Use Heavy Industrial) to CD-HI (Conditional District Heavy Industrial) is hereby authorized subject to the following use limitations and condition:

1. Only residential uses are permitted.
2. There shall be a maximum of 20 residential dwelling units able to access Chadwick Drive for vehicular ingress and egress
3. No structures shall be located within 35 feet of the western property line.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-5 (Conditional District Residential Multifamily - 5) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

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

Section 4. This ordinance shall be effective on February 16, 2021.

(Signed) Tammi Thurm

27. [ID 21-0108](#) Public Hearing for an Ordinance Annexing Territory into the Corporate

Limits for Property Located at Rear Portion of 3214 Groometown Road
- .39 Acres (SECU*RE, Inc.)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #27/ID 21-0108 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at Rear Portion of 3214 Groometown Road - .39 Acres (SECU*RE, Inc.); and item #28/ID 21-0113 a Public Hearing for an Ordinance for Original Zoning for a Portion of 3214 Groometown Road - Bo Rodenbough, on behalf of SECU*RE, Inc.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

The public hearing closed by affirmation.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer D, Exhibit No. 5, which is hereby referred to and made a part of these minutes.)

**Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Hightower,
to adopt the ordinance. The motion carried on the following roll call vote:**

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

Excused, 1 - Justin Outling

21-023 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT REAR PORTION OF 3214 GROOMETOWN ROAD - .39-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, said point being the southeast corner of Lot 6 of the King's Pond at Sedgefield Subdivision as recorded in Plat Book 89 on Page 148: thence proceeding along the eastern line of said Lot 6 N 01°04'40" W 99.95 feet to a point, said point being the southwest corner of the property of Nam Thi Nguyen as recorded in Deed Book 7022 on Page 1749; thence proceeding along said Nguyen's southern line S 87°15'22" E approximately 170 feet to a point; said point being along the existing corporate limits for the City of Greensboro as of July 1, 1957; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction 99.95 feet to a point, said point being along the northern line of Lot 2 of said King's Ponds at Sedgefield Subdivision; THENCE DEPARTING FROM THE EXISTING CITY LIMIT along the northern line of Lots 2, 3 and 4 of said King's Pond at Sedgefield Subdivision N 87°16'03" W approximately 170 feet to the point and place of beginning, containing .39 acres more or less. The 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 February 16, 2021 the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 4/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2021. Municipal ad valorem taxes for the 2021-2022 fiscal year

and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Yvonne Johnson

28. [ID 21-0113](#) Public Hearing for an Ordinance for Original Zoning for a Portion of 3214 Groometown Road - Bo Rodenbough, on behalf SECU*RE, Inc.

Bo Rodenbough highlighted a typographical error in the Statement of Consistency; and indicated the correct address was 3214 Groometown Road instead of Desmond Drive.

Discussion took place regarding the need to recall the last vote.

Councilmember Thurm read the correct Statement of Consistency into the record.

Moved by Councilmember Thurm, 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 properties described as a portion of 3214 Groometown Road from County RS-20 (Residential Single-family) to City R-3 (Residential Single-family - 3) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed R-3 zoning district permits uses which fits the context of surrounding area; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

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

Excused, 1 - Justin Outling

21-024 AMENDING OFFICIAL ZONING MAP

PORTION OF 3214 GROOMETOWN ROAD, GENERALLY DESCRIBED AS WEST OF GROOMETOWN ROAD AND NORTH OF BROADACRES DRIVE

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

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

The area is described as follows:

Beginning at a point, said point being the southeast corner of Lot 6 of the King's Pond at Sedgefield Subdivision as recorded in Plat Book 89 on Page 148: thence proceeding along the eastern line of said Lot 6 N 01°04'40" W 99.95 feet to a point, said point being the southwest corner of the property of Nam Thi Nguyen as recorded in Deed Book 7022 on Page 1749; thence proceeding along said Nguyen's southern line S 87°15'22" E approximately 170 feet to a point; said point being along the existing corporate limits for the City of Greensboro as of July 1, 1957; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction 99.95 feet to a point, said point being along the northern line of Lot 2 of said King's Ponds at Sedgefield Subdivision; THENCE DEPARTING FROM THE EXISTING CITY LIMIT along the northern line of Lots 2, 3 and 4 of said King's Pond at Sedgefield Subdivision N 87°16'03" W approximately 170 feet to the point and place of beginning, containing .39 acres more or less. The

deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

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

Section 4. This ordinance shall be effective on February 16, 2021.

