



City of Greensboro

Meeting Agenda

City Council

Tuesday, August 16, 2022, 4:30 p.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

This agenda is being reposted to remove item #16/ID 2022-873 and will be placed on a future City Council Work Session. The City Council Chamber is open to the public; however, residents are encouraged to continue to participate in the meeting virtually. To submit a comment or to request to speak to agenda items, please complete the City Council Virtual Comments Form (jotform.com). Please confirm if you wish to appear via zoom or in-person. Residents requesting to participate via zoom must submit the request by 5:00 P.M. the day prior to the Council meeting and will receive an email invitation to register with instructions on how to participate, including a unique password that cannot be used by other individuals. Zoom participants will be removed from the call following the conclusion of their item and are invited to observe the remainder of the meeting on the Greensboro Television Network (GTN). Residents may also register in-person on the night of the meeting using an on-site Qminder kiosk. On-Site speaker requests must be entered by 6 p.m. A Qcode is available for scanning onto personal cell phone devices should residents prefer. All comments received are subject to the public records law and will be posted on the City of Greensboro website.

The first regular meeting of the month is for Council consideration of public forum comments, ceremonial/presentational, consent, public hearing, and business items as needed.

The second regular meeting of the month is for Council consideration of consent, public hearing, and business items.

The zoning application hearing process allows proponents and opponents a total of fifteen (15) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.

Greensboro City Council meetings are available via <https://www.greensboro-nc.gov/government/city-council/council-meetings>, a live stream will be on the city's YouTube page, at <https://www.youtube.com/user/CityofGreensboroNC>, the Greensboro Television Network (GTN) live on Spectrum channel 13 with a digital cable box, NorthState channel 31, AT&T U-verse channel 99. GTN is also available on the Roku streaming platform by going to "add channels" and searching for Greensboro Television Network. Lastly, GTN can be streamed live on the City's website.

Any individual with a disability who needs additional information or assistance, please contact Gary Canapinno, ADA Coordinator, 336-373-2723 or gary.canapinno@greensboro-nc.gov.

The next regular meeting of City Council will be [date].

Pages

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

E. CEREMONIAL AND/OR PRESENTATION ITEMS

There are no ceremonial / presentation items for this agenda.

F. PUBLIC COMMENT PERIOD

There are no public comments for this agenda.

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	This item was continued from the July 19, 2022 City Council meeting without further advertising.	
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City of Greensboro

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

Agenda Report

File Number: 2022-795

Agenda Item# G.1.

Agenda Date: 8/16/2022. **Department:** Fire

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 795 Budget Ordinance for Hazardous Materials Regional Response Team

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Jim Robinson Ext 373-2297

Contact 2 and Phone: Alex Gossett, Ext 412-5723

PURPOSE:

The City of Greensboro has received a Federal Grant in the amount of \$69,000 for support of USAR (Search and Rescue) Training. A budget ordinance needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND:

The United States Department of Homeland Security has made grant funds available to local agencies to prepare for natural and man-made disasters. The Greensboro Fire Department (GFD) received \$69,000 and will provide for training in accordance with the Memorandum of Agreement (MOA) between the City of Greensboro and the North Carolina Department of Public Safety, Division of Emergency Management. The MOA can be reviewed at <https://www.greensboro-nc.gov/home/showdocument?id=52948&t=637902841831101269>. The expenditure of these funds will enhance the response capabilities of the GFD and the USAR

BUDGET IMPACT:

This item will not cost the City of Greensboro any additional funds.

ACCOUNT NUMBER:

220-4030-01-7110

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance establishing funding in the amount of \$69,000 for the support of the USAR Team for the period of October 1, 2021 to February 28, 2024

ORDINANCE AMENDING THE FEDERAL, STATE, AND OTHER GRANTS FUND BUDGET FOR
THE 2022/2023 HAZARDOUS MATERIALS REGIONAL RESPONSE TEAM PROGRAM

Section 1:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO: That the appropriation for the Federal, State, and Other Grants Fund Budget be increased as follows:

Account	Description	Amount
220-4029-01.5239	Miscellaneous Supplies	\$20,000
220-4029-01.5428	Contracted Medical Services	\$15,000
220-4029-01.5520	Seminar/Training	\$25,000
220-4029-01.4730	Worker's Compensation	\$5,000
220-4029-01.5621	Maintenance & Repair -Equipment	<u>\$4,000</u>
TOTAL		\$69,000

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

Account	Description	Amount
220-4029-01.7110	State Grant	<u>\$69,000</u>
TOTAL:		\$69,000

Section 2:

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-838

Agenda Item# G.2.

Agenda Date: 8/16/2022. **Department:** Police

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 838 Resolution Authorizing Grant Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY22- \$297,844

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Teresa Biffle, Ext 2085

Contact 2 and Phone: Stephanie Moore, Ext 2352

PURPOSE:

The Greensboro Police Department, High Point Police Department and Guilford County Sheriff's Office wish to jointly apply for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY22 in the amount of \$297,844. Council is requested to adopt the attached resolution approving the grant application.

BACKGROUND:

Edward Byrne Memorial Justice Assistance Grant (JAG) Program awards are formula-based, non-competitive federal criminal justice funds which do not require a match. JAG allocations are based on violent crime and population and the local unit of government award allocations are based on their proportion of the state's 3-year violent crime average. The Greensboro Police Department will serve as the lead/fiscal agency for the FY22 JAG for the award period of October 1, 2021 through September 30, 2025.

These agencies have agreed to allocate the \$297,844 JAG funds as follows: the Greensboro Police Department (\$168,128); Guilford County Sheriff's Department (\$74,814.40); and the High Point Police Department (\$54,901.60). This grant is a disparate allocation between the Greensboro Police Department, High Point Police Department and Guilford County Sheriff's Department.

Over the past decade, the Greensboro Police Department has used JAG funds to purchase equipment that exceeds their general fund budget. Such items have included bomb suits as well as capital equipment to update the Forensics Division Laboratory to help investigate and solve violent crime. For the 2022 JAG, anticipated expenditures include needed equipment for Police Canine, technology for investigative units, and devices to expand the department's real time crime center.

BUDGET IMPACT:

This is a reimbursable grant and no match is required. Any expenses exceeding the JAG funding will be absorbed by each agency's budget.

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the resolution granting the Greensboro Police Department approval to apply for the 2022 Justice Assistance Grant in the amount of \$297,844.

RESOLUTION AUTHORIZING GRANT APPLICATION FOR THE EDWARD BYRNE
MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FY 2022

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, authorized under Federal Regulation 42 U.S.C. 3751(a), is the primary provider of federal criminal justice funding to state and local jurisdictions;

WHEREAS, the JAG Program (CFDA #16.738) provides states and units of local governments with critical funding necessary to support a range of program areas including law enforcement, prosecution and court programs including indigent defense, prevention and education programs, corrections and community corrections, drug treatment and enforcement, crime victim and witness initiatives, and planning, evaluation, and technology improvement programs;

WHEREAS, this grant is a disparate allocation between the Greensboro Police Department, High Point Police Department and Guilford County Sheriff's Department which requires an application process for the funder to approve the proposed use of funds;

WHEREAS, A disparate allocation occurs when a city or municipality is allocated more funds than the county, while the county bears more than 50 percent of the costs associated with prosecution or incarceration of the municipality's Part 1 violent crimes;

WHEREAS, in accordance with the JAG Program disparate grant formula, the participating jurisdictions agree it is in their best interests to reallocate the \$297,844 in JAG funds to the Greensboro Police Department (\$168,128); Guilford County Sheriff's Department (\$74,814.40); and the High Point Police Department (\$54,901.60); and

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

That the application to the Bureau of Justice Assistance for \$297,844 in federal JAG is hereby approved.



City of Greensboro

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

Agenda Report

File Number: 2022-846

Agenda Item# G.3.

Agenda Date: 8/16/2022. **Department:** Coliseum

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 846 Resolution to Approve a Metal Detector Lease in the Amount of \$292,698 with Security Detection Inc. for the Steven Tanger Center for the Performing Arts

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Matt Brown, Ext 7406

Contact 2 and Phone: Mike Perdue, Ext 7457

PURPOSE:

City Council is requested to approve an Equipment Lease agreement with Security Detection Inc for 4 Evolv Express single lane indoor metal detectors. These new state of the art metal detectors will enhance the entry process for patrons attending events at the Tanger Center. The new Evolv Express Touchless Security Checkpoint is the same metal detector that Guilford County Schools just tested and plans to put in all high schools. There was a recent N&R article on these very fast touchless metal detector systems that will process 2000 persons per hour, per unit. Patrons will not need to wait in line, empty pockets, or hand over their bags. Instead they can walk at a normal pace through the metal detection unit. The touchless system will indicate if a patron needs to be stopped for extra screening. Most patrons can simply walk right through and security staff need only focus on a limited number of visitors to swiftly and efficiently resolve potential threats. Calculations show Tanger Center should save more than \$60,000 in annual labor costs by reducing door security staff more than 30%. This is a 4-year lease (required by the vendor who only leases and does not sell these units). The Coliseum Management recommends the City Council approves this 4 year equipment lease agreement for \$292,698.00.

BACKGROUND:

The new Steven Tanger Center for the Performing Arts opened its doors to the first public event on September 2, 2021. In the first 10 months the Tanger Center hosted 415,421 patrons at 203 events & performances with 88 sold out shows. One of the biggest concerns expressed by guests is the amount of time it takes to get through our existing metal detectors.

These 4 new state of the art Evolv Express single lane metal detectors will help to reduce these times and will save on the Tanger overall event labor cost.

COST SUMMARY:

4 Year Equipment Lease

Lease Payments:

Year 1: \$19,714.50 per unit

Year 2: \$17,820.00 per unit

Year 3: \$17,820.00 per unit

Year 4: \$17,820.00 per unit

The total project cost is \$292,698.00.

M/WBE:

The Evolv Express single lane indoor metal detectors are sole proprietary units. M/WBE Waiver is attached.

BUDGET IMPACT:

This project is being funded from the Tanger Center operating budget and will not have a negative impact on the Tanger operating budget.

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve this lease contract with Security Detection Inc. in the amount of \$292,698.00.

MASTER AGREEMENT

This Master Agreement (“**Agreement**”), is entered into and effective as of August 1st, 2022 (“**Effective Date**”), by and between Greensboro Coliseum Complex with principal offices at 1921 W. Gate City Blvd., Greensboro, NC 27403 (“**Customer**”), and Security Detection, Inc, a Massachusetts corporation, with offices at 161 Kuniholm Drive, Holliston, MA 01746 (“**Security Detection**”). Security Detection, Inc. and Customer are hereinafter sometimes referred to individually as a “**Party**” and collectively as “**Parties**”.

This is a master agreement under which Customer may procure the Products and related Services from Security Detection, Inc. under one or more Order Documents, all as defined below.

This Agreement includes and incorporates herein all exhibits, attachments, amendments, documents, and Order Documents relating to or entered into in connection with this Agreement.

The following exhibits, constitute a part of, and are incorporated into, this Agreement:

Exhibit A:	Price list
Exhibit B:	Equipment Terms
Exhibit C:	Software Terms
Exhibit D:	Security Detection Services

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS

- (a) **Documentation** means the published manuals, operating documents, instructions and/or other processes or directions provided to Customer by Security Detection, Inc. regarding the use, operation, and maintenance of the Products.
- (b) **Equipment** means the hardware or personal screening products purchased or leased by Customer, as identified in the applicable Order Document, which may include Evolv Express®, and any related accessories.
- (c) **Fee(s)** means the fees for the purchase or lease of Equipment and subscription to the Software and Services, charged to Customer as listed in Exhibit A and identified in the applicable Order Document.
- (d) **Implementation Date** has the meaning set forth in Section 2(a).
- (e) **Order Document** means the Security Detection, Inc. quote, or other generated document, attached hereto as Exhibit A-1 or, for additional future orders, a subsequent Security Detection, Inc. quote or other originated document, signed by Customer, evidencing subsequent transactions of the Products to Customer.
- (f) **Order Term** has the meaning set forth in Section 8.1.
- (g) **Products** means the Equipment and Software, collectively.
- (h) **Software** means the proprietary software contained in, accompanying, or used in conjunction with the use and operation of the Equipment, which may include the Evolv physical platform, the Evolv Cortex AI™ Platform, the Evolv Insights™ Analytics platform, MyEvolv Portal, or any other generally available software applications identified in an Order Document, as applicable. For the avoidance of doubt, and as detailed in Exhibit C, the Software is never sold and cannot be licensed or accessed on a standalone basis.
- (i) **Services** means the support and maintenance, implementation, deployment and training services for the Products and performed by Security Detection or its authorized representatives, pursuant to Section 5 and Exhibit D of this Agreement.

2. FEES, PAYMENT TERMS, TAXES, SHIPPING

- (a) **Fees and Payments.** The Fees for the Products and related Services will be identified on Exhibit A or in the applicable Order Documents and are non-refundable. Fees will be invoiced annually in advance and Customer will pay such Fees within thirty (30) days of the applicable invoice date. The applicable Fees will begin accruing, and the first invoice will be sent, on the Implementation Date. The “Implementation Date” shall mean the earlier of (i) the date the Product(s) is implemented at Customer’s location, pursuant

to Security Detection's standard procedure detailed in Section 3(a) of Exhibit D, or (ii) thirty (30) days from the Effective Date. Customer will make all payments to Security Detection, Inc. for the Fees in the amounts and at the times specified in the applicable Order Documents and in this Section 2. All payments to Security Detection, Inc. will be at the address (physical and/or virtual) specified in the Order Documents or at such other place specified by Security Detection, Inc. in writing. Commencing upon the start of year two of the Order Term, and on an annual basis thereafter, the Fees will be adjusted annually by an amount equal to the Consumer Price Index based on the U.S. Consumer Price Index published by the U.S. Bureau of Labor Statistics for the applicable preceding twelve-month period. Late payments will be subject to interest at a rate of one and a half percent (1.5%) per month or the highest rate allowed under applicable law. Customer must provide Security Detection, Inc. with written notice of any disputed charges within thirty (30) days after the invoice date or shall be deemed to have waived its right to dispute such charge.

(b) Taxes. Except for (i) any federal, state, or local taxes on or measured by the income of Security Detection, Inc., which will be the sole responsibility of Security Detection, and (ii) any transaction privilege, sales, or other similar excise taxes (which will be separately itemized on each applicable invoice submitted by Security Detection to Customer to be paid by Customer), all taxes and other charges that Security Detection is required to pay to a taxing authority shall be separately invoiced to Customer. All VAT, local duty, or other similar taxes are the responsibility of, and are to be paid to the relevant tax authority by, Customer. If any deduction or withholding is required by law, Customer will notify Security Detection and will pay Security Detection any additional amounts necessary to ensure that the net amount that Security Detection receives, after any deduction and withholding, equals the amount Security Detection would have received if no deduction or withholding had been required. Additionally, Customer will provide Security Detection with documentation showing that the withheld and deducted amounts have been paid to the relevant taxing authority.

(c) **NO OFFSET. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, ALL PAYMENTS AND FEES DUE UNDER THIS AGREEMENT AND ANY ORDER DOCUMENT SHALL BE PROMPTLY PAID BY CUSTOMER IRRESPECTIVE OF AND WITHOUT ANY WITHHOLDING, SET-OFF, COUNTERCLAIM, RECOUPMENT, DEFENSE OR OTHER RIGHT WHICH CUSTOMER MAY HAVE AGAINST SECURITY DETECTION, INC. UNDER THIS OR ANY OTHER AGREEMENT. CUSTOMER ACKNOWLEDGES THAT ITS OBLIGATION TO PAY ANY AND ALL FEES ARE ABSOLUTE AND UNCONDITIONAL.**

(d) Shipping. The Products will be delivered to a mutually agreed upon location. Shipping fees will be added to the first invoice paid by Customer. Unless specified in an Order Document, the Products will be delivered FCA Westborough, MA (Incoterms 2020).

3. CUSTOMER REPRESENTATIONS AND WARRANTIES

Customer represents and warrants as follows:

- (a) Customer has the full power, authority, and legal right to execute, deliver, and perform the terms of this Agreement.
- (b) This Agreement has been duly executed and delivered and constitutes a legal, valid, and binding obligation of Customer, enforceable in accordance with its terms.
- (c) The Products will be used in accordance with the Documentation and only in the ordinary course of Customer's business by competent, qualified, trained and Customer authorized agents or employees.
- (d) The Products will be used only at the Customer location(s) that are controlled by Customer and that are agreed upon by the Parties in writing and Customer will not remove the Products from such locations without the prior written consent of Security Detection, Inc.
- (e) Customer agrees to comply with all laws, rules, and regulations applicable to the use, operation, and maintenance of the Products.

4. SECURITY DETECTION REPRESENTATIONS AND WARRANTIES

Security Detection represents and warrants as follows:

- (a) Security Detection has full power, authority, and legal right to execute, deliver, and perform the terms of this Agreement.
- (b) This Agreement has been duly executed and delivered and constitutes a legal, valid, and binding obligation of Security Detection, enforceable in accordance with its terms.
- (c) Security Detection will provide the Services in a competent and professional manner in accordance with generally accepted industry standards applicable to said Services.

(d) The Products (i) will be free from material defects in manufacture and (ii) provided they are deployed by Security Detection or its authorized representatives in accordance with the Documentation, will substantially conform to the current published Documentation for one (1) year from the applicable Products' initial Implementation Date (the "Product Warranty"). Customer's sole and exclusive remedy, and Security Detection's sole liability, for breach of any of the warranties in this Section 4(d) shall be for Security Detection to perform maintenance and repair services as set forth in Section 5(c). The Product Warranty will not apply to any Products which Customer, or Customer's agents, contractors or other Customer third-parties that interact with the Products, has (i) failed to use in accordance with the Documentation; (ii) altered, except in accordance with manufacturer's written instructions; (iii) used in conjunction with another vendor's products resulting in the need for maintenance (except for uses authorized by Security Detection in writing); (iv) damaged due to improper environment, which includes, but is not limited to, use of an improper power source or use of an indoor Product (as specified in the Order Document) in an outdoor environment; or (v) damaged by negligence, accident, abuse or misuse, which includes, but is not limited to, nonuse of a required accessory (e.g., use of an external wheel accessory for Product movement) as detailed in the Documentation.

(e) Third Party Elements will be free of defects in material and workmanship for a period of one (1) year from their Implementation Date.

(f) EXCEPT AS SET FORTH IN THIS SECTION 4, SECURITY DETECTION MAKES NO, AND DISCLAIMS ALL, REPRESENTATIONS OR WARRANTIES OF ANY KIND, WHETHER EXPRESS, STATUTORY, AND IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, AND FITNESS FOR A PARTICULAR PURPOSE OR ARISING OUT OF CUSTOM, DEALING, TRADE OR USAGE. NO STATEMENT BY SECURITY DETECTION'S EMPLOYEES, AGENTS OR REPRESENTATIVES SHALL BE DEEMED TO BE A WARRANTY BY SSECURITY DETECTION FOR ANY PURPOSE OR TO GIVE RISE TO ANY LIABILITY ON THE PART OF SECURITY DETECTION UNLESS SPECIFICALLY CONTAINED IN THIS AGREEMENT. EXCEPT AS STATED IN THIS SECTION 4, SECURITY DETECTION DOES NOT REPRESENT OR WARRANT THAT THE PRODUCTS WILL ELIMINATE OR PREVENT OCCURRENCES OF THE EVENTS OR THREATS THEY ARE INTENDED TO DETECT OR AVERT (INCLUDING, BUT NOT LIMITED TO, MEDICAL DIAGNOSIS, TORTS, WEAPONS OR EXPLOSIVES DETECTION OR OTHER CRIMINAL OR TERRORIST ACTIVITIES (COLLECTIVELY, "**INCIDENTS**")), FUNCTION FOR ITS INTENDED PURPOSE, MEET CUSTOMER'S NEEDS, PREVENT ANY ACTS OR INCIDENTS FROM OCCURRING OR CAUSING HARM OR DAMAGE (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S PREMISES, CUSTOMER'S EMPLOYEES OR CUSTOMER'S GUESTS, VISITORS OR OTHER THIRD PARTIES), OPERATE UNINTERRUPTED OR ERROR FREE, THAT THE SOFTWARE WILL BE FREE FROM ERRORS OR DEFECTS, OR THAT ANY ERRORS WILL BE CORRECTED. SECURITY DETECTION MAKES NO GUARANTY OR WARRANTY THAT THE PRODUCTS WILL DETECT, MITIGATE, ELIMINATE, PREVENT OR AVERT INCIDENTS OR THEIR CONSEQUENCES.

5. SERVICES; CUSTOMER MAINTENANCE OBLIGATIONS; LIMITATIONS

(a) Services. The Services for the Products begin on the Implementation Date. A full description of the Services is set forth in Exhibit D.

(b) Customer Maintenance Obligations. Customer will comply with all Documentation provided to Customer by Security Detection. Customer shall keep the Products in good working order and will immediately notify Security Detection, pursuant to Exhibit D, in the event the Products require maintenance or repair. Customer is responsible for normal daily maintenance of the Products in connection with its ordinary course use (such as cleaning, proper location, proper environment, and causing the provision of proper electrical requirements) in accordance with the Documentation and will keep sufficient records to demonstrate that Customer has performed such maintenance. Customer shall not permit any third party, except Security Detection authorized agents, to maintain or repair the Products.

(c) Security Detection Maintenance Obligations. Except as set forth in Section 5(b) and 5(d), Security Detection shall be responsible for providing the Services during the Order Term, and Customer shall permit Security Detection to have access to the Products at the Customer's location to provide such Services, as needed. If the Products experience a breakdown due to breach of an express warranty in Section 4(d), and such breakdown cannot be addressed through the Services, Security Detection shall at its option and expense repair or replace the non-conforming Products.

(d) Notwithstanding the foregoing, Customer is solely responsible for all loss, theft, destruction of or damage to the Products, and any related repairs and maintenance except to the extent that it is due to a breach of an express warranty in Section 4 or Security

Detection's negligent acts or omissions. In such event, Customer shall promptly notify Security Detection and pay Security Detection for all costs, damages, and expenses arising therefrom, including without limitation, at Security Detection's sole option, either (i) reimbursing Security Detection for the repair costs to return the Products to pre-rental condition, or (ii) paying Security Detection for the value of the Products based on the remaining useful life of the Products, as calculated by Security Detection in accordance with its standard accounting practices. Loss, damage, or theft of the Products shall not under any circumstances relieve Customer of the obligation to pay the Fees to Security Detection or any other obligation under the Agreement.

(e) **Limitations.** Security Detection reserves the right to charge additional fees, or refuse to perform any Services contemplated under this Agreement, if: (i) Customer has failed to use the Products in accordance with the Documentation or other procedures that Security Detection has made available to Customer or generally makes available to purchasers; (ii) the Products have been altered or repaired, except by Security Detection or Evolv or in accordance with Security Detection written instructions; (iii) the Products have been used in conjunction with another Customer's or vendor's products resulting in the need for maintenance (except for such Security Detection authorized uses, evidenced in writing); (iv) the Products have been damaged by improper environment, improper location, an improper power source, lack of reasonable care, lack of use of needed accessories (e.g., external wheel attachment to move an outdoor unit), abuse, misuse, accident or negligence; (v) an indoor Product or specific indoor Product component, as specified in the Order Document or applicable Documentation, is used in an improper environment including, but not limited to, being used outdoors; (vi) Security Detection is not granted prompt reasonable access to the Product location upon arrival to perform any Services; or (vii) Customer has not promptly notified Security Detection of any maintenance or repair issues and the need for related Services and such maintenance or repair could have been avoided by Customer promptly notifying Security Detection.

6. CONFIDENTIALITY

(a) The Parties agree not to permit access to or disclose the other Party's Confidential Information to any person or entity, except to its authorized employees, agents and contractors who are bound by confidentiality agreements with terms no less restrictive than those of this Section 6 and who need to use or have access to the other Party's Confidential Information in order to perform this Agreement, and neither Party may use the other Party's Confidential Information for any purpose other than to perform this Agreement. A receiving Party shall use at least the same degree of care in protecting the other Party's Confidential Information as such Party generally exercises in protecting its own proprietary and confidential information and shall inform its employees and agents having access to the Confidential Information of its confidential nature. In no event shall a Party use less than a reasonable degree of care in protecting the other Party's Confidential Information. "**Confidential Information**" includes, without limitation, all information relating to the disclosing Party's business plans, technologies, research marketing plans, customers, technology, employee and organizational information, product designs, product plans and financial information, which, when provided by one Party to the other in connection with this Agreement: a) are clearly identified as "Confidential" or "Proprietary" or are marked with a similar legend; b) are disclosed orally or visually, identified as Confidential Information at the time of disclosure and confirmed as Confidential Information in writing within 30 days of disclosure; or c) a reasonable person would understand to be confidential or proprietary at the time of disclosure. Documentation, Order Documents, pricing, discounting, and the terms of this Agreement constitute Security Detection's Confidential Information. Notwithstanding the foregoing, the receiving Party shall have no obligation of confidentiality with respect to any information of the disclosing Party which the receiving Party can demonstrate by competent evidence: (a) is already known to the receiving Party at the time of disclosure; (b) is or subsequently becomes publicly available through no wrongful act of the receiving Party; (c) is rightfully disclosed or provided to the receiving Party by a third party without restriction; or (d) is developed independently by the receiving Party without use of or access to the disclosing Party's Confidential Information as shown by the receiving party's business records kept in the ordinary course. Confidentiality is subject to North Carolina Public information laws.

(b) In addition to the foregoing disclosure exceptions, the receiving Party may disclose the other Party's Confidential Information to the extent required by law or court order, provided that the receiving party provides the disclosing Party reasonable advanced notice of its intended disclosure to the extent permissible under applicable law, and reasonably cooperates with the disclosing party, at its request or expense, to limit or oppose the disclosure.

(c) **Data.** Customer acknowledges and agrees that Security Detection / Evolv may collect technical, performance and operational data on Customer's use of the Product or in connection with providing of Services and is permitted to use such data to fulfill its obligations under this Agreement and for Security Detection / Evolv's internal business purposes. The internal business purposes may include, but are not limited to, (i) improving the performance, features, and capabilities of the Products; (ii) facilitating the provision of updates, support, and other services to the Products; and (iii) creating, developing, operating, delivering, and improving the Products Security Detection may also use such technical, performance and operational data in an aggregated and/or anonymized format.

7. INDEMNIFICATION AND LIMITATION OF LIABILITY

7.1 Indemnification

(a) Customer shall indemnify, defend and hold Security Detection harmless from and against all losses, damages, fines, penalties, liability, claims, demands, judgments and the costs and expenses incident thereto (including reasonable attorney fees) (“**Losses**”) any third party suit or claim (“**Claim**”) arising out of or in connection with (i) Customer’s (or its subcontractor’s, agent’s, officer’s, director’s, customer’s representative’s or employee’s) use, operation, possession, purported ownership, or control of the Products (including without limitation Losses relating to property damage, theft, personal injury, and death) or (ii) Customer’s violation of any applicable law, regulation, or standard.

(b) Security Detection shall indemnify, defend and hold Customer harmless from and against all Losses caused by a Claim alleging that Customer’s authorized use of the Products infringes any U.S. patent, or other proprietary right of such third party. Security Detection may, at its option and expense, (i) replace the Products with compatible non-infringing Products; (ii) modify the Products so that they are non-infringing; (iii) procure the right for Customer to continue using the Products; or (iv) if the foregoing options are not reasonably available, terminate the applicable Order Document and refund Customer the unused portion of the Fees paid in respect of the applicable Products, prorated to cover the period from the date Customer was unable to use the Products due to such Claim through the end of then-current applicable Order Term.

(c) Security Detection shall have no obligation to Customer with respect to any Claim if such Claim existed prior to the Effective Date or such Claim is based upon (i) Customer’s use of the Products in a manner not expressly authorized by this Agreement or Documentation, (ii) the combination, operation, or use of the Products with third party material, if Customer’s liability would have been avoided in the absence of such combination, use, or operation, or (iii) modifications to the Products other than as authorized in writing by Security Detection.

(d) The foregoing indemnification obligations of each indemnifying party will be dependent on the indemnified party: (i) providing the indemnifying party with prompt written notice of a Claim; (ii) permitting the indemnifying party to control the defense and settlement of the Claim; (iii) providing the indemnifying party with reasonable information and assistance for the defense or settlement of the action; and (iv) using all commercially reasonable efforts to mitigate any loss, damage or costs related to the Claim. The indemnifying party will not enter into any settlement or compromise of any Claim (unless such settlement or compromise: (i) is full and final with respect to the Claim; (ii) does not obligate the indemnified party to act or to refrain from acting in any way; (iii) does not contain an admission of liability on the part of the indemnified party; (iv) dismisses the Claim with prejudice; and (v) is subject to confidentiality, such that no party may disclose the terms of the settlement or compromise without the indemnified party’s prior written consent) without the indemnified party’s prior written approval.

(e) THIS SECTION 7.1 STATES THE ENTIRE LIABILITY OF SECURITY DETECTION WITH RESPECT TO THE INFRINGEMENT OF ANY COPYRIGHTS, PATENTS, OR OTHER INTELLECTUAL PROPERTY RIGHTS RELATED TO THE PRODUCTS OR ITS USE.

7.2 Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY LAW, CUSTOMER AGREES THAT SECURITY DETECTION SHALL NOT BE LIABLE FOR SPECIFIC PERFORMANCE OR FOR ANY INDIRECT, INCIDENTAL, EXEMPLARY, CONSEQUENTIAL OR SPECIAL DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION DAMAGES ARISING FROM OR CAUSED BY THE LOSS OF USE OF THE PRODUCTS, LOSS OF PROFITS, LOSS OF DATA OR USE OF DATA, INTERRUPTION OF BUSINESS, INCIDENTS (AS DEFINED IN SECTION 4(F)), OR LOST REVENUES, EVEN IF SECURITY DETECTION IS AWARE OF THE POSSIBILITY OF DAMAGES. TO THE MAXIMUM EXTENT PERMITTED BY LAW, SSECURITY DETECTION’S TOTAL AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT WHETHER IN CONTRACT, TORT, OR UNDER ANY OTHER THEORY OF LIABILITY, SHALL NOT EXCEED THE TOTAL FEES PAID BY CUSTOMER TO SECURITY DETECTION UNDER THE ORDER FORM UNDER WHICH LIABILITY AROSE DURING THE TWELVE MONTHS IMMEDIATELY PRECEDING THE CAUSE OF ACTION.

CUSTOMER ACKNOWLEDGES AND AGREES THAT NEITHER SECURITY DETECTION OR ITS PRODUCTS CAN ELIMINATE, PREVENT, OR MITIGATE, IN WHOLE OR IN PART, THE OCCURRENCES OF THE EVENTS OR THREATS THAT THE PRODUCTS ARE INTENDED TO DETECT (INCLUDING, BUT NOT LIMITED TO, INCIDENTS AS DEFINED IN SECTION 4(F)) AND THAT SECURITY DETECTION, AND ITS OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS, SHALL NOT BE HELD LIABLE FOR ANY SUCH FAILURE (WHICH MAY INCLUDE WITHOUT LIMITATION, FAILURE TO DETECT THREATS, WHETHER DUE TO PRODUCT FAILURE, HUMAN ERROR, CUSTOMER’S OPERATING ENVIRONMENT, OR EXTERNAL FORCES OUTSIDE SECURITY DETECTION’S CONTROL) OR FOR NON-PRODUCTIVE TIME OR PRODUCT DOWN TIME FOR ANY REASON, OR FOR ACTS BY THIRD PARTIES THAT CAUSE HARM OR DAMAGE. CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ITS PERSONNEL, CONTRACTORS, AND AGENTS, INCLUDING THOSE RESPONSIBLE FOR OPERATING THE PRODUCTS AND FOR THE SECURITY OF CUSTOMER’S PREMISES, PERSONNEL, AND VISITORS.

8. TERM AND TERMINATION

8.1 Term

The term of this Agreement shall be for the period commencing on the Effective Date and end upon the four (4) year anniversary of the Effective Date or expiry of the last remaining Order Term, whichever is later (the “**Initial Term**”), unless earlier terminated in accordance with Section 8.2. The “**Order Term**” shall mean, for any given Order Document, either (i) the Hardware-Lease Term (as defined in Section 1(b)(i) of Exhibit B) and the Software-Subscription Term (as defined in Section 2(a) of Exhibit C), if Customer is leasing the Equipment, or (ii) the Software-Subscription Term, if Customer is purchasing the Equipment. Upon expiration of the Term, this Agreement and any Order Document will automatically renew for additional one (1) year periods (each a “**Renewal Term**”) unless either Party provides written notice of non-renewal to the other Party at least ninety (90) days prior to the end of the then-current Term. Upon the start of the first Renewal Term, Security Detection reserves the right to increase the Fees on an annual basis by providing written notice to Customer at least thirty (30) days’ prior to the commencement of the then-applicable Renewal Term.

8.2 Termination

(a) Security Detection may terminate this Agreement and/or any Order Document upon notice to the Customer if (i) Customer fails to make payments within ten (10) days of the due date; (ii) Customer fails to cure any default or breach of this Agreement or Order Document within thirty (30) days after Security Detection gives Customer a written notice of such default or breach; (iii) Customer attempts to move, sell, transfer, assign, lease, rent, encumber, or sublet the Products without Security Detection’s prior written consent; (iv) Customer’s violation of any applicable laws or regulations; (v) Customer files or has filed against it a petition in bankruptcy or becomes insolvent or makes an assignment for the benefit of creditors or consents to the appointment of a trustee or receiver or either shall be appointed for Customer or for a substantial part of its property without its consent; or (vi) Customer ceases its existence by merger, consolidation, sale of substantially all of its assets or otherwise.

(b) Customer may terminate this Agreement and/or any Order Document upon delivery of written notice to Security Detection if Security Detection, through its Services, fails to cure any material breach of its Product-related obligations under this Agreement within thirty (30) days after receipt of written notice describing such breach.

(c) Neither party has the right to terminate this Agreement, or any applicable Order Document, for convenience.

9. MISCELLANEOUS

9.1 Notices and Invoices. Any notice required by this Agreement shall be sent (a) overnight mail or 3 days after being sent by certified mail, postage prepaid, to the Party’s address set forth in the first paragraph of this Agreement or (b) when sent by confirmed electronic mail if sent during normal business hours, and if not so confirmed, then on the next business day. All invoices may also be submitted to the appropriate Customer email contact at scott.johnson@greensboro-nc.gov. All invoices and notices will be deemed given when sent to Customer. Either Party may, from time to time, upon reasonable, confirmed written notice as set forth in this Section 9.1, specify a different address for receipt of notices or invoices.

9.2 Governing Law. This Agreement is governed by and shall be interpreted and construed in accordance with the laws of the state of North Carolina without regard to conflict of laws principles. The Parties hereby irrevocably and unconditionally submit to the jurisdiction of Guilford County for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. EACH PARTY HEREBY WAIVES ITS RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS AGREEMENT OR THE SUBJECT MATTER HEREOF.

North Carolina State law provisions:

a. E-Verify Compliance

The parties mutually certify they currently comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, and that at all times during the term of this Agreement, they will continue to comply with these requirements. Security Detection also certifies that it will require that all of its subcontractors that perform any work pursuant to this Agreement to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

b. Israel Divestment Act Certification Required by N.C.G.S. 147-86.81

As of the date of this agreement, the parties certify they are not listed on the Final Divestment and Do-Not-Contract List - Restricted Companies Boycotting Israel created by the State Treasurer pursuant to N.C.G.S. 147-86.81 and that the parties will not utilize any subcontractor found on the State Treasurer’s Final Divestment and Do-Not-Contract List. All individuals signing this agreement certify that they are authorized to make this certification.

c. Iran Divestment Act Certification required by N.C.G.S. 147-86.58

As of the date of this agreement, Security Detection certifies that it is not listed on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58 and that the parties will not utilize any subcontractor found on the State Treasurer's Final Divestment List. All individuals signing this agreement certify that they are authorized to make this certification.

9.3 Integration. This Agreement, together with the Exhibits and any applicable Order Documents(s), constitutes the entire agreement between the Parties relating to its subject matter, and there are no agreements or understandings between the Parties, express or implied, except as may be explicitly set forth in this Agreement.

9.4 Waiver. If one Party fails to enforce a provision of this Agreement, it shall not be precluded from enforcing the same provision at another time. All rights and remedies, whether conferred hereunder, or by any other instrument or law, unless otherwise expressly stated herein, are cumulative.

9.5 Binding Agreement; No Assignment. This Agreement will be binding upon and enforceable only by the Parties, their respective successors, and permitted assigns. Customer may not assign or transfer any interest in or obligation under this Agreement without the prior written consent of Security Detection and any attempt at assignment or transfer without such consent shall be void and of no force or effect. Such consent from Security Detection shall not be unreasonably withheld, but shall, at a minimum, be subject to any potential assignee's or transferee's written agreement to honor the terms of this Agreement.

9.6 Entire Agreement. This Agreement supersedes all previous agreements, whether oral or written, with respect to its subject matter. This Agreement may only be changed in a writing signed by authorized representatives of each Party. In the event of any inconsistencies or conflict between this Agreement and any other documents, the conflict shall be resolved in the following order of priority: (1) this Agreement, (2) an Order Document. Notwithstanding any language to the contrary therein, no terms and conditions stated in a Customer purchase order, Customer payment system, or other Customer originated instrument or document (excluding such document(s) signed by both Parties) shall be incorporated into or form any part of this Agreement, and all such terms and conditions shall be null and void.

9.7 Independence of Security Detection. The status of Security Detection and its personnel is and will be that of independent contractors and will not, at any time or for any purpose, be deemed employees or agents of Customer.

9.8 Invalidity; Unenforceability. If any provision of this Agreement shall be declared invalid or unenforceable under applicable law or by a court decision, such invalidity or unenforceability shall not invalidate or render this Agreement unenforceable, but rather this Agreement shall be construed as if not containing the invalid or unenforceable provision. However, if such provision is an essential element of this Agreement, the Parties shall promptly attempt to negotiate a substitute therefor that preserves, to the fullest extent possible, the respective rights and obligations imposed on each Party under this Agreement as originally executed.

9.9 Survival. In addition to those provisions which by their nature are intended to survive any termination or expiration of this Agreement, Exhibits or any license granted hereunder, Sections 2(a) (Payment), 6 (Confidentiality), 7 (Indemnification and Limitation of Liability) of this Agreement, Sections 1(a) (Equipment Lease), 1(c) (Ownership) and 2(b)(Ownership) of Exhibit B, and Sections 1 (License) and 3 (Ownership) of Exhibit C shall specifically survive such termination or expiration.

9.10 Force Majeure. Neither Party shall be liable to the other, following notice thereof, for any failure or delay in performance of its obligations (except for required payments pursuant to Section 2, Confidentiality obligations pursuant to Section 6 and Ownership obligations pursuant to the applicable Exhibits below) for any cause that is beyond the reasonable control of such Party for the duration of such force majeure event.

9.11 Marketing Support. Customer agrees that it will provide Security Detection with mutually agreed marketing support. Such support includes, without limitation, (i) allowing Security Detection to use Customer's name and logo in a list of Security Detection customers in presentations, on Security Detection's website, and in other public forums., (ii) in Customer approved press releases, (iii) Customer serving as a reference account to other current or potential Security Detection customers, (iv) Customer participating in awareness activities, such as an event or case study or (v), subject to Customer's consent, allowing Security Detection to issue a press release regarding the transaction. Customer shall not use any Security Detection / Evolv trademarks, names, logos, or other related intellectual property in any Customer advertisement without Security Detection's prior written consent.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties' authorized representatives have executed this Agreement as of the Effective Date.

Security Detection, Inc.

Greensboro Coliseum Complex

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A
PRICE LIST

Evolv Express single lane indoor detection system / 4-year subscription with 2 wireless tablets P/N: 101-00308-01-SUB48

Total cost of 4 systems for 4 year term = \$292,698.00

Annual invoicing as follows:

*Year 1: \$19,714.50 per system

Year 2: \$17,820.0 per system

Year 3: \$17,820.00 per system

Year 4: \$17,820.00 per system

*(includes: installation, shipping charges, test kit, and end of lease removal)

EXHIBIT A-1
ORDER DOCUMENT

[Order Document Page Follows]

Exhibit B
Equipment Terms

The terms in this Exhibit B only apply to the lease or purchase of the Equipment, as identified in the applicable Order Document.

1. **Equipment Lease.** If, pursuant to the applicable Order Document, Customer is leasing the Equipment, then the terms and conditions of this Section 1 will be incorporated into this Agreement. For clarity, the terms of this Section 1 shall not apply to any purchase of the Equipment.
 - a. **Lease**
 - i. Subject to the terms and conditions of this Agreement (including the payment of all Fees by Customer to Security Detection, Inc.) and Documentation, during the Order Term Security Detection, Inc. agrees to lease the Equipment to Customer and Customer agrees to lease the Equipment from Security Detection, Inc. Customer may only use the Equipment solely for its own internal business purposes and in accordance with the Documentation. Customer will have the option to finance the lease of the Equipment at the Fees listed in Exhibit A. The Fees Customer will owe to Security Detection, Inc. are listed in Exhibit A-1.
 - b. **Term.**
 - i. The term for the Equipment will begin on the Implementation Date and continue for a period of forty-eight (48) months (“Equipment-Lease Term”). The Equipment-Lease Term will automatically renew for additional twelve (12) month periods pursuant to Section 8.1 of the Agreement.
 - c. **Ownership**
 - i. As between Customer and Security Detection, Inc., Security Detection, Inc. is the sole owner of the Equipment and any associated Documentation, including all enhancements, updates, modifications, corrections, derivatives, integrations related thereto and all intellectual property rights relating therein. This Agreement imparts no right, title, or ownership interest in the Equipment to Customer except for the limited right to use the Equipment for the Order Term as expressly set forth in this Agreement. Customer will keep the Equipment free and clear of any and all liens, charges, and encumbrances with respect to Customer’s leasing, possession, use, or operation of the Equipment and will not sell, assign, sublease, transfer, grant a security interest in, or otherwise make any disposition of any interest in any Equipment. Security Detection, Inc. may display notice of its ownership of the Equipment by affixing an identifying stencil, legend, plate, sticker, or any other indicia of ownership, which may be updated by Security Detection, Inc. from time to time, and Customer will not alter, obscure, or remove such identification. The Equipment is protected by U.S. copyright, trade secret and other laws and international treaty provisions, and Security Detection, Inc. reserves all rights.
 - ii. Prior to a Renewal Term, Customer shall have the option to either (i) continue making annual lease payments for the applicable Renewal Term, in which case the above Ownership provision shall continue to apply, or (ii) purchase the Equipment at an additional fee, which shall be detailed in an applicable invoice (the “Buy-Out Option”). If Customer wishes to exercise the Buy-Out Option, Customer shall send written notice to Security Detection and Security Detection shall generate and send an appropriate invoice to Customer detailing the additional fee required to buy-out the Equipment (the “Buy-Out Fee”). Within thirty (30) days of Security Detection receiving the Buy-Out Fee from Customer, Security Detection will convey and transfer to Customer all rights, title, and interest in and unto the Equipment (excluding all intellectual property rights relating thereto or embodied therein, which shall be retained by Security Detection) as shall be evidenced by appropriate documentation.
 - d. **Termination Rights and Effect of Termination**
 - i. In the event of termination pursuant to Section 8.2 of the Agreement, Security Detection may take one or more of the following actions: (i) declare all unpaid Fees under the Agreement immediately due and payable; (ii) require Customer to

immediately return all Equipment to Security Detection; (iii) take immediate possession of and remove the Equipment from Customer's premises; or (iv) exercise any right or remedy which may be available to Security Detection under this Agreement, Order Document(s), equity or law, including the right to recover damages for breach of the Agreement. In addition, Customer shall be liable for reasonable attorney's fees, other costs and expenses resulting from any default, or the exercise of such remedies. Each remedy shall be cumulative and in addition to any other remedy otherwise available to Security Detection at law or in equity. No express or implied waiver of any default shall constitute a waiver of any of Security Detection's other rights.

- ii. Upon the expiration or termination of this Agreement or the applicable Order Document and Order Term, Customer will return the Equipment, at its cost and expense, to Security Detection in as good condition as when delivered to Customer hereunder, ordinary wear and tear excepted. Customer will properly pack and ship the Equipment to Security Detection at its facility and provide Security Detection with proof of shipment within ten (10) business days after the expiration of the Order Term. If the Customer has not provided Security Detection with proof that the Equipment has been shipped, or Security Detection has not actually received the Equipment, within such ten (10) day period, Security Detection will invoice Customer for the value of the retained Equipment based on the remaining useful life of the Equipment. After receipt of the returned Equipment, Security Detection will evaluate the condition of the returned Products and invoice Customer for all repairs Security Detection deems necessary and attributable to Customer to return the Equipment to pre-lease condition excluding normal wear and tear. This Section does not limit the provisions of Section 5(d) of the Agreement with respect to loss, theft, destruction or damage of or to Products.

e. **Insurance**

- i. Effective upon shipment of the Equipment to Customer and until the Equipment is returned to Security Detection by Customer, Customer shall procure and maintain, at its expense, insurance against theft, loss or damage to the Equipment for not less than full lifetime replacement value and against personal injury and property damage related to use of the Equipment.
- ii. Upon execution of this Agreement, Customer shall provide Security Detection with a certificate of insurance evidencing that such coverage is in effect and will not be cancelled, changed, or modified without providing at least thirty (30) days advance written notice to Security Detection. Customer shall name Security Detection as loss payee and additional insureds under the policies as indicated in the certificate. In the event the insurance policies lapse or are cancelled, Security Detection may purchase applicable insurance and invoice Customer for the same, which Customer will pay within ten (10) days of receipt of invoice. Customer's insurance policies shall provide primary coverage without regard to any other coverage carried by either party or their affiliates. Customer shall make changes to the insurance coverage and certificate as reasonably requested by Security Detection.

2. **Equipment Purchase:** If, pursuant to the applicable Order Document, Customer is purchasing the Equipment, then the terms and conditions of this Section 2 will be incorporated into this Agreement. For clarity, the terms of this Section 2 shall not apply to any lease of the Equipment.

a. **Purchase**

- i. Subject to the terms and conditions of this Agreement, including payment of all Fees by Customer to Security Detection, and the Documentation, Security Detection agrees to sell the Equipment to Customer and Customer agrees to purchase the Equipment from Security Detection. The purchase price of the Equipment is listed in Exhibit A and the Fees Customer will owe to Security Detection is listed in Exhibit A-1.

b. **Ownership**

- i. Subject to the terms and conditions of the Agreement, including the payment of all Fees by Customer to Security Detection, Security Detection conveys and transfers to Customer all rights, title, and interest in and unto the Equipment, excluding all intellectual property rights relating thereto or embodied therein, which shall be retained by Security Detection. Such rights, title and liability for loss or damages shall transfer to Customer in accordance with the shipping terms stated in Section 2(d) of the Agreement. Customer shall promptly notify Security Detection of any accident, harm or injury allegedly resulting from the use or operation of a Product, or any claim relating thereto. Security Detection retains the right to display its name or

trademark on the Products by affixing an identifying stencil, legend, plate, sticker, or any other indicia, which may be updated from time to time, and Customer will not alter, obscure, or remove such identification.

c. Termination Rights and Effect of Termination

- i.** In the event of termination pursuant to Section 8.2 of the Agreement, Security Detection may take one or more of the following actions: (i) declare all unpaid fees under the Agreement immediately due and payable; (ii) require Customer to immediately return all Equipment to Security Detection if the Equipment purchase fee has not been paid in full, or (iii) exercise any right or remedy which may be available to Security Detection under this Agreement, Order Document(s), equity or law, including the right to recover damages for breach of the Agreement. In addition, Customer shall be liable for reasonable attorney's fees, other costs and expenses resulting from any default, or the exercise of such remedies. Each remedy shall be cumulative and in addition to any other remedy otherwise available to Security Detection at law or in equity. No express or implied waiver of any default shall constitute a waiver of any of Security Detection's other rights.

Exhibit C

Software Terms

The terms in this Exhibit C apply to the Software contained in, accompanying, or used in conjunction with the use and operation of the Equipment, as defined in Section 1(h) of the Agreement.

1. Software License

- a. Subject to the terms and conditions of this Agreement, including the payment of all Fees by Customer to Security Detection as and when they become due, during the Order Term, Customer is granted the non-exclusive and non-transferable right and license to access and use the Software (including the proprietary Evolv Cortex AI platform, as applicable) solely for the purpose of operating the Products. If Customer is in breach of any material term and condition of this Agreement, including but not limited to the timely payment of applicable Fees or compliance with the Documentation, Security Detection reserves the right to disable access to and/or use of the Software. This license includes the provision of the Services, as detailed in Exhibit D, ongoing upgrades and updates to the Software, delivered via secure cloud infrastructure as applicable, screening analytics, and a user interface for operator interaction.
- b. Any additional Services to be provided by Security Detection for shipping, implementation, support, and training in relation to the Products, not included in Exhibit D, will be specified in the applicable Order Document or by mutual written agreement of the Parties, subject to any additional fees. The Parties agree that (i) this license grant of access and use is not a sale of Software and (notwithstanding use of words such as “sale,” “sell” or “purchase” in this Agreement or applicable Order Document), no rights to any software, services or intellectual property rights are sold and rights are solely licensed, as the case may be, and (ii) the Software cannot be licensed, accessed or used on a standalone basis.

2. Software License Term

- a. The license term will begin on the Implementation Date and continue for a period of forty-eight (48) months (“Software-Subscription Term”). The Software-Subscription Term will automatically renew for additional twelve (12) month periods pursuant to Section 8.1 of the Agreement.

3. Ownership

- a. As between Customer and Security Detection is the sole owner of the Software and any associated Documentation. This Agreement imparts no right, title, or ownership interest in the Software to Customer except for the limited right to use the Products for the Order Term as expressly set forth in this Agreement. The Software is protected by U.S. copyright, trade secret and other laws and international treaty provisions, and Security Detection reserves all rights.
- b. The Software is not sold and is licensed solely for use with or as part of the Products as per the license detailed in Section 1 of this Exhibit. With respect to such Software, Evolv retains all right, title and ownership interest therein (including all enhancements, updates, modifications, corrections, derivatives, integrations related thereto and all intellectual property rights relating therein) and Customer shall not: (i) decompile, disassemble, reverse engineer or attempt to reconstruct, identify or discover any source code, underlying ideas, user interface techniques or algorithms of the Software or disclose any of the foregoing; (ii) encumber, transfer, manufacture, distribute, sell, sublicense, assign, provide, lease, lend, use for timesharing or service bureau purposes, or otherwise use (except as expressly provided herein) the Software; (iii) copy, modify, adapt, translate, incorporate into or with other software or service, or create a derivative work of any part of the Software; or (iv) attempt to circumvent any user limits, timing or use restrictions that are built into the Software.

4. Termination Rights and Effect of Termination

- a. In the event of termination pursuant to Section 8.2 of the Agreement, Security Detection may take one or more of the following actions: (i) declare all unpaid fees under the Agreement immediately due and payable; (ii) immediately terminate Customer’s access to and use of the Software, or (iii) exercise any right or remedy which may be available to Security Detection under this Agreement, equity or law, including the right to recover damages for breach of the Agreement. In addition, Customer shall be liable for reasonable attorney’s fees, other costs and expenses resulting from any default, or the exercise of such remedies. Each remedy shall be cumulative and in addition to any other remedy otherwise available to Security Detection at

law or in equity. No express or implied waiver of any default shall constitute a waiver of any of Security Detection's other rights.

- b. Upon the expiration or termination of this Agreement or the applicable Order Document and Order Term, the Software license and Services will end, and Customer will lose access to and lose use of the Software and Services.

Exhibit D
Security Detection Services

During the Order Term, Security Detection will provide the Services described in this Exhibit D to Customer.

1. Definitions

- (a) **Authorized Representative** means the third-party representative that Security Detection has contracted to perform the Services subject to the terms of this Agreement.
- (b) **Issue(s)** means any confirmed failure of the Product(s) which results in the Product not performing in accordance with the applicable Documentation.
- (c) **Named Contact** means the administrator and backup administrator that serves as Security Detection's primary contact for Services. Customer is required to appoint at least one main administrator.
- (d) **Response Time** means the maximum period which may elapse between the time Security Detection is notified of an Issue and the time at which Security Detection starts to address the Issue.
- (e) **Severity Level** means the classification system for all Issues as defined in Section 5 below.
- (f) **Updates** means all subsequent general public releases of the Software, excluding any value-added Product features, functionalities, or capabilities that Security Detection develops or creates and offers to existing and potential customers as additional subscription or purchasable add-ons to the Products or Services.

2. Services. During the Order Term, as part of the Fees, Security Detection will provide the following Services:

- Implementation of the Product(s).
- Beginning on the Implementation Date, access to a progressive tiered customer support model on a 24x7x365 basis (including holidays).
- On-site dispatch of an Security Detection employee or Authorized Representative and/or delivery of replacements parts to Customer as necessary to address an Issue.
- A periodic health check to assess the status of the Product(s), perform recalibration, preventative maintenance services, and implement equipment or software Updates.
- Updates to the Software.
- Documentation and Documentation updates.
- Training.

3. Implementation.

- (a) Implementation includes Security Detection employee or Authorized Representative (i) installing the Product(s) in the pre-agreed area, (ii) powering on and testing the Product(s) for documented functionality, and (iii) training of the Product operators. The representative shall conduct a thorough test, pursuant to Evolv's established implementation procedures, of the Product(s) using an operational test kit (OTK) to determine that the Product(s) is operating in accordance with the Documentation.
- (b) Unless the Parties mutually agree otherwise, implementation services will be available Monday through Friday 8:00 a.m. – 6:00 p.m. local time, excluding regularly observed holidays. Security Detection will provide Customer with advance notice of any items needed for implementation.
- (c) Excluding Force Majeure events as defined in Section 9.10 of the Agreement or a government mandated COVID-19 shutdown, if Customer cancels or requests a change to the Implementation Date within 72 hours of previously agreed date, Customer will be assessed a one-time fee of \$2,500.
- (d) At least two-weeks prior to the Implementation Date, Customer will identify to Security Detection, or its Authorized Representative, any special access or security requirements for performance of on-site Services.

- (e) Customer will (a) provide a safe and adequate work environment, including sufficient space for the delivery of Services, (b) ensure that the Product(s) and all items necessary for implementation are available and located in the immediate area where implementation is planned, (c) ensure the Product(s) are easily accessible without the need to move furniture and supplying hand carts, if needed, and (d) be responsible for removal of any trash and packing material associated with the Product(s).

4. Support Administration.

- (a) Security Detection provides 24x7x365 access to Evolv support service organization by phone or e-mail:
- E-mail: support@evolvtechnology.com
 - Telephone Support: +1 (833) 673-8658
- (b) Customer shall promptly notify Security Detection following the discovery of an Issue. Customer shall assist Security Detection in troubleshooting the reported Issue by (a) appointing and training the Named Contact(s), (b) unless an Issue prevents otherwise, have the system on and operational, and (c) providing all information reasonably requested by Security Detection that may be necessary to deliver remote Services.
- (c) The Named Contact(s) will be trained by Evolv to provide first-line support to its internal users. Such training will include how to gather relevant system information including serial number and data logs to enable troubleshooting to commence; review of administrator features on the tablet; how to access the MyEvolv Portal; how to outreach to Evolv for technical support; and any other items to enable the Named Contact to run an initial troubleshooting of the Issue prior to reaching out to Evolv per section 4(a), if they have not already done so.
- (d) Security Detection will acknowledge a call by logging a case, communicating the case ID to the Customer, and assigning a Severity Level commencement of remedial action.

5. Service Levels

- (a) Security Detection will assign each Issue a severity level, based on the following criteria:
- Severity 1 (Critical) – An Equipment or Software error causing a complete breakdown of the Product, resulting in serious disruption/halt to Customer's security screening process for which no reasonable and satisfactory work-around can promptly be put in place.
 - Severity 2 (Medium) – Equipment or Software error causing disruption to Customer's security screening process for which a reasonable and satisfactory work-around can be put in place.
 - Severity 3 (Low) – General usage questions or cosmetic issues (e.g., programming or configuration related questions, questions relating to functionality, operability, or cosmetic problems).
- (b) Once Security Detection has acknowledged the receipt of a service call and assigned a Severity Level, Evolv will work to isolate, remotely troubleshoot, remedy, and work to resolve the Issue. If Evolv is unable to perform remote diagnostics within the remote response times below, an Evolv representative, or Authorized Representative, may be deployed to perform onsite technical support per the on-site response times below.
- (c) Security Detection will respond to the reported Issue(s) within the following response periods:

Severity Level	Remote Response Times	On-Site Response Times
Severity 1	< 30 Minutes	< 24 Hours
Severity 2	< 1 Hour	< 48 Hours
Severity 3	< 4 Business Hours	< 5 Business Days

- (d) Services included with the Product(s) covers troubleshooting, labor, travel replacement of components and/or defective parts, and repair. Services shall not include software maintenance, training, preventive maintenance or any hardware maintenance, servicing, repair, or replacement of parts that are required as a result of (a) the limitations set forth in Section 5(e) of the Agreement or (b) which Security Detection, acting reasonably, determines was caused by damage, misuse, or theft of the

Products by Customer or third parties, and may be billed to Customer at standard Security Detection time and material rates. Security Detection may, in its sole discretion, elect to replace such Product(s) in lieu of repairing them.

- (e) The above support is not applicable to any purchased accessories or Third-Party Elements (defined in Section 6(a) of Exhibit B), which are covered by a one (1) year limited warranty where Security Detection will replace any defective parts.

6. Preventative Maintenance

- (a) A Security Detection representative, or Authorized Representative, will visit the Customer site at regularly scheduled intervals on mutually agreed upon dates and times. During the visit the representative will verify proper operation of the Product(s) and perform diagnostics, collect system logs, address mechanical complaints, and/or clean or replace worn or defective parts or components. Preventative maintenance will occur annually for indoor Equipment and bi-annually for Equipment that was sold for partial or primary outdoor usage. Preventative maintenance services will be delivered between 8:00 a.m. – 6:00 p.m. local time, Monday through Friday excluding regularly observed holidays.

7. Software Updates

- (a) During the Order Term, Updates to the Software may be provided, if and when available, and such Updates are included as part of the subscription. In order to be eligible for the Services, Customer is required to be on a currently supported version of the Software. Security Detection will provide Customer with reasonable prior notice of an Update, communicate any changes caused by the Update at the time of availability, and mutually coordinate with Customer to schedule delivery of the Update and share installation instructions, if any, for Customer to install the Update and verify functionality.

8. Training

- (a) Security Detection will provide the following training services to Customer as part of the Fees:
- Training of Product operators on the Implementation Date. This initial training must be scheduled in parallel with the Implementation Date or will be considered a billable activity.
 - Upon request, a mutually agreed upon date for one refresher operator training. Such request can be made after the one-year anniversary of the Implementation Date and each year thereafter.
 - Documentation and remote (live or on-demand) training on new Product features, as part of a Software Update.
- (b) If Customer desires further training in addition to what is provided in subsection (a), such training will be subject to additional Fees that can be quoted and provided upon Customer's request.

9. General

- (a) Customer agrees to receive communications from Security Detection & Evolv via email, telephone, or other similar technical means regarding the Product and Services (e.g., communications concerning support coverage, availability of new releases of the Product and/or Service offering or components, release notes, or training options) and keep the Product(s) connected to the cloud and MyEvolv Portal during any operational use of the Products for all features to be fully utilized and for remote diagnostics and access to the Products to occur.

Security Detection, Inc.

161 Kuniholm Drive # 5
Holliston, MA 01746
www.securitydetection.com
1-800-564-2755
Tax Reg N°: 223919365

Estimate

Estimate No: 7492
Date: 07/28/2022

For: Greensboro Coliseum Complex
1921 W. Gate City Blvd.
Greensboro, NC 27403
Attn: Scott Johnson

Ship To:

Tracking No
Ship Via
FOB

Description	Quantity	Rate	Amount
Evolv Express single lane indoor detection system / 4 year subscription with 2 wireless tablets P/N: 101-00308-01-SUB48	4	\$71,280.00	\$285,120.00
Annual invoicing as follows:			
*Year 1: \$19,714.50 per system			
Year 2: \$17,820.0 per system			
Year 3: \$17,820.00 per system			
Year 4: \$17,820.00 per system			
*(includes: installation, shipping charges, test kit, and end of lease removal)			
Evolv Express Operational Test Kit (OTK) P/N: 101-00257-01	1	\$378.00	\$378.00
Shipping charges	4	\$800.00	\$3,200.00
On-site installation, calibration, & staff orientation - included	4	\$1,000.00	\$4,000.00
Subtotal			\$292,698.00
TAX 0%			\$0.00
Shipping			\$0.00
Total			\$292,698.00
Total			\$292,698.00

Comments

Warranty:

Full coverage for lease duration

Internal M/WBE Waiver Request Form

Date: Department:

Contact Name Phone Number

Contract Name and Number (if applicable):

A waiver of the M/WBE participation requirement may be requested by the **Originating Department** at least 5 business days **prior** to advertisement or solicitation. In detail below, please explain your reason for requesting a waiver (attach RFP & supporting documentation as necessary). *As the requester, your signature is required at the bottom of this page.*
Final approval of the request will be made by the City Manager's Office.

The Coliseum Dept. is requesting a M/WBE Waiver to enter into a 4 year lease agreement between the City of Greensboro / Greensboro Coliseum and Security Detection Inc. for 3 Evolv Express single lane indoor metal detection units. Due to the annual cost of this units and our budgetary restraints the Coliseum management would need to enter in to 4 year lease for these sole proprietary metal detectors. This is the minimum term. Security Detection Inc. does not have any Non or M/WBE franchises. The company only leases their product direct to the end user.

This new Evolv Technology is the same the Guilford County Schools just tested and plan to put in all GCS Schools. There was a recent N&R article on it. It is a very fast touchless system, allowing us to process 2000 persons per hour, per unit. The units do not require you to empty your pockets and you can walk normally at a standard pace through these units and the touchless system can specifically identify weapons. Only those that alarm and our staff approaches will have to undergo extra screening. The costs more than pencil out by labor savings (which labor is a major challenge) and lease payments. Switching to this system, entry will be smoother, faster, less obtrusive and we project we'll be in the positive between labor savings and lease payments. Our calculations show Tanger Center should save more than \$50,000 in labor vs annual lease thus helping the budget by upgrading security technology.

And to be clear, this is a 4-year lease and the vendor only leases. They do not sell these units.
The total agreement amount is \$292,698.00.

Note: *As the requester, your signature is required in order to process this request.*

MRP

Digitally signed by Mike Perdue
Date: 2022.07.26 11:04:29 -04'00'

Required Requester's Signature



This section is for M/WBE Office use only

Contact Name: Timothy Jackson III

Phone Number: 336.373.2947

☒ The M/WBE Office supports the waiver request. Please submit any comments below.

1. The extraordinary and necessary requirements of the contract render application of the Program Elements infeasible or impractical. **Please explain in detail. (Attach supporting documentation as necessary)**

2. The nature of the goods or services being procured are excluded from the scope of this Program Plan.

Please check one of the exclusions below: (Attach supporting documentation as necessary)

- ☐ Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program;
- ☐ Sole Source: the required supplies or services are available from one responsible source
- ☐ Contracts for electricity or water and sewage services from a municipal utility district or governmental agency;
- ☐ Emergency contracts for goods or supplies;
- ☐ Contracts for the City's lease or purchase of real property where City is lessee or purchaser; and

3. Sufficient qualified M/WBEs providing the goods or services required by the contract are unavailable in the Relevant Market area of the project despite every reasonable attempt to locate them. **Please explain in detail the reason for the request: (Attach RFP & supporting documentation as necessary)**

To enter into a 4 year lease agreement between the City of Greensboro / Greensboro Coliseum and Security Detection Inc. for 3 Evolv Express single lane indoor metal detection units. - TJ

☐ The M/WBE Office does not support the waiver request. Please explain in detail the reason for not supporting the request: (Attach supporting documentation as necessary)

Timothy Jackson III

Digitally signed by Timothy Jackson III
Date: 2022.07.26 11:25:13 -04'00'

***REQUIRED* MWBE Signature**

This section is for CMO OFFICE USE ONLY

Name: Larry Davis, Assistant City Manager

Larry Davis

***REQUIRED* CMO Office Signature**

☒ The CMO Office approves the waiver request

☐ The CMO Office does not approve the waiver request.

Date: 8/4/22

RESOLUTION TO APPROVE A METAL DETECTOR LEASE IN THE AMOUNT OF
\$292,698 WITH SECURITY DETECTION INC FOR THE STEVEN TANGER CENTER FOR
THE PERFORMING ARTS

WHEREAS, guest surveys identified the length of time it takes to get through the metal detectors as an area of concern for patrons;

WHEREAS, the current metal detectors are labor intensive;

WHEREAS, the Evolv Express Touchless Security Checkpoints process 2000 patrons an hour and the company only has them for lease;

WHEREAS, the lease for 4 units is \$292,698 over 4 years; and

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

That the City Manager is authorized to approve a 4 year lease in the amount of \$292,698 with Security Detection Inc. for 4 metal detectors at the Tanger Center.



City of Greensboro

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

Agenda Report

File Number: 2022-861

Agenda Item# G.4.

Agenda Date: 8/16/2022. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 861 Resolution Approving a Change Order to Contract 2018-045B in the Amount of \$78,460 with Hazen and Sawyer, PC for the Airpark Water Booster Station Construction Administration Support Services Contract

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 5

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, 336-373-2494

Contact 2 and Phone: Virginia Spillman, 336-373-3260

PURPOSE:

The Water Resources Department is requesting approval for Change Order #1 to Contract 2018-045B, Airpark Water Booster Station Construction Administration Support Services. City Council approval of a change order in the amount of \$78,460 is requested.

BACKGROUND:

City Council approved contract 2018-045B on November 17, 2021 for \$160,392 for construction administration support services for the Airpark Water Booster Station project. During construction the existing soils varied significantly across the site which resulted in a need to redesign the foundation and obtain additional geotechnical inspection and evaluation services for the foundation as it was being constructed. Additional third party material testing was added to the contract as well.

Hazen & Sawyer, PC as the Engineer of Record for the Airpark Water Booster Station is providing construction administration support services during the construction. The team supporting Hazen & Sawyer, PC includes, SAMR PLLC (MBE) and Westcott Small and Associates (WBE). Due to the total value of the contract increasing without increasing value to the MWBE sub-consultants, the percent utilization of MWBE sub-consultants decreased, from 20.45% MWBE originally to 13.73% MWBE utilization after the change order.

BUDGET IMPACT:

Funding in the amount of \$78,460 is budgeted in the Water Resources Capital Account

ACCOUNT NUMBER:

503-7032-08.6019 A23062

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve Change Order #1 for Contract 2018-045B Airpark Water Booster Station Construction Administration Support Services with Hazen and Sawyer, PC for \$78,460.

• Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings

Professional Corporation

Legal Name

Hazen and Sawyer, P.C.

Prev Legal Name

Hazen and Sawyer, Inc.

Prev Legal Name

Hazen and Sawyer, P.C. Professional Corporation (alias)

Information

SosId: 0190419

Status: Current-Active ⓘ

Date Formed: 8/25/1978

Citizenship: Foreign

State of Incorporation: NY

Annual Report Due Date:

Registered Agent: Corporation Service Company

Addresses

Reg Office

2626 Glenwood Avenue, Suite 550
Raleigh, NC 27608

Reg Mailing

2626 Glenwood Avenue, Suite 550
Raleigh, NC 27608

Mailing

498 7th Ave
New York, NY 10018

Principal Office

498 7th Ave
New York, NY 10018

Professions

Engineering services



DATE: July 28, 2022

TO: Jay Guffey, Engineering Manager

FROM: Nora Gardner, M/WBE Specialist

SUBJECT: M/WBE Memo for Contract 2018-045B On-Call Construction Administration Services Change Order #1

The M/WBE Office reviewed the change order request for Contract 2018-045B On-Call Construction Administration Services to determine continued compliance with the City's M/WBE Program Plan. The contractor is required to maintain the M/WBE participation throughout the duration of the contract unless approved in advance by the City.

Hazen and Sawyer, P.C. was awarded a contract for \$160,392.00 with a M/WBE commitment of 20.45% (\$32,800.00) and approved by City Council on November 17, 2021. Change Order #1 in the amount of \$78,460.00 will add services and funding to the project, increasing the contract's total value from \$160,392.00 to \$238,852.00. Although the overall M/WBE utilization will decrease from 20.45% to 13.73%, Hazen and Sawyer will maintain the original M/WBE utilization commitment of \$32,800.00. The contract continues to comply with the M/WBE Program Plan, and the following firms will be utilized on the project:

ID	Firm Name	County	Description of Work	Original Contract Amount	Change Order Amount	New Contract Amount
MBE	SAMR	Guilford	Submittal, RFI, Change Review, Commissioning	\$25,050.00	\$0.00	\$25,050.00
WBE	Westcott, Small, and Associates	Guilford	Submittal, RFI, Change Review	\$7,750.00	\$0.00	\$7,750.00

Please be reminded that during the performance of the contract, if there are any changes, including subcontractor replacement, the Department and Vendor must contact the M/WBE Office for approval before making any such changes or substitutions.

Thank You

Cc: Allison Staton, M/WBE Compliance Officer
Timothy Jackson, III, M/WBE Coordinator

RESOLUTION APPROVING A CHANGE ORDER TO CONTRACT 2018-045B IN THE
AMOUNT OF \$78,460 WITH HAZEN AND SAWYER, PC FOR THE AIRPARK WATER
BOOSTER STATION CONSTRUCTION ADMINISTRATION SUPPORT SERVICES
CONTRACT

WHEREAS, the City Council approved contract 2018-045B on November 17, 2021 for \$160,392;

WHEREAS, during construction it was discovered that site conditions varied significantly across the site resulting in foundation redesign and additional construction oversight;

WHEREAS, additional third party testing of materials was added as well; 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, Change Order #1 to Contract 2018-045B with Hazen and Sawyer, PC for professional services for the Airpark Water Booster Station Construction Administration Support Services Contract.



City of Greensboro

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

Agenda Report

File Number: 2022-800

Agenda Item# G.5.

Agenda Date: 8/16/2022. **Department:** Workforce Development

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-800 Resolution Authorizing Intergovernmental Sublease Agreement for NCWorks Career Center in the Amount of \$75,000.00 with Guilford County Government

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: ALL

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Chris Rivera, 336-373-4174

Contact 2 and Phone: Emetrude Lewis, 336-373-3036

PURPOSE:

To provide enhanced opportunities to the community through integrated service delivery.

BACKGROUND:

The City's Office of Workforce Development and Guilford County Government has determined that co-locating City and County services at 2301 W. Meadowview Road would be advantageous for the residents of the City of Greensboro and Guilford County by providing accessible, navigable, and equitable services. Upon lease approval, Guilford County Government will occupy 7,500 square feet of office space within the City leased space located at 2301 W. Meadowview Road at a rate of \$10 per square foot, with an estimated lease cost of \$75,000 per year.

BUDGET IMPACT:

The attached resolution results in an increase of \$75,000 annually for the Workforce Innovation and Opportunity Act revenues.

ACCOUNT NUMBER:

216-0216-61. 5255

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached resolution authorizing a sublease agreement with Guilford County.

September 16, 2015

Ladder Capital Finance LLC
Ladder Capital Finance I LLC
345 Park Avenue, 8th Floor
New York, New York 10154

Ladies and Gentlemen:

The undersigned certifies to (a) **SN Properties Funding V-Henderson, LLC**, an Alaska limited liability company, (the "**Landlord**") and (b) **Ladder Capital Finance LLC and or Ladder Capital Finance I LLC** (together with their respective affiliates, successors and/or assigns including, but not limited to, any direct or indirect holder of an interest in the mortgage loan and any participants in the mortgage loan collectively, the "**Lender**"), who originates or holds a loan for the benefit of Landlord which is secured, in whole or in part, by the Property (as defined below):

1. The undersigned (the "**Tenant**") is the tenant under a lease, dated **May 20, 2015**, (together with any and all amendments and/or modifications thereto, as each is listed on Exhibit A attached hereto, the "**Lease**"), between Landlord, as ["Lessor"] [*or*] ["Landlord"] under the Lease, and the undersigned, as ["Lessee"] [*or*] ["Tenant"] under the Lease, for **34,109 square feet in Suite 100, 2301 W. Meadowview Road**, (the "**Leased Premises**"), in the development commonly known as **The Henderson Office Building, Guilford County, Greensboro, North Carolina** (the "**Property**").

2. The term "Landlord" as used herein means the present landlord under the Lease or, if the landlord's interest is transferred in any manner, the successor(s) or assign(s) occupying the position of landlord under the Lease at the time in question.

3. Landlord and Lender anticipate that within approximately sixty (60) days of the date hereof, (a) an affiliate of Landlord will become Landlord's assignee and successor in interest in the Lease and the Property (as defined herein), and (b) such affiliate of Landlord and Lender will enter into that certain Loan Agreement between Landlord and Lender (the "**Loan Agreement**"), pursuant to which Lender will make a loan facility available to Landlord (the "**Loan**") pursuant to the provisions of such Loan Agreement and the documents entered into in connection therewith, which Loan will be secured by, among other things, a mortgage, deed of trust, deed to secure debt or similar security instrument (as the same may have been or may be from time to time renewed, extended, amended or supplemented), to be recorded in the applicable land records, covering the Property.

4. The Lease is in full force and effect. The Lease has not been amended, modified or supplemented except as listed on Exhibit A attached hereto. There are no other agreements or understandings, whether written or oral, between Tenant and Landlord with respect to the Lease, the Leased Premises or the Property.

5. The term of the Lease is scheduled to commence December 1, 2015 and expires on **June 30, 2025**. The lease is subject to the following renewal options: **Tenant has two (2)**

five (5) year options to renew by providing Landlord six (6) months written notice of its intent to renew.

6. The monthly fixed, minimum or basic rent under the Lease is **\$28,424.16**. Rent is paid monthly pursuant to the Lease. **Tenant is not obligated to pay a proportionate share of the common area maintenance charges for the Property under the terms of the Lease. Tenant is also obligated to pay a percentage rent under the Lease, at a rate of N/A%.**¹

7. The amount of the security deposit is **\$ -0- .**

8. To Tenant's knowledge, both Tenant and Landlord have performed all of their respective obligations under the Lease and Tenant has no knowledge of any event which with the giving of notice, the passage of time or both would constitute a default by Landlord under the Lease.

9. To Tenant's knowledge, Tenant has no claim against Landlord and no offset or defense to enforcement of any of the terms of the Lease.

10. All improvements required to be completed by Landlord are currently being performed and there are no sums due to Tenant from Landlord and no allowances from Landlord to Tenant that have not been paid.

11. Tenant has not assigned the Lease and has not subleased the Leased Premises or any part thereof.

12. Tenant has no right or option pursuant to the Lease or otherwise to purchase all or any part of the Leased Premises or the Property. Tenant does not have any right or option for additional space in the Property.

13. No voluntary actions or, to Tenant's knowledge, involuntary actions are pending against Tenant under the bankruptcy laws of the United States or any state thereof.

