



# City of Greensboro

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

## Meeting Minutes - Final City Council Work Session

Tuesday, May 16, 2017

4:00 PM

Plaza Level Conference Room

### I. Call To Order

This City Council work session of the City of Greensboro was called to order at 4:00 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Nancy Vaughan, Councilmembers Marikay Abuzuaite, Mike Barber, Nancy Hoffmann, Yvonne J. Johnson, Justin Outling and Tony Wilkins.

Absent: Councilmembers Jamal Fox and Sharon Hightower.

Also present were City Manager Jim Westmoreland, Assistant City Managers David Parrish and Barbara Harris, City Attorney Tom Carruthers, and City Clerk, Betsey Richardson.

City Manager Jim Westmoreland explained that Council would hear updates on the water and sewer fund FY 17-18 budget; and housing.

### II. Presentations

#### 1. [ID 17-0343](#)

#### Water Resources FY 17-18 Budget Overview

Water Resources Director Steve Drew commended staff for their work on the budget; provided a PowerPoint Presentation (PPP); outlined the rate proposal; the proposed increase for fiscal year 2017-18; spoke to the current model; provided an overview of the impact to customers; spoke to the receipt of bad checks; and verified the projected rate was lower than last year's predictions.

Discussion took place regarding clarification that County residents would continue to pay two times the City rate plus the proposed increase; strategy for coming up with the proposed increase; commercial projects; and the outside users increase being less than City residents. Discussion continued regarding unit cost; increase for inside the City limit water rates; why the increase to County residents would be scaled back; disparity between inside and outside water rates; explanation of the rate proposal slide; the legislation being considered; and how Greensboro's water rates compared to other cities.

Mr. Drew spoke to regionalization; competitiveness; and economic development.

Assistant City Manager David Parrish provided an explanation of the process used for determining water rates for both inside and outside users; and spoke to why staff had looked to scale back the increase for outside users.

City Manager Westmoreland confirmed this was staff's recommendation at this time; spoke to the affordability index; and suggested Council review the proposal.

Additional discussion ensued regarding equity fairness; persons having difficulty paying their water bills; diminishing City revenue; outside rate for other cities; affordability of Greensboro's outside rates; outside users not paying property taxes; affluent areas that purchased City water; issues with bad checks; and the need to look at other options.

Councilmember Outling asked for the possibility of setting up a fund for those who had demonstrated a need for assistance.

Councilmember Wilkins requested a chart be prepared similar to the rate comparison slide showing property taxes.

Councilmember Barber suggested the need to invest in updated technology that would eliminate the need to take in checks.

Assistant City Manager Parrish stated staff would provide other options from a rate percentage base on what the increase would look like; spoke to the outside customer base; other factors involved; and what the disparity would look like.

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

## 2. [ID 17-0344](#)

### Housing Update

Finance Director Rick Lusk highlighted the bond items that would come before Council in June and July; spoke to the process for selling bonds; to the impact to debt service; addressed the refund factored into the rate increase; and outlined the process for bringing funds back into the calculation.

Councilmember Barber left the meeting at 4:18 p.m. and returned at 4:21 p.m.

Assistant City Manager Barbara Harris provided an overview of the Federal Annual Action Plan for Housing that would come before Council; confirmed the City had not yet received notification from Housing and Urban Development (HUD) on the City's FY 17-18 allocation; provided an update on the Housing Our Community Initiative (HOCI); spoke to those who benefited from the HOCI; to the creation of a task force and three working groups for HOCI; to the need to sustain the affordable housing needs; and highlighted the commitment by the Community Foundation to raise private funds at the Housing Summit last year. Assistant City Manager Harris provided an overview of the Nussbaum Funds; strategies for leveraging dollars; outlined the factors for the total revenues and expenditures over a five-year period; and spoke to the role of City staff involved in the operation of the housing related programs.

Discussion took place regarding calculations on the default rate; administration costs; staffing levels; total revenue; and a tiny house initiative.

Assistant City Manager Harris confirmed that the tiny house initiative was being privately developed; and stated she would provide information once it was received by staff.

3. [ID 17-0345](#)

Recess to Closed Session

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter to to preserve the attorney-client privilege between the City Attorney and Council; to consult with the City Attorney and the attorney retained by the City concerning pending litigation in the matter of William Thomas Fox and Scott Everett Sanders vs. The City of Greensboro, et al; Woods and BNT Ad Agency LLC vs. City of Greensboro, et al, and to give instructions to legal counsel concerning the handling or settlement of a claim or mediation pursuant to N.C.G.S. 143-318.11 (a)(3). Mayor Pro-Tem Johnson stated Council would adjourn from the closed session and work session in the Council Chamber.

Councilmember Wilkins asked if Council could add the possible discussion of the David Wray case.

City Attorney Tom Carruthers confirmed that the motion to go into closed session could be amended to add the discussion of the David Wray vs. the City of Greensboro case.

Moved by Councilmember Wilkins, seconded by Councilmember Barber to amend the motion to add discussion of the case of David Wray vs. the City of Greensboro to the motion to go into closed session. The motion as amended was adopted by voice vote.

Council recessed to closed session at 4:28 p.m.

Council reconvened in the Council Chamber at 5:27 with all members in attendance except Councilmember Outling.

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson to return to open session. The motion carried by voice vote.

**III. Adjournment**

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

THE CITY COUNCIL ADJOURNED AT 5:29 P.M.

ELIZABETH H. RICHARDSON  
CITY CLERK

NANCY VAUGHAN  
MAYOR