(Signed) Tammi Thurm

29. [ID 21-0114](#) Public Hearing for Ordinance for Rezoning Located at 606-618 Whitfield Drive - Jeff Jackson of Investors Land Services, LLC for Elizabeth N. and James F. Buckman

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #29/ID 21-0114 a Public Hearing for Ordinance for Rezoning Located at 606-618 Whitfield Drive - Jeff Jackson of Investors Land Services, LLC for Elizabeth N. and James F. Buckman.

Mr. Kirkman made a PPP; reviewed the request; presented maps; aerial photographs and diagrams to illustrate the site and surrounding property; read the conditions attached to the zoning request; and stated that the Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the rezoning:

Judy Stalder introduced TruHomes developers; spoke to the site plan; to infill development; to a mixture of townhomes and attached houses; to walkable communities; to the vertical and horizontal elevation view of the existing tree line; to a landscape buffer; to preserving vegetation; to street widening; to environmental protections; to a Home Owners Association (HOA) establishment; and to neighborhood communication.

Speaking in opposition to the rezoning:

David Rominger voiced concern regarding the proposed development; spoke to the need for street improvements; to cut-through traffic; to the I-840 highway exit ramp; to a privacy fence or evergreen screen.

Darla and Jeremy Lee provided a historical perspective of the property; spoke to the neighborhood city standards; and to street conditions.

Brandon Roberts voiced concern regarding traffic safety.

Mayor Vaughan requested staff to research county annexed roadway improvements.

In rebuttal in favor of the rezoning:

Judy Stadler spoke to the Technical Review Committee; and to city requirements.

In rebuttal in opposition to the rezoning:

Darla Lee highlighted concerns regarding the conditions of the street, sidewalks and street lights.

Jeremy Lee reiterated concerns regarding pedestrian safety.

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

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

Councilmember Hightower requested staff to research mitigation efforts regarding I-840 highway traffic.

Transportation Director Johanna Cockburn outlined the North Carolina Department of Transportation (NCDOT) street improvement plan; spoke to street and sidewalk improvements; and to highway signage.

Discussion took place regarding annexation protocols; traffic; and city standards.

Councilmember Wells highlighted population growth trends; and infill development in east Greensboro.

Mayor Vaughan requested staff to research the addition of lighting and sidewalks along the I-840 corridor.

Councilmember Hightower requested staff to conduct a citywide Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis; spoke to the conditions of current infrastructure; and to neighborhood enhancements.

Councilmember Thurm requested to be excused from the remainder of the meeting.

Moved by Councilmember Kennedy, seconded by Councilmember Hoffmann, to excuse Councilmember Thurm from the meeting. The motion carried on the following roll call vote:

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

Absent: Councilmember Tammi Thurm.

Mayor Vaughan declared a recess at 7:35 p.m. Council reconvened at 7:47 p.m. with all members in attendance, except for Councilmember Thurm.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer D, Exhibit No. 5, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Wells, seconded by Councilmember Abuzuaiter, to adopt the ordinance and stated that the Greensboro City Council believed that its action to recommend approval of the zoning request for the properties identified as 606-618 Whitfield Drive from R-3 (Residential Single-family - 3) to CD-RM-8 (Conditional District – Residential Multi-family - 8) to be consistent with the adopted GSO 2040 Comprehensive Plan and considered the action taken to be reasonable and in the public interest for the following reasons: the request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed CD-RM-8 zoning district fits the context of the surrounding residential areas and limits negative impacts on adjacent properties; and the request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. The motion carried on the following roll call vote:

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

Absent, 1 - Tammi Thurm

21-025 AMENDING OFFICIAL ZONING MAP

606-618 WHITFIELD DRIVE, GENERALLY DESCRIBED AS NORTH OF WHITFIELD DRIVE AND WEST OF BELL ORCHARD DRIVE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8).