14. Tenant certifies that the individual signing on behalf of Tenant is duly authorized to sign, acknowledge and deliver this letter on behalf of Tenant.

15. Tenant acknowledges that Lender will rely on this letter in connection with the existing loan, making a loan, or otherwise extending credit to Landlord. The information contained in this letter shall be for the benefit of Lender.

[Remainder of page intentionally blank; signature pages follow.]

¹ Include if percentage rent is paid pursuant to the Lease.

IN WITNESS WHEREOF, the undersigned has caused this letter of estoppel to be executed effective as of the date and year first written above.

ATTEST:

Angela Reed
Deputy City Clerk

TENANT:

City of Greensboro

By: [Signature]

Name: Chris Wilson

Title: Assistant City Mgr

Approved as to form

[Signature]
Chief Deputy City Attorney

LEASE SCHEDULE

First Amendment dated October 1, 2005

Second Amendment dated September 24, 2007

Third Amendment dated May 5, 2008

Fourth Amendment dated November 1, 2009

Fifth Amendment dated June 22, 2012

Sixth Amendment dated July 23, 2013

Seventh Amendment dated September 16, 2014

9855

OFFICE BUILDING LEASE AGREEMENT

SN PROPERTIES FUNDING V-HENDERSON, LLC
as Landlord

and

CITY OF GREENSBORO
as Tenant

Date: May 20, 2015

OFFICE BUILDING LEASE

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EXHIBIT "A" – SKETCH OF PREMISES
EXHIBIT "B" – RULES AND REGULATIONS
EXHIBIT "D" – TENANT IMPROVEMENTS

BASIC LEASE INFORMATION RIDER

1. **Landlord:** SN Properties Funding V-Henderson, LLC, an Alaska limited liability company.
2. **Tenant:** The City of Greensboro
3. **Building:** The Henderson Building located at 2301 W. Meadowview Road, Greensboro, NC 27407.
4. **Premises:** Henderson Building ("Premises") as shown on the sketch attached as **EXHIBIT "A"**.
5. **Rentable Area of the Premises:** The Henderson Building consisting of approximately **34,109** rentable square feet, which the parties conclusively agree is final, correct and not subject to challenge or dispute by either party.
6. **Commencement Date:** December 1, 2015
7. **Lease Term:** The Lease Term shall be for a period of **Ten (10) years**, commencing **July 1, 2015** and terminating **June 30, 2025** ("Initial Term").
8. **Base Rent:** Total/combined Base Rent is calculated and shall be payable to Landlord in accordance with the following base rent schedule:

Years 1 thru 10 ... \$28,424.16/month (\$10.00/psf/yr)

9. **Allocated Share:** 100% of the Building. This share is a stipulated percentage, which the parties conclusively agree is final and correct and not subject to challenge or dispute by either party and which shall be revised only if either the area of the Premises, the area of the Building, and/or the area of the Building Project are changed after the Date of this Lease pursuant to the terms of this Lease.
10. **Security Deposit:** Intentionally Deleted.
11. **Tenant's Notice Address:** City of Greensboro, 303 N. Raleigh Street, Greensboro, NC 27401, Attn: Steve Jones
12. **Landlord's Notice Address:** SN Properties Funding V-Henderson, LLC., P. O. Box 1028, Eureka, CA 95502-1028, with a copy to the building management office at 2211 W. Meadowview Rd, #100, Greensboro, NC 27407, Attn: On-Site Property Manager.

Landlord's Payment Address: SN Properties Funding V – Henderson, LLC
Dept 41653
PO Box 650823
Dallas, TX 75265
pboughton@snc.com

13. **Tenant's Broker:** Not Applicable
14. **Landlord's Broker:** Security National Master Manager, LLC
15. **Guarantor:** Intentionally Deleted.
16. **E-VERIFY:** The Contractor certifies that it currently complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, and that at all times during the term of this Agreement, it will continue to comply with these requirements. The Contractor also certifies that it will require that all of its subcontractors that perform any work pursuant to this Agreement to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. The terms "Contractor", "Sub-Contractor" and "comply" shall have the same meanings intended by Chapter 160A Section 20.1(b) of the North Carolina General Statutes. Violation of this section shall be deemed a material breach of this Agreement.
17. **Option to Renew:** Tenant shall have two (2), five (5) year renewal options in the lease by providing Landlord six (6) months written notice of its intent to renew. In the event Tenant exercises the renewal option, the rental rate during the renewal terms shall be increased by no more than Ten percent (10%) of the Base Rent of the current Term of the Lease.

18. **Option to Terminate:** As long as Tenant is not in Default, Tenant shall have the one (1) time Option to Terminate this Lease after the sixtieth (60th) month upon Landlord receiving one hundred eighty (180) days prior written notice of Tenant's intent to Terminate. Landlord will affirm Option to Terminate when Landlord receives all unamortized Tenant Improvement costs (\$233,847.60) associated and agreed to upon in this Lease.

19. The parties to this Lease agree and understand that the continuation of this Lease for the Term is dependent upon subject to the appropriation, allocation or availability of funds for this purpose to the agency of Lessee responsible for payment of said rental. The parties to this Lease also agree that in the event the agency of Lessee or that body responsible for the appropriation of said funds, in its sole discretion, determines in view of its total local office of operations that available funding for the payment of rents is insufficient to continue the operation of its local office on the Premises, it may choose to terminate this Lease by giving Landlord written notice of said termination and this Lease shall terminate immediately without further liability to Lessee.

GLOSSARY OF DEFINED TERMS

In addition to terms defined in the Basic Lease Information or in the body of this Lease or the exhibits and riders attached hereto, the following terms shall have the following meanings:

1. **"ADA"** shall mean the Americans with Disabilities Act of 1990 and all similar present or future laws, together with all regulations promulgated under any of the laws.
2. **"Alterations"** shall mean any alteration, addition, or improvement in or on or to the Premises of any kind or nature, including the Tenant Improvements.
3. **"Bankruptcy Code"** shall mean the Bankruptcy Code of 1978, 11 U.S.C. Section 101 et seq., as amended from time to time, or any successor statute.
4. **"Building Standard"** shall mean the type, brand, grade, or quality of materials Landlord designates from time to time to be the minimum quality to be used in the Building Project or, as the case may be, the exclusive type, brand, grade, or quality of material to be used in the Building Project.
5. **"Business Days"** shall mean all days other than Saturdays, Sundays, or Legal Holidays.
6. **"Date of this Lease"** shall mean the date when the last one of the Landlord and Tenant has signed this Lease.
7. **"Emergency"** shall mean the threat of imminent injury or damage to persons or property or the imminent imposition of a civil or criminal fine or penalty.
8. **"Environmental Laws"** shall mean all applicable environmental ordinances, rules, regulations, statutes, orders, and laws of all local, state, or federal agencies or bodies with jurisdiction over the Building Project and/or the Premises or the activities conducted on the Building Project and/or the Premises.
9. **"Legal Holidays"** shall mean all holidays approved by City of Greensboro.
10. **"Maximum Rate"** shall mean the highest rate of interest permitted to be charged by applicable law.
11. **"Normal Business Hours"** shall mean 8:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday, Legal Holidays excluded.
12. **"Parking Areas"** shall mean the areas available for automobile parking in connection with the Building Project as those areas may be designated by Landlord from time to time (See **Article 34**).
13. **"Parking Ratio"** shall mean the number of parking spaces for each 1,000 rentable square feet of space in the Premises from time to time as specified by the zoning and land use regulations applicable to the Building Project. As of the Date of this Lease, the Parking Ratio is 5.36 parking spaces per 1,000 rentable square feet.
14. **"Prime Rate"** shall mean the per annum interest rate as published in the *Wall Street Journal* from time to time as the "prime rate".
15. **"Property"** shall mean the land legally described in **EXHIBIT "A"**.
16. **"Rules and Regulations"** shall mean the rules and regulations for the Building Project promulgated by Landlord from time to time. The Rules and Regulations which apply as of the Date of this Lease are attached as **EXHIBIT "B"**.
17. **"Substantial Completion"** shall mean the date that a Certificate of Occupancy or its equivalent is issued by the appropriate local governmental entity concerning the Tenant Improvements, or, if no Certificate of Occupancy will be issued for the Tenant Improvements, the date on which the Tenant Improvements are substantially completed so that Tenant may use them for their intended purpose, notwithstanding that minor punchlist items or insubstantial details concerning construction, decoration, or mechanical adjustment remain to be performed.
18. **"Tenant Improvements"** shall have the definition set forth in **EXHIBIT "D"**, if applicable.

LEASE

THIS LEASE is made and entered into as of the Date of this Lease, by and between Landlord and Tenant. Subject to and upon the terms and conditions of this Lease, including the terms of the Basic Lease Information Rider attached to the front of this Lease, Landlord leases to Tenant and Tenant leases from Landlord the Premises. Landlord and Tenant covenant and agree:

1. TERM:

1.1 **General.** Tenant shall have and hold the Premises for the Lease Term. The Lease Term shall commence on the Commencement Date. If Landlord so requests, Tenant shall execute promptly a letter, substantially in the form of **EXHIBIT "D"**, confirming the Commencement Date and the expiration date of this Lease.

1.2 **Delay in Delivery.** If the Commencement Date is delayed or Landlord is unable to deliver possession of the Premises on the Commencement Date by reason of the holding over of any prior tenant, delay caused by any alteration or construction work, or for any other reason not attributable to fault on the part of Landlord, Landlord shall not be liable for any damages to Tenant as a result of the delay.

1.3 **Possession Before Commencement Date.** Tenant shall observe and perform all of its obligations under this Lease from the earlier to occur of the date that the Premises are delivered to Tenant for the purpose of commencement of the Tenant Improvements or the date Tenant otherwise takes possession of the Premises, except that Tenant shall not be required to pay Base Rent or Operating Costs for any period before the Commencement Date. However, Tenant shall pay for all utilities and services consumed by or on behalf of Tenant before the Commencement Date.

2. **USE:** Tenant shall continuously use and occupy the Premises only for general office purposes and not for any other purpose whatsoever.

3. RENT:

3.1 **Base Rent.** Tenant shall pay to Landlord in lawful United States currency the Base Rent. Upon the execution of this Lease by Tenant, Tenant shall pay to Landlord the installment of Base Rent for the first month of the Lease Term. All Base Rent shall be payable in equal monthly installments, in advance, beginning on the Commencement Date, and continuing on the first day of each and every calendar month thereafter during the Lease Term. Rent payments for any fractional month shall be prorated appropriately.

3.2 **Additional Rent.** All monetary obligations of Tenant to Landlord under this Lease, of any type or nature, other than Base Rent, shall be denominated as "**Additional Rent**". Except as otherwise provided, all Additional Rent payments are due within ten days after delivery of an invoice.

3.3 **General.** The term "**Rent**" when used in this Lease shall include Base Rent and all forms of Additional Rent. All Rent shall be paid to Landlord without demand, setoff, or deduction whatsoever, except as specifically provided in this Lease, at Landlord's Notice Address, or at such other place as Landlord shall designate in writing to Tenant. Tenant's obligations to pay Rent are covenants independent of the Landlord's obligations under this Lease.

4. **TAXES ON RENT:** Tenant shall pay monthly to Landlord any sales, use, or other tax (excluding state and federal income tax) now or hereafter imposed by the United States of America, the State in which the Premises are located, or any political subdivision of them, on any form of Rent due under this Lease, or in substitution for any Rent, notwithstanding the fact that the law imposing the tax may endeavor to impose it on Landlord.

5. **ASSIGNMENT OR SUBLETTING:** Tenant may not assign this Lease or sublease all or any portion of the Premises, without the prior written consent of Landlord, which consent shall not be unreasonably withheld. In the event that Tenant is a corporation or entity other than an individual, any transfer of a majority or controlling interest in Tenant (whether by stock transfer, merger, operation of law or otherwise, and whether accomplished in one transaction or a series of related transactions) shall be considered an assignment for purposes of this paragraph and shall require Landlord's prior written consent.

6. **INSURANCE:** See Attached "Self Funded Letter" and made a part of the Lease.

GUILFORD CITY/COUNTY INSURANCE ADVISORY COMMITTEE

Rudy Hinnant, CIC, LUTCF
William E. Smith, CIC
Betsy G. Stubbins, CPCU, CIC, CISR, CPIW
Richard Trexler

620 Green Valley Road
Suite 302
Greensboro, NC 27408
Telephone 336-299-1991
Telephone 336-299-1339

David P. Landon
Chairman

John Causey, CLU, ChFC, LUTCF
Vice-Chairman

Everette Arnold, CPCU, ARM
Executive Director

April 16, 2015

SN PROPERTIES FUNDING V-HENDERSON
323 FIFTH STREET
Eureka, CA 95502-1028

Re: Lease of 2301 W. Meadowview
Greensboro, NC 27407

The City of Greensboro is self-funded for all liability losses. Any contract or lease signed by the City will be covered under the self-funding plan according to the provisions of the contract or lease. The first \$100,000 of any liability loss will be self-funded by the City and any higher amount will be payable by the Local Government Excess Liability Fund, Inc., up to a total of \$2,000,000 (subject to the provisions of the Excess Liability Fund).

The City of Greensboro is insured under Excess of Loss Property Insurance Plan with Affiliated FM Insurance Company, policy number GL861. This policy will provide insurance on property items, including those subject to the above referenced lease, at replacement values. The first \$100,000 of any loss per claim will be self-funded by the City. The policy will pay losses over \$100,000 up to the \$450,000,000 limit.

The City of Greensboro is insured under policy number SP 4050964 with Safety National Casualty Corporation for Workers' Compensation and Employer's Liability with a Statutory limit and \$1,000,000 Employer's Liability. The self-funded retention of the City is \$1,000,000 and applies for each accident. The self-funded retention is paid by the City, and the Safety National Casualty Corporation policy applies as excess above the primary retention by the City.

By copy of this letter, we are notifying Mr. Eric Putrello at Affiliated FM and Ms. Vanessa Annunziata at Safety National Casualty Corporation of this agreement/lease.

Very truly yours,



Everette Arnold, CPCU, ARM

Eric Putrello (via email) & Vanessa Annunziata (via email) & Steve Jones (via email)

Serving Local Government since 1971

6.4 **Waiver of Right of Recovery and Subrogation.** Except as set forth below, Landlord and Tenant each expressly, knowingly, and voluntarily waive and release any claims and rights of recovery of any kind that they may have against the other or the other's employees, agents, or contractors, and against every other tenant in the Building Project who shall have executed a waiver similar to this one, as a result of the acts or omissions of the other party or the other party's employees, agents, or contractors (specifically including the negligence of either party or its employees, agents, or contractors and the intentional misconduct of the employees, agents, or contractors of either party), which claims are of a type or character covered by the property, rental income, business income, or extra expense insurance described in this Lease, or other property insurance that either party may carry at the time of an occurrence, and the party incurring such loss agrees to look solely to the proceeds (if any) of its previously mentioned policy of insurance or to its own assets, and such party shall have no right of recovery (regardless of the extent of such insurance coverage) against the released parties mentioned above, and no third party shall have any right by way of assignment or subrogation. If a party fails to obtain the insurance coverage required by this Lease, this waiver shall nonetheless apply fully if the damages or claims would have been covered if the required insurance was in place. Landlord and Tenant shall each, on or before the earlier of the Commencement Date or the date on which Tenant first enters the Premises for any purpose, obtain and keep in full force and effect at

all times thereafter a waiver of subrogation from its insurer concerning the property, rental income, and business interruption insurance maintained by it for the Building Project and the property located in the Building Project. The foregoing waiver shall also apply to any deductible, as if the same were a part of the insurance recovery. This section shall not apply to claims for damages of less than \$1,000 or to claims for personal injury or wrongful death.

6.5 **Landlord's Insurance.** Landlord shall maintain fire and extended coverage insurance on the Building Project in an amount not less than 80% of the replacement cost of the Building Project and commercial general liability insurance relating to the Building Project and its appurtenances in an amount not less than \$3 million per occurrence.

7. **DEFAULT:**

7.1 **Events of Default.** Each of the following shall be an event of default under this Lease: (a) Tenant fails to make any payment of Rent when due and does not cure such failure within five business days after Landlord's notice (a "**Monetary Default**"); or (b) Tenant fails to perform any other covenant or agreement of this Lease or the Rules and Regulation and does not cure such failure within thirty days after notice from Landlord (or if such failure is not susceptible to cure within thirty days, such longer period, not to exceed a total of ninety days, as may be reasonably necessary to cure such failure, provided Tenant promptly commences the cure and diligently pursues it to completion as soon as reasonably possible) or any Guarantor defaults under any guaranty of this Lease; or (c) Tenant or any Guarantor or surety for Tenant's obligations under this Lease becomes bankrupt or insolvent or makes a general assignment for the benefit of creditors or takes the benefit of any insolvency act, or if any debtor proceedings be taken by or against Tenant or any Guarantor or surety; or (d) a receiver or trustee in bankruptcy is appointed for the Tenant's property and the appointment is not vacated and set aside within sixty days from the date of the appointment; or (e) Tenant, before the expiration of the Lease Term, and without the written consent of Landlord, vacates the Premises or abandons possession of the Premises; or (f) the leasehold estate granted to Tenant by this Lease is taken on execution or other legal process (with each of items (b) through (f) being referred to herein as a "**Nonmonetary Default**"). Monetary Defaults and Nonmonetary Defaults are sometimes both referred to in this Lease as an "**Event of Default**."

7.2 **Remedies.** Upon the occurrence of any Monetary Default or Nonmonetary Default, Landlord may exercise all or any of the following remedies:

(a) terminate this Lease by giving Tenant written notice of termination, in which event this Lease shall terminate on the date specified in such notice and all rights of Tenant under this Lease shall expire and terminate as of such date, Tenant shall remain liable for all obligations under this Lease up to the date of such termination and Tenant shall surrender the Premises to Landlord on the date specified in such notice;

(b) terminate this Lease as provided in the immediately preceding subsection and recover from Tenant all damages Landlord may incur by reason of Tenant's default, including without limitation, the then present value of (i) the total Rent which would have been payable hereunder by Tenant for the period beginning with the day following the date of such termination and ending with the expiration date of the Lease Term as originally scheduled hereunder, minus (ii) the aggregate reasonable rental value of the Premises for the same period (as determined by a real estate broker licensed in the State in which the Building Project is located, who has at least ten years experience, immediately prior to the date in question evaluating commercial office space, taking into account all relevant factors including, without limitation, the length of the remaining Lease Term, the then current market conditions in the general area, the likelihood of reletting for a period equal to the remainder of the Lease Term, net effective rates then being obtained by landlords for similar type space in similar buildings in the general area, vacancy levels in the general area, current levels of new construction in the general area and how that would affect vacancy and rental rates during the period equal to the remainder of the Lease Term and inflation), plus (iii) the costs of recovering the Premises, and all other expenses incurred by Landlord due to Tenant's default, including, without limitation, costs of alterations and remodeling, commissions and reasonable attorneys' fees actually incurred at hourly rates without reference to statute, plus (iv) the unpaid Rent earned as of the date of termination, plus interest, all of which sum shall be immediately due and payable by Tenant to Landlord;

(c) as and to the extent permitted by then-applicable law, allow the Premises to remain unoccupied and collect Rent from Tenant as it becomes due; or

(d) pursue such other remedies as are available at law or in equity.

(e) Notwithstanding any of the language of this Section 7 or of any other provision of this Lease, Landlord shall not have any lien, security interest or right in any paper file, computer printout, chip, hard drive or disk which are proprietary assets (collectively "**Proprietary Assets**") of Tenant. Landlord shall not interfere with Tenant's keeping or taking possession of its Proprietary Assets.

7.3 **Landlord's Right to Perform.** Upon the occurrence of any Nonmonetary Default, Landlord may perform the obligations of Tenant, and if Landlord, in doing so, makes any expenditures or incurs any obligation for the payment of money, including reasonable attorneys' fees actually incurred at hourly rates without reference to statute, the sums so paid or obligations incurred shall be paid by Tenant to Landlord within fifteen days of rendition of a bill or statement to Tenant therefor. If the Lease Term shall have expired at the time of the making of the expenditures or incurring of the obligations, the sums shall be recoverable by Landlord as damages.

7.4 **Jurisdiction and Venue.** Any dispute between the parties, if unable to be settled through negotiation, shall be settled by voluntary mediation.

7.5 **Late Charges.** If any payment due Landlord under this Lease shall not be paid within five days of the date when due, Tenant shall pay, in addition to the payment then due, an administrative charge equal to Five (5%) Percent of the past due payment.

7.6 **Limitation of Remedies; Exculpation.** Tenant waives all claims against Landlord under this Lease based on or for the loss of business or profits or other consequential damages or for punitive or special damages of any kind, regardless of the cause, and, except as specifically provided in this Lease. None of Landlord's officers, employees, agents, directors, shareholders, partners, or affiliates shall ever have any personal liability to Tenant under this Lease. Tenant shall look solely to Landlord's interest in the Building Project for the satisfaction of any right or remedy of Tenant under this Lease, or for the collection of any judgment. No act or omission of Landlord or its agents shall constitute an actual or constructive eviction of Tenant unless Landlord shall have first received notice of Tenant's claim and shall have failed to cure it after having been afforded a reasonable time to do so, which in no event shall be less than thirty days.

7.7 **Presumption of Abandonment.** It shall be conclusively presumed that Tenant has abandoned the Premises if Tenant fails to keep the Premises open for business during regular business hours for ten consecutive days while in Monetary Default. The grace periods set forth in this article shall not apply to the application of this presumption. In the event of an abandonment, Landlord shall have the right to immediately retake possession of the Premises without legal process.

8. **ALTERATIONS:** Tenant shall make no Alterations without the prior written consent of Landlord, which consent may be arbitrarily withheld. However, Landlord will not unreasonably withhold or delay consent to nonstructural interior Alterations, provided that they do not affect utility services or plumbing and electrical lines or other systems of the Building Project, are not visible from outside the Premises, and do not require other alterations, additions, or improvements to portions of the Building Project outside the Premises. If Landlord consents to any Alterations, Tenant must perform all such Alterations in a good and workmanlike manner, in accordance with all applicable laws, permits and other legal requirements and all of Landlord's rules and regulations governing construction projects, and Tenant (or its contractors) must maintain all insurance reasonably required by Landlord. Landlord, or its agent or contractor, may supervise the performance of any Alterations, and, if so, Tenant shall pay to Landlord an amount equal to 7.5% of the cost of the work.

9. **LIENS:** The interest of Landlord in the Premises shall not be subject in any way to any liens, including construction liens, for improvements to or other work performed in the Premises by or on behalf of Tenant. Further, Tenant shall indemnify, defend, and save Landlord harmless from and against any damage or loss, including reasonable attorneys' fees actually incurred at hourly rates without reference to statute, incurred by Landlord as a result of any liens or other claims arising out of or related to work performed in the Premises by or on behalf of Tenant. Tenant shall notify every contractor making improvements to the Premises that the interest of the Landlord in the Premises shall not be subject to liens for improvements to or other work performed in the Premises by or on behalf of Tenant.

10. **ACCESS TO PREMISES:** Except in the event of an emergency or to perform janitorial services or repair obligations (in which case no notice shall be required) Landlord and persons authorized by Landlord shall have the right to enter the Premises at all reasonable times upon reasonable oral notice. If reasonably necessary for the protection and safety of Tenant, Landlord may temporarily close the Premises to perform repairs, alterations, or additions to the Building Project, provided that Landlord shall use reasonable efforts to perform all such work after Normal Business Hours. Landlord may exhibit the Premises to prospective purchasers or mortgagees of Landlord's interest in the Premises during Normal Business Hours. During the last year of the Lease Term, Landlord or its agents may exhibit the Premises to prospective tenants during Normal Business Hours.

11. **BUILDING PROJECT AND COMMON AREAS:**

11.1 **Definition of Common Areas.** The "Common Areas" of the Building Project include such areas and facilities as a lobby, delivery facilities, walkways, common corridors, landscaped and planted areas, parking facilities, elevators, stairways, and public restrooms. Landlord shall operate, manage, equip, light, repair, and maintain the Common Areas. Landlord may, at any time

and from time to time, without the same constituting an actual or constructive eviction, and without otherwise incurring any liability to Tenant, increase, reduce, or change the number, type, size, location, elevation, nature, and use of any of the Common Areas, make improvements, alterations, or additions to the Building Project, remove or change the arrangement and/or location of entrances or passageways, corridors, elevators, stairs, public restrooms, or other public parts of the Building Project, and change the name or number by which the Building Project is known. Landlord may also temporarily close the Common Areas to make repairs.

11.2 Tenant's Rights. As long as Tenant is entitled to possession of the Premises, Tenant shall have a nonexclusive right, in common with Landlord, the other tenants of the Building Project, and all others to whom Landlord has granted or may hereafter grant rights, to use the Common Areas, subject to the terms of this Lease and the Rules and Regulations. The Common Areas shall at all times be subject to the exclusive control and management of Landlord. Landlord may grant third parties specific rights concerning portions of the Common Areas and any such grant shall not be deemed an infringement on any rights granted to Tenant under this Lease or otherwise.

11.3 No Implied Rights. This Lease does not create, nor will Tenant have any express or implied easement for, or other rights to, air, light, or view over, from, or about the Building Project.

11.4 Rules and Regulations. Tenant shall conform to the Rules and Regulations. No failure of Landlord to enforce any Rules and Regulations against any other tenant shall be deemed a default by Landlord under this Lease, or excuse compliance with the Rules and Regulations by Tenant.

12. CASUALTY DAMAGE: If any material portion of the Building or Building Project shall be damaged, whether or not the Premises shall have been damaged by the casualty (any damage that would cost in excess of \$50,000.00 to repair being deemed material), Landlord may, within sixty (60) days after the casualty, give notice to Tenant of Landlord's election to terminate this Lease, and the balance of the Lease Term shall automatically expire on the fifth day after the notice is delivered. If Landlord does not elect to terminate this Lease, Landlord shall proceed within ninety (90) days to restore the Building and/or Building Project and the Premises (excluding Tenant's Property) to substantially the same condition they were in immediately before the happening of the casualty, but Rent shall abate in proportion to the portion of the Premises damaged by said casualty. If Landlord fails to complete such restoration within said ninety (90) days, then Tenant shall have the option to terminate this Lease.

13. CONDEMNATION: If the whole or any substantial part of the Premises shall be condemned by eminent domain or acquired by private purchase in lieu of condemnation, this Lease shall terminate on the date upon which possession of the Premises is delivered to the condemning authority and Rent shall be apportioned and paid to that date. Tenant shall have no claim against Landlord for the value of any unexpired portion of the Lease Term, nor shall Tenant be entitled to any part of the condemnation award or private purchase price. If less than a substantial part of the Premises is condemned, this Lease shall not terminate, but Rent shall abate in proportion to the portion of the Premises condemned.

14. REPAIR AND MAINTENANCE:

14.1 Landlord's Obligations. Landlord shall repair and maintain in good order and condition, ordinary wear and tear excepted, the Common Areas, the roof of the Building, the outside walls of the Building, the exterior windows of the Building, the structural portions of the Building, the elevators, and the electrical, plumbing, mechanical, fire protection, and HVAC systems servicing the Building (subject to the exclusions set forth in Section 19.6). However, Tenant shall pay the cost of any such repairs or maintenance resulting from acts or omissions of Tenant, its employees, agents, or contractors. Additionally, Landlord shall replace the building standard fluorescent light tubes in the Premises.

14.2 Tenant's Obligations. Except as provided in the Landlord's Obligations section of this article, Landlord shall have no maintenance obligation concerning the Premises and no obligation to make any repairs or replacements, in, on, or to the Premises. Tenant assumes the full and sole responsibility for the condition, operation, repair, replacement, and maintenance of the Premises, including all improvements, throughout the Lease Term, except to the extent expressly set forth in the Landlord's Obligations section of this article. Tenant shall maintain the Premises in good repair and in a clean, attractive, first class condition.

15. ESTOPPEL CERTIFICATES: Tenant, within ten days after the receipt from Landlord made from time to time, will furnish to Landlord, or any existing or potential holder of any mortgage encumbering the Premises or the Building, or any potential purchaser of the Premises or the Building a statement of the status of any matter pertaining to this Lease, including, without limitation, acknowledgments that (or the extent to which) each party is in compliance with its obligations under the terms of this Lease.

16. SUBORDINATION: This Lease is and shall be subject and subordinate to any ground, overriding, or underlying leases and the rights of the landlords under those leases and to all mortgages that may now or hereafter affect the leases or the Building Project, and to all renewals, modifications, consolidations, replacements, and extensions of the leases and mortgages. This article shall be self-

operative and no further instrument of subordination shall be necessary. However, in confirmation of this subordination, Tenant shall execute and deliver promptly such instruments of subordination as such mortgagee may reasonably request. In the event that any mortgagee or its respective successor in title shall succeed to the interest of Landlord and shall elect not to terminate this Lease, then this Lease shall nevertheless continue in full force and effect and Tenant shall and does hereby agree to attorn to such mortgagee or successor and to recognize such mortgagee or successor as its landlord. Any holder of a mortgage which includes the Premises may elect, by notice to Tenant, to make this Lease, and the rights of Tenant hereunder, to be superior to its mortgage. Any subordination of this Lease or attornment by Tenant shall be subject to the prerequisite that any owner, landlord or lienholder agrees that Tenant's occupancy of the Premises under this Lease shall not be disturbed by said owner, landlord or lienholder so long as Tenant is not in default.

16.1 Notice to Mortgagee: After receiving notice from any person, firm or other entity that it holds a mortgage which includes the Premises, no notice from Tenant to Landlord shall be effective unless and until a copy of the same is given to such holder at the address as specified in said notice (as it may from time to time be changed), and such holder is given the opportunity to cure Landlord's defaults within a reasonable time after such notice (including a reasonable time to obtain possession of the premises).

16.2 Assignment of Rents: If Landlord assigns Landlord's interest in this Lease or the rents payable hereunder, conditional in nature or otherwise, to the holder of a mortgage on property which includes the Premises, Tenant agrees the acceptance of such assignment by the holder of such mortgage shall never be treated as an assumption of any of the obligations of Landlord hereunder. Any such holder shall be treated as having assumed Landlord's obligations hereunder only upon foreclosure of such holder's mortgage and the taking of possession of the Building. In no event shall the acquisition of title to the Building and the land on which the same is located by a purchaser which, simultaneously therewith, leases the entire Building or such land back to the seller thereof be treated as an assumption, by operation of law or otherwise, of Landlord's obligations hereunder. In any such event, this Lease shall be subject and subordinate to the lease to such purchaser.

17. INDEMNIFICATION: Landlord and Tenant shall each indemnify, defend, and save harmless the other party and the other party's employees, agents, and contractors (the "**Indemnified Parties**") from and against any and all loss, damage, claim, demand, liability, or expense (including reasonable attorneys' fees actually incurred at hourly rates without reference to statute) resulting from claims by third parties and based on any acts or omissions (specifically including negligence and the failure to comply with this Lease) of the indemnitor, its employees, agents, and contractors in connection with the Building Project and only to the extent caused in whole or in part by acts or omissions of the indemnitor, its employees, agents, and contractors, regardless of whether or not the claim is caused in part by any of the Indemnified Parties. Tenant's indemnity of Landlord and Landlord's Indemnified Parties shall also cover any matter arising out of events that occur in the Premises, regardless of the cause, unless covered by Landlord's indemnity pursuant to the preceding sentence. The indemnitor shall have the right to assume the defense of any claim covered by this indemnity on behalf of both itself and the Indemnified Parties, provided that the lawyers selected by the indemnitor to handle the defense are reasonably satisfactory to the Indemnified Parties and the representation will not result in a conflict of interest for the lawyers. The Indemnified Parties may not settle any claim covered by this Indemnification article without the consent of the indemnitor. When any claim is caused by the joint acts or omissions of the indemnitor and the Indemnified Parties, the indemnitor's duties under this article shall be in proportion to the indemnitor's allocable share of the joint liability. This Indemnification article shall not be construed to restrict, limit, or modify either party's insurance obligations under this Lease. Either party's compliance with the insurance requirements under this Lease shall not restrict, limit, or modify that party's obligations under this Indemnification article.

18. NO WAIVER: The failure of a party to insist on the strict performance of any provision of this Lease or to exercise any remedy for any default shall not be construed as a waiver and, no waiver shall be effective unless expressed in writing and signed by the waiving party. The receipt by Landlord of any Rent after default on the part of Tenant shall not be deemed to operate as a waiver of any then existing default by Tenant. No act of Landlord (including acceptance of keys) shall be deemed an acceptance of a surrender of the Premises and no agreement to accept a surrender shall be valid unless in writing and signed by Landlord.

19. SERVICES AND UTILITIES:

19.1 Services Furnished. During the Lease Term and as long as Tenant is entitled to possession of the Premises, Landlord shall furnish the following services: (1) air conditioning and heating in season during Normal Business Hours; at other times, air conditioning and heating will be furnished at a building standard charge (payable by Tenant to Landlord upon invoice) and on building standard terms relating to advance notice, minimum hours, minimum zones, and other matters; (2) janitorial and general cleaning services on Business Days; (3) passenger elevator service to all floors of the Building; (4) reasonable amounts of cold running water to lavatories and toilets in or appurtenant to the Premises; and (5) electricity for the purposes of lighting and general office equipment use in amounts consistent with building standard electrical capacities.

19.2 Excess Services. Landlord reserves the right to charge Tenant the reasonable cost, based on usage, of providing electricity, janitorial service, water/sewage or any other service to the Premises to the extent Tenant's usage exceeds the normal

amounts of such services generally used by tenants in the Building Project, as reasonably determined by Landlord, and if Tenant uses any such services beyond Normal Business Hours.

19.3 Electrical Utility Provider. Landlord may at any time and from time to time during the Lease Term elect to change the company or companies providing electricity service.

19.4 Interruption of Services. In no event shall Landlord be liable for damages resulting from the failure to furnish HVAC, elevator, water, janitor, or other service, and, unless caused by the gross negligence or intentional acts of Landlord, any interruption in services or failure to provide services shall in no manner constitute an eviction of Tenant or entitle Tenant to abatement of any Rent due under this Lease.

19.5 Access Systems. If at any time during the Lease Term the Building Project has any type of card access system for the Parking Areas or the Building, Tenant shall purchase access cards for all occupants of the Premises from Landlord at a building standard charge and shall comply with building standard terms relating to access to the Parking Areas and the Building.

19.6 Exclusions. The services to be provided by Landlord under the terms of this Lease shall not include any maintenance or replacement of non-standard Building items such as kitchen or breakroom fixtures and appliances (including but not limited to disposals, sump pumps, dishwashers, water heaters, refrigerators and icemakers), special air conditioning or heating units, and card access systems or special facilities such as showers. All costs for the maintenance or replacement of such items shall be the obligation of Tenant.

20. SECURITY DEPOSIT: The Security Deposit shall be paid to Landlord on the Date of this Lease as security for Tenant's full and faithful performance of this Lease including the payment of Rent. The Security Deposit may be commingled with other funds of Landlord and Landlord shall have no liability for interest on the Security Deposit. Landlord may use, apply, or retain the whole or any part of the Security Deposit to the extent required for the payment of any Rent or for any sum that Landlord may be required to expend by reason of Tenant's default under any of the provisions of this Lease. If Landlord uses, applies, or retains the whole or any part of the Security Deposit, Tenant shall deliver to Landlord the amount necessary to replenish the Security Deposit to its original sum within five days after notification from Landlord of the amount due. In the event of a sale, lease, or encumbrance of the Building Project or any part of the Building Project, Landlord shall have the right to transfer the Security Deposit to the purchaser, landlord, tenant, or mortgagee and if the Security Deposit is transferred, Landlord shall thereafter be relieved from any liability concerning the Security Deposit. If Tenant fully and faithfully complies with all of the terms, covenants, and conditions of this Lease, any part of the Security Deposit not used or retained by Landlord under the terms of this Lease shall be returned to Tenant within forty-five days after the expiration of the Lease Term and after Tenant's delivery of possession of the Premises to Landlord.

21. GOVERNMENTAL REGULATIONS AND INSURANCE REQUIREMENTS:

21.1 Tenant to Comply. Tenant shall promptly comply with all laws, orders, and regulations of all county, municipal, state, federal, and other applicable governmental authorities, including the Environmental Laws, and all recorded covenants and restrictions affecting the Building Project, now in force, or that may hereafter be in force, pertaining to Tenant or its use of the Premises, and shall faithfully observe, in the use of the Premises, all municipal and county ordinances and state and federal laws now in force or that may hereafter be in force, that shall impose any duty on Tenant concerning the Premises or the use or occupancy of the Premises. At Landlord's option, any required compliance, installation, and maintenance may be performed by Landlord, at Tenant's expense, to be paid by Tenant promptly when billed by Landlord.

21.2 Insurance Requirements. Tenant shall comply with all requirements of the Board of Fire Underwriters of the State where the Premises are located or any other similar body affecting the Premises and shall not use the Premises in a manner that shall increase the rate of fire insurance or other insurance of Landlord over that in effect during the year before the Commencement Date. If the use of the Premises by Tenant increases any insurance rate concerning the Building Project, Tenant shall reimburse Landlord for the additional costs.

21.3 Alterations Required by ADA. If, as a result of Tenant's use of the Premises or the making of any Alterations by Tenant, any additions, alterations, or improvements shall be required to be made to any part of the Premises or the Building Project to comply with any requirements of the ADA, Tenant shall be solely responsible for the costs incurred to effect such compliance. If the work required is within the Premises, Tenant shall perform such work, subject to the provisions of **Article 8**. If the work required is outside the Premises, Landlord shall perform such work and Tenant shall reimburse Landlord within ten (10) days of receipt of Landlord's invoice.

22. SIGNS: Tenant will not place or permit to be placed or maintained on any portion of the Building Project, including on any exterior door, wall, or window of the Premises, or within the interior of the Premises, if visible from the exterior of the Premises, any

signage or advertising matter of any kind, without first obtaining Landlord's written approval and consent, which may be arbitrarily withheld. Notwithstanding the foregoing, Tenant shall be permitted to place a Building Standard sign bearing its name on or adjacent to the entrance door to the Premises and will be furnished a single listing of its name in the Building's Directory, all in accordance with the criteria adopted from time to time by Landlord for the Building Project. Any changes or additional listings in the Directory shall be furnished (subject to availability of space) for a Building standard charge.

23. BROKER: Landlord and Tenant represent and warrant that they neither consulted nor negotiated with any broker or finder regarding the Premises, except the Landlord's Broker and the Tenant's Broker (if any). Landlord and Tenant agree to indemnify, defend, and save the other harmless from and against any claims for fees or commissions from anyone other than the Landlord's Broker or the Tenant's Broker with whom they have dealt in connection with the Premises or this Lease including attorneys' fees actually incurred at hourly rates without reference to statute in defending any claim. Landlord shall indemnify and hold Tenant harmless against payment of any leasing commission due the Landlord's Broker or the Tenant's Broker in connection with this Lease. If the laws of the state in which the Building Project is located provide the Tenant's Broker the right to file a lien against the Building Project or any portion thereof to protect its rights, Tenant shall be obligated to obtain a lien waiver from Tenant's Broker as a condition to Landlord paying Tenant's Broker.

24. QUIET ENJOYMENT: Landlord covenants and agrees that, on Tenant's paying Rent and performing all of the other provisions of this Lease on its part to be performed, Tenant may peaceably and quietly hold and enjoy the Premises for the Lease Term without material hindrance or interruption by Landlord or any other person claiming by, through, or under Landlord, subject, nevertheless, to the terms, covenants, and conditions of this Lease and all existing or future ground leases, underlying leases, mortgages, or deeds of trust encumbering the Building Project. Notwithstanding the foregoing, Landlord may temporarily close the Building Project and preclude access to the Premises in the event of repairs, casualty, governmental requirements, emergency or natural disaster.

25. END OF TERM:

25.1 Surrender Obligations. Tenant shall surrender the Premises to Landlord at the expiration or sooner termination of this Lease in good order and condition, broom clean, except for reasonable wear and tear and damage by fire or other casualty covered by the property insurance carried or required to be carried by Landlord under this Lease. Unless Landlord shall have consented in writing to Tenant's holding over, Tenant shall be liable to Landlord for all damages, including any consequential damages, that Landlord may suffer by reason of any holding over by Tenant, including any claims made by any succeeding tenant founded on any delay. Tenant shall also be obligated to pay Landlord, throughout any holdover period, on a monthly basis for all or any portion of a month that Tenant remains in possession, 200% of the monthly Rent in effect as of the expiration of the Lease Term. Any holdover by Tenant hereunder shall be a tenancy-at-will, and shall be terminable at will by Landlord.

25.2 Landlord's Property. The term "Landlord's Property" shall mean all fixtures, equipment, improvements, appurtenances, and carpeting, attached to or built into the Premises at the Commencement Date or during the Lease Term, whether or not by or at the expense of Tenant, and any personal property in the Premises on the Commencement Date, unless the personal property was paid for by Tenant. All Alterations, whether temporary or permanent in character, including HVAC equipment, wall coverings, carpeting and other floor coverings, ceiling tiles, blinds and other window treatments, lighting fixtures and bulbs, built in or attached shelving, built in furniture, millwork, counter tops, cabinetry, all doors (both exterior and interior), bathroom fixtures, sinks, kitchen area improvements, and wall mirrors, made by Landlord or Tenant in or on the Premises shall be deemed Landlord's Property. All of Landlord's Property shall be and remain a part of the Premises at the expiration or sooner termination of the Lease Term (without compensation to Tenant) and shall not be removed or replaced by Tenant without the prior written consent of Landlord.

25.3 Tenant's Property. The term "Tenant's Property" shall mean all moveable machinery and equipment, including moveable communications equipment and moveable office equipment, that are installed in the Premises by or for the account of Tenant without expense to Landlord and that can be removed without damage to the Premises or the Building Project, and all moveable furniture, furnishings, and other articles of moveable personal property owned by Tenant and located in the Premises. Tenant's Property may be removed by Tenant at any time during the Lease Term; provided, however, Tenant shall repair or pay the cost of repairing any damage to the Premises or to the Building Project resulting from the initial installation or removal, or both, of Tenant's Property. Landlord hereby agrees to waive the benefit of any statutory landlord's lien on Tenant's Property and acknowledges that this Lease does not grant to Landlord a contractual landlord's lien on Tenant's Property. Landlord acknowledges the provisions of Section 7.2(f) of this Lease.

25.4 Removal and Restoration Obligations. On the expiration or sooner termination of the Lease Term, Tenant, at its expense, shall remove from the Premises all of Tenant's Property (except those items that Landlord shall have expressly permitted to remain, which items shall become the property of Landlord) and all Alterations that Landlord designates by notice to Tenant. Tenant shall also repair any damage to the Premises and the Building Project caused by the removal. Any items of Tenant's Property that

shall remain in the Premises after the expiration or sooner termination of the Lease Term, may, at the option of Landlord, be deemed to have been abandoned, and may be disposed of by Landlord, without accountability to Tenant or any other party, at Tenant's expense.

26. COLLECTION COSTS: Upon the occurrence of any Monetary Default or Nonmonetary Default, Landlord shall be entitled to be reimbursed by Tenant for all costs and expenses as allowed by law.

27. NOTICES: The parties agree that all notices, demands, and statements to be given under this Agreement shall be in writing and shall be deemed given if sent by registered or certified mail, express mail, fax, cablegram, electronic mail, or other form of delivery which creates a permanent record of receipt addressed to the parties at their respective addresses set forth below, or at such other address as either party may from time to time specify to the other. Notice to the Tenant shall be delivered to the Tenant's Notice Address. Notice to the Landlord shall be delivered to the Landlord's Notice address.

28. SUCCESSORS AND ASSIGNS; PERSONS BOUND: This Lease shall bind and inure to the benefit of the heirs, personal representatives, administrators, and, except as otherwise provided, the successors or assigns of the parties to this Lease.

29. TIME IS OF THE ESSENCE: Time is of the essence as to all of the obligations of Tenant under this Lease.

30. IMPOSSIBILITY OF PERFORMANCE: For purposes of this Lease, the term "Unavoidable Delay" shall mean any delays due to strikes, lockouts, civil commotion, warlike operations, invasion, rebellion, hostilities, military or usurped power, sabotage, government regulations or controls, inability to obtain any material, utility, or service because of governmental restrictions, hurricanes, floods, or other natural disasters, acts of God, or any other cause beyond the direct control of the party delayed (not including the insolvency or financial condition of that party or the increased cost of obtaining labor and materials). Notwithstanding anything in this Lease to the contrary, if Landlord or Tenant shall be delayed in the performance of any act required under this Lease by reason (other than the payment of Rent or any other monetary obligations) of any Unavoidable Delay, then provided notice of the Unavoidable Delay is given to the other party within ten days after its occurrence, performance of the act shall be excused for the period of the delay and the period for the performance of the act shall be extended for a reasonable period, in no event to exceed a period equivalent to the period of the delay.

31. RELOCATION OF TENANT: Landlord may move Tenant from the Premises to a reasonably equivalent space comparable in size and layout within the Building Project at any time upon not less than thirty days' notice to Tenant. Landlord shall pay the reasonable costs of moving Tenant's Property to the new space. Such a relocation shall not terminate or otherwise affect or modify this Lease except that from and after the date of the relocation, the "Premises" shall refer to the relocation space into which Tenant has been moved, rather than the original Premises as defined in this Lease.

32. PARKING: As long as Tenant is entitled to the possession of the Premises, Tenant shall be entitled to use the number of parking spaces in the Parking Areas that corresponds to the Parking Ratio, rounded down to the nearest whole number. Tenant shall not have the right to lease or otherwise use more than the number of parking spaces set forth above. The parking spaces may only be used by principals, employees, and guests of Tenant. Except for particular spaces and areas designated from time to time by Landlord for visitor and/or reserved parking, if any, all parking in the Parking Areas shall be on an unreserved, first come, first served basis. Landlord reserves the right to (a) reduce the number of spaces in the Parking Areas as long as the number of spaces remaining is in compliance with all applicable governmental requirements; (b) to reserve spaces for the exclusive use of specific tenants, visitors or other parties; and (c) change the access to the Parking Areas, provided that some manner of reasonable access to the Parking Areas remains after the change; and none of the foregoing shall entitle Tenant to any claim against Landlord or to any abatement of Rent.

33. GENERAL PROVISIONS:

33.1 Construction of Language: The word "including" when used in this Lease shall be deemed to mean "including, but not limited to". This Lease has been negotiated "at arm's length" by Landlord and Tenant, each having the opportunity to be represented by legal counsel. Therefore, this Lease shall not be more strictly construed against either party by reason of the fact that one party may have drafted this Lease.

33.2 Severability: If any provision of this Lease or the application of a provision to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall remain in full force and effect and the invalid or unenforceable provision shall be reformed, if possible, so as to accomplish most closely the intent of the parties consistent with applicable law.

33.3 **Integration:** This Lease shall constitute the entire agreement of the parties concerning the matters covered by this Lease. All prior understandings and agreements had between the parties concerning those matters, including all lease proposals, letters of intent, and similar documents, are merged into this Lease, which alone fully and completely expresses their understanding.

33.4 **Amendment:** This Lease may not be amended, modified, altered, or changed in any respect, except by further agreement in writing duly executed on behalf of Landlord and Tenant.

33.5 **Exhibits and Riders:** All exhibits and riders attached to this Lease are incorporated herein by reference

33.6 **Fax Transmissions:** This Lease may be transmitted between the parties by facsimile machine. Landlord and Tenant intend that faxed signatures constitute original signatures and that a faxed Lease containing the signatures (original or faxed) of Landlord and Tenant is binding on Landlord and Tenant.

33.7 **Counterparts:** This Lease may be executed by the parties signing different counterparts of this Lease, which counterparts together shall constitute the agreement of the parties.

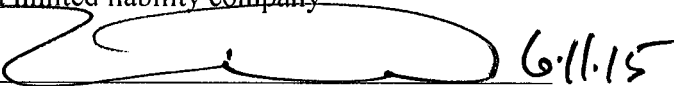
33.8 **Survival:** Any liability or obligation of Landlord or Tenant arising during the Lease Term shall survive the expiration or earlier termination of this Lease.

33.9 **Governing Law:** This Lease shall be construed according to and governed by the internal laws (without regard to any conflict of laws rule or principle that would give effect to the laws of another jurisdiction) of the state in which the Premises are situated.

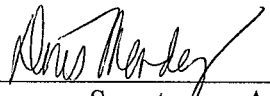
34. **HIPAA SECURITY REGULATION COMPLIANCE:** In order for Tenant to be in compliance with 45 CFR Section 164.310(a)(2)(iv) (the "HIPAA Security Regulation"), Landlord agrees to provide Tenant with a copy of any record regarding repairs, modifications or replacements of any physical components which are related to security (i.e. hardware, walls, doors, or locks) (the "Record") for the Leased Premises and for exterior doors and common areas to the Building in which the Leased Premises are located. Landlord shall provide said Record within thirty (30) days of said maintenance, repairs, modifications or replacements.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

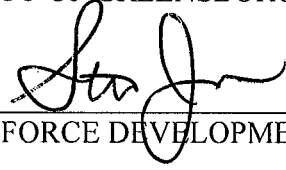
LANDLORD:
SN PROPERTIES FUNDING V-HENDERSON, LLC
an Alaska limited liability company


By: **Mike Willcutt**
Vice President

Security National Master Manager, LLC, Its Manager

Attested by: 
Secretary or Assistant Secretary
Security National

TENANT: CITY OF GREENSBORO

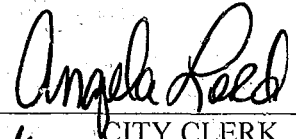

Recommended by: 
EXECUTIVE DIRECTOR, OFFICE OF WORKFORCE DEVELOPMENT

(This instrument has been preaudited in the manner required by the Local Government
Budget and Fiscal Control Act)


DEPUTY FINANCE OFFICER

Approved as to Form: 
~~CHIEF DEPUTY CITY ATTORNEY~~ (Assistant)

Approved: 
CITY MANAGER

Attested: 
 CITY CLERK

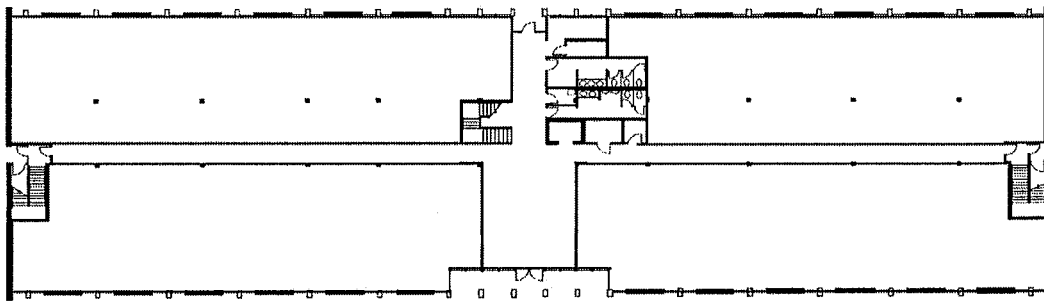
Date: 6/17/15

EXHIBIT "A"

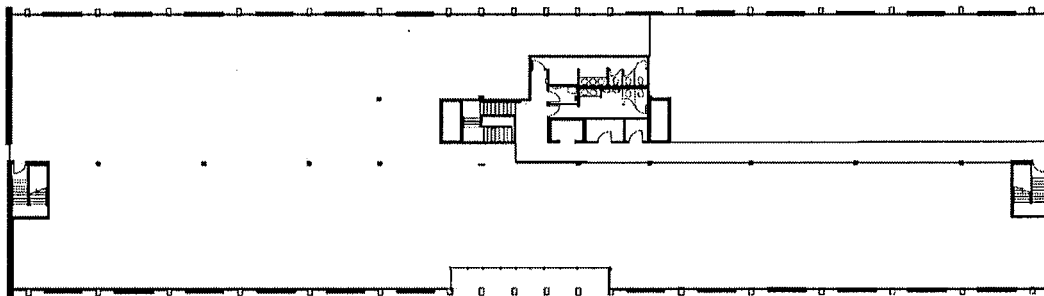
SKETCH OF PREMISES

Meadowview
Crossing

Henderson Building
Greensboro, North Carolina



First Floor



Second Floor

Leasing and Management Office: 2211 West Meadowview Road, Greensboro, North Carolina 27407 (336) 294-6785

EXHIBIT "B"

RULES AND REGULATIONS

1. The sidewalks and public portions of the Building Project shall not be obstructed or encumbered by Tenant or its employees, agents, invitees, or guests nor shall they be used for any purpose other than ingress and egress.
2. No curtains, blinds, shades, louvered openings, or screens shall be attached to or hung in, or used in connection with, any window or door of the Premises, without the prior written consent of Landlord, which consent may be arbitrarily withheld by Landlord. No aerial or antenna shall be erected on the roof or exterior walls of the Premises or on the Building Project without the prior written consent of Landlord, which consent may be arbitrarily withheld.
3. The plumbing fixtures shall not be used for any purpose other than those for which they were constructed, and no sweepings, rubbish, rags, or other substances shall be thrown in them.
4. No bicycles, motorcycles, motorized vehicles or animals of any kind (except dogs assisting disabled persons) shall be brought on the Premises or Building Project.
5. No cooking shall be done or permitted by Tenant on the Premises. Conventional coffee-makers, microwave ovens and vending machines may be installed exclusively for the use of Tenant, its employees and guests. Tenant shall not cause or permit any unusual or objectionable odors to be produced on or permeate from the Premises.
6. Tenant shall not make or permit to be made any unseemly or disturbing noises or disturb or interfere with occupants of the Building Project or neighboring premises or those having business with them.
7. Neither Tenant nor any of Tenant's employees, agents, invitees, or guests shall at any time bring or keep on the Premises any inflammable, combustible, or explosive substance or any chemical substance, other than reasonable amounts of cleaning fluids and solvents required in the normal operation of Tenant's business, all of which shall only be used in strict compliance with all applicable Environmental Laws.
8. Landlord shall have a valid pass key to all spaces within the Premises at all times during the Lease Term. No additional locks or bolts of any kind shall be placed on any of the doors or windows by Tenant, nor shall any changes be made in existing locks or the mechanism of the locks, without the prior written consent of the Landlord and unless and until a duplicate key is delivered to Landlord. Tenant must, on the termination of its tenancy, return to Landlord all keys to stores, offices, and toilet rooms.
9. All deliveries, removals, or the carrying in or out of any safes, freights, furniture, or bulky matter of any description may be accomplished only in accordance with Landlord's approved procedures and then only in and through approved areas, during approved hours. If any items will exceed the designed floor load capacity of the Premises, Tenant may not install such items unless Tenant installs structural reinforcement, at Tenant's expense, as directed by Landlord.
10. Tenant shall not create or use any advertising mentioning or exhibiting any likeness of the Building Project without the prior written consent of Landlord.
11. Landlord reserves the right to exclude from the Building Project at all times other than Normal Business Hours all persons who do not present a pass to the Building Project on a form or card approved by Landlord.
12. The Premises shall not be used for lodging or sleeping.
13. Canvassing, soliciting, and peddling within the Building Project or in the Common Areas is prohibited.
14. There shall not be used in any space, or in the public halls of the Building Project, either by Tenant or by jobbers or others, in the delivery or receipt of merchandise to Tenant, any hand trucks, except those equipped with rubber tires and side guards. No hand trucks shall be used in elevators other than those designated by Landlord as service elevators. All deliveries shall be confined to the service areas and through the approved service entries.
15. In order to obtain maximum effectiveness of the cooling system, Tenant shall lower and/or close venetian or vertical blinds or drapes when the sun's rays fall directly on the exterior windows of the Premises.

16. Tenant, its employees, agents, contractors, and invitees shall not be permitted to occupy at any one time more than the number of parking spaces in the Parking Areas permitted in the Lease (including any parking spaces reserved exclusively for Tenant). Usage of parking spaces shall be in common with all other tenants of the Building Project and their employees, agents, contractors, and invitees. All parking space usage shall be subject to any reasonable rules and regulations for the safe and proper use of parking spaces that Landlord may prescribe. Tenant's employees, agents, contractors, and invitees shall abide by all posted roadway signs in and about the parking facilities. Landlord shall have the right to tow or otherwise remove vehicles of Tenant and its employees, agents, contractors, or invitees that are improperly parked, blocking ingress or egress lanes, or violating parking rules, at the expense of Tenant or the owner of the vehicle, or both, and without liability to Landlord. Upon request by Landlord, Tenant shall furnish Landlord with the license numbers and descriptions of any vehicles of Tenant, its principals, employees, agents, and contractors. Tenant acknowledges that reserved parking spaces, if any, shall only be reserved on Business Days during the hours of 8:00 a.m. to 5:00 p.m.

17. Parking spaces may be used for the parking of passenger vehicles only. Overnight parking in the Parking Areas is prohibited. Landlord, in Landlord's sole and absolute discretion, may establish from time to time a parking decal or pass card system, security check-in, or other reasonable mechanism to restrict parking in the Parking Areas. All trucks and delivery vans shall be parked in designated areas only and not parked in spaces reserved for cars. All loading and unloading of goods shall be done only at the times, in the areas, and through the entrances designated for loading purposes by Landlord.

18. Tenant shall be responsible for the removal and proper disposition of all crates, oversized trash, boxes, and other similar items other than customary trash generated by general office use.

19. Landlord shall not be responsible for lost or stolen personal property, equipment, or money occurring within the Premises or Building Project, regardless of how or when the loss occurs.

20. Neither Tenant, nor its employees, agents, invitees, or guests, shall paint or decorate the Premises, or mark, paint, or cut into, drive nails or screw into nor in any way deface any part of the Premises or Building Project without the prior written consent of Landlord. Notwithstanding the foregoing, standard picture hanging shall be permitted without Landlord's prior consent.

21. Tenant shall not install, operate, or maintain in the Premises or in any other area of the Building Project, any electrical equipment that does not bear the U/L (Underwriters Laboratories) seal of approval, or that would overload the electrical system or any part of the system beyond its capacity for proper, efficient, and safe operation as determined by Landlord. Tenant shall not furnish any cooling or heating to the Premises, including the use of any electronic or gas heating devices, without Landlord's prior written consent.

22. The Building Project is deemed to be a "no smoking" area and smoking is prohibited throughout all interior portions of the Building Project. In the exterior Common Areas, individuals may smoke only in designated areas and will place all cigarette butts in designated receptacles.

23. Tenant shall not allow the Premises to be occupied by more than five persons per 1,000 square feet of rentable area.

24. Tenant will take all steps necessary to prevent: inadequate ventilation, emission of chemical contaminants from indoor or outdoor sources, or both, or emission of biological contaminants. Tenant will not allow any unsafe levels of chemical or biological contaminants (including volatile organic compounds) in the Premises, and will take all steps necessary to prevent the release of contaminants from adhesives (for example, upholstery, wallpaper, carpet, machinery, supplies, and cleaning agents).

25. Tenant shall comply with any recycling programs for the Building Project implemented by Landlord from time to time.

26. Landlord has the right during periods of civil unrest to close and lock the Building exterior doors for the safety of the Building and occupants. This decision will be solely the option of Landlord, and Landlord shall not be liable for any omission or commission in implementing this procedure.

27. Tenant shall cooperate fully with the life-safety plans of the Building established and administered by Landlord, including participation by Tenant in exit drills, fire inspections, life-safety orientations.

28. Whenever these Rules and Regulations directly conflict with any of the rights or obligations of Tenant under this Lease, this Lease shall govern. These Rules and Regulations may be reasonably modified by Landlord from time to time. Landlord may waive any of the Rules and Regulations, in writing, but any such waiver shall apply only to the tenant and to the extent set forth in written waiver.

EXHIBIT "D"

TENANT IMPROVEMENTS [Landlord Builds - TURNKEY]

1. The following terms shall have the following definitions: (a) "**Preliminary Plans**" shall mean those certain preliminary drawings (the "Preliminary Drawings") attached hereto as Exhibit D-1 and by this reference made a part hereof; (b) "**Plans**" shall mean that certain permit set (final construction drawings) of plans and specifications for the improvements to the Premises desired by Tenant, which must be completely consistent with and merely an amplification of the Preliminary Drawings, which will utilize Landlord's Building standard materials and which shall include, as necessary, the following: fully dimensioned architectural plan; electric/telephone outlet diagram; reflective ceiling plan with light switches; mechanical plan; furniture plan; electrical power circuitry diagram; plumbing plans; all color and finish selections; all special equipment and fixture specifications; and fire sprinkler design drawings; (c) "**Tenant Improvements**" shall mean all of the work described in the Plans and any extra work or changes performed under revisions to the Plans; and (d) "**Work Cost**" shall mean the aggregate of (i) engineering and architectural fees for the Preliminary Plans, the Plans and the Tenant Improvements, plus (ii) filing fees and permit costs incurred for the Tenant Improvements, plus (iii) all costs of demolition of any existing improvements in the Premises, plus (iv) the actual cost of all labor and materials furnished in connection with the Tenant Improvements, including all costs associated with extra work or change orders, plus (v) 7.5% of the total actual costs of the Tenant Improvements, including extra work or change orders, representing Landlord's fee for overhead and supervision, but shall exclude any costs which are deemed to be borne by Tenant as hereinafter provided.

2. If and for as long as Tenant is not in default under this Lease beyond any applicable grace period, the Work Cost shall be borne by Landlord. In the event of such a default under this Lease which is not cured by Tenant within the applicable grace period, Tenant shall pay to Landlord the Work Cost within five days of receipt of a notice from Landlord as to the amount.

3. Tenant will cooperate fully with Landlord and Landlord's architect and engineer to facilitate the preparation of the Plans. Tenant will respond promptly to any requests for information submitted by Landlord and Landlord's architect and engineer. Upon request by Landlord, Tenant will meet promptly with Landlord's architect and engineer to review and discuss the Plans. Promptly following the completion of the Plans, Landlord shall cause the Plans to be delivered to Tenant for Tenant's written approval. Tenant's approval of the Plans shall not be unreasonably withheld so long as they are consistent with and an amplification of the Preliminary Plans. Tenant must notify Landlord of its approval or disapproval of the Plans within five (5) business days of Landlord's delivery thereof to Tenant. Tenant's failure to respond to Landlord's submission of the Plans within the five (5) business day period shall constitute a Delay under Paragraph 9. The Plans shall be prepared by the approved Building architect, except for the electrical and mechanical plans, which shall be prepared by the approved Building licensed professional engineer. Both the architect and engineer will be employed by Landlord pursuant to written contracts between Landlord and each of them. The Plans shall comply with all applicable laws, ordinances, directives, rules, regulations, and other requirements imposed by any and all governmental authorities having or asserting jurisdiction over the Premises and must, unless otherwise approved by Landlord and Tenant, each in their sole discretion, be consistent with the Preliminary Plans.

4. Tenant shall not have the right to disapprove any portion of the Plans which is consistent with the Preliminary Plans. If Tenant validly disapproves any portion of the Plans (because they are inconsistent with the Preliminary Plans), Landlord shall cause the Plans to be revised and resubmitted to Tenant as soon as possible and Tenant shall have three (3) business days to review and notify Landlord of Tenant's approval or disapproval of the revised Plans, which approval shall not be unreasonably withheld based on the same standards set forth above. Tenant's failure to respond to any revised version of the Plans within three (3) business days shall constitute a Delay under Paragraph 9. The commissioning by Landlord of the Plans and any approval by Landlord of any similar plans and specifications for any other Alterations or the supervision by Landlord of any work performed on behalf of Tenant shall not: (a) imply Landlord's approval of the quality of design or fitness of any material or device used; (b) imply that the Plans are in compliance with any codes or other requirements of governmental authority; (c) impose any liability on Landlord to Tenant or any third party; or (d) serve as a waiver or forfeiture of any right of Landlord.

5. Landlord shall, in its sole discretion, select a general contractor to perform the Tenant Improvements and shall enter into a contract with such general contractor for the construction of the Tenant Improvements. Landlord shall use reasonable efforts to cause the Tenant Improvements to be completed by the Anticipated Commencement Date.

6. Landlord shall perform the Tenant Improvements in a good and workmanlike manner, using Building Standard materials. Other than as set forth in the preceding sentence, Landlord has made no representation or promise as to the condition of the Premises. Tenant has inspected the Premises and is fully familiar with the physical condition of the Premises, and shall accept the Premises in its then existing "as is," "where is" condition. Landlord shall not perform any work other than the Tenant Improvements

and shall not perform any work as to any portions of the Premises not specifically addressed in the description of the Tenant Improvements. Landlord has made no warranty, express or implied, or representation as to fitness or suitability. Landlord will not be liable for any latent or patent defect in the Premises, but will use all reasonable efforts to enforce the general contractor's warranty with respect to any defects of which Tenant notifies Landlord within one (1) year of the date of Substantial Completion.

7. Tenant shall not have the right to request Tenant Improvements which are inconsistent with the Preliminary Plans and/or make changes from time to time in the Plans unless approved by Landlord, which approval shall not be unreasonably withheld so long as Tenant pays all increases in the Work Cost and acknowledges, in writing, all Delay attributable to the requested changes. If the cost of any such inconsistencies or such changes, as estimated by the contractor, will increase the Work Cost, Tenant shall pay to Landlord the amount of the excess within five (5) days of receipt of a notice from Landlord as to the amount. Until Landlord has received full payment of the increases, Tenant shall not be permitted to occupy the Premises notwithstanding that Tenant's obligation to pay Rent under this Lease remains in full force and effect.

8. Tenant shall perform all work not shown on the Plans.

9. If Landlord or the general contractor is delayed in substantially completing the Tenant Improvements as a result of the occurrence of any Delay (as hereafter defined), then, for purposes of determining the Commencement Date, the date of Substantial Completion shall be deemed to be the day that the Tenant Improvements would have been substantially completed absent any Delay(s). For purposes of this provision each of the following shall constitute a "Delay": (1) Tenant's failure to respond to Landlord's submission of the Plans (or any revised version thereof) within the time periods set forth in Paragraph 3 above, or Tenant's failure to furnish information or to respond to any request by Landlord or any design consultant for any approval within any time period prescribed, or if no time period is prescribed, within two (2) Business Days of a request; or (2) the time period necessary for the Plans to be revised after Landlord has disapproved any portion thereof and any time period attributable to Tenant's failure to resubmit revised Plans which properly correct the matters disapproved by Landlord; or (3) Tenant's insistence on materials, finishes, or installations that have long lead times that will make it commercially impractical for Landlord to complete the Tenant Improvements on or before the Anticipated Commencement Date, after having first been informed that the materials, finishes, or installations will cause a Delay; or (4) changes requested by Tenant to the Plans after they are initially approved by Tenant, or (5) performance or nonperformance by Tenant or a person or entity employed by Tenant in the completion of any work; or (6) any delay resulting from Tenant's having taken possession of the Premises for any reason before substantial completion of the Tenant Improvements; or (7) Tenant's request for additional bidding or rebidding of the cost of all or a portion of the work Tenant requests in addition to the Tenant Improvements; or (8) any error in the Preliminary Plans or other documents caused by Tenant, or its employees, agents, independent contractors, or consultants; or (9) any other delay chargeable to Tenant, or its employees, agents, independent contractors, or consultants; or (10) Tenant's request for work which is inconsistent with the Preliminary Plans.

10. This exhibit shall not apply to any additional space added to the original Premises at any time after the Date of this Lease, whether under any options under this Lease or otherwise, or to any portion of the original Premises or any additions to the original Premises in the event of a renewal or extension of the initial Lease Term, whether under any options under this Lease or otherwise, unless expressly so provided in this Lease or an amendment to this Lease.

The "Anticipated Commencement Date" is December 1, 2015.

The "Commencement Date" shall be the date Landlord or its contractor achieves Substantial Completion of the Tenant Improvements, as accelerated by any Delay.

CONFIRMATION OF COMMENCEMENT DATE

May 21, 2015

SAMPLE FORM

NOT for signature
until required by Landlord

Re: Lease Agreement (the "Lease") dated _____, 200__, between Sequoia Investments XIV, LLC, an Alaska limited liability company ("Landlord"), and _____, a _____ ("Tenant"). Capitalized terms used herein but not defined shall be given the meanings assigned to them in the Lease.

Ladies and Gentlemen:

Landlord and Tenant agree as follows:

1. **Condition of Premises.** Tenant has accepted possession of the Premises pursuant to the Lease. Any improvements required by the terms of the Lease to be made by Landlord have been completed to the full and complete satisfaction of Tenant in all respects except for the punchlist items described on Exhibit A hereto (the "**Punchlist Items**"), and except for such Punchlist Items, Landlord has fulfilled all of its duties under the Lease with respect to such initial tenant improvements. Furthermore, Tenant acknowledges that the Premises are suitable for the Permitted Use.
2. **Commencement Date.** The Commencement Date of the Lease is _____, 200__.
3. **Expiration Date.** The Term is scheduled to expire on _____, 200__.
4. **Contact Person.** Tenant's contact person in the Premises is:

Attention: _____
Telephone: _____
Telecopy: _____

5. **Ratification.** Tenant hereby ratifies and confirms its obligations under the Lease, and represents and warrants to Landlord that it has no defenses thereto. Additionally, Tenant further confirms and ratifies that, as of the date hereof, (a) the Lease is and remains in good standing and in full force and effect, and (b) Tenant has no claims, counterclaims, set-offs or defenses against Landlord arising out of the Lease or in any way relating thereto or arising out of any other transaction between Landlord and Tenant.

6. **Binding Effect; Governing Law.** Except as modified hereby, the Lease shall remain in full effect and this letter shall be binding upon Landlord and Tenant and their respective successors and assigns. If any inconsistency exists or arises between the terms of this letter and the terms of the Lease, the terms of this letter shall prevail. This letter shall be governed by the laws of the state in which the Premises are located.

Please indicate your agreement to the above matters by signing this letter in the space indicated below and returning an executed original to us.

Sincerely,

SN Properties Funding V-Hemderon, LLC
Security National Properties

An Alaska limited liability company

By: _____

Name: Jon Kirby, General Manager

Title: _____

Agreed and accepted:
City of Greensboro

a _____

By: _____

Name: _____

Title: _____

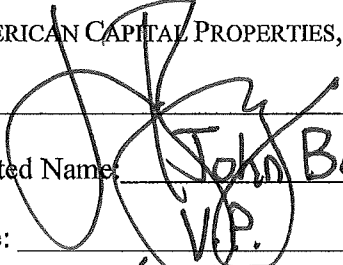
CONSENT TO SUB-SUBLEASE

On May 16, 2022, American Capital Properties, LLC ("Master Lessor") consented to a sublease by the City of Greensboro ("Sublessor") to Guilford County ("Sublessee") per Section 5 of the Office Building Lease Agreement dated June 17, 2015 ("Master Lease") between Master Lessor's predecessor in interest, SN Properties Funding V-Henderson, LLC, and the City of Greensboro. Sublessor has requested permission to allow Sublessee to sublease a portion of the Premises to the State of North Carolina ("Sub-Sublessee"). Master Lessor consents to this further sublease (the "Sub-Sublease") conditioned on Sublessor's agreement to the following:

- (1) Sublessor is not released from its obligations under the Master Lease in any respect.
- (2) This consent will not be deemed a consent to any future sublease.
- (3) Master Lessor does not warrant the accuracy of any of the provisions of the Sub-Sublease, nor will Master Lessor be deemed a party to the Sub-Sublease or in privity with the Sublessee or Sub-Sublessee. Sublessee and Sub-Sublessee will have no right to the Premises beyond the term of the Master Lease.
- (4) A copy of the Master Lease is attached hereto as Exhibit A. A copy of the Sub-Sublease is attached hereto as Exhibit B.

MASTER LESSOR:

AMERICAN CAPITAL PROPERTIES, LLC

By: 

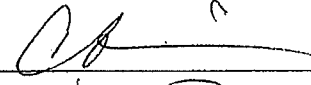
Printed Name: John Berg

Title: V.P.

Date: 6/13/2022

SUBLESSOR:

CITY OF GREENSBORO

By: 

Printed Name: Chris Rivera

Title: Executive Director

Date: 6/8/2022

**RESOLUTION AUTHORIZING INTERGOVERNMENTAL SUBLEASE AGREEMENT FOR
NCWORKS CAREER CENTER**

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act;

WHEREAS, the GuilfordWorks Workforce Development Board (WDB) has statutory responsibility for oversight of publicly funded workforce delivery systems for all locations in Guilford County under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, there are currently three (3) workforce service locations in Greensboro funded by US Department of Labor funds administered by the state and the City independently, including two NCWorks Career Centers, and one Emerging Workforce Youth Center;

WHEREAS, the City's Office of Workforce Development entered into a lease agreement for a 34,109 square foot facility located at 2301 W. Meadowview Road and owned by American Capital Properties, on June 15, 2015;

WHEREAS, the property owner has provided written approval for City's Office of Workforce Development to sublease a portion of the 34,109 square foot facility located at 2301 W. Meadowview Road to Guilford County Government for the purposes of providing enhanced services to the community;

WHEREAS, the City's Office of Workforce Development and Guilford County Government have determined that co-locating City and County services at 2301 W. Meadowview Road would residents of the City of Greensboro and Guilford County through providing accessible, navigable and equitable services;

WHEREAS, it is estimated that occupancy would not occur before September 1, 2022, upon lease approval, Guilford County Government will occupy 7,500 square feet of office space within the City leased space located at 2301 W. Meadowview Road at a rate of \$10 per square foot, with an estimated lease cost of \$75,000 per year; and

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

That the City Manager is authorized to negotiate and execute an intergovernmental sublease agreement with Guilford County Government at 2301 W. Meadowview Road in Greensboro in the amount of \$75,000 annually for a period of one (1) years with an option to renew for two (2) consecutive years.



City of Greensboro

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

Agenda Report

File Number: 2022-776

Agenda Item# G.6.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-776 Resolution Authorizing Agreement in the Amount of \$498,851 with NC Department of Transportation for FY 2023 FTA Section 5303 Planning Assistance Grant

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Citywide

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 373-2861

Contact 2 and Phone: Bruce Adams, 412-6237

PURPOSE:

The City of Greensboro Metropolitan Planning Organization (through the City) received a grant award from the Federal Transit Administration (FTA) and North Carolina Department of Transportation (NCDOT) to support long and short range service planning activities for the Greensboro Transit Agency (GTA). A resolution needs to be approved to authorize the agreement with NC Department of Transportation for the FY 2023 FTA Section 5303 Planning Assistance Grant.

BACKGROUND:

The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) adopted a resolution authorizing GTA's FY 2022-2023 Program of Projects, including the FY 2023 FTA Section 5303 Planning Assistance grant on June 22, 2022. This grant allows the City (through GTA) to commission an update to the Mobility Greensboro 2040 Long Range Plan. The grant also supports one full-time Transit Services Planner positions for the City of Greensboro Department of Transportation.

BUDGET IMPACT:

Funding for this project will be as follows:

\$399,080 (80%) Federal

\$ 49,885 (10%) State

\$ 49,886 (10%) Local

\$498,851

ACCOUNT NUMBER:

Local matching funds are budgeted in 564-4731-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution authorizing the agreement with NC Department of Transportation for FTA Section 5303 Planning Assistance Grant.

