



# City of Greensboro

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

## Meeting Minutes - Final Infrastructure Committee

Tuesday, May 10, 2016

2:15 PM

Council Chamber

### Call to Order

This Infrastructure Committee meeting of the City of Greensboro was called to order at 2:25 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

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

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

### Council Procedure for Conduct of the Meeting

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

### I. CONSENT AGENDA (One Vote)

Councilmember Abuzuaiter spoke to the need for item #31 due to an increase in ridership since 2003; and commended staff for the Bike plan for item #33.

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

1. [ID 16-0328](#) Resolution Authorizing Contract # 2016-028 with Professional Roofing Services, Inc. for the Re-Roofing of the Service Center "A" Building Located at 401 Patton Avenue
2. [ID 16-0396](#) Resolution Approving a Contract with Schnabel Engineering South P.C., to Perform a Risk Analysis for Lake Brandt Dam
3. [ID 16-0341](#) Resolution Authorizing Change Order, in the Amount of \$80,000, for Contract No. 2014-02 with Yates Construction Company, Inc. for Stormwater Improvements.
4. [ID 16-0355](#) Resolution Authorizing Change Order, in the Amount of \$380,000.00, in Contract No. 2010-126 with Sharpe Brothers Grading, Inc. for Gate City Boulevard Streetscape - Phase I
5. [ID 16-0400](#) Resolution Approving Change Order in the Amount of \$59,400 with Arcadis G&M of North Carolina, Inc. for the Airport Lift Station Replacement Sewer Design Contract 2014-0770
6. [ID 16-0342](#) Resolution Approving Extension of Professional Services Contract 2009-056A with Withers & Ravenel, Inc., for the Design of the Downtown Greenway Phase 2

7. [ID 16-0409](#) Ordinance to Enact Section 2-91: Infrastructure Reimbursement Agreements in the Greensboro Code of Ordinances
8. [ID 16-0416](#) Resolution Authorizing the Conveyance of a Permanent Drainage Easement located at 4431 Old Battleground Avenue
9. [ID 16-0357](#) Resolution Authorizing Purchase of Property Located at 2900, 2901, 2907, 2918 and 2926 Horse Pen Creek Road for the Horse Pen Creek Road Widening Project
10. [ID 16-0362](#) Resolution Authorizing Purchase of Property Located at 3609 Chance Road for the Horse Pen Creek Road Widening Project
11. [ID 16-0385](#) Resolution Authorizing Purchase of Property Located at 2807 Open Horse Pen Creek Road for the Horse Pen Creek Road Widening Project
12. [ID 16-0386](#) Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 202 Gant Street
13. [ID 16-0391](#) Resolution Authorizing the Sale of Property Located at 614-Near Douglas Street to the Greensboro Housing Development Partnership
14. [ID 16-0387](#) Resolution Authorizing the City Attorney to Institute Proceedings to Condemn a Portion of the Property of Michael Marshall and Jane Marshall located at 3106 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project.
15. [ID 16-0383](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Thuy Hong-Thi Nguyen and Vi-Thuy Thi Nguyen Located at 2775 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project.
16. [ID 16-0406](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of William Aydelette and Judy Aydelette Located at 3238 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
17. [ID 16-0408](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Nicholas Semaan and Souheila Semaan Located at 4400 Laurel Run Drive in Connection with the Horse Pen Creek Road Widening Project
18. [ID 16-0411](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Joseph Semaan and Katty Semaan Located at 4401 Laurel Run Drive in Connection with the Horse Pen Creek Road Widening Project
19. [ID 16-0412](#) Resolution Authorizing City Attorney to Institute Proceedings to

- Condemn a Portion of the Property of Greensboro Country Club (incorporated) Located at 3000A Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
20. [ID 16-0418](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Hayleigh Village Apartments, LLC Located at 3000 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
21. [ID 16-0419](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Hayleigh Village Apartments, LLC Located at 3006 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
22. [ID 16-0420](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Portrait Homes-McAlister Place, LLC Located at 2785 Near Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
23. [ID 16-0422](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of McAlister Place Homeowners Association, Inc. Located at 1 Tannenbaum Circle in Connection with the Horse Pen Creek Road Widening Project
24. [ID 16-0423](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of McAlister Place Homeowners Association, Inc. Located at 2785 R1 Horse Pen Creek Road in Connection with the Horse Pen Creek Road Widening Project
25. [ID 16-0424](#) Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Property of Tuscan Homeowners Association, Inc., in Connection with the Horse Pen Creek Road Widening Project
26. [ID 16-0346](#) Resolution Calling a Public Hearing for June 21, 2016 on the Annexation of Territory into the Corporate Limits for Property Located at 4751-YY McConnell Center Drive - 2.718-Acres - Regular Annexation Petition
27. [ID 16-0348](#) Resolution Calling a Public Hearing for June 21, 2016 on the Annexation of Territory into the Corporate Limits for Property Located at the Rear Portions of 1801 Cude Road and 1199 Pleasant Ridge Road - .49-Acres - Regular Annexation Petition
28. [ID 16-0350](#) Resolution Calling a Public Hearing for June 21, 2016 on the Annexation of Territory into the Corporate Limits for Property Located at 1730 Youngs Mill Road - 1.986-Acres - Regular Annexation Petition
29. [ID 16-0388](#) Resolution Authorizing the City to Apply for a USDA Local Food Promotion Program Grant