The area is described as follows:

BEGINNING at an existing iron pipe in the existing northern margin of Whitfield Drive as shown on a map recorded in Plat Book 19 Page 63 in the office of the Register of Deeds of Guilford County, North Carolina; said BEGINNING point having NC Grid coordinates of North 868,869.9554 and East 1,763,392.4559, said BEGINNING point also marking the southwestern corner of Aaron Christopher Rice as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 4984 Page 1053 in said Guilford County Registry; thence running along said northern margin of said Whitfield Drive South 84°02'57" West 380.44 feet to a point in the centerline of an unnamed creek; thence along said centerline of said creek, also being the eastern line of Bellwood Village Association as recorded and described in Deed Book 3340 Page 0354 and as shown on a map recorded in Plat Book 73 Page 49 in said Guilford County Registry, the following twenty three (23) courses and distances: 1) North 48°10'41" West 17.37 feet to a point; thence 2) North 36°30'39" West 42.01 feet to a point; thence 3) North 79°13'40" West 36.34 feet to a point; thence 4) North 10°42'43" West 62.71 feet to a point; thence 5) North 56°44'59" West 39.50 feet to a point; thence 6) North 49°33'52" West 31.63 feet to a point; thence 7) North 40°51'21" West 41.64 feet to a point; thence 8) North 51°09'33" West 37.61 feet to a point; thence 9) North 63°03'59" West 28.99 feet to a point; thence 10) North 48°12'56" West 31.06' to a point; thence 11) North 28°10'53" West 48.22' to a point; thence 12) North 27°58'26" East 19.73 feet to a point; thence 13) North 68°16'58" West 35.29 feet to a point; thence 14) North 83°45'45" West 18.19' to a point; thence 15) North 11°00'02" West 50.03 feet to a point; thence 16) North 41°51'02" West 30.05 feet to a point; thence 17) North 22°05'55" West 42.18 feet to a point; thence 18) North 72°26'18" West 28.78 feet to a point; thence 19) North 52°59'34" West 13.64 feet to a point; thence 20) North 14°49'47" East 35.70 feet to a point; thence 21) North 13°32'33" West 34.50 feet to a point; thence 22) North 39°04'44" West 37.06 feet to a point; thence 23) North 45°01'16" West 23.45 feet to a point; said point marking the southwestern corner of J. Carl Bell, no Deed reference available and as shown on said map recorded in said Plat Book 19 Page 63 and Plat Book 146 Page 144 in said Guilford County Registry; thence leaving said unnamed creek, along the southern line of said Bell, Margo Freibott, Deed Book 6410 Page 0481, Robert A. and Kelly J. Mantek, Deed Book 6725 Page 1209, Greel and Lela C. Lunsford, Lunsford Living Trust, Deed Book 5854 Page 1364, David M. Allred, Deed Book 8049 Page 1058, Harry D. and Betty C. Gibson, no deed reference available, James Paul and Sylvia Nadine Boyd, Deed Book 3284 Page 0372 and Teresa Lee Deed Book 6085 Page 0890 and as shown on said map recorded in said plat Book 19 Page 63 in said Guilford County Registry, South 82°39'34" East 808.25 feet to an existing iron pipe marking the southeastern corner of said Teresa Lee, said iron pipe also being in the western line of Y Prot and H Ngel as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 6520 Page 1485 in said Guilford County Registry; thence along said western line of said Prot and Ngel, Jessica Renee Sineath and David Allen Rominger, Deed Book 7653 Page 1711 and said Plat book 19 Page 63 and Jose Noel Hernandez, Deed Book 6009 Page 0719 and said Plat Book 19 Page 63 in said Guilford County Registry, South 01°51'03" East 217.89 feet to an existing iron rod marking the northwestern corner of Annie Mae Satterfield and Richard Edward Walker as shown on said map recorded in said Plat Book 19 Page 63 and as recorded and described in Deed Book 8041 Page 0161 in said Guilford County Registry; thence along the western line of said Satterfield and Walker South 01°39'03" East 80.00 feet to an existing iron pipe marking the northwestern corner of said Aaron Christopher Rice; thence along the western line of said Rice South 01°09'28" East 120.24 feet to the point and place of BEGINNING containing an area of 6.802 acres more or less.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8) is hereby authorized subject to the following use limitations and condition:

1. Limited to residential uses only.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-8 (Conditional District Residential Multifamily – 8) 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 February 16, 2021.