RESOLUTION AUTHORIZING AGREEMENT IN THE AMOUNT OF \$498,851 WITH THE
NC DEPARTMENT OF TRANSPORTATION FOR FISCAL YEAR 2023 FTA SECTION
5303 PLANNING ASSISTANCE GRANT

WHEREAS, GTA intends to fund long and short range service planning activities using \$399,080 in FY2023 FTA Section 5303 Planning Assistance Grant funding, administered by the North Carolina Department of Transportation;

WHEREAS, the City of Greensboro has requested the North Carolina Department of Transportation to assist in the funding of this project in the amount of \$49,885 or 10% of the full cost of the above project;

WHEREAS, the City of Greensboro will provide a local match, in the amount of \$49,886, or 10% of the cost of the above project; and

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

That the City Manager, is hereby authorized to enter into an agreement with the NC Department of Transportation and execute all agreements and contracts for the FY 2023 FTA Section 5303 Planning Assistance Grant.



City of Greensboro

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

Agenda Report

File Number: 2022-774

Agenda Item# G.7.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022 – 774 Ordinance in the Amount of \$498,851 Establishing the Budget for FTA Section 5303 Planning Assistance Grant

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Citywide

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 373-2861

Contact 2 and Phone: Bruce Adams, 412-6237

PURPOSE:

The City of Greensboro Metropolitan Planning Organization (through the City) received a grant award from the Federal Transit Administration (FTA) and North Carolina Department of Transportation (NCDOT) to support long and short range service planning activities for the Greensboro Transit Agency (GTA). A budget ordinance must be approved to establish the budget for this grant and allow the expenditure of funds.

BACKGROUND:

The Greensboro Urban Area Metropolitan Planning Organization (GUAMPO) adopted a resolution authorizing GTA's FY 2022-2023 Program of Projects, including the FY 2023 FTA Section 5303 Planning Assistance grant on June 22, 2022. This grant allows the City (through GTA) to commission an update to the Mobility Greensboro 2040 Long Range Plan. The grant also supports one full-time Transit Services Planner positions for the City of Greensboro Department of Transportation.

BUDGET IMPACT:

Funding for this project will be as follows:

\$399,080 (80%) Federal

\$ 49,885 (10%) State

\$ 49,886 (10%) Local

\$498,851

ACCOUNT NUMBER:

Local matching funds are budgeted in 564-4731-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached ordinance establishing the budget for FTA Section 5303 Planning Assistance Grant.

ORDINANCE IN THE AMOUNT OF \$498,851 ESTABLISHING THE BUDGET FOR THE FISCAL YEAR
2023 FTA SECTION 5303 PLANNING ASSISTANCE GRANT

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

Section 1

That the State, Federal, and Other Grants Fund budget be increased for the FY 2023 FTA Section 5303 Planning Assistance Grant be established as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-4701-01.4110	Salaries and Wages	\$ 95,000
220-4701-01.4510	FICA Contribution	\$ 5,403
220-4701-01.4520	Retirement Contribution	\$ 8,800
220-4701-01.4610	Health Coverage-Active	\$ 9,160
220-4701-01.4650	Dental Coverage-Active	\$ 480
220-4701-01.4710	Life Insurance-Active	\$ 192
220-4701-01.5413	Consultant Services	\$379,816
	Total	\$498,851

And, that this increase be financed by increasing the following revenues:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-4701-01.7100	Federal Grant	\$399,080
220-4701-01.7110	State Grant	\$ 49,885
220-4701-01.9564	Transfer from Transit Fund	\$ 49,886
	Total	\$498,851

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-783

Agenda Item# G.8.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-783 Resolution Authorizing Municipal Agreement in the Amount of \$429,000 with NC Department of Transportation for EB-5995 Lawndale Drive Sidewalk Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 336-373-2861

Contact 2 and Phone: Tyler Meyer, 336-373-2254

PURPOSE:

A resolution needs to be approved to authorize a municipal agreement with the NC Department of Transportation for EB-5995 Lawndale Drive Sidewalk Project.

BACKGROUND:

Project EB-5995 will construct sidewalks where none exist from Martinsville Road to Lake Brandt Road. The project will complete sidewalks that serve residential and commercial properties as well as parks along Lawndale Drive. It will also add pedestrian signals at signalized intersections.

NCDOT agreed to reimburse the City for 80% of eligible design, right-of-way, and construction costs for project EB-5997 after the Metropolitan Planning Organization (MPO) submitted the project for consideration under the Prioritization 5.0 project selection process. The Department will provide a future supplemental agreement to add funding for the right-of-way and construction phases for 80% reimbursement once the design work is far enough along to have a better indication of likely cost of the right-of-way and construction phases.

The Municipal Agreement defines the cost for the project, and responsibilities of the City and the NCDOT, including the terms to which the City must comply in order to receive reimbursements for project costs.

BUDGET IMPACT:

Funding for this project will be as follows:

\$343,200 (80%) Federal Grant

\$ 85,800 (20%) Local Match

\$429,000

ACCOUNT NUMBER:

The local match for this project will come from 2016 bond fund account 481-4501-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution authorizing a municipal agreement with the NC Department of Transportation for EB-5995: Lawndale Drive Sidewalk Project.

RESOLUTION AUTHORIZING MUNICIPAL AGREEMENT IN THE AMOUNT OF
\$429,000 WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR
EB-5995 LAWNDALE DRIVE SIDEWALK PROJECT

WHEREAS, funds allocated through the State's 2020-2029 Transportation Improvement Program have been programmed for EB-5995 Lawndale Drive Sidewalk Project;

WHEREAS, the sidewalk improvements will improve accessibility and safety and will connect pedestrians and bicyclists to schools, commercial services, transit, places of worship, and parks;

WHEREAS, NCDOT has agreed to reimburse the city 80% of the right-of-way, utilities and construction expenses;

WHEREAS, the City will implement the project phases as per the requirements listed in the Municipal Agreement; and

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

That said project is hereby formally approved by the City Council of the City of Greensboro and the City Manager is hereby empowered to sign and execute the agreement with the NCDOT for the Lawndale Drive Sidewalk Project EB-5995.



City of Greensboro

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

Agenda Report

File Number: 2022-784

Agenda Item# G.9.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-784 Ordinance in the Amount of \$429,000 Establishing the Budget for EB-5995: Lawndale Drive Sidewalk Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 336-373-2861

Contact 2 and Phone: Tyler Meyer, 336-373-2254

PURPOSE:

A budget ordinance needs to be approved to establish the budget for a municipal agreement with the NC Department of Transportation for EB-5995: Lawndale Drive Sidewalk Project.

BACKGROUND:

Project EB-5995 will construct sidewalks where none exist from Martinsville Road to Lake Brandt Road. The project will complete sidewalks that serve residential and commercial properties as well as parks along Lawndale Drive. It will also add pedestrian signals at signalized intersections.

NCDOT agreed to reimburse the City for 80% of eligible design, right-of-way, and construction costs for project EB-5997 after the Metropolitan Planning Organization (MPO) submitted the project for consideration under the Prioritization 5.0 project selection process. The Department will provide a future supplemental agreement to add funding for the right-of-way and construction phases for 80% reimbursement once the design work is far enough along to have a better indication of likely cost of the right-of-way and construction phases.

The Municipal Agreement defines the cost for the project, and responsibilities of the City and the NCDOT, including the terms to which the City must comply in order to receive reimbursements for project costs.

BUDGET IMPACT:

Funding for this project will be as follows:

\$343,200 (80%) Federal Grant

\$ 85,800 (20%) Local Match

\$429,000

ACCOUNT NUMBER:

The local match for this project will come from 2016 bond fund account 481-4501-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached budget ordinance establishing the budget for EB-5995: Lawndale Drive Sidewalk Project.

ORDINANCE IN THE AMOUNT OF \$429,000 ESTABLISHING THE BUDGET FOR EB-5995
LAWNDALE DRIVE SIDEWALK PROJECT

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

Section 1

That the appropriation for EB-5995: Lawndale Drive Sidewalk Project budget be established as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-4591-01.5410	Professional Services-Capital Project	\$ 50,000
401-4591-01.6012	Land Right-of-Way	\$100,000
401-4591-01.6015	Sidewalk Construction	\$279,000
	Total	\$429,000

And, that this project be financed by increasing the following revenues:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-4591-01.7100	Federal Grant	\$343,200
401-4591-01.9481	Transfer from Bond Account	\$ 85,800
	Total	\$429,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-790

Agenda Item# G.10.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-790 Resolution Authorizing Municipal Agreement in the Amount of \$403,000 with NC Department of Transportation for EB-5997 Green Valley Road Sidewalk Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 3 & 4

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 336-373-2861

Contact 2 and Phone: Tyler Meyer, 336-373-2254

PURPOSE:

A resolution needs to be approved to authorize the municipal agreement with the NC Department of Transportation for EB-5997 Green Valley Road Sidewalk Project.

BACKGROUND:

Project EB-5997 will construct new and improve existing sidewalks between Madison Avenue and Westover Terrace. The project will improve pedestrian safety, accessibility, and comfort and will connect pedestrians and bicyclists to a range of destinations including commercial and office uses, the Greensboro Arboretum, the Lake Daniel Greenway, public transportation, and the future A&Y Greenway.

NCDOT agreed to reimburse the City for 80% of eligible design, right-of-way, and construction costs for project EB-5997 after the Metropolitan Planning Organization (MPO) submitted the project for consideration under the Prioritization 5.0 project selection process. The Department will provide a future supplemental agreement to add funding for the right-of-way and construction

phases for 80% reimbursement once the design work is far enough along to have a better indication of likely cost of the right-of-way and construction phases.

The Municipal Agreement defines the cost for the project, and responsibilities of the City and the NCDOT, including the terms to which the City must comply in order to receive reimbursements for project costs.

BUDGET IMPACT:

Funding for this project will be as follows:

\$322,000 (80%) Federal Grant
\$ 81,000 (20%) Local Matching Funds
\$403,000

ACCOUNT NUMBER:

Local matching funds for this project will come from 2016 bond fund account 481-4501-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution authorizing the municipal agreement with the NC Department of Transportation for EB-5997 Green Valley Road Sidewalk Project.

RESOLUTION AUTHORIZING MUNICIPAL AGREEMENT IN THE AMOUNT OF
\$403,000 WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR
EB-5997 GREEN VALLEY ROAD SIDEWALK PROJECT AGREEMENT

WHEREAS, funds allocated through the State's 2020-2029 Transportation Improvement Program have been programmed for EB-5997 Green Valley Road Sidewalk Project;

WHEREAS, the sidewalk improvements will improve accessibility and safety and will connect pedestrians and bicyclists to schools, commercial services, transit, places of worship, and parks;

WHEREAS, NCDOT has agreed to reimburse 80% of the right-of-way, utilities and construction expenses; 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 is hereby empowered to sign and execute the agreement with the NCDOT for the Green Valley Road Sidewalk Project EB-5997.



City of Greensboro

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

Agenda Report

File Number: 2022-794

Agenda Item# G.11.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-794 Ordinance in the Amount of \$403,000 Establishing the Budget for EB-5997 Green Valley Road Sidewalk Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 3 & 4

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 336-373-2861

Contact 2 and Phone: Tyler Meyer, 336-373-2254

PURPOSE:

A budget ordinance needs to be approved to establish the budget for a municipal agreement with the NC Department of Transportation for EB-5997 Green Valley Road Sidewalk Project.

BACKGROUND:

Project EB-5997 will construct new and improve existing sidewalks between Madison Avenue and Westover Terrace. The project will improve pedestrian safety, accessibility, and comfort and will connect pedestrians and bicyclists to a range of destinations including commercial and office uses, the Greensboro Arboretum, the Lake Daniel Greenway, public transportation, and the future A&Y Greenway.

NCDOT agreed to reimburse the City for 80% of eligible design, right-of-way, and construction costs for project EB-5997 after the Metropolitan Planning Organization (MPO) submitted the project for consideration under the Prioritization 5.0 project selection process. The Department will provide a future supplemental agreement to add funding for the right-of-way and construction

phases for 80% reimbursement once the design work is far enough along to have a better indication of likely cost of the right-of-way and construction phases.

The Municipal Agreement defines the cost for the project, and responsibilities of the City and the NCDOT, including the terms to which the City must comply in order to receive reimbursements for project costs.

BUDGET IMPACT:

Funding for this project will be as follows:

\$322,000 (80%) Federal Grant
\$ 81,000 (20%) Local Matching Funds
\$403,000

ACCOUNT NUMBER:

Local matching funds for this project will come from 2016 bond fund account 481-4501-01.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached budget ordinance establishing the budget for EB-5997 Green Valley Road Sidewalk Project.

ORDINANCE IN THE AMOUNT OF \$403,000 ESTABLISHING THE BUDGET FOR EB-5997
GREEN VALLEY ROAD SIDEWALK PROJECT

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

Section 1

That the appropriation for the Project EB-5997: Green Valley Road Sidewalk Project budget be established as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-4590-01.5410	Professional Services-Capital Project	\$ 50,000
401-4590-01.6012	Land Right-of-Way	\$100,000
401-4590-01.6015	Sidewalk Construction	\$253,000
	Total	\$403,000

And, that this project be financed by increasing the following revenues:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-4590-01.7100	Federal Grant	\$322,000
401-4590-01.9481	Transfer from Bond Account	\$ 81,000
	Total	\$403,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-835

Agenda Item# G.12.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-835 Resolution of Support for US-29 Service Road Study in the Amount of \$250,000 with the North Carolina Department of Transportation

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, AICP, 373-2861

Contact 2 and Phone: Chris Spencer, PE, 433-7218

PURPOSE:

The NCDOT Board of Transportation requires a resolution of support to allocate funds for a service road study in the vicinity of US 29 to identify access control, right of way and impacts.

BACKGROUND:

GS 136-11.1 requires NCDOT to request a municipal resolution demonstrating support for projects prior to the allocation of funds by the Board of Transportation. \$250,000 will be allocated by NCDOT to complete a study of service road needs associated with STIP project R-5889 on US-29 in northeast Greensboro. This project will improve US-29 between Hicone Road and Business US-29 in Rockingham County to interstate standards (I-785). This project is currently scheduled to begin in 2027.

Results of this study will inform and refine the Greensboro Collector Street Plan and support essential connectivity for future development in the vicinity of US 29, future I-785.

BUDGET IMPACT:

None.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the resolution of support for the US-29 Service Road Study.

RESOLUTION OF SUPPORT REGARDING US-29 SERVICE ROAD STUDY

WHEREAS, G.S. 136-11.1 requires that the North Carolina Department of Transportation ("NCDOT") request a resolution from all municipalities and counties affected by certain planned transportation projects to express their views on the project prior to any action taken by the North Carolina Board of Transportation ("Board");

WHEREAS, the Department has proposed committing in excess of \$250,000 for a service road study on US -29 along R-5889 corridor to determine control access, right of way and impacts;

WHEREAS, pursuant to G.S. 136-11. 1, the City is provided the opportunity to state its views on the project through this resolution before action of the Board;

WHEREAS, the Department and the Board shall consider, but shall not be bound by, the views of the City regarding the Project; and

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

That the City supports the Project because it will enhance the safety of the traveling public in the area and requests the Department and the Board approve the Project.



City of Greensboro

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

Agenda Report

File Number: 2022-844

Agenda Item# G.13.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-844 Ordinance Reducing GTA Grant Fund Budget by \$6,493 for Federal Fiscal Year 2021 FTA Section 5310 Urbanized Area Formula Grant to Reallocate Funds to the City

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 373-2861

Contact 2 and Phone: Bruce Adams, 412-6237

PURPOSE:

A budget ordinance is needed to reallocate FFY 2021 Section 5310 funds from a County project to a City project.

BACKGROUND:

The Federal Transit Administration (FTA) awarded federal funds under the FFY 21 Section 5310 Urbanized Area Formula Grant program to the Greensboro Urban Area. Under the locally adopted Transit Resource Allocation Plan, Guilford County Transportation and Mobility Services (TAMS) was allocated \$34,989 in federal funds to support eligible operating costs. The County match for this project was also \$34,989.

Recently Guilford County TAMS notified the City they do not have enough eligible expenses to use the remaining unexpended funds. The unused federal funds in the amount of \$8,658 will be shifted to the City project to support additional expenses. The local match for this project will be \$2,165.

BUDGET IMPACT:

The City of Greensboro project will increase as follows:

\$ 8,658	Federal Grant
<u>\$ 2,165</u>	Transfer from Transit Fund
\$10,823	

The Guilford County TAMS project account will decrease as follows:

(\$ 8,658)	Federal Grant
<u>(\$ 8,658)</u>	Local In-Kind Services
(\$17,316)	

ACCOUNT NUMBER:

The additional local match will come from GTA Operating account 564-4731-01.6567.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached ordinance reducing the GTA Grant Fund Budget for FFY 2021 FTA Section 5310 Urbanized Area Formula Grant to Reallocate Funds to the City.

ORDINANCE REDUCING GTA GRANT FUND BUDGET BY \$6,493 FOR FEDERAL
FISCAL YEAR 2021 FTA SECTION 5310 URBANIZED AREA FORMULA GRANT TO
REALLOCATE FUNDS TO THE CITY

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

Section 1

That the GTA Grant Fund Budget be INCREASED as follows for the FY 2021 FTA Section 5310 grant to support GTA Access GSO operational expenses:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
567-4545-01.5423	Contracted Transportation	\$10,823
	Total	\$10,823

And, that INCREASE be financed by increasing the following revenues:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
567-4545-01.7100	Federal Grant	\$ 8,658
567-4545-01.9564	Transfer from Transit Fund	\$ 2,165
	Total	\$10,823

Section 2

That the GTA Grant Fund Budget be DECREASED as follows for the FY 2021 FTA Section 5310 Grant to support Guilford County TAMS:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
567-4545-02.5429	Other Contracted Services	\$ 8,658
567-4545-02.5928	In-Kind Services	\$ 8,658
	Total	\$17,316

And, that DECREASE be offset by decreasing the following revenues:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
567-4545-02.7100	Federal Grant	\$ 8,658
567-4545-02.8695	Local-In-Kind Services	\$ 8,658
	Total	\$17,316

Section 3

And, that this budget ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-845

Agenda Item# G.14.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 845 Resolution Approving Changes in State Highway System on Gate City Boulevard within the Corporate Limits of the City Of Greensboro in the Amount of \$2,043.34 with the North Carolina Department of Transportation

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 1, 4

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn: 373-2861

Contact 2 and Phone: Chris Spencer: 433-7218

PURPOSE:

The resolution requests the North Carolina Department of Transportation remove portions of Gate City Blvd (SR 4121 and SR 4240) from the State Highway System and add it to the municipal street system.

BACKGROUND:

The North Carolina Department of Transportation has requested a resolution in support of the abandonment of a portion of this street from the State Highway System subsequent to the completion of the Gate City Blvd Streetscape project. GDOT staff has reviewed the request and concurs with the recommendation. Deletion of this street from the State Highway System will make this 1.44 miles of Gate City Boulevard eligible for maintenance funding through the Powell Bill program upon approval by the State Board of Transportation.

BUDGET IMPACT:

Approval of the attached resolution will enable the City to receive an estimated additional \$2,043.34 in annual funding through the State street-aid “Powell Bill” program.

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution.

RESOLUTION APPROVING CHANGES IN STATE HIGHWAY SYSTEM STREETS
ON GATE CITY BOULEVARD
WITHIN THE CORPORATE LIMITS OF THE CITY OF GREENSBORO

WHEREAS, in reviewing the status of State Highway System Streets with officials of the North Carolina Department of Transportation, it has been determined that certain deletions should be made on the State Highway System Streets within the corporate limits of the City of Greensboro due to various changes in functionality and street connectivity;

WHEREAS, the City completed a streetscape project on Gate City Blvd between Coliseum Blvd and Pinecroft Road and NCDOT has requested that this portion of street be abandoned from the State Maintenance System;

WHEREAS, there are certain streets which should be deleted from the State Highway System Plan for state responsibility and maintenance, said streets being as shown on the attached list which are made a part hereof; and

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

That deletions in the State Highway System as shown below are hereby approved and to become effective upon approval by the North Carolina Board of Transportation.

NAME	SR #	FROM	TO	LENGTH (mi)
Gate City Blvd	4121	Patterson Street	I-40 WB Ramp	1.02
Gate City Blvd	4240	Coliseum Blvd / Chapman St	Patterson Street	0.42



City of Greensboro

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

Agenda Report

File Number: 2022-856

Agenda Item# G.15.

Agenda Date: 8/16/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 856 Resolution To Amend the Joint Cooperative Agreement With
Greensboro/Guilford/Burlington/Alamance HOME Housing Consortium

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Cynthia Blue, Ext 7376

PURPOSE:

The City of Greensboro, as Lead Entity of the Greensboro HOME Consortium, seeks to amend the existing Joint Cooperative Agreement between Greensboro, Guilford, Burlington, and Alamance. The amendment codifies required and suggested HUD provisions, strengthens funding and compliance requirements, and updates outdated program references.

BACKGROUND:

The City of Greensboro serves as the lead agency of the Greensboro HOME Consortium that also includes Guilford County, the City of Burlington, and Alamance County pursuant to the Joint Cooperative Agreement entered into by said parties and dated June 24, 2004. As the lead HOME Consortium agency, the City of Greensboro is responsible for Consortium compliance with HUD requirements and has the authority to disperse HUD granted HOME funds among the Consortium members. This consortium arrangement allows smaller municipalities to access HOME program funds for eligible housing activities.

The participating jurisdictions' governing bodies will vote on resolution approval at their regular August 2022 meetings.

BUDGET IMPACT:

No budget impact. Funding for this agreement will be provided from HOME Consortium funds awarded by the US Department of Housing and Urban Development.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council amend the Joint Cooperative Agreement with Guilford County, City of Burlington, and Alamance County.

RESOLUTION TO AMEND THE JOINT COOPERATIVE AGREEMENT WITH
GREENSBORO/GUILFORD/BURLINGTON/ALAMANCE HOME HOUSING
CONSORTIUM

WHEREAS, under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, the Secretary of the Department of Housing and Urban Development is authorized to make HOME Program grants for the conduct of HOME Programs;

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed a Housing Consortium to receive HOME funding;

WHEREAS, the City of Greensboro serves as Lead Entity of the Greensboro HOME Consortium pursuant to the Joint Cooperative Agreement entered into by said parties on June 24, 2004;

WHEREAS, as the lead HOME Consortium agency, the City of Greensboro has the authority to disperse HUD granted HOME funds among the Consortium members;

WHEREAS, the Greensboro HOME Consortium automatically renewed for the three-year Consortia qualification period 2022-2024 beginning July 1, 2022 ending June 30, 2024;

WHEREAS, the Participating Governments mutually desire to modify the terms of the Joint Cooperative Agreement in accordance with HUD guidelines; and

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

That the Mayor, as Chief Elected Official, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself to sign the amended Joint Cooperative Agreement.



City of Greensboro

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

Agenda Report

File Number: 2022-857

Agenda Item# G.16.

Agenda Date: 8/16/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 857 Ordinance To Amend FY 20-21 Home Program Income in the Amount \$89,161

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: N/A

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Eunika Smalls, Ext 2993

PURPOSE:

City Council consideration is requested for a budget ordinance amending the FY 20-21 HOME Program Grant Project Budget Ordinance for the Greensboro, Guilford County, Burlington and Alamance Consortium.

BACKGROUND:

The Neighborhood Development Department's FY 20-21 HOME program grant project budget ordinance, including entitlement funding and estimated program income, was approved by City Council in June 2019.

Beginning with grant year 2015, HUD program regulations changed and now require grant-based accounting for the City's HOME program which means that program income received during the fiscal year must reconciled with the federal system and recognized in the City's budget. The amount of program income received in FY 20-21 for the HOME program was more than the

estimate at the beginning of the year. The requested ordinance amendment will correctly recognize the actual program income received by the City.

BUDGET IMPACT:

The increased appropriation for FY 20-21 HOME Program, in the amount of \$89,161.00, is reflected in the attached ordinance.

ACCOUNT NUMBER:

213-9020-02.5282

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the budget ordinance amending FY 20-21 HOME Program Grant Project Budget Ordinance for the Greensboro, Guilford County, Burlington and Alamance Consortium.

ORDINANCE AMENDING FY 20-21 HOME BUDGET

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

Section 1

That the FY 20-21 HOME Budget of the City of Greensboro is hereby amended as follows:

That the appropriations be increased, as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
213-9020-02.5282	Affordable Housing RFP	\$89,161

And, that this increase is financed by the following revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
213-9020-01.7420	Mortgage Collections	\$89,161

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-858

Agenda Item# G.17.

Agenda Date: 8/16/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 858 Ordinance Amend FY 21-22 HOME Program Income in the Amount of \$208,591

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: N/A

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Eunika Smalls, Ext 2993

PURPOSE:

City Council consideration is requested for a budget ordinance amending the FY 21-22 HOME Program Grant Project Budget Ordinance for the Greensboro, Guilford County, Burlington and Alamance Consortium.

BACKGROUND:

The Neighborhood Development Department's FY 21-22 HOME program grant project budget ordinance, including entitlement funding and estimated program income, was approved by City Council in June 2020.

Beginning with grant year 2015, HUD program regulations changed and now require grant-based accounting for the City's HOME program which means that program income received during the fiscal year must reconciled with the federal system and recognized in the City's budget. The amount of program income received in FY 21-22 for the HOME program was more than the

estimate at the beginning of the year. The requested ordinance amendment will correctly recognize the actual program income received by the City.

BUDGET IMPACT:

The increased appropriation for FY 21-22 HOME Program, in the amount of \$208,591, is reflected in the attached ordinance.

ACCOUNT NUMBER:

213-9021-02.5282

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the budget ordinance amending FY 20-21 HOME Program Grant Project Budget Ordinance for the Greensboro, Guilford County, Burlington and Alamance Consortium.

ORDINANCE AMENDING FY 21-22 HOME BUDGET

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

Section 1

That the FY 21-22 HOME Budget of the City of Greensboro is hereby amended as follows:

That the appropriations be increased, as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
213-9021-02.5282	Affordable Housing RFP	\$208,591

And, that this increase is financed by the following revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
213-9021-01.7420	Mortgage Collections	\$208,591

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-859

Agenda Item# G.18.

Agenda Date: 7/28/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 859 Ordinance to Amend FY 20-21 CDBG Program Income funds in the Amount of \$53,036

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: N/A

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Eunika Smalls, Ext 2993

PURPOSE:

City Council consideration is requested for a budget ordinance amending the FY 20-21 CDBG Program Grant Project Budget Ordinance.

BACKGROUND:

The Neighborhood Development Department's FY 20-21 CDBG program grant project budget ordinance, including entitlement funding and estimated program income, was approved by City Council in June 2019.

Beginning with grant year 2015, HUD program regulations changed and now require grant-based accounting for the City's CDBG program which means that program income received during the fiscal year must reconciled with the federal system and recognized in the City's budget. The amount of program income received in FY 20-21 for the CDBG program was more than the estimate at the beginning of the year. The requested ordinance amendment will correctly recognize the actual program income received by the City.

BUDGET IMPACT:

The increased appropriation for FY 20-21 CDBG Program, in the amount of \$53,036, is reflected in the attached ordinance.

ACCOUNT NUMBER:

212-2120-01.7420

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the budget ordinance amending FY 20-21 CDBG Program Grant Project Budget Ordinance.

ORDINANCE AMENDING FY 20-21 CDBG BUDGET

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

Section 1

That the FY 20- 21CDBG Budget of the City of Greensboro is hereby amended as follows:

That the appropriations be increased, as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
212-2121-13.5291	Section 108 Loan Repayment	\$53,036

And, that this increased is financed by the following revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
212-2120.01.7420	Mortgage Collection	\$53,036

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-860

Agenda Item# G.19.

Agenda Date: 8/16/2022. **Department:** Housing and Neighborhood Development
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 860 Ordinance to Amend CDBG FY 21-22 Program Income in the Amount of 76,846

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: N/A

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michelle Kennedy, Ext 2509

Contact 2 and Phone: Eunika Smalls, Ext 2993

PURPOSE:

City Council consideration is requested for a budget ordinance amending the FY 21-22 CDBG Program Grant Project Budget Ordinance.

BACKGROUND:

The Neighborhood Development Department's FY 21-22 CDBG program grant project budget ordinance, including entitlement funding and estimated program income, was approved by City Council in June 2020.

Beginning with grant year 2015, HUD program regulations changed and now require grant-based accounting for the City's CDBG program which means that program income received during the fiscal year must reconciled with the federal system and recognized in the City's budget. The amount of program income received in FY 21-22 for the CDBG program was more than the estimate at the beginning of the year. The requested ordinance amendment will correctly recognize the actual program income received by the City.

BUDGET IMPACT:

The increased appropriation for FY 21-22 CDBG Program, in the amount of \$76,846, is reflected in the attached ordinance.

ACCOUNT NUMBER:

212-2120-01.7420

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the budget ordinance amending FY 21-22 CDBG Program Grant Project Budget Ordinance.

ORDINANCE AMENDING FY 21-22 CDBG BUDGET

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

Section 1

That the FY 21- 22CDBG Budget of the City of Greensboro is hereby amended as follows:

That the appropriations be increased, as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
212-2121-13.5291	Section 108 Loan Repayment	\$76,846

And, that this increased is financed by the following revenue:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
212-2120.01.7420	Mortgage Collection	\$76,846

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-862

Agenda Item# G.20.

Agenda Date: 8/16/2022. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 -862 Resolution Authorizing Acceptance of Dedication of One Drainageway and Open Space Parcel from GHD Reedy Fork, LLC

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Nasha McCray, 433-7360

Contact 2 and Phone: Shawna Tillery, 373-7808

PURPOSE:

The Parks and Recreation Department is in the process of accepting a designated drainageway and open space parcel, as described on the approved and recorded subdivision plat, listed below. City Council approval of acceptance is requested.

BACKGROUND:

The subject property is located at the following address:

- Parcel #7898575347 was dedicated by GHD-Reedy Fork, LLC to City of Greensboro, and the public as drainage way, open space and utility easement on the Final Plat of the Villages of Reedy Fork Ranch in Plat Book 183 Page 91 and Page 92 dated July 13, 2022. This parcel, also known as 5188-OS Turner Smith Road, is approximately 1.613 acres, is zoned PUD and is located in Council District 2.

BUDGET IMPACT:

Funding for the minimal maintenance of the drainage way and open space area is currently budgeted in the Field Operations Right-of Way maintenance budget.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the resolution to formally accept the dedication of the drainageway and open space parcel, known as 5188-OS Turner Smith Road, on the Final Plat for the Villages of Reedy Fork Ranch.

**RESOLUTION AUTHORIZING ACCEPTANCE OF DEDICATION OF ONE DRAINAGE
WAY AND OPEN SPACE PARCELS FROM GHD REEDY FORK, LLC.**

WHEREAS, pursuant to North Carolina General Statutes 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 #7898575347 was dedicated by GHD-Reedy Fork, LLC to City of Greensboro, and the public as drainage way, open space and utility easement on the Final Plat of the Villages of Reedy Fork Ranch in Plat Book 183 Page 91 and Page 92 dated July 13, 2022. This parcel, also known as 5188-OS Turner Smith Road, is approximately 1.613 acres, is zoned PUD and is located in Council District 2;

WHEREAS, the indicated drainage way, floodplain, and open space areas on the recorded subdivision plats have been reviewed and recommended for acceptance;

WHEREAS, it is deemed in the best interest of the City to formally accept the dedication of these drainage way, floodplain, park 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.



City of Greensboro

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

Agenda Report

File Number: 2022-855

Agenda Item# G.21.

Agenda Date: 8/16/2022. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 855 Ordinance in the Amount of \$40,000 Amending the Parks and Recreation Bond Fund Budget for the Spencer Love Tennis Complex Improvement Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 3

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Nasha McCray, 433-7360

Contact 2 and Phone: Kobe Riley, 373-3275

PURPOSE:

To amend the initial budgeted amount of private contributions for the Spencer Love Tennis Complex facility improvements, a budget ordinance is needed in accordance with current City fiscal procedures.

BACKGROUND:

At its January 6, 2015 meeting, City Council approved a budget ordinance establishing a preliminary project budget for improvements at Spencer Love Tennis Center (Item #15-0030). The original project budget reflected donations and private contributions of \$190,000.

At its February 7, 2017 meeting, City Council approved a budget ordinance increasing the amount of anticipated private contributions by an additional \$275,000, making the total committed \$465,000 (Item # 17-0050).

To date, the City has received donations and private contributions totaling \$425,000 of the \$465,000 initially budgeted for the Spencer Love Tennis Complex facility improvements. Bond proceeds in Fund 472 have been fully expended and the fund is being closed out. The last donation related to the Spencer Love Tennis Complex will be utilized in Parks and Recreation Bond Fund 482.

BUDGET IMPACT:

The adoption of this budget ordinance appropriates a \$40,000 donation received May 20, 2022. These funds are to be expended from Parks and Recreation Bond Fund 482.

ACCOUNT NUMBER:

482-5001-04

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance amending the project budget for Spencer Love Tennis Complex improvements to align the amount of private contributions to the amount that has been received to date.

ORDINANCE AMENDING PARKS AND RECREATION BOND FUND BUDGET TO AMEND THE
BUDGET FOR THE SPENCER LOVE TENNIS COMPLEX IMPROVEMENTS

Section 1

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

That the Parks and Recreation Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Parks and Recreation Bond Fund Budget be decreased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
482-5001-04.5613	Maintenance & Repair-Buildings	<u>\$40,000</u>
TOTAL:		\$40,000

And, that this decrease be financed by decreasing the Parks and Recreation Bond Fund Balance:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
482-5001-04.8620	Donations & Private Contributions	<u>\$40,000</u>
TOTAL:		\$40,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-780

Agenda Item# G.22.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-780 Resolution Calling a Public Hearing for September 20, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 6001 Burlington Road – 13.25-Acres (Janice and Benny Vickers)

Council Priority: Place an ‘x’ in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Janice and Benny Vickers are requesting annexation of the property located at 6001 Burlington Road, generally described as north of Burlington Road and east of Knox Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition’s sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition’s sufficiency,

3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 3 on the Anticipated Growth Maps in the Comprehensive Plan, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

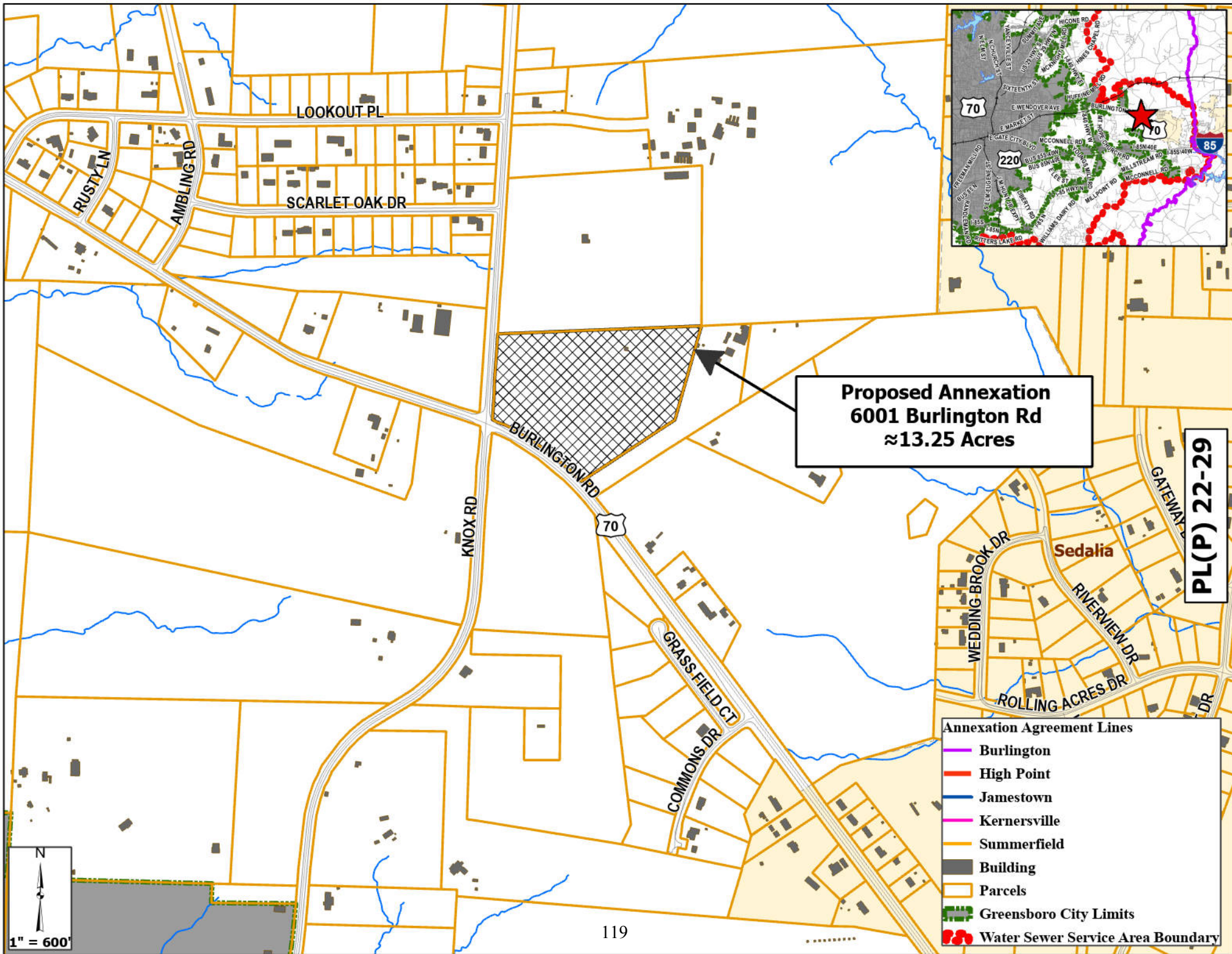
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) and Planning and Zoning Commission will consider this annexation at their August meeting.

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for September 20, 2022, on the annexation of the above-mentioned property to the City of Greensboro.





AMBLING RD

RUSTY LN

LOOKOUT PL

SCARLET OAK DR

70

KNOX RD

BURLINGTON RD

GRASS FIELD CT
COMMONS DR

SIMMONS LAKE DR

BURNSIDE RD

DANSBY DR

MARTINGALE DR

BLUE LANTERN RD

**Proposed Annexation
6001 Burlington Rd
≈13.25 Acres**

PL(P) 22-29

Sedalia

WEDDING BROOK DR

RIVerview DR

ROLLING WHEATSTONE DR
ACRES DR

ROCKHURST DR



1" = 600'

120

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 20, 2022 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 6001 BURLINGTON ROAD – 13.25-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 20th day of September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 6001 BURLINGTON ROAD – 13.25-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 found axle at the northwest corner of Lot 1 of Benny Ray Vickers, as recorded in Plat Book 155, Page 146, said axle having a North Carolina Grid Coordinate value of North 848,812.74 feet, East 1,811,930.39 feet; thence with the western line of said Lot 1 S 15°29'06" W 498.54 feet to a point; thence continuing with said western line and the southwestwardly projection thereof S 56°09'28" W 571.04 feet to a 5/8" capped iron rod set on the northern right-of-way line of Burlington Road (U.S. Highway 70); thence the following five (5) courses and distances with said northern right-of-way line: 1) N 46°05'56" W 101.50 feet to a 5/8" capped iron rod set, 2) N 50°03'46" W 99.80 feet to a nail found, 3) N 54°03'52" W 102.06 feet to a 5/8" capped iron rod set, 4) N 57°37'40" W 99.74 feet to a 5/8" capped iron rod set, and 5) N 63°16'36" W 160.37 feet to a 5/8" capped iron rod set on the eastern right-of-way line of Knox Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 03°57'49" E 397.49 feet to a 1/2" iron pipe found, and 2) N 03°10'42" E 16.19 feet to a 5/8" capped iron rod set; thence with the northern line of Benny R. and Janice M. Vickers, as described in Exhibit A in Deed Book 6798, Page 140, N 86°22'16" E 1,040.87 feet to the point and place of BEGINNING, being all that parcel of land described in said Exhibit A, containing approximately 13.25 acres. All plats and 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 January 1, 2023, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 5/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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 on January 1, 2023.

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

That Tuesday, September 20, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-781

Agenda Item# G.23.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-781 Resolution Calling a Public Hearing for September 20, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 222 and 226 Clapp Farms Road – 31.4-Acres (Mount Pleasant UMC and the Estate of Elizabeth Norris)

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #1

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Mount Pleasant United Methodist Church and the Estate of Elizabeth Norris are requesting annexation of the property located at 222 and 226 Clapp Farms Road, generally described as northwest of Clapp Farms Road and west of Mount Hope Church Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,

3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and

4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

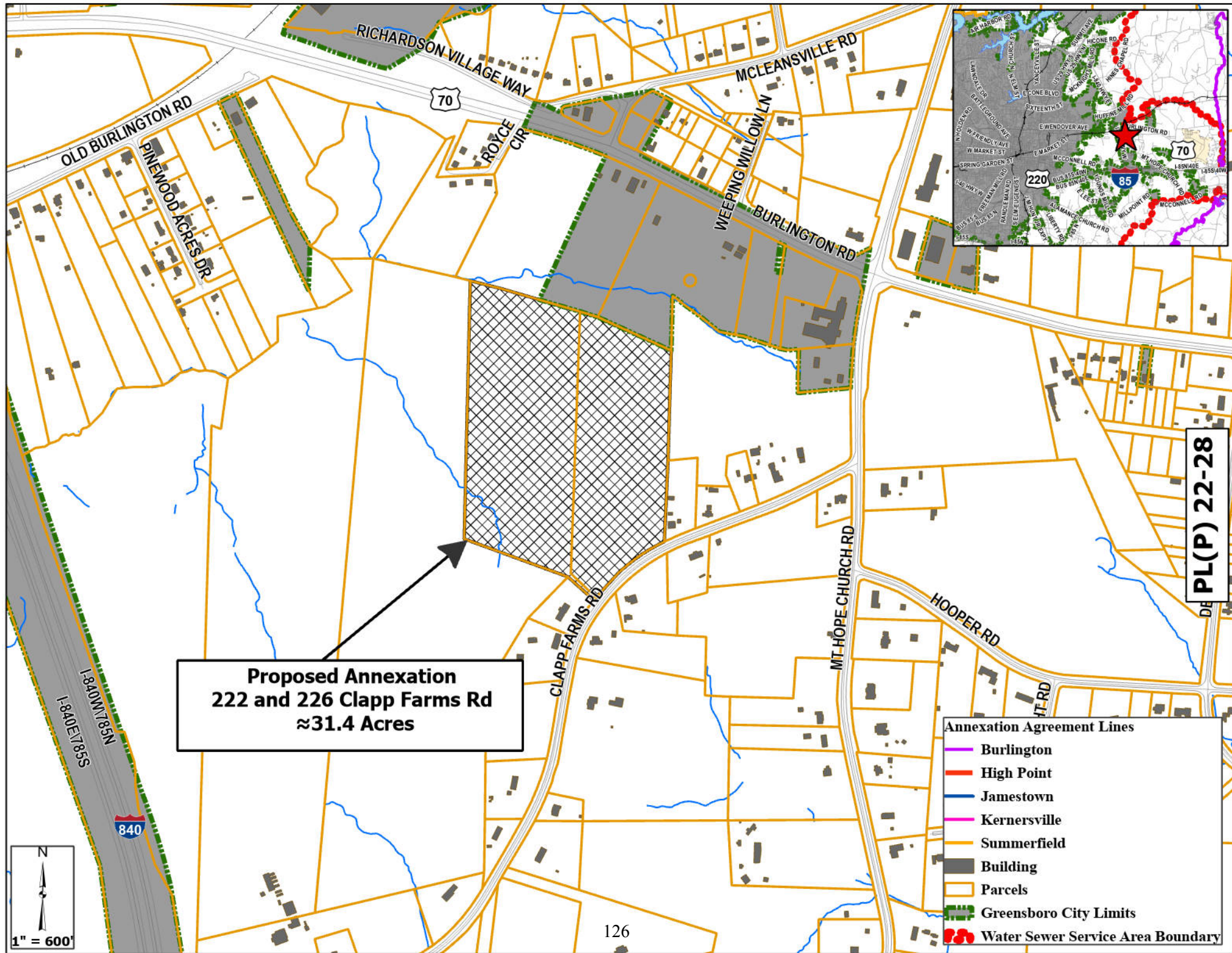
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) and the Planning and Zoning Commission will consider this annexation at their August meeting.

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for September 20, 2022, on the annexation of the above-mentioned property to the City of Greensboro.





Proposed Annexation
222 and 226 Clapp Farms Rd
≈31.4 Acres

PL(P) 22-28





GREENSBORO ANNEXATION PETITION

Date

7/1/22

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☒ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached EXHIBIT "A".

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	Mt. Pleasant United Methodist Church c/o Larry Overbey, Chairman, Board of Trustees 5120 Burlington Road, Greensboro, NC 27405	No	
2.	The Estate of Elizabeth C. Norris c/o Claude D. Smith, Jr., Executor 870 W. King Street, Ste. B, Boone, NC 28607	No	
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/30/22

Received By: L. Carter



GREENSBORO ANNEXATION PETITION

Date 06-28-2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

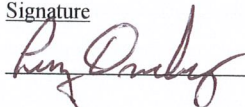
 CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

 NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached EXHIBIT "A".

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?** (Indicate yes or no.)</u>	<u>Signature</u>
1.	Mt. Pleasant United Methodist Church c/o Larry Overbey, Chairman, Board of Trustees 5120 Burlington Road, Greensboro, NC 27405	No	
2.	The Estate of Elizabeth C. Norris c/o Claude D. Smith, Jr., Executor 870 W. King Street, Ste. B, Boone, NC 28607	No	
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/30/22 Received By: L. Carter



GREENSBORO ANNEXATION PETITION

Date 6/22/2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☒ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached EXHIBIT "A".

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?**</u> (Indicate yes or no.)	<u>Signature</u>
1.	Mt. Pleasant United Methodist Church c/o Reverend Andrew Brown 5120 Budington Road, Greensboro, NC 27405	No	
2.	The Estate of Elizabeth C. Norris c/o Claude D. Smith, Jr., Executor 870 W. King Street, Ste. B, Boone, NC 28607	No	
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/30/22

Received By: L. Carter

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 20, 2022 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 222 AND 226 CLAPP FARMS ROAD – 31.4-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 20th day of September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 222 AND 226 CLAPP FARMS ROAD – 31.4-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 in the existing (as of June 30, 2022) Greensboro satellite city limits, said point being the southwest corner of that annexation approved in Ordinance #22-085 and shown on City of Greensboro Annexation Drawing D-3332; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 66° 04' 07" E 411.99 feet with the north line of land of Mt. Pleasant United Methodist Church, as recorded in Deed Book 3213, Page 467, to a point in the west line of land of Boyd L. and Jerry L. Summers, as recorded in Deed Book 7359, Page 2701; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the west lines of Summers and James E. and Tracey D. Langley, as recorded in Deed Book 7737, Page 2330, S 01° 28' 36" W 996.39 feet to an existing nail in the northern margin of Clapp Farms Road (SR#3041); thence with said road S 51° 26' 13" W 483.98 feet to an existing iron pipe at the easternmost corner of Rock R. and Janice J. Woodland, as recorded in Deed Book 7303, Page 1755; thence with Woodland's northeast line N 46° 46' 02" W 177.37 feet to an existing iron pipe at the easternmost corner of David R., Charles A., and John A. Clapp, as recorded in Deed Book 8632, Page 1442; thence with Clapp's east line N 73° 46' 31" W 546.10 feet to an existing iron pipe; thence with Clapp's east line N 01° 28' 28" E 1,379.84 feet to an existing iron pipe in the south line of June Daisy, LLC, as recorded in Deed Book 8339, Page 393; thence with said south line S 75° 18' 02" E 161.67 feet to an existing iron pipe, thence with said south line S 73° 12' 58" E approximately 200 feet to a point in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the south line of said LLC S 73° 12' 58" E approximately 310 feet to the point and place of BEGINNING, and containing approximately 31.4 acres. All 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, September 20, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-782

Agenda Item# G.24.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-782 Resolution Calling a Public Hearing for September 20, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 4513 McKnight Mill Road – 15.097-Acres (Joan Renee Anderson)

Council Priority: Place an ‘x’ in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Joan Renee Anderson is requesting annexation of the property located at 4513 McKnight Mill Road, generally described as west of McKnight Mill Road and on both sides of Whiterock Road. The portion of right-of-way containing Whiterock Road is annexed as part of this request. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition’s sufficiency,

2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,
3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

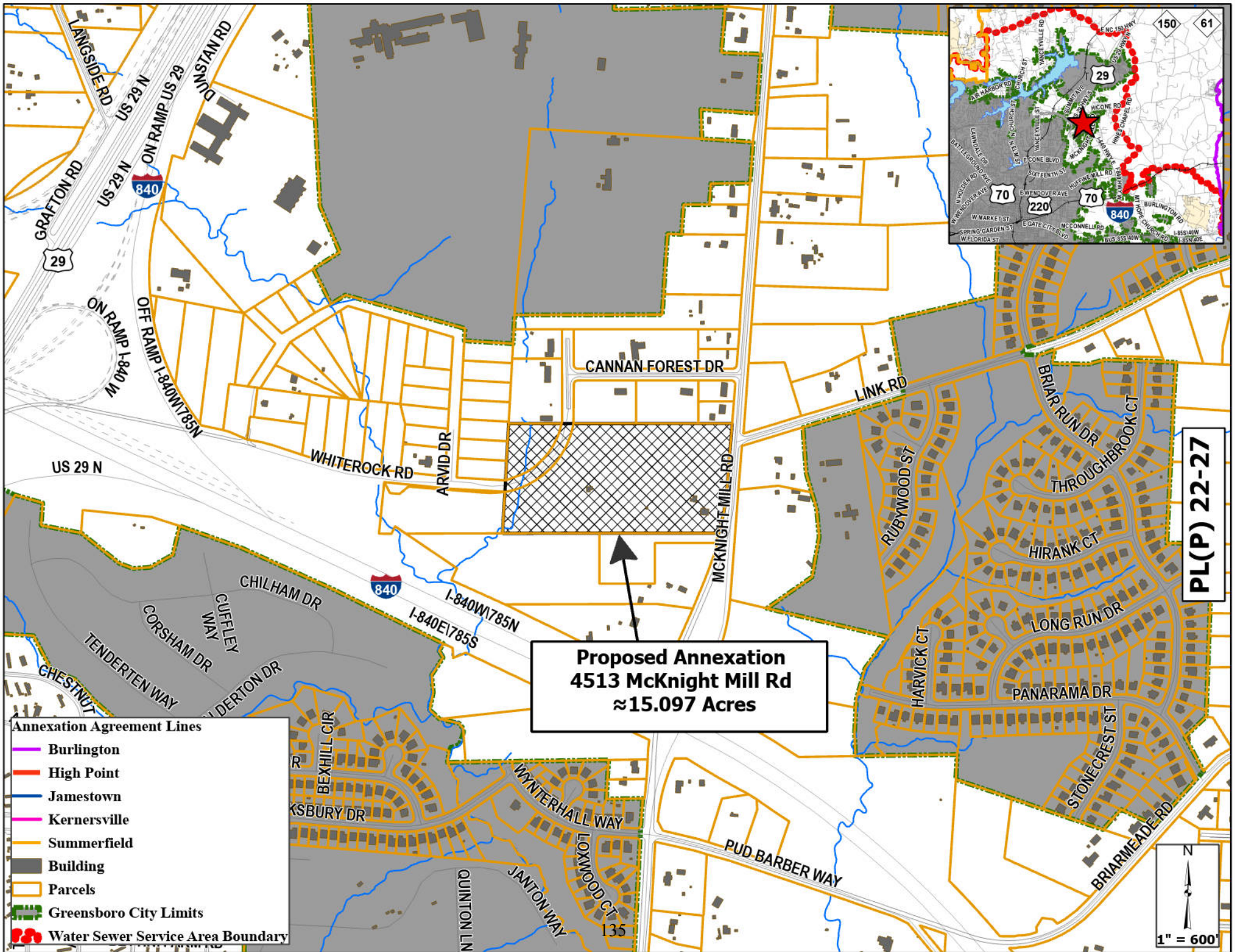
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) and Planning and Zoning Commission will consider this annexation at their August meeting.

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for September 20, 2022, on the annexation of the above-mentioned property to the City of Greensboro.





Proposed Annexation
4513 McKnight Mill Rd
≈15.097 Acres

PL(P) 22-27





GREENSBORO ANNEXATION PETITION

Date 6/29/22

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☐ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☒ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?**</u> (Indicate yes or no.)	<u>Signature</u>
1.	Joan Renee Anderson 12502 Brook Cove Dr. Cypress, TX 77433	NO	
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/30/22 Received By: L. Carter

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 20, 2022 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 4513 MCKNIGHT MILL ROAD – 15.097-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 20th day of September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4513 MCKNIGHT MILL ROAD – 15.097-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 an existing iron pipe at the southeast corner of Lot 12 of White Place, as recorded in Plat Book 37, Page 17; thence with the eastern line of said Lot 12 N 03°05'03" E 212.19 feet to a new iron pipe on the southern right-of-way line of Whiterock Road; thence crossing said road N 03°05'03" E 0.83 feet to an existing rebar; thence continuing across said road N 02°56'59" E 59.27 feet to a concrete right-of-way monument on the northern right-of-way line of said road; thence with the eastern line of Lot 13 of White Place N 03°08'44" E 100.00 feet to an existing iron pipe; thence with the eastern line of Lot 14 of White Place N 03°04'16" E 99.96 feet to an existing iron pipe; thence with the eastern line of Lot 15 of White Place N 03°04'50" E 90.43 feet to an existing iron pipe; thence with the southern line of Lot 5 of Re-subdivision of Lots 5 & 6, Section 2, Cannan Forest, as recorded in Plat Book 51, Page 74, N 89°47'02" E 271.11 feet to a new iron pipe on the western right-of-way line of Whiterock Road; thence crossing said road N 89°47'02" E 60.43 feet to a new iron pipe on the eastern right-of-way line of said road; thence with the southern lines of Lots 4 and 3 of Cannan Forest, Section 2, as recorded in Plat Book 50, Page 56, and Lot 2 of Cannan Forest, Section 1, as recorded in Plat Book 47, Page 5, N 89°47'02" E 811.87 feet to an existing iron pipe on the western right-of-way line of McKnight Mill Road (SR #2835); thence continuing N 89°47'02" E 31.35 feet to the centerline of said road; thence with said centerline S 04°20'22" W 565.59 feet to its intersection with the eastwardly projection of the northern line of Lot 1 of Property of Harold A. Horton, as recorded in Plat Book 137, Page 128; thence with said projection and said northern line S 89°53'04" W 669.07 feet to a computed point; thence with the northern line of Harold A. Horton, as recorded in Deed Book 3461, Page 1283, S 89°53'04" W 493.11 feet to the point and place of BEGINNING, containing approximately 15.097 acres, including area in street right-of-

way. All plats and 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, September 20, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-810

Agenda Item# G.25.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-810 Resolution Calling a Public Hearing for September 20, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 4329-4399 Burlington Road and 203-229 Willowlake Road - 56.2 Acres (Annacor Properties LLC, Donna Sand

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Annacor Properties LLC, Donna Sanders, Robert Sanders, Steveon Capps, Lillie Donnell, And John Donnell are requesting annexation of the property located at 203-229 Willowlake Road and 4329-4399 Burlington Road, generally described as north of Burlington Road and west of Willowlake Road. The portion of right-of-way containing Willowlake Road is located between the site and Greensboro's current city limits and is annexed as part of this request. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,

2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,
3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

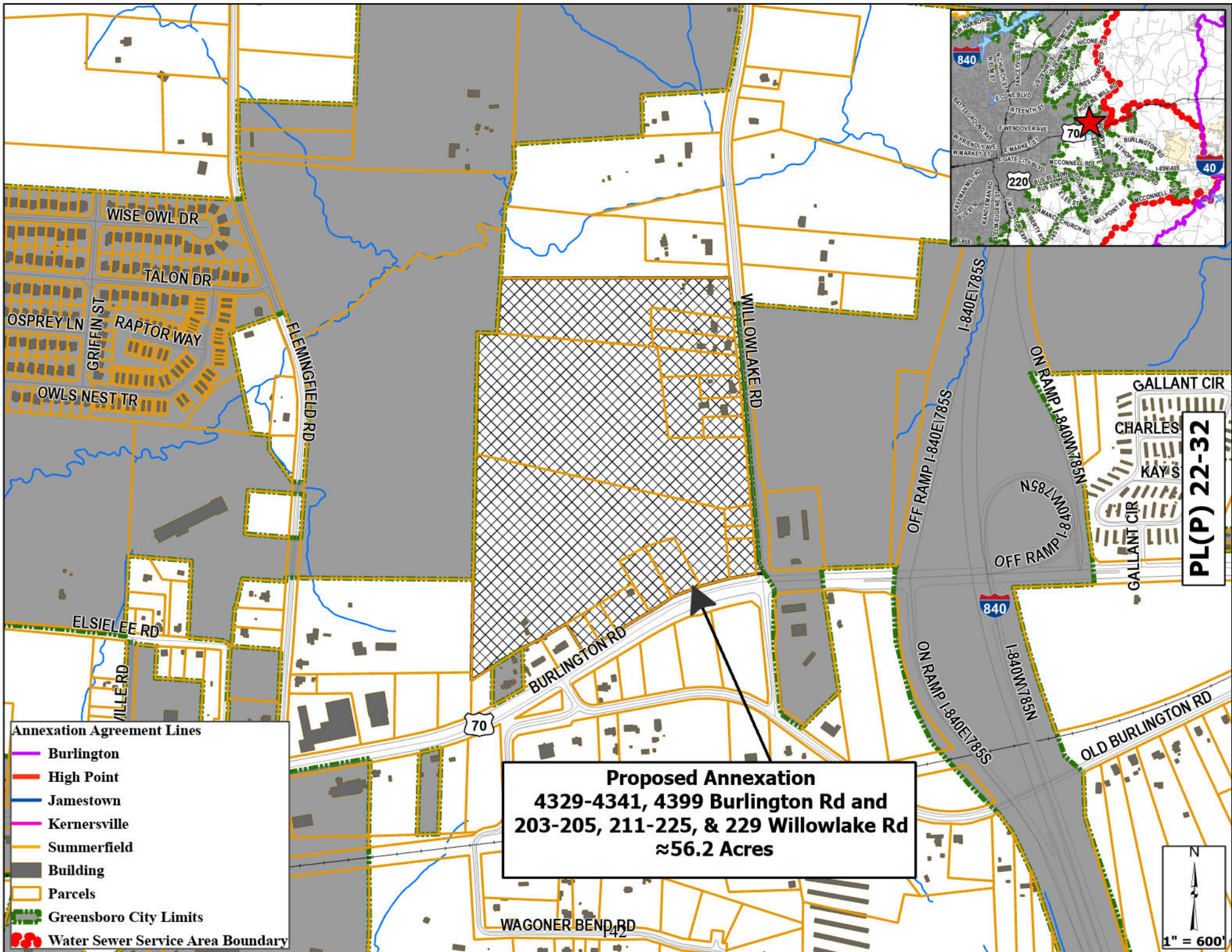
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) and the Planning and Zoning Commission will consider this annexation at their August meeting.

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for September 20, 2022, on the annexation of the above-mentioned property to the City of Greensboro.





Proposed Annexation
4329-4341, 4399 Burlington Rd and
203-205, 211-225, & 229 Willowlake Rd
≈56.2 Acres

PL(P) 22-32



GREENSBORO ANNEXATION PETITION

Date 6/29/2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached Legal Description

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?**</u> (Indicate yes or no.)	<u>Signature</u>
1.	Steveon Gray Capps 225 Willowlake Road, Greensboro, NC 27405	no	Steveon Gray Capps
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 7/1/22 Received By: S. G. Martin

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

AnnaCor Properties, LLC

Information

SosId: 0712756

Status: Current-Active ⓘ

Date Formed: 2/20/2004

Citizenship: Domestic

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: CR Services, LLC

Addresses

Reg Office

235 N. Edgeworth Street
Greensboro, NC 27401

Reg Mailing

235 N. Edgeworth Street
Greensboro, NC 27401

Mailing

375 Coventry Park Lane
Winston Salem, NC 27104

Principal Office

375 Coventry Park Lane
Winston Salem, NC 27104

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Managing Member

Christopher W Baird
67 Bowditch Road
Sudbury MA 01766

Managing Member

Kelly W Baird
375 Coventry Park Lane
Winston Salem NC 27104

Managing Member

Teresa B Talbert
3804 Brandt Lake Court
Greensboro NC 27410

RESOLUTION CALLING A PUBLIC HEARING FOR September 20, 2022 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 4329-4399 BURLINGTON ROAD AND 203-229 WILLOWLAKE
ROAD – 56.2 -ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 20th day of September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4329-4399 BURLINGTON ROAD AND 203-229
WILLOWLAKE ROAD – 56.2 -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 in the existing Greensboro city limit line (as of June 30, 2022), said point being the northwest corner of that annexation approved by Ordinance #15-031, said point also being in the roadbed of Willowlake Road (NCSR No. 2828); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 45' 00" W 179.56 feet to a point in said roadbed; thence S 03° 17' 00" E 503.80 feet to a point in said roadbed; thence S 03° 15' 00" E 373.95 feet to a point in said roadbed; thence S 01° 23' 30" E 287.78 feet to a point in said roadbed, said point being the southwest corner of said annexation and also the northwest corner of a separate annexation approved by Ordinance #19-110; THENCE CONTINUING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 40 feet to a point on the northern right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction along said northern right-of-way line approximately 100 feet to a new iron rebar set in said northern right-of-way line; thence with said right-of-way line the following 6 courses and distances: 1) S 84° 54' 05" W 89.14 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6429, Page 2391, 2) S 78° 13' 00" W 99.25 feet to a new iron rebar, 3) S 71° 42' 39" W 104.39 feet to a new iron rebar, 4) S 64° 22' 58" W 103.46 feet to a new iron rebar, 5) S 59° 38' 31" W 137.45 feet to a new iron rebar in the east line of Annacor Properties LLC, as recorded in Deed Book 6444, Page 661, and 6) S 58° 25' 02" W 424.90 feet to a new iron rebar in the east line of Raul M. Aburto and Irinea A. Molina, as recorded in Deed Book 7972, Page 186; thence with said east line N 31° 01' 58" W 170.00 feet to an existing iron pipe at Aburto and Molina's northeast corner; thence with Aburto and Molina's north line S 61° 16' 18" W 24.94 feet to a computed point; thence

continuing with said north line S 58° 34' 55" W 100.00 feet to the northeast corner of G. A. and Shirley Rosson, as recorded in Deed Book 3115, Page 829; thence with Rosson's north line of S 64° 20' 16" W 105.36 feet to an existing iron pipe; thence continuing with said line S 58° 13' 37" W 11.89 feet to the northeast corner of that annexation approved by Ordinance #12-128; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 61° 57' W 169.0 feet to the northeast corner of Julie E. and Nadine H. Allen, as recorded in Deed Book 8046, Page 585; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Allen's north line S 57° 18' 12" W 127.51 feet to the southwest corner of Lot 2 of Mary D. Waite & Hattie D. Sears, as recorded in Plat Book 93, Page 148; thence with the west line of said Lot 2 N 01° 01' 01" E approximately 26 feet to the southeast corner of Tract III of Jim Allen, Inc., as recorded in Deed Book 8589, Page 1364; thence with the east line of said Tract III N 00° 55' 34" E 474.25 feet to an existing iron pin; thence continuing with said line N 01° 01' 25" E 9.18 feet to a new iron pipe in the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the west line of said Lot 2 N 01° 01' 25" E 649.28 feet to an existing iron pin found at the southwest corner of Lot 1 of Mary D. Waite and Hattie D. Sears; thence with the west line of said Lot 1 the following 3 courses and distances: 1) N 01° 01' 05" E 211.38 feet to an existing iron pin found, 2) N 01° 01' 35" E 200.50 feet to an existing iron pin found, and 3) N 01° 01' 25" E 207.79 feet to an existing iron pin found at the northwest corner of said Lot 1; thence with the north line of said Lot 1 S 87° 47' 21" E 98.69 feet to the southwest corner of Donna M. and Robert A. Sanders, as recorded in Deed Book 8100, Page 1966; thence with Sanders' west line N 03° 43' 22" E 282.34 feet to the northwest corner of Sanders; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Sanders' north line S 89° 54' 37" E 1,211.23 feet to a new iron rebar in the roadbed of Willowlake Road; thence S 01° 57' 44" E approximately 130 feet to the point and place of BEGINNING, and containing approximately 56.2 acres. All deeds and plats 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, September 20, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-830

Agenda Item# G.26.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-830 Resolution Calling a Public Hearing for September 20, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 4007-4013 and 3911 South Elm-Eugene Street – 30.9-Acres (Sylvia Helton; Robert and Marlene Barnes; San

Council Priority: Place an ‘x’ in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #1

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Sylvia Helton; Robert and Marlene Barnes; Sandra and Terry McGauvran; Pamela and Steve Hodgin; Catherine Barnwell; Maria, Jerry, Patricia, Ken and Gail Clayton are requesting annexation of the property located at 4007-4013 and 3911 South Elm-Eugene Street, generally described as east South Elm-Eugene Street and south and east of Lambert Drive. The portion of right-of-way containing South Elm-Eugene Street and Cahill Drive are annexed as part of this request. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,
3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

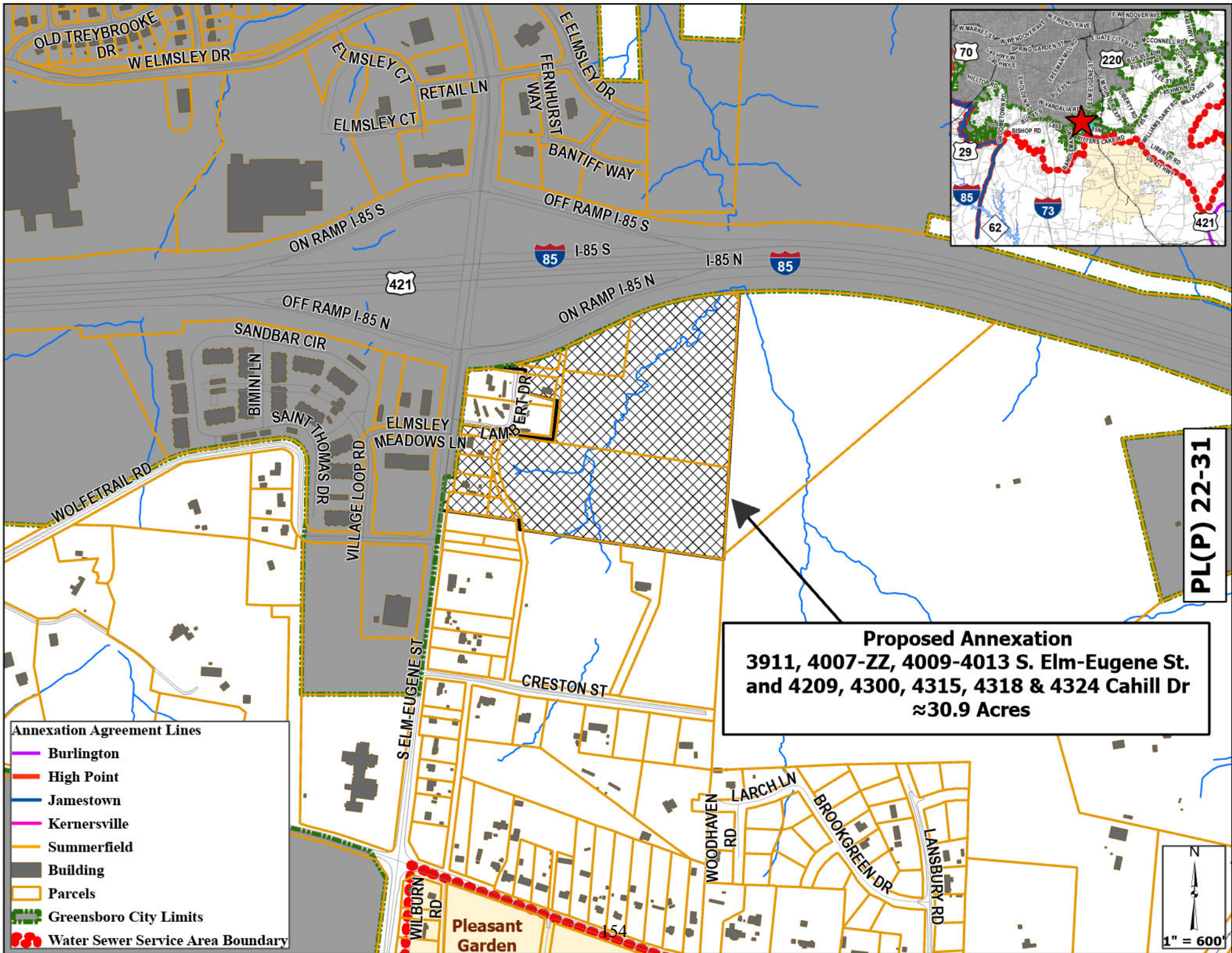
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) and the Planning and Zoning Commission will consider this annexation at their August meeting.

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for September 20, 2022, on the annexation of the above-mentioned property to the City of Greensboro. It is recommended that City Council





PL(P) 22-31

Proposed Annexation
3911, 4007-ZZ, 4009-4013 S. Elm-Eugene St.
and 4209, 4300, 4315, 4318 & 4324 Cahill Dr
≈30.9 Acres



GREENSBORO ANNEXATION PETITION

Date

7/1/22

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See "Exhibit A" attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?** (Indicate yes or no.)</u>	<u>Signature</u>
1.	<u>See Signature Pages attached</u>	<u>no</u>	<u>See Signature Pages attached</u>
	_____		_____
	_____		_____
2.	_____	_____	_____
	_____		_____
	_____		_____
3.	_____	_____	_____
	_____		_____
	_____		_____

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

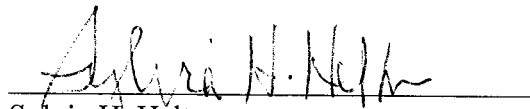
Date Received:

7/1/22

Received By:

L. Carter

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]


Sylvia H. Helton

Address: 1521 NW 87th Way
Pembroke Pines, FL 33024

Property Owned:

1. 3911 S. Elm-Eugene Street
Parcel # 135275
2. 4209 Cahill Drive
Parcel # 135258
3. 4300 Cahill Drive
Parcel # 135268

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]

Robert Barnes

Robert Barnes

Marlene Barnes

Marlene Barnes

Address:

10497 US Hwy 220 Bus N.
RANDIEMAN NC 27317

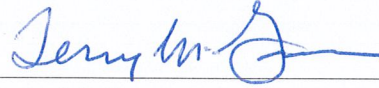
Property Owned:

1. 4315 Cahill Drive
Parcel # 135259
2. 4007 ZZ S. Elm-Eugene Street
Parcel # 135270
3. 4007 S. Elm-Eugene Street
Parcel # 135271

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]



Sandra McGauvran



Terry McGauvran

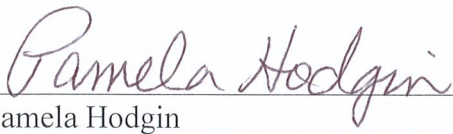
Address:

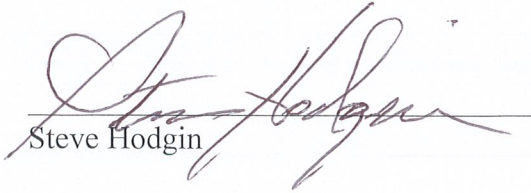
4104 Ridgedale Dr
Greensboro, NC 27455

Property Owned:

1. 4315 Cahill Drive
Parcel # 135259
2. 4007 ZZ S. Elm-Eugene Street
Parcel # 135270
3. 4007 S. Elm-Eugene Street
Parcel # 135271

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]


Pamela Hodgins


Steve Hodgins

Address: 7125 Chapsworth Dr.
Trinity, NC 27370

Property Owned:

1. 4315 Cahill Drive
Parcel # 135259
2. 4007 ZZ S. Elm-Eugene Street
Parcel # 135270
3. 4007 S. Elm-Eugene Street
Parcel # 135271

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]

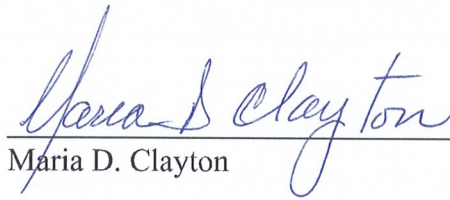
Catherine Barnwell
Catherine Barnwell

Address: 108 Jordan Creek Dr.
Jamestown, NC 27282

Property Owned:

1. 4315 Cahill Drive
Parcel # 135259
2. 4007 ZZ S. Elm-Eugene Street
Parcel # 135270
3. 4007 S. Elm-Eugene Street
Parcel # 135271

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]



Maria D. Clayton

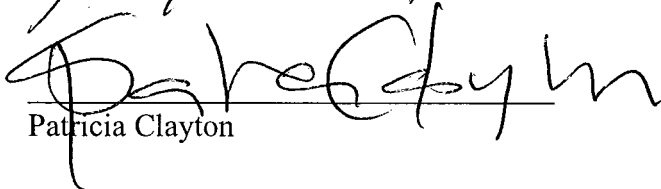
Address: P.O. Box 404
Gainesville, TX 76241

Property Owned:

1. 4011 S. Elm-Eugene Street
Parcel # 135273
2. 4318 Cahill Drive
Parcel # 135266
3. 4013 S. Elm-Eugene Street
Parcel # 135264
4. 4324 Cahill Drive
Parcel # 135265
5. 4009 S. Elm-Eugene Street
Parcel # 135272

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]


Jerry B. Clayton


Patricia Clayton

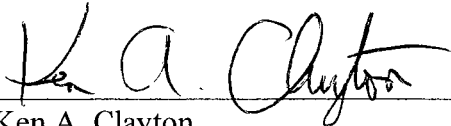
Address:

2508 Hopkins Rd
Bahama, NC 27503

Property Owned:

1. 4011 S. Elm-Eugene Street
Parcel # 135273
2. 4318 Cahill Drive
Parcel # 135266
3. 4013 S. Elm-Eugene Street
Parcel # 135264
4. 4324 Cahill Drive
Parcel # 135265
5. 4009 S. Elm-Eugene Street
Parcel # 135272

[SIGNATURE PAGE TO GREENSBORO ANNEXATION PETITION]


Ken A. Clayton


Gail A. Clayton

Address: 14102 Siddlers Ridge Rd.
Midlothian, VA 23112

Property Owned:

1. 4011 S. Elm-Eugene Street
Parcel # 135273
2. 4318 Cahill Drive
Parcel # 135266
3. 4013 S. Elm-Eugene Street
Parcel # 135264
4. 4324 Cahill Drive
Parcel # 135265
5. 4009 S. Elm-Eugene Street
Parcel # 135272

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 20, 2022 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 4007-4013 AND 3911 S. ELM-EUGENE STREET – 30.9-ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 20th day of September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4007-4013 AND 3911 S. ELM-EUGENE STREET – 30.9-
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 in the existing Greensboro city limit line (as of June 30, 2022), said point being in the centerline of South Elm Street (S. Elm-Eugene Street) as shown on Property of Mrs. Clara Brown, as recorded in Plat Book 39, Page 89, said point also being at the intersection of said centerline and the westward projection of the south line of Lot 30 of Oak Grove Park, as recorded in Plat Book 11, Page 73; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the centerline of S. Elm-Eugene Street N 09° 22' 10" E approximately 170 feet to a corner in the existing city limit line; thence S 89° 11' 36" E approximately 56 feet to a point in the eastern right-of-way line of said street; thence N 07° 04' 58" E approximately 280 feet to its intersection with the north line of Lot 22 of Oak Grove Park; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said north line S 83° 04' 08" E 247.00 feet to a point on the northern right-of-way line of "Park Drive" (renamed Cahill Drive) as shown on Oak Grove Park; thence S 06° 52' 12" W 18.58 feet to a point in the centerline of Cahill Drive; thence with said centerline S 83° 07' 48" E 200.44 feet to a point; thence continuing with said centerline N 06° 52' 12" E 202.24 feet to a ¾" existing iron pipe; thence N 83° 07' 48" W 15.00 feet to a point on the western right-of-way line of said street; thence N 75° 41' 17" W 179.93 feet to a point; thence N 14° 31' 48" E 94.04 feet to a 1" existing iron pipe on or near the southern right-of-way line of "King Street" (renamed Lambert Lane); thence N 06° 52' 12" E 19.91 feet to a point in the centerline of said street; thence with said centerline N 83° 10' 25" W 112.76 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern right-of-way line of the I-85 on ramp the following 8 courses and distances: 1) a curve to the left having a radius of 1,082.51 feet and a chord bearing and distance of N 78° 39' 00" E 70.52 feet to a point, 2) a curve to the left having a radius of

1,082.51 feet, an arc length of 156.98 feet, and a chord bearing and distance of N 74° 14' 43" E 156.84 feet to a computed point, 3) N 68° 15' 01" E 76.17 feet to a point, 4) N 65° 56' 50" E 34.97 feet to a point, 5) N 63° 44' 50" E 147.16 feet to a point, 6) N 63° 58' 31" E 206.19 feet to a point, 7) N 66° 37' 29" E 32.32 feet to a point, and 8) a curve to the right having a radius of 1,550.99 feet, an arc length of 317.42 feet, and a chord bearing and distance of N 73° 08' 01" E 316.87 feet to a computed point, THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of JKE Properties, LLC, as recorded in Deed Book 7747, Page 1404, S 84° 25' 27" E 183.38 feet to an existing iron rod; thence with said west line S 02° 28' 49" W 1,312.76 feet to a 1" existing iron pipe at the northeast corner of Lot 2 of Resubdivision of Lots 85 & 127 for: Brooks J. Gardner, Jr. & Lynn P. Gardner, as recorded in Plat Book 104, Page 3; thence with the north lines of Lots 2 and 1 on said plat N 82° 24' 24" W 524.95 feet to a ½" existing iron pipe at the northwest corner of said Lot 1; thence with the north line of G & L Investments, LLC, as recorded in Deed Book 6229, Page 1499, N 81° 10' 55" W approximately 498 feet to a point in the centerline of Cahill Drive; thence with said centerline in a northerly direction approximately 51 feet to its intersection with the eastward projection of the south line of Lot 102 of Oak Grove Park; thence with said projection, with the south lines of Lots 102 and 30, and with the westward projection of the south line of Lot 30 N 80° 30' W approximately 400 feet to the point and place of beginning, containing approximately 30.9 acres. All deeds and plats 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, September 20, 2022 at 5:30 p.m be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-592

Agenda Item# G.27.