- 30. [ID 16-0393](#) Resolution Authorizing GTA to Submit a Grant Application to NCDOT for State Match Funding
- 31. [ID 16-0395](#) Resolution of Support for Grant Funding for J. Douglas Galyon Depot GTA Area Renovations Needed to Increase Passenger Capacity, Improve Transit Operations, and Provide for Future GTA Ridership Growth
- 32. [ID 16-0397](#) Resolution Supporting the Pursuit of Electric Bus Acquisition for the Greensboro Transit Authority's Fixed Route Bus Fleet
- 33. [ID 16-0401](#) Resolution Adopting the 2015 Bicycle, Pedestrian, Trails and Greenways (BiPed) Plan Update
- 34. [ID 16-0361](#) Motion to Approve the Infrastructure Committee Meeting Minutes of April 12, 2016

Motion to approve the minutes of the Infrastructure Committee meeting of April 12, 2016 was adopted.

## **II. GENERAL BUSINESS AGENDA**

- 35. [ID 16-0392](#) Resolution Approving Addendum to Contract with Transdev, Inc for Transit Services for Additional Passenger Trips

Assistant City Manager Parrish stated that the item was an addendum to the current contract.

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

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

- 36. [ID 16-0404](#) Resolution Authorizing Amended Municipal Agreement for Market - Guilford - Guilford College Intersection Improvements Project U-5326

Assistant City Manager Parrish spoke to needed intersection improvements; and to an amended agreement for construction cost.

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

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

- 37. [ID 16-0403](#) Ordinance Amending the Budget for Market - Guilford - Guilford College Intersection Improvements Project U-5326

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

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

## **III. INFORMATIONAL ITEMS**

Councilmember Hoffmann stated the following items were for informational purposes; and spoke to a presentation and speakers for item #42.

**38. [ID 16-0399](#) Public Hearing to Consider Resolution Adopting the Municipal Service District Plan for the Historic Aycock Neighborhood**

Assistant City Manager Parrish spoke to a public hearing; to the contingency recommendation from the Historic Preservation Commission; and for adoption of the Municipal Service District plan for the Aycock neighborhood.

**39. [ID 16-0389](#) Resolution to Consider Adoption of the Randleman Road Corridor Plan, Phase 1**

Assistant City Manager Parrish spoke to a review for the Randleman Road Corridor; and stated staff had a brief presentation.

Senior Planner Russ Clegg made a PowerPoint Presentation; provided the history of a study requested by Council; spoke to public input and outreach; outlined general findings; stated the three main areas for recommendations included transportation, perception, and reinvestment; outlined a timeline; the next steps; stated staff would request adoption of the plan on May 17th; and that the Planning Board had voted in favor of the item.

Councilmember Hoffmann asked if this was in District 1; and inquired about funding.

Mr. Clegg confirmed the project was in District 1; and spoke to capital improvement funding.

Councilmember Abuzuaiter stated the project was needed; that the corridor was a gateway into the main part of the City; and thanked staff for work on the item.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 20 which is hereby referred to and made a part of these minutes)

**40. [ID 16-0345](#) Ordinance Annexing Territory to the Corporate Limits Property Located at 2732-ZZ Pleasant Ridge Road - 28.7-acre Contiguous Annexation**

Assistant City Manager Parrish stated there were no known issues with items #40 and #41.

**41. [ID 16-0369](#) Ordinance Establishing Original Zoning for Property Located at 2732-ZZ Pleasant Ridge Road**

**42. [ID 16-0421](#) Greensboro's Practice of Drinking Water Fluoridation**

Councilmember Hoffmann recognized Water Resources Director Steve Drew to speak to the item.