(Signed) Goldie Wells

III. GENERAL BUSINESS AGENDA

- 31. [ID 21-0147](#)** Resolution Authorizing an Amendment of Service Contract 2016-10480 for a Five-Year Extension with an Annual Contract Amount of \$4,800,000 with Waste Management of Carolinas, Inc. for Municipal Solid Waste Disposal Services

City Manager David Parrish explained contract rates.

Discussion ensued regarding Minority and Women's Business Enterprise (M/WBE) utilization; workforce diversity; expanding M/WBE participation; hauling services; and fuel costs.

Field Operations Director Dale Wyrick addressed subcontractor opportunities; landfill maintenance; contract rate caps; and the consumer price index.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter, to adopt the resolution. The motion carried on the following roll call vote:

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

Absent, 1 - Tammi Thurm

047-21 RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO CONTRACT 2016-10480 FOR A FIVE-YEAR EXTENSION WITH WASTE MANAGEMENT OF CAROLINAS, INC FOR MUNICIPAL SOLID WASTE DISPOSAL SERVICES

WHEREAS, Contract No. 2016-10480 with Waste Management of Carolinas, Inc. provides for the disposal of municipal solid waste hauled from the City's Burnt Poplar Road transfer station to the Great Oak Landfill in Randolph County, NC;

WHEREAS, the Greensboro City Council authorized the City Manager to enter into the original agreement in September 2016, and the agreement was to have an initial term of 3 years with 2 additional one-year extensions, and will expire on December 31, 2021;

WHEREAS The Great Oak Landfill is located 40 miles from the City's transfer station, making it the closest landfill to Greensboro that is capable of receiving and disposing of Greensboro's 200,000+ tons of municipal solid waste at the current favorable disposal price of \$19.18 per ton;

WHEREAS, staff has recommended that an extension of this agreement for a period of 5 years is a favorable option to the City;

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

That the City Manager is authorized to execute on behalf of the City of Greensboro, an amendment for a five-year contract extension for Contract 2016-10480 with Waste Management of Carolinas, Inc. for municipal solid waste disposal services.

(Signed) Yvonne Johnson

- 32. [ID 21-0152](#)** Resolution Approving Bid in the Amount of \$2,098,168 and Authorizing Execution of Contract 2019-008A with D.H. Griffin Infrastructure, LLC for the Construction of the 2020 Townsend Water Treatment Plant Improvements

Councilmember Hightower requested staff to provide reporting from the M/WBE Compliance Officer; and spoke to goal setting percentages.

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

Ayes, 6 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Justin Outling and Goldie F. Wells

Nays, 2 - Sharon M. Hightower and Michelle Kennedy

Absent, 1 - Tammi Thurm

048-21 RESOLUTION APPROVING BID IN THE AMOUNT OF \$2,098,168.00 AND AUTHORIZING EXECUTION OF CONTRACT 2019-008A WITH D.H. GRIFFIN INFRASTRUCTURE, LLC FOR THE 2020 TOWNSEND WATER TREATMENT PLANT IMPROVEMENTS

WHEREAS, after due notice, bids have been received for Contract 2019-008A for the Construction of the 2020 Townsend Water Treatment Plant Improvements;

WHEREAS, D.H. Griffin Infrastructure, LLC, a responsible bidder, has submitted the low base bid in the total amount of \$2,098,168.00, as general contractor for Contract 2019-008A which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

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

That the bid hereinabove mentioned submitted by D.H. Griffin Infrastructure, LLC is hereby accepted, and the City is authorized to enter into a contract with D.H. Griffin Infrastructure, LLC for the 2020 Townsend Water Treatment Plant Improvements subject to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

(Signed) Marikay Abuzuaiter

- 33. [ID 21-0163](#)** Resolution Approving Updated Economic Development Incentive Program Guidelines

City Manager Parrish provided work session highlights; minimum wage increases; job incentives; impact zones per Economic Development guidelines; and the Greensboro Chamber of Commerce partnership.

Councilmember Hightower requested staff to research economic development incentives in impact zones 1 and 2 based on Census data; spoke to standards of living; and eradicating poverty.