Agenda Date: 8/16/2022. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-592 Budget Adjustments Requiring Council Approval 7/23/2022 through 8/9/2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Jon Decker, Ext 373-2291

Contact 2 and Phone: Karen Lloyd, Ext 373- 2291

PURPOSE:

In compliance with the resolution adopted February 15, 2011 which requires Council approval for budget adjustments over \$50,000. The following budget adjustments are submitted for your approval.

RECOMMENDATION / ACTION REQUESTED:

Council approval of the attached budget adjustment list is requested in order to process the requested adjustments.

Budget Adjustments for Council Approval

7/23/2022 - 8/8/2022

In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011, the following budget adjustments are submitted for your approval.

Request ID	Department	Account Description	Account From	Account To	Amount	Total	Unencumbered Amount After Adjustment
8664	<u>FIELD OPERATIONS</u>					<u>\$270,000</u>	
		NON-LICENSED VEHICLE MTNCE & SUPPLIES	551-4306-07, 5243		\$75,000		\$0
		NON-LICENSED VEHICLE MTNCE & SUPPLIES	551-4306-02, 5243		\$195,000		\$635,000
		TRANSFER TO STATE & FEDERAL GRANTS FUND		551-4306-07, 6220	\$270,000		\$270,000
Transferring funds for cash match necessary for the Diesel Emissions Reduction Act (DERA) Grant 2022 in 202-4311-01 for the purchase of the Loader at the Transfer Station. In reference to agenda items 2022-471 and 472. Equipment Services will be making the purchase and equipment will be placed on the lease replacement program.							
8748	<u>PARKS AND RECREATION</u>					<u>\$108,460</u>	
		OTHER IMPROVEMENTS	482-5001-01, 6019		\$108,460		\$742,740
		MAINTENANCE & REPAIR - BUILDINGS		482-5001-05, 5613	\$108,460		\$805,960
A budget adjustment is necessary for maintenance and repairs at Peeler Center.							
8750	<u>NEIGHBORHOOD DEVELOPMENT</u>					<u>\$165,000</u>	
		FEDERAL GRANT	212-2118-01, 7100		\$65,000		\$1,907,442
		FEDERAL GRANT	212-2117-01, 7100		\$100,000		\$1,922,321
		FEDERAL GRANT		212-2121-01, 7100	\$165,000		\$2,424,914
Reclass CDBG Funds to pre pay Section 108 Loan in 2022. Neighborhood investment and Smith Home							
8752	<u>WATER RESOURCES</u>					<u>\$203,000</u>	
		WATER LINES	503-7031-01, 6016		\$203,000		\$0
		SEWER LINES		503-7031-02, 6017	\$203,000		\$97,424
The purpose of this budget adjustment is to transfer leftover funding from the water portion of the Bernard Street/Primrose water and sewer project to the sewer portion of the project to cover additional sewer line expense. Contract number is 2019-0180 with Breece Enterprises, Inc.							



City of Greensboro

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

Agenda Report

File Number: 2022-593

Agenda Item# G.28.

Agenda Date: 8/16/2022. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022-593 Budget Adjustments Approved by Budget Officer 7/23/2022 through 8/8/2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Jon Decker, Ext 373-2291

Contact 2 and Phone: Karen Lloyd, Ext 373- 2291

PURPOSE:

In compliance with G.S 159-15 and Resolution passed by City Council on July 2, 1973, the following budget adjustments are submitted for your information.

RECOMMENDATION / ACTION REQUESTED:

This information is being provided to Council for informational purposes only.

Budget Adjustments Approved by Budget Officer

7/23/2022 -8/8/2022

In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011,
the following budget adjustments are submitted for your information.

Department						Unencumbered
Budget Adj#	Account Description	Account From	Account To	Amount	Total	Amount After Adjustment
<u>2023015</u>	<u>FIRE</u>				<u>\$6,300</u>	
	MAINTENANCE & REPAIR - BUILDINGS	101-4006-01 . 5613		\$6,300		\$141,850
	OTHER CAPITAL EQUIPMENT		101-4006-01 . 6059	\$6,300		\$6,300
	Capital Purchases Gravely Lawn Mower for Station 41					
<u>2023016</u>	<u>FIELD OPERATIONS</u>				<u>\$6,180</u>	
	NON-LICENSED VEHICLE MTNCE & SUPPLIES	551-4306-07 . 5243		\$6,180		\$68,820
	OTHER CAPITAL EQUIPMENT		551-4306-07 . 6059	\$6,180		\$6,180
	(CBR # NEEDED) Transferring funds to purchase a new grapple bucket which will be attached to equipment # 2327 used for the tunnel and convenience site at the Transfer Station. This item will need to be added to the inventory asset list.					
<u>2023017</u>	<u>WATER RESOURCES</u>				<u>\$1</u>	
	ORGANIZATION MEMBERSHIPS	501-7011-01 . 5225		\$1		\$12,999
	OTHER CAPITAL EQUIPMENT		501-7011-01 . 6059	\$1		\$0
	To correct a \$1.00 shortage on capital expense item due to rounding issues in accounting.					
<u>2023018</u>	<u>TRANSPORTATION</u>				<u>\$12,603</u>	
	MISCELLANEOUS SUPPLIES	101-4515-02 . 5239		\$12,603		\$409,103
	OTHER CAPITAL EQUIPMENT		101-4515-02 . 6059	\$12,603		\$12,603
	A budget adjustment is needed to purchase a Conflict Monitor Tester for the Traffic Signals Section. This device tests and certifies the proper operation and critical functions of the fault monitor in every signal cabinet and produces a printed report.					
<u>2023023</u>	<u>ENGINEERING AND INSPECTIONS</u>				<u>\$10,000</u>	
	MAINTENANCE & REPAIR - BUILDINGS	101-6006-11 . 5613		\$10,000		\$50,000
	OTHER CAPITAL EQUIPMENT		101-6006-11 . 6059	\$10,000		\$10,000
	Move funds to the capital account to purchase a key cutting machine for Police HQ					

Department						Unencumbered
Budget Adj#	Account Description	Account From	Account To	Amount	Total	Amount After Adjustment
<u>2023024</u>	<u>TRANSPORTATION</u>				<u>\$1</u>	
	TRANSFER TO GTA GRANT FUND	564-4731-01 . 6567		\$1		\$1,030,644
	LICENSED VEHICLE		564-4731-01 . 6051	\$1		\$6,356
A budget adjustment is needed to support the purchase of additional equipment for the new buses that are associated with PO 73757						



City of Greensboro

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

Agenda Report

File Number: 2022-880

Agenda Item# G.29.

Agenda Date: 8/16/2022. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 880 Motion of Make a part of the Minutes the Abstract of Votes for the Greensboro Municipal Election Held on July 26, 2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☒ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2397

Contact 2 and Phone: Tebony Rosa, Ext 2397

PURPOSE:

The Guilford County Board of Elections has provided a copy of the abstract of votes for the July 26, 2022 municipal elections.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve a motion to make this information part of the official record.



2022 MUNICIPAL ELECTION
07/26/2022
ABSTRACT OF VOTES
FOR
GUILFORD COUNTY, NORTH CAROLINA

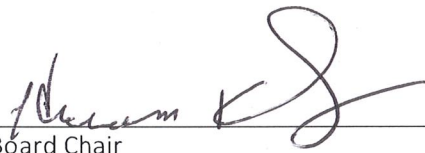
INSTRUCTIONS


The county board shall prepare abstracts of all the ballot items in triplicate originals. The county board shall retain one of the triplicate originals, and shall distribute one each to the clerk of superior court for the county and the State Board of Elections. The State Board of Elections shall forward the original abstract it receives to the Secretary of State (GS § 163-182.6)

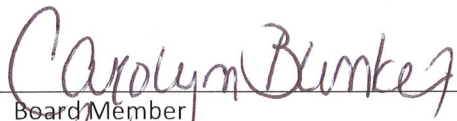
STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

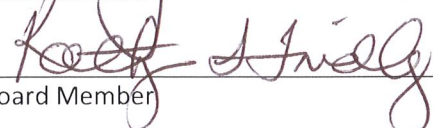
The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the attached is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 5th day of August, 2022.


 Board Chair


 Board Secretary


 Board Member


 Board Member

Vacant
 Board Member

This day personally appeared before me, Horace M. Kimel, Jr., Chairman of the County Board of Elections, who being duly sworn, says the abstract of votes herein contained is true and correct, according to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the 5th day of August, 2022.


 Official Signature of Notary Public

Christopher D. Duffey
 Printed/Typed Name of Notary Public

My Commission Expires: 11-29-2023



STATISTICS															0001_GREENSBORO MAYOR GREENSBORO															0002_GREENSBORO COUNCIL AT-LG GREENSBORO																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
VOTES					CANDIDATES					JULIUS NANCY					WILLIAM - I					OVERVIEW					UNIVERSITY					KATE LINDA					WILLIAM - I					OVERVIEW					UNIVERSITY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
CG1	2746	220	0	76	75	65	0	4	83	43	64	103	106	37	13	0	211	CG2	2108	263	0	100	108	50	0	5	126	75	96	125	122	52	1	0	192	CG3A	1849	308	0	108	128	68	0	4	135	79	111	146	134	74	3	239	CG3B	2728	315	0	124	125	59	0	7	134	69	126	160	137	77	4	0	238	CG3C	2084	201	0	119	80	0	1	1	86	13	111	169	4	111	0	0	109	CG3D	178	13	0	3	8	2	0	0	8	6	5	10	3	3	0	0	4	CG3E	4264	227	0	104	102	18	0	3	85	81	87	134	72	75	6	0	141	CG3F	1619	190	0	53	79	54	0	4	76	60	55	79	90	38	4	0	168	CG3G	1600	221	0	74	83	56	0	8	83	67	71	79	117	43	6	0	197	CG3H	2200	198	0	72	79	46	0	1	80	67	63	94	101	49	4	0	136	CG3I	921	83	0	35	24	21	0	3	24	26	24	30	41	22	5	0	77	CG3J	1339	120	0	54	64	1	0	1	56	70	24	98	16	21	1	0	74	CG3K	1449	116	0	66	44	6	0	0	50	42	34	83	30	26	1	0	82	CG3L	2007	153	0	94	57	2	0	0	71	35	53	122	19	71	0	0	88	CG3M	2015	104	0	64	38	1	0	1	50	17	30	83	5	59	0	0	68	CG3N	1497	145	0	74	70	3	0	1	73	25	45	133	8	47	0	0	104	CG3O	1527	183	0	102	76	3	0	2	104	33	54	158	14	57	3	0	126	CG3P	2375	119	0	61	43	14	0	1	42	32	31	63	38	56	6	0	89	CG3Q	2446	146	0	70	66	9	0	1	72	55	57	122	25	44	2	0	61	CG3R	3255	135	0	85	47	3	0	0	59	40	48	100	15	57	2	0	84	CG3S	3038	169	0	111	51	3	0	4	80	72	62	127	25	59	2	0	80	CG3T	1871	303	0	165	111	18	0	9	131	134	106	195	93	67	5	0	178	CG3U	1150	208	0	93	97	15	0	3	117	103	47	146	50	36	5	0	120	CG3V	1417	281	0	137	105	34	0	5	119	113	126	165	89	48	6	0	177	CG3W	1175	330	0	161	130	35	0	4	161	146	131	179	110	46	6	0	211	CG3X	1354	330	0	165	128	28	0	9	156	123	174	181	102	44	11	0	199	CG3Y	1473	398	0	162	148	82	0	6	181	113	108	178	198	64	4	0	348	CG3Z	1871	276	0	109	112	51	0	4	115	82	72	136	128	87	2	0	206	CG3AA	1316	316	0	129	117	65	0	5	118	73	74	124	198	37	4	0	320	CG3AB	1618	291	0	125	94	66	0	6	88	60	65	125	178	37	8	0	312	CG3AC	2616	429	0	139	111	107	0	12	164	95	96	173	250	61	14	0	434	CG3AD	3721	469	0	182	167	111	0	9	188	91	107	214	264	90	11	3	439	CG3AE	1792	439	0	144	141	143	0	11	197	84	120	161	255	61	12	0	427	CG3AF	1524	173	0	68	65	35	0	5	58	58	57	85	74	33	9	0	145	CG3AG	1618	159	0	59	69	27	0	4	68	45	67	86	65	40	3	0	103	CG3AH	1811	287	0	100	124	61	0	2	122	77	133	130	125	54	5	0	215	CG3AI	3328	236	0	131	90	14	0	1	124	80	77	167	44	78	7	0	131	CG3AJ	3010	377	0	153	140	79	0	5	152	110	92	168	186	76	10	0	337

STATISTICS				0001_GREENSBORO MAYOR GREENSBORO				0002_GREENSBORO COUNCIL AT-LG GREENSBORO									
V O T E R S	C A S S E S	C A S S E S	J u s s i n g	N a n y	W R I T E - I N	O V E R S	U N D E R S	A b u z A u r i t e	T r i n g	H u g h	J .	K a t i e	L i n d a	W R I T E - I N	O V E R S	U N D E R S	
G28	1155	151	0	52	75	23	0	1	68	32	40	75	74	37	0	0	127
G29	1660	130	0	39	57	30	0	4	55	40	33	60	52	23	11	0	116
G30	1804	328	0	101	138	84	0	5	125	107	75	144	165	59	2	0	307
G31	1495	278	0	122	99	54	0	3	127	98	79	143	123	54	6	0	204
G32	2385	562	0	191	214	149	0	8	282	182	163	256	284	74	13	3	429
G33	1671	406	0	147	174	78	0	7	210	136	118	193	214	46	9	0	292
G34	1779	486	0	178	218	81	0	9	242	189	156	236	227	92	1	0	315
G35	1229	279	0	104	119	55	0	1	158	91	96	145	122	42	0	0	183
G36	1998	333	0	123	144	65	0	1	156	94	100	148	163	73	3	0	262
G37	2866	184	0	72	90	22	0	0	106	46	58	112	71	33	3	0	123
G38	2427	356	0	146	134	67	0	9	158	106	120	179	172	91	9	3	230
G39	1418	211	0	79	80	49	0	3	89	69	58	111	88	47	5	0	166
G40A1	1690	274	0	90	99	75	0	10	105	80	71	112	152	68	3	0	231
G40A2	1349	288	0	103	148	32	0	5	167	78	88	172	115	69	5	0	170
G40B	1574	210	0	89	61	59	0	1	93	45	62	85	118	37	3	0	187
G41A	1554	93	0	24	50	16	0	3	32	28	25	48	47	25	0	0	74
G41B	2072	222	0	70	84	61	0	7	106	57	33	107	111	42	3	0	207
G42A	1601	205	0	77	81	42	0	5	99	60	50	103	90	46	9	0	158
G42B	969	260	0	80	149	28	0	3	169	64	82	158	83	64	4	0	156
G43	3165	133	0	56	51	25	0	1	55	44	31	66	55	31	5	0	112
G44	2497	155	0	89	50	10	0	6	58	72	48	106	45	48	5	0	83
G45	1929	14	0	6	4	2	0	2	6	5	3	7	5	3	0	0	13
G46	3154	135	0	86	45	0	0	4	60	22	43	117	12	77	0	0	74
G47	2594	184	0	85	89	7	0	3	72	77	67	135	36	44	1	0	120
G48	3343	332	0	140	167	21	0	4	154	158	136	218	78	57	3	0	192
G49	1307	65	0	22	38	5	0	0	32	24	12	44	18	20	2	0	43
G50	3581	113	0	56	40	17	0	0	52	27	34	57	41	32	3	0	93
G51	1872	132	0	77	37	16	0	2	60	31	43	83	37	43	4	0	95
G52	1967	139	0	69	63	5	0	2	72	16	53	112	16	57	0	0	91
G53	2845	257	0	150	101	4	0	2	139	46	96	218	13	113	0	0	146
G54	2730	108	0	58	47	2	0	1	62	26	47	88	18	42	0	0	41
G55	2331	213	0	109	88	14	0	2	92	37	81	168	23	79	0	0	159
G56	1686	163	0	91	59	10	1	2	84	27	65	124	33	43	3	6	104
G57	1916	151	0	86	58	7	0	0	73	31	53	113	28	83	6	0	66
G58	1995	133	0	71	60	2	0	0	64	27	63	89	19	65	0	0	72
G59	1477	104	0	50	45	8	0	1	48	24	39	74	20	30	3	0	74
G60	2094	94	0	41	47	6	0	0	33	27	33	62	23	28	0	0	76
G61	2079	146	0	77	61	7	0	1	74	29	67	116	21	47	4	0	80

STATISTICS				0001_GREENSBORO MAYOR GREENSBORO				0002_GREENSBORO COUNCIL AT-LG GREENSBORO											
V O T E R S	C A S S E S	C A S S E S	J U S S E S	N A T I O N A L	W R I T E N	O V E R	U N D E R	A b s e n t	T r a n s p o r t a t i o n	H o u s e h o l d	J u n i o r	K a t e	L i n e	W I T E	O V E R	U N D E R			
662	1550	146	0	48	66	29	0	3	70	47	43	81	47	33	4	0	113		
663	1876	169	0	66	76	25	0	2	80	48	81	98	56	47	3	0	94		
664	2965	130	0	67	47	14	0	2	59	49	59	81	31	28	2	0	81		
665	2606	181	0	65	89	21	0	6	67	49	97	93	51	48	7	0	131		
666	2467	205	0	78	91	29	0	7	63	57	55	117	71	48	2	0	202		
667	1782	23	0	9	14	0	0	0	10	2	6	16	0	17	1	0	17		
668	1879	4	0	2	2	0	0	0	1	0	2	2	0	3	0	0	4		
669	2523	160	0	96	59	2	0	3	74	60	53	135	18	42	0	0	98		
670	2655	124	0	77	47	0	0	0	77	12	47	110	9	56	4	0	57		
671	2556	73	0	40	33	0	0	0	40	8	29	69	7	16	0	0	50		
672	2704	137	0	71	64	2	0	0	64	23	56	114	4	78	1	0	71		
673	1533	121	0	66	51	0	0	4	65	22	49	112	8	63	0	0	44		
674	2089	131	0	67	60	2	0	2	80	22	48	114	11	35	0	0	83		
675	1724	167	0	107	59	0	0	1	71	27	44	134	7	122	0	0	122		
JAM2	460	27	0	9	12	6	0	0	5	9	4	10	10	10	0	0	33		
JAM3	145	12	0	4	5	3	0	0	7	5	4	8	5	0	0	0	7		
JAM4	609	58	0	19	16	21	0	2	11	16	18	10	39	13	0	0	64		
JEF1	1429	110	0	66	39	4	0	1	59	24	48	88	19	33	1	0	58		
JEF2	1312	42	0	25	17	0	0	0	21	5	12	38	7	11	0	0	32		
JEF3	1069	72	0	46	25	0	0	1	21	6	34	55	3	47	0	0	50		
JEF4	382	22	0	13	8	0	0	1	13	6	6	17	5	10	0	0	9		
MON1	1743	145	0	89	54	1	0	1	66	48	52	126	12	45	0	0	86		
MON2A	2611	84	0	46	35	3	0	0	32	15	30	65	10	28	1	0	71		
MON2B	793	63	0	35	23	3	0	2	24	22	20	49	9	21	1	0	43		
MON3	58	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2		
NDRI	505	19	0	11	2	4	0	2	2	8	10	6	9	6	0	0	16		
NWAD	1216	79	0	45	25	8	0	1	18	23	28	58	16	29	1	0	64		
SF3	2185	218	0	74	70	65	0	9	82	57	66	87	116	45	14	0	187		
SF4	1875	202	0	82	50	64	0	6	68	51	69	73	124	38	5	0	178		
SMAD	468	65	0	10	15	2	0	0	10	7	12	18	5	14	2	0	13		
SUM1	1110	65	0	44	20	0	0	1	17	15	24	52	8	21	0	0	58		
SUM2	1264	49	0	30	18	1	0	0	22	12	22	44	2	19	0	0	26		
Onestop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Absentee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Provisional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TOTALS	203311	20024	0	8745	7952	2999	2	326	8972	5701	6552	11496	7262	5001	365	18	14705		

0003 GREENSBORO COUNCIL DIST 1 CITY CNCL G1				0004 GREENSBORO COUNCIL DIST 2 CITY CNCL G2				0005 GREENSBORO COUNCIL DIST 3 CITY CNCL G3				0006 GREENSBORO COUNCIL DIST 4 CITY CNCL G4							
	F e e l t o n	H i g h t o w e r	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	(C C)	G o l d i e	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	Z a c k M a t t h e n y	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	N a n c y H o f f m a n	H . R e e T h u r , J o r .	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S
CG1											113	58	0	49					
CG2											193	9	0	61					
CG3A											222	15	1	70					
CG3B											222	15	0	78					
FEN1	43	156	0	0	2														
FEN2	2	11	0	0	0														
G01						89	30	0	0	1									
G02						67	39	0	0	10									
G03						63	84	0	0	6									
G04						29	70	0	0	5									
G05						39	106	0	0	0									
G06						50	127	0	0	6									
G07						73	34	0	1	11									
G08						74	67	0	0	5									
G09						73	56	0	0	6									
G10						101	61	0	0	7									
G11											191	41	0	71					
G12											121	44	0	43					
G13											180	37	0	64					
G14															238	69	3	0	20
G15															243	61	1	0	25
G16															224	145	1	0	28
G17											163	50	0	63					
G18											272	16	0	28					
G19											231	10	0	50					
G20											312	42	0	75					
G21											369	20	0	80					
G22											356	15	0	68					
G23											95	27	0	51					
G24											115	10	0	34					
G25											207	20	0	60					
G26											154	28	0	54					
G27											274	14	0	89					
G28											104	8	0	39					
G29											82	10	0	38					
G30															161	141	1	0	25
G31											167	31	0	80					
G32															321	212	0	0	29

0003_GREENSBORO COUNCIL DIST 1 CITY CNCL G1				0004_GREENSBORO COUNCIL DIST 2 CITY CNCL G2				0005_GREENSBORO COUNCIL DIST 3 CITY CNCL G3				0006_GREENSBORO COUNCIL DIST 4 CITY CNCL G4						
F e e l t o n	H i g h t o w e r	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	(C C C)	G o l d i e	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	Z a c k M a t h e n y	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	N a n c y H o f f m a n n	H . R e e d e r , J u r .	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S
e	n	N	S	S	e	s	0	0	1	y	N	S	S	n	n	N	S	S
					81	63	0	0	6									
MON1					32	46	0	0	2									
MON2A					38	23	0	0	0									
MON2B					1	0	0	0	0									
MON3					48	28	0	0	3									
NMAD										157	9	0	52					
SF3										131	6	0	65					
SF4																		
SMAD					8	16	0	0	3									
SUM2	11	37	0	0	1													
Onestop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Absentee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provisional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	597	1818	13	0	82	1073	1060	1	75	4431	535	1	1362	3517	1919	16	2	369

0007_GREENSBORO COUNCIL DIST 5 CITY CNCL G5				0008_CITY OF GREENSBORO HOUSING BONDS				0009_CITY OF GREENSBORO PARKS AND RECREATION BONDS				0010_CITY OF GREENSBORO FIREFIGHTING FACILITIES BONDS				
T a m m i . Z . T h r m	T o n y W i l k i n s	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	Y e s	N o	O V E R V O T E S	U N D E R V O T E S	Y e s	N o	O V E R V O T E S	U N D E R V O T E S	Y e s	N o	O V E R V O T E S	
CG1					120	98	0	2	125	94	0	1	147	72	0	1
CG2					149	113	0	1	151	107	0	5	185	73	0	5
CG3A					179	124	0	5	172	130	0	6	226	76	0	6
CG3B					187	122	0	6	177	135	0	3	219	93	0	3
FEN1					173	26	0	2	158	41	0	2	155	43	0	3
FEN2					8	5	0	0	7	6	0	0	12	1	0	0
FRI	130	86	0	11	145	75	0	7	152	70	0	5	179	43	0	5
FR3	94	83	1	12	99	83	0	8	114	74	0	2	131	58	0	1
FR4	84	126	0	10	91	123	0	7	108	109	0	4	142	75	0	4
FR5A	101	92	0	5	109	86	0	3	110	84	0	4	148	48	0	2
FR5B	33	43	2	5	33	50	0	0	42	41	0	0	63	20	0	0
G01					106	14	0	0	104	14	1	1	105	13	0	2
G02					88	26	0	2	82	32	0	2	85	29	0	2
G03					132	117	0	2	117	33	0	3	127	23	0	3
G04					88	16	0	0	75	28	0	1	75	27	0	2
G05					128	14	0	3	118	24	0	3	123	18	0	4
G06					154	27	0	2	145	33	0	5	144	35	0	4
G07					70	46	0	3	66	50	0	3	81	33	0	5
G08					110	33	0	3	102	41	0	3	108	35	0	3
G09					105	27	0	3	102	32	0	1	96	35	0	4
G10					125	43	0	1	108	57	0	4	121	47	0	1
G11					248	52	0	3	240	58	0	5	248	53	0	2
G12					160	43	0	5	163	40	0	5	174	31	0	3
G13					201	79	0	1	191	87	0	3	208	70	0	3
G14					250	77	0	3	244	84	0	2	261	66	0	3
G15					235	94	0	1	239	89	0	2	251	73	0	6
G16					230	165	0	3	226	165	0	7	282	112	0	4
G17					165	106	0	5	168	101	0	7	195	75	0	6
G18					182	129	0	5	202	113	0	1	223	88	0	5
G19					169	115	0	7	183	103	0	5	200	86	0	5
G20					227	193	0	9	256	164	0	9	293	127	0	9
G21					277	178	0	14	269	188	0	12	316	140	0	13
G22					226	205	0	8	245	187	0	7	300	137	0	7
G23					108	63	0	2	106	66	0	1	127	44	0	2
G24					96	61	0	2	96	61	0	2	123	34	0	2
G25					162	122	0	3	167	117	0	3	203	82	0	2
G26					177	57	0	2	166	69	0	1	193	41	0	2
G27					211	166	0	0	197	178	0	2	251	126	0	0

0007_GREENSBORO COUNCIL DIST 5 CITY CNCL G5					0008_CITY OF GREENSBORO HOUSING BONDS					0009_CITY OF GREENSBORO PARKS AND RECREATION BONDS					0010_CITY OF GREENSBORO FIREFIGHTING FACILITIES BONDS						
T a m m i . Z . T h u r s		T o n y W i l k i n s		W R I T E - I N		O v e r		U n d e r		Y e s		O v e r		U n d e r		Y e s		O v e r		U n d e r	
G28						83	65	0	3	88	59	0	4	109	41	0	1				
G29						73	55	0	2	74	53	0	3	92	36	0	2				
G30						168	156	0	4	181	144	0	3	209	114	0	5				
G31						169	105	0	4	176	98	0	4	203	67	0	8				
G32						349	200	0	13	347	208	0	7	403	152	0	7				
G33						245	153	0	8	233	168	1	4	293	109	0	4				
G34						304	177	0	5	299	182	0	5	352	128	0	6				
G35						183	94	0	2	177	99	0	3	205	70	0	4				
G36						194	133	0	6	205	122	0	6	236	90	0	7				
G37						122	60	0	2	116	66	0	2	145	38	0	1				
G38						231	124	0	1	220	130	0	6	262	92	0	2				
G39						128	78	0	5	130	80	0	1	149	60	0	2				
G40A1						124	148	0	2	137	133	0	4	173	95	0	6				
G40A2						216	68	0	4	208	76	0	4	244	42	0	2				
G40B						108	98	0	4	120	83	0	7	156	50	0	4				
G41A	46	42	0	5	59	30	0	0	4	55	34	0	4	72	19	0	2				
G41B	120	98	1	3	132	88	0	0	2	128	88	0	6	160	60	0	2				
G42A	97	101	0	7	117	86	0	0	2	107	95	0	3	134	69	0	2				
G42B	160	74	1	25	193	60	0	0	7	187	68	0	5	222	37	0	1				
G43	68	60	0	5	83	49	0	0	1	83	50	0	0	105	27	0	1				
G44					118	35	0	0	2	115	40	0	0	113	39	0	3				
G45					8	6	0	0	0	8	6	0	0	12	2	0	0				
G46					119	14	0	0	2	110	22	0	3	106	24	0	5				
G47					156	27	0	0	1	144	37	0	3	149	33	0	2				
G48					261	69	0	0	2	256	73	0	3	263	64	0	5				
G49					44	19	0	0	2	42	23	0	0	55	10	0	0				
G50					79	33	0	0	1	70	41	0	2	91	19	0	3				
G51					88	42	0	0	2	79	52	0	1	97	35	0	0				
G52					109	29	0	0	1	101	35	0	3	115	21	0	3				
G53					219	37	1	0	0	198	55	0	4	210	46	0	1				
G54					88	20	0	0	0	83	25	0	0	92	16	0	0				
G55					156	56	0	0	1	154	55	0	4	168	44	0	1				
G56					119	42	0	0	2	112	47	1	3	130	31	0	2				
G57					109	40	0	0	2	94	55	0	2	113	36	0	2				
G58	91	39	1	2	98	32	0	0	3	88	43	0	2	101	29	0	3				
G59	66	34	0	4	74	27	0	0	3	67	34	0	3	84	18	0	2				
G60	50	39	0	5	56	36	0	0	2	52	41	0	1	71	22	0	1				
G61	105	38	0	3	104	40	0	0	2	102	41	0	3	105	39	0	2				

0007_GREENSBORO COUNCIL DIST 5 CITY CNCL G5				0008_CITY OF GREENSBORO HOUSING BONDS				0009_CITY OF GREENSBORO PARKS AND RECREATION BONDS				0010_CITY OF GREENSBORO FIREFIGHTING FACILITIES BONDS				
T a m m i	T o n y	W i l l i a m s	O v e r	U n d e r	Y e	O n	O v e r	U n d e r	Y e	O n	O v e r	U n d e r	O v e r	U n d e r		
83	57	0	0	6	87	59	0	0	96	49	0	1	118	27	0	1
G62																
G63					106	61	0	2	102	64	0	3	131	37	0	1
G64	69	55	0	6	94	33	0	3	94	35	0	1	108	20	0	2
G65	102	69	0	10	112	62	0	7	115	60	0	6	127	48	0	6
G66	106	86	0	13	120	83	0	2	120	83	0	2	147	55	0	3
G67					21	2	0	0	19	4	0	0	17	5	0	1
G68					4	0	0	0	3	1	0	0	4	0	0	0
G69					135	22	0	3	133	26	0	1	130	27	0	3
G70					107	16	0	1	102	22	0	0	99	23	0	2
G71					65	7	0	1	57	15	0	1	65	7	0	1
G72					111	23	0	3	112	24	0	1	108	28	0	1
G73					104	15	0	2	95	25	0	1	97	23	0	1
G74					112	16	0	3	101	28	0	2	109	20	0	2
G75					129	37	0	1	120	46	0	1	130	36	0	1
JAM2	12	13	0	2	9	17	0	1	11	15	0	1	15	12	0	1
JAM3	5	5	0	2	9	3	0	0	11	1	0	0	10	2	0	0
JAM4	17	36	0	5	19	39	0	0	20	38	0	0	35	23	0	0
JER1					78	31	0	1	73	36	0	1	78	31	0	1
JER2					38	4	0	0	34	8	0	0	33	9	0	0
JER3					61	11	0	0	57	14	0	1	60	12	0	0
JER4					13	8	0	1	14	8	0	0	17	5	0	0
MON1					128	15	0	2	113	29	0	3	117	25	0	3
MON2A					70	13	0	1	64	20	0	0	58	25	0	1
MON2B					52	10	0	1	47	16	0	0	49	14	0	0
MON3					0	1	0	0	0	1	0	0	0	1	0	0
NDRI	5	14	0	0	4	15	0	0	4	15	0	0	10	9	0	0
NNAD					52	27	0	0	53	26	0	0	65	14	0	0
SF3					110	104	0	4	105	106	0	7	148	67	0	3
SF4					77	121	0	4	89	109	0	4	138	62	0	2
SNAD					18	8	0	1	17	8	0	2	25	1	0	1
SNM1	37	23	0	5	48	17	0	0	48	17	0	0	50	14	0	1
SNM2					41	8	0	0	42	6	0	1	42	6	0	1
Onestop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Absentee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provisional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	1681	1313	6	152	13143	6594	1	286	12910	6821	3	290	14859	4894	0	271

0011_CITY OF GREENSBORO LAW ENFORCEMENT FACILITIES BONDS					0012_CITY OF GREENSBORO TRANSPORTATION BONDS				
	Y e s	N o	O V E R V O T E S	U N D E R V O T E S	Y e s	N o	O V E R V O T E S	U N D E R V O T E S	
CG1	124	95	0	1	132	87	0	1	
CG2	161	95	0	7	155	103	0	5	
CG3A	205	179	0	4	179	122	0	7	
CG3B	191	121	0	3	202	109	0	4	
FEN1	138	61	0	2	160	39	0	2	
FEN2	10	3	0	0	10	3	0	0	
FRI	156	67	0	4	152	72	0	3	
FR3	121	68	0	1	110	77	0	3	
FR4	131	88	0	2	106	111	0	4	
FR5A	130	65	0	3	122	70	0	6	
FR5B	48	35	0	0	40	43	0	0	
G01	65	52	0	3	106	13	0	1	
G02	69	47	0	0	87	28	0	1	
G03	104	46	0	3	124	26	0	3	
G04	62	40	0	2	81	23	0	0	
G05	110	30	1	4	123	19	0	3	
G06	122	53	0	8	147	34	0	2	
G07	66	48	0	5	67	47	0	5	
G08	84	57	1	4	108	35	0	3	
G09	86	46	0	3	97	36	0	2	
G10	88	79	0	2	116	52	0	1	
G11	196	105	0	2	243	56	0	4	
G12	121	80	0	7	167	35	0	6	
G13	160	118	0	3	207	73	0	1	
G14	226	101	0	3	255	69	0	6	
G15	194	131	0	5	250	79	0	1	
G16	266	126	0	6	253	143	0	2	
G17	161	109	1	5	185	88	0	3	
G18	209	102	0	5	192	119	0	5	
G19	190	94	0	7	181	103	0	7	
G20	266	155	0	8	257	160	0	12	
G21	301	152	0	16	275	181	0	13	
G22	274	155	0	10	236	195	0	8	
G23	96	74	0	3	108	62	0	3	
G24	96	60	0	3	99	57	0	3	
G25	185	98	0	4	164	121	0	2	
G26	154	81	0	1	176	55	1	4	
G27	217	157	0	3	214	160	0	3	

0011_CITY OF GREENSBORO IAW ENFORCEMENT FACILITIES BONDS						0012_CITY OF GREENSBORO TRANSPORTATION BONDS					
	Y e s	N o	O V E R	U N D E R	Y e s	N o	O V E R	U N D E R			
G28	100	49	0	2	89	59	0	3			
G29	72	56	0	2	73	54	0	3			
G30	192	131	0	5	178	145	0	5			
G31	151	120	0	7	171	104	0	3			
G32	355	200	0	7	345	208	0	9			
G33	263	139	0	4	255	147	0	4			
G34	323	155	0	8	301	180	0	5			
G35	187	87	0	5	188	88	0	3			
G36	200	122	0	11	210	115	0	8			
G37	125	57	0	2	126	56	0	2			
G38	233	120	0	3	229	120	0	7			
G39	135	73	0	3	132	75	0	4			
G40A1	155	114	0	5	136	134	0	4			
G40A2	234	51	0	3	219	67	0	2			
G40B	151	56	0	3	129	77	0	4			
G41A	59	31	0	3	62	28	0	3			
G41B	132	88	0	2	130	90	0	2			
G42A	120	80	0	5	114	88	0	3			
G42B	202	55	0	3	199	58	0	3			
G43	87	45	0	1	90	43	0	0			
G44	73	79	0	3	125	29	0	1			
G45	10	4	0	0	9	5	0	0			
G46	91	41	0	3	113	19	0	3			
G47	91	92	0	1	159	24	0	1			
G48	179	149	0	4	270	56	0	6			
G49	35	30	0	0	44	21	0	0			
G50	70	40	0	3	76	35	0	2			
G51	88	44	0	0	89	42	0	1			
G52	91	43	0	5	106	30	0	3			
G53	187	66	0	4	211	43	0	3			
G54	82	26	0	0	85	23	0	0			
G55	132	79	0	2	159	53	0	1			
G56	107	55	0	1	119	41	0	3			
G57	97	53	0	1	110	38	0	3			
G58	78	53	0	2	99	33	0	1			
G59	62	40	0	2	72	30	0	2			
G60	59	34	0	1	58	33	0	3			
G61	94	49	0	3	104	41	0	1			

	0011_CITY OF GREENSBORO IAW ENFORCEMENT FACILITIES BONDS				0012_CITY OF GREENSBORO TRANSPORTATION BONDS			
	Y e s	N o	O V E R	U N D E R	Y e s	N o	O V E R	U N D E R
G62	99	47	0	0	94	52	0	0
G63	114	53	0	2	112	54	0	3
G64	87	41	0	2	91	37	0	2
G65	109	67	0	5	122	54	0	5
G66	118	82	0	5	136	67	0	2
G67	13	10	0	0	19	3	0	1
G68	3	1	0	0	4	0	0	0
G69	97	61	0	2	140	20	0	0
G70	87	37	0	0	106	17	0	1
G71	51	19	0	3	61	11	0	1
G72	90	46	0	1	114	23	0	0
G73	78	41	0	2	103	15	0	3
G74	96	33	0	2	108	20	0	3
G75	112	54	0	1	127	39	0	1
JAM2	15	12	0	0	11	14	0	2
JAM3	11	1	0	0	9	3	0	0
JAM4	39	19	0	0	19	39	0	0
JEP1	52	56	0	2	80	29	0	1
JEP2	26	16	0	0	35	7	0	0
JEP3	48	23	0	1	61	11	0	0
JEP4	13	9	0	0	15	7	0	0
MON1	95	46	0	4	124	19	0	2
MON2A	42	42	0	0	65	19	0	0
MON2B	46	17	0	0	54	9	0	0
MON3	0	1	0	0	0	1	0	0
NDRI	6	13	0	0	6	13	0	0
NMAD	49	30	0	0	59	20	0	0
SF3	133	79	0	6	117	94	0	7
SF4	133	68	0	1	92	106	0	4
SMAD	16	9	0	2	15	11	0	1
SUM1	39	26	0	0	53	11	0	1
SUM2	36	12	0	1	40	8	0	1
Onestop	0	0	0	0	0	0	0	0
Absentee	0	0	0	0	0	0	0	0
Provisional	0	0	0	0	0	0	0	0
TOTALS	12638	7070	3	313	13462	6270	1	291

July 26, 2022 Municipal Election Results by Contest

Friday, August 5, 2022
Page 1 of 1

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
CITY OF GREENSBORO MAYOR	Chris Meadows (Write-In) Justin Outling Nancy Vaughan Mark Meadows (Write-In) Chris Meadows (Write-In)		4,650 13,542 13,977 18 14	2,786 8,745 7,952 9 7	1,812 4,581 5,718 9 7	47 211 300 0 0	5 5 7 0 0
CITY OF GREENSBORO CITY COUNCIL AT-LARGE	Marikay Abuzaiter Heather Hogan (Write-In) Tracy Furman Hugh Holston Yvonne J. Johnson Katie Rossabi Linda Wilson Felton Foushee Sharon Hightower		15,359 16 9,104 11,959 19,212 11,406 8,783 884 3,187	8,972 11 5,701 6,552 11,496 7,262 5,001 597 1,818	6,093 5 3,195 5,199 7,368 3,969 3,587 278 1,327	288 0 206 200 335 168 192 9 40	6 0 2 8 13 7 3 0 2
CITY OF GREENSBORO CITY COUNCIL DISTRICT 01							
CITY OF GREENSBORO CITY COUNCIL DISTRICT 02	Cecile (CC) Crawford Goldie Wells Chip Roth (Write-In) Zack Matheny Heather Hogan (Write-In) Nancy Hoffmann Thurston H. Reeder, Jr.		1,814 1,932 49 7,419 466 5,465 2,955	1,073 1,060 21 4,431 354 3,517 1,919	720 843 21 2,822 107 1,836 1,005	21 29 7 164 5 110 30	0 0 0 2 0 2 1
CITY OF GREENSBORO CITY COUNCIL DISTRICT 03							
CITY OF GREENSBORO CITY COUNCIL DISTRICT 04							
CITY OF GREENSBORO CITY COUNCIL DISTRICT 05	Tammi Z. Thurm Tony Wilkins		2,896 2,282	1,681 1,313	1,178 941	37 27	0 1
CITY OF GREENSBORO HOUSING BONDS	Yes No		21,953 10,547	13,143 6,594	8,411 3,769	387 178	12 6
CITY OF GREENSBORO PARKS AND RECREATION BONDS	Yes No		21,636 10,867	12,910 6,821	8,351 3,839	362 203	13 4
CITY OF GREENSBORO FIREFIGHTING FACILITIES BONDS	Yes No		24,729 7,783	14,859 4,894	9,420 2,752	434 134	16 3
CITY OF GREENSBORO LAW ENFORCEMENT FACILITIES BONDS	Yes No		21,227 11,198	12,638 7,070	8,214 3,918	362 204	13 6
CITY OF GREENSBORO TRANSPORTATION BONDS	Yes No		22,509 10,004	13,462 6,270	8,631 3,566	402 163	14 5

GUILFORD COUNTY



City of Greensboro

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

Agenda Report

File Number: 2022-819

Agenda Item# City Clerk to insert

Agenda Date: 8/16/2022. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 819 Motion to Approve the Minutes of the Regular Meeting of June 21, 2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☒ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2397

Contact 2 and Phone: Tebony Rosa, Ext 2397

PURPOSE:

To have the Greensboro City Council approve the minutes of the Regular Meeting of June 21, 2022.

BACKGROUND:

NA

BUDGET IMPACT:

NA

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the minutes of the Regular Meeting of June 21, 2022.



City of Greensboro Meeting Minutes - DRAFT

City Council

June 21, 2022, 5:30 pm

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

Present: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne Johnson, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Justin Outling, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Also Present: City Manager Taiwo Jaiyeoba, City Attorney Chuck Watts, and Deputy City Clerk Tebony Rosa

A. CALL TO ORDER

This City Council meeting of the City of Greensboro was called to order at 5:33 p.m. on the above date in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Vaughan conducted a roll call to confirm Councilmembers in attendance.

B. MOMENT OF SILENCE

The meeting opened with a moment of silence.

Mayor Vaughan expressed condolences to family of the late Fire recruit Andrew Vaughn.

C. PLEDGE OF ALLEGIANCE

Mayor Vaughan recognized Mayor Pro-Tem Johnson to lead the Pledge of Allegiance to the Flag.

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

Mayor Vaughan explained the Council procedure for conduct of the meeting; and stated that the next City Council meeting is scheduled for July 19, 2022.

G. CONSENT AGENDA (One Vote)

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.

Moved by Councilmember Holston, seconded by Mayor Pro-Tem Johnson to remove Item G.7./ID 2022-671 from the Consent Agenda from a request of city staff. The motion carried by roll call vote.

Moved By Councilmember Holston

Seconded By Mayor Pro-Tem Johnson

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

Councilmember Outling requested to be recused from Item G.6. due to a conflict of interest.

Moved by Councilmember Holston, seconded by Councilmember Thurm, to recuse Councilmember Outling from voting on Item G.6. The motion carried by voice vote.

Item G.6./ID 2022-676 was moved to the business agenda.

Motion to adopt the amended Consent Agenda was approved.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

G.1 2022 – 662 Resolution To Approve The Mowing Contract For Hester Park In the Amount of \$125,400.00 With T&J Lawn Specialist

Moved By Mayor Pro-Tem Johnson
Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

198-22 RESOLUTION APPROVING CONTRACT NUMBER 2022-11010 IN THE ESTIMATED AMOUNT OF \$125,400.00 WITH T&J LAWN SPECIALISTS FOR MOWING AT THE HESTER PARK FACILITY FOR THE PARKS & RECREATION DEPARTMENT

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for Human Resources mowing services;

WHEREAS, the contract has an estimated three year value of \$125,400.00;

WHEREAS, the City tries to maintain an aesthetic environment for its citizens enjoyment;

WHEREAS, this contract is anticipated to continue through June 30, 2025;

WHEREAS, T&J Lawn Specialists was selected as the best value and the M/WBE office was involved in the selection process; and

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

That the City Manager is authorized to enter into this contract with T&J Lawn Specialists for mowing at the Hester Park Facility.

(Signed) Yvonne Johnson

- G.2 2022 -665 Resolution Approving a Contract in the Estimated Amount of \$294,525.00 per Parks and Recreation Department to mow Areas 100 and 102 with McBride Lawn Care for Mowing Services

Moved By Mayor Pro-Tem Johnson
Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

199-22 RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE CITY OF GREENSBORO AND MCBRIDE LAWN CARE FOR MOWING SERVICES

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for mowing services;

WHEREAS, the contract has an estimated three year value of \$294,525.00;

WHEREAS, the Greensboro Parks and Recreation Department can better meet the needs of the City by providing mowing services with McBride Lawn Care.;

WHEREAS, McBride Lawn Care was selected as the low bid for the mowing services for the Parks and Recreation Department and the M/WBE office was involved in the selection process;

WHEREAS, this contract is anticipated to continue through July 31, 2025; and

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

That the City Manager is authorized to enter into this contract with, McBride Lawn Care for mowing services.

(Signed) Yvonne Johnson

G.3 2022 - 663 Resolution To Approve Contract # 2022-11017 for Mowing and Lot Clean Up Services In the Amount of \$450,000.00 With McBride Lawn Care

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

200-22 RESOLUTION APPROVING CONTRACT NUMBER 2022-11017 IN THE ESTIMATED AMOUNT OF \$450,000.00 WITH MCBRIDE LAWN CARE FOR MOWING AND LOT CLEAN UP SERVICES FOR THE PLANNING DEPARTMENT

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for the Planning Department mowing and lot clean up services;

WHEREAS, the contract has an estimated three year value of \$450,000.00;

WHEREAS, the City tries to maintain an aesthetic environment for its citizens;

WHEREAS, this contract is anticipated to continue through June 30, 2025;

WHEREAS, McBride Lawn Care was selected as the best value and the M/WBE office was involved in the selection process; and

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

That the City Manager is authorized to enter into this contract with McBride Lawn Care for mowing and lot clean up services for various City locations.

(Signed) Yvonne Johnson

- G.4 2022 -668 Resolution Approving a Contract in the Estimated Amount of \$ 171,666.00 per Parks and Recreation Department to mow Areas 103 and 104 with Gilleys Lawn Maintenance

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

201-22 RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE CITY OF GREENSBORO AND GILLEYS LAWN MAINTENANCE FOR MOWING SERVICES

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for mowing services;

WHEREAS, the contract has an estimated three year value of \$171,666.00;

WHEREAS, the Greensboro Parks and Recreation Department can better meet the needs of the City by providing mowing services with Gilleys Lawn Maintenance;

WHEREAS, Gilleys Lawn Maintenance was selected as the low bid for the mowing services for the Parks and Recreation Department and the M/WBE office was involved in the selection process;

WHEREAS, this contract is anticipated to continue through June 30, 2025; and

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

That the City Manager is authorized to enter into this contract with, Gilleys Lawn Maintenance for mowing services.

(Signed) Yvonne Johnson

G.5 2022-608 Resolution to Close a Dedicated Walkway – 2508 Westmoreland Drive
(Mark Andrew Grooms)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

202-22 RESOLUTION CLOSING THE WESTERN FIVE-FOOT PORTION OF
THE DEDICATED TEN-FOOT WALKWAY FROM ITS INTERSECTION
WITH WESTMORELAND DRIVE NORTHWARD APPROXIMATELY 142
FEET TO ITS TERMINUS

WHEREAS, the owner of a portion of the property abutting the western side of
this portion of the dedicated 10-foot walkway has requested that said portion of
walkway be closed and abandoned as a walkway;

WHEREAS, no objections have been made to the closing thereof; and

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

1. That the City Council hereby finds as a fact that the owner of a portion of the
property abutting the western side of the hereinafter mentioned walkway has
requested said portion of the walkway be closed.
2. That the City Council hereby finds as a fact that the closing of the portion of
walkway is not contrary to the public interest and that no individual or other party
owning property in the vicinity of the street or in the subdivision in which the
walkway is located will be deprived of reasonable means of ingress or egress to
his or its property.
3. That the walkway closure is to become effective upon the recording of a deed
in the Guilford County Register of Deeds that releases the western five feet of the
of the dedicated 10-foot “Walkway” from its intersection with Westmoreland
Drive northward a distance of approximately 142 feet to its terminus.
4. That the deed to be recorded as per Section 3 above is to contain wording that
clearly indicates that the western five feet of the of the dedicated 10-foot
“Walkway” from its intersection with Westmoreland Drive northward a distance
of approximately 142 feet to its terminus is hereby combined with Lot 5 of the

Guilford Hills, Section #2, Map #6 subdivision as recorded in Plat Book 23 on Page 11.

5. That the following portion of walkway is hereby permanently closed and abandoned as a public walkway:

THE WESTERN FIVE-FOOT PORTION OF THE DEDICATED TEN-FOOT WALKWAY FROM ITS INTERSECTION WITH WESTMORELAND DRIVE NORTHWARD APPROXIMATELY 142 FEET TO ITS TERMINUS

(Signed) Yvonne Johnson

- G.8 2022 - 655 Resolution Approving Change Order #1 to Contract 2019-0070 in the amount of \$451,200 with CDM Smith Inc. for Additional Engineering Services at the Mitchell Water Treatment Plant.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

203-22 RESOLUTION APPROVING CHANGE ORDER #1 TO CONTRACT 2019-0070 IN THE AMOUNT OF \$451,200 WITH CDM SMITH INC. TO PROVIDE ADDITIONAL ENGINEERING SERVICES AT THE MITCHELL WATER TREATMENT PLANT

WHEREAS, the City of Greensboro approved a contract with CDM Smith Inc. on January 15, 2019;

WHEREAS, additional design for electrical code compliance, backwash transfer pump station rehabilitation and filter drain cap replacements was requested of the consultant;

WHEREAS, additional coordination to meet the Department of Homeland Security guidelines required fencing improvements in addition to requesting replacement of existing high service pump #4 by the consultant; 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 Professional Services Contract for \$451,200 with CDM Smith Inc., for additional Engineering Services associated with Contract 2019-0070 at the Mitchell Water Treatment Plant.

(Signed) Yvonne Johnson

- G.9 2022 -638 Requesting Approval for Contract 2022-11004 for Temporary Labor Services In The Amount of \$1,123,200 with Blue Arbor Inc.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

204-22 RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE CITY OF GREENSBORO AND BLUE ARBOR INC. FOR TEMPORARY LABOR

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for mowing services;

WHEREAS, the contract has an estimated three year value of \$1,123,200.00;

WHEREAS, the Greensboro Water Resource Department can better meet the needs of the City by providing temporary labor services with Blue Arbor Inc.;

WHEREAS, Blue Arbor Inc. was selected as the best value for the temporary labor services for the Water Resources Department and the M/WBE office was involved in the selection process;

WHEREAS, this contract is anticipated to continue through July 14, 2025; and

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

That the City Manager is authorized to enter into this contract with, Blue Arbor Inc. for temporary labor services.

(Signed) Yvonne Johnson

- G.10 2022-660 Resolution approving a Contract in the amount of \$287,247.00 with PMA Management Corp for Workers Compensation Third Party Administrator

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

205-22 RESOLUTION AUTHORIZING THE AWARD CONTRACT NO. 2022-11016 TO PMA MANAGEMENT CORP, ESTIMATED IN THE AMOUNT OF

\$287,247.00 FOR WORKERS COMPENSATION THIRD PARTY ADMINISTRATOR

WHEREAS, the Human Resources Department utilizes a Third Party Administrator to administer the City's Workers Compensation Program;

WHEREAS, on May 3, 2022, Procurement Services Division conducted an open solicitation through the Greensboro E-Procurement System for Workers Compensation Third Party Administrator;

WHEREAS, the contract has an estimated contract value of \$287,247.00, therefore requires Council's approval;

WHEREAS, the Human Resources Department can better ensure fiscal stewardship, transparency & accountability;

WHEREAS, this contract is anticipated to run through June 30, 2025;

WHEREAS, PMA Management Corp. was selected as the best qualified firm and the M/WBE office was involved in the process; and

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

That the City Manager is authorized to enter into this contract with PMA Management Corp for the Workers Compensation Third Party Administrator.

(Signed) Yvonne Johnson

- G.11 2022 – 645 Resolution Authorizing Contract with Lopez Cleaning Services for Janitorial Services in the Amount of \$102,270

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

206-22 RESOLUTION AUTHORIZING CONTRACT WITH LOPEZ CLEANING SERVICES INC IN THE AMOUNT OF \$102,270 FOR JANITORIAL SERVICES

WHEREAS, the Field Operations Department is responsible for operation and maintenance of the White Street Landfill facility and solid waste transfer station;

WHEREAS, cleaning of the facilities is necessary for both staff and public customers;

WHEREAS, the Field Operations Department conducted a competitive Request for Bids;

WHEREAS, the Field Operations Department and the MWBE office concurred on the recommendation to award the contract to Lopez Cleaning Services Inc, who submitted the lowest bid;

WHEREAS, the contract term is for three years;

WHEREAS, funding for subsequent years is contingent upon City Council appropriates through the annual budget; and

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

That the resolution approving and authorizing the award of the contract to Lopez Cleaning Services, Inc. for janitorial services at the White Street Landfill and the Solid Waste Transfer Station buildings for three years.

(Signed) Yvonne Johnson

G.12 2022 - 648 Resolution- Leasing Contract between the Greensboro Police Department and Omnilink Systems Inc. for \$175,000

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

207-22 RESOLUTION AUTHORIZING CONTRACT BETWEEN THE GREENSBORO POLICE DEPARTMENT AND OMNILINK SYSTEMS INC.

WHEREAS, the Greensboro Police Department requires the use of specialized priority offender electronic monitoring services, software and equipment;

WHEREAS, the Greensboro Police Department has been satisfied with the leased services of Omnilink Systems Inc. since 2011;

WHEREAS, Omnilink Systems Inc. has and will continue to provide the necessary services for the priority offender electronic monitoring program;

WHEREAS, the two year contract cost is estimated at approximately \$175,000 per year over the contract term;

WHEREAS, the contract is renewable for two one year terms after the original two year contract has expired;

WHEREAS, funding is subject to City Council approval of future fiscal year budget appropriations; and

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

That the Greensboro Police Department is hereby authorized to execute a two year contract of approximately \$175,000 per year with Omnilink Systems Inc. to continue the department's priority offender electronic monitoring program with options to renew for one year terms.

(Signed) Yvonne Johnson

G.13 2022 - 664 Ordinance Amending State, Federal and Other Grants Fund Budget for Proceeds from Opioid Litigation in the Amount of \$130,492

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Carried

22-102 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET IN THE AMOUNT OF \$130,492 FOR SETTLEMENT OF OPIOID LITIGATION

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 for the State, Federal and Other Grants Fund be increased as follows:

Account name- Opioid Litigation Proceeds

Account	Description	Amount
233-3501-01.5235	Small Tools & Equipment	\$30,000
233-3501-01.5419	Other Services	\$50,000
233-3501-01.5429	Other Contracted Services	\$50,492
Total		\$130,492

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

Account	Description	Amount
233-3501-01.7100	Federal Grant	\$130,492

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

- G.14 2022-633 Ordinance Urban Search and Rescue (USAR) Federal Grant in the Amount of \$60,000

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Carried

22-103 ORDINANCE AMENDING THE FEDERAL, STATE, AND OTHER GRANTS FUND BUDGET FOR THE FY 2021 HOMELAND SECURITY GRANT PROGRAM

Section 1:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO: That the appropriation for the Federal, State, and Other Grants Fund Budget be increased as follows:

Account	Description	Amount
220-4030-01.5520	Seminar/Training	\$60,000
TOTAL		\$60,000

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

Account	Description	Amount
220-4030-01.7100	Federal Grant	\$60,000
TOTAL:		\$60,000

Section 2:

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

- G.15 2022-681 Ordinance Amending Cemeteries Fund in the Amount of \$80,000 for FY 21-22

Moved By Mayor Pro-Tem Johnson
Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Carried

22-104 ORDINANCE AMENDING CEMETERY FUND BUDGET FOR FY
2021-2022

Section 1

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

That the appropriation for the Cemetery Fund Budget be increased as follows:

Account	Description	Amount
205-5001-02.6792	Transfer to Perpetual Care Fund	\$80,000

And, that this increase be financed by increasing the following Cemetery Fund
accounts:

Account	Description	Amount
205-5001-02.7610	Cemetery Lot Sales	\$80,000

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

G.16 2022-561 Resolution Calling a Public Hearing for Annexation - 682 Knox Road
(Kaiya O'Neal Clay)

Moved By Mayor Pro-Tem Johnson
Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

208-22 RESOLUTION CALLING A PUBLIC HEARING FOR JULY 19, 2022
ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –
PROPERTY LOCATED AT 682 KNOX ROAD – 3.781-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 19th day of July, 2022, the following ordinance will be introduced; and

**AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 682 KNOX ROAD – 3.781-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 the northeast corner of Lot 5 of William W. Smith, Owner, as recorded in Plat Book 121, Page 66, in the Office of the Register of Deeds of Guilford County, said point being on the western right-of-way line of Knox Road (NCSR #3051); thence with said right-of-way line S 10° 01' 52" W 402.39 feet to the southeast corner of said Lot 5; thence with the southern line of said lot the following three (3) courses and distances: 1) S 85° 09' 00" W 171.01 feet to a point, 2) N 88° 28' 30" W 146.22 feet to a point, and 3) N 56° 55' 15" W 66.38 feet to a point; thence with the western line of said lot the following six (6) courses and distances: 1) N 18° 45' 00" W 94.76 feet to a point, 2) N 47° 08' 00" E 124.92 feet to a point, 3) N 45° 22' 25" E 25.28 feet to a point, 4) N 08° 39' 00" W 109.53 feet to a point, 5) N 05° 31' 20" W 92.81 feet to a point, and 6) N 16° 37' 30" W 50.88 feet to the northwest corner of said lot; thence with the northern line of said lot S 79° 58' 08" E 409.41 feet to the point and place of BEGINNING, being all of said Lot 5 and containing 3.781 acres.

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 July 19, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 11/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, July 19, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 July 9, 2022.

(Signed) Yvonne Johnson

G.17 2022-562 Resolution Calling a Public Hearing for Annexation - 5701 West Gate City Blvd and ROW (ZAS Ventures, LLC)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

209-22 RESOLUTION CALLING A PUBLIC HEARING FOR JULY 19, 2022 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 5701 WEST GATE CITY BOULEVARD – 1.591-ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 19th day of July, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED 5701 WEST GATE CITY BOULEVARD – 1.591-
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 in the existing Greensboro city limit line (as of April 30, 2022), said point being the easternmost corner of Lot 116 on Sheet “A” of Section Three of Sedgefield, as recorded at Plat Book 11, Page 29; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the northeastern line of said Lot 116 N 44° 44’ 33” W 374.44 feet to the intersection of said northeastern line and the southeastern right-of-way line of W. Gate City Boulevard; thence with said right-of-way line N 45° 01’ 27” E 77.63 feet to an existing concrete monument; thence continuing N 45° 01’ 27” E approximately 75 feet with the former southeastern right-of-way line of said street to its intersection with the former southwestern right-of-way line of Anson Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said former southwestern right-of-way line in a southeasterly direction approximately 10 feet to an iron pipe set; thence with the present southwestern right-of-way line of Anson Road S 55° 50’ 46” E 369.49 feet to an iron pipe set; thence S 45° 15’ 33” W 222.95 feet to the point and place of BEGINNING, containing approximately 1.60 acres, of which approximately 1.591 acres lies outside street right-of-way. The plat referred to hereinabove is 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 July 19, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 11/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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 July 19, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 July 9, 2022.

(Signed) Yvonne Johnson

G.18 2022 - 657 Resolution To Approve Loans and Grants

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Carried

210-22 RESOLUTION LISTING LOANS AND GRANTS FOR CITY COUNCIL APPROVAL

WHEREAS, at the December 21, 2021 meeting of City Council, the City Manager was instructed to include on the regular Council Consent Agenda all loans and grants in excess of \$50,000;

WHEREAS, City Council approval is required for all loans and grants, or pass through loans or grants in excess of \$50,000 on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City prior to the disbursement of funds;

WHEREAS, requests have been made for loans or grants in excess of \$50,000, said requests are presented herewith this day; and

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

That the requests for loans of grants in excess of \$50,000 presented herewith this day are hereby approved in accordance with the guidelines set at the December

21, 2021 Council meeting and the City Manager is authorized to execute agreements.

(Signed) Yvonne Johnson

- G.19 2022-178 Budget Adjustments Requiring Council Approval May 31 2022 through June 13 2022

Motion to adopt the budget adjustments requiring Council approval from 5/31/22 through 6/15/22 over the amount of \$50,000 was approved.

(A copy of the report is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Carried

- G.20 2022-179 Budget Adjustments Approved by Budget Officer May 31 2022 through June 13 2022

Motion to adopt the budget adjustments accepted by the Budget Officer from 5/31/22 through 6/14/22 was approved.

(A copy of the report is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Carried

- G.21 2022 -642 Motion to approve Work Session Minutes for May 12, 2022

Motion to adopt the minutes of the Work Session of May 12, 2022 was approved.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Carried

- G.22 2022 – 680 Motion to Approve the Minutes of the Regular Meeting of May 23, 2022

Motion to adopt the minutes of the Regular Meeting of May 23, 2022 was approved.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Carried

G.23 2022 - 683 Motion to approve the May 26, 2022 Work Session Minutes

Motion to adopt the minutes of the Work Session of May 26, 2022 was approved.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Carried

F. PUBLIC COMMENT PERIOD

There were no public comments for this agenda.

H. PUBLIC HEARING

H.1 2022- 654 Public Hearing for Resolution Ordering the Making of Certain Local Improvements – a 6 Inch Water Line Improvement on Lorraine Road from an Existing 16 Inch Water Line at Yanceyville Road, to Approximately 385 Lineal Feet West.

Mayor Vaughan stated this was the time and place set for a public hearing to consider item H.1./ID 2022-654 a Public Hearing for Resolution Ordering the Making of Certain Local Improvements – a 6 Inch Water Line Improvement on Lorraine Road from an Existing 16 Inch Water Line at Yanceyville Road, to Approximately 385 Lineal Feet West.

Being no speakers, the public hearing closed by affirmation.

Moved By Councilmember Wells

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

L-181 RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL IMPROVEMENTS

A 6 INCH WATER LINE IMPROVEMENT ON LORRAINE ROAD FROM AN EXISTING 16 INCH WATER LINE AT YANCEYVILLE ROAD, TO APPROXIMATELY 385 LINEAL FEET WEST

WHEREAS, due notice has been given that on the 21st day of June, 2022 at 5:30 p.m. in the Council Chamber in the Municipal Office Building, a public hearing would be held on the improvements hereinafter described and that all objections to the legality of the making of the improvements are required by law to be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing;

WHEREAS, the public hearing has now been held and no objections have been made to the making of the improvements; and

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

A. That the Street or streets hereinabove set out is/are:

A 6 INCH WATER LINE IMPROVEMENT ON LORRAINE ROAD FROM AN EXISTING 16 INCH WATER LINE AT YANCEYVILLE ROAD, TO APPROXIMATELY 385 LINEAL FEET WEST

B. That the local improvements to be made set out above are as follows:

(a) Water Main Improvements. That a water main be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals be laid for the proper connection of abutting property.

C. That the proportion of the cost of the improvements to be assessed against the abutting property and the terms of payment will be as provided in the Notice of Proposed Local Improvements which was served on the owners of the property to be assessed.

D. Assessments shall be held in abeyance until such time as the abutting property connects to the utility.

E. Terms of Payment. The assessments will be payable in ten equal annual installments, which installments will bear interest at the rate of six percent per annum from the date of confirmation of the assessment roll; provided, that any such assessment may be paid in full in cash without the addition of interest within thirty days from the date of publication of the notice of the confirmation of the assessment roll.

F. That this resolution be published one time in a newspaper published in the City of Greensboro as notice of the matters herein set out.

(Signed) Goldie Wells

H.2 2022-496 Public Hearing for the Resolution Closing Marian Road, David Street, Windsor Road, and Edgemore Road (RAK, LLC, RAK Pisgah Church, LLC and Cynthia Peeden Scott)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item H.2/ID 2022-496 a Public Hearing for the Resolution Closing Marian Road, David Street, Windsor Road, and Edgemore Road. (RAK, LLC, RAK Pisgah Church, LLC and Cynthia Peeden Scott).

Being no speakers, the public hearing closed by affirmation.

Moved By Councilmember Holston

Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

212-22 RESOLUTION CLOSING MARIAN ROAD, DAVID STREET,
WINDSOR ROAD, AND EDGEMORE ROAD

WHEREAS, the owners of the property abutting both sides of these portions of Marian Road, David Street, Windsor Road, and Edgemore Road have requested in writing that said streets be closed and abandoned as public streets;

WHEREAS, a notice was duly published that a public hearing would be held by the City Council in the Council Chamber in the Municipal Office Building on Tuesday, June 21, 2022, at 5:30 p.m., on the closing of said portion of street;

WHEREAS, the public hearing has now been held and no objections have been made to the closing thereof; and

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

1. That the City Council hereby finds as a fact that the owners of the property abutting both sides of the hereinafter mentioned portion of streets have requested in writing that said portions of street be closed.

2. That the City Council hereby finds as a fact that the closing of the streets is not contrary to the public interest and that no individual or other party owning property in the vicinity of the street or in the subdivision in which the streets are located will be deprived of reasonable means of ingress or egress to his or its property.

3. That the street closures shall become effective upon the recording of a plat in the Guilford County Register of Deeds that combines all of the lots with frontage on Marian Road, David Street, Windsor Road, and Edgemore Road with abutting property so that the resultant lot or lots have frontage and direct vehicular access to a public street.

4. That the following portion of street is hereby permanently closed and abandoned as a public street:

MARIAN ROAD - FROM THE NORTHERN RIGHT-OF-WAY LINE FOR DAVID STREET NORTHWARD A DISTANCE OF APPROXIMATELY 310 FEET TO ITS TERMINUS.

DAVID STREET - FROM THE WESTERN RIGHT-OF-WAY LINE FOR NORTH CHURCH STREET WESTWARD A DISTANCE OF APPROXIMATELY 510 FEET TO THE WESTERN RIGHT-OF-WAY LINE FOR WINDSOR ROAD.

WINDSOR ROAD - FROM ITS CURRENT TERMINUS NORTHWESTWARD A DISTANCE OF APPROXIMATELY 165 FEET TO THE NORTHWEST CORNER OF LOT 352.

EDGEMORE ROAD - FROM THE WESTERN RIGHT-OF-WAY LINE FOR PAX ROAD SOUTHEASTWARD A DISTANCE OF APPROXIMATELY 425 FEET TO ITS TERMINUS.

(Signed) Hugh Holston

- H.3 2022-555 Ordinance for Public Hearing for Annexation - Sapp Road, Guilford College Road and R-O-W - 2022-555 (Gail Shepard, Carter Shepherd, John, Shannon, and Beth, Paul Hilton Living Trust, Paul Hilton, Gertrude Jones Estate, Matthew Tedder, Chelsea S

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.3./ID 2022-555 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and 817-YY, 819, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road – 12.5-Acres (Gail Shepherd, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll, Paul Hilton Living Trust Agreement,

Paul Hilton, Gertrude Jones Estate, Matthew Tedder, Chelsea Sheppard); H.4./ID 2022-619 a Public Hearing for an Ordinance for Original Zoning and Rezoning for 817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1 and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road and a portion of 5526 Sapp Road – Brian Wise for Fall Line Investments, LLC, on behalf of Gail Carroll Shepard, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll, Paul Hilton Living Trust Agreement, Paul Hilton, Gertrude Jones Estate, Matthew Tedder and Chelsea Sheppard; and H.5./ID 2022-620 a Public Hearing for an Ordinance for Original Zoning for a portion of Sapp Road Right of Way – City of Greensboro.

Planning Manager Mike Kirkman made a PowerPoint Presentation (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 Planning and Zoning Commission and staff had recommended approval of the request.

Being no speakers, the public hearing closed by affirmation.

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Thurm

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-105 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5520, 5520-YY, 5524, 5600, AND 5600-ZZ SAPP ROAD AND 817-YY, 819, 823, 827, 827-ZZ, 827-ZZ1, AND 829 GUILFORD COLLEGE ROAD – 12.5-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the northeast corner of American Partners Federal Credit Union, as recorded in Deed Book 6816, Page 2380; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 56° 06' 03" W 122.89 feet along the centerline of an unnamed street right-of-way shown on Subdivision of the Land of J. H. Tedder, as recorded in Plat Book 7, Page 96, but closed by Guilford County (see Deed Book 4415, Page 897), to a point in the existing city

limit line; thence N 39° E approximately 730 feet to a point in the southwestern line of Ample Storage Lake Worth, LLC, as recorded in Deed Book 7641, Page 1625; thence S 45° 59' 18" E approximately 560 feet to the southeast corner of Ample Storage Lake Worth, LLC; thence with the western line of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, S 00° 27' 14" E 502.92 feet to a point in the northern right-of-way line of Sapp Road (NCSR #1560); thence in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; **THENCE DEPARTING FROM THE EXISTING CITY LIMITS** in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068, Page 1005; thence with the eastern line of said property N 13° 28' 39" E 119.38 feet to an existing iron pipe at the northeast corner of said property; thence with the northeastern line of said property N 57° 12' 27" W 138.20 feet to an existing iron pipe at the northeast corner of Tracie S. and Arnold Ray Laster, as recorded in Deed Book 8266, Page 1686; thence with Laster's northeastern line N 55° 59' 01" W 35.70 feet to a new iron rod at the terminus of Washington Road, shown on Subdivision of J. H. Tedder; thence with the northwestern right-of-way line of Washington Road N 36° 46' 32" E 10.00 feet to a new iron rod in the centerline of the unnamed closed street described above; thence N 56° 06' 03" W approximately 27 feet along said centerline to the Point and Place of Beginning.

SAVE AND EXCEPT that portion of a property of Piedmont Natural Gas Company at 5526 Sapp Road, as described in Deed Book 2396, Page 524, lying southeast of the right-of-way of Oak Avenue, as shown on Subdivision of the Land of J. H. Tedder, and north of the right-of-way of Sapp Road, the boundary of said portion beginning at a new iron rod at the intersection of the eastern line of said property and the northern right-of-way line of Sapp Road; thence N 04° 15' 33" E 112.68 feet to an existing iron rod at the northeast corner of said property; thence N 54° 07' 44" W 4.16 feet to a new iron rod on the southeastern right-of-way line of Oak Avenue; thence in a southwesterly direction with said right-of-way line approximately 54 feet to its intersection with the western line of Piedmont Natural Gas Company; thence S 04° 19' 58" W approximately 79 feet to a new iron rod on the northern right-of-way line of Sapp Road; thence with said

right-of-way line in an easterly direction 25.0 feet to the point of beginning, containing approximately .06 acres.

This annexation contains approximately 12.5 acres.