Assistant City Manager Parrish spoke to the history of the item; and stated the information would be provided for the Committee's consideration.

Mr. Drew made a PowerPoint Presentation (PPP); explained fluoridation; spoke to local authority; outlined the sources for fluoride in the drinking water; stated Greensboro was on the low end of fluoridation; outlined how and why the fluoride was used; spoke to public concern; safety and economic factors; controversial measures; national attention; outlined how the practice of fluoridation had increased; and provided statements from the North Carolina Department of Environmental Quality. Mr. Drew provided an overview of the proposed recommendations; stated fluoridation was voluntary; spoke to operational cost; to the effects should fluoridation be discontinued; and outlined the next steps for Council consideration.

Councilmember Fox entered the meeting at 2:48 p.m.

Discussion took place regarding natural levels in Greensboro's water supply; estimated percentages if eliminated; and the Health Department considering other sources of fluoridation.

Guilford County Health Department Health Director Merle Green outlined recommendations by the Health Department; sources for fluoride; and spoke to acceptable ranges.

Discussion continued regarding other sources of fluoride; cost benefits to discontinue fluoridation in water; health concerns for children; dental disease; concerns for people getting too much fluoride; and acceptable levels of fluoride.

Joel Landau, 6 Collwood Court shared the warning from a box of toothpaste; voiced that people could choose if they wanted to use toothpaste with fluoride; stated there was not a choice with the water; stated drinking fluoride was not as effective as direct application; referenced studies done on fluoridation; stated fluoridation had been associated with an increase in cancer; and spoke to vaccinations.

Marshall Bennett, 212 Mayflower Drive spoke to reasons for Council to suspend fluoridation; made a presentation; provided a timeline; outlined side effects associated with fluoride; World Health Organization data; spoke to tooth decay in other countries; a 50 year old policy; potential risks; and requested Council suspend fluoridation.

Janet Nagel, 2900 Northampton Drive distributed a handout to the Committee; voiced concerns with fluoridation; stated it was comparative to drinking sunscreen; spoke to restrictions on fluoride; reasons fluoride should not be added to water; referenced other municipalities that had voted against fluoride; summary reports that had been provided in the handout; spoke to human rights; public safety; and requested for the Committee to consider suspending fluoridation.

Ehren Nagle, 1809 Provence Drive voiced concerns with fluoridation; spoke to his right to make medical decisions for his child; using topical fluoride; exposing people to medication; referenced potential side effects listed on medications; the impact on teeth; and allowing parents the opportunity to make their own decision.

Councilmember Hoffmann spoke to the item being placed on a City Council agenda.

Councilmember Abuzuaiter requested additional information; asked if there had been studies done in North Carolina; and stated she wanted specifics on the safety of fluoride in the water.

Assistant City Manager Parrish spoke to varying options; to doing additional research; stated Greensboro had one of the best systems in the country; that the City water met required standards; and stated staff would bring the item back to the Committee at a later meeting.

Councilmember Fox requested staff to think through potential questions that could come forth; and for a date certain for the item to be brought back before the Committee.

Councilmember Hightower suggested staff talk with Procter and Gamble regarding inclusion of a disclaimer on the toothpaste products; spoke to people without access to dental care; voiced that Council may need to consider keeping the fluoride in the water; and requested the most recent study for review.

Assistant City Manager Parrish confirmed staff would provide additional information; and stated that the item would be brought back by July.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 20 which is hereby referred to and made a part of these minutes)

#### **43. [ID 16-0390](#) Growth and Development Trends Report, March 2016**

Assistant City Manager Parrish recognized Planning Director Sue Schwartz to speak to the item.

Ms. Schwartz made a PowerPoint Presentation (PPP); spoke to growth and development trends; provided a brief history of Greensboro annexations; outlined ninety years of growth; spoke to development challenges; density matters; impacts for service delivery; outlined property valuation per capita; the value within City limits divided per person; stated the land value in Raleigh was higher than Greensboro; spoke to an upcoming presentation; and

requested everyone vote for Downtown Greensboro's Southeastern Building for the American Planning Association, 2016 Great Places award for a Great Historic Rehabilitation.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 20 which is hereby referred to and made a part of these minutes)

#### **Matters to be discussed by Committee Members**

There were no items for discussion by the Committee members.

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

There were no items for discussion by the City Manager.

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

There were no items for discussion by the City Attorney.

#### **Adjournment**

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

THE INFRASTRUCTURE COMMITTEE ADJOURNED AT 3:24 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

NANCY HOFFMANN  
CHAIR