Mayor Vaughn echoed Councilmember Hightower's comments; and spoke to increasing percentages to create workforce opportunities.

Councilmember Outling requested staff to schedule a work session to discuss economic development incentives.

Councilmember Kennedy requested staff to consider community benefits projects; spoke to the correlation between project development and employment; and to sustainable long-term change.

Councilmember Hoffmann requested staff to provide peer city statistics.

Discussion ensued regarding community benefit agreements; incentive policies; and peer city models.

Moved by Councilmember Kennedy, seconded by Councilmember Hightower, to postpone the resolution to a non-date specific meeting. The motion carried on the following roll call vote:

Ayes, 8 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaite, Sharon M. Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling and Goldie F. Wells

Absent, 1 - Tammi Thurm

34. [ID 21-0143](#) Boards and Commissions Listing for February 16, 2021

Moved by Mayor Vaughan, seconded by Councilmember Hightower, to appoint Nadine Malpass to the Greensboro Criminal Justice Advisory Commission (GCJAC) to replace Suzanne Nazim. The motion carried on the following roll call vote:

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

Absent: Councilmember Tammi Thurm.

Councilmember Hightower added the name of Anthony Izzard to the databank for future consideration to the Human Rights Commission or to the Bryan Park Golf Commission.

Moved by Councilmember Hoffmann, seconded by Councilmember Wells, to appoint Wendee Cutler to the Participatory Budgeting Commission. The motion carried on the following roll call vote:

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

Absent: Councilmember Tammi Thurm.

Moved by Councilmember Wells, seconded by Councilmember Abuzuaite, to appoint Brittany Hyder to the Historic Preservation Commission, to replace David Wharton. The motion carried on the following roll call vote:

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

Absent: Councilmember Tammi Thurm.

Moved by Councilmember Wells, seconded by Councilmember Hightower, to appoint Akeylah Campbell to the Human Rights Commission, to replace Sekinah Hamlin. The motion carried on the following roll call vote:

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaite, Sharon

Hightower, Nancy Hoffmann, Michelle Kennedy, Justin Outling, and Goldie Wells.

Absent: Councilmember Tammi Thurm.

Note: Following the meeting Councilmember Wells withdrew this appointment.

Moved by Councilmember Wells, seconded by Councilmember Abuzuaiter, to appoint Latasha McCorkle to the Human Rights Commission, to replace Joseph Bryant. The motion carried on the following roll call vote:

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

Absent: Councilmember Tammi Thurm.

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

Mayor Vaughan addressed the Cornwallis Drive incident; spoke to the national dialogue regarding police funding; to alternative solutions to address crime; and to peer city law enforcement salaries.

Mayor Pro-Tem Johnson emphasized wearing face coverings; expressed appreciation to health care providers; and to the Greensboro Coliseum vaccination efforts.

Councilmember Abuzuaiter expressed gratitude to public safety and Field Operations staff for their winter weather response; spoke to the mini-police academy; to law enforcement training and salaries; and to peer city incentives.

Councilmember Hightower requested staff to schedule a work session with Griffin and Strong, PC; spoke to creative crime-solving solutions; to vaccinations, and to food distribution efforts.

Councilmember Hoffmann requested staff to research citywide department staffing turnover.

Councilmember Kennedy emphasized community safety; spoke to the vaccine; to face coverings and to social distancing.

Councilmember Outling requested staff to schedule monthly status updates; spoke to the Greensboro Police Department (GPD) staffing study; and to an upcoming Java with Justin event.

Councilmember Wells congratulated Brent Gerald as the new Deputy Chief for the Greensboro Fire Department (GFD); spoke to the vaccination; to food giveaways; and to the 3Ws - wear face coverings, wash hands, and wait socially-distanced apart.

Matters to be presented by the City Manager

City Manager David Parrish reiterated safety precautions due to pending winter weather forecasts.

Matters to be presented by the City Attorney

City Attorney Chuck Watts spoke to advising Council regarding municipal election redistricting.

Adjournment

Moved by Councilmember Wells, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried by affirmation.

THE CITY COUNCIL ADJOURNED AT 9:08 P.M.

TEBONY C. ROSA

DEPUTY CITY CLERK

NANCY VAUGHAN
MAYOR