All plats and 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 June 21, 2022, the liability for municipal taxes for the 2022-2023 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) Marikay Abuzuaiter

- H.4 2022-619 Public Hearing for Original Zoning - Guilford College Road and Sapp Road (Brain Wise for Fall Line Investments, LLC on behalf of Gail Carroll Shepard and others)

Moved by Councilmember Thurm, seconded by Councilmember Holston, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning and rezoning request for the properties described as 817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road, and a portion of 5526 Sapp Road from County RS-40 (Residential Single-family), City CD-C-M (Conditional District – Commercial Medium), and City R-3 (Residential Single-family - 3) to City PUD (Planned Unit Development)* 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 PUD zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Thurm

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-106 AMENDING OFFICIAL ZONING MAP

817-YY, 819,823, 827, 827-ZZ1 AND 829 GUILFORD COLLEGE ROAD AND 5520, 5520-YY, 5524, 5600, 560-ZZ SAPP ROAD AND A PORTION OF 5526 SAPP ROAD GENERALLY DESCRIBED AS SOUTHEAST OF GUILFORD COLLEGE ROAD AND NORTH OF SAPP ROAD

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-40 (Residential Single Family), City CD-C-M (Conditional District Commercial Medium) and City R-3 (Residential Single Family -3) to City PUD (Planned Unit Development)

The area is described as follows:

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the northeast corner of American Partners Federal Credit Union, as recorded in Deed Book 6816, Page 2380; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 56° 06' 03" W 122.89 feet along the centerline of an unnamed street right-of-way shown on Subdivision of the Land of J. H. Tedder, as recorded in Plat Book 7, Page 96, but closed by Guilford County (see Deed Book 4415, Page 897), to a point in the existing city limit line; thence N 39° E approximately 730 feet to a point in the southwestern line of Ample Storage Lake Worth, LLC, as recorded in Deed Book 7641, Page 1625; thence S 45° 59' 18" E approximately 560 feet to the southeast corner of

Ample Storage Lake Worth, LLC; thence with the western line of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, S 00° 27' 14" E 502.92 feet to a point in the northern right-of-way line of Sapp Road (NCSR #1560); thence in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; **THENCE DEPARTING FROM THE EXISTING CITY LIMITS** in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068, Page 1005; thence with the eastern line of said property N 13° 28' 39" E 119.38 feet to an existing iron pipe at the northeast corner of said property; thence with the northeastern line of said property N 57° 12' 27" W 138.20 feet to an existing iron pipe at the northeast corner of Tracie S. and Arnold Ray Laster, as recorded in Deed Book 8266, Page 1686; thence with Laster's northeastern line N 55° 59' 01" W 35.70 feet to a new iron rod at the terminus of Washington Road, shown on Subdivision of J. H. Tedder; thence with the northwestern right-of-way line of Washington Road N 36° 46' 32" E 10.00 feet to a new iron rod in the centerline of the unnamed closed street described above; thence N 56° 06' 03" W approximately 27 feet along said centerline to the Point and Place of Beginning.

SAVE AND EXCEPT that portion of a property of Piedmont Natural Gas Company at 5526 Sapp Road, as described in Deed Book 2396, Page 524, lying southeast of the right-of-way of Oak Avenue, as shown on Subdivision of the Land of J. H. Tedder, and north of the right-of-way of Sapp Road, the boundary of said portion beginning at a new iron rod at the intersection of the eastern line of said property and the northern right-of-way line of Sapp Road; thence N 04° 15' 33" E 112.68 feet to an existing iron rod at the northeast corner of said property; thence N 54° 07' 44" W 4.16 feet to a new iron rod on the southeastern right-of-way line of Oak Avenue; thence in a southwesterly direction with said right-of-way line approximately 54 feet to its intersection with the western line of Piedmont Natural Gas Company; thence S 04° 19' 58" W approximately 79 feet to a new iron rod on the northern right-of-way line of Sapp Road; thence with said right-of-way line in an easterly direction 25.0 feet to the point of beginning, containing approximately .06 acres.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family), City CD-C-M (Conditional District Commercial Medium) and City R-3 (Residential Single Family -3) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Area 1 on the UDP: Permitted uses are limited to a maximum of 320 residential dwelling units.
2. Area 2 on the UDP: Permitted uses are limited to indoor/outdoor recreation uses and their customary accessory uses or a maximum of 56 dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the PUD (Planned Unit Development) 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 June 21, 2022.

(Signed) Tammi Thurm

H.5 2022-620 Public Hearing for Original Zoning - Portion of Sapp Road Right of Way (City of Greensboro)

Moved by Councilmember Abuzuaiter, seconded by Councilmember Holston, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning for the property described as a portion of Sapp Road right-of-way from the existing City limit line extending in a westerly direction for approximately 710 feet from County RS-40 (Residential Single-family) and County MXU (Mixed Use) to City C-M (Commercial-Medium) 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 C-M zoning district permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Abuzuaiter
Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-107 AMENDING OFFICIAL ZONING MAP

PORTION OF SAPP ROAD RIGHT OF WAY, FROM THE EXISTING CITY LIMIT EXTENDING IN A WESTERLY DIRECTION FOR APPROXIMATELY 710 FEET

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-40 (Residential Single Family) and County MXU (Mixed Use) to City C-M (Commercial Medium)

The area is described as follows:

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the southwest corner of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, said point being in the northern right-of-way line of Sapp Road (NCSR #1560); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068, Page 1005; thence in an easterly direction with the northern right-of-way line of Sapp Road approximately 641.5 feet to the Point and Place of Beginning, and containing approximately 0.85 acres. All plats and 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 C-M (Commercial Medium) 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 June 21, 2022.

(Signed) Marikay Abuzuaiter

Note: an incorrect Statement of Consistency was initially read by Councilmember Thurm, which was corrected during the meeting, and accurately reflected in these minutes.

H.6 2022-556 Ordinance for Public Hearing for Annexation - 908, 912, 916, 916-ZZ, 942, and 942-ZZ Edgemont Road (Edgemont Road, LLC)

Mayor Vaughan stated this was the time and place set for a public hearing to consider item H.6./ID 2022-556 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 908, 912, 916, 916-ZZ, 942, and 942-ZZ Edgemont Road – 111.45-Acres (Edgemont Road, LLC); and H.7./ID 2022-621 a Public Hearing for an Ordinance for Original Zoning for 908, 912, 916, 916-ZZ, 942 and 942-ZZ Edgemont Road – Amanda Hodierne for Diamondback Investments Group, LLC, on behalf of Edgemont Road, LLC.

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 Planning and Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the zoning:

Attorney Amanda Hodierne provided an overview of the development request; highlighted townhomes and single family units; Highway 421 proximity; reviewed an illustrative subdivision drawing; spoke to a Homeowners Association; to neighborhood communications; and to road connection construction.

Councilmember Hightower voiced concern regarding an implementation timeline.

Ms. Hodierne addressed pending closing entitlements; a Technical Review Committee site plan review; and spoke to a phased construction approach.

There were no speakers in opposition.

Moved by Councilmember Hightower, seconded by Councilmember Abuzuaiter, to close the public hearing. The motion carried by voice vote.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Hightower

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-108 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 908, 912, 916, 916-ZZ, 942, AND 942-ZZ EDMONT ROAD – 111.45-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 concrete right-of-way monument on the western margin of Old U.S. Highway 421 (J.M. Hunt, Jr. Expressway, S.R. 3762), having a N.C. Grid Coordinate value of North 826,866.93 feet, East 1,773,964.62 feet; thence with said western margin the following four (4) courses and distances: 1) S 38°22'24" E 252.26 feet to a found concrete right-of-way monument, 2) S 18°00'40" E 231.53 feet to a found concrete right-of-way monument, 3) S 89°13'11" E 63.38 feet to a found concrete right-of-way monument, and 4) S 17°49'55" E 1,225.44 feet to a found concrete right-of-way monument; thence with the northern line of A.V. and Dorothy F. Davis N 88°30'53" W 696.18 feet to a found iron pipe at Davis's northwest corner; thence with the western line of Davis S 00°08'14" W 243.82 feet to a found iron pipe at the northwest corner of 1021 Wiley Lewis, LLC, as recorded in Deed Book 7578, Page 2298; thence with the western line of said LLC the following four (4) courses and distances: 1) S 01°07'11" W 327.98 feet to a point, 2) S 89°42'09" W 50.00 feet to a found iron rod, 3) N 89°57'47" W 49.16 feet to a found iron rod, and 4) S 00°18'02" W 195.38 feet to a found iron pipe on the northern right-of-way line of Wiley Lewis Road (S.R. 3314); thence with said right-of-way line S 67°43'20" W 161.32 feet to a found iron pipe; thence with the eastern line of Jerry D. Todd, as recorded in Deed Book 7207, Page 77, N 00°08'35" E 257.15 feet to a found iron pipe at Todd's northeast corner; thence with Todd's northern line S 89°08'54" W 127.61 feet to a found iron pipe at the

northeast corner of Evarardo Cerda Santis and Elvia Juarez Espitia, as recorded in Deed Book 7411, Page 736; thence with the northern line of Santis and Espitia the following four (4) courses and distances: 1) N 89°39'01" W 113.33 feet to a found iron pipe, 2) N 89°59'14" W 256.01 feet to a found iron pipe, 3) S 89°41'28" W 127.07 feet to a found iron rod, and 4) S 53°44'12" W 169.34 feet to a found iron rod at an eastern corner of Lot 1 of John L. Pugh Heirs, as recorded in Plat Book 80, Page 56; thence with the eastern line of said Lot 1 N 03°20'22" E 371.14 feet to a found iron rod at the northeast corner of said Lot 1; thence with the northern line of said Lot 1 N 88°37'18" W 598.79 feet to a found iron rod at the northwest corner of said Lot 1; thence with the western line of said Lot 1 the following two (2) courses and distances: 1) S 03°17'53" W 361.00 feet to a found iron rod, and 2) N 88°46'10" W 38.84 feet to an iron pipe at the northeast corner of Scott E. Miller, as recorded in Deed Book 6842, Page 1253; thence with Miller's northern line N 88°46'10" W 145.00 feet to a found iron rod at Miller's northwest corner; thence with Miller's western line S 09°51'34" W 277.82 feet to a found iron pipe in the northern right-of-way line Wiley Lewis Road; thence with said right-of-way line N 60°25'48" W 101.55 feet to a found iron pipe; thence with the eastern line of Herbert K. McClintock N 09°01'52" E 225.26 feet to a found iron rod at the southeast corner of Lot 4 of Property of Bernard F. Aydelette and Wife Hazel B., as recorded in Plat Book 65, Page 57; thence with the eastern line of said Lot 4 the following two (2) courses and distances: 1) N 02°54'18" E 355.29 feet to a found iron pipe, and 2) N 01°13'18" E 393.06 feet to a found iron rod at the northeast corner of said Lot 4; thence with the eastern line of Margaret S. Angel, as recorded in Deed Book 4022, Page 626, N 02°46'47" E 100.26 feet to a found iron pipe at the southeast corner of Lot 2 of David B. Reynolds & Shirley Ann Reynolds, as recorded in Plat Book 99, Page 85; thence with the eastern line of said Lot 2 and the eastern terminus of the right-of-way of East Vandalia Road N 01°16'56" E 171.90 feet to a found iron rod at the southeast corner of Jerry D. Sineath and Carol Aufderhar, as recorded in Deed Book 8230, Page 2340; thence with the eastern line of Sineath and Aufderhar N 03°17'10" E 544.91 feet to a found iron pipe at the southeast corner of Lot 37 on Property of Mrs. A.V. Kirkman, as recorded in Plat Book 19, Page 22; thence with the eastern line of said Lot 37, the eastern terminus of Sherrilwood Drive, and the eastern line of Lot 35 on said plat the following three (3) courses and distances: 1) N 03°27'13" E 197.40 feet to a found iron pipe, 2) N 04°56'30" W 21.69 feet to a found iron pipe, and 3) N 02°39'42" E 226.10 feet to a found iron pipe at the southeast corner of Lot 16 on said plat; thence with the eastern line of said Lot 16 N 02°14'03" E 120.30 feet to a found iron pipe at the southwest corner of C R Property Management, Inc., as recorded in Deed Book 7723, Page 1401; thence with the southern line of C R Property Management S 87°28'45" E 174.79 feet to a found

iron pipe; thence with the eastern line of C R Properrty Management, Inc. N 02°32'01" E 317.62 feet to a found iron pipe on the southern right-of-way line of Edgemont Road (S.R. 3313); thence with said right-of-way line S 87°04'44" E 712.07 feet to a found iron pipe; thence N 02°26'38" E 30.00 feet to a point on the centerline of Edgemont Road; thence S 87°23'43" E 940.44 feet to a point; thence S 01°28'24" W 175.79 feet to the point and place of BEGINNING, and containing approximately 111.45 acres. All plats and 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 June 21, 2022, the liability for municipal taxes for the 2022-2023 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

H.7 2022-621 Public Hearing for Original Zoning - Edgemont Road (Amanda Hodierne for Diamondback Investments Group, LLC on behalf of Edgemont Road, LLC)

Councilmember Hightower highlighted a diverse housing inventory; and community development.

Moved by Councilmember Hightower, seconded by Councilmember Wells, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described as 908, 912, a portion of 916, 916-ZZ, 942, and 942-ZZ Edgemont Road from County RS-40 (Residential Single-family) and County LI (Light Industrial) to City PUD

(Planned Unit Development) 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 PUD zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Hightower

Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-109 AMENDING OFFICIAL ZONING MAP

908, 912, 916, 916-ZZ, 942 AND 942-ZZ EDMONT ROAD, GENERALLY DESCRIBED AS SOUTH OF EDMONT ROAD AND NORTH OF WILEY LEWIS ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-40 (Residential Single Family) and County LI (Light Industrial) to City PUD (Planned Unit Development)

The area is described as follows:

BEGINNING at a concrete right-of-way monument on the western margin of Old U.S. Highway 421 (J.M. Hunt, Jr. Expressway, S.R. 3762), having a N.C. Grid Coordinate value of North 826,866.93 feet, East 1,773,964.62 feet; thence with said western margin the following four (4) courses and distances: 1) S 38°22'24" E 252.26 feet to a found concrete right-of-way monument, 2) S 18°00'40" E 231.53 feet to a found concrete right-of-way monument, 3) S 89°13'11" E 63.38 feet to a found concrete right-of-way monument, and 4) S 17°49'55" E 1,225.44 feet to a found concrete right-of-way monument; thence with the northern line of A.V. and Dorothy F. Davis N 88°30'53" W 696.18 feet to a found iron pipe at

Davis's northwest corner; thence with the western line of Davis S 00°08'14" W 243.82 feet to a found iron pipe at the northwest corner of 1021 Wiley Lewis, LLC, as recorded in Deed Book 7578, Page 2298; thence with the western line of said LLC the following four (4) courses and distances: 1) S 01°07'11" W 327.98 feet to a point, 2) S 89°42'09" W 50.00 feet to a found iron rod, 3) N 89°57'47" W 49.16 feet to a found iron rod, and 4) S 00°18'02" W 195.38 feet to a found iron pipe on the northern right-of-way line of Wiley Lewis Road (S.R. 3314); thence with said right-of-way line S 67°43'20" W 161.32 feet to a found iron pipe; thence with the eastern line of Jerry D. Todd, as recorded in Deed Book 7207, Page 77, N 00°08'35" E 257.15 feet to a found iron pipe at Todd's northeast corner; thence with Todd's northern line S 89°08'54" W 127.61 feet to a found iron pipe at the northeast corner of Evarardo Cerda Santis and Elvia Juarez Espitia, as recorded in Deed Book 7411, Page 736; thence with the northern line of Santis and Espitia the following four (4) courses and distances: 1) N 89°39'01" W 113.33 feet to a found iron pipe, 2) N 89°59'14" W 256.01 feet to a found iron pipe, 3) S 89°41'28" W 127.07 feet to a found iron rod, and 4) S 53°44'12" W 169.34 feet to a found iron rod at an eastern corner of Lot 1 of John L. Pugh Heirs, as recorded in Plat Book 80, Page 56; thence with the eastern line of said Lot 1 N 03°20'22" E 371.14 feet to a found iron rod at the northeast corner of said Lot 1; thence with the northern line of said Lot 1 N 88°37'18" W 598.79 feet to a found iron rod at the northwest corner of said Lot 1; thence with the western line of said Lot 1 the following two (2) courses and distances: 1) S 03°17'53" W 361.00 feet to a found iron rod, and 2) N 88°46'10" W 38.84 feet to an iron pipe at the northeast corner of Scott E. Miller, as recorded in Deed Book 6842, Page 1253; thence with Miller's northern line N 88°46'10" W 145.00 feet to a found iron rod at Miller's northwest corner; thence with Miller's western line S 09°51'34" W 277.82 feet to a found iron pipe in the northern right-of-way line Wiley Lewis Road; thence with said right-of-way line N 60°25'48" W 101.55 feet to a found iron pipe; thence with the eastern line of Herbert K. McClintock N 09°01'52" E 225.26 feet to a found iron rod at the southeast corner of Lot 4 of Property of Bernard F. Aydelette and Wife Hazel B., as recorded in Plat Book 65, Page 57; thence with the eastern line of said Lot 4 the following two (2) courses and distances: 1) N 02°54'18" E 355.29 feet to a found iron pipe, and 2) N 01°13'18" E 393.06 feet to a found iron rod at the northeast corner of said Lot 4; thence with the eastern line of Margaret S. Angel, as recorded in Deed Book 4022, Page 626, N 02°46'47" E 100.26 feet to a found iron pipe at the southeast corner of Lot 2 of David B. Reynolds & Shirley Ann Reynolds, as recorded in Plat Book 99, Page 85; thence with the eastern line of said Lot 2 and the eastern terminus of the right-of-way of East Vandalia Road N 01°16'56" E 171.90 feet to a found iron rod at the southeast corner of Jerry D. Sineath and Carol Aufderhar, as recorded in Deed Book 8230, Page 2340; thence

with the eastern line of Sineath and Aufderhar N 03°17'10" E 544.91 feet to a found iron pipe at the southeast corner of Lot 37 on Property of Mrs. A.V. Kirkman, as recorded in Plat Book 19, Page 22; thence with the eastern line of said Lot 37, the eastern terminus of Sherrilwood Drive, and the eastern line of Lot 35 on said plat the following three (3) courses and distances: 1) N 03°27'13" E 197.40 feet to a found iron pipe, 2) N 04°56'30" W 21.69 feet to a found iron pipe, and 3) N 02°39'42" E 226.10 feet to a found iron pipe at the southeast corner of Lot 16 on said plat; thence with the eastern line of said Lot 16 N 02°14'03" E 120.30 feet to a found iron pipe at a the southwest corner of C R Property Management, Inc., as recorded in Deed Book 7723, Page 1401; thence with the southern line of C R Property Management S 87°28'45" E 174.79 feet to a found iron pipe; thence with the eastern line of C R Property Management, Inc. N 02°32'01" E 317.62 feet to a found iron pipe on the southern right-of-way line of Edgemont Road (S.R. 3313); thence with said right-of-way line S 87°04'44" E 712.07 feet to a found iron pipe; thence N 02°26'38" E 30.00 feet to a point on the centerline of Edgemont Road; thence S 87°23'43" E 940.44 feet to a point; thence S 01°28'24" W 175.79 feet to the point and place of BEGINNING, and containing approximately 111.45 acres. All plats and 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 RS-40 (Residential Single Family) and County LI (Light Industrial) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall be limited to single-family home and townhomes.
2. Single-family homes shall not exceed thirty-two (32) feet in height.
3. Townhomes shall not exceed thirty-six (36) feet in height.
4. The site shall be limited to a maximum of 525 residential units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the PUD (Planned Unit Development) 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 June 21, 2022.

(Signed) Sharon Hightower

H.8 2022-557 Ordinance for Public Hearing for Annexation - A Portion of 1317 and 1511 Pleasant Ridge Road and R-O-W (Mercy Hill Church and NCDOT)

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.8./ID 2022-557 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at a Portion of 1317, a Portion of 1511 Pleasant Ridge Road and R-O-W – 27.4-Acres (Mercy Hill Church and NCDOT); H.9./ID 2022-622 a Public Hearing for an Ordinance for Original Zoning for 1317 Pleasant Ridge Road– Mercy Hill Church; and H.10./ID 2022-623 a Public Hearing for an Ordinance for Original Zoning for portion of 1511 Pleasant Ridge Road and portions of Pleasant Ridge Road, NC Highway 68 and Interstate 73 Rights of Way – City of Greensboro.

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 Planning and Zoning Commission and staff had recommended approval of the request.

Being no speakers, the public hearing closed by affirmation.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-110 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT A PORTION OF 1317, A PORTION OF 1511 PLEASANT RIDGE ROAD AND R-O-W – 27.4-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 in the existing Greensboro city limits (as of March 31, 2022), said point being on the eastern line of Lot 29 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144, said point being located the following two

(2) courses and distances from NGS Monument 523E-201 (said monument having NC State Plane NAD83 Values of North = 863,786.81 feet and East = 1,714,300.25 feet): 1) N 70° 59' 46" E 264.54 feet to an iron pipe found at the southeast corner of Lot 30 of said Map 1, and 2) N 00° 01' 39" E 203.40 feet; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern lines of Lots 29, 28, and 27 of said Map 1 N 00° 01' 39" E 344.96 feet to a computed point (0.42 feet from a bent iron pipe); thence with the eastern line of said Lot 27 N 30° 50' 51" W 78.75 feet to an iron pipe set; thence with the eastern lines of Lots 27, 26, 25, and 24 of said Map 1 and property of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 991.22 feet to an iron pipe found; thence with the southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner's property from the existing city limits in that direction) approximately 1,300 feet to a point in the existing city limits, said point being located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Lot 1 S 30° 05' 42" E approximately 230 feet to a corner in the exiting city limits; thence in a southwesterly direction with said city limits (being 200 feet north of and parallel to the former northern right-of-way line of Pleasant Ridge Road) approximately 1,700 feet to the intersection of the city limit line and the eastern line of Mercy Hill Church, as recorded in Deed Book 8561, Page 2631; thence with said city limits the following thirteen courses and distances: 1) S 22° 21' 20" W 312.78 feet to a point, 2) with a curve to the right having a radius of 766.88 feet and a chord bearing and distance of S 24° 16' 31" W 51.38 feet to a point, 3) S 26° 11' 17" W 54.17 feet to a point, 4) with a curve to the right having a radius of 769.83 feet and a chord bearing and distance of S 27° 50' 33" W 44.45 feet to a point, 5) S 29° 29' 48" W 19.35 feet to a point, 6) with a curve to the right having a radius of 802.99 feet and a chord bearing and distance of S 37° 17' 53" W 217.99 feet to a point, 7) S 45° 05' 58" W 9.53 feet to a point, 8) with a curve to the right having a radius of 80.83 feet and a chord bearing and distance of S 49° 17' 29" W 11.82 feet to a point, 9) with a curve to the right having a radius of 957.86 feet and a chord bearing and distance of S 56° 44' 12" W 108.72 feet to a point, 10) S 64° 16' 09" W 73.58 feet to a point, 11) with a curve to the right having a radius of 770.08 feet and a chord bearing and distance of S 65° 06' 55" W 22.74 feet to a point, 12) S 65° 57' 41" W 24.76

feet to a point, and 13) S 65° 23' 14" W 179.90 feet to the point and place of beginning, and containing approximately 27.4 acres, of which approximately 19.410 acres is located outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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 June 21, 2022, the liability for municipal taxes for the 2022-2023 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) Marikay Abuzuaiter

H.9 2022-622 Public Hearing for Original Zoning - 1317 Pleasant Ridge Road (Mercy Hill Church)

Moved by Councilmember Abuzuaiter, seconded by Councilmember Thurm, to approve the additional zoning condition. The motion carried by voice vote.

Moved by Councilmember Abuzuaiter, seconded by Councilmember Holston, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning and rezoning request for the property described as 1317 Pleasant Ridge Road from County AG-SP (Agricultural with a special use permit), RS-40-SP (Residential Single-family with a special use permit), and City AG (Agricultural) to CD-PI (Conditional District – Public and Institutional) as conditioned 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-PI zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Holston

Motion to adopt the amended ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-111 AMENDING OFFICIAL ZONING MAP

1317 PLEASANT RIDGE ROAD, GENERALLY DESCRIBED AS NORTH of PLEASANT RIDGE ROAD AND EAST OF BRIGHAM ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County AG-SP (Agricultural with Special Use Permit), County RS-40-SP (Residential Single Family with Special Use Permit) and City AG (Agricultural) to City CD-PI (Conditional District Public and Institutional)

The area is described as follows:

Beginning at an iron pipe found at the southeast corner of Lot 30 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144; thence with the eastern line of said Map 1 N 00° 01' 39" E 548.35 feet to a computed point (0.42 feet from a bent iron pipe); thence with the eastern line of Lot 27 of said Map 1 N 30° 50' 51" W 78.75 feet to an iron pipe set; thence continuing with the eastern line of said Map 1 and property of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 991.22 feet to an iron pipe found; thence with the southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line the following eight (8) courses and distances: 1) S 21° 09' 24" E 122.30 feet to a right-of-way monument found, 2) S 33° 53' 35" E 104.32 feet to a right-of-way monument found, 3) with a curve to the left having a radius of 948.00 feet and a chord bearing and distance of S 10°

49' 28" W 441.24 feet to a right-of-way monument found, 4) S 02° 53' 49" E 202.48 feet to a right-of-way monument found, 5) with a curve to the right having a radius of 875.00 feet and a chord bearing and distance of S 36° 24' 13" W 756.73 feet to a right-of-way monument found, 6) S 27° 43' 15" W 76.18 feet to a right-of-way monument found, 7) S 65° 23' 14" W 256.15 feet to an iron pipe set, and 8) N 00° 01' 39" E 16.64 feet to the point and place of beginning, and containing approximately 23.115 acres.

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

Section 2. That the zoning amendment from County AG-SP (Agricultural with Special Use Permit), County RS-40-SP (Residential Single Family with Special Use Permit) and City AG to City CD-PI (Conditional District Public and Institutional) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses include all uses allowed in the PI zoning district except; Fraternities and Sororities, Correctional Institutions, Passenger Terminals, Shooting Ranges, Archery, Skeet, Commercial Parking Lots, Junked Motor Vehicles, Recycling Collection Points, Satellite Dishes/TV and Radio Antennae Towers, Carnivals and Fairs, Christmas Tree Sales, Trade Shows.

2. Any required plantings in the buffer yard along the western property line that is common with Lot 30 (2200 Brigham Road), Lot 29 (2202 Brigham Road), Lot 28 (2204 Brigham Road), and Lot 27 (2206 Brigham Road) of the Woodfield Subdivision shall be of evergreen material for year-round screening as shown on Exhibit "A" dated 5/13/2022.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-PI (Conditional District Public and Institutional) 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 June 21, 2022.

(Signed) Marikay Abuzuaiter

H.10 2022-623 Public Hearing for Original Zoning - Portions of Pleasant Ridge Road, NC Hwy 68 and I-73 Rights of Way (City of Greensboro)

Moved by Councilmember Holston, seconded by Councilmember Abuzuaiter, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described as a portion of 1511 Pleasant Ridge Road and portions of right-of-way for NC 68, I-73 and Pleasant Ridge Road from County RS-40 (Residential Single-family), County AG-SP (Agricultural with a Special Use Permit), County LI (Light Industrial), and County AG (Agricultural) to City LI (Light Industrial) 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 City LI zoning district permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-112 AMENDING OFFICIAL ZONING MAP

PORTION OF 1511 PLEASANT RIDGE ROAD AND PORTIONS OF
PLEASANT RIDGE ROAD, NC HIGHWAY 68 AND INTERSTATE 73
RIGHTS OF WAY

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-SP (Agricultural with Special Use Permit), County AG (Agricultural) and County LI (Light Industrial) to City LI (Light Industrial)

The area is described as follows:

Beginning at an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133) at the northeast corner of property of Mercy Hill Church, as recorded in Deed Book 8561, Page 2631; thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate Mercy Hill Church's property from the existing city limits in that direction) approximately 1,300 feet to a point in the existing city limits, said point being located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Lot 1 S 30° 05' 42" E approximately 230 feet to a corner in the exiting city limits; thence in a southwesterly direction with said city limits (being 200 feet north of and parallel to the former northern right-of-way line of Pleasant Ridge Road) approximately 1,700 feet to the intersection of the city limit line and the eastern line of Mercy Hill Church; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Church, also being the western right-of-way line of Pleasant Ridge Road, the following three (3) courses and distances: 1) with a curve to the right having a radius of 948.00 feet and a chord bearing and distance of N 12° 19' 17" E 392.92 feet to a right-of-way monument found, 2) N 33° 53' 35" W 104.32 feet to a right-of-way monument found, and 3) N 21° 09' 24" W 122.30 feet to the point and place of beginning, containing approximately 8.0 acres.

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

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the LI (Light Industrial) 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 June 21, 2022.

(Signed) Hugh Holston

H.11 2022-558 Ordinance for Public Hearing for Annexation – 4100 Presbyterian Road and R-O-W (Michael Brian)

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.11./ID 2022-558 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 4100 Presbyterian Road – .96-Acres (Michael Brian); and H.12./ID 2022-627 a Public Hearing for an Ordinance for Original Zoning for 4100 Presbyterian Road and a portion of Foust Road Right of Way – Michael L. Brian.

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 Planning and Zoning Commission and staff had recommended approval of the request.

Councilmember Hightower voiced concern regarding the annexation.

Mr. Kirkman addressed the applicant's need to connect to city services.

Being no speakers, the public hearing closed by affirmation.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Wells

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-113 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 4100 PRESBYTERIAN ROAD – .96-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at the southwest corner of Tract I of property of Michael L. Brian, as recorded in Deed Book 7326, Page 2118; thence with Brian's western line and the northwardly projection thereof N 02° 18' W approximately 150 feet to a point on the northern right-of-way line of Foust Road (also being the southern line of Alamance Presbyterian Church); thence with said right-of-way line and its

eastwardly projection S 84° 45' E approximately 280 feet to the intersection of the eastwardly projection of the northern right-of-way line of Foust Road and the centerline of Presbyterian Road (NCSR #3330); thence with said centerline S 02° 18' E approximately 150 feet to its intersection with the eastwardly projection of the southern line of said Tract I; thence with said projection and said southern line N 84° 45' W approximately 280 feet to the point and place of BEGINNING, containing approximately 0.96 acres. The deed referred to hereinabove is 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 June 21, 2022, the liability for municipal taxes for the 2022-2023 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) Goldie Wells

H.12 2022-627 Public Hearing for Original Zoning - 4100 Presbyterian Road and portion of Foust Rd R-O-W (Michael L. Brian)

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described 4100 Presbyterian Road and a portion of the Foust Road right-of-way from County RS-40 (Residential Single-family) and County PI (Public and Institutional) 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 City R-3 zoning district permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Abuzuaiter

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-114 AMENDING OFFICIAL ZONING MAP

4100 PRESBYTERIAN ROAD AND PORTION OF FOUST ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS WEST OF PRESBYTERIAN ROAD AND SOUTH OF FOUST ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-40 (Residential Single Family) and County PI (Public and Institutional) to City R-3 (Residential Single Family - 3)

The area is described as follows:

BEGINNING at the southwest corner of Tract I of property of Michael L. Brian, as recorded in Deed Book 7326, Page 2118; thence with Brian's western line and the northwardly projection thereof N 02° 18' W approximately 150 feet to a point on the northern right-of-way line of Foust Road (also being the southern line of Alamance Presbyterian Church); thence with said right-of-way line and its eastwardly projection S 84° 45' E approximately 280 feet to the intersection of the eastwardly projection of the northern right-of-way line of Foust Road and the centerline of Presbyterian Road (NCSR #3330); thence with said centerline S 02° 18' E approximately 150 feet to its intersection with the eastwardly projection of the southern line of said Tract I; thence with said projection and said southern line N 84° 45' W approximately 280 feet to the point and place of BEGINNING, containing approximately 0.96 acres. The deed referred to hereinabove is 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 (Conditional District Residential Multifamily -18) 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 June 21, 2022.

(Signed) Marikay Abuzuaite

H.13 2022-560 Ordinance for Public Hearing for Annexation - 4000 Presbyterian Road and R-O-W (Alamance Presbyterian Church Corporation of Greensboro)

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.13./ID 2022-560 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 4000 Presbyterian Road – 39.3-Acres (Alamance Presbyterian Church Corporation of Greensboro); H.14./ID 2022-624 a Public Hearing for an Ordinance for Original Zoning for portion of 4000 Presbyterian Road and portion of Presbyterian Road Right of Way – Alamance Presbyterian Church of Greensboro and City of Greensboro; H.15./ID 2022-625 a Public Hearing for an Ordinance for Original Zoning for a portion of 4000 Presbyterian Road and a portion of Millpoint Road Right of Way – Alamance Presbyterian Church of Greensboro, Inc.; and H.16./ID 2022-626 a Public Hearing for an Ordinance for Original Zoning for a portion of 4000 Presbyterian Road – Alamance Presbyterian Church of Greensboro, 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 Planning and Zoning Commission and staff had recommended approval of the request.

Councilmember Hightower voiced concern regarding the annexation.

Mr. Kirkman addressed the applicant's need to access water and sewer according to the zoning policy.

Being no speakers, the public hearing closed by affirmation.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Holston
Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-115 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 4000 PRESBYTERIAN ROAD – 39.3-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 in the existing Greensboro city limit line (as of March 31, 2022), said point being on the southern line of that 188.2-acre annexation described in Ordinance #20-053, said point being located on the northern right-of-way line of Presbyterian Road (NCSR #3330) 25.0 feet westwardly along said right-of-way line from the western line of Jeff Swanson, as recorded in Deed Book 5093, Page 614; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS eastwardly with said northern right-of-way line 25.0 feet to Swanson' western line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 290 feet to a point in Swanson' eastern line, said point being in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said northern right-of-way line approximately 410 feet to the western line of John B. Elkis, as recorded in Deed Book 7998, Page 2999; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 230 feet to a point in the southern line of Elkis; thence with said southern line S 49° 04' 09" E approximately 70 feet to a point in the western line of Lot 14 of Hobbs Property, as recorded in Plat Book 26, Page 88; thence with said western line S 03° 18' 45" W 5.69 feet to the southwest corner of said Lot 14; thence with the southwestern line of said Lot 14 the following three (3) courses and distances: 1) S 52° 47' 15" E 164.63 feet to a point, 2) S 67° 59' 15" E 108.43 feet to a point, and 3) S 00° 52' 15" E 64.00 feet to a point in the northern right-of-way line of Millpoint Road; thence S 20° 29' 45" W 29.16 feet to a point in the centerline of said road; thence with said centerline the following six (6) courses and distances: 1) S 58° 08' 04" E 138.95 feet to a point, 2) S 58°

07' 19" E 146.46 feet to a point, 3) S 58° 08' 58" E 114.23 feet to a point, 4) S 58° 44' 37" E 104.69 feet to a point, 5) S 62° 20' 03" E 105.03 feet to a point, and 6) S 68° 45' 26" E 47.33 feet to a corner with Dennis J. and Karen M. Reittinger, as recorded in Deed Book 3774, Page 521; thence with Reittinger's northern and western lines the following seven (7) courses and distances: 1) S 00° 06' 00" W 98.87 feet to a point, 2) S 59° 21' 02" W 33.26 feet to a point, 3) N 82° 46' 04" W 165.52 feet to a point, 4) N 61° 42' 14" W 131.48 feet to a point, 5) N 51° 20' 14" W 51.94 feet to a point, 6) S 05° 51' 38" E 211.68 feet to a point, and 7) S 06° 38' 04" E 550.02 feet to Reittinger's southwest corner; thence with the northern line of Alamance Fire District, Inc. the following three (3) courses and distances: 1) N 85° 54' 12" W 271.83 feet to a point, 2) S 04° 27' 22" E 23.22 feet to a point, and 3) N 82° 56' 03" W 247.21 feet to a point in the centerline of Presbyterian Road; thence with said centerline N 03° 42' 47" W 252.98 feet to its intersection with the eastwardly projection of the northern right-of-way line of Foust Road; thence with said projection and said northern right-of-way line the following two (2) courses and distances: 1) N 84° 12' 00" W 266.05 feet to a point, and 2) N 84° 19' 34" W 526.19 feet to its intersection with the eastern right-of-way line of West Green Court; thence with said eastern right-of-way line the following three (3) courses and distances: 1) N 02° 28' 34" E 110.19 feet to a point, 2) N 01° 59' 54" E 78.09 feet to a point, and 3) N 02° 19' 31" E 478.97 feet to a point; thence with the northern terminus of North Green Court and the northern line of Lot 32 of Property of J. W. Hobbs, as recorded in Plat Book 24, Page 54, N 88° 59' 03" W 315.16 feet to a point in the eastern line of Alamance Forest, as recorded in Plat Book 23, Page 81; thence with said eastern line N 03° 09' 35" E 101.10 feet to the southernmost corner of Kevin J. Smith and Jessica Coble, as recorded in Deed Book 8570, Page 1269; thence with Smith and Coble's southern and eastern lines the following four (4) courses and distances: 1) N 75° 22' 16" E 48.34 feet to a point, 2) N 23° 48' 05" E 139.69 feet to a point, 3) N 49° 36' 59" E 57.48 feet to a point, and 4) N 03° 09' 35" E 282.09 feet to a point in the centerline of Presbyterian Road; thence in a northerly direction approximately 30 feet to the point and place of BEGINNING, containing approximately 39.3 acres. The plats and 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 June 21, 2022, the liability for municipal taxes for the 2022-2023 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) Hugh Holston

- H.14 2022-624 Public Hearing for Original Zoning - Portion of 4000 Presbyterian Rd and Presbyterian Rd R-O-W (Alamance Presbyterian Church of Greensboro and City of Greensboro)

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described as a portion of 4000 Presbyterian Road and a portion of Presbyterian Road right-of-way from County PI (Public and Institutional), County RS-40 (Residential Single-family), and County AG (Agricultural) to City PI (Public and Institutional) 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 City PI zoning district permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-116 AMENDING OFFICIAL ZONING MAP

**PORTION OF 4000 PRESBYTERIAN ROAD AND PORTION OF
PRESBYTERIAN ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS
WEST OF PRESBYTERIAN ROAD AND NORTH OF FOUST ROAD**

**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 PI (Public and Institutional), County AG (Agricultural) and County RS-40 (Residential Single Family) to City PI (Public and Institutional)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of March 31, 2022), said point being on the southern line of that 188.2-acre annexation described in Ordinance #20-053, said point being located on the northern right-of-way line of Presbyterian Road (NCSR #3330) 25.0 feet westwardly along said right-of-way line from the western line of Jeff Swanson, as recorded in Deed Book 5093, Page 614; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS eastwardly with said northern right-of-way line 25.0 feet to Swanson' western line; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 290 feet to a point in Swanson' eastern line, said point being in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS with said northern right-of-way line approximately 410 feet to the western line of John B. Elkins, as recorded in Deed Book 7998, Page 2999; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction with said northern right-of-way line approximately 230 feet to a point in the southern line of Elkins; thence with the eastern right-of-way line of Presbyterian Road in a southerly direction approximately 1,350 feet to a point on the northern line of Alamance Fire District, Inc.; thence N 82° 56' 03" W approximately 30 feet to a point in the centerline of Presbyterian Road; thence with said centerline N 03° 42' 47" W 252.98 feet to its intersection with the eastwardly projection of the northern right-of-way line of Foust Road; thence with said projection and said northern right-of-way line the following two (2) courses and distances: 1) N 84° 12' 00" W 266.05 feet to a point, and 2) N 84° 19' 34" W 526.19 feet to its intersection with the eastern right-of-way line of West Green Court; thence with said eastern right-of-way line the following three (3) courses and distances: 1) N 02° 28' 34" E 110.19 feet to a

point, 2) N 01° 59' 54" E 78.09 feet to a point, and 3) N 02° 19' 31" E 478.97 feet to a point; thence with the northern terminus of North Green Court and the northern line of Lot 32 of Property of J. W. Hobbs, as recorded in Plat Book 24, Page 54, N 88° 59' 03" W 315.16 feet to a point in the eastern line of Alamance Forest, as recorded in Plat Book 23, Page 81; thence with said eastern line N 03° 09' 35" E 101.10 feet to the southernmost corner of Kevin J. Smith and Jessica Coble, as recorded in Deed Book 8570, Page 1269; thence with Smith and Coble's southern and eastern lines the following four (4) courses and distances: 1) N 75° 22' 16" E 48.34 feet to a point, 2) N 23° 48' 05" E 139.69 feet to a point, 3) N 49° 36' 59" E 57.48 feet to a point, and 4) N 03° 09' 35" E 282.09 feet to a point in the centerline of Presbyterian Road; thence in a northerly direction approximately 30 feet to the point and place of BEGINNING, containing approximately 24.89 acres. The plats and 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 PI (Public and Institutional) 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 June 21, 2022.

(Signed) Yvonne Johnson

H.15 2022-625 Public Hearing for Original Zoning - Portions of 4000 Presbyterian Rd and Millpoint Rd R-O-W (Alamance Presbyterian Church of Greensboro, Inc.)

Moved by Councilmember Hightower, seconded by Councilmember Abuzuaiter, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the properties described A portion of 4000 Presbyterian Road and a portion of Millpoint Road right-of-way from County RS-40 (Residential Single-family) to City RM-12 (Residential Multi-family – 12) 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 City RM-12 zoning district permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Hightower

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-117 AMENDING OFFICIAL ZONING MAP

PORTION OF 4000 PRESBYTERIAN ROAD RIGHT OF WAY AND
PORTION OF MILLPOINT ROAD RIGHT OF WAY, GENERALLY
DESCRIBED AS EAST OF PRESBYTERIAN ROAD AND NORTH OF
MILLPOINT ROAD

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-40 (Residential Single Family) to City RM-12 (Residential Multifamily - 12)

The area is described as follows:

BEGINNING at a point in the southern line of John B. Elkis, as recorded in Deed Book 7998, Page 2999, said point being in the eastern right-of-way line of Presbyterian Road (NCSR #3330); thence with said southern line S 49° 04' 09" E approximately 70 feet to a point in the western line of Lot 14 of Hobbs Property, as recorded in Plat Book 26, Page 88; thence with said western line S 03° 18' 45" W 5.69 feet to the southwest corner of said Lot 14; thence with the southwestern line of said Lot 14 the following three (3) courses and distances: 1) S 52° 47' 15" E 164.63 feet to a point, 2) S 67° 59' 15" E 108.43 feet to a point, and 3) S 00° 52' 15" E 64.00 feet to a point in the northern right-of-way line of Millpoint Road; thence S 20° 29' 45" W 29.16 feet to a point in the centerline of said road; thence with said centerline the following six (6) courses and distances: 1) S 58° 08' 04" E 138.95 feet to a point, 2) S 58° 07' 19" E 146.46 feet to a point, 3) S 58° 08' 58" E 114.23 feet to a point, 4) S 58° 44' 37" E 104.69 feet to a point, 5) S 62° 20' 03" E 105.03 feet to a point, and 6) S 68° 45' 26" E 47.33 feet to a corner with Dennis J. and Karen M. Reitinger, as recorded in

Deed Book 3774, Page 521; thence S 00° 06' 00" W approximately 30 feet to a point on the southern right-of-way line of said road; thence with said southern right-of-way line in a westerly direction approximately 950 feet to its intersection with the eastern right-of-way line of Presbyterian Road; thence in a northerly direction with said eastern right-of-way line approximately 200 feet to the point and place of BEGINNING, containing approximately 1.27 acres. The plats and 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 RM-12 (Residential Multifamily -12) 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 June 21, 2022.

(Signed) Sharon Hightower

H.16 2022-626 Public Hearing for Original Zoning - Portion of 4000 Presbyterian Road (Alamance Presbyterian Church of Greensboro, Inc.)

Moved by Councilmember Holston, seconded by Councilmember Wells, to adopt the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described a portion of 4000 Presbyterian Road from County PI (Public and Institutional), County RS-40 (Residential Single-family), and County AG (Agricultural) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) as conditioned 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 City CD-RM-12 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Holston
Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-118 AMENDING OFFICIAL ZONING MAP

PORTION OF 4000 PRESBYTERIAN ROAD, GENERALLY DESCRIBED AS
EAST OF PRESBYTERIAN ROAD AND SOUTH OF MILLPOINT ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-40 (Residential Single Family), County AG (Agricultural) and County PI (Public and Institutional) to City CD-RM-12 (Conditional District Residential Multifamily - 12)

The area is described as follows:

BEGINNING at a point in the southern right-of-way line of Millpoint Road, said point being in the northern line of Dennis J. and Karen M. Reittinger, as recorded in Deed Book 3774, Page 521; thence with Reittinger's northern and western lines the following seven (7) courses and distances: 1) S 00° 06' 00" W approximately 68 feet to a point, 2) S 59° 21' 02" W 33.26 feet to a point, 3) N 82° 46' 04" W 165.52 feet to a point, 4) N 61° 42' 14" W 131.48 feet to a point, 5) N 51° 20' 14" W 51.94 feet to a point, 6) S 05° 51' 38" E 211.68 feet to a point, and 7) S 06° 38' 04" E 550.02 feet to Reittinger's southwest corner; thence with the northern line of Alamance Fire District, Inc. the following three (3) courses and distances: 1) N 85° 54' 12" W 271.83 feet to a point, 2) S 04° 27' 22" E 23.22 feet to a point, and 3) N 82° 56' 03" W approximately 217 feet to a point in the eastern right-of-way line of Presbyterian Road; thence in a northerly direction with said right-of-way line approximately 1,150 feet to its intersection with the northern right-of-way line of Millpoint Road; thence in an easterly direction with said northern right-of-way line approximately 950 feet to the point and place of BEGINNING, containing approximately 12.11 acres. The plats and 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 RS-40 (Residential Single Family), County AG (Agricultural) and County PI (Public and Institutional) to

City CD-RM-12 (Conditional District Residential Multifamily -12) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall include all uses allowed in the RM-12 zoning district except: Cemeteries, Junked Motor Vehicles (Accessory Uses), and Land Clearing and Inert Debris Landfills (Temporary Use).
2. Residential uses may not exceed 3 dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-12 (Conditional District Residential Multifamily -12) 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 June 21, 2022.

(Signed) Hugh Holston

- H.17 2022-628 Public Hearing for Rezoning - 1007 Willard Street (3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust

Mayor Vaughan stated this was the time and place set for a public hearing to consider item H.17./ID 2022-628 a Public Hearing for an Ordinance for Rezoning for 1007 Willard Street – 3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust.

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; staff had recommended approval of the request; stated that the Planning and Zoning Commission denied the application 6-2; and spoke to the applicant's appeal.

Speaking in favor of the rezoning:

Real Estate Agent Violent Tatum highlighted the benefits of future development; spoke to the school system; to Parks & Recreation programs; to a voting block increase; to the housing inventory; and to buffers.

3 Pillars Homes LLC Managing Principal Dwight Tatum spoke to affordable housing developments along Lowdermilk and Pinecroft Streets; to first-time homebuyers; to custom finishes; and to homeowner investments.

Henry Chukwuna highlighted parcel development intentions.

Councilmember Wells and Councilmember Hightower voiced concern regarding neighborhood communications and engagement.

Discussion ensued regarding zoning application timeline; community opposition; roadway access; and continuance protocols.

Speaking in opposition of the rezoning:

Karen Leak voiced concern regarding the intended site plan proximity; environmental water runoff; narrow ingress and egress; traffic safety; developer's outreach efforts; crime statistics; and spoke to an aerial map.

Ronald Williams voiced concern regarding the narrow roadway; parking restrictions; increased accident potential; and neighborhood character.

Speaking in favor in rebuttal of the rezoning:

Mr. Tatum spoke to stream buffers; continuing community dialogue; and to prior construction projects.

Mr. Chukwuna spoke to decreasing suggested housing units.

Discussion ensued regarding landscaping; implementation timeline; street widening; zoning fees; and infill development.

Councilmember Wells requested staff to research road widening procedures.

Speaking in opposition in rebuttal to the rezoning:

Ms. Leak voiced concern regarding lack of site plan compatibility.

Mr. Williams voiced concern regarding street curbs; and vehicular congestion.

Discussion took place regarding traffic safety; infrastructure funding; density; growth; and employment opportunities.

Moved by Councilmember Hightower, seconded by Councilmember Abuzuaiter, to continue the item to the August 16, 2022 City Council meeting without further advertising. The motion carried by roll call vote.

Moved By Councilmember Hightower

Seconded By Councilmember Abuzuaiter

Motion to postpone item to the August 16, 2022 City Council meeting without further advertising adopted.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 21, which is hereby referred to and made a part of these minutes.)

City Council recessed at 7:29 p.m.; and reconvened at 7:53 p.m. with all members in attendance.

I. GENERAL BUSINESS AGENDA

G.6 2022-676 Resolution Approving Agreement between Greensboro Housing Development Partnership, Inc. and the City of Greensboro

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

213-22 RESOLUTION TO APPROVE AGREEMENT BETWEEN
GREENSBORO HOUSING DEVELOPMENT PARTNERSHIP, INC AND
CITY OF GREENSBORO

WHEREAS, Greensboro Housing Development Partnership, Inc. (GHDP) is a nonprofit corporation organized under the laws of the State of North Carolina and qualified under Section 501(c)(3) of the Internal Revenue Code;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) has a Board of Directors consisting of the City Manager of the City of Greensboro and the Executive Director of the Greensboro Housing Authority, or their designees; one director appointed by the Greensboro City Council; one director appointed by the Commissioners of the Greensboro Housing Authority; and six directors elected by the Board;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) undertakes rehabilitation, new construction, and land development projects

financed with Community Development and other public funds at the request of the City;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) Board of Directors approves an administrative budget for each fiscal year and GHDP intends to fund such budget with fees from development activities. To the extent not covered by development fees or other revenues, the City agrees to reimburse GHDP for expenditures it may incur, including but not limited to attorney fees in connection with projects that GHDP undertakes at the request of the City;

WHEREAS, the Greensboro Housing Development Partnership (GHDP) shall receive in-kind staff support from the City. This includes administrative and financial oversight; preparation of agendas, budgets, agreements and other relevant documents; and implementation of development activities as directed by the Board;

WHEREAS, this agreement shall commence on July 1, 2022 and expire on June 30, 2023; and

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

That the City is authorized to enter into an agreement with the Greensboro Housing Development Partnership, Inc. for Fiscal Year 2022-2023.

(Signed) Yvonne Johnson

I.1 2022 - 696 Resolution to Approve Extension of Maturity Date of City Loan to Wynnefield Lincoln Grove Limited Partnership

Councilmember Hightower voiced concern regarding the loan extension; code compliance standards; highlighted tenant respect and dignity; and infrastructure issues.

Discussion took place regarding the loan portfolio; extension ramifications; substandard housing; and deferred maintenance consequences.

Councilmember Hightower requested staff to provide a property code violations list.

Moved by Mayor Vaughan, seconded by Councilmember Holston, to amend the loan extension timeframe to January 2023.

Moved By Mayor Vaughan

Seconded By Councilmember Holston

Motion to adopt the amended resolution approved.

Ayes (7): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Noes (2): Councilmember Hightower, and Councilmember Outling

Carried (7 to 2)

214-22 RESOLUTION AUTHORIZING AN EXTENSION OF MATURITY DATE OF CITY LOAN TO WYNNEFIELD LINCOLN GROVE LIMITED PARTNERSHIP

WHEREAS, on December 21, 1990, the City entered into a loan agreement and deed of trust with Wynnefield Lincoln Grove Limited Partnership for the acquisition and rehabilitation of the Lincoln Grove affordable housing project, 116 scattered site units located within and proximate to the Willow Oaks neighborhood;

WHEREAS, the owner is seeking Low Income Housing Tax Credits and State housing bonds and is working on redevelopment plans for the sites that will be complementary to the on-going development work in the Willow Oaks neighborhood;

WHEREAS, an extension of the loan term until January 31, 2023 will allow time for the financing application and approval process to move forward at the North Carolina Housing Finance Agency; and

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

That it authorizes an extension of the maturity date of the City loan to Wynnefield Lincoln Grove Limited Partnership to January 31, 2023 and to authorize the City Manager to sign the extension documents.

(Signed) Nancy Vaughan

- I.2 2022-689 - Resolution Authorizing a Commitment of \$2,000,000 to The Nussbaum Center for the Steelhouse Project

Moved By Councilmember Hightower

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

**215-22 RESOLUTION AUTHORIZING A COMMITMENT OF FUNDS IN
THE AMOUNT OF \$2,000,000 FOR THE NUSSBAUM CENTER
STEELHOUSE PROJECT SUPPORT**

WHEREAS, The Nussbaum Center for Entrepreneurship (NCFE) will re-develop this under-utilized building at 1431 South Elm-Eugene Street known as “The Steelhouse”;

WHEREAS, the main focus of the redeveloped space will be to provide scalable Manufacturing and Entrepreneur Space in an Opportunity Zone and a Qualified Census Tract;

WHEREAS, American Rescue Plan Act funding in the amount of \$59.4 million was awarded to Greensboro with the first allocation of \$29.7 million received by the City on May 19, 2021 and the remaining federal funds were received on June 6, 2022;

WHEREAS, the grantor, U. S. Treasury, has provided guidance on the use of funds, including for purposes of recovering revenue losses and grant funds can be used for authorized government services under this category;

WHEREAS, Staff will administer the recording of these general government expenses using these funds in accordance with the guidance provided by U. S. Treasury and the use of grant revenues will make available general and other fund revenues to support projects identified through the American Rescue Plan process by City Council; and

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

That it authorizes a financing commitment of \$2,000,000 to The Nussbaum Center for the Steelhouse Project and authorizes the City Manager to execute the steps necessary to provide yearly funding support with the applicable federal and City regulations associated with the source of funding.

(Signed) Sharon Hightower

- I.3 2022 – 691 Resolution to Approve the Disparity Study Contract in an Estimated Amount of 300,000 with Griffin & Strong, P.C.

Moved By Councilmember Hightower
Seconded By Councilmember Wells

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

216-22 RESOLUTION APPROVING A CONTRACT IN THE ESTIMATED AMOUNT OF \$300,000 WITH GRIFFIN & STRONG, P.C. FOR THE DISPARITY STUDY FOR THE CITY OF GREENSBORO MINORITY/WOMEN BUSINESS ENTERPRISE (M/WBE) OFFICE

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for the City's M/WBE Office Disparity Study services;

WHEREAS, the contract has an estimated value of \$300,000;

WHEREAS, the City tries to maintain an open, fair, and transparent opportunities for all businesses;

WHEREAS, Griffin & Strong, P.C. was selected as the best value and the M/WBE office was involved in the selection process; and

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

That the City Manager is authorized to enter into this contract with Griffin & Strong, P.C. for the City's Disparity Study.

(Signed) Sharon Hightower

I.4 2022 – 690 Ordinance Amending the American Rescue Plan Fund

Assistant City Manager Larry Davis clarified the American Rescue Plan Fund amendment; and spoke to the second allocation phase.

Moved By Mayor Pro-Tem Johnson
Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

**22-119 ORDINANCE AMENDING THE AMERICAN RESCUE PLAN FUND
230**

WHEREAS, on March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was enacted providing comprehensive COVID-19 related relief;

WHEREAS, the American Rescue Plan allocates emergency funding to state and local governments and the City of Greensboro is the recipient of \$59,430,051 of that funding;

WHEREAS, the City of Greensboro received the first allocation of \$29,715,025 on May 19, 2021 and the final allocation of \$29,715,026 on June 6, 2022;

WHEREAS, all of the funds must be obligated by December 31, 2024 and expended by December 31, 2026;

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, it is deemed in the best interest of the City to continue to account for eligible expenditures of the funds received from ARPA in the grant project fund with the appropriations for revenues and expenditures being amended as shown below for the final allocation received; and

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

Section 1. The American Rescue Act Fund 230 is amended as follows:

Description	Expenditures	Revenues
American Rescue Plan	\$29,715,026	
Total	\$29,715,026	
Federal Grant		\$29,715,026
Total		\$29,715,026

Section 2. AND THAT, the expense and revenue estimates here-in-above authorized and made for the American Rescue Plan Act of 2021 shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual

revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 3. This ordinance shall be effective upon adoption.

(Signed) Yvonne Johnson

- I.5 2022-652 Resolution Authorizing Negotiation and Execution of Workforce Development Adult and Dislocated Worker Services Contract with Eckerd Youth Alternatives, Inc. in the Amount of \$1,400,000

Mayor Vaughan introduced items I. 5., I. 6., I. 7., and I. 8. together.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Wells

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

217-22 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT ADULT AND DISLOCATED WORKER SERVICES CONTRACT WITH ECKERD YOUTH ALTERNATIVES, INC. IN AN AMOUNT NOT TO EXCEED \$1,400,000 FOR FISCAL YEAR 2022-23

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development issued an RFP to procure Adult and Dislocated Worker Services in the Guilford County NCWorks Career Centers;

WHEREAS, the GuilfordWorks WDB voted on May 5, 2022, to accept Eckerd Youth Alternatives, Inc. bid and negotiate an Adult and Dislocated Worker Services Contract with them;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$1,400,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with Eckerd Youth Alternatives, Inc. in an amount not to exceed \$1,400,000 to provide FY 2022-23 WIOA Adult and Dislocated Worker services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Yvonne Johnson

I.6 2022 – 656 Resolution Authorizing Negotiation and Execution of Workforce Development One Stop Operator Services Contract with Two Hawk Workforce Services in the Amount of \$330,000

Workforce Development Director Chris Rivera explained monetary contractual resolution corrections.

Moved By Councilmember Holston

Seconded By Councilmember Thurm

Motion to adopt the amended resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

218-22 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT ONE STOP OPERATOR SERVICES CONTRACT WITH TWO HAWK WORKFORCE SERVICES IN AN AMOUNT NOT TO EXCEED \$235,000 FOR FISCAL YEAR 2022-23

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2021-2022) with Two Hawk Workforce Solutions to provide WIOA services as a one-stop operator that will expire June 30, 2022;

WHEREAS, the GuilfordWorks WDB voted on March 3, 2022 to extend this contract for a period of one year;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$235,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with Two Hawk Workforce Solutions in an amount not to exceed \$235,000 to provide FY 2022-23 WIOA One-Stop Operator services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Hugh Holston

- I.7 2022 - 659 Resolution Authorizing Negotiation and Execution of Workforce Development Youth Services Contract with Education Data Systems, Inc. in the Amount of \$1,050,000

Moved By Councilmember Wells

Seconded By Councilmember Hoffmann

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

219-22 RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE DEVELOPMENT YOUTH SERVICES CONTRACT WITH EDUCATIONAL DATA SYSTEMS, INC. IN AN AMOUNT NOT TO EXCEED \$1,050,000 FOR FISCAL YEAR 2022-23

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2020-5221) with Educational Data Systems, Inc (EDSI) to provide WIOA services as a Youth Provider that will expire on June 30, 2022;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$1,050,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with EDSI Inc. in an amount not to exceed \$1,050,000 to provide FY 2022-23 WIOA Youth services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Goldie Wells

- I.8 2022 - 649 Workforce Innovation and Opportunity Act Fund Budgets in the Amount of \$183,000

Moved By Councilmember Thurm

Seconded By Councilmember Hightower

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-120 ORDINANCE AMENDING THE FY 2022-23 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 WDB Business Services Fund be increased as follows:

Account	Description	Amount
216-0216-61.4110	Salaries	\$ 30,000
216-0216-61.5429	Contract Service	\$ 153,000
Total		\$ 183,000

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

Account	Description	Amount
216-0216-61.7100	Federal Grant	\$ 183,000
Total		\$ 183,000

Section 2

And, that this ordinance should become effective July 1, 2022.

(Signed) Tammi Thurm

I.9 2022 - 674 Ordinance Approving Amendments to City Ordinances in Chapter 9
Civil Preparedness and Emergencies

Mayor Vaughan introduced items I. 9., I. 10., I. 11., I. 12. together.

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-121 ORDINANCE TO AMEND CITY ORDINANCES IN CHAPTER 9 FOR
CIVIL PREPAREDNESS AND EMERGENCIES

Chapter 9 – Civil Preparedness and Emergencies

Sec. 9-6. - Restriction on possession, transportation and transfer of dangerous weapons and substances.

Sec. 9-13. - Penalty for violation.

(a) Pursuant to N. C. Gen. Stat. 14-4 any person violating any prohibition or restriction imposed by a proclamation authorized by this Chapter shall be guilty of a Class 3 misdemeanor, with a maximum fine of \$50.00.

This ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

I.10 2022 - 675 Ordinance Approving Amendments to City Ordinances in Chapter 16
Motor Vehicles and Traffic

Moved By Councilmember Abuzuaiter

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-122 ORDINANCE TO AMEND CITY ORDINANCES IN CHAPTER 16
FOR MOTOR VEHICLES AND TRAFFIC

Chapter 16 Motor Vehicles and Traffic

Article 1. In General

Sec. 16-1.-Definitions

Vehicle owner is a registered owner identified by the North Carolina Division of Motor Vehicles.

Sec. 16-8 Obstructions to cross-visibility at intersections

(i) Person who shall maintain or permit any such public nuisance and who shall fail, refuse or neglect to remove, destroy or otherwise eliminate such condition constituting such public nuisance as hereinbefore defined within the period prescribed by the director of public works (or his/her/their designee) or, in the event of an appeal, within the period prescribed by the city manager (or his/her/their designee) shall be guilty of a Class 3 misdemeanor pursuant to N. C. Gen. Stat. § 14-4 with a maximum fine of \$ 50.00.

Sec. 16-10. - Putting injurious object or substance on street.

It shall be unlawful to put any object or substance on a street which is likely to cause injury to a person, animal, or vehicle. Any person who accidentally drops any such substance on a street must immediately remove it, or cause it to be removed. Any person removing a wrecked or damaged vehicle from a street must remove any injurious substance or hazard left on the street as a result of the damage to the vehicle. Pursuant to N. C. Gen. Stat. 14-4(a) a violation of this ordinance shall be a misdemeanor with a maximum fine of \$50.00.

Sec. 16-11. - Riding on part of vehicle not intended for passengers.

(a) It shall be unlawful to ride on a vehicle or any part of a vehicle not designed for the use of passengers.

(b) The provisions of subsection (a) do not apply to an employee engaged in the necessary discharge of a duty or to persons riding within truck bodies in spaces designed for merchandise.

(c) Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

ARTICLE II.-ADMINISTRATION AND ENFORCEMENT

Division 1. - Generally

Sec. 16-37.-Accountability for traffic citation.

The chief of police or his/her/their designated official shall be accountable for the receiving and issuing to officers of the police department, uniform traffic citations printed and distributed by the state or issuing a citation electronically. Such accountability shall include recording by citation numbers those citation books

received from the state, the issuance of citation books to officers and those citations given the public. Such records shall be maintained and made available until audited by state auditors.

Division 2.-Traffic-Control Signs, Signals, Devices and Markings

Sec. 16-55. - Unauthorized devices.

It shall be unlawful to display any unauthorized traffic-control device on public streets which directs or purports to direct vehicular or pedestrian traffic. No sign shall be erected which simulates an official traffic-control or warning sign in such a manner as to, or would in any way, confuse or mislead the traffic. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-56. - Tampering.

It shall be unlawful to alter, remove, or tamper with an official traffic-control device. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-57. - Avoidance.

It shall be unlawful to drive across a sidewalk or through other property for the purpose of avoiding an official traffic-control device. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

DIVISION 3.- PARKING VIOLATIONS

Sec. 16-76. - Removal of parking ticket.

It shall be unlawful to remove a parking ticket from a vehicle or permit it to be removed, except for the purpose of answering the charge for which it was issued. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-77. - Alteration of parking ticket.

It shall be unlawful to alter a parking ticket, and no person may have in his/her/their possession an unlawfully altered ticket. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-78 Immobilization or impoundment of vehicles having unpaid parking tickets.

(h) Removal of wheel lock. It shall be unlawful for any person to remove from a vehicle a wheel lock placed thereon pursuant to this section or to remove from impoundment any vehicle placed therein pursuant to this section without all civil penalties and applicable charges having first been paid. Pursuant to N. C. Gen.

Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

ARTICLE III.- Vehicle Operation

Sec. 16-103. - No right turn on red.

When official traffic-control devices are in place prohibiting right turn on red traffic signal, it shall be unlawful to make a right turn from the street approaches designated in traffic schedule no. 3-A. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-104. - No turn intersection.

When official traffic-control devices are in place prohibiting any turn, it shall be unlawful to make a turn at the intersections designated in traffic schedule no. 3. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-105. - "U" turns and turning around.

It shall be unlawful to make a "U" turn or turn around, by driving or backing into any street or at any intersection unless such movement can be made in safety and provided that the intersection or street is not regulated by an official traffic-control device prohibiting such turning or backing. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-108. - Emerging from private driveway.

It shall be unlawful to drive a vehicle from a private driveway without first bringing it to a complete stop before entering the sidewalk, or before entering the roadway where there is no sidewalk. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-109. - Crossing traffic.

The driver of a vehicle must proceed in the same direction as the nearest lane of traffic when moving from a parked position or moving into a street from any place other than another street. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-110. - Obstructing vehicular or pedestrian traffic.

It shall be prohibited to operate or park a vehicle in such manner as to constitute an obstruction to vehicular or pedestrian traffic. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-112. - Towing or pushing another motor vehicle.

It shall be unlawful to drive a motor vehicle which is towing or pushing another motor vehicle when the space between the two (2) vehicles is greater than twelve (12) feet. It shall be unlawful to drive a motor vehicle which is towing or pushing another vehicle with all four (4) wheels on the street unless another person is in the towed or pushed motor vehicle and is controlling its movement. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-113.- Truck Routes

(h) It shall be a civil violation unlawful to operate any truck except along and over the routes set out in schedule no. 8, except when it is impracticable to do so because of street repairs or other emergency or when necessary to travel on other streets from point of origin or to a destination for the purpose of loading or unloading goods, wares, or merchandise, and then only be such deviation from the nearest truck traffic route as is absolutely necessary to reach such destination.

Sec. 16-115. - Prohibited use of curbs and medians.

(a) It shall be unlawful for any person to park or drive a vehicle over, upon or across any curb, central dividing section, unpaved area dividing lanes of travel or any median along or adjacent to a public street except at such driveways, alleyways, or other entrances and exits as are established by public authority. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a fine of not more than \$25.00.

(b) The provisions of subsection (a) shall not apply to:

(1) Temporarily disabled motor vehicles, unless such vehicles have been left unattended for at least six (6) hours.

ARTICLE V. Bicycles and Micromobility Vehicles

Division 1.-Generally

Sec. 16-222. - Use of skateboards, roller skates, and non-motorized scooters.

It shall be unlawful for any person riding on a skateboard, roller skates or non-motorized scooter to ride any of such devices on any street, on the premises of the municipal building or of any municipal parking facility, or to ride any of such devices on any sidewalk located in the central business district of the city. In addition, it shall be unlawful for any person riding on a skateboard, roller skates or a non-motorized scooter to ride any such device on the sidewalks adjacent to South Elm Street between McGee Street and West Gate City Boulevard. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-223. - Use of coasters and toy vehicles.

It shall be unlawful for any person riding on skateboard or roller skates, or riding in or on a coaster, sled, toy wagon, tricycle, or toy vehicle to ride on a roadway except while crossing at a crosswalk or intersection, or while using a street set aside for play purposes from which vehicles are excluded. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-227. - Use of bicycles and micromobility vehicles on sidewalks.

It shall be unlawful to drive or ride a bicycle or micromobility vehicle within a sidewalk area in the central business district unless it is at a permanent or temporary driveway. In the interest of public safety, the director shall be authorized to prohibit the operation of bicycles and micromobility vehicles on other sidewalks located in high pedestrian traffic areas. All bicycles and micromobility vehicles shall yield the right of way on sidewalks to pedestrians. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-228. - Bicycle-street lanes.

The street or portions of streets designated in traffic schedule no. 11 are established as bicycle street lanes for the use of bicycles and micromobility vehicles. When official traffic signs are in place designating a bicycle-street lane, it shall be unlawful for any person to drive, or enter any vehicle (except a bicycle or micromobility vehicle) within a bicycle-street lane as designated by traffic schedule no. 11. Pursuant to N. C. Gen. Stat. 14-4 (b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-230. - Number of riders on a micromobility vehicle.

It shall be unlawful for more than one person to ride upon a micromobility vehicle at a time. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

DIVISION 2. - BICYCLE REGISTRATION

Sec. 16-246. - Display of city number plate.

It shall be unlawful to operate a bicycle, which is required to be registered, on a city street unless there is displayed in a conspicuous place on the bicycle a city number plate. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

Sec. 16-247. - Removal or alteration of plates.

It shall be unlawful to remove, destroy, mutilate, or alter the number of any bicycle frame licensed pursuant to this section. It shall be unlawful to remove,

destroy, mutilate, or alter the number plate or registration card; provided, that nothing herein shall be construed to prohibit the chief of police from stamping numbers on bicycle frames for identification purposes, or from removing or destroying number plates and registration cards if necessary to comply with the provisions of this division. Pursuant to N. C. Gen. Stat. 14-4(b) a violation of this ordinance shall be an infraction with a penalty of not more than \$25.00.

This ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

I.11 2022 – 677 Ordinance Approving Amendments to City Ordinances in Chapter 18
Offenses and Miscellaneous Provisions

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-123 ORDINANCE TO AMEND CITY ORDINANCES FOR CHAPTER 18
FOR OFFENSES AND MISCELLANEOUS PROVISIONS

Chapter 18 - OFFENSES AND MISCELLANEOUS PROVISIONS

ARTICLE I. - IN GENERAL

Sec. 18-1. - Failure to leave premises.

(d) Penalty. Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-1 shall be guilty of a class 3 misdemeanor with a maximum fine of \$50.00.

Sec. 18-4. - Minibikes and motorcycles on vacant property.

It shall be unlawful for any person to ride, drive, or otherwise negotiate a minibike, motorcycle, motorized trail bike, or other self-propelled vehicle, not including automobiles and trucks, on unpaved rights-of-way, except in those cases when the paved area is blocked to the movement of traffic, vacant lots and vacant areas, except when the owners thereof give specific permission for such use and those areas of parks owned by the city not designated as a street or trail for self-propelled vehicular use. Pursuant to N.C. Gen. Stat. 14-4 any person who violates Sec. 18-4 shall be guilty of a Class 3 misdemeanor with a maximum fine of \$50.00.

Article II.- Offenses Against Public Safety

Sec. 18-21. - Discharging firearms.

(a) Pursuant to N. C. Gen. Stat. 14-4 any person who fires any pistol, gun or other firearm within the city shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-23 Police emergency lines.

(b) It shall be unlawful for any person other than a law enforcement officer, firefighter, or other person having official business at the scene, to cross a duly established police emergency line without express permission of a police officer at the scene. Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-23 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-24.- Concealed handguns prohibited.

(d) Punishment. Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-24 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-25.- Deadly weapons prohibited

(c) Penalty. Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-25 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec.18-44 Blocking or impeding street and sidewalk access

(j) Pursuant to N.C. Gen. Stat. A violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

Sec. 18-45.- Urinating or defecating in public.

(b) Penalty. Pursuant to N. C. Gen. Stat. 14-4, a violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollar (\$50.00).

Sec. 18-46.1. - Solicitation and distribution of items in public parking garages and public parking lots prohibited.

(i) Penalty. Pursuant to N. C. Gen. Stat. 14-4, a A violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

Sec. 18-46.2.- Harrassment in public spaces prohibited.

(d) Penalty. Pursuant to N. C. Gen. Stat. 14-4, a A violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

This ordinance should become effective upon adoption.

(Signed) Hugh Holston

- I.12 2022 - 678 Ordinance Approving Amendments to City Ordinances in Chapter 23
Offenses and Miscellaneous Provisions

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-124 ORDINANCE TO AMEND CITY ORDINANCE IN CHAPTER 23 FOR
RAILROADS

CHAPTER 23- RAILROADS

This ordinance should become effective upon adoption.

(Signed) Marikay Abuzuaiter

- I.13 2022 – 643 Resolution Authorizing a Contract in the Amount of \$6,435,254 with
Jimmy R Lynch and Sons, Inc. for Partial Landfill Closure

Mayor Vaughan introduced items I. 13. and I. 14. together.

Moved By Councilmember Wells

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

220-22 RESOLUTION AUTHORIZING CONTRACT TO JIMMY R. LYNCH
AND SONS, INC. FOR LANDFILL PARTIAL CLOSURE (PHASE III CELLS I
AND II) OF THE WHITE STREET PHASE III

WHEREAS, The Field Operations Department is responsible for the operation
and compliance of the White Street Landfill facility;

WHEREAS, The White Street Landfill cells I and II located in Phase III are required to be closed as part of the facility's MSW landfill permit;

WHEREAS, Field Operations is conducting a partial closure of cells 1 and 2 in the Phase III landfill area to meet regulatory requirements;

WHEREAS, Jimmy R. Lynch & Sons, Inc. was a pre-qualified vendor that submitted the lowest responsive bid with an estimated amount of \$6,435,254.34;

WHEREAS, Jimmy R. Lynch & Sons, Inc. proposes to team with three M/WBE firms for a value of \$538,630.80 or 8.37% of the total estimated cost of the contract; and

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

That the resolution approving the City Manager to contract with Jimmy R. Lynch and Sons, Inc. with an estimated amount of \$6,435,254.34 is hereby approved.

(Signed) Goldie Wells

- I.14 2022 – 647 Ordinance Amending the Solid Waste Capital Reserve Fund and the Solid Waste Capital Improvements Fund Budget for the Partial Closure of the White Street Landfill Phase III Project

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-125 ORDINANCE AMENDING THE SOLID WASTE CAPITAL RESERVE FUND AND SOLID WASTE IMPROVEMENTS FUND BUDGET FOR THE PARTIAL CLOSURE OF THE WHITE STREET LANDFILL PHASE III PROJECT

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

Section 1

That the appropriation to the Solid Waste Capital Reserve Fund budget be increased as follows:

Account	Description	Amount
552-4302-01.6554	Transfer to Solid Waste Cap Imprv Fund	\$ 4,656,780

And, that this increase be financed by increasing the following Solid Waste Capital Improvement fund account:

Account	Description	Amount
552-0000-00.8900	Appropriated Fund Balance	\$ 4,656,780
Total		\$ 4,656,780

Section 2

That the appropriation for the Solid Waste Capital Improvements Fund budget be increased as follows:

Account	Description	Amount
554-4303-01.5612	Maint & Improv- Grounds	\$ 5,994,909

And, that this increase be financed by increasing the following Solid Waste Capital Improvements Fund accounts:

Account	Description	Amount
554-4303-01.9552	Transfer from Solid Waste Cap Res Fund	\$ 5,280,980
554-4303-01-8502	Interest Earned - Investments	\$ 213,929
554-4303-01.9551	Transfer from Solid Waste Mgmt Fund	\$ 500,000
Total		\$5,994,909

And, that this ordinance should become effective upon adoption.

(Signed) Yvonne Johnson

- I.15 2022-650 Resolution Approving Bid in the Amount of \$8,913,000 and Authorizing Execution of Contract with State Utility Contractors, Inc for the Sandy Creek Sewer Lift Station Project for Greensboro/Randolph County MegaSite

Mayor Vaughan introduced items I. 15. and I. 16. together.

Councilmember Outling requested to be recused from voting on these items due to a conflict of interest.

Moved by Councilmember Holston, seconded by Councilmember Thurm, to recuse Councilmember Outling from voting on these items due to a conflict of interest. The motion carried by voice vote.

Discussion ensued regarding the Request for Proposal (RFP) submissions; Minority and Women's Business Enterprise (M/WBE) bidders; good faith effort protocols; goal setting; returns on investment; contractor outreach efforts; and M/WBE staff positions.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

221-22 RESOLUTION APPROVING BID IN THE AMOUNT OF \$8,913,000 AND AUTHORIZING EXECUTION OF CONTRACT 2022-006A WITH STATE UTILITY CONTRACTORS, INC. FOR THE SANDY CREEK SEWER LIFT STATION PROJECT

WHEREAS, after due notice, bids have been received for Contract 2022-006A for the Sandy Creek Sewer Lift Station Project;

WHEREAS, State Utility Contractors, Inc., a responsible bidder, has submitted the low base bid in the total amount of \$8,913,000, as general contractor for Contract 2022-006A 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 State Utility Contractors, Inc. is hereby accepted, and the City is authorized to enter into a contract with State Utility Contractors, Inc. for the Sandy Creek Sewer Lift Station Project in accordance with the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

(Signed) Yvonne Johnson

- I.16 2022 - 653 Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund Budget to Establish Funding for the Sandy Creek Lift Station Sewer Construction Project in the Amount of \$8,913,000

Moved By Councilmember Thurm
Seconded By Councilmember Hoffmann

Motion to adopt the ordinance was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

22-126 ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT REVENUE BOND FUND BUDGET TO ESTABLISH FUNDING FOR THE SANDY CREEK LIFT STATION SEWER CONSTRUCTION PROJECT

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

Section 1

That the Water Resources Capital Project Revenue Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond Fund be increased as follows:

Account	Description	Amount
517-7011-09.6019	Other Improvements	\$8,913,000
TOTAL		\$8,913,000

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Bond Fund accounts:

Account	Description	Amount
517-0000-00.9005	Revenue Bond Proceeds	\$8,913,000
TOTAL		\$8,913,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Tammi Thurm

- I.17 2022 – 651 Resolution Approving Sole Source Purchase of Retroreflective Traffic Sign Materials from 3M Inc. as Authorized by the Sole Source Exemption of G.S. 143-129 in the Amount Estimated at \$300,000

Discussion took place regarding signage.

Moved By Councilmember Hoffmann

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

222-22 RESOLUTION APPROVING SOLE SOURCE PURCHASE OF REFLECTIVE TRAFFIC SIGN MATERIALS FROM 3M INC. AS AUTHORIZED BY THE SOLE SOURCE EXEMPTION OF G.S. 143-129

WHEREAS, City Council approval is requested for the sole source purchase of reflective traffic sign materials from 3M, Inc. as authorized by the Sole Source Exemption of G. S. 143.129, approval of contract/agreement with 3M Inc. for the purchase of reflective traffic sign materials for the term of three years, and authorize the City Manager to renew the contract for up to two additional, one-year terms with possible price adjustments and to amend the contract consistent with the City's business needs and the purpose for which the contract was approved originally;

WHEREAS, G.S. 143-129 (e) (6) provides that formal bidding requirements do not apply when:

- Performance or price competition are not available;
- A needed product is available from only one source or supply; or
- Standardization or compatibility is the overriding consideration;

WHEREAS, Sole sourcing is necessary for this contract because of performance, standardization, and compatibility;

WHEREAS, 3M, Inc. retroreflective sheeting materials have a ten year warranty which meets Federal Highway Administration requirements and supports the adopted sign replacement schedule;

WHEREAS, 3M, Inc. is the only manufacturer of retroreflective sheeting materials that provides this warranty and the use of other sheeting materials in combination with 3M materials would void said warranty;

WHEREAS, the design and fabrication of signs requires the use of proprietary software and specialized hardware that is provided by 3M already owned by the City; and

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

That the purchase of retroreflective traffic sign materials from 3M, Inc. is approved under the Sole Source Exemption of G. S. 143.129, for a term of three years. And be it further resolved that the City Manager may renew the contract for up to two additional, one-year terms with possible price adjustments and to amend the contract consistent with the City's business needs and the purpose for which the contract was approved originally.

(Signed) Nancy Hoffmann

- I.18 2022-641 Resolution Authorizing Award and Execution of Contract 2022-019 in the Amount of \$240,000.00 with WSP, USA, Inc. for the Greensboro Pedestrian Signal Project

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Wells

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

223-22 RESOLUTION AUTHORIZING AWARD AND EXECUTION OF CONTRACT 2022-019 IN THE AMOUNT OF \$240,000.00 WITH WSP USA, INC. FOR THE GREENSBORO PEDESTRIAN SIGNAL PROJECT

WHEREAS, the Greensboro Pedestrian Signal Project is ready for design;

WHEREAS, WSP USA, Inc. was selected on the strength of their past experience and performance with projects involving signal designs and signal design upgrades;

WHEREAS, the proposal from the consulting firm was reviewed and agreed to with the participation of the Transportation and Engineering & Inspections Departments, and the M/WBE Office; and

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

That the contract hereinabove mentioned is hereby accepted, and the City is authorized to enter into a contract with WSP USA, Inc. for the Greensboro Pedestrian Signal Project 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

- I.19 2022-618 Resolution Authorizing CO in the Amount of \$37,279.24 with AECOM Technical Service of North Carolina

Moved By Councilmember Hoffmann

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

224-22 RESOLUTION AUTHORIZING CHANGE ORDER #2 IN THE AMOUNT OF \$37,279.24 FOR CONTRACT 2018-065 (EB-5883) WITH AECOM TECHNICAL SERVICES OF NC FOR THE EAST/WEST WENDOVER AVENUE SIDEWALK DESIGN

WHEREAS, Contract No. 2018-065 (EB-5883) with AECOM Technical Services of NC provides for the Professional Design Services needed for the East/West Wendover Avenue Sidewalk Design;

WHEREAS, to provide additional design services to the East/West Wendover Avenue Sidewalk Design, and as these additional services are outside the original scope of work, the work requires a change order in the amount of \$37,279.24; 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 change order #2 in the above mentioned contract with AECOM Technical Services of NC.

(Signed) Nancy Hoffmann

- I.20 2022 – 644 Resolution approving a Contract in the amount of \$50,000.00 with Mobile Oil Change Triad LLC for Refuse Truck Packer Body Lubrication

Moved By Councilmember Thurm
Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Noes (1): Councilmember Hightower

Carried (8 to 1)

225-22 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT NO. 2022-11012 TO MOBILE OIL CHANGE TRIAD LLC, ESTIMATED IN THE AMOUNT OF \$50,000 FOR REFUSE TRUCK PACKER BODY LUBRICATION

WHEREAS, on April 6, 2022, Procurement Services Division conducted an open solicitation through the Greensboro E-Procurement System for Refuse Truck Packer Body Lubrication;

WHEREAS, the contract has an estimated one-year value of \$50,000.00 with two one-year renewal options and the total estimated contract value is \$150,000.00, therefore requires Council's approval;

WHEREAS, the Finance Department can better ensure fiscal stewardship, transparency & accountability;

WHEREAS, this contract is anticipated to run through June 30, 2025;

WHEREAS, Mobile Oil Change Triad LLC. was selected as the best qualified firm and the M/WBE office was involved in the process; and

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

That the authorization to enter into this contract with Mobile Oil Change Triad LLC., is hereby approved and the City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Greensboro.

(Signed) Tammi Thurm

- I.21 2022-568 Ordinance Establishing the Fiscal Year 2022-23 Annual Operating Budget

Moved by Councilmember Wells, seconded by Mayor Pro-Tem Johnson, to amend the ordinance to include \$75,000 to the Historic Magnolia House. The motion carried by voice vote.

Moved by Councilmember Wells, seconded by Mayor Pro-Tem Johnson, to amend the ordinance to include \$75,000 to The Forge. The motion carried by voice vote.

Moved by Councilmember Hightower, seconded by Mayor Pro-Tem Johnson, to amend the ordinance to include \$75,000 to the Greensboro Business League. The motion carried by voice vote.

Discussion ensued regarding various budgetary configurations; tax increase impacts; national economic concerns; Council priorities; the proposed bond referendum; peer city comparisons; American Rescue Plan (ARP) funds; deferred facilities maintenance; property revaluations; citywide compensation structures; and affordable housing.

Mayor Pro-Tem Johnson voiced concern regarding the Cure Violence line item on the Annual Budget; and requested to be recused from voting on that portion.

Moved by Councilmember Holston, seconded by Councilmember Thurm, to recuse Mayor Pro-Tem Johnson from voting on the Cure Violence line item. The motion carried by voice vote.

Moved by Councilmember Hightower, seconded by Councilmember Thurm, to amend the ordinance to remove \$500,000 allotted to Cure Violence in the Annual Operating Budget, and adopted as amended.

Moved By Councilmember Hightower
Seconded By Councilmember Thurm

Motion to adopt the amended ordinance was approved.

Ayes (7): Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Noes (2): Mayor Vaughan, and Councilmember Outling

Carried (7 to 2)

22-127 ORDINANCE ESTABLISHING THE 2022-23 ANNUAL BUDGET OF THE CITY OF GREENSBORO

Be it ordained by the City Council of the City of Greensboro that for the purpose of financing expenditures of the City of Greensboro, North Carolina, there is

hereby appropriated, from taxes and other revenue collectible, the following funds for operation of City government and its activities for the Fiscal Year 2022-23 beginning July 1, 2022 and ending June 30, 2023.

Section 1. It is estimated that the following expenditures are necessary for current operation expenditures and debt service payments for the City of Greensboro for the Fiscal Year 2022-23, beginning July 1, 2022 and ending June 30, 2023.

General Fund

Current Operating Expense	371,906,514
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State Highway Allocation Fund (Powell Bill)

Current Operating Expense	9,639,000
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Cemeteries Operating Fund

Current Operating Expense	1,014,263
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Hotel/Motel Occupancy Tax Fund

Current Operating Expense	5,179,400
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Special Tax Districts Fund

Current Operating Expense	1,491,125
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Nussbaum Housing Partnership Revolving Fund

Current Operating Expense	3,814,234
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Emergency Telephone System Fund

Current Operating Expense	2,183,012
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Debt Service Fund

Current Operating Expense	41,201,763
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Water Resources Enterprise Fund

Current Operating Expense	148,588,456
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Stormwater Management Fund

Current Operating Expense	11,005,078
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War Memorial Coliseum Complex Fund

Current Operating Expense	32,493,584
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Performing Arts Fund

Current Operating Expense	35,066,456
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Parking Fund

Current Operating Expense	7,247,507
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Solid Waste Management System Fund	
Current Operating Expense	16,768,602
Greensboro Transit Agency Fund	
Current Operating Expense	28,119,964
Equipment Services Fund	
Current Operating Expense	23,320,521
Technical Services Fund	
Current Operating Expense	6,784,226
Network Services Fund	
Current Operating Expense	18,980,078
Graphic Services Fund	
Current Operating Expense	948,292
Employee Insurance Fund	
Current Operating Expense	58,506,855
General Insurance Fund	
Current Operating Expense	7,902,997
Capital Leasing Fund	
Current Operating Expense	4,184,755
Guilford Metro Communications Fund	
Current Operating Expense	13,592,244
Total	849,938,926
Less Total Transfers and Internal Charges	-162,178,706
Net Total	687,760,220

Section 2. It is estimated that the following revenues will be available during the Fiscal Year 2022-23 beginning July 1, 2022 and ending June 30, 2023 to meet the foregoing appropriations:

General Fund		
Current Operating Revenue	366,508,171	
Appropriated Fund Balance	5,398,343	371,906,514

State Highway Allocation Fund (Powell Bill)		
Current Operating Revenue	8,439,000	
Appropriated Fund Balance	1,200,000	9,639,000
Cemeteries Operating Fund		
Current Operating Revenue	1,014,263	1,014,263
Hotel/Motel Occupancy Tax Fund		
Current Operating Revenue	5,179,400	5,179,400
Special Tax Districts Fund		
Current Operating Revenue	1,360,725	
Appropriated Fund Balance	130,400	1,491,125
Nussbaum Housing Partnership Revolving Fund		
Current Operating Revenue	3,814,234	3,814,234
Emergency Telephone System Fund		
Current Operating Revenue	2,183,012	2,183,012
Debt Service Fund		
Current Operating Revenue	41,201,763	41,201,763
Water Resources Enterprise Fund		
Current Operating Revenue	136,236,661	
Appropriated Fund Balance	12,351,795	148,588,456
Stormwater Management Fund		
Current Operating Revenue	10,217,882	
Appropriated Fund Balance	787,196	11,005,078
War Memorial Coliseum Complex Fund		
Current Operating Revenue	32,493,584	32,493,584
Performing Arts Fund		
Current Operating Revenue	35,066,456	35,066,456
Parking Fund		
Current Operating Revenue	6,351,273	
Appropriated Fund Balance	896,234	7,247,507
Solid Waste Management System Fund		
Current Operating Revenue	16,315,537	
Appropriated Fund Balance	453,065	16,768,602

Greensboro Transit Agency Fund		
Current Operating Revenue	27,971,443	
Appropriated Fund Balance	148,521	28,119,964
Equipment Services Fund		
Current Operating Revenue	22,698,936	
Appropriated Fund Balance	621,585	23,320,521
Technical Services Fund		
Current Operating Revenue	6,471,090	
Appropriated Fund Balance	313,136	6,784,226
Network Services Fund		
Current Operating Revenue	17,381,841	
Appropriated Fund Balance	1,598,237	18,980,078
Graphic Services Fund		
Current Operating Revenue	948,292	948,292
Employee Insurance Fund		
Current Operating Revenue	52,211,466	
Appropriated Fund Balance	6,295,389	58,506,855
General Insurance Fund		
Current Operating Revenue	4,418,628	
Appropriated Fund Balance	3,484,369	7,902,997
Capital Leasing Fund		
Current Operating Revenue	3,204,861	
Appropriated Fund Balance	979,894	4,184,755
Guilford Metro Communications Fund		
Current Operating Revenue	12,707,177	
Appropriated Fund Balance	885,067	13,592,244
Total		849,938,926
Less Total Transfers and Internal Charges		-162,178,706
Net Total		687,760,220

Section 3. There is hereby levied the following rates of tax on each one hundred dollars (\$100.00) valuation of taxable real property and taxable tangible personal property, as listed for taxes as of January 1, 2022 for the purpose of raising the revenue from Current Year's Property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations:

For the payment of general operating expenses and capital expenditures of the City including the payment of principal and interest of the bonded indebtedness of the City of Greensboro .5875

- a) For the payment of general operating expenses and capital expenditures associated with the Greensboro Transit Agency Fund .0350
 - b) For the payment of general operating expenses and capital expenditures associated with the Housing Partnership Fund .0100
- TOTAL .6325

Such rates of tax are based on an estimated total appraised valuation of property for purposes of taxation of \$36,800,000,000 and an estimated rate collection of ninety-nine percent (99%).

Section 4. There is hereby levied the following rates of tax on each one hundred dollars (\$100.00) valuation of taxable real property and taxable tangible personal property in the following special tax districts, as listed for taxes as of January 1, 2022, for the purposes as set forth in the Special Tax Districts as authorized by City Council:

- a) College Hill Historic District for improvements as stated in the Special Historic District Plan .01
- b) Dunleath Historic District for improvements as stated in the Special Historic District Plan .05
- c) Business Improvement District for improvements as stated in the Downtown Greensboro Business Improvement District Business Plan .09

Such rates of tax are based on an estimated total appraised valuation in each Special Tax District and an estimated rate of collection of ninety-nine percent (99%). Such rates of tax consider the current and long-range needs, plans and goals of the districts and are set so that there is no accumulation of excess funds.

Section 5. The following Revenue neutral tax rates are published as required by North Carolina G.S. 159-11 based on the general reappraisal of real property conducted by Guilford County effective with the FY 22-23 budget year. These published rates are for comparison purposes only; none of these rates are included in the adopted budget.

City of Greensboro .5456
College Hill Historic District .0086
Dunleath Historic District .0479
Business Improvement District .0777

Section 6. Appropriations hereinabove authorized and made for water and sewer operating fund, water and sewer current operating expense and debt service, are made from revenue collectible for the operation of the combined water and sewer systems and miscellaneous revenue.

Section 7. Appropriations hereinabove authorized and made shall have the amounts of the outstanding purchase orders and unearned portion of contracts at June 30, 2022 (rounded to the nearest dollar) added to each appropriation as it applies, in order to properly account for the payment against the fiscal year in which it is paid.

Section 7. Copies of this ordinance shall be furnished to the Budget and Evaluation Director, Finance Director and the City Clerk within five days after adoption to be kept on file by them for their direction in the disbursement of City Funds.

Section 8. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Sharon Hightower

M. ADDENDUM ITEM

2022-568a Ordinance in the Amount of \$500,000 Amending FY 22-23 General Fund Budget for Cure Violence

Moved by Councilmember Thurm, seconded by Councilmember Wells, to approve an ordinance for \$500,000 to Cure Violence.

Moved By Councilmember Thurm

Seconded By Councilmember Wells

Motion to adopt an ordinance was approved.

Ayes (8): Mayor Vaughan, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Recuse (1): Mayor Pro-Tem Johnson

Carried (8 to 0)

22-143 ORDINANCE IN THE AMOUNT OF \$500,000 AMENDING FY 2022-23
GENERAL FUND BUDGET FOR CURE VIOLENCE

Section 1

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

That the General Fund of the City of Greensboro be established as follows:

Account	Description	Amount
101-9510-11.5413	Consultant Services	\$500,000
Total		\$500,000

And, that this increase be financed by increasing the General Fund account:

Account	Description	Amount
101-0000-00.8900	Appropriated Fund Balance	\$500,000
Total		\$500,000

Section 2

And, that this ordinance should become effective July 1, 2022.

(Signed) Tammi Thurm

I.22 2022-569 Resolution Adopting the Fiscal Year 2023-32 Capital Improvements Program (CIP)

Moved By Councilmember Holston

Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

226-22 RESOLUTION ADOPTING TEN YEAR 2023-2032 CAPITAL IMPROVEMENTS PROGRAM

WHEREAS, capital improvements programming is a comprehensive approach to improving social and physical conditions in a governmental jurisdiction by evaluation of growth and development trends;

WHEREAS, capital improvements programming serves as a basic framework for scheduling public improvements and requires the assistance of government officials and agencies, as well as community residents;

WHEREAS, a report entitled 2023-2032 Capital Improvements Program has been prepared;

WHEREAS, the report provides a comprehensive listing of needed public improvements and related financial resources, indicates estimated future revenues and operating expenditures, illustrates the importance of relating the City's comprehensive plans to its fiscal capability and provides recommendations for scheduling each public improvement project, while estimating planning, design and development costs; and

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

Section 1. That the City Council recognizes the capital improvements programming process as the translation of community goals and objectives into needed physical facilities which are essential to residential, business, institutional and leisure activities, and

Section 2. That the City Council does hereby adopt the report entitled Capital Improvements Program 2023-2032. Following is an expense summary by service category and related financing as is included in the FY 2023-2032 Capital Improvements Program:

Expenditures	
Public Safety	\$131,399,000
Infrastructure	\$1,510,298,024
Community Services	\$269,104,564
Total	\$1,910,801,588

Financing	
General Fund	\$0
Enterprise Funds	\$448,529,113
Grants	\$87,535,985
Authorized GO Bonds	\$228,629,507
2016 Authorized GO Bonds	\$63,606,276
Unauthorized Bonds	\$551,066,037
Revenue Bonds	\$513,878,149
Other Revenue Sources	\$17,556,521
Total	\$1,910,801,588

Section 3. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Hugh Holston

I.23 2022-570 Ordinance Amending the General Capital Projects Fund

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-128 ORDINANCE AMENDING BUDGET FOR FY 22-23 GENERAL CAPITAL IMPROVEMENTS FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for General Capital Improvements to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

Section 1. That the following capital project budgets for General Capital Improvements Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
411-5020-01.6059	Parks & Recreation Projects	\$185,000	
411-9519-03.5949	PB Administration	\$77,361	
411-6007-12.5613	Periodic Disparity Studies	\$ 100,000	
411-5020-01.9101	Transfer from General Fund		\$185,000

411-9519-02.9101	Transfer from General Fund	\$77,361
411-6007-12.9101	Transfer from General Fund	\$100,000
		<hr/>
Total		\$362,361 \$ 362,361

Section 2. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Yvonne Johnson

I.24 2022-571 Ordinance FY23 Budget for Workforce Development Consortium Grant Project

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-129 ORDINANCE ESTABLISHING THE FY 22-23 GRANT PROJECT BUDGET GUILFORD COUNTY WORKFORCE DEVELOPMENT CONSORTIUM

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year and to permit the use of continuing appropriations of the FY 22-23 Workforce Innovation and Opportunity Act Grant and to properly account for such usage, it is deemed in the best interest of the City of Greensboro to establish, by ordinance, a special FY 22-23 grant project for the Workforce Innovation and Opportunity Act with revenues and expenditures being specifically defined as is shown below; and

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

Section 1. That the grant project budget for the Workforce Innovation and Opportunity Act be established and appropriated for the life of the project as

follows:

Description	Expenditures	Revenues
WIOA Adult Program	\$1,029,990	\$1,029,990
WIOA Dislocated Worker Program	\$805,263	\$805,263
WIOA Youth Program	\$1,110,273	\$1,110,273
WIOA Administration	\$327,325	\$327,325
Total	<hr/> \$3,272,851	<hr/> \$3,272,851

Section 2. AND THAT, the expense and revenue estimates here-in-above authorized and made for the FY 22-23 Workforce Innovation and Opportunity Act shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 3. That this ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Marikay Abuzuaiter

I.25 2022-572 Ordinance Amending the Solid Waste Capital Reserve Fund

Moved By Councilmember Thurm

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-130 ORDINANCE AMENDING SOLID WASTE CAPITAL RESERVE FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital reserve funds pursuant to G.S. 159-18, and provides for funding of the capital reserve fund pursuant to G.S. 159-20;

WHEREAS, the revenues and expenditures shown below are being established to accumulate in the capital reserve fund; and

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

Section 1. That the following capital project budget for the Solid Waste Capital Reserve Fund be established and appropriations for the life of the projects will be as follows:

Section 1

That the Solid Waste Capital Reserve Fund of the City of Greensboro is hereby amended as follows:

That the appropriation to the Solid Waste Reserve Fund be increased as follows:

Account	Description	Amount
552-4302-01.5627	Landfill Ph 3 Closure	\$500,000
TOTAL:		\$500,000

And, that this increase be financed by increasing the following Solid Waste Reserve Fund accounts:

Account	Description	Amount
552-4302-01.9551	Transfer from Solid Waste Operating Fund	\$500,000
TOTAL:		\$500,000

Section 2

And, that this ordinance should become effective July 1, 2022.

(Signed) Tammi Thurm

I.26 2022-573 Ordinance Amending the Streets and Sidewalk Capital Projects Fund

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-131 ORDINANCE AMENDING STREET & SIDEWALK CAPITAL PROJECT FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Street & Sidewalk Capital Projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

Section 1. That the following capital project budget for Street & Sidewalk Capital Project Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Expenditures	Revenues
401-4302-07.5611	Maint & Repair- Streets/Sidewalks	\$3,800,000	
401-4302-07.7210	Motor Vehicle Licenses		\$3,800,000
Total		\$3,800,000	\$3,800,000

Section 2. That this ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Yvonne Johnson

I.27 2022-574 Ordinance Amending the State Highway Allocation Capital Project Fund

Moved By Councilmember Thurm

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-132 ORDINANCE AMENDING STATE HIGHWAY ALLOCATION
CAPITAL PROJECTS FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for State Highway Allocation Capital Projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

Section 1. That the following capital project budgets for State Highway Allocation Capital Projects Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Expenditures	Revenues
402-4315-01.5611	Maint & Repair Streets and Sidewalks	\$3,993,000	
402-4315-01.9202	Transfer from State Highway Allocation Fund		\$3,993,000
Total		\$3,993,000	\$3,993,000

Section 2. That this ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Tammi Thurm

I.28 2022-575 Ordinance Amending the Technical Services Capital Projects Fund

Moved By Councilmember Holston
Seconded By Councilmember Wells

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-133 ORDINANCE AMENDING TECHNICAL SERVICES CAPITAL PROJECT FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for the Technical Services Capital Project Fund to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

Section 1. That the following capital project budget for the Technical Services Capital Project Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
688-3902-01.6059	Other Capital Equipment	<u>\$704,476</u>	
688-3902-01.9681	Transfer from Technical Services Fund		<u>\$704,476</u>
Total		\$704,476	\$704,476

Section 2. That this ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Hugh Holston

I.29 2022-576 Ordinance Amending the Parking Facilities Capital Project Fund

Moved By Councilmember Hoffmann

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-134 ORDINANCE AMENDING PARKING FACILITIES CAPITAL PROJECT FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Parking Facilities Capital Project Fund projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

Section 1. That the following capital project budget for the Parking Facilities Capital Project Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Expenditures	Revenues
545-4540-01.5613	Maintenance & Repair-Buildings	\$400,000	
545-4540-01.5621	Maintenance & Repair-Equipment	\$100,000	
545-4540-01.9543	Transfer From Parking Facilities	_____	\$500,000
	Operating Fund		
Total		\$500,000	\$500,000

Section 2. That this ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Nancy Hoffmann

I.30 2022-577 Ordinance Amending the Water Resources Capital Improvements Fund

Moved By Councilmember Hoffmann

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-135 ORDINANCE AMENDING WATER RESOURCES CAPITAL IMPROVEMENTS FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Water Resources Capital Projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

1. That the following capital project budgets for the Water Resources Capital Improvements Fund be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
503-7032-01.6012	Water - Land (Right-of-Way)	\$100,000	
503-7032-01.6016	Water - Line Extensions	\$4,305,000	
503-7032-01.6016	Water - Line Rehab/Epoxy	\$1,710,000	
503-7032-01.6016	Water - Line Rehab/Pipe Bursting	\$424,187	
503-7032-01.6016	Water - Substandard Line Improvement	\$1,060,000	
503-7032-02.6012	Sewer - Land (Right-of-Way)	\$150,000	
503-7032-02.6017	Sewer - System Expansion	\$750,000	
503-7032-02.6017	Sewer - Line Rehabilitation	\$3,972,000	
503-7032-03.6016	Water - Line Upsizing Policy	\$500,000	
503-7032-03.6017	Sewer - Line Upsizing Policy	\$500,000	
503-7032-04.6019	Water Plant Improvements	\$3,175,000	
503-7032-05.5410	Sewer Lift Stations Improvements – Engineering	\$550,000	
503-7032-05.6019	Sewer Lift Stations Improvements	\$1,000,000	
503-7032-06.6019	Kitchen Facility Environmental Remediation	\$1,100,000	
503-7032-07.5611	Water & Sewer – Construction Asphalt Overlayment	\$385,000	
503-7032-08.6019	Water Booster Station Improvements – Construction	\$5,324,092	
503-0000-00.9501	Trans. From Water Res Oper Fund		\$25,005,279
Total		\$25,005,279	\$25,005,279

2. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Nancy Hoffmann

I.31 2022-578 Ordinance Amending the Stormwater Management Capital Improvements Fund

Moved By Councilmember Thurm

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-136 ORDINANCE AMENDING STORMWATER MANAGEMENT CAPITAL IMPROVEMENTS FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Stormwater Management Capital Projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

1. That the following capital project budgets for Stormwater Management Capital Projects be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
506-7022-02.6018	Stream Restoration Improvements	\$800,000	
506-0000-00.9505	Transfer from Stormwater Mgt Fund		\$800,000
Total		\$800,000	\$800,000

2. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Tammi Thurm

I.32 2022-579 Ordinance Amending the Water and Sewer Extension Reserve Fund

Moved By Councilmember Wells
Seconded By Councilmember Hightower

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-137 ORDINANCE AMENDING WATER AND SEWER EXTENSION
RESERVE FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

AND WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Water Resources Capital Projects to be undertaken in FY 22-23;

AND WHEREAS, the revenues and expenditures shown below are being established for these capital projects;

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

1. That the following capital project budget for the Water and Sewer Extension Reserve be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
507-7011-01.6019	Water and Sewer Improvements	\$754,684	
507-0000-00.9501	Trans. From Water Res Oper Fund		\$754,684
Total		<u>\$754,684</u>	<u>\$754,684</u>

2. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Goldie Wells

I.33 2022-580 Ordinance Water Resources Capital Reserve Fund

Moved By Councilmember Hoffmann
Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-138 ORDINANCE AMENDING WATER AND SEWER CAPITAL RESERVE FUND

WHEREAS, the Local Government Budget and Fiscal Control Act provides for capital project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of capital projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, it is deemed in the best interest of the City to establish a special capital project ordinance for Water Resources Capital Projects to be undertaken in FY 22-23;

WHEREAS, the revenues and expenditures shown below are being established for these capital projects; and

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

1. That the following capital project budget for the Water and Sewer Capital Reserve be established and appropriations for the life of the projects will be as follows:

Account Number	Description	Estimated Expenditures	Estimated Revenues
502-7001-01.5410	Water and Sewer Improvements	\$5,000,000	
502-0000-00.9501	Trans. From Water Res Oper Fund		\$5,000,000
Total		\$5,000,000	\$5,000,000

2. This ordinance shall be effective from and after the date of July 1, 2022.

(Signed) Nancy Hoffmann

I.34 2022-581 Ordinance Amending Chapter 29 of GSO Code of Ordinance Amending Water and Sewer Fees

Moved By Councilmember Hoffmann

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Noes (1): Councilmember Hightower

Carried (8 to 1)

22-139 AMENDING CHAPTER 29

AN ORDINANCE AMENDING CHAPTER 29 OF THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO WATER RESOURCES

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

Section 1: That Section 29-46 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-46. - Generally; sewer rates; billing and availability charges.

Rates for water and sewer service shall apply only to the quantities shown in the corresponding brackets, and the cost of any quantity shall be the cumulative total of all portions of that quantity. Rates for monthly sewer service inside the city shall be a uniform charge of four dollars and twenty-three cents (\$4.23) per one hundred (100) cubic feet of wastewater discharge plus a billing and availability charge as shown below:

(SPACE LEFT INTENTIONALLY BLANK)

Size of Meter	Billing and Availability Charge
$\frac{5}{8}$ "	\$4.37
$\frac{3}{4}$ "	7.04
1"	22.19
1 $\frac{1}{4}$ "	52.00
1 $\frac{1}{2}$ "	89.00
2"	147.00
3"	297.00
4"	466.00
6"	890.00
8"	1,432.00
10"	2,152.00

A billing and availability charge shall be charged with each billing, whether monthly or quarterly billing. Customers with quarterly sewer service inside the city shall be charged a billing and availability fee at the rate charged to customers with a $\frac{5}{8}$ " meter shown in the table above for monthly sewer service.

Rates for sewer service outside the city shall be a uniform charge of ten dollars and forty-six (\$10.46) per one hundred (100) cubic feet of wastewater discharge plus a billing and availability charge each bill as shown below:

(SPACE LEFT INTENTIONALLY BLANK)

Size of Meter	Billing and Availability Charge
$\frac{5}{8}$ "	\$11.01
$\frac{3}{4}$ "	17.64
1"	55.80
1 $\frac{1}{4}$ "	133.00
1 $\frac{1}{2}$ "	225.00
2"	370.00
3"	741.00
4"	1,167.00
6"	2,222.00
8"	3,573.00
10"	5,358.00

A billing and availability charge shall be charged with each billing, whether monthly or quarterly billing. Customers with quarterly sewer service outside the city shall be charged a billing and availability fee at the rate charged to customers with a $\frac{5}{8}$ " meter shown in the table above for monthly sewer service.

No discounts shall be allowed from the rates fixed on the above schedule. If a meter was cut off or if a final bill for the account is generated before the end of the billing period, the actual consumption plus the billing and availability charge for the appropriate meter size shall be charged.

The annual sewer charge inside the city for unmetered accounts shall be based on seventy-two (72) units of sewer at the current inside rate per one hundred (100) cubic feet of wastewater discharge or a pro rata portion for the months that the service is provided. The annual sewer charge outside the city for unmetered accounts shall be based on seventy-two (72) units of sewer at the current outside rate per one hundred (100) cubic feet of wastewater or a pro rata portion for the months that the service is provided.

Section 2: That Section 29-48 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-48. - Monthly rates inside the city; billing and availability charges.

- *Residential water charges.* Monthly billed (inside) accounts with $\frac{5}{8}$ " and $\frac{3}{4}$ " meters that are billed as residential accounts shall be charged a billing and availability charge of four dollars and thirty-seven cents (\$37) or seven dollars and four cents (\$7.04) respectively, for each month. In addition, the account will be charged for water consumed as follows:

	Per Unit
First 3 units	\$2.37
4th through 10th units	3.41
11th through 20th units	4.30
All units over 20	5.93

- (b) *Nonresidential water charges.* All monthly billed (inside) accounts not described in subsection (a) above or subsection (c) below shall be billed a billing and availability charge as follows:

(SPACE LEFT INTENTIONALLY BLANK)

Size of Meter	Billing and Availability Charge Inside the City
$\frac{5}{8}$ "	\$4.37
$\frac{3}{4}$ "	7.04
1"	22.19
1 $\frac{1}{4}$ "	52.00
1 $\frac{1}{2}$ "	89.00
2"	147.00
3"	297.00
4"	466.00
6"	890.00
8"	1,432.00
10"	2,152.00

Consumption of water shall be billed at three dollars and forty-one cents (\$3.41) per unit for all units.

(c) *Irrigation use.* All inside monthly billed irrigation accounts (water metered separately for irrigation or other outside use only) shall be five dollars and ninety-three cents (\$5.93) per unit plus a billing and availability charge as shown in subsection (b) above.

(d) *Fire meters.* Billing and availability charges on fire meters shall be based on the size of the main meter. However, the property owner may petition the water resources director to have a lower charge based on the bypass meter (if available) if they can demonstrate a clear history of inconsequential volumes passed through the larger meter.

Section 3: That Section 29-49 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-49. - Monthly rates outside city; billing and availability charges.

All water meters outside the corporate limits of the city shall be read monthly and shall be billed at the following rates:

(1) *Residential water charges.* Outside accounts with $\frac{5}{8}$ " and $\frac{3}{4}$ " meters that are billed as residential accounts shall be charged a billing and availability charge of eleven dollars and one cents (\$11.01) or seventeen dollars and sixty-four cents (\$17.64) respectively, for each bill. In addition, the account will be charged for water consumed as follows:

	Per Unit
First 3 units	\$5.94
4th through 10th units	8.55
11th through 20th units	10.66
All units over 20	14.85

(2) *Nonresidential water charges.* All outside accounts not described in subsection (1) above or below shall be billed a billing and availability charge as follows:

(SPACE LEFT INTENTIONALLY BLANK)

Size of Meter	Billing and Availability Charge Outside the City
$\frac{5}{8}$ "	\$11.01
$\frac{3}{4}$ "	17.64
1"	55.80
1 $\frac{1}{4}$ "	133.00
1 $\frac{1}{2}$ "	225.00
2"	370.00
3"	741.00
4"	1,167.00
6"	2,222.00
8"	3,573.00
10"	5,358.00

Consumption of water shall be billed at eight dollars and fifty-five cents (\$8.55) per unit for all units.

(3) *Irrigation use.* All outside irrigation accounts (water metered separately for irrigation or other outside use only) shall be charged fourteen dollars and eighty-five cents (\$14.85) per unit plus a billing and availability charge as shown in subsection (2) above.

(4) *[Sewer service; Town of Jamestown.]* Monthly rates charged to consumers provided sewer service by the Town of Jamestown should be as commensurate with sewer service charges adopted by the Town of Jamestown.

(5) *[Sewer service; City of High Point.]* Monthly rates charged to consumers provided sewer service by the City of High Point shall be as commensurate with sewer service charges adopted by the City of High Point.

(6) *Fire meters.* Billing and availability charges on fire meters shall be based on the size of the main meter. However, the property owner may petition the water resources director to have a lower charge based on the by-pass meter (if available)

if they can demonstrate a clear history of inconsequential volumes passed through the larger meter.

Section 4: That Section 29-54 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-54. - Miscellaneous water and sewer charges.

The following miscellaneous service charges are hereby adopted and approved:

	Miscellaneous Services	Basis	Fee
(1)	Two-inch temporary valve on hydrant for flushing	First 2 hours	\$ 50.00
		Each additional hour	5.00
(2)	Meter on hydrant deposit	Per meter size	
		5/8 ", 3/4", 1"	200.00
		1 1/2"	500.00
		2", 3"	700.00
(3)	Water from fire station	First 1,000 gallons	20.00
		Each additional 1,000 gallons	5.00
(4)	Meter on hydrant	Per month, plus cost of water used	30.00
(5)	Reserved		
(6)	Extra service trip by meter service truck	Per trip	60.00
(7)	Illegal connection to meter setter (includes open bypasses)	Per meter size	
		5/8 ", 3/4", 1"	250.00
		1 1/2", 2"	400.00
		3", 4"	1,000.00
		6", 8", 10"	2,000.00
(7.1)	Illegal connection to fire hydrant	—	500.00

	Miscellaneous Services	Basis	Fee
(8)	Water and sewer map photocopy	Up to 11" x 17"	1.00
(8.1)	Color printed maps, standard paper	Per size	
		8½" x 11", 11" x 17"	5.00
		18" x 24"	6.00
		21" x 30"	9.00
		24" x 36"	12.00
		36" x 48"	15.00
(8.2)	Color printed maps, photo paper	Per size	
		8½" x 11", 11" x 17"	7.00
		18" x 24"	12.00
		21" x 30"	15.00
		24" x 36"	18.00
		36" x 48"	22.00
(8.3)	Black and white printed maps, standard paper	Per size	
		8½" x 11", 11" x 17"	2.00
		18" x 24"	3.00
		21" x 30"	6.00
		24" x 36"	9.00
		36" x 48"	12.00
(8.4)	Maps on compact disk	Each	5.00
(9)	Application and cut-on fee	—	15.00
(10)	Special meter test (at customer's request)	Inches	

	Miscellaneous Services	Basis	Fee
		5/8	60.00
		3/4	60.00
		1	60.00
		1¼	90.00
		1½	90.00
		2	120.00
		3	150.00
		4	150.00
		6	180.00
		8	210.00
(11)	Meter take out	—	40.00
(12)	Laboratory testing fee	Per sample	20.00
(13)	Plan review fee for water or sewer (if both, then double fee)	0—1,000 LF	67.00
		1,001—2,000 LF	116.00
		2,001—5,000 LF	187.00
		Over 5,000 LF	282.00
		Lift station review	381.00
(14)	Sewer main inspection	Mobilization/1,000 feet	100.00
		Video inspection/feet	0.85
		Return trips each	250.00
		Inspection after repair	100.00
(15)	Late payment charges	After due date following second notice	20.00

	Miscellaneous Services	Basis	Fee
		For second penalty	20.00
		After due date following second notice where no water or sewer service involved	15.00
(16)	Illegal use arrears bills	Cut off/turn on fee	40.00
(17)	High strength wastewater charges: BOD	Per 1,000 pounds over 200 mg/l	82.00
	SS	Per 1,000 pounds over 200 mg/l	76.00
(18)	Septage	Per 1,000 gallons	24.00
(19)	Raw water charges:		
	Inside city	Per hundred cubic feet	1.25
	Outside city	Per hundred cubic feet	2.50
(20)	Water deposits for residential tenants	—	150.00
(21)	Backflow Device Fee	First month of non-compliance	100.00
		Second month of non-compliance	100.00
		Per month after second month of non-compliance	250.00

Section 5: That this ordinance shall become effective on July 1, 2022.

(Signed) Nancy Hoffmann

I.35 2022-586 Ordinance to Amend Chapter 25 of GSO Code of Ordinance Amending Solid Waste Fees

Moved By Councilmember Wells

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-140 AN ORDINANCE AMENDING CHAPTER 25 OF THE
GREENSBORO CODE OF ORDINANCES WITH RESPECT TO SOLID
WASTE FEES

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

Section 1. That Section 25-21 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 25-21. - Types of fees.

(a) *Solid waste monthly fee.* A monthly fee of three dollars and fifty cents (\$3.50) shall be assessed to all property units eligible for curbside collection service in accordance with section 25-13 of this ordinance. This fee shall be used for the purposes of curbside collection, processing and disposal of refuse, yard waste, bulk waste, and recycling materials. The effective date of this ordinance is July 1, 2022.

(b) *Stationary container program.* There is hereby established a charge for commercial collection of wet and dry garbage, and recycling materials from stationary containers.

(1) *Scheduled commercial refuse collection fees.* Fees shall become effective on and after July 1, 2019.

110. The fee for one (1) time per week shall be one hundred ten dollars (\$110.00) per month for each stationary container and stationary packing unit.

111. The fee for two (2) times per week shall be one hundred seventy six dollars (\$176.00) per month for each stationary container and two hundred seventy five dollars (\$275.00) per month for each stationary packing unit.

112. The fee for three (3) times per week shall be two hundred twenty dollars (\$220.00) per month for each stationary container and four hundred seven dollars (\$407.00) per month for each stationary packing unit.

113. The fee for four (4) times per week shall be two hundred fifty three dollars (\$253.00) per month for each stationary container and five hundred thirty nine dollars (\$539.00) per month for each stationary packing unit.

114. The fee for five (5) times per week shall be two hundred eighty six dollars (\$286.00) per month for each stationary container.
115. The fee for six (6) times per week shall be three hundred nineteen dollars (\$319.00) per month for each stationary container.
- (2) *Unscheduled commercial refuse collection fees.* Fees shall be sixty dollars (\$60.00) per collection for stationary containers and seventy-five dollars (\$75.00) per collection for stationary packing units. Fees shall become effective on and after July 1, 2013.
- (3) *Commercial recycling collection fees.* Fees shall become effective on and after July 1, 2022.
50. The fee for one (1) time per week shall be sixty five dollars (\$65.00) per month for each stationary container and stationary packing unit.
51. The fee for two (2) times per week shall be seventy five dollars (\$75.00) per month for each stationary container and stationary packing unit.
52. The fee for three (3) times per week shall be eighty five dollars (\$85.00) per month for each stationary container and stationary packing unit.
53. The fee for four (4) times per week shall be ninety five dollars (\$95.00) per month for each stationary container and stationary packing unit.
54. The fee for five (5) times per week shall be one hundred five dollars (\$105.00) per month for each stationary container and stationary packing unit.
55. The fee for six (6) times per week shall be one hundred fifteen dollars (\$115.00) per month for each stationary container and stationary packing unit.
- (4) *Unscheduled commercial recycling collection fees.* Fees shall be thirty-five dollars (\$35.00) per collection for stationary containers and stationary packing units.
- (5) *Alcohol beverage commission (ABC) recycling container collection fees.* The collection fee for ABC recycling containers located in the municipal service district shall be twenty-five dollars (\$25.00) per month and outside the municipal service district shall be forty dollars (\$40.00) per month.
- (6) *Stationary Container Rental.* The monthly rental fee for each stationary container shall be fifty dollars (\$50.00) per month. Fees shall become effective on and after July 1, 2020.
- (c) Reserved.

(d) *Special off-street bulk trash service.* For special services in the removal of bulk trash from private property, the cost of such service shall be one hundred twenty five dollars (\$125.00) not to exceed one (1) city truckload, paid by the person being served on condition that the city truck is accessible to the pickup point and the bulk trash is prepared in accordance with provisions set forth in this chapter. Fees shall become effective on and after July 1, 2022.

(e) *Additional automated refuse and recycling container.* A maximum of one (1) additional automated refuse and one (1) automated recycling container may be purchased. The cost shall be sixty five (\$65.00) per automated recycling container and sixty five (\$65.00) per automated refuse container. Fees shall become effective on and after July 1, 2022.

(f) *Solid waste disposal fees.*

(1) Refuse, per ton (twelve dollars (\$12.00) minimum) \$44.00

(2) Refuse delivered in cars and passenger van 10.00

(3) Shredded tires:

Grind ten (10) inches or under, per ton 44.00

Grind over ten (10) inches, per ton 75.00

(4) Refuse requiring special handling per ton 150.00

(Refuse that requires the presence of solid waste disposal personnel at disposal for security measures and wastes that is bailed or bulky that requires special handling.)

(5) Stumps [greater than forty (40) inches], per ton 31.00

(6) Yard waste destined for the compost facility, per ton 40.00

(7) Veterinary disposal fee per carcass 5.00

(8) In addition to the fees set forth in this article, the city will collect any fee or tax assessed on solid waste disposal by the county, state or federal government.

(g) Reserved.

(h) *Fee schedule for construction and demolition debris landfill.*

(1) C&D, per ton (twelve dollar (\$12.00) minimum) 31.00

(2) C&D delivered in cars and passenger vans 10.00

(i) *[Collection of fees.]* In addition to the fees set forth in this article, the city will collect any fee or tax assessed on solid waste disposal by the county, state or federal government.

(j) *Emptying contaminated recycling container as trash.* There is hereby established a charge for the emptying of a recycling dumpster as trash. The cost of such service shall be one hundred dollars (\$100.00) per dumpster, such cost to be charged upon the second and all such subsequent collections. For purposes of this section, trash shall mean any item(s) not included in the city's "Recycle Greensboro" recycling program.

(k) *Cart Roll Back Fee.* There is hereby established a charge for properties that leave recycling and/or refuse containers at the curb after their service day. The cost of such service shall be twenty five dollars (\$25.00) per occurrence after one courtesy roll back. Fees shall become effective on and after July 1, 2022.

(l) *Non-Requested Bulk Trash Service.* For special collections that fall outside of the parameters outlined in Section 25-13. (h), a fee of two hundred fifty (\$250.00) would be charged to the property owner per truckload collected. Prior to material collection and fee, the owner would be notified and have fourteen (14) days to correct the issue as outlined in Section 25-22. Enforcement and civil penalties. Fees shall become effective on and after July 1, 2022.

Section 2. That all laws and clauses of laws in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. That this ordinance shall become effective on July 1, 2022.

(Signed) Goldie Wells

I.36 2022-587 Ordinance Amend Chapter 10 of GSO Code of Ordinance Amending Fire Prevention and Protection

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-141 AMENDING CHAPTER 10

AN ORDINANCE AMENDING CHAPTER 10 OF THE GREENSBORO CODE
OF ORDINANCE WITH RESPECT TO FIRE PREVENTION AND
PROTECTION

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

Section 1: That sections 10-1 – 10-33 of the Greensboro Code of Ordinance is
hereby amended to read as follows:

Sec. 10-1. Limitations.

Nothing contained in this chapter shall be construed as applying to the military or
naval forces of the United States. In the event of a conflict or inconsistency
between any provisions of this chapter and the state building code, the latter shall
prevail and supersede any such provision in this chapter.

(Code 1961, § 7-1; Ord. No. 17-72, § 1, 6-20-17)

Sec. 10-2. Reward for persons identifying and assisting in the conviction of
persons giving false alarm of fire, false report of bomb, tampering with water
system, and/or tampering with or discharging any fire protection equipment, or
damaging emergency and exit lighting equipment.

(a) A reward of fifty dollars (\$50.00) is hereby authorized to be paid for
information leading to the conviction of any person alleged to have made a false
report concerning any bomb or any other destructive device, or any person alleged
to have turned in a false alarm within the corporate limits of the city by means of
any fire alarm systems, telephone or otherwise, or of any person alleged to have
unlawfully opened, closed, operated or otherwise tampered with any valves or
hydrants which are a part of the water system of the city, or of any person alleged
to have tampered with or maliciously discharged any fire protection equipment,
damaged any emergency or exit lighting equipment.

(b) The council shall be the sole judge as to who shall be entitled to the collection
of the reward hereinabove mentioned, and a reward shall be paid only by order of
the council from nontax revenue in the general fund of the city. In the event a
reward is claimed by more than one (1) person and the council shall find that
more than one (1) person is entitled to receive the reward, the reward of fifty
dollars (\$50.00) shall be equally divided among those found by the council to be
entitled thereto. Not more than one (1) reward of fifty dollars (\$50.00) shall be
paid for one (1) false alarm, regardless of the number of persons convicted of the
giving such false alarm.

(Code 1961, § 7-4; Ord. No. 14-6, § 1, 1-7-14)

Editor's note(s)—Ord. No. 14-6, § 1, adopted Jan. 7, 2014, changed the title of § 10-2 from "Reward for persons convicted of giving false alarm of fire, false report of bomb, tampering with water system" to "Reward for persons identifying and assisting in the conviction of persons giving false alarm of fire, false report of bomb, tampering with water system, and/or tampering with or discharging any fire protection equipment, or damaging emergency and exit lighting equipment." This historic notation has been preserved for reference purposes.

Charter reference(s)—Rewards authorized, § 5.01.

Sec. 10-3. Permit for self-service gasoline installation and operation.

In correlation with the regulations imposed by the fire prevention code relative to the installation and operation of self-service gasoline pumps, all development plans, including installation of safety equipment, site location and proposed methods of operation, shall be subject to review by the fire inspector and the building inspector and in addition shall comply with all standards approved and adopted by the city council. No installation or operation of such self-service gasoline pumps shall be made without obtaining permits required by the fire prevention bureau and the building inspection department.

(Code 1961, § 7-6)

Sec. 10-4. Compliance.

Compliance with the provisions of this chapter shall be enforced by the fire inspection officer of the Greensboro Fire Department. Failure to comply with any of the regulations of this chapter shall be unlawful and a violation of the fire ordinance and all remedies authorized by law for noncompliance with the fire ordinance, including the issuance of a civil penalty citation, may be exercised to enforce any violation.

(Ord. No. 88-61, § 1, 4-28-88)

. 10-5. Violations and penalties.

(a) Any person, firm, corporation or agent who shall violate any provision of this chapter shall be subject to a civil penalty of one hundred fifty dollars (\$150.00). Except as set forth herein, any person, firm, corporation or agent who shall violate any technical provisions of the fire prevention code which creates an imminent safety to life hazards shall be subject to a civil penalty of one hundred fifty dollars (\$150.00) per violation. Any person, firm, corporation or agent who shall exceed any lawfully posted occupancy shall be subject to a civil penalty of one hundred fifty dollars (\$150.00) per person in excess of the posted occupancy. Any person, firm, corporation or agent who fails to maintain a counting procedure (such as

mechanical counters) approved by the fire code official, shall be subject to a civil penalty of one hundred fifty dollars (\$150.00) per missing counter or inaccurate counter. Depending on the number of entrances and exits, at least one "in" counter and at least one "out" counter shall be maintained to provide an accurate count of all occupants inside the building at any time. Any person, firm, corporation or agent who shall lock, block or obstruct an exit shall be subject to a civil penalty of five hundred dollars (\$500.00) per exit for a first violation, one thousand dollars (\$1,000.00) per exit for a second violation and one thousand five hundred dollars (\$1,500.00) per exit for a third and all subsequent violations. Any person, firm, corporation or agent who shall tamper with or maliciously discharge fire protection equipment, or damage any emergency or exit lighting equipment shall be subject to a civil penalty of one hundred fifty dollars (\$150.00) for a first violation, three hundred dollars (\$300.00) for a second violation and four hundred dollars (\$400.00) for a third and all subsequent violations. No penalty shall be assessed until the person alleged to be in violation has been notified of the violation by certified mail, return receipt requested, or by personal service (inspection), or by arrest resulting in prosecution. Any fire inspection officer who has a reason to believe that a violation of this chapter or the aforesaid technical provisions of the fire prevention code has been committed shall either send a civil penalty citation to the violator by certified mail or personally deliver such citation to the violator stating the nature of the violation, the penalty to be imposed upon the violator, and shall direct the violator to pay the penalty to the city tax collector's office within fourteen (14) days of receipt. Also, the owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent or any other person who participates or acts in concert, assists, directs, creates, or maintains any condition that is volatile of the requirements of this chapter or the aforesaid technical provisions of the fire prevention code, may be held responsible for the violation and subject to penalties and remedies herein provided. Any person, firm, corporation or agent who shall work without permits or is issued a stop work order shall be subject to a civil penalty of five thousand dollars (\$5000.00) for a first violation, seventy-five hundred dollars (\$7500.00) for a second violation, ten thousand dollars (\$10,000) for a third violation, fifteen thousand dollars (\$15000.00) for a fourth violation and for all subsequent violations twenty thousand dollars (\$20,000) with a referral to North Carolina Department of Insurance and the appropriate licensing board.

(b) For each day the violation is not corrected, the violator will be guilty of an additional and separate offense and subject to additional civil penalty. Civil penalties assessed under this section are considered restorative; intended to provide compensation to the city for costs associated with the city's program to monitor, control, prosecute, cure and/or correct the violation. As such, the amount

declared herein is presumed to provide sufficient restoration to the city for its costs.

The assessment of civil penalties herein is not intended to be an exercise of powers delegated to other agencies or entities created by the General Assembly to regulate the proscribed conduct.

(c) If the civil penalty is not paid within the time prescribed in the citation, the fire inspection officer may have a criminal summons issued against the violator and may initiate a civil action in the nature of debt to collect all civil penalties. In addition to any criminal penalty the court may impose pursuant to G.S. 14-4, the violator shall be subject to the civil penalties provided by this chapter.

(d) In addition to or in lieu of the penalty, the fire inspection officer or other appropriate authority may seek a mandatory injunction seeking enforcement of this ordinance [section].

(e) Nothing in this section shall preclude the issuance of an arrest warrant where appropriate.

(f) The chief fire inspection officer shall cause all civil penalty citations to the records of the issuance and disposition of said tickets to be so maintained that they can be accounted for. The director of finance, or his/her/their representative, shall periodically investigate the records for the purpose of determining the disposition of said ticket forms and shall report the results of such investigation to the city manager.

(Ord. No. 88-61, § 1, 4-2-88; Ord. No. 96-130, §§ 1, 2, 10-22-96; Ord. No. 00-101, §§ 2, 3, 6-6-00; Ord. No. 04-168, § 1, 9-7-04; Ord. No. 08-259, § 1, 10-7-08; Ord. No. 14-6, § 2, 1-7-14; Ord. No. 14-7, § 1, 1-7-14; Ord. No. 20-163, § 3, 12-15-20)

Sec. 10-6. Smoking prohibited in specified public places.

(a) *Generally.* No person shall smoke or carry a lighted cigar, cigarette, pipe or match or use any spark, flame or fire-producing device in any of the following places:

(1) Elevators, regardless of capacity, for use by the general public.

(2) Public areas of museums, art galleries, public libraries, Natural Science Center, and indoor public recreational centers (other than those facilities owned by the City of Greensboro or any of its agencies or authorities where smoking is prohibited).

(3) Seating areas and adjacent aisles of the theatres.

(4) Retail stores designed and arranged to accommodate more than two hundred (200) persons, or in which twenty-five (25) persons are regularly employed. The prohibition of this subparagraph shall not apply to smoking rooms, restrooms, restaurants, executive offices or beauty parlors in retail stores when specifically approved by the fire inspector by written order to the person having control of the premises upon a finding that such use therein does not constitute a fire hazard.

(5) Duly designated nonsmoking area of a restaurant. For this purpose, the owner of every restaurant, whether currently in existence or to be established in the future, with an indoor seating capacity of fifty (50) or more seats shall designate a nonsmoking area consisting of at least twenty-five (25) percent of the indoor seating capacity of the restaurant. In areas where smoking is prohibited, existing physical barriers and ventilation systems shall be used to the greatest extent possible to minimize the smoke in adjacent nonsmoking areas. Provided, this subparagraph shall not apply to: Bars and cocktail lounges; nor shall the seating capacity of any bar or lounge located within a restaurant be included in the calculation of the total seating capacity of the restaurant nor rooms used for private functions or banquets.

(6) In any building owned, leased as lessor, or the area leased as lessee and occupied by the City of Greensboro or any of its agencies or authorities.

(7) Any place in or on a city owned vehicle or in or on a public transportation vehicle owned or leased by the City of Greensboro or any of its agencies or authorities.

(b) *Reserved.*

(c) *Sign removal prohibited.* No person shall remove or deface any placard required to be erected by or under the authority of this section.

(d) *Civil penalty.* Any person violating subsection (a) during the first year from the effective date hereof (1 January 1990) shall be given a warning of violation only. Thereafter, any person who shall violate subsection (a) shall be subject to payment of a civil penalty of twenty-five dollars (\$25.00). Any person, or his/her/their agent, having control of any premises or place who knowingly permits a violation of subsection (a) without requesting the violator to comply shall be subject to payment of the civil penalty provided for herein. Any duly authorized local government official is authorized to either send a civil penalty citation to the violator by certified mail or personally deliver such citation to the violator stating the nature of the violation, the amount of the penalty, and directing that the violator pay the penalty to the city tax collector's office within fourteen (14) days of receipt. Civil penalties assessed under this section are

considered restorative; intended to provide compensation to the city for costs associated with the city's program to monitor, control, prosecute, cure and/or correct the violation. As such, the amount declared herein is presumed to provide sufficient restoration to the city for its costs.

The assessment of civil penalties herein is not intended to be an exercise of powers delegated to other agencies or entities created by the General Assembly to regulate the proscribed conduct.

(e) *Misdemeanor and civil violation.* A violation of either subsection (b) or subsection (c) shall constitute a misdemeanor and shall also subject the person in violation to a payment of a civil penalty of twenty-five dollars (\$25.00).

(Ord. No. 89-128, § 1, 9-28-89; Ord. No. 89-151, §§ 1—3, 11-16-89; Ord. No. 91-142, § 1, 11-18-91; Ord. No. 93-60, § 1, 6-7-93; Ord. No. 93-61, § 1, 6-7-93; Ord. No. 93-62, § 1, 6-7-93; Ord. No. 93-115, §§ 1, 2, 9-20-93; Ord. No. 04-168, § 3, 9-7-04; Ord. No. 06-27, § 1, 2-7-06; Ord. No. 07-180, § 1, 8-21-07; Ord. No. 20-163, § 3, 12-15-20)

Sec. 10-7 Periodic Inspections

There shall be a charge for periodic inspections to ensure compliance with the fire code. The charges shall be as outlined.

<u>PERIODIC INSPECTIONS</u>			
<u>Occupancies</u>	<u>Up to 499 sq. ft.</u>	<u>\$55</u>	<u>Per Inspection</u>
	<u>500 – 2,499 sq. ft.</u>	<u>\$75</u>	
	<u>2,500 – 9,999 sq. ft.</u>	<u>\$100</u>	
	<u>10,000 – 49,999 sq. ft.</u>	<u>\$150</u>	
	<u>50,000 – 99,999 sq. ft.</u>	<u>\$250</u>	
	<u>100,000 – 149,999 sq. ft.</u>	<u>\$350</u>	
	<u>150,000 – 399,999 sq. ft.</u>	<u>\$450</u>	
	<u>400,000 – 499,999 sq. ft.</u>	<u>\$550</u>	
	<u>500,000 – 599,999 sq. ft.</u>	<u>\$650</u>	

	<u>600,000 – 699,999 sq. ft.</u>	<u>\$750</u>	
	<u>700,000 – 799,999 sq. ft.</u>	<u>\$850</u>	
	<u>800,000 – 899,999 sq. ft.</u>	<u>\$950</u>	
	<u>900,000 – 999,999 sq. ft.</u>	<u>\$1,050</u>	
	<u>1,000,000+ sq. ft.</u>	<u>\$1,150</u>	
<u>Residential Apartments</u> /	<u>Residential units up to 15</u>	<u>\$35</u>	<u>Per inspection</u>
	<u>Residential units greater than 15</u>	<u>\$2.30</u>	<u>Per unit / inspection</u>
	<u>Residential high-rises</u>	<u>Varies</u>	<u>Refer to occupancy sq. ft. pricing above</u>

Sec. 10-8. Reinspection fees for noncompliance.

There shall be a charge of one hundred fifty dollars (\$150.00) for the first reinspection with violations, three hundred dollars (\$300.00) for the second reinspection with violations, and four hundred dollars (\$400.00) for each subsequent reinspection of a building or premises which has not been brought into code compliance after the general inspection has been conducted.

(Ord. No. 89-37, § 1, 3-6-89; Ord. No. 96-130, § 3, 10-22-96; Ord. No. 07-119, § 1, 6-26-07; Ord. No. 11-126, § 1, 6-21-11)

Sec. 10-9. Plan review fee.

The fire prevention bureau shall review plans for construction, tanks, fire protection systems, fire alarm systems, industrial processes, and other reviews requiring fire code compliance.

Plans submitted for review shall contain complete information and detail. As specified by reviewers, plans shall be drawn to scale, professionally designed and sealed by a North Carolina registered architect and/or professional engineer.

Charges for plan review on behalf of the city by the fire prevention bureau shall be based upon the following schedule:

Each building, based upon square footage of the building beginning at:

<u>PLAN REVIEW</u>			
<u>Automatic Extinguishing System Review</u>	<u>Review of automatic extinguishing system</u>	<u>\$150</u>	<u>Per Review</u>
<u>Express Review Fee</u>	<u>For first hour</u>	<u>\$1,500</u>	<u>Per Hour</u>
	<u>Per additional hour in 15 increments</u>	<u>\$375</u>	<u>Per 15 Minutes</u>
<u>Fire Alarm System Plan</u>	<u>Reviewing fire alarm</u>	<u>\$150</u>	<u>Per Review</u>
<u>Fire Pump</u>	<u>Reviewing of fire pump</u>	<u>\$150</u>	<u>Per Review</u>
<u>Fire Resubmittals</u>	<u>Regular Resubmission of Review</u>	<u>\$150</u>	<u>Per Plan</u>
	<u>Express (Prioritized) Resubmission</u>	<u>\$900</u>	
<u>Plan</u>	<u>Up to 2,499 sq. ft.</u>	<u>\$100</u>	<u>Per Review</u>
	<u>2,500 – 9,999 sq. ft.</u>	<u>\$150</u>	
	<u>10,000 – 49,999 sq. ft.</u>	<u>\$325</u>	
	<u>50,000 – 99,999 sq. ft.</u>	<u>\$450</u>	
	<u>100,000 – 149,999 sq. ft.</u>	<u>\$500</u>	
	<u>150,000 – 399,999 sq. ft.</u>	<u>\$600</u>	
	<u>400,000 – 499,999 sq. ft.</u>	<u>\$700</u>	
	<u>500,000 – 599,999 sq. ft.</u>	<u>\$800</u>	
	<u>600,000 – 699,999 sq. ft.</u>	<u>\$900</u>	
	<u>700,000 – 799,999 sq. ft.</u>	<u>\$1,000</u>	
	<u>800,000 – 899,999 sq. ft.</u>	<u>\$1,100</u>	
	<u>900,000 – 999,999 sq. ft.</u>	<u>\$1,200</u>	
	<u>1,000,000+ sq. ft.</u>	<u>\$1,500</u>	

<u>Sprinkler System Plan</u>	<u>Review of a sprinkler system</u>	<u>\$150</u>	<u>Per Riser</u>
<u>Standpipe System Review</u>	<u>Review of standpipe</u>	<u>\$150</u>	<u>Per Review</u>
<u>Tank Plan Review</u>	<u>Plan review of tank</u>	<u>\$100</u>	<u>Per Tank</u>
<u>TRC Review</u>	<u>Technical review of project</u>	<u>\$0</u>	<u>Per Review</u>
<u>** Additional hours, after hours, and weekends may have additional charges**</u>			

(Ord. No. 89-37, § 1, 3-6-89; Ord. No. 00-101, § 1, 6-6-00; Ord. No. 07-119, § 2, 6-26-07; Ord. No. 15-090, § 1, 6-16-15)

Sec. 10-10. Additional permit fees.

There shall be a special fee for issuance of permits and inspection of certain activities by the fire prevention bureau as listed below. Charges for permits shall be based upon the following activities:

<u>OPERATIONAL PERMITS</u>			
<u>Amusement Building Permit</u>	<u>Permit to operate an amusement attraction</u>	<u>\$150</u>	<u>Per Attraction</u>
<u>Blasting Permit & Inspection</u>	<u>90 days max</u>	<u>\$300</u>	<u>Per Permit & Inspection</u>
<u>Bonfire / Open Burning Permit</u>	<u>Permit to burn</u>	<u>\$100</u>	<u>Per Fire</u>
<u>Carnival / Fair Permit</u>	<u>Permit to operate a carnival or fair</u>	<u>\$150</u>	<u>Per Event</u>
<u>Fireworks / Pyro / Special Effects Event</u>	<u>Initial</u>	<u>\$300</u>	<u>Per Event</u>
	<u>Subsequent</u>	<u>\$150</u>	
<u>Fire Performing Permit</u>	<u>Permit to perform with fire</u>	<u>\$100</u>	<u>Per Event</u>
<u>Flammable / Combustible Liquids</u>	<u>Permit to store and use on property</u>	<u>\$100</u>	<u>Per Location</u>

<u>Foster Care Permit</u>	<u>Fee per application</u>	<u>\$100</u>	<u>Per Inspection</u>
<u>Fumigation & Insecticidal Fogging</u>	<u>Fee per application of fumigation & insecticidal fogging</u>	<u>\$100</u>	<u>Per Application</u>
<u>Gas Powered Vehicles in Building</u>	<u>Permit to allow vehicle to be displayed in-doors</u>	<u>\$100</u>	<u>Per Vehicle</u>
<u>High Piled Combustible Stock</u>	<u>Permit to have high piled sock</u>	<u>\$100</u>	<u>Per Location</u>
<u>Initial ABC License</u>	<u>Inspection for an ABC license permit</u>	<u>\$150</u>	<u>Per Inspection</u>
<u>Mall Buildings</u>	<u>Permit to have a lease building plan</u>	<u>\$100</u>	<u>Per Plan</u>
<u>Special Events Permit</u>	<u>Issued when an ABC extension or the event exceeds normal business activities; max 12 per year by law</u>	<u>\$300</u>	<u>Per Location</u>
<u>Spraying / Dipping</u>	<u>To permit process</u>	<u>\$100</u>	<u>Per Application</u>
<u>Tank Removal Permit</u>	<u>Removal of underground / above tank</u>	<u>\$100</u>	<u>Per Tank</u>
<u>Tent Inspection</u>	<u>Inspection for event tent</u>	<u>\$150</u>	<u>Per Inspection</u>
<u>Tradeshows / Exhibits</u>	<u>Permit to operate a tradeshow or exhibit</u>	<u>\$150</u>	<u>Per Event</u>

<u>CONSTRUCTION PERMIT FEES</u>			
<u>Battery Systems</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Compressed Gases</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Cryogenic Fluids</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Emergency Responder Radio Coverage</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Flammable / Combustible Liquids</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Gates / Barricades</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>

<u>Hazardous Materials</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Industrial Ovens</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>LP Gas</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Smoke Control / Exhaust Systems</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Solar Photovoltaic Power Systems</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>
<u>Spraying / Dipping</u>	<u>Permit to construct</u>	<u>\$100</u>	<u>Per Permit</u>

1. No. 90-38, § 1, 3-15-90; Ord. No. 90-67, § 1, 5-17-90; Ord. No. 91-60, § 1, 5-6-91; Ord. No. 96-130, § 4, 10-22-96; Ord. No. 07-119, § 3, 6-26-07; Ord. No. 07-184, § 3, 8-21-07; Ord. No. 15-090, § 2, 6-16-15)

Sec. 10-11. Additional Inspections

There shall be an inspection fee for inspections conducted for inspections as outlined below.

<u>ADDITIONAL INSPECTIONS</u>			
<u>*AES (Hood) Performance Test</u>	<u>Testing of kitchen hood</u>	<u>\$150</u>	<u>Per Test</u>
<u>*Fire Alarm Performance Test</u>	<u>Testing of fire alarm</u>	<u>\$150</u>	<u>Per Test</u>
<u>*Fire Final Inspection</u>	<u>Projects final inspection</u>	<u>\$150</u>	<u>Per Inspection</u>
<u>*Flammable / Combustible Line Pressure Test</u>	<u>To pressure test product lines</u>	<u>\$150</u>	<u>Per Inspection</u>
<u>*Generator Inspection</u>	<u>To test generator</u>	<u>\$150</u>	<u>Per Inspection</u>
<u>*Miscellaneous Compliance Inspection</u>	<u>Anything not listed above</u>	<u>\$150</u>	<u>Per Inspection</u>

<u>*Sprinkler / Standpipe / Pump Performance Test</u>	<u>Up to 3 hours</u>	<u>\$150</u>	<u>Per Test</u>
	<u>Each additional hour over 3</u>	<u>\$150</u>	<u>Per Additional Hour</u>
<u>*Tank Inspection</u>	<u>Underground or above ground tank inspection</u>	<u>\$150</u>	<u>Per Tank</u>
<u>**3 hours max, \$150 for each additional hour; if additional inspectors are required, \$150/hour per inspector**</u>			

Sec. 10-12. Compliance inspection fee.

There shall be a compliance inspection fee for inspection(s) conducted above and beyond state mandated requirements for a particular property in the amount of one hundred dollars (\$100.00).

(Ord. No. 07-119, § 4, 6-26-07; Ord. No. 15-090, § 3, 6-16-15)

Sec. 10-12. Key box.

A key box shall be installed on all new construction where a fire alarm system and/or a sprinkler system has been installed, on existing construction where nuisance or repeated alarms occur, on access gates where access is delayed and on any other occupancy where the fire official deems necessary access is delayed or a delay occurs when returning fire apparatus back to service.

(1) *[Accessibility.]* The fire official shall require a key box to be installed in an accessible location where immediate access is necessary to verify the existence of a fire or other emergency in buildings equipped or required to be equipped with fire detection or fire suppression systems or equipment.

(2) *Where required.* Other than one- and two-family dwellings, all new occupancies served by an internal automatic fire detection or suppression system, having a connection to a central monitoring station facility or other recognized NFPA 72 monitoring method, on all new and existing occupancies on gates where controlled access can delay fire department vehicle response, on all existing facilities where frequent or nuisance fire alarms occur, and on all other agreed upon locations.

(3) *[Specifications for] key boxes.* Approved locks shall be Medico Bi Axel Level 7 or equivalent and UL 437 listed for "safety key locks". Key vaults shall be listed under UL 1610 standard for Central Station Alarm Units for Use With UL Listed Alarm Systems, shall be UL listed under UL 1037 standard for Antitheft Alarms

and Devices, and shall have a minimum wall thickness of one-fourth ($\frac{1}{4}$) inch and door thickness of one-half ($\frac{1}{2}$) inch plate steel. Fully inserted key shall be able to withstand a minimum of fifty (50) inch pounds torque. Key vaults shall have a weatherproof gasket seal neoprene material or equivalent, and shall be master-keyed. Lock code and key section shall be unconditionally restricted by the key vault manufacturer for use only by the local assigned fire department. All fire department vehicles containing keys shall be recorded and inventoried annually. Lock code restriction shall be traceable to the lock manufacturer and be guaranteed by both the lock manufacturer and the key vault manufacturer. The local fire department shall be in complete control of the rapid key entry system authorization and operation. Entry systems shall utilize approval signatures from the local fire department for release of keys and all lock products from the factory.

(4) *Installation location.* The key box shall be located on the exterior of a structure, at or near the main entrance, at an entrance adjacent to the sprinkler riser where one is present, or at another location where approved by the fire official. Key box shall be installed no less than four (4) feet and no more than six (6) feet above entrance grade and shall be horizontally within five (5) feet of the opening.

(5) *Key vault contents.* The vault shall contain keys for the following:

1. Main entrance door (mixed occupancy and strip shopping center keys shall be provided for occupancies where system control valves or fire alarm panels exist).
2. Alarm rooms.
3. Mechanical/sprinkler control rooms.
4. Fire alarm control panel.
5. Special keys to reset fire alarm initiating devices.
6. Special rooms where specific fire suppression systems reside.
7. Gate access boxes—for use in case of power failure.

The owner shall be responsible for providing all up to date keys in the vault at all times.

(6) *Administration.*

1. *New occupancies.* The plan review section shall be responsible for the administration of the program on all new occupancies.

2. *Existing occupancies.* The inspections division, with the assistance of the suppression division, shall be responsible for identifying existing problem occupancies and other agreed upon situations. The plan review section will provide all start up documentation and maintain a current inventory control list.

(7) *Compliance.* All new construction shall be required to complete the installation of the key boxes per the manufacturers installation requirements prior to the issuance of a final certificate of occupancy. All existing structures, gates, etc., shall have up to six (6) months to install such key boxes. Upon expiration of inspection compliance procedures, property owners shall face existing reinspection fee procedures and other citations for non-compliance.

(Ord. No. 02-158, § 1, 8-20-02; Ord. No. 07-119, § 5, 6-26-07)

Secs. 10-13 10-20. Reserved.

ARTICLE II. FIRE PREVENTION CODE

Sec. 10-21. Adoption.

(a) Except as hereinafter amended, the provisions of the North Carolina Fire Prevention Code, current edition, adopted by the North Carolina Building Code Council is hereby adopted and made applicable as the Fire Prevention and Control Ordinance of the city. A copy of same shall be on file in the office of the city clerk.

(b) Amendments to the North Carolina Fire Prevention Code, which are adopted and published by the North Carolina State Building Code Council shall be effective on the date prescribed by the North Carolina State Building Code Council.

(c) The North Carolina State Building Code volume that is titled Administration & Enforcement Requirements is hereby referenced for the administration of the North Carolina Fire Prevention Code, current edition for periodic inspection of buildings altered, repaired or rehabilitated in accordance with the Existing Building Code.

(d) Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three (3) years and shall be provided to the fire district through a third-party inspection reporting system, at a fee of twelve dollars (\$12.00) per system, per annum.

(Code 1961, § 7-2; Ord. No. 00-214, § 1, 12-5-00; Ord. No. 02-22, §§ 1—3, 2-19-02; Ord. No. 13-16, § 1, 2-5-13; Ord. No. 016-69, § 1, 6-21-16)

State law reference(s)—Adoption of technical codes by reference, G.S. § 160A-76.

Sec. 10-22. Amendments.

Before a permit to do blasting in the corporate limits as required under Chapter 19 of the Fire Prevention Code shall be issued, the applicant for such permit shall file with the fire prevention bureau evidence of public liability and property damage insurance in the amount of one million dollars (\$1,000,000.00) for the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judgment results. Each applicant shall provide proper matting as determined by the fire prevention bureau and request inspection prior to commencing actual blasting operations. The city shall not be responsible for any damage to property or injuries to persons by reason of the issuance of a permit or inspections made incidental thereto.

(Code 1961, § 7-3; Ord. No. 88-62, § 1, 4-28-88; Ord. No. 00-214, § 2, 12-5-00)

Sec. 10-23. Burning of leaves.

The burning of leaves, brush, trash or any other refuse is prohibited within the corporate limits. EXCEPTION: The burning of brush by commercial contractors clearing large open areas properly permitted by the fire prevention bureau and in accordance with local air quality burning regulations.

(Ord. No. 00-214, § 3, 12-5-00)

Sec. 10-24. Fire official; authority.

The fire official has the authority to determine that the gathering of persons inside and/or outside of a structure presents unusual and significant impact on public safety or fire safety, including access to buildings, structures, fire hydrants, fire lanes, or the provision of public safety services. The fire official shall have the authority to order the development of or prescribe a plan for the provision of safety services which provides a reasonable degree of safety for the attendees and other affected members of the public. Once such a plan is approved by the fire official, it shall be complied with and is enforceable under the provisions of this code and the North Carolina State Building Code.

(Ord. No. 00-214, § 4, 12-5-00)

Sec. 10-25. Fire hydrant.

It is the owner's responsibility to provide fire hydrant coverage to meet the following criteria on all new construction and additions to existing buildings.

- (a) A fire hydrant shall be located within five hundred (500) feet of all parts of the building along access roadways with all-weather driving surfaces, distance measured as the fire truck travels.
- (b) A fire hydrant shall be located within one hundred fifty (150) feet of the fire department connection, along access roadways with all-weather driving surfaces, distance measured as the fire truck travels.
- (c) The fire hydrant shall face the fire department access roadway and shall be within six (6) feet of the curb line.
- (d) Fire hydrants shall be located no closer than forty (40) feet to any building that is being protected by that hydrant.

(Ord. No. 00-214, § 5, 12-5-00)

Sec. 10-26. Installation; tanks.

The installation of aboveground tanks storing Class I and Class II liquids at commercial service stations open to the public shall be prohibited within the corporate limits. EXCEPTION: The storage of K-1 kerosene that complies with Section 907.3.6 of Volume V - North Carolina Fire Prevention Code.

(Ord. No. 00-214, § 6, 12-5-00)

Sec. 10-27. Standards; permits.

The following standards are hereby established as prerequisites for obtaining a permit from the fire prevention bureau for unattended self-service gasoline installations and operations.

- (a) Before anyone shall engage in unattended self-service gasoline operations, a permit application must first be secured from the Greensboro Fire Prevention Bureau. If at any time the fire prevention bureau finds the said occupant operating contrary to these rules, then the permit shall immediately be revoked.
- (b) Plot and building plans (as applicable) shall be submitted to the fire prevention bureau and building inspections. Such plans shall be approved before construction begins. Required permits for construction and tank installations shall be obtained.
- (c) Unattended self-service installations shall comply with all applicable codes, ordinances and standards including the North Carolina State Building Code, North Carolina State Fire Code, NFPA 30 and NFPA 30A.
- (d) All unattended self-service gasoline installations shall be located in the proper zoning district. The facility shall be used only for the sale and dispensing

of motor vehicle fuels. The sale of liquefied petroleum gases or kerosene is prohibited. Limited vehicle services will be permitted such as air, vacuums and vending for motor oils.

(e) A representative of the fire prevention bureau and the building inspection division shall inspect each facility for compliance with all ordinances and regulations prior to opening for business.

(f) Each installation shall be properly lighted during all periods of darkness.

(g) All wiring and electrical equipment shall comply with the requirements of the National Electrical Code.

(h) Printed safety regulations and operating instructions shall be permanently and conspicuously displayed at all installations. The printed regulations shall include the following:

IN CASE OF FIRE OR SPILL

(1) Use emergency stop switch, located at _____.

(2) Call 911 to report the accident: the phone is located at _____.

WARNING

(1) No smoking.

(2) Turn off the vehicle motor before refueling vehicle.

(3) Stay at the nozzle while refueling vehicle.

(4) No person under sixteen (16) years of age shall be permitted to use any dispensing device.

(5) It is unlawful to dispense gasoline into unapproved containers (including drums).

(6) Approved containers shall be firmly set on the ground and shall not be filled on truck beds.

(7) The use of cellular phones around any fueling station is not permitted.

ANYONE FOUND TO BE IN VIOLATION OF THESE REGULATIONS WILL BE PROSECUTED.

(i) All dispensing devices must be "listed" by an approved testing laboratory. Coin and currency-type devices are prohibited. A "listed" automatic closing type hose nozzle valve with a latch open device shall be provided. A device that causes or requires the closing of the hose nozzle valve before the product flow can be

resumed or before the nozzle valve can be replaced in its normal position in the dispenser is required.

(j) A clearly identifiable and easily accessible switch shall be provided at a location remote from dispensing devices, to shut off the power to all dispensing devices in the event of an emergency. The emergency switch shall be more than fifteen (15) feet but less than seventy five (75) feet from the dispenser. Additional emergency controls shall be installed on each group of dispensers or the outdoor equipment used to control the dispensers. Switches shall be manually reset on-site by a company representative.

(k) Fire extinguishers with at least 2A:20BC rating shall be located so that an extinguisher will be within seventy-five (75) feet of each pump, dispenser and underground fill pipe opening. All extinguishers must be visible and easily accessible.

(l) All product storage tanks shall be installed underground.

(m) Dispensers must be at least ten (10) feet from any Type V or Type VI constructed buildings located on the premises. Dispensers shall be a minimum of ten (10) feet from any adjacent property line or other lessee's leased property line up to which a building is or can be constructed upon, and shall be fifteen (15) feet from any street right-of-way. Sturdy steel posts not less than four (4) inches in diameter, shall be installed adjacent to the dispenser in a manner as to prohibit vehicles from bumping against or damaging such dispensers.

(n) There shall be a telephone located on the premises with the number to be called in case of emergency, prominently posted. Such telephone shall be used to report spills, malfunctions and other hazardous conditions. The telephone at the central location of the owner shall be answered on a twenty-four hour basis and the operator shall report all hazardous conditions directly to the city communications center. The owner or a responsible representative is required to respond to the facility immediately (not to exceed one hour) for any reported emergency, spill or code violation.

(o) The owners of all such facilities shall be responsible for the enforcement of all safety regulations. All reasonable necessary steps shall be taken to maintain the premises in a clean, orderly, safe and sanitary condition at all times. Inspections shall be made every day by employees of the owner in order to insure safety of equipment, and individuals who may use the premises.

(p) Provisions shall be made to prevent spilled liquids from flowing into the interior of buildings or endangering other properties.

(q) Those companies using gasoline pumps located upon their own property to serve only their own vehicles may leave said pumps unattended provided they have complied with all other provisions of the Fire Prevention Code; such companies are exempt from the other standards set forth above.

(Ord. No. 00-214, § 7, 12-5-00)

Secs. 10-28, 10-29. Reserved.

ARTICLE III. RESPONSE TO HAZARDOUS MATERIALS EMERGENCIES; FEES AND CHARGES^{[1](#)}

Sec. 10-30. Purpose and authority.

The Greensboro Fire Chief or his/her/their designee shall have the authority to summarily abate, control and contain hazardous materials which are emitted into the environment in such a manner as to endanger the health or safety of the general public or the environment. The fire chief or his/her/their designee shall have the authority to enter public or private property with or without the owner's consent, to respond to such hazardous materials emergencies. The fire chief or his/her/their designee shall determine the type, amount and quantity of equipment and personnel required to adequately abate, control and contain all hazardous materials which are emitted into the environment.

(Ord. No. 89-75, § 1, 6-15-89; Ord. No. 20-163, § 3, 12-15-2020; Ord. No. 20-163, § 3, 12-15-20)

Sec. 10-31. Responsibility; fees and charges.

The property owner and/or the person exercising control over the hazardous materials that create the hazardous material emergency shall be held financially liable for the response, control, containment, equipment and materials costs incurred by the city fire department during the emergency. In incidents involving natural gas/propane leaks, cut lines, and other types of release, the property owner and/or the person performing the work which caused the release shall be held financially liable for the response, control, containment, equipment and materials costs incurred by the city fire department during the emergency. The property owner and/or person exercising control over such hazardous material may provide personnel to assist abatement, removal and remedial measures, provided such personnel have been adequately equipped and trained pursuant to the requirements of state and federal laws. The City of Greensboro shall not be liable for the use of outside personnel. Assistance shall consist of any or all of the following:

(1) Informing fire department personnel of all matters pertaining to the incident.

- (2) Supplying emergency response plan information for the site.
- (3) Supplying emergency response equipment, personnel and materials.

The city will not charge for abatement, control and containment of hazardous material responses, or fire incidents involving hazardous materials which accrue one hundred seventy-five dollars (\$175.00) or less in charges.

The city will charge for abatement, control and containment of hazardous material responses or fire incidents involving hazardous materials which accrue more than one hundred seventy-five dollars (\$175.00) in charges. In all cases the first one hundred seventy-five dollars (\$175.00) of expenses shall not be charged to the person in default.

Charges for hazardous materials emergency response on behalf of the city by the fire department shall be based upon the following schedule:

- (1) Engine, quint and rescue apparatus shall be one hundred seventy-five dollars (\$175.00) per hour for each apparatus. Charges will be assessed in half-hour increments after the first hour.
- (2) Hazardous materials team response (full) shall be three hundred fifty dollars (\$350.00) for the initial hour. Charges will be assessed in half-hour increments after the first hour.
- (3) Hazardous materials team response (modified) shall be one hundred seventy-five dollars (\$175.00) for the initial hour. Charges will be assessed in half-hour increments after the first hour.
- (4) Battalion chief response shall be twenty-five dollars (\$25.00) per hour. Charges will be assessed in half hour increments after the first hour.
- (5) Reusable entry suits shall be three hundred seventy-five dollars (\$375.00) for each suit.
- (6) Monitors shall be fifty dollars (\$50.00) for each monitor.
- (7) Any other actual costs of abatement, control and containment of hazardous materials other than set out above.

Failure to pay the charges as assessed shall give the city the right to levy a lien upon the land or the premises where the hazardous material emergency arose and the levy shall be collected in the same manner as unpaid taxes pursuant to the authority of N.C.G.S. 160A-193.

(Ord. No. 89-75, § 1, 6-15-89; Ord. No. 99-127, § 1, 8-2-99; Ord. No. 05-145, § 1, 6-21-05; Ord. No. 17-72, § 2, 6-20-17)

Sec. 10-32. Fire incidents involving hazardous materials.

In fire incidents that involve hazardous materials or an exposure to hazardous materials, no fee will be assessed for resources normally associated with firefighting operations; however, additional fees will be incurred as a result of the use/application of foam required for vapor suppression or hazard mitigation. Fees shall be assessed for those activities and resources (reference section 10-31) associated with the abatement, control and containment of the hazardous materials involvement or exposure which accrues more than one hundred seventy-five dollars (\$175.00) in charges.

(Ord. No. 89-75, § 1, 6-15-89; Ord. No. 05-145, § 2, 6-21-05; Ord. No. 17-72, § 3, 6-20-17)

Sec. 10-33. Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Full hazardous materials team. Consists of hazardous materials response apparatus, decontamination apparatus and personnel.

Having control over. Shall mean but not be limited to any person using, transferring, storing or transporting a hazardous material immediately prior to release of such hazardous material on to the land or into the air or the waters of the city. (G.S. 143-215.77)

Hazardous material. Any substance which, when discharged in any quantity, may present an eminent and substantial danger to the public health or welfare or to the environment. (G.S. 143-215.77, 215.77A)

Hazardous material response. The sending of fire department equipment to abate hazardous materials which endanger the health or safety of persons or the environment.

Modified hazardous materials team. Consists of hazardous materials response apparatus and personnel.

Person. Include individuals, firms, partnerships, associations, institutions, corporations, local governments and the governmental agencies. (G.S. 143-212)

(Ord. No. 89-75, § 1, 6-15-89; Ord. No. 05-145, § 3, 6-21-05)

[1]Editor's note(s)—Ord. No. 89-75, § 1, adopted June 15, 1989, purported to amend the Code by adding a new Art. III to Ch. 10. Inasmuch as there already

exists an Art. III pertaining to similar subject matter, the provisions of said Ord. No. 89-75 have been construed as amending Art. III in its entirety. Prior to inclusion, Art. III, §§ 10-30—10-32, derived from Ord. No. 89-38, § 1, adopted March 6, 1989.

(Signed) Yvonne Johnson

- I.37 2022-595 Ordinance to Amend Chapter 29 of GSO Code of Ordinance Amending Household Hazardous Waste Fees

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Thurm

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-142 AMENDING CHAPTER 29

AN ORDINANCE AMENDING CHAPTER 29 OF THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE FEES

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

Section 1. That Section 29-55 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-55. Fee for residential household hazardous waste collection.

For the periodic receipt and disposal of residential household hazardous waste, a monthly service fee as set forth below shall be collected based upon the size of the water meter serving residential users. However, for single-family households not presently receiving city water and sewer service, the minimum monthly fee will be the same as that for the smallest meter size ($\frac{5}{8}$ inch). Residential household hazardous waste shall include but not be limited to: motor oil, pesticides, lead based paint, solvents, cleaning agents, acid, batteries, and drain cleaner.

Meter Size (inches)	Monthly Fee
Residential customers not receiving water and sewer service	\$0.97
$\frac{5}{8}$	0.97
$\frac{3}{4}$	1.30
1	1.94
$1\frac{1}{4}$	2.43
$1\frac{1}{2}$	3.57
2	5.50
3	10.07
4	16.57
6	32.82
8	36.07
10	74.84

Section 2. That all laws and clauses of laws in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 3. That this ordinance shall become effective on July 1, 2022.

(Signed) Marikay Abuzuaiter

I.38 2022-698 Boards and Commissions Report June

Moved by Councilmember Thurm, seconded by Councilmember Wells, to reappoint Skylar Mearing to the Commission on the Status of Women. The motion carried by voice vote.

Moved by Councilmember Outling, seconded by Councilmember Thurm, to appoint Bryan Starrett to the War Memorial Commission to replace Jeff Oleynik. The motion carried by voice vote.

Moved by Councilmember Wells, seconded by Councilmember Abuzuaiter, to reappoint Jo Isler to the Participatory Budgeting Commission. The motion carried by voice vote.

J. MATTERS TO BE DISCUSSED BY THE MAYOR AND MEMBERS OF THE COUNCIL

Mayor Pro-Tem Johnson spoke to events attended; and to a Juneteenth arts award ceremony.

Councilmember Wells recognized the first minority-led municipal service district (MSD) in Greensboro; and requested staff to research protocols for Windsor Heights MSD creation.

Mayor Vaughan highlighted District 2 revitalization opportunities; and requested staff to provide a preliminary MSD report on the July 19, 2022 City Council meeting.

City Manager Taiwo Jaiyeoba provided an overview of the MSD concept; spoke to self-leveraging neighborhood taxes; and to staff providing technical guidance.

Discussion took place regarding MSD services; civic engagement; and urban revitalization.

Councilmember Holston spoke to World Refugee Day; and to events attended.

Councilmember Hightower spoke to Juneteenth activities; and requested staff to research water source alternatives for community gardens.

Councilmember Outling highlighted New York Juneteenth festivals.

Councilmember Hoffmann spoke to the Guilford Green Gala; and to the Summer Solstice.

Councilmember Thurm requested staff to provide a zoning procedure manual or pamphlet for new contractors.

Councilmember Abuzuaiter spoke to a Singapore delegates meeting; a Battleground Park District grand opening; and a Cone Health vaccine initiative.

Mayor Vaughan requested staff to provide recognition opportunities for the Human Rights scholarship recipients.

K. MATTERS TO BE PRESENTED BY THE CITY MANAGER

City Manager Taiwo Jaiyeoba expressed appreciation to City Council for adopting the budget; and announced Greensboro's WalletHub recognition as 27th Best Run City in America.

L. MATTERS TO BE PRESENTED BY THE CITY ATTORNEY

There were no items for discussion by the City Attorney.

N. ADJOURNMENT

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Holston, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 10:21 p.m.

Nancy Vaughan, Mayor

Tebony Rosa, Deputy City Clerk



City of Greensboro

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

Agenda Report

File Number: 2022-847

Agenda Item# G.31.

Agenda Date: 8/16/2022. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 - 847 Motion to Approve the June 30, 2022 Work Session Minutes

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2396

Contact 2 and Phone: Torie Howell, Ext 2396

PURPOSE:

N/A

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the June 30, 2022 Work Session Minutes.



City of Greensboro Meeting Minutes - DRAFT

City Council Work Session

June 30, 2022, 2:00 p.m.
Katie Dorsett Council Chamber
300 West Washington Street, Greensboro, NC 27401

Present: Mayor Nancy Vaughan, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Justin Outling, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Absent: Mayor Pro-Tem Yvonne Johnson

Also Present: City Manager Taiwo Jaiyeoba, City Attorney Chuck Watts, and Assistant City Clerk Victoria Howell

A. Call To Order

This hybrid City Council work session of the City of Greensboro was called to order at 2:00 p.m. on the above date.

Mayor Vaughan conducted a roll call to confirm Councilmembers in attendance.

B. Presentations

B.1 Minority/ Women Business Enterprise (M/WBE) Update (Part 2)

City Manager Taiwo Jaiyeoba introduced the item; and recognized Minority/ Women Business Enterprise (M/WBE) Compliance Officer, Allison Staton.

Ms. Staton made a PowerPoint Presentation (PPP); spoke to goal setting; to good faith efforts; to sub contractors; to statutory minimum requirements; to vendor opportunities; to bonding, insurance and financial assistance; to joint venture agreements; and to the next disparity study.

Griffin & Strong, P.C. Legal Division Partner, David Maher spoke to state recommendations; to meeting goals; and to a point system.

Griffin & Strong, P.C. Senior Director, Consulting Group, Michele Clark Jenkins, spoke to the M/WBE check list.

Discussion took place regarding discrimination; M/WBE Division duties; appeal processes; and the goal setting committee.

Ms. Clark-Jenkins made a PPP; spoke to the M/WBE policy; to sub contractors; to data review; to contracts under \$250,000; to disparity analysis; to discrimination; and to launching the website.

City Manager Taiwo Jaiyeoba spoke to scheduling a follow up presentation at the July 28th work session.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 22, which is hereby referred to and made a part of these minutes.)

B.2 2022-256 Field Operations Update

Field Operations (F/O) Director Julio Delgado made a PPP; provided an overview for F/O; spoke to personnel challenges; to the landfill; to the "Love Your Block 2021" program; and to temporary employee pay rates.

Discussion took place regarding requirements for Commercial Driver's License's (CDL); landfill uses; cart rollback implementation; solar power; community engagement; creating jobs; and air filtration systems.

Mr. Delgado explained landfill uses; spoke to a gas energy project; to a air curtain burner; to public education; to Ordinance enforcement; to special needs service; to compliance; and to a "Back Door" services program.

Discussion continued regarding fines; compliance timeframes; and property values.

Councilmember Outling requested staff to provide materials for meetings ahead of time to Council.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 22, which is hereby referred to and made a part of these minutes.)

C. **Adjournment**

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

The City Council Adjourned at 4:05 p.m.

Nancy Vaughan, Mayor

Victoria L. Howell, Assistant City Clerk



City of Greensboro

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

Agenda Report

File Number: 2022-866

Agenda Item# G.32.

Agenda Date: 8/16/2022. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2022 – 866 Motion to Approve the Minutes of the Regular Meeting of July 19, 2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☒ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Angela Lord, Ext 2397

Contact 2 and Phone: Tebony Rosa, Ext 2397

PURPOSE:

To have the Greensboro City Council approve the minutes of the regular meeting of July 19, 2022.

BACKGROUND:

NA

BUDGET IMPACT:

NA

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the minutes of the regular meeting of July 19, 2022.



City of Greensboro Meeting Minutes - DRAFT

City Council

July 19, 2022, 5:30 pm

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

Present: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne Johnson, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Justin Outling, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Also Present: City Manager Taiwo Jaiyeoba, City Attorney Chuck Watts, and Deputy City Clerk Tebony Rosa

A. CALL TO ORDER

This City Council meeting of the City of Greensboro was called to order at 5:30 p.m. on the above date in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Vaughan conducted a roll call to confirm Councilmembers in attendance.

B. MOMENT OF SILENCE

The meeting opened with a moment of silence. Mayor Vaughan recognized recent losses in the Police and Fire Departments.

C. PLEDGE OF ALLEGIANCE

Mayor Vaughan recognized Councilmember Hoffmann to lead the Pledge of Allegiance to the Flag.

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

Mayor Vaughan explained the Council procedure for conduct of the meeting; stated that tonight's meeting would entertain speakers from the floor; and announced that the next City Council meeting will be August 1, 2022 due to National Night Out activities on August 2, 2022.

Councilmember Thurm requested items H.6./ID 2022-667 and H.7./ID 2022-712 to be postponed to the August 1, 2022 City Council meeting without further advertising. Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Abuzuaiter, to postpone items H.6. and H.7. to August 1, 2022 without further advertising. The motion carried by voice vote.

The applicant for item H.8./ID 2022-699 requested a continuance to the August 16, 2022 City Council meeting without further advertising. Moved by Councilmember Wells, seconded by Councilmember Thurm, to continue item H.8. to August 16, 2022 without further advertising. The motion carried by voice vote.

H.6 2022-667 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5701 West Gate City Blvd – 1.6-Acres (ZAS Ventures, LLC)

This ordinance was postponed to the August 1, 2022 City Council meeting without further advertising.

H.7 2022-712 Public Hearing for an Ordinance for Original Zoning for 5701 West Gate City Boulevard – Marc Isaacson, for Mavis Tire Supply, LLC on behalf of ZAS Ventures, LLC

This ordinance was postponed to the August 1, 2022 City Council meeting without further advertising.

H.8 2022-699 Public Hearing for the Resolution Closing Luray Drive, Hyde Drive, and a Portion of Hudgins Drive. (Housing Authority of the City of Greensboro)

This resolution was continued to the August 16, 2022 City Council meeting without further advertising.

F. PUBLIC COMMENT PERIOD

The following speakers voiced concern regarding the Greensboro Police Department; the Joseph Lopez and Marcus Smith cases; and to arrest protocols: Hester Petty, Luis Medina, and Billy Belcher.

Tracy Clark voiced concern regarding gun violence; highlighted federal and local legislation; introduced gun safety proposals; spoke to an educational campaign; and to a Guilford County School System partnership.

Susan Shore voiced concern regarding food deserts; spoke to poverty; and to future planning for locally-grown produce.

The following speakers voiced concern regarding abortion rights: Del Stone and Cary Ann Broadway.

Lewis Pitts voiced concern regarding upcoming election campaign platforms.

Robert Hoke voiced concern regarding an employment discrimination claim; and highlighted a personal disability.

Bill Marshburn voiced concern regarding zoning application correspondence; and spoke to a community vegetable garden.

Sidney Branch voiced concern regarding real estate advertising; property revaluations; and food deserts.

Malique (no last name provided) voiced concern regarding gun violence; Greensboro Transit Authority (GTA) customer service; and spoke to the Interactive Resource Center (IRC) staffing challenges.

Trayvon Worth voiced concern regarding homelessness; IRC resources; and housing rights.

Domenic LeGrande voiced concern regarding post-incarcerated resources; homelessness; mental health awareness; and prison reform.

Roy Monette voiced concern regarding funding misallocations; shelter provisions; poverty; and police interactions.

Kevin Fomengia made a PowerPoint Presentation (PPP); provided an overview of the 2022 Historically Black Colleges and Universities (HBCU) Smart Cities Challenge; highlighted opportunity zones; introduced participation timelines; spoke to the competition deadline; and to city engagement.

City Clerk Angela Lord stated the PPP would be provided to City Council.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

G. CONSENT AGENDA (One Vote)

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.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

G.1 2022 –713 Resolution for Change Order with Samet Corporation in the Amount of \$68,800 for Fire Station 7

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

227-22 RESOLUTION APPROVING CHANGE ORDER WITH SAMET CORPORATION 2019-0330 IN THE AMOUNT OF \$68,800 FOR FIRE STATION 7

WHEREAS, the City has replaced the current fire station at 1064 Gatewood Avenue to better serve and meet the needs of fire protection coverage to the residents;

WHEREAS, the City has entered a contract with ADW Architects for full design and Samet Corporation for managerial and construction services as the CM@R firm of the construction of the new Fire Station # 7;

WHEREAS, the City requests a change order #3 for additional work that was not funded in the original contract or in the change order #2 in the amount of \$68,800;

WHEREAS, the funding for these additional funds will come from bond account specifically generated for Fire Station # 7;

WHEREAS, there is existing project account appropriations in the Fire Station # 7 account; and

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

That the findings above are hereby adopted and the change order #3 is hereby formally approved and the City Manager and the City Clerk is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

(Signed) Hugh Holston

- G.2 2022 -730 Resolution Authorizing Agreement with KleenItUp, Inc. in the Amount of \$108,000 for Janitorial Services for GM911

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

228-22 RESOLUTION AUTHORIZING A CONTRACT BETWEEN THE CITY OF GREENSBORO AND KLEEN IT UP INC FOR JANITORIAL SERVICES

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for mowing services;

WHEREAS, the contract has an estimated three year value of \$108,000.00;

WHEREAS, the Guilford Metro 911 Department can better meet the needs of the City by providing janitorial services with Kleen It Up Inc.;

WHEREAS, Kleen It Up Inc. was selected as the best value for the janitorial services for the Guilford Metro 911 Department and the M/WBE office was involved in the selection process;

WHEREAS, this contract is anticipated to continue through July 31, 2023; and

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

That the City Manager is authorized to enter into this contract with, Kleen It Up Inc. for janitorial services.

(Signed) Hugh Holston

- G.3 2022 - 704 Ordinance in the Amount of \$120,000 Amending State, Federal and Other Grants Fund Budget for the Appropriation of the 2022 Railroad Trespassing Enforcement Grant

Motion to adopt the resolution/ordinance was approved.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the ordinance was approved.

Carried

22-144 BUDGET ORDINANCE AMENDING THE STATE, FEDERAL, AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF THE GREENSBORO POLICE DEPARTMENT'S 2022 RAILROAD TRESPASSING ENFORCEMENT GRANT

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:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3512-01.4221	Premium Pay	\$112,416
220-3512-01.4510	FICA Contribution	\$1,740
220-3512-01.4520	Retirement Contribution	\$5,844
TOTAL:		\$120,000

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3512-01.7100	Federal Grant	\$120,000
TOTAL:		\$120,000

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

- G.4 2022 - 687 Ordinance in the Amount of \$35,000 Amending State, Federal, and Other Grants Fund Budget for the Appropriation of United States Tennis Association (USTA) Southern-Build It Forward Grant for the Six Court Expansion at Spencer Love Tennis Center

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Carried

22-145 ORDINANCE IN THE AMOUNT OF \$35,000 AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF UNITED STATES TENNIS ASSOCIATION (USTA) SOTUHERN-BUILD IT FORWARD GRANT PROGRAM FOR SIX COURT EXPANSION AT SPENCER LOVE TENNIS CENTER

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 name – USTA Grant Program FY22

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5012-01.6019	Other Improvements	<u>\$35,000</u>
TOTAL:		\$35,000

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5012-01.8620	Donations & Private Contributions	<u>\$35,000</u>
TOTAL:		\$35,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

- G.5 2022 – 705 Ordinance in the Amount of \$10,000 Amending State, Federal, and Other Grants Fund Budget for the Appropriation of United States Tennis Association (USTA) North Carolina Raise the Net Grant for the Six Court Expansion at Spencer Love Tennis Cent

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Carried

22-146 ORDINANCE IN THE AMOUNT OF \$10,000 AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF UNITED STATES TENNIS ASSOCIATION (USTA) NORTH CAROLINA GRANT PROGRAM FOR SIX COURT EXPANSION AT SPENCER LOVE TENNIS CENTER

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 name – USTA Grant Program FY22

Account	Description	Amount
220-5013-01.6019	Other Improvements	\$10,000
TOTAL:		\$10,000

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

Account	Description	Amount
220-5013-01.8620	Donations & Private Contributions	\$10,000
TOTAL:		\$10,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

G.6 2022 – 725 Resolution Authorizing Contract In the Amount of \$150,000 With Herc Rentals, Inc.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

229-22 RESOLUTION AUTHORIZING CONTRACT IN THE AMOUNT OF \$150,000 WITH HERC RENTALS, INC FOR THE RENTAL OF EQUIPMENT

WHEREAS, the Field Operations Department utilizes various types of rental equipment for daily operations and special projects;

WHEREAS, the Statewide Term Contract 983A provides several companies such as Herc Rentals, Inc. to provide rental equipment to meet service demands and operational needs of the department;

WHEREAS, the contract with Herc Rentals, Inc. is for the rental of equipment from August 1, 2022- October 31, 2023 and estimated at \$150,000; and

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

That the resolution authorizing the contract with Herc Rentals, Inc. for the rental of equipment is hereby approved.

(Signed) Hugh Holston

G.7 2022 - 726 Resolution Authorizing Contract In the Amount of \$180,000 With United Rentals, Inc.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

230-22 RESOLUTION AUTHORIZING CONTRACT IN THE AMOUNT OF \$180,000 WITH UNITED RENTALS, INC FOR THE RENTAL OF EQUIPMENT

WHEREAS, the Field Operations Department utilizes various types of rental equipment for daily operations and special projects;

WHEREAS, the Statewide Term Contract 983A provides several companies such as United Rentals, Inc. to provide rental equipment to meet service demands and operational needs of the department;

WHEREAS, the contract with United Rentals, Inc. is for the rental of equipment from August 1, 2022- August 27, 2024 and estimated at \$180,000; and

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

That the resolution authorizing the contract with United Rentals, Inc. for the rental of equipment is hereby approved.

(Signed) Hugh Holston

- G.8 2022 – 728 Resolution Authorizing an Agreement with ERP Accessories in the Amount of \$217,000 for Report Writing Services

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

231-22 RESOLUTION AUTHORIZING CONTRACT FOR \$217,000 WITH ERP ACCESSORIES, LLC DBA DASHBOARD GEAR FOR FSM AND GHR REPORT WRITING SERVICES

WHEREAS, the City of Greensboro uses Infor CloudSuite Financials and Global Human Resource (GHR) Applications in its daily operations;

WHEREAS, the Information Technology Department wishes to procure software analytic, database, and report writing services to support the City's Infor Financials and Supply Management (FSM) and GHR upgrade;

WHEREAS, ERP Accessories, LLC dba Dashboard Gear has a proprietary working relationship with Infor to provide these services;

WHEREAS, the contract with ERP Accessories, LLC dba Dashboard Gear will be for three years, beginning approximately August 1, 2022;

WHEREAS, the contract has an estimated three-year value of \$217,000; and

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

That the contract between the City of Greensboro and ERP Accessories, LLC dba Dashboard Gear for software analytic, database, and report writing services is hereby authorized.

(Signed) Hugh Holston

- G.9 2022 – 719 Resolution Approving a Professional Services Contract in the amount of \$124,075 with CITI, INC. for the TZO SCADA Support and Electrical Services 2022-2023 Contract

Moved By Councilmember Holston
Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

232-22 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$124,075 WITH CITI, INC FOR THE TZO SCADA SUPPORT AND ELECTRICAL SERVICES 2022-2023

WHEREAS, the Water Resources Department works to upgrade and maintain a safe secure Supervisory Control and Data Analytics (SCADA) system that allows uninterrupted optimization and data processing;

WHEREAS, the Reclamation Division is currently migrating from a legacy SCADA system to a new SCADA system;

WHEREAS, during the migration, CITI will help by providing networking, controls, and SCADA support; 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 CITI, INC for professional services for the TZO SCADA Support and Electrical Services Contract 2022-2023.

(Signed) Hugh Holston

- G.10 2022 - 744 Resolution Approving a Contract in the Amount of \$186,838 with Raftelis Financial Consultants, Inc. to Provide Professional Services for a Regional Wastewater Capacity Options Evaluation

Moved By Councilmember Holston
Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

233-22 RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT FOR \$186,838 WITH RAFTELIS FINACIAL CONSULTANTS, INC. FOR A REGIONAL WASTEWATER CAPACITY OPTIONS EVALUATION

WHEREAS, the City of Greensboro periodically conducts evaluations connected with water and wastewater capacity development to support the City of Greensboro's growth and development needs;

WHEREAS, refinement of wastewater capacity options helps align planning efforts to meet long-term wastewater treatment capacity and coverage (service area) needs;

WHEREAS, Raftelis Financial Consultants, Inc. is well suited to provide services connected to evaluating regional wastewater capacity development options; 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 Professional Services Contract for \$186,838 with Raftelis Financial Consultants, Inc. for a Regional Wastewater Capacity Options Evaluation.

(Signed) Hugh Holston

G.11 2022 – 766 Resolution Approving a Contract for Laboratory Services in the Amount of \$131,280 with Pace Analytical Services, LLC

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

234-22 RESOLUTION APPROVING A CONTRACT FOR LABORATORY SERVICES IN THE AMOUNT OF \$131,280 WITH PACE ANALYTICAL SERVICES, LLC

WHEREAS, professional laboratory analyses are needed to support the City in complying with Section I Water Quality Assessment and Monitoring, of the National Pollutant Discharge Elimination System (NPDES) permit for the city's Municipal Separate Storm Sewer System (MS4; Permit No. NCS000248);

WHEREAS, in May 2022, a Request for Proposals (RFP) was issued in order to identify companies that perform these types of professional laboratory services, and Pace Analytical Services, LLC was selected as most qualified; 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 Pace Analytical Services, LLC in the amount of \$131,280.

(Signed) Hugh Holston

- G.12 2022 – 767 Resolution Approving TZ Osborne Water Reclamation Facility Contract 2020-5047 Change Order 1 in the Amount of \$63,200 with Sharpe’s Landscaping & Design, Inc.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

235-22 RESOLUTION APPROVING TZ OSBORNE WATER RECLAMATION FACILITY CONTRACT 2020-5047 CHANGE ORDER 1 IN THE AMOUNT OF \$63,200 WITH SHARPE’S LANDSCAPING & DESIGN, INC.

WHEREAS, grounds maintenance of the T. Z. Osborne Water Reclamation Facility is needed as part of the City’s National Pollutant Discharge Elimination System (NPDES) Permit;

WHEREAS, Sharpe’s Landscaping & Design, Inc. is currently responsible for mowing services at this facility, and the change order will extend the two-year contract for an additional year at current contract rates; 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, Change Order 1 to contract 2020-5047 with Sharpe’s Landscaping & Design, Inc. in the amount of \$63,200.

(Signed) Hugh Holston

- G.13 2022 – 769 Resolution Approving North Buffalo Water Reclamation Facility Mowing Contract 2020-5102 Change Order 1 in the Amount of \$36,000 with Sharpe’s Landscaping & Design, Inc.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

236-22 RESOLUTION APPROVING NORTH BUFFALO WATER RECLAMATION FACILITY MOWING CONTRACT 2020-5102 CHANGE ORDER 1 IN THE AMOUNT OF \$36,000 WITH SHARPE'S LANDSCAPING & DESIGN, INC.

WHEREAS, grounds maintenance of the North Buffalo Transfer Pumping Station is needed as part of the City's National Pollutant Discharge Elimination System (NPDES) Permit;

WHEREAS, Sharpe's Landscaping & Design, Inc. is currently responsible for mowing services at this facility, and the change order will extend the two-year contract for an additional year at current contract rates; 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, Change Order 1 to contract 2020-5102 with Sharpe's Landscaping & Design, Inc. in the amount of \$36,000.

(Signed) Hugh Holston

- G.14 2022 - 768 Resolution Approving a Contract in the Amount of \$776,882 with Meritech, Inc. for Lab Services

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

237-22 RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$776,882 WITH MERITECH, INC. FOR LAB SERVICES

WHEREAS, professional laboratory analyses of wastewater, drinking water, industrial waste, surface water, and sludge samples are needed to support the requirements placed on the city to comply with effluent limitations, monitoring requirements, and standard conditions from Part I A. and Part II of the National Pollutant Discharge Elimination System (NPDES) Permits, and drinking water standards;

WHEREAS, in May 2022, a Request for Proposals (RFP) was issued in order to identify companies that perform these types of professional laboratory services, and Meritech, Inc. was selected as most qualified; 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 Meritech, Inc. in the amount of \$776,882.

(Signed) Hugh Holston

- G.15 2022 -763 Resolution Authorizing Lease Agreement for Emerging Workforce Center and Administrative Offices with SPL-GSP, LLC and Payment of \$151,741.57 for Upfits

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

238-22 RESOLUTION AUTHORIZING LEASE AGREEMENT FOR EMERGING WORKFORCE CENTER AND ADMINISTARTIVE OFFICES IN AN AMOUNT OF \$99,128.76 ANNUALLY FOR A PERIOD OF SEVEN YEARS IN THE AMOUNT OF \$151,741.57 FOR UPFITS TO INTERIOR

WHEREAS, the Workforce Development Department serves as the administrative entity for the GuilfordWorks Workforce Development Board (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the GuilfordWorks Workforce Development Board (WDB) has statutory responsibility for oversight of publicly funded workforce delivery systems for all locations in Guilford County under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, there are currently two (2) workforce service locations in Greensboro funded by US Department of Labor funds administered by the City, including two NCWorks Career Centers (both of which currently houses the state employment service), and that Sections 121 and 303 of the new Workforce Innovation and Opportunity Act (WIOA) require that state employment service offices be co-located with workforce career centers;

WHEREAS, the GuilfordWorks Workforce Development Board identified a need to target workforce development services to Youth and subsequently voted to open a standalone Emerging Workforce Center in downtown Greensboro, for the purposes of providing employment and training services to young adult residents between 16-24 years of age;

WHEREAS, the term of the lease for suites located at 301 Greene Street commenced on January 1, 2022 and shall end at 11:59 p.m. on December 31, 2028;

WHEREAS, the location has convenient public transportation and that it is the WDB's intention to remain in the building for a minimum of seven years to realize all cost savings;

WHEREAS, the property owner, SPL-GSP, LLC has proposed to renovate the entire interior space of the building to meet WDB specifications for a career center and administrative office and lease agreement states that the landlord would complete improvements to the space, at its costs, not to exceed \$12.50/sf (\$70,125);

WHEREAS, the lease further states that the landlord agrees to fund and amortize additional improvements above \$12.50/sf at 7% over the term of the lease (not to exceed an additional \$200,000); this is to be billed as "additional rent", monthly;

WHEREAS, the landlord provided a payoff amount of \$151,741.57 for the total upfit;

WHEREAS, WDB has determined that it has enough funding available to pay the total cost of the renovations up front, opposed to amortizing it over the course of the term of the lease; consequently resulting in future saving due to not paying interest on the amortized cost;

WHEREAS, it is estimated that funding for the upfit cost is budgeted in the FY 2022-23 Workforce Innovation and Opportunity Act fund accounts and that no General Revenue funds are requested; and

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

That the City Manager is authorized to negotiate and execute a lease agreement with SPL-GSP, LLC. for office space within 301 S. Greene Street, Suites 100, 200 and 201, Greensboro, NC in the amount of \$99,128.76 annually for a period of seven (7) years with an option to terminate after seven years and to authorize a one-time payment of \$151,741.57 for upfits.

(Signed) Hugh Holston

G.16 2022 -724 Ordinance for Workforce Innovation and Opportunity Act Fund Budget in the Amount of \$63,000

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the ordinance was approved.

Carried

22-147 ORDINANCE AMENDING THE FY 2022-23 WORKFORCE
INNOVATION AND OPPORTUNITY ACT FUND BUDGET

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 WDB Business Services Fund be increased as follows:

Account	Description	Amount
216-0216-60.5564	WIOA Individual Training	\$ 60,000
216-0216-60.5565	WIOA Supportive Services	\$ 3,000
Total		\$ 63,000

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

Account	Description	Amount
216-0216-60.7100	Federal Grant	\$ 63,000
Total		\$ 63,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

- G.17 2022-717 Resolution Approving the Encroachment Agreement Between the City of Greensboro and Moses H. Cone Memorial Hospital Operating Corporation for Encroachment into City Right-of-Way Beneath East Northwood Street

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

239-22 RESOLUTION AUTHORIZING ENCROACHMENT AGREEMENT
BETWEEN THE CITY OF GREENSBORO AND MOSES H. CONE

MEMORIAL HOSPITAL OPERATING CORPORATION FOR
ENCROACHMENT BENEATH CITY RIGHT-OF-WAY BENEATH AND
ACROSS E. NORTHWOOD STREET NEAR THE INTERSECTION OF
CHERRY STREET CONNECTING 1121 N CHURCH STREET AND 1024 N
CHURCH STREET

WHEREAS, Moses H. Cone Memorial Hospital Operating Corporation has requested that the City permit the proposed installation of fiber optic communication lines beneath City right-of- way beneath and across E. Northwood Street near the intersection of Cherry Street connecting 1121 N Church Street and 1024 N Church Street;

WHEREAS, Moses H. Cone Memorial Hospital Operating Corporation 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 Moses H. Cone Memorial Hospital Operating Corporation to permit the installation of fiber optic communication line beneath City right-of- way from and beneath E. Northwood Street near the intersection of Cherry Street connecting 1121 N Church Street and 1024 N Church Street to provide fiber optic connectivity all in accordance with the terms and conditions set out therein.

(Signed) Hugh Holston

- G.18 2022-700 Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 2010 Britton Street to Ruben Alferez in the Amount of \$49,500

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

240-22 RESOLUTION AUTHORIZING THE SALE OF SURPLUS
FORECLOSURE PROPERTY LOCATED AT 2010 BRITTON STREET TO
RUBEN ALFEREZ IN THE AMOUNT OF \$49,500

WHEREAS, the City of Greensboro owns surplus foreclosure property located at 2010 Britton Street, Parcel 0011185 said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, Property Management advertised the lot for sale and accepted the highest bid from Ruben Alferez in accordance with Section 4.122 of the Greensboro Charter;

WHEREAS, the property was appraised by Lynn Ritchy, at a value of \$55,000, and the final highest bid of \$49,500 was accepted, which amount, in the opinion of the City Council is fair and reasonable; 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 Ruben Alferez for the afore mentioned foreclosure property in the amount of \$49,500.

(Signed) Hugh Holston

- G.19 2022-694 Resolution Calling Public Hearing August 16, 2022 Annexation of Territory into the Corporate Limits at 231 Ritters Lake, 151 Wolfetrail Rd, and 155-ZZ Wolfetrail Rd (Randal and Sylvia Stone, BMS Properties, LLC and Bailey Thirloway)

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

241-22 RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 16,
2022 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE
LIMITS – PROPERTY LOCATED AT 231 RITTERS LAKE, 151
WOLFETRAIL ROAD, AND 155-ZZ WOLFETRAIL ROAD – 36.44-ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 16th day of August, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 231 RITTERS LAKE, 151 WOLFETRAIL ROAD, AND 155-ZZ WOLFETRAIL ROAD – 36.44-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an existing iron pin in the existing Greensboro city limit line (as of May 31, 2022), said point being the southwest corner of that annexation approved in Ordinance No. 14-054, said point also being the northwest corner of Exclusion Map for South Elm Baptist Church, as recorded in Plat Book 193, Page 33; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said Church, also being the eastern right-of-way line of Cranford Road, as shown on Property of Roy E. Cranford & Margaret E. Cranford, as recorded in Plat Book 59, Page 86, S 03°03'30" W 662.28 feet to an existing iron pin in the northern right-of-way line of Ritters Lake Road (NCSR 3325); thence with the projection of said western line S 03°03'30" W approximately 30 feet to a point in the existing Greensboro satellite city limit line, said point being in the centerline of Ritters Lake Road; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction along said centerline approximately 1,290 feet to its intersection with the southwardly projection of the eastern line of Lot 2 of Wolfe Trail's, as recorded in Plat Book 206, Page 33; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 08°01'44" W approximately 30 feet to an existing iron pipe at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 1 of said subdivision N 08°01'44" W 565.17 feet to an existing iron pipe in the eastern line of said Lot 1; thence with said eastern line N 08°18'39" E 243.04 feet to an existing iron pipe at the northeast corner of said Lot 1; thence with the southern line of Hien T. Do and Son N. Pham, as recorded in Deed Book 7864, Page 2045, the following ten (10) courses and distances: 1) N 89°01'03" E 99.98 feet to a 5/8" existing iron pipe, 2) N 63°29'12" E 99.88 feet to a 5/8" existing iron pipe, 3) S 57°18'15" E 202.77 feet to a 1/2" existing iron rod, 4) N 12°25'06" E 147.44 feet to a calculated point, 5) N 20°45'18" W 52.93 feet to a 5/8" existing iron rod, 6) N 16°16'05" W 40.54 feet to a 1/2" existing iron rod, 7) N 42°56'50" E 28.50 feet to a 1/2" existing iron rod, 8) N 13°05'18" E 55.67 feet to a 1/2" existing iron rod, 9) N

00°36'33" E 36.40 feet to a ½" existing iron rod, and 10) N 02°58'00" W 182.94 feet to a ½" existing iron pipe in the southern line of Charlie R. and Mary E. Gilbreath, as recorded in Deed Book 1922, Page 606; thence with said southern line S 87°31'11" E 707.91 feet to a ½" existing iron pipe at the northwest corner of Lot 1 of said Cranford plat; thence with the western line of said Lot 1 S 03°28'48" W 363.11 feet to the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 86°59'50" E 275.00 feet to the southeast corner of said Lot 1, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern right-of-way line of Cranford Road S 01°35'04" W approximately 452.33 feet to the point and place of BEGINNING, containing approximately 36.44 acres, including area in street right-of-way. All plats and 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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, August 16, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 August 6, 2022.

(Signed) Hugh Holston

- G.20 2022-695 Resolution Calling a Public Hearing for August 16, 2022 on the Annexation of Territory into the Corporate Limits for the Property Located at 2805 Kings Mill Road – .31-Acres (Sand Dollar Investments, LLC)

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

242-22 RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 16, 2022 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 2805 KINGS MILL ROAD – .31-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 16th day of August, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 2805 KINGS MILL ROAD – .31-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 ½” iron rod at the northwest corner of Lot 21 of Phase II of King’s Mill at Sedgfield, as recorded at Plat Book 93, Page 139; thence with the northern line of said Lot S 78° 26’ 44” E 154.66 feet to a new iron pipe at the northeast corner of said Lot; thence with the eastern line of said Lot S 10° 14’ 14” W 94.47 feet to a ½” iron pipe in the northern right-of-way line of Interstate Highway 73; thence with said right-of-way line N 73° 03’ 39” W 162.77 feet to a ½” iron pipe in the eastern right-of-way line of King’s Mill Road; thence with said eastern right-of-way line with a curve to the left having a radius of 786.90

feet and a chord bearing and distance of N 15° 19' 24" W 79.34 feet to the point and place of BEGINNING, containing approximately 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, August 16, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 August 6, 2022.

(Signed) Hugh Holston

- G.21 2022-697 Resolution Calling Public Hearing August 16, 2022 Annexation of Territory into the Corporate Limits for Pleasant Ridge Rd and NC Highway 68 North (Edgefield Road Partners 2, LLC and Edgefield Road Partners, LLC)

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Carried

243-22 RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 16, 2022 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 1341, 1353 AND 1357 PLEASANT RIDGE ROAD, 1025 NC HIGHWAY 68 NORTH, A PORTION OF 1511 PLEASANT RIDGE ROAD AND A PORTION OF NC HIGHWAY 68 NORTH ROW– 130.62-ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 16th day of August, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 1341, 1353 AND 1357 PLEASANT RIDGE ROAD, 1025 NC HIGHWAY 68 NORTH, A PORTION OF 1511 PLEASANT RIDGE ROAD AND A PORTION OF NC HIGHWAY 68 NORTH ROW – 130.62-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 in the existing (as of June 22, 2022) Greensboro satellite city limits, said point being the southeast corner of that satellite annexation approved in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING CITY LIMIT LINE and following the center of a creek the following eight-nine (89) calls: 1) S 59° 07' 06" W 12.54 feet to a point, 2) N 90° 00' 00" W 14.00 feet to a point, 3) S 66° 00' 00" W 26.00 feet to a point, 4) N 85° 00' 00" W 20.00 feet to a point, 5) N 56° 00' 00" W 31.00 feet to a point, 6) N 74° 00' 00" W 14.60 feet to a point, 7) N 88° 10' 03" W 173.30 feet to a point, 8) N 85° 00' 00" W 7.09 feet to a point, 9) N 63° 00' 00" W 24.00 feet to a point, 10) N 85° 00' 00" W 19.00 feet to a point, 11) N 49° 00' 00" W 13.00 feet to a point, 12) S 80° 00' 00" W 14.00 feet to a point, 13) S 28° 00' 00" W 16.00 feet to a point, 14) N 87° 00' 00" W 14.00 feet to a point, 15) N 75° 00' 00" W 27.00 feet to a point, 16) S 50° 00' 00" W 19.00 feet to a point, 17) S 86° 00'

00" W 18.00 feet to a point, 18) S 52° 00' 00" W 24.00 feet to a point, 19) S 74° 00' 00" W 28.00 feet to a point, 20) N 79° 00' 00" W 32.00 feet to a point, 21) N 26° 00' 00" W 14.00 feet to a point, 22) N 63° 00' 00" W 8.00 feet to a point, 23) S 61° 00' 00" W 21.00 feet to a point, 24) S 42° 00' 00" W 20.00 feet to a point, 25) S 70° 00' 00" W 17.00 feet to a point, 26) N 87° 00' 00" W 12.00 feet to a point, 27) S 38° 00' 00" W 18.00 feet to a point, 28) S 82° 00' 00" W 15.00 feet to a point, 29) S 59° 00' 00" W 17.00 feet to a point, 30) S 73° 00' 00" W 17.00 feet to a point, 31) S 55° 00' 00" W 40.00 feet to a point, 32) N 85° 00' 00" W 19.00 feet to a point, 33) S 21° 00' 00" W 45.00 feet to a point, 34) S 11° 00' 00" W 21.00 feet to a point, 35) S 49° 00' 00" W 23.00 feet to a point, 36) S 62° 00' 00" W 20.00 feet to a point, 37) S 75° 00' 00" W 20.00 feet to a point, 38) N 19° 00' 00" W 16.00 feet to a point, 39) N 74° 00' 00" W 8.00 feet to a point, 40) S 15° 00' 00" W 9.00 feet to a point, 41) S 26° 00' 00" W 14.00 feet to a point, 42) S 43° 00' 00" W 22.00 feet to a point, 43) N 83° 00' 00" W 20.00 feet to a point, 44) N 74° 00' 00" W 27.00 feet to a point, 45) S 56° 00' 00" W 10.00 feet to a point, 46) N 74° 00' 00" W 27.00 feet to a point, 47) S 69° 00' 00" W 22.00 feet to a point, 48) N 34° 00' 00" W 14.00 feet to a point, 49) N 73° 00' 00" W 28.00 feet to a point, 50) S 47° 00' 00" W 14.00 feet to a point, 51) N 72° 00' 00" W 20.00 feet to a point, 52) S 88° 00' 00" W 12.00 feet to a point, 53) S 51° 00' 00" W 18.00 feet to a point, 54) N 50° 00' 00" W 11.00 feet to a point, 55) N 41° 00' 00" W 12.00 feet to a point, 56) N 89° 00' 00" W 9.00 feet to a point, 57) S 52° 00' 00" W 9.00 feet to a point, 58) S 73° 00' 00" W 13.00 feet to a point, 59) S 86° 00' 00" W 16.00 feet to a point, 60) S 14° 00' 00" W 23.00 feet to a point, 61) N 71° 00' 00" W 13.00 feet to a point, 62) N 45° 00' 00" W 11.00 feet to a point, 63) S 28° 00' 00" W 25.00 feet to a point, 64) S 41° 00' 00" W 14.00 feet to a point, 65) N 79° 00' 00" W 8.00 feet to a point, 66) S 68° 00' 00" W 34.00 feet to a point, 67) N 65° 00' 00" W 15.00 feet to a point, 68) S 56° 00' 00" W 17.00 feet to a point, 69) N 83° 00' 00" W 9.00 feet to a point, 70) N 57° 00' 00" W 8.00 feet to a point, 71) S 70° 00' 00" W 30.00 feet to a point, 72) N 82° 00' 00" W 20.00 feet to a point, 73) S 73° 00' 00" W 40.00 feet to a point, 74) S 76° 00' 00" W 12.00 feet to a point, 75) N 90° 00' 00" W 50.00 feet to a point, 76) S 55° 00' 00" W 16.00 feet to a point, 77) S 42° 00' 00" W 15.00 feet to a point, 78) S 80° 00' 00" W 10.00 feet to a point, 79) N 64° 00' 00" W 14.00 feet to a point, 80) N 81° 00' 00" W 10.00 feet to a point, 81) S 57° 00' 00" W 9.00 feet to a point, 82) S 62° 00' 00" W 15.00 feet to a point, 83) S 87° 00' 00" W 24.00 feet to a point, 84) N 66° 00' 00" W 7.00 feet to a point, 85) S 80° 00' 00" W 8.00 feet to a point, 86) S 53° 00' 00" W 14.00 feet to a point, 87) N 10° 00' 00" W 5.00 feet to a point, 88) N 50° 00' 00" W 6.00 feet to a point, and 89) S 86° 00' 00" W 11.00 feet to a point; thence leaving the center of the creek S 13° 58' 35" E 29.60 feet to an

existing iron pipe at the northeast corner of Sanfords Creek – Phase Two, as recorded in Plat Book 192, Page 66; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Phase Two S 13° 58' 10" E 1,186.77 feet to a stone at the southeast corner of said Phase Two, thence with the southern line of said Phase Two N 87° 26' 00" W 128.24 feet to a new iron pipe in a branch, said iron pipe being at the northwest corner of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, said point also being the northeast corner of Stephen Edward Rensi, as recorded in Deed Book 6739, Page 114; thence with the eastern line of Rensi S 04° 33' 45" W 765.33 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 13' 54" E 283.58 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 06' 51" E 58.24 feet to a point on the eastern right-of-way of Brigham Road at its northern end on Woodfield, Phase 1, Map 2, as recorded in Plat Book 119, Page 145; thence with said right-of-way line S 28° 02' 25" E 303.88 feet to a point on the northern line of Lot 20 of Woodfield, Phase 1, as re-recorded in Plat Book 133, Page 2; thence with the northern line of said Lot 20 along a curve to the right having a radius of 20.0 feet and a chord bearing and distance of N 16° 56' 00" E 28.27 feet to a point; thence continuing with said northern line N 61° 54' 25" E 378.79 feet to the northeast corner of said Lot 20; thence with the eastern line of said Lot 20 S 20° 27' 30" E 214.09 feet to a point; thence continuing with said line S 51° 05' 55" E 95.83 feet to the northeast corner of Lot 21 on said plat; thence with the eastern line of said Lot 21 S 38° 43' 06" E 123.87 feet to a point; thence continuing with said eastern line S 28° 19' 39" E 151.54 feet to the northwest corner of Lot 22 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144; thence with the northern line of said Lot 22 S 28° 19' 40" E 11.17 feet to a point; thence continuing with the northern lines of Lots 22 and 23 on said Map 1 S 85° 20' 30" E 255.93 feet to a point in the northern line of Lot 23; thence with the northern lines of Lots 23 and 24 on said Map 1 S 41° 37' 55" E 209.10 feet to the northeast corner of said Lot 24, a point on the existing (as of June 22, 2022) city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 385.55 feet to an iron pipe found; thence continuing with said southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner's property from the existing city limits in that direction) approximately 1,300 feet to

a point located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; thence along the western line of said Lot 1 N 30° 05' 42" W 850 feet to the northwest corner of Lot 1 of Allerton; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of a property owned by the North Carolina Department of Transportation, also being the southern line of property described in the Instrument of Combination recorded in Deed Book 8296, Page 2248, N 82° 48' 29" W 238.67 feet to an old iron pin; thence in a westerly direction, crossing NC Highway 68 and Interstate Highway 73 (which separate petitioner's property from the existing city limits in that direction) approximately 1,200 feet to an existing iron pipe at the intersection of the western right-of-way line of Interstate Highway 73 and the northern line of Edgefield Road Partners, LLC; thence with said western right-of-way line along a curve to the right having an arc length of 1,062.35 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 10° 46' 36" W 1,058.16 feet to an existing iron rod; thence with said western right-of-way line along a curve to the right having an arc length of 450.86 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 01° 47' 19" E 450.54 feet to the point and place of BEGINNING, containing 130.62 acres more or less. The plats and 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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, August 16, 2022 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 August 6, 2022.

(Signed) Hugh Holston

G.22 2022-779 Resolution to Authorize a Change Order to FY21 ERA1 Contract With Greensboro Housing Coalition

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the resolution was approved.

Carried

244-22 RESOLUTION TO AUTHORIZE A CHANGE ORDER TO FY2021 EMERGENCY RENTAL ASSISTANCE PROGRAM (ERA-1) CONTRACT IN THE AMOUNT OF \$500,000 (GREENSBORO HOUSING COALITION)

WHEREAS, the City received a special allocation of US Treasury Emergency Rental Assistance (ERA-1) program funds designated for households that are unable to pay rent and utilities due to the COVID-19 pandemic as authorized by section 501 of Division N of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260;

WHEREAS, ERA-1 funds are to be used to provide financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy cost arrears, and other expenses related to housing to mitigate the impacts of COVID-19;

WHEREAS, ERA-1 funding will be allocated in the amount of \$500,000;

WHEREAS, ERA-1 funding in the amount of \$500,000 will be allocated in Fiscal Year 2023;

WHEREAS, ERA-1 funding in the amount of \$500,000 will allow Greensboro Housing Coalition to provide emergency rent and utility assistance;

WHEREAS, ERA-1 funding in the amount of \$500,000 will be utilized to fund said contract; and

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

That the City Manager is hereby authorized to enter into said contract with the aforementioned agency subject to the terms outlined above.

(Signed) Hugh Holston

G.23 2022-764 Ordinance Amending FY 21-22 Emergency Rental Assist Program Funding for ERA1 in the amount of 10000

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Carried

22-148 ORDINANCE TO REDUCE STATE, FEDERAL, AND OTHER GRANT FUNDS BUDGET FOR THE APPROPRIATION OF US DEPARTMENT OF TREASURY DEPARTMENT – EMERGENCY RENTAL ASSISTANCE IN THE AMOUNT OF \$10,000

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 established as follows:

That the appropriation to reduce the State, Federal and Other Grants fund be indicated as follows:

Account	Description	Amount
212-2198-02.7100	Federal Grant	\$10,000

And, that this be financed by the reducing the following State, Federal, and Others Grants Funds accounts:

Account	Description	Amount
212-2198-02.5931	Contributions to Nongovernmental Agencies	\$10,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

G.24 2022-765 Ordinance Appro Emergency Rental Assistance Funding from Returned Funds in the amount of 843936

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Motion to adopt the ordinance was approved.

Carried

22-149 ORDINANCE APPROPRIATING US DEPARTMENT OF TREASURY
DEPARTMENT – EMERGENCY RENTAL ASSISTANCE IN THE AMOUNT
OF \$843,936

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 established as follows:

That the appropriation to the returned funds be indicated as follows:

Account	Description	Amount
212-2198-01.5931	Contributions to Nongovernmental Agencies	\$391,936
212-2197-01.5931	Contributions to Nongovernmental Agencies	\$452,000
Total		\$843,936

And, that this be financed by the returned funds accounts:

Account	Description	Amount
212-2198-01.8652	Revenues Received	\$391,936
212-2197-01.8652	Revenues Received	\$452,000
Total		\$843,936

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Carried

- G.25 2022 - 731 Ordinance Approving Amendments to City Ordinances in Chapter 9
Civil Preparedness and Emergencies

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Carried

22-150 ORDINANCE AMENDING CHAPTER 9 – CIVIL PREPARDNESS
AND EMERGENCIES

Sec. 9-6. - Restriction on possession, transportation and transfer of dangerous
weapons and substances.

Sec. 9-13. - Penalty for violation.

- Pursuant to N. C. Gen. Stat. 14-4 any person violating any prohibition or
restriction imposed by a proclamation authorized by this Chapter shall be
guilty of a Class 3 misdemeanor with a maximum fine of \$50.00.

(Signed) Hugh Holston

- G.26 2022 - 733 Ordinance Approving Amendments to City Ordinances in Chapter 18
Offenses and Miscellaneous Provisions

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaiter

Motion to adopt the ordinance was approved.

Carried

22-151 ORDINANCE AMENDING CHAPTER 18 - OFFENSES AND
MISCELLANEOUS PROVISIONS

ARTICLE I. - IN GENERAL

Sec. 18-1. - Failure to leave premises.

(d) *Penalty.* Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-1 shall be guilty of a class 3 misdemeanor with a maximum fine of \$50.00.

Sec. 18-4. - Minibikes and motorcycles on vacant property.

It shall be unlawful for any person to ride, drive, or otherwise negotiate a minibike, motorcycle, motorized trail bike, or other self-propelled vehicle, not including automobiles and trucks, on unpaved rights-of-way, except in those cases when the paved area is blocked to the movement of traffic, vacant lots and vacant areas, except when the owners thereof give specific permission for such use and those areas of parks owned by the city not designated as a street or trail for self-propelled vehicular use. Pursuant to N.C. Gen. Stat. 14-4 any person who violates Sec. 18-4 shall be guilty of a Class 3 misdemeanor with a maximum fine of \$50.00.

Article II.- Offenses Against Public Safety

Sec. 18-21. - Discharging firearms.

(a) Pursuant to N. C. Gen. Stat. 14-4 any person who fires any pistol, gun or other firearm within the city shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-23 Police emergency lines.

(b) It shall be unlawful for any person other than a law enforcement officer, firefighter, or other person having official business at the scene, to cross a duly established police emergency line without express permission of a police officer at the scene. Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-23 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-24.- Concealed handguns prohibited.

(d) *Punishment.* Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-24 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec. 18-25.- Deadly weapons prohibited

(c) *Penalty.* Pursuant to N. C. Gen. Stat. 14-4 any person who violates Sec. 18-25 shall be guilty of a Class 3 misdemeanor and shall be fined not more than \$100.00.

Sec.18-44 Blocking or impeding street and sidewalk access

(j) Pursuant to N.C. Gen. Stat. A violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

Sec. 18-45.- Urinating or defecating in public.

(b) *Penalty.* Pursuant to N. C. Gen. Stat. 14-4, a violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollar (\$50.00).

Sec. 18-46.1. - Solicitation and distribution of items in public parking garages and public parking lots prohibited.

(i) *Penalty.* Pursuant to N. C. Gen. Stat. 14-4, a violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

Sec. 18-46.2.- Harassment in public spaces prohibited.

(d) *Penalty.* Pursuant to N. C. Gen. Stat. 14-4, a violation of this section shall be a class 3 misdemeanor punishable by a fine of up to fifty dollars (\$50.00).

(Signed) Hugh Holston

G.27 2022-588 Budget Adjustment Requiring Council Approval July 1, 2022 - July 11, 2022

Motion to adopt the budget adjustments requiring Council approval from July 1, 2022 through July 11, 2022 over the amount of \$50,000 was approved.

(A copy of the report is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

G.28 2022-589 Budget Adjustment Approved by Budget Officer June 15, 2022 through July 11, 2022

Motion to adopt the budget adjustments accepted by the Budget Officer from June 15, 2022 through July 11, 2022 was approved.

(A copy of the report is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

- G.29 2022 – 693 Motion to Approve the Minutes of the Regular Meeting of June 7, 2022

Motion to adopt the minutes of the Regular Meeting of June 7, 2022 was approved.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

- G.30 2022 – 703 Motion to Approve the June 9, 2022 Work Session Minutes

Motion to adopt the minutes of the Work Session of June 9, 2022 was approved.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

- G.31 2022 - 772 Motion to approve the June 14, 2022 Work Session Minutes

Motion to adopt the minutes of the Work Session of June 14, 2022 was approved.

Moved By Councilmember Holston

Seconded By Councilmember Abuzuaite

Carried

Mayor Pro-Tem Johnson requested staff to research cart rollback solutions; and encouraged a citywide display of orange lights in September for Hunger Action Month.

H. PUBLIC HEARING

- H.1 2022-709 Public Hearing for a Resolution Authorizing an Economic Development Incentive to IQE, Inc.

Mayor Vaughan stated this was the time and place set for a public hearing to consider item H.1./2022-709 a Public Hearing for a Resolution Authorizing an Economic Development Incentive to IQE, Inc. in an Amount Not to Exceed \$37,755.

Economic Development and Business Support Manager Marshall Yandle made a PowerPoint Presentation (PPP); reviewed the incentive request; highlighted the IQE, Inc. expansion model; spoke to capital investments; to job creation; and to Minority and Women's Business Enterprise (M/WBE) policy adherence.

Councilmember Hightower voiced concern regarding hourly wage criteria; return on investment; and requested staff to schedule an economic development incentives work session.

Being no speakers, the public hearing closed by affirmation.

Discussion took place regarding compliance requirement verification; city policy amendments; future non-incentivized jobs; baseline incentive criteria details; and current employment data.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Thurm

Seconded By Councilmember Hoffmann

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

245-22 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE TO IQE, INC. IN AN AMOUNT NOT TO EXCEED \$37,755

WHEREAS, on May 17, 2005, the City Council adopted Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS Section 158-7.1;

WHEREAS, IQE, Inc. (the Company) is considering a Greensboro expansion in addition to other options within the United States and internationally;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant in the projected amount of \$37,755.00 based upon a projection of anticipated new personal and real property taxes, for the creation of 31 new jobs and projected investment made directly by the Company or made at the direction of the Company of \$7,084,000.00 in real property and personal property on or before December 31, 2026;

WHEREAS, but for the City's incentive grant, the Company would not expand in Greensboro;

WHEREAS, the addition of 31 new jobs and investment in real and personal property is expected to generate public benefit by increasing taxable property and employment in the City;

WHEREAS, a public hearing was held on July 19, 2022, in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

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

(1) That in accordance with the City's Economic Development Incentive Program Guidelines, and pursuant to N.C.G.S. 158-7.1, a grant reimbursement and participatory agreement between the City of Greensboro and the Company as grantee in an amount not to exceed \$37,755.00 for the creation of 31 new jobs (above its current level of 57 employees) paying not below \$15.00 per hour with an average annual wage of \$65,968.00 and investment made or caused to be made by the Company of approximately \$7,084,000.00 in real and personal property at a facility located on Gallimore Dairy Road within the City of Greensboro on or before December 31, 2026.

(2) The City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement to effectuate the incentive grant and any other related documentation.

(3) The incentive grant shall be paid in installments after investment has been made, whether by the Company directly or caused to be made by the Company, and provided new jobs are created according to the benchmarks and confirmed by the City.

(4) The project shall comply with the City's Minority/Women Business Enterprise Program Plan as it applies to Economic Development Project M/WBE Subcontracting Goals

(5) In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the event the jobs are not retained through the payment installment period.

(Signed) Tammi Thurm

H.2 2022 – 796 Public Hearing for Resolution Authorizing an Agreement with Downtown Greensboro, Inc. for Sidewalk Dining Beautification and Accessibility in an estimated Amount up to \$142,600

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.2./ID 2022-796 a Public Hearing for Resolution Authorizing an Agreement with Downtown Greensboro, Inc. for Sidewalk Dining Beautification and Accessibility in an estimated Amount up to \$142,600; and H.3./ID 2022-791 an Ordinance Amending FY 2022-23 General Fund Budget for a Grant for Sidewalk Beautification and Accessibility in an Amount estimated up to \$142,600.

Mayor Vaughan recused herself from this item due to a conflict of interest, as she serves as a Board of Director. There was no objection from City Council.

Being no speakers, the public hearing closed by affirmation.

Discussion ensued regarding the outdoor dining ordinance; American with Disabilities Act (ADA) compliance; sales tax revenue; the extension of premises designation; citywide implementation; and funding allocations.

Councilmember Holston requested staff to research the incorporation of Center City Park into the downtown Social District.

Councilmember Outling requested staff to provide delineation data between downtown and non-Business Improvement District (BID) business fund applications.

Assistant City Manager Trey Davis advised of DGI's intention to discern non-BID business grant interest; spoke to evaluating fund impacts; and to protocol compliance.

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (8): Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Recuse (1): Mayor Vaughan

Carried (8 to 0)

246-22 RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DOWNTOWN GREENSBORO, INC. FOR SIDEWALK DINING BEAUTIFICATION AND ACCESSIBILITY

WHEREAS, following the aftermath of the COVID-19 pandemic, many downtown businesses created outdoor areas for use by their patrons, and the

community has come to rely on these outdoor areas as the community continues to manage the after-effects of the pandemic. Due to significant financial constraints placed on these businesses at the time these outdoor areas were created, many of them lack basic design elements and fail to comply with accessibility requirements. Not all of these business owners have the resources necessary to bring these outdoor areas into compliance with accessibility standards, or to bring them up to a uniform design that would beautify the downtown landscape;

WHEREAS, it is recommended that City Council authorize the City Manager to enter into an agreement with Downtown Greensboro, Inc. to administer a grant to beautify and make accessible areas adjacent to local businesses;

WHEREAS, it is deemed in the best interest of the City to authorize as set forth herein; and

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

The City Manager is authorized to enter into an agreement with Downtown Greensboro, Inc. to administer a grant to beautify Downtown Greensboro.

(Signed) Yvonne Johnson

H.3 2022 - 791 Ordinance Amending FY 2022-23 General Fund Budget for a Grant for Sidewalk Beautification and Accessibility in an Amount estimated up to \$142,600

Moved By Councilmember Holston

Seconded By Councilmember Hoffmann

Motion to adopt the ordinance was approved.

Ayes (8): Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Recuse (1): Mayor Vaughan

Carried (8 to 0)

22-152 ORDINANCE AMENDING THE FY 2022-23 GENERAL FUND BUDGET FOR THE SIDEWALK DINING BEAUTIFICATION AND ACCESSIBILITY

Section 1

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

That the appropriation for the General Fund Budget be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-0205-03.5931	Contributions to Nongov Agencies	<u>\$142,600</u>
Total:		\$142,600

And, that this increase be financed by increasing the following General Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-0000-00.8900	Appropriated Fund Balance	<u>\$142,600</u>
Total:		\$142,600

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

H.4 2022-666 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 682 Knox Road – 3.781-Acres (Kaiya O’Neal Clay)

Mayor Vaughan stated this was the time and place set for a public hearing to consider items H.4./ID 2022-666 a Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 682 Knox Road – 3.781-Acres (Kaiya O’Neal Clay); and H.5./ID 2022-711 a Public Hearing for an Ordinance for Original Zoning for 682 Knox Road– Kaiya O. Clay.

Planning Manager Mike 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 Planning and Zoning Commission and staff had recommended approval of the request.

Speaking in favor of the annexation:

Kaiya Clay spoke to city water and sewer connections.

Speaking in opposition of the annexation:

Thomas Smith voiced concern regarding downstream contamination; and sewer odors.

Water Resources Department Director Mike Borchers spoke to utility capacity; to a land easement; and stated staff would follow up on concerns.

Discussion took place regarding easements; and sewer and septic systems.

Moved by Councilmember Holston, seconded by Councilmember Hightower, to close the public hearing. The motion carried by voice vote.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-153 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 682 KNOX ROAD – 3.781-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 the northeast corner of Lot 5 of William W. Smith, Owner, as recorded in Plat Book 121, Page 66, in the Office of the Register of Deeds of Guilford County, said point being on the western right-of-way line of Knox Road (NCSR #3051); thence with said right-of-way line S 10° 01' 52" W 402.39 feet to the southeast corner of said Lot 5; thence with the southern line of said lot the following three (3) courses and distances: 1) S 85° 09' 00" W 171.01 feet to a point, 2) N 88° 28' 30" W 146.22 feet to a point, and 3) N 56° 55' 15" W 66.38 feet to a point; thence with the western line of said lot the following six (6) courses and distances: 1) N 18° 45' 00" W 94.76 feet to a point, 2) N 47° 08' 00" E 124.92 feet to a point, 3) N 45° 22' 25" E 25.28 feet to a point, 4) N 08° 39' 00" W 109.53 feet to a point, 5) N 05° 31' 20" W 92.81 feet to a point, and 6) N 16° 37' 30" W 50.88 feet to the northwest corner of said lot; thence with the northern line of said lot S 79° 58' 08" E 409.41 feet to the point and place of BEGINNING, being all of said Lot 5 and containing 3.781 acres.

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 July 19, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 11/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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

H.5 2022-711 Public Hearing for an Ordinance for Original Zoning for 682 Knox Road– Kaiya O. Clay

Moved by Councilmember Holston, seconded by Councilmember Hightower, to approve the ordinance and stated that the Greensboro City Council believed that its action to approve the original zoning request for the property described as 682 Knox Road from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District - 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 City CD-R-3 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the 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.

Moved By Councilmember Holston

Seconded By Councilmember Hightower

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-154 AMENDING OFFICIAL ZONING MAP

682 KNOX ROAD, GENERALLY DESCRIBED AS WEST OF KNOX ROAD
AND FORBES-TATE ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from County RS-40-MH (Residential Single Family in a Manufactured Overlay District) to City CD-R-3 (Conditional District Residential Single Family -3)

The area is described as follows:

BEGINNING at the northeast corner of Lot 5 of William W. Smith, Owner, as recorded in Plat Book 121, Page 66, in the Office of the Register of Deeds of Guilford County, said point being on the western right-of-way line of Knox Road (NCSR #3051); thence with said right-of-way line S 10° 01' 52" W 402.39 feet to the southeast corner of said Lot 5; thence with the southern line of said lot the following three (3) courses and distances: 1) S 85° 09' 00" W 171.01 feet to a point, 2) N 88° 28' 30" W 146.22 feet to a point, and 3) N 56° 55' 15" W 66.38 feet to a point; thence with the western line of said lot the following six (6) courses and distances: 1) N 18° 45' 00" W 94.76 feet to a point, 2) N 47° 08' 00" E 124.92 feet to a point, 3) N 45° 22' 25" E 25.28 feet to a point, 4) N 08° 39' 00" W 109.53 feet to a point, 5) N 05° 31' 20" W 92.81 feet to a point, and 6) N 16° 37' 30" W 50.88 feet to the northwest corner of said lot; thence with the northern line of said lot S 79° 58' 08" E 409.41 feet to the point and place of BEGINNING, being all of said Lot 5 and containing 3.781 acres.

Section 2. That the zoning amendment from County RS-40-MH (Residential Single Family in a Manufactured Overlay District) to City CD-R-3 (Conditional District Residential Single Family -3) is hereby authorized subject to the following use limitations and condition:

1. Uses limited to no more than 3 residential dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-R-3 (Conditional District 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 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 July 19, 2022.

(Signed) Hugh Holston

H.9 2022 - 729 Public Hearing for a Resolution To Authorize the 2022-2023 Annual Action Plan Application In the Amount of \$5,971,776 US Department of HUD Entitlement Funds

Mayor Vaughan introduced items H.9./ID 2022-729 a Public Hearing for a Resolution To Authorize the 2022-2023 Annual Action Plan Application In the Amount of \$5,971,776 US Department of HUD Entitlement Funds; H.10./ID 2022-732 a Public Hearing for a Resolution to Authorize Submission of the Annual Action Plan Application in the Amount of \$2,524,935 Community Development Block Grant (CDBG) Program Funds and the Conduct of CDBG Program Activities for the 2022-2023 Fiscal Year; H.11./ID 2022-740 a Public Hearing for an Ordinance to Adopt the Fiscal Year 2022-2023 Budget for the Community Development Block Grant (CDBG) In the Amount of \$2,524,935; H.12./ID 2022-734 a Resolution to Authorize Submission of the Annual Action Plan Application in the Amount of \$2,128,863 HOME Consortium Program Funds and the Conduct of HOME Consortium Activities for the 2022-2023 Fiscal Year; H.13./ID 2022-741 a Public Hearing for an Ordinance to Adopt the Fiscal Year 2022-2023 Budget for the HOME Grant In the Amount of \$2,128,863; H.14./ID 2022-735 a Public Hearing for a Resolution to Authorize Submission of the Annual Action Plan Application In the Amount of \$196,979 of Emergency Solutions Grant (ESG) Program Funds and the Conduct of ESG Program Activities for the 2022-2023 Fiscal Year; H.15./ID 2022-742 a Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the Emergency Solutions Grant (ESG) In the Amount of \$196,979; H.16./ID 2022-736 a Public Hearing for a Resolution to Authorize Submission of the Annual Action Plan Application In the Amount of \$1,120,999 of Housing Opportunities for Persons with AIDS (HOPWA) Program Funds and the Conduct of HOPWA Program Activities for the 2022-2023 Fiscal Year; and H.17./ID 2022-743 a Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the Housing Opportunities for Persons with AIDS (HOPWA) Grant In the Amount of \$1,120,999.

Note: Item H.13. did not require a public hearing, but is associated with other public hearing items.

Housing and Neighborhood Development Director Michelle Kennedy made a PPP; highlighted the FY22-23 Annual Action Plan; enhanced living environments; provided an overview of increased affordable housing; and spoke to federal funding allocations.

Being no speakers, the public hearing closed by affirmation.

Discussion took place regarding workforce development housing plans; household income thresholds; and an expansion of a first responder, teacher and city employee homebuyer program.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 23, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

247-22 RESOLUTION AUTHORIZING SUBMISSION OF THE 2022-2023 ANNUAL ACTION PLAN APPLICATION FOR \$5,971,776 US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDS AND THE CONDUCT OF PROGRAM ACTIVITIES FOR THE 2022-2023 FISCAL YEAR

WHEREAS, under the Housing and Community Development Act of 1974, the Cranston-Gonzalez National Affordable Housing Act of 1990, and implementing regulations issued by the Secretary of the Department of Housing and Urban Development (HUD) on January 5, 1995, the city of Greensboro is required to prepare and submit to HUD a five-year consolidated plan for housing and community development activities and subsequent Annual Action Plans each fiscal year;

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed the HOME Consortium to receive HOME Investment Partnerships Program funding;

WHEREAS, the City of Greensboro, as Lead Entity for the HOME Consortium, is responsible for submitting all Federal applications and reports;

WHEREAS, an Annual Action Plan has been prepared which describes the priority needs and strategies for the HOME Consortium;

WHEREAS, the citizen participation requirements were fulfilled with a 30-day public comment period open July 8, 2022 – August 8, 2022 and public hearing held at the July 19, 2022 City Council meeting; and

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

That the Year 3 Annual Action Plan for the HOME Consortium developed and presented to City Council at its July 19, 2022 meeting and known as 2022-2023 Annual Action Plan is hereby adopted and supersedes any previous version of the plan.

That the submission of the 2022-2023 Annual Action Plan for the HOME Consortium is hereby authorized and approved.

That the City of Greensboro and each administering member jurisdiction of the HOME Consortium will submit annual action plans which describe activities directed at meeting the critical needs and priorities identified in the five-year consolidated plan.

That the City of Greensboro, as lead entity for the HOME Consortium, consents to such obligations, responsibilities, and requirements as described by the Secretary of the Department of Housing and Urban Development for such lead entities.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Official, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HUD activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of their responsibilities as such an official.

(Signed) Yvonne Johnson

- H.10 2022 - 732 Public Hearing for a Resolution To Authorize Submission of the Annual Action Plan Application in the Amount of \$2,524,935 Community Development Block Grant (CDBG) Program Funds

Moved By Councilmember Wells

Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

248-22 RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$2,524,935 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS AND THE CONDUCT OF CDBG PROGRAM ACTIVITIES FOR THE 2022-2023 FISCAL YEAR

WHEREAS, the Department of Neighborhood Development has prepared a 2022-2023 Annual Action Plan that states goals and objectives for affordable housing, neighborhood development, and economic development for the coming year;

WHEREAS, under Title 1 of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the Secretary of the Department of Housing and Urban Development is authorized to award Community Development Block Grants (CDBG) for the conduct of Community Development Programs;

WHEREAS, it is desirable and in the public interest for the City of Greensboro to prepare and submit a one-year Action Plan for conducting Community Development activities in the City of Greensboro;

WHEREAS, it is understood that acceptance of a Community Development Block Grant obligates the City of Greensboro to conduct and administer Community Development Program activities in accordance with the requirements of Title 1 of the Housing and Community Development Act of 1974, as amended, applicable Federal and State laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

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

That the 2022-2023 Annual Action Plan is hereby approved.

That the submission of an Annual Action Plan applying for FY 2022-2023 Community Development Block Grant funds in the amount of \$2,524,935, which includes \$150,000 in estimated local program income, is hereby authorized and approved and supersedes any previous submission.

That the conduct of Community Development Block Grant activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a Community Development Block Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local Community Development Program activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of their responsibilities as such an official.

(Signed) Goldie Wells

- H.11 2022 - 740 Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the Community Development Block Grant (CDBG) In the Amount of \$2,524,935

Moved By Councilmember Abuzuaiter

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-155 ORDINANCE ESTABLISHING FY 22-23 GRANT PROJECT BUDGET FOR COMMUNITY DEVELOPMENT BLOCK GRANT

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, and to permit the use of continuing appropriations to account for Community Development Block Grant FY 21-22, it is deemed in the best interest of the City to establish a special grant project ordinance for Community Development Block Grant FY 22-23, with the revenues and expenditures being established as shown below; and

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

Section 1.

That the grant project budget for Community Development Block Grant FY 22-23 be established and appropriated for the life of the project as follows:

<u>Description</u>	Estimated <u>Expenditures</u>	Estimated <u>Revenues</u>
CDBG Administration & Planning	624,987	
Housing Rehabilitation/Repair	711,448	
Redevelopment Infrastructure	300,000	
Neighborhood Reinvestment	200,000	
Fair Housing	18,500	
Emergency Shelter	200,000	
Homelessness Prevention	120,000	
<u>Contingency Fund</u>	<u>100,000</u>	
Total	2,524,935	
Federal Grant		2,374,935
Program Income		<u>150,000</u>

Total 2,524,935

Section 2.

That this Ordinance shall be effective upon adoption.

(Signed) Marikay Abuzuaiter

- H.12 2022 – 734 Public Hearing for Resolution To Auth Submission of Annual Action Plan Application in the Amount of \$2,128,863 HOME Consortium Program Funds and the Conduct of HOME Consortium Activities for the 2022-2023 Fiscal Year

Moved By Councilmember Thurm

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

249-22 RESOLUTION AUTHORIZING THE SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$2,128,863 HOME CONSORTIUM FUNDS AND THE CONDUCT OF HOME CONSORTIUM ACTIVITIES FOR THE 2022-2023 FISCAL YEAR

WHEREAS, under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, the Secretary of the Department of Housing and Urban Development is authorized to make HOME Program grants for the conduct of HOME Programs;

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed a Housing Consortium to receive HOME funding;

WHEREAS, the City of Greensboro, as Lead Entity for the Consortium, is responsible for submitting all Federal applications and reports;

WHEREAS, each administrative Consortium member developed their HOME funding plan and conducted their own citizen participation process;

WHEREAS, the City of Greensboro has prepared an Annual Action Plan for the 2022-2023 Fiscal Year on behalf of the Consortium;

WHEREAS, it is understood that acceptance of a HOME Program Grant obligates the City of Greensboro to conduct and administer HOME Program activities in

accordance with the requirements of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

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

That the submission of a consolidated application for the Greensboro/Guilford/Burlington/Alamance Housing Consortium, including application for FY 2022-2023 HOME Program funding in the amount of \$2,128,863, which includes \$100,000 in estimated local program income, is hereby authorized and approved.

That the 2022-2023 Annual Action Plan for the Consortium is hereby approved.

That the City of Greensboro and each member jurisdiction will provide any required local match from non-federal funds. That the conduct of HOME Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved. That the City of Greensboro and each member of the Consortium is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a HOME Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HOME Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of her/his responsibilities as such an official.

(Signed) Tammi Thurm

H.13 2022 – 741 Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the HOME Grant In the Amount of \$2,128,863

Moved By Councilmember Wells

Seconded By Councilmember Abuzuaite

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

**22-156 ORDINANCE ESTABLISHING THE FY 22-23 HOME PROGRAM
GRANT PROJECT BUDGET FOR THE GREENSBORO, GUILFORD,
BURLINGTON, AND ALAMANCE CONSORTIUM**

WHEREAS, the Cranston-Gonzalez National Affordable Housing Act of 1990, authorizes contiguous units of local government to form consortia in order to receive HOME funding as one jurisdiction;

WHEREAS, the City of Greensboro and Guilford County formed a HOME Consortium and subsequently added the City of Burlington and Alamance County;

WHEREAS, State Statutes require pre-authorization of the expenditure of Federal Grant Funds by the Governing Body having jurisdiction over and responsibility for said funds; and

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

Section 1. That the Grant Project Budget for the FY 22-23 HOME Program Grant be established and appropriated for the life of the project as follows:

Description	Estimated Expenditures	Estimated Revenues
Greensboro		
Administration	241,832	
Housing Development	1,582,702	
CHDO Development	<u>304,329</u>	
Total Greensboro	2,128,863	
 Total HOME Consortium	 2,128,863	

Description	Estimated Expenditures	Estimated Revenues
Federal Grant		2,028,863
Program Income		100,000
Total HOME Consortium		2,128,863

Section 2. That this Ordinance shall be effective upon adoption.

(Signed) Goldie Wells

- H.14 2022 – 735 Public Hearing for a Resolution To Authorize Submission of the Annual Action Plan Application In the Amount of \$196,979 of Emergency Solutions Grant (ESG) Program Funds and the Conduct of ESG Program Activities for the 2022-2023 Fiscal Year

Councilmember Hightower voiced concern regarding the August application deadline; resubmission of Request for Proposal (RFP) criteria; and spoke to Emergency Solution Grant (ESG) program fund distribution.

Moved By Councilmember Abuzuaiter

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

250-22 RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$196,979 EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM FUNDS AND THE CONDUCT OF ESG PROGRAM ACTIVITIES FOR THE 2022-2023 FISCAL YEAR

WHEREAS, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) consolidates three separate homeless assistance programs administered by HUD into a single grant program under the McKinney-Vento Homeless Assistance Act and revises the Emergency Shelter Grants Program and renames it the Emergency Solutions Grant (ESG) Program;

WHEREAS, it is understood that acceptance of an ESG Program Grant obligates the City of Greensboro to conduct and administer ESG Program activities in accordance with the applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

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

That application for ESG Program funds in the amount of \$196,979 is approved.
That the 2022-2023 Annual Action Plan that includes the ESG Program is hereby approved.

That the conduct of ESG Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of an ESG Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local ESG Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of their responsibilities as such an official.

(Signed) Marikay Abuzuaiter

H.15 2022 – 742 Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the Emergency Solutions Grant (ESG) In the Amount of \$196,979

Moved By Councilmember Holston

Seconded By Councilmember Thurm

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-157 ORDINANCE ESTABLISHING FY 22-23 GRANT PROJECT BUDGET FOR THE EMERGENCY SOLUTIONS GRANT

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, and to permit the use of continuing appropriations to account for the Emergency Solutions Grant FY 21-22, it is deemed in the best interest of the City to establish a special grant project ordinance for the Emergency Solutions Grant FY 22-23, with the revenues and expenditures being established as shown below; and

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

Section 1. That the grant project budget for the Emergency Solutions Grant FY 22-23 be established and appropriated for the life of the project as follows:

Description	Estimated Expenditures	Estimated Revenues
Emergency Solutions Grants	\$196,979	
Federal Grant		\$196,979
Total	\$196,979	\$196,979

Section 2. That this Ordinance shall be effective upon adoption.

(Signed) Hugh Holston

H.16 2022 - 736 Public Hearing for a Resolution To Authorize Submission of the Annual Action Plan Application In the Amount of \$1,120,999 of Housing Opportunities for Persons with AIDS (HOPWA) Program Funds

Moved By Councilmember Hoffmann

Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

251-22 RESOLUTION AUTHORIZING THE SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$1,120,999 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM

FUNDS AND THE CONDUCT OF HOPWA GRANT ACTIVITIES FOR THE
2022-2023 FISCAL YEAR

WHEREAS, the City of Greensboro anticipates receiving an FY 2022-2023 HUD HOPWA grant of \$1,120,999 as lead entity in the local Eligible Metropolitan Statistical Area (EMSA);

WHEREAS, it is understood that acceptance of the HOPWA grant obligates the City of Greensboro to conduct and administer Program activities in accordance with all applicable Federal and State Laws, and implementing rules and regulations; and

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

That application for HOPWA Program funds in the amount of \$1,120,999 is approved. That the 2022-2023 Annual Action Plan that includes the HOPWA Program is hereby approved.

That the conduct of HOPWA Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a HOPWA Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HOPWA Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of his responsibilities as such an official.

(Signed) Nancy Hoffmann

H.17 2022 - 743 Public Hearing for an Ordinance To Adopt the Fiscal Year 2022-2023 Budget for the Housing Opportunities for Persons with AIDS (HOPWA) Grant In the Amount of \$1,120,999

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Holston

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-158 ORDINANCE ESTABLISHING FY 22-23 GRANT PROJECT BUDGET FOR HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year, and to permit the use of continuing appropriations to account for HOPWA program activities, it is deemed in the best interest of the City to establish a special grant project ordinance for HOPWA FY 22-23, with the revenues and expenditures being established as shown below; and

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

Section 1. That the grant project budget for HOPWA FY 22-23 be established and appropriated for the life of the project as follows:

Description	Estimated Expenditures	Estimated Revenues
Administration	\$33,630	
Program Activities	\$1,087,369	
Total	\$1,120,999	
Federal Grant		\$1,120,999
Total		\$1,120,999

Section 2. That this Ordinance shall be effective upon adoption.

(Signed) Yvonne Johnson

Mayor Vaughan declared a recess at 7:30 p.m.; and Council reconvened at 7:57 p.m. with all members in attendance.

I. GENERAL BUSINESS AGENDA

- I.1 2022 – 739 Resolution Authorizing Change Order with Hilco Transport, Inc. in Amount of \$1,425,000 for MSW Hauling

Moved By Councilmember Wells

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

252-22 RESOLUTION AUTHORIZING THE CHANGE ORDER IN THE AMOUNT OF \$1,425,000 FOR CONTRACT 2019-5318 WITH HILCO TRANSPORT, INC FOR THE HAULING OF MUNICIPAL SOLID WASTE

WHEREAS, the Field Operations Department is responsible for operating the Solid Waste Transfer Station facility for the City of Greensboro;

WHEREAS, the Field Operations Department needs contracted services to meet the regulatory requirements of the permits;

WHEREAS, Contract 2019-5318 provides hauling of municipal solid waste from the transfer station to the disposal landfill in Randolph County;

WHEREAS, this change order is needed in the amount of \$1,425,000 for additional funding for hauling due to increased volume and fuel surcharges;

WHEREAS, funding for this change order is in the Solid Waste Management budget; and

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

That the resolution authorizing the City Manager to execute on behalf of the City of Greensboro a change order in the above mentioned contract with Hilco Transport is approved.

(Signed) Goldie Wells

- I.2 2022 – 710 Resolution Approving Change Order #1 in the Amount of \$303,155 with Bar Construction, Inc. for Phase II improvements to Spencer Love Tennis Complex for Contract #2018-059A

Moved By Mayor Pro-Tem Johnson

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

253-22 RESOLUTION APPROVING CHANGE ORDER #1 IN THE AMOUNT OF \$303,155 WITH BAR CONSTRUCTION, INC FOR THE PHASE II IMPROVEMENTS AT SPENCER LOVE TENNIS COMPLEX FOR CONTRACT #2018-059A

WHEREAS, the City Council is being requested to approve the Change Order #1 in the amount of \$303,155 for the Contract # 2018-059A for Bar Construction, Inc. for the completion of Phase II improvement at Spencer Love Tennis Complex for the Parks and Recreation Department of the City of Greensboro;

WHEREAS, the City Council approved the Contract #2018-059A in the amount of \$1,048,000 on September 21, 2021 for award to Bar Construction, Inc.;

WHEREAS, Bar Construction, Inc. met the Good Faith Effort review;

WHEREAS, the Change Order #1 will provide for the replacement of the sewer line, installation of a French drain and the quantified unsuitable soils amount above the existing allowance in the contract;

WHEREAS, with the addition of the change order #1 of \$1,351,155 the MBE will decrease to 4.5% and WBE utilization will decrease to 7.0%;

WHEREAS, will maintain the M/WBE utilization commitment of \$155,363.00 which will comply with the M/WBE Program Plan; and

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

That the City Council approve the Change Order #1 for Contract #2018-059A with Bar Construction, Inc. for the completion of Phase II improvements at Spencer Love Tennis Complex, the amount of \$303,155 for a total contract amount of \$1,351,155.

(Signed) Yvonne Johnson

- I.3 2022 – 718 Resolution Approving Contract 2022-006B in the amount of \$615,000 with Davis Martin Powell & Associates, Inc. for the Construction Administration and Resident Project Representative for the Sandy Creek Lift Station, Greensboro/Randolph MegaSite

Mayor Vaughan introduced items I. 3./ID 2022-718 a Resolution Approving Contract 2022-006B in the Amount of \$615,000 with Davis Martin Powell & Associates, Inc. for the Construction Administration and Resident Project Representative for the Sandy Creek Lift Station, Greensboro/Randolph MegaSite; I. 4./ID 2022-723 an Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund Budget to Establish Funding For Construction Administration Services for the Sandy Creek Lift Station Sewer Construction Project, Greensboro/Randolph MegaSite, in the Amount of \$615,000; I. 5./ID 2022-706 a Resolution Approving a Change Order in the Amount of \$1,011,166.28 for Contract 2020-041A with Jimmy R Lynch & Sons, Inc. for the Liberty Road Water and Sewer Improvements Phase III Project, Greensboro/Randolph MegaSite; and I. 6. an Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund Budget to Amend Funding for Construction Change Order #1 for the Liberty Road Water and Sewer Construction Project in the Amount of \$1,011,167, Greensboro/Randolph MegaSite.

Councilmember Outling requested to be recused from these items due to a conflict of interest.

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Holston, to recuse Councilmember Outling from voting on items I. 3., I. 4., I. 5., and I. 6. The motion carried by voice vote.

Mayor Vaughan referenced a consultation with City Attorney Chuck Watts; and requested confirmation regarding her ability to vote on the item. City Attorney Watts confirmed Mayor Vaughan did not need to be recused.

Moved By Councilmember Holston

Seconded By Councilmember Hightower

Motion to adopt the resolution was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

254-22 RESOLUTION APPROVING CONTRACT 2022-006B IN THE AMOUNT OF \$615,000 WITH DAVIS MARTIN POWELL & ASSOCIATES, INC TO PROVIDE CONSTRUCTION ADMINISTRATION AND RESIDENT PROJECT REPRESENTATIVE SERVICES FOR THE SANDY CREEK LIFT STATION

WHEREAS, the City approved the construction contract for the Sandy Creek Lift Station at the June 21, 2022 City Council meeting;

WHEREAS, the Sandy Creek Lift Station supports the Toyota battery manufacturing facility at the Greensboro Randolph Megasite;

WHEREAS, the construction administration and resident project representative contract will also provide oversight and inspections of the lift station and water and gravity sewer for the Megasite; 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 Professional Services Contract 2022-006B for \$615,000 with Davis Martin Powell & Associates, Inc., for Construction Administration and Resident Project Representative Services for the Sandy Creek Lift Station.

(Signed) Hugh Holston

- I.4 2022 – 723 Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund Budget to Establish Funding For Constr Admin Services for the Sandy Creek Lift Station Sewer Constr Proj, Greensboro/Randolph MegaSite, in the Amount of \$615,000

Moved By Councilmember Holston

Seconded By Councilmember Thurm

Motion to adopt the ordinance was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

22-159 ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT REVENUE BOND FUND BUDGET TO ESTABLISH FUNDING FOR CONSTRUCTION ADMINISTRATION SERVICES FOR THE SANDY CREEK LIFT STATION SEWER CONSTRUCTION PROJECT

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

Section 1

That the Water Resources Capital Project Revenue Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond Fund be increased as follows:

Account	Description	Amount
517-7011-09.5410	Other Improvements	\$615,000
TOTAL		\$615,000

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Bond Fund accounts:

Account	Description	Amount
517-0000-00.9005	Revenue Bond Proceeds	\$615,000
TOTAL		\$615,000

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Hugh Holston

- I.5 2022-706 Resolution Approving a Change Order in the Amount of \$1,011,166.28 for Contract 2020-041A with Jimmy R Lynch & Sons, Inc. for the Liberty Road Water and Sewer Improvements Phase III Project, Greensboro/Randolph MegaSite

Moved By Councilmember Wells

Seconded By Councilmember Hoffmann

Motion to adopt the resolution was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

255-22 RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$1,011,166.28 FOR CONTRACT 2020-041A WITH JIMMY R LYNCH & SONS, INC. FOR THE LIBERTY ROAD WATER AND SEWER IMPROVEMENTS PHASE III PROJECT, GREENSBORO/RANDOLPH MEGASITE

WHEREAS, Contract 2020-041A with Jimmy R Lynch & Sons, Inc. provides for the Liberty Road Water and Sewer Improvements Phase III Project;

WHEREAS, this change order is needed in the amount of \$1,011,166.28 for additional work and unforeseen costs needed to complete this project; 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 Jimmy R Lynch & Sons, Inc.

(Signed) Goldie Wells

- I.6 2022 - 708 Ordinance to Amend Water Resources Capital Project Revenue Bond Fund Budget to Amend Funding for Constr Change Order #1 for the Liberty Road Water and Sewer Construction Project in the Amount of \$1,011,167, Greensboro/Randolph MegaSite

Moved By Councilmember Thurm

Seconded By Councilmember Hoffmann

Motion to adopt the ordinance was approved.

Ayes (8): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Recuse (1): Councilmember Outling

Carried (8 to 0)

22-160 ORDINANCE AMENDING THE WATER RESOURCES CAPITAL
PROJECT REVENUE BOND FUND BUDGET TO AMEND FUNDING FOR
THE LIBERTY ROAD WATER AND SEWER CONSTRUCTION PROJECT

Section 1

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

That the Water Resources Capital Project Revenue Bond Fund Budget of the City
of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond
Fund be increased as follows:

Account	Description	Amount
517-7011-08.6016	Water Lines	\$670,808
517-7011-08.6017	Sewer Lines	\$340,359
TOTAL		\$1,011,167

And, that this increase be financed by increasing the following Water Resources
Capital Project Revenue Bond Fund accounts:

Account	Description	Amount
517-0000-00.9005	Revenue Bond Proceeds	\$1,011,167
TOTAL		\$1,011,167

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Tammi Thurm

- I.7 2022 - 720 Resolution Approving a Contract in the amount of \$4,642,000 with
CDM Smith Inc. for the Groundwater Remedial Investigation and Remedy
Implementation Project at the Ed Kitchen Operations Center

Moved By Councilmember Hightower

Seconded By Councilmember Abuzuaiter

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter,
Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston,
Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

256-22 RESOLUTION APPROVING CONTRACT IN THE AMOUNT OF \$4,642,000 WITH CDM SMITH INC. TO PROVIDE ENGINEERING SERVICES FOR THE GROUNDWATER REMEDIATION INVESTIGATION AND REMEDY IMPLEMENTATION PROJECT AT THE KITCHEN OPERATIONS CENTER

WHEREAS, the Kitchen Operations Center is located on a historical location or Brownfield site that has legacy soil contamination;

WHEREAS, the site monitoring has detected chemical contaminant levels higher than the North Carolina 2L Standard for groundwater contamination on site and that contamination has migrated beyond the property limits;

WHEREAS, a remediation project to abate the contamination and prevent further migration of the contamination is required; 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 Professional Services Contract for \$4,642,000 with CDM Smith Inc., for Engineering Services for the Groundwater Remediation Investigation and Remedy Implementation Project at the Kitchen Operations Center.

(Signed) Sharon Hightower

- I.8 2022 – 727 Ordinance Amending Chapter 29 of the Code of Ordinances Regarding Water and Sewer Rates Outside the City

Moved By Councilmember Wells

Seconded By Councilmember Hightower

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-161 AMENDING CHAPTER 29

AN ORDINANCE AMENDING CHAPTER 29 OF THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO WATER RESOURCES

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

Section 1: That Section 29-46 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-46. - Generally; sewer rates; billing and availability charges.

Rates for water and sewer service shall apply only to the quantities shown in the corresponding brackets, and the cost of any quantity shall be the cumulative total of all portions of that quantity. Rates for monthly sewer service inside the city shall be a uniform charge of four dollars and twenty three (\$4.23) per one hundred (100) cubic feet of wastewater discharge plus a billing and availability charge as shown below:

Size of Meter	Billing and Availability Charge
$\frac{5}{8}$ "	\$4.37
$\frac{3}{4}$ "	7.04
1"	22.19
1 $\frac{1}{4}$ "	52.00
1 $\frac{1}{2}$ "	89.00
2"	147.00
3"	297.00
4"	466.00
6"	890.00
8"	1,432.00
10"	2,152.00

A billing and availability charge shall be charged with each billing, whether monthly or quarterly billing. Customers with quarterly sewer service inside the city shall be charged a billing and availability fee at the rate charged to customers with a $\frac{5}{8}$ " meter shown in the table above for monthly sewer service.

Rates for sewer service outside the city shall be ten dollars and forty six (\$10.46) per one hundred (100) cubic feet of wastewater discharge for the first 3,000 units,

and four dollars and twenty-three cents (\$4.23) per unit for all units above 3,000, plus a billing and availability charge each bill as shown below:

Size of Meter	Billing and Availability Charge
$\frac{5}{8}$ "	\$11.01
$\frac{3}{4}$ "	17.64
1"	55.80
1 $\frac{1}{4}$ "	133.00
1 $\frac{1}{2}$ "	225.00
2"	370.00
3"	741.00
4"	1,167.00
6"	2,222.00
8"	3,573.00
10"	5,358.00

A billing and availability charge shall be charged with each billing, whether monthly or quarterly billing. Customers with quarterly sewer service outside the city shall be charged a billing and availability fee at the rate charged to customers with a $\frac{5}{8}$ " meter shown in the table above for monthly sewer service.

No discounts shall be allowed from the rates fixed on the above schedule. If a meter was cut off or if a final bill for the account is generated before the end of the billing period, the actual consumption plus the billing and availability charge for the appropriate meter size shall be charged.

The annual sewer charge inside the city for unmetered accounts shall be based on seventy-two (72) units of sewer at the current inside rate per one hundred (100) cubic feet of wastewater discharge or a pro rata portion for the months that the service is provided. The annual sewer charge outside the city for unmetered accounts shall be based on seventy-two (72) units of sewer at the current outside

rate per one hundred (100) cubic feet of wastewater or a pro rata portion for the months that the service is provided.

Section 3: That Section 29-49 of the Greensboro Code of Ordinances is hereby amended to read as follows:

Sec. 29-49. - Monthly rates outside city; billing and availability charges.

All water meters outside the corporate limits of the city shall be read monthly and shall be billed at the following rates:

(1) *Residential water charges.* Outside accounts with $\frac{5}{8}$ " and $\frac{3}{4}$ " meters that are billed as residential accounts shall be charged a billing and availability charge of eleven dollars and one cents (\$11.01) or seventeen dollars and sixty-four cents (\$17.64) respectively, for each bill. In addition, the account will be charged for water consumed as follows:

	Per Unit
First 3 units	\$5.94
4th through 10th units	8.55
11th through 20th units	10.66
All units over 20	14.85

(2) *Nonresidential water charges.* All outside accounts not described in subsection (1) above or below shall be billed a billing and availability charge as follows:

Size of Meter	Billing and Availability Charge Outside the City
5/8"	\$11.01
3/4"	17.64
1"	55.80
1 1/4"	133.00
1 1/2"	225.00
2"	370.00
3"	741.00
4"	1,167.00
6"	2,222.00
8"	3,573.00
10"	5,358.00

Consumption of water shall be billed at eight dollars and fifty-five cents (\$8.55) per unit for the first 3,000 units, and three dollars forty-one cents (\$3.41) for all units above 3,000.

(3) *Irrigation use.* All outside irrigation accounts (water metered separately for irrigation or other outside use only) shall be charged fourteen dollars and eighty-five cents (\$14.85) per unit plus a billing and availability charge as shown in subsection (2) above.

(4) *[Sewer service; Town of Jamestown.]* Monthly rates charged to consumers provided sewer service by the Town of Jamestown should be as commensurate with sewer service charges adopted by the Town of Jamestown.

(5) *[Sewer service; City of High Point.]* Monthly rates charged to consumers provided sewer service by the City of High Point shall be as commensurate with sewer service charges adopted by the City of High Point.

(6) *Fire meters.* Billing and availability charges on fire meters shall be based on the size of the main meter. However, the property owner may petition the water resources director to have a lower charge based on the by-pass meter (if available)

if they can demonstrate a clear history of inconsequential volumes passed through the larger meter.

Section 5: That this ordinance shall become effective on August 1, 2022.

(Signed) Goldie Wells

I.9 2022 - 714 Resolution Approving GHA Issuance of Bonds for Townsend Trace, LLC

Discussion ensued regarding the Local Government Commission; and the Internal Revenue Service (IRS) housing bond requirements.

Moved By Councilmember Wells

Seconded By Councilmember Holston

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

257-22 RESOLUTION PROVIDING APPROVAL OF A MULTIFAMILY HOUSING FACILITY TO BE KNOWN AS TOWNSEND TRACE IN THE CITY OF GREENSBORO, NORTH CAROLINA AND THE FINANCING THEREOF WITH MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$18,800,000

WHEREAS, the City Council (the “City Council”) of the City of Greensboro (the “City”) met in Greensboro, North Carolina at 5:30 p.m. on the 19th day of July, 2022;

WHEREAS, the Housing Authority of the City of Greensboro (the “Issuer”) has tentatively agreed to issue its multifamily housing revenue bonds in an amount not to exceed \$18,800,000 (the “Bonds”), for the purpose of financing the acquisition, construction and equipping by Townsend Trace, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Borrower”), of a multifamily residential rental facility to be known as Townsend Trace (the “Development”);

WHEREAS, the Development will consist of approximately 180 units and related facilities located at 2571 Sixteenth Street in the City of Greensboro, North Carolina;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that any bonds issued by the Issuer for the Development may only be issued after approval of the plan of financing by the City Council of the City following a public hearing with respect to such plan;

WHEREAS, on June 6, 2022, the Issuer held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development, as evidenced by the Certificate and Summary of Public Hearing attached hereto, and has requested the City Council to approve the issuance of the Bonds as required by the Code;

WHEREAS, the City has determined that approval of the issuance of the Bonds is solely to satisfy the requirement of Section 147(f) of the Code and shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in any event be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Issuer, or to constitute the Bonds or any of the agreements or obligations of the Issuer an indebtedness of the City within the meaning of any constitutional or statutory provision whatsoever; and

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

The proposed housing development consisting of the acquisition, construction and equipping of the Development described above in the City of Greensboro, North Carolina by the Borrower and the issuance of the Authority’s multifamily housing revenue bonds therefor in an amount not to exceed \$18,800,000 are hereby approved for purposes of Section 147(f) of the Code.

This resolution shall take effect immediately upon adoption.

(Signed) Goldie Wells

I.10 2022 – 770 Ordinance Allocating Workforce Innovation and Opportunity Act Fund Budget For In the Amount of \$1,340,326

Moved By Councilmember Holston

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

**22-162 ORDINANCE ESTABLISHING THE FY 22-23 GRANT PROJECT
BUDGET FOR GUILFORD COUNTY WORKFORCE DEVELOPMENT
CONSORTIUM**

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year and to permit the use of continuing appropriations of the FY 22-23 Workforce Innovation and Opportunity Act Grant and to properly account for such usage, it is deemed in the best interest of the City of Greensboro to establish, by ordinance, a special FY 22-23 grant project for the Workforce Innovation and Opportunity Act with revenues and expenditures being specifically defined as is shown below; and

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

Section 1. That the grant project budget for the Workforce Innovation and Opportunity Act be established and appropriated for the life of the project as follows:

Description	Expenditures	Revenues
WIOA Youth Formula Admin	\$134,033	\$134,033
WIOA In School Youth	\$301,573	\$301,573
WIOA Out of School Youth	\$904,720	\$904,720
Total	\$1,340,326	\$1,340,326

Section 2. AND THAT, the expense and revenue estimates here-in-above authorized and made for the FY 22-23 Workforce Innovation and Opportunity Act shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 3. That this ordinance shall be effective upon adoption.

(Signed) Hugh Holston

I.11 2022 -799 Resolution Authorizing a Commitment of \$2,500,000 to Piedmont Business Capital Greensboro Women and Minority Opportunity Recovery Enterprise (GROW-MORE) Fund

Piedmont Business Capital (PBC) Executive Director George Jones highlighted small business loans and grants; leveraging private capital resources; and supporting regional growth opportunities.

Councilmember Hightower spoke to American Rescue Plan (ARP) grants; and to community needs.

Mr. Jones explained the debt capital and grant funding categories; provided an overview of technology acquisition; growth infrastructure; capacity development support; contract-service loans; performance bonding; insurance assistance; spoke to legacy businesses; and to sustainable opportunities.

PBC Director of Commercial Business Lending, Mr. Hanif Omar highlighted a nationwide small business lending study; and spoke to industry growth.

Moved By Councilmember Hightower

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

258-22 RESOLUTION AUTHORIZING A COMMITMENT OF FUNDS IN THE AMOUNT OF \$2,500,000 FOR PIEDMONT BUSINESS CAPITAL GREENSBORO WOMEN AND MINORITY OPPORTUNITY RECOVERY ENTERPRISE (GROW-MORE) FUND

WHEREAS, City Council provided direction to establish funding for funding support to the Piedmont Business Capital to execute the Greensboro Women and Minority Opportunity Recovery Enterprise (GROW-MORE) Fund;

WHEREAS, The Piedmont Business Capital creates economic prosperity through equitable lending and investment for minority and women owned businesses in the Triad region. The GROW-MORE Fund is designed to provide access to new lending products for small minority and women owned businesses headquarter in the City of Greensboro.

WHEREAS, American Rescue Plan Act funding in the amount of \$59.4 million was awarded to Greensboro with the first allocation of \$29.7 million received by the City on May 19, 2021 and the remaining allocation of \$29.7 million received by the City on June 21, 2022;

WHEREAS, the grantor, U. S. Treasury, has provided guidance on the use of funds, including for purposes of recovering revenue losses and grant funds can be used for authorized government services under this category;

WHEREAS, funding from the American Rescue Plan will provide revenues for authorized government activities under the revenue loss category. This will provide grant availability in other revenues to allow for expenditures of \$2,500,000;

WHEREAS, Staff will administer the recording of these general government expenses using these funds in accordance with the guidance provided by U. S. Treasury and the use of grant revenues will make available general and other fund revenues to support projects identified through the American Rescue Plan process by City Council; and

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

That it authorizes a financing commitment of \$2,500,000 000 in funds, for the Piedmont Business Capital to execute the Greensboro Women and Minority Opportunity Recovery Enterprise (GROW-MORE) Fund, and authorizes the City Manager to execute the steps necessary to provide yearly funding support with the applicable federal and City regulations associated with the source of funding.

(Signed) Sharon Hightower

- I.12 2022 – 798 Resolution Authorizing the City Manager to Enter into a Reimbursement Agreement for an Unnamed Attraction for Construction of Certain Sewer Improvements Comprised of a Proposed Eight-Inch Public Utility Line Extension with Encasement Underneath

Mr. Borchers provided an overview of a Realty Link investments project; and highlighted benefitting outparcels.

Tuggle Duggins Law Firm Attorney Nathan Duggins highlighted Top Golf acreage; hotel, retail and entertainment opportunities.

Discussion ensued regarding a Top Golf location; public announcement impacts; city infrastructure investments; and M/WBE policy adherence.

Moved By Councilmember Hoffmann
Seconded By Councilmember Thurm

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

259-22 RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A REIMBURSEMENT AGREEMENT WITH REALTY LINK FOR CONSTRUCTION OF CERTAIN SEWER IMPROVEMENTS COMPRISED OF A PROPOSED EIGHT-INCH PUBLIC UTILITY LINE EXTENSION WITH ENCASEMENT UNDERNEATH BRIDFORD PARKWAY AT THE EDGE OF THE PUBLIC STREET, RIGHT OF WAY AT A 30.04 ACRE PROPERTY LOCATED AT BRIDFORD PARKWAY AND GUILFORD COLLEGE ROAD

WHEREAS, the City of Greensboro has worked with Realty Link and its associated developer to locate within the Greensboro, NC;

WHEREAS, the area of development requires additional sewer capacity serving a large tract of property housing multiple businesses and is in the interest of public benefit;

WHEREAS, the City is recommending the reimbursement of construction of this portion of the needed development; 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 reimbursement agreement for certain sewer improvements totaling no less than \$400,000 and no more than \$500,000 for the benefit of expected growth and development of a Top Golf attraction.

(Signed) Nancy Hoffmann

J. ADDENDUM ITEMS

- J.1 2022 - 802 Resolution to Authorize an Amendment to Interlocal Agreement with Guilford County for Reduction in ERA Program Funds

Taking the prerogative of the Chair, Mayor Vaughan introduced the addendum items prior to the Boards and Commissions item.

Moved By Councilmember Thurm
Seconded By Councilmember Wells

Motion to adopt the resolution was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

260-22 RESOLUTION AUTHORIZING AN AMENDMENT TO
INTERLOCAL AGREEMENT (MOU) WITH GUILFORD COUNTY FOR UP
TO \$10,000,000 IN EMERGENCY RENTAL ASSISTANCE PROGRAM
FUNDS

WHEREAS, Guilford County entered into an interlocal agreement (Memorandum of Understanding) with the City of Greensboro that provided Emergency Rental Assistance (ERA) program funds up to \$10,000,000 from the Guilford County allocation of ERA program funds;

WHEREAS, Guilford County desires to amend the MOU to reduce ERA program funds in the amount of \$3,500,000, for a total of up to \$6,500,000 for its available ERA funds to be used exclusively for rental and utilities assistance;

WHEREAS, the City would be able to continue providing rental and utility assistance for eligible tenant households in conformance with the Guilford County Memorandum of Understanding and State ERA program grant agreement terms as part of that Memorandum of Understanding; and

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

That the City Council authorizes the City Manager to amend an interlocal agreement (Memorandum of Understanding) with Guilford County for up to \$6,500,000 in Emergency Rental Assistance program funds to continue a financial assistance program for eligible tenant households and to authorize the City Manager to execute the agreement documents.

(Signed) Tammi Thurm

J.2 2022 -805 Ordinance to Amend the Allocation of ERA 2 funding from Guilford County in the amount \$3,500,000

Discussion ensued regarding clients serviced by the Emergency Rental Assistance Program (ERAP); the administrative component; implementation timeline; eviction prevention clinics; and temporary staffing considerations.

Moved By Councilmember Wells

Seconded By Mayor Pro-Tem Johnson

Motion to adopt the ordinance was approved.

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Johnson, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Outling, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

22-163 ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANT FUNDS BUDGET FOR THE APPROPRIATION OF GUILFORD COUNTY INTER-LOCAL AGREEMENT FUNDING EMERGENCY RENTAL ASSISTANCE IN THE AMOUNT OF \$3,500,000

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 established as follows:

That the appropriation from the State, Federal and Other Grants fund be decreased as follows to ERA 2:

Account	Description	Amount
232-2101-01.5931	Contributions to Nongovernmental Agencies	\$3,500.000.00
Total:		\$3,500,000.00

and

Account	Description	Amount
232-2101-01.7100	Federal Grant	\$3,500,000.00
Total:		\$3,500,000.00

Section 3

And, that this ordinance should become effective upon adoption.

(Signed) Goldie Wells

Mayor Vaughan recognized and welcomed new Assistant City Manager Nasha McCray; spoke to Parks & Recreation Department accomplishments; and to the award-winning Adult Recess program.

I. GENERAL BUSINESS AGENDA, 2022-723

I.13 2022-777 Boards and Commissions Report - July 2022

Mayor Vaughan stated this was the time for Boards and Commissions appointments.

Moved by Councilmember Hoffmann, seconded by Councilmember Abuzuaiter, to reappoint Ted Oliver to the Board of Adjustment. The motion carried by voice vote.

Moved by Councilmember Holston, seconded by Mayor Pro-Tem Johnson, to reappoint Marc Isaacson to the War Memorial Commission. The motion carried by voice vote.

Moved by Councilmember Abuzuaiter, seconded by Councilmember Thurm, to reappoint Sandra O'Conner to the Planning & Zoning Commission. The motion carried by voice vote.

Moved by Councilmember Hightower, seconded by Mayor Pro-Tem Johnson, to appoint Omar Rasul to the Community Sustainability Council (CSC). The motion carried by voice vote.

Moved by Councilmember Hightower, seconded by Councilmember Abuzuaiter, to appoint Dr. Anjail Ahmad to the Greensboro Transit Authority Commission, to replace Anita Cunningham effective August 15, 2022. The motion carried by voice vote.

Moved by Councilmember Wells, seconded by Mayor Pro-Tem Johnson, to appoint Tiffanie Rudd to the Board of Adjustment, to replace Terry Savoy. The motion carried by voice vote.

Note: Following the meeting, City Clerk Lord confirmed Councilmember Hightower did not have an appointment on the CSC; therewith Councilmember Hightower requested Mr. Rasul to be placed into the databank.

K. MATTERS TO BE DISCUSSED BY THE MAYOR AND MEMBERS OF THE COUNCIL

Mayor Pro-Tem Johnson spoke to the Gate City Coalition Week of Peace proclamation; and to events attended.

Councilmember Abuzuaiter spoke to a Cambodian language access symposium.

Councilmember Holston spoke to events attended; and to serving as the ECPI University graduation commencement speaker.

Councilmember Hightower requested staff to introduce language access legislation to the Guilford County Delegation; and to research Randleman Road corridor camera installation.

Councilmember Wells spoke to a Greensboro Public Library journalist presentation.

Councilmember Outling spoke to the upcoming elections; and to early voting.

Councilmember Hoffmann spoke to a Participatory Budgeting (PB) ribbon-cutting event.

Councilmember Thurm spoke to the PB sculpture signage; and to election turnout.

Mayor Vaughan reiterated the August City Council meeting schedule; highlighted National Night Out; and spoke to her Local Governmental Employees' Retirement System appointment by Governor Roy Cooper.

L. MATTERS TO BE PRESENTED BY THE CITY MANAGER

There were no items for discussion by the City Manager.

M. MATTERS TO BE PRESENTED BY THE CITY ATTORNEY

There were no items for discussion by the City Attorney.

N. ADJOURNMENT

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

The City Council Adjourned at 9:15 p.m.

Nancy Vaughan, Mayor

Tebony Rosa, Deputy City Clerk



City of Greensboro

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

Agenda Report

File Number: 2022-869

Agenda Item# H.1.

Agenda Date: 8/16/2022. **Department:** Executive/City Manager

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-869 Resolution Authorizing an Economic Development Incentive to ImpactData, LLC

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 1

Public Hearing: Yes

Advertising Date/By: 8/4/2021/by City Clerk

Contact 1 and Phone: Chris Wilson, Ext 2002

Contact 2 and Phone: Marshall Yandle, Ext 2434

PURPOSE:

The City of Greensboro has been requested to consider an economic development incentive grant in an amount not to exceed \$530,359 for ImpactData, LLC. The grant is for the purposes of making real property improvements, purchasing new equipment, and creating jobs.

BACKGROUND:

ImpactData is a minority owned digital infrastructure firm that delivers mission critical infrastructure to underserved communities in select national markets. They are currently considering Gateway Research Park at 2901 E. Gate City Blvd for a Dream Center, their flagship product. The Dream Center is an approximately 115,000 square foot mixed-use data center/higher education innovation center/community workforce development co-working flex space. The three primary components of the Dream Center are comprised of a 1) ~65,000 square foot, 9 MegaWatt Tier III Data Center; 2) ~25,000 square foot innovation center wholly owned and programmed by A&T University; and 3) ~15,000 square foot space dedicated to workforce training lab and community engagement..

Over a four year period ImpactData, LLC., plans to invest \$108,500,811 and create 28 new jobs. The average wage for the new full-time positions will be approximately \$60,714 with additional benefits and no new jobs will pay below \$15.00 per hour. The project is expected to generate public benefit to the City of Greensboro by positively impacting the property and sales tax revenues in addition to increasing business prospects for the City and surrounding area. This project is subject to the City's Minority/Women Business Enterprise Program Plan as it applies to Economic Development Project M/WBE Subcontracting Goals.

BUDGET IMPACT:

Four annual installments estimated to be \$132,589.75 for a total not to exceed \$530,359 to be paid to the company after the new jobs are created and the investment is confirmed. The company expects to create 28 new jobs on or before December 31, 2026. The incentive will expire if the new jobs are not created and the investment is not made by December 31, 2026.

ACCOUNT NUMBER:

101-2205-01.5933

RECOMMENDATION / ACTION REQUESTED:

In accordance with the City's economic development guidelines and N.C.G.S § 158-7.1, it is recommended that the City Council hold a public hearing and approve the request for an economic development grant and authorize the City Manager to execute a performance agreement between the City of Greensboro and ImpactData, LLC., in an amount not to exceed \$530,359 to be paid in four installments estimated to be \$132,589.75 each over four (4) years. The agreement will have a claw-back provision that requires the new jobs be retained for a certain period of time.



July 25, 2022

Marvin J. Price
Executive Vice President, Economic Development
Greensboro Chamber of Commerce
111 W. February One Place
Greensboro, NC 27401

RE: Support for Project Hawk

Marvin,

This letter is provided to express Gateway Research Park Inc. strong support for Project Hawk and hopeful future selection of Gateway's South Campus (located at 2901 East Gate City Boulevard) to serve as a site for one its planned "Dream Center" locations.

Project Hawk's Dream Center concept will include the development of a new, privately owned, and operated 110k sq.ft. multi-use facility at Gateway's South Campus (a qualified Opportunity Zone). This facility as currently planned, will include a Tier III data center component, dedicated academic space for NC A&T State University, and dedicated community workforce training and development space (focused on providing the community digital/technology, innovation, and entrepreneurship training, and as feasible, shared broadband infrastructure and connectivity for the community).

In summary, Gateway Research Park Inc. has been working with the Project Hawk team on various due diligence activities since late September 2021, received unanimous project support and endorsement from our Board of Directors of February 1, 2022, and based on our review of their qualifications, development experience, and planned financing, we believe the project is viable and once implemented, will provide significant value to Gateway, the East Greensboro community, our City, and our Region.

Thank you for your assistance and please let me know if you have questions or other needs.

Sincerely,

Jim Westmoreland
Interim Executive Director
Gateway Research Park Inc.
2901 East Gate City Boulevard
Greensboro NC, 27410



August 2, 2022

Marvin J. Price
Executive Vice President, Economic Development
Greensboro Chamber of Commerce
111 W. February One Place
Greensboro, NC 27401

RE: Support for Project Hawk

Mr. Price,

This letter is provided to express North Carolina A&T State University's (the University) strong support for Project Hawk and hopeful future selection of Gateway's South Campus (located at 2901 East Gate City Boulevard) to serve as a site for one of its planned "Dream Center" locations.

Project Hawk's Dream Center concept will include the development of a new, privately-owned, and operated 110,000 square foot multi-use facility at Gateway's South. This facility as currently planned, will include approximately 25,000 of dedicated academic space for NC A&T State University. This space will allow the University to expand academic and research offerings in high demand areas, such as cybersecurity and engineering, as well as further expand our growing presence in the East Greensboro.

The University has been in close partnership with the leadership of Project Hawk since 2021. This project will significantly impact North Carolina A&T State University, our Gateway Research Park and our East Greensboro Community.

Thank you for your assistance and please let me know if you have questions or other needs.

Sincerely,

Harold L. Martin, Sr.
Chancellor

**RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE TO
IMPACTDATA, LLC., IN AN AMOUNT NOT TO EXCEED \$530,359**

WHEREAS, on May 17, 2005, the City Council adopted Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS Section 158-7.1;

WHEREAS, ImpactData, LLC., (the Company) is considering a Greensboro location in addition to other options within the United States;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant in the projected amount of \$530,359 based upon a projection of anticipated new personal property taxes, for the creation of 28 new jobs and projected investment made directly by the Company or made at the direction of the Company of \$108,500,811 in real property and personal property on or before December 31, 2026;

WHEREAS, but for the City's incentive grant, the Company would not locate in Greensboro;

WHEREAS, the 28 new jobs and investment in real and personal property is expected to generate public benefit by increasing taxable property and employment in the City;

WHEREAS, a public hearing was held on August 16, 2022, in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

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

- (1) That in accordance with the City's Economic Development Incentive Program Guidelines, and pursuant to N.C.G.S. 158-7.1, a grant reimbursement and participatory agreement between the City of Greensboro and the Company as grantee in an amount not to exceed \$530,359 for the creation of 28 jobs paying not below \$15.00 per hour with an average annual wage of \$60,714 and investment made or caused to be made by the Company of approximately \$108,500,811 in real and personal property at a facility located on East Gate City Blvd. within the City of Greensboro on or before December 31, 2026.
- (2) The City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement to effectuate the incentive grant and any other related documentation.
- (3) The incentive grant shall be paid in installments after investment has been made, whether by the Company directly or caused to be made by the Company, and provided new jobs are created according to the benchmarks and confirmed by the City.
- (4) The project shall comply with the City's Minority/Women Business Enterprise Program Plan as it applies to Economic Development Project M/WBE Subcontracting Goals
- (5) In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the event the jobs are not retained

through the payment installment period.



City of Greensboro

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

Agenda Report

File Number: 2022-707

Agenda Item# H.2.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-707 Public Hearing for an Ordinance for Rezoning for 1007 Willard Street – 3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District 2

Public Hearing: Yes

Advertising Date/By: N/A – continued without further advertising by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

3 Pillars Homes, on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust, is requesting rezoning from **R-5** (Residential Single Family -5) to **RM-12** (Residential Multifamily -12) for property located at 1007 Willard Street, generally described as north of East Wendover Avenue and west of Willard Street.

As this request was denied by the Planning and Zoning Commission but was appealed by the applicant within the required 10 day appeal period, the City Council conducted a public hearing to consider and take action on this request at its **June 21, 2022** meeting. During the hearing City Council voted to continue this item to the **August 16, 2022** meeting to allow additional time for discussions between the applicant and neighbors.

BACKGROUND:

Following a public hearing on May 16, 2022, the Planning and Zoning Commission voted 6-2 to deny this request. There was one speaker in favor of this request and two in opposition. (See minutes of the May 16, 2022 Planning and Zoning Commission meeting). The applicant appealed the Planning and Zoning Commission’s decision within the required 10 day appeal period.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A

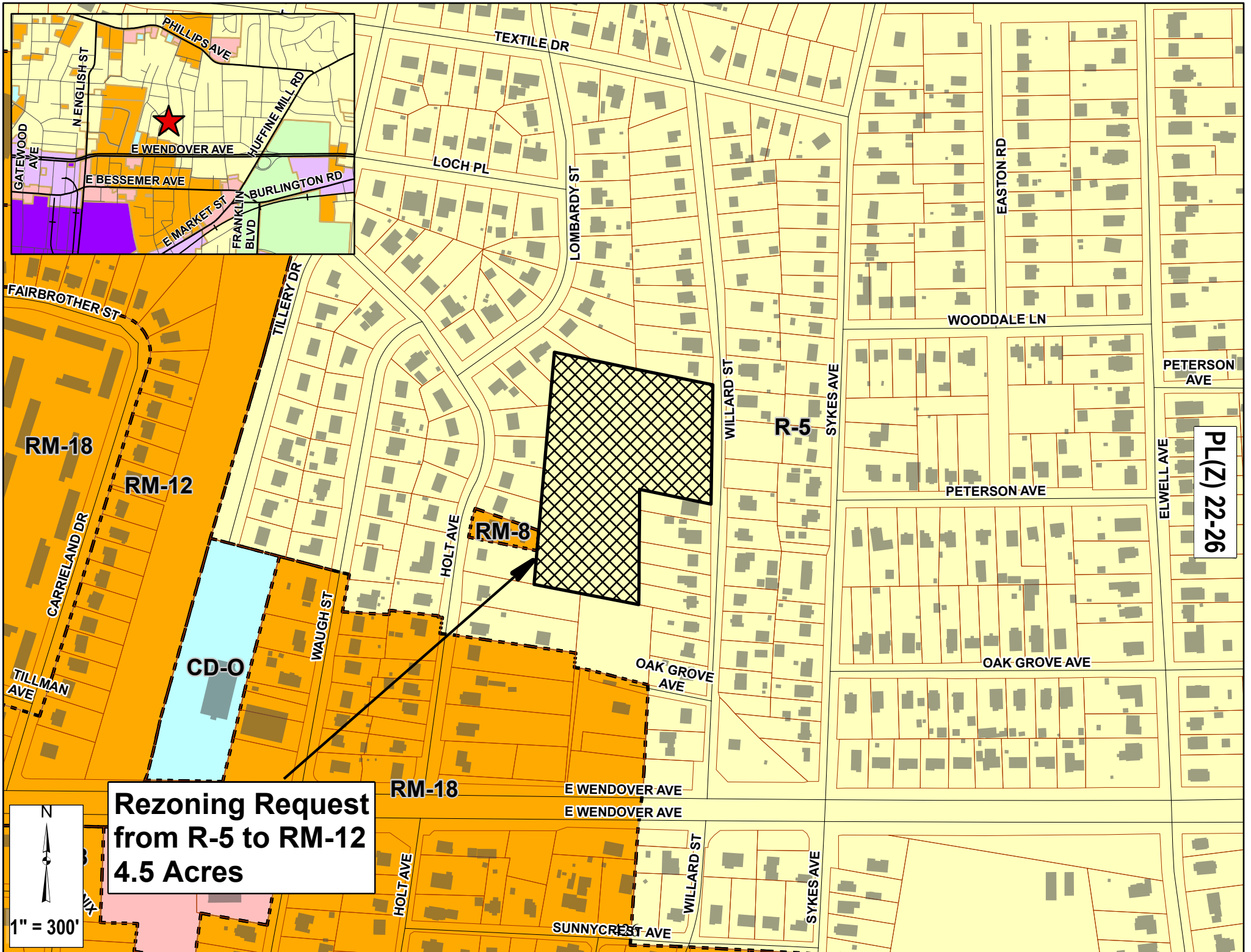
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **denial** of this request 6-2.

Planning recommends **approval** of the **RM-12** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

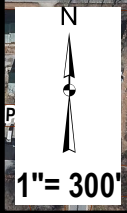
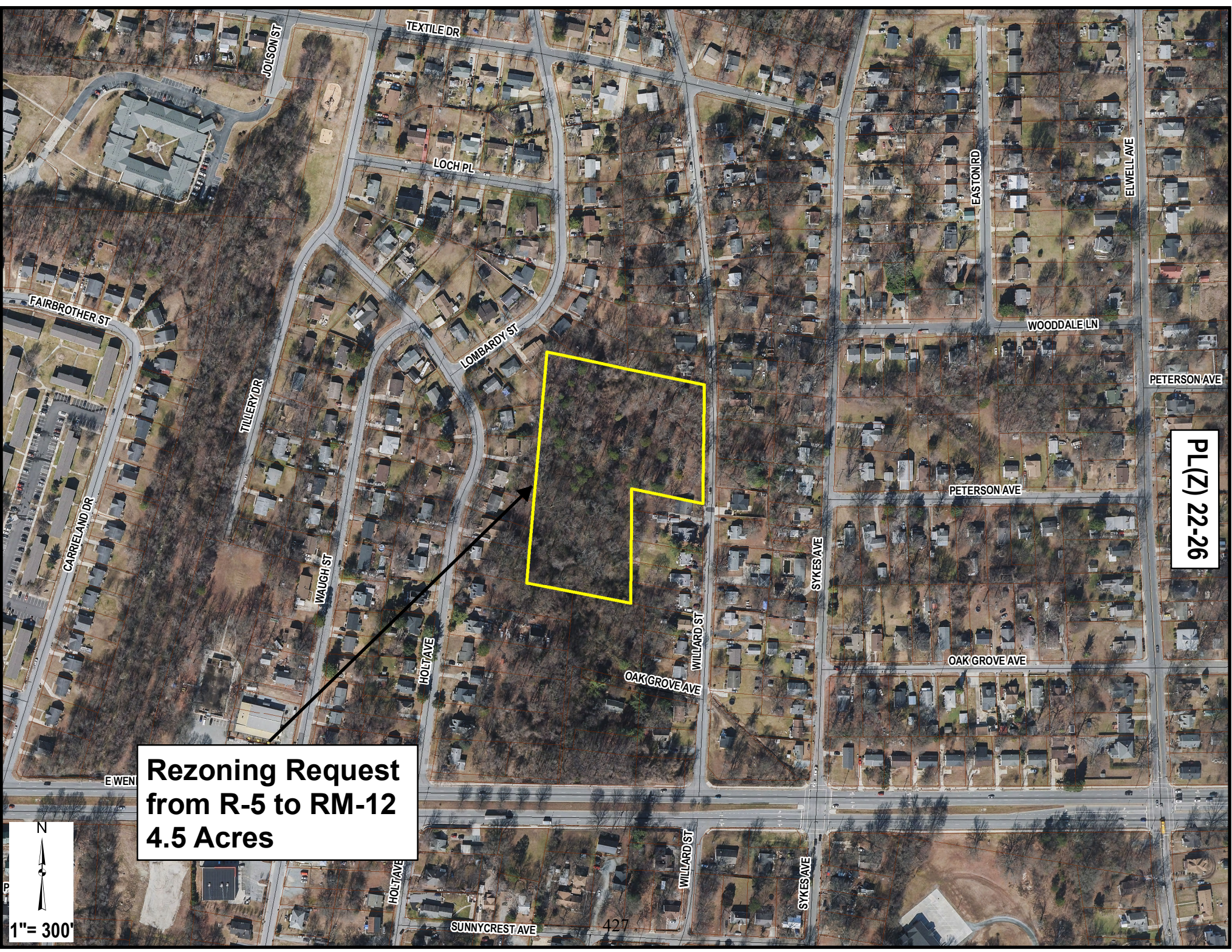


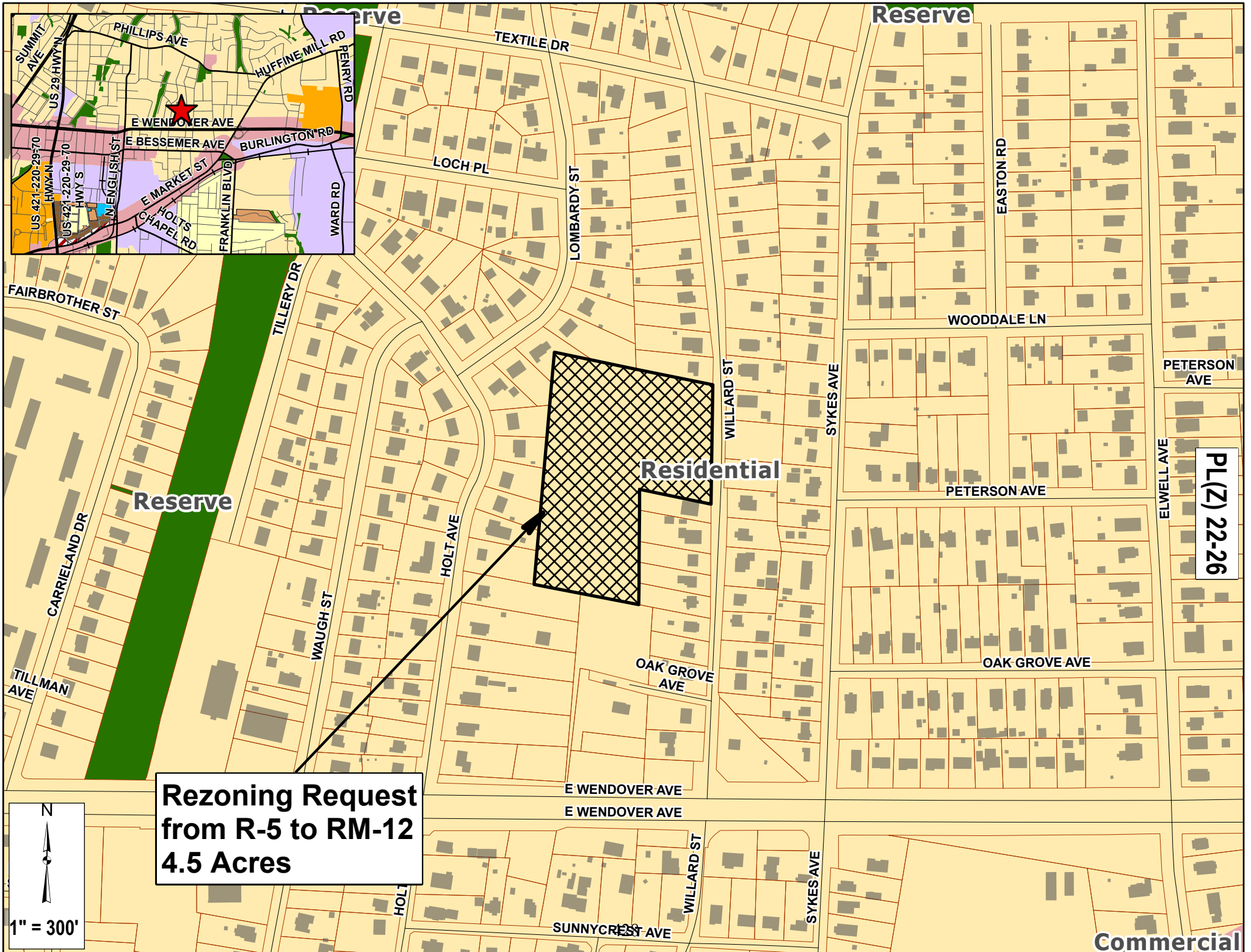
PL(Z) 22-26

**Rezoning Request
from R-5 to RM-12
4.5 Acres**

**Rezoning Request
from R-5 to RM-12
4.5 Acres**

PL(Z) 22-26

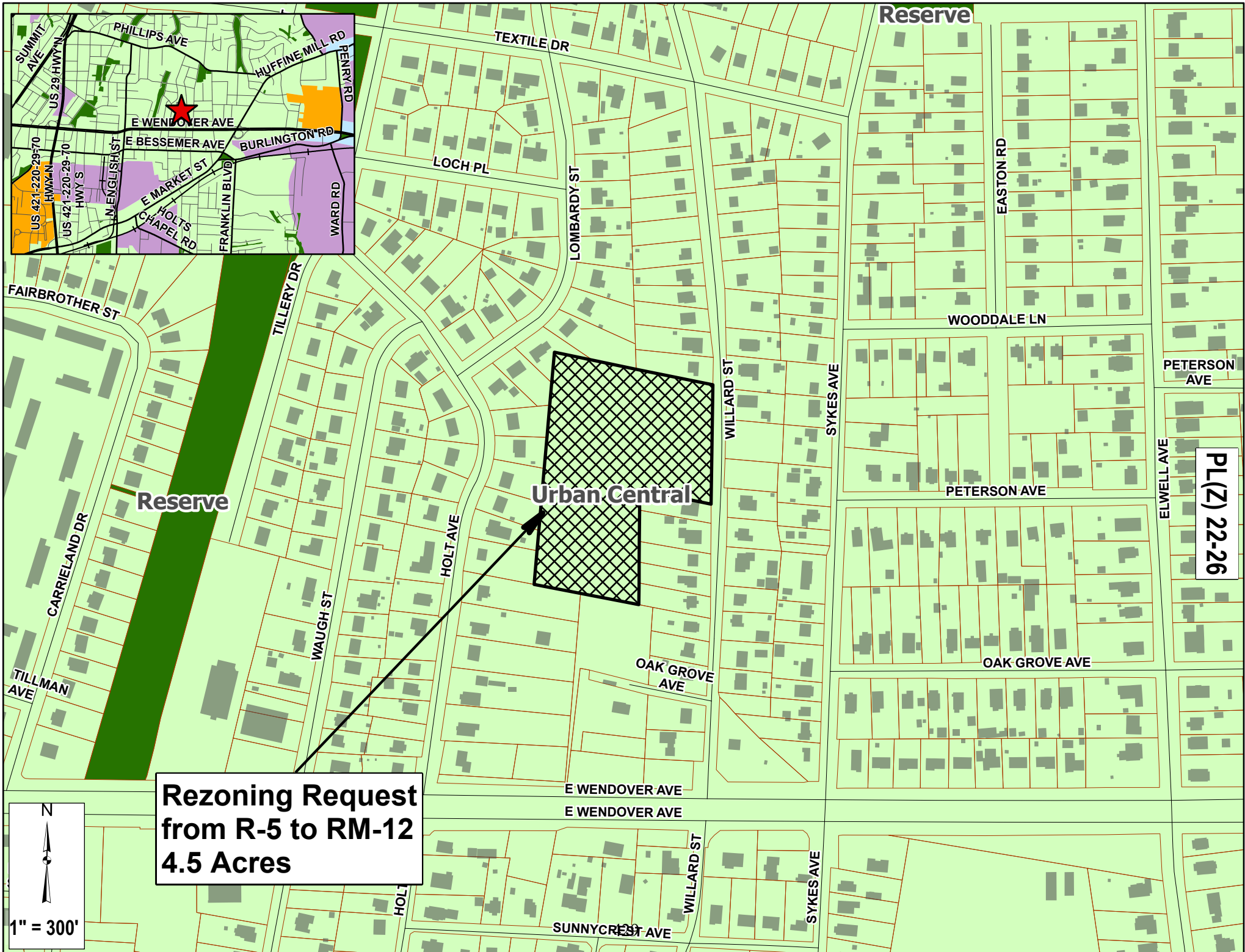




Rezoning Request
from R-5 to RM-12
4.5 Acres

PL(Z) 22-26

Commercial



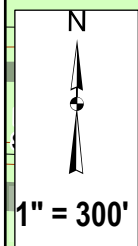
Rezoning Request
from R-5 to RM-12
4.5 Acres

Urban Central

Reserve

Reserve

PL(Z) 22-26





PLZ-22-26

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust
HEARING TYPE	Rezoning Request
REQUEST	R-5 (Residential Single-family - 5) to RM-12 (Residential Multi-family - 12)
CONDITIONS	N/A
LOCATION	1007 Willard Street
PARCEL ID NUMBER(S)	7875828473
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 183 notices were mailed to those property owners in the mailing area.
TRACT SIZE	4.5 Acres
TOPOGRAPHY	Slopes toward the back of the property.
VEGETATION	Wooded

SITE DATA

Existing Use		Undeveloped
	Adjacent Zoning	Adjacent Land Uses
N	R-5 (Residential Single Family - 5)	Single-family dwellings
E	R-5 (Residential Single Family - 5)	Single-family dwellings
S	R-5 (Residential Single Family - 5)	Single-family dwellings
W	RM-8 (Residential Multifamily – 8) R-5 (Residential Single Family – 3)	Duplex and Single-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned R-5 (Residential Single Family - 5). This has been the zoning on the property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RS-9 (Residential Single Family).

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (R-5)	Requested (RM-12)
Max. Density:	5 dwelling units/acre	12 dwelling units/acre
Typical Uses	Typical uses in the R-5 district include single family residential dwellings of up to 3 units per acre.	Permitted uses limited to residential uses not exceed 12 residential dwellings per acre.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject site is not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to North Buffalo Creek – Non-Watersupply Watershed

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Non-Blue Line features must be identified. Blue Line and Non-Blue Line streams require a 50 ft stream buffer measured from top of bank on each side. No new BUA is allowed within the 50 ft stream buffer. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements. State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: Site must address current watershed requirements, Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Maximum High Density development with sewer is 70% and Low Density is 24%. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)

Water is available on Willard Street. Sewer is available onsite and fronts property on Willard Street. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Street Yards:**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to Single-family residential uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Adjacent to vacant parcels or other Multi-family uses: 5' wide Vehicular Use Area buffer yard. (See below).

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 4.5 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation

Transportation

Street Classification: Willard Street – Local Street.
East Wendover – Major Thoroughfare.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts:	None Available.
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently exist along the frontage of this property.
Transit in Vicinity:	Yes. GTA Route 14 (Bessemer Avenue / Phillips Avenue) is within 800 ft. of subject site, along Textile Drive.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **RM-12 (Residential, Multi-Family – 12 du/ac)** zoning district would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The GSO 2040 Future Land Use Map designates this location as **Residential**. The requested **RM-12 (Residential, Multi-Family – 12 du/ac)** zoning district would allow uses that are generally consistent with those described in the **Residential** future land use designation. The GSO 2040 Future Built Form Map designates this location as **Urban Central**.

GSO 2040 Written Policies

Filling In Our Framework - How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 1 – Employ a problem prevention model to identify causes and solutions to neighborhood problems.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A - Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 – Protect and enhance the unique character of every neighborhood.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Becoming Car Optional - Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A - Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B - Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 - Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Strategy 4 – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 1 – Evaluate impacts to vulnerable populations and communities when reviewing existing and considering new public policies, projects and services.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 – Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 – Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Building Community Connections - Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal D – Our colleges, universities, and Career and Technical Education facilities play a leading role in the cultural, social and economic fabric of the community.

Strategy 1 – Building on existing partnerships between the City, neighborhoods, and colleges and universities, while creating new partnerships, so higher education

campuses play an increasingly stronger role in the cultural life of the larger community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

Strategy 2 – Build neighborhood association capacity to work collaboratively, assess conditions, and effect change.

Strategy 3 – Improve the city's housing through effective use of code enforcement and the strategic leveraging of resources.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 2 – Support the addition of a variety of housing types and price points in coordination with investment in historically underserved areas.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal D – Education and workforce training opportunities empower residents to achieve financial security and career fulfillment and are matched to the needs of employers.

Strategy 1 – Work with our community partners to provide quality learning from early childhood to higher education through local schools and businesses.

Strategy 2 – Work with our partners to provide accessible and affordable career and workforce education.

GSO 2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban Central should reflect these characteristics:

1. Development is consistent with adopted neighborhood plans and their design guidelines.

2. New development should be compatible with the existing development pattern, as described in the “Existing Built Form” section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.
3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro’s Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro’s solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro’s energy and sustainability efforts.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION**Community Outreach**

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties and with representatives of the Textile Drive / Waugh Street Neighborhood (the boundaries of which, as identified by said neighborhood, the subject site is located within).

Staff Analysis

The subject property is approximately 4.5 acres and is currently undeveloped. North, east and south of the subject property contain single-family dwellings, zoned R-3 and RM-18 further south. West of the subject property is a duplex and single family dwellings zoned RM-8 and R-3.

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single and multifamily residential. Other uses should generally be in the scale of a Neighborhood or District Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban Central. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Development is consistent with adopted neighborhood plans and their design guidelines.
2. New development should be compatible with the existing development pattern, as described in the "Existing Built Form" section: Short blocks and a grid-based street pattern;
 - Fine-grained zoning designations with a wide variety of uses are found closer to each other;
 - A range of residential building types, from detached, single-family houses, to Missing Middle Housing, to mid-rise multi-family in close proximity to each other; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors;
 - Buildings on lots that are close to the width of a residential lot, rather than a uniform building along the entire block face;
 - Buildings close to each other and to the street; and
 - Connected sidewalks that form a walkable network.

3. There is benefit from and support from the viability of public open spaces, plazas, public art, and cultural resources.
4. Safety and crime prevention is integrated into building and site design by orienting windows and doorways to streets overlooking semi-public and shared spaces. Parking is oriented behind buildings, so buildings are built to the street with unobstructed windows for visual surveillance on the sidewalk and street.
5. Front doors and porches build community and neighborhood vitality and encourage neighbor interaction.
6. Exterior building materials are durable, sustainable, and contribute to the unique character of the surrounding buildings and existing neighborhood.
7. Equitable and ample access to walking, bicycling, transit and ride sharing is provided.

The proposed RM-12 zoning district allows a variety of medium intensity residential uses consistent with other multifamily zoning in the larger area that can also be compatible with adjacent low intensity residential uses directly adjacent to the subject property. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on these adjacent properties

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (**GSO2040**) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **RM-12 (Residential Multifamily - 12)** zoning district.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

FeedGate Investment Company Inc

Information

SosId: 1594699

Status: Current-Active ⓘ

Date Formed: 5/12/2017

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Chukwuma, Nwakego

Addresses

Mailing

1032 W Gate City Blvd
Greensboro, NC 27403

Principal Office

1032 W Gate City Blvd
Greensboro, NC 27403

Reg Office

1032 W Gate City Blvd
Greensboro, NC 27403

Reg Mailing

1032 W Gate City Blvd
Greensboro, NC 27403

Officers

Vice President

Henry Chukwuma
4445 Kendale Rd
High Point NC 27265

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
May 16, 2022**

Z-22-05-005: A rezoning request from R-5 (Residential Single-family - 5) to RM-12 (Residential Multi-family - 12) for the property identified as 1007 Willard Street, generally described as north of East Wendover Avenue and west of Willard (4.5 acres) (DENIED).

Mr. Kirkman provided an overview of the request and noted the adjacent zoning designations and discussed the existing land uses, specifically that the subject property was undeveloped and that all surrounding properties were zoned single-family. He offered to answer any questions from Commissioners. Hearing no questions, Chair O'Connor invited the applicant to speak.

Dwight Tatum of 3 Pillars Homes representing Feedgate Investment Company, 3912 Battleground Avenue, Suite 112, said that he had designed the proposal for multi-family townhomes. He explained that the proposal had been reviewed via Sketch Plan with the Technical Review Committee (TRC) for 21 townhomes for the site. The 3-bedroom townhomes were going to be designed with brick-and-vinyl siding with a half-bath and one-car garage. Mr. Tatum showed the layout of the 21 townhomes on a plat he provided to Staff and further explained that he and his company had been building scale luxury and affordable housing for the past 2 years. He further described the details in the units as high-end with granite counter tops and hardwood floors, brick elevations with vinyl accents, board-and-batten as well as stone, ceramic tile, 9-foot ceilings, and other features. He said that he did not have the final townhomes drawing available but it had been designed in consideration of the subdivision of the property and stream delineation for both areas of water on the property. Chair O'Connor thanked Mr. Tatum for his comments. She asked if there were any other speakers in favor of the application. Mr. Engle asked Mr. Tatum to explain his outreach efforts. Mr. Tatum replied that they had done very little outreach upon receiving the property owner notification list from Planning Staff the past Wednesday. He conveyed that he had received a phone call from a neighbor asking what they were planning to build on the site and she did not have an issue with the building but that she was concerned about the traffic impact with the 21 townhomes and 42 cars. He said that they drafted a letter that went out to neighbors on Saturday to neighbors on the street and behind the subject property that included the elevations of the townhomes and copy of the plat that showed the project proposal.

Hearing no other speakers, Chair O'Connor invited speakers in opposition to the request to the floor.

Karen Leak, 1015 Willard Street, Greensboro, said that she lived two doors down from the proposed townhome development. She described a naturally-flowing creek in front of the subject property. She asked how the development would impact the environment and where would the water go. She said that the creek can be seen on either side of the street because the street is only 19-feet wide. She expressed concerns about the traffic and additional foot-traffic combined from the proposed townhomes and the impact it would have on the narrow street. She described the development layout as going directly behind existing single-family residential that faced Willard Street and Holt Avenue; the development would be in the backyard of existing homes. Cars already have to slow down or stop when passing each other on Willard Street. 1007 Willard Street is a low-income neighborhood with a median income of \$39,000 per household. She also expressed concerns about crime in the City at large, and in her neighborhood, 71 records had already been reported in the area within the last 130 days. She asked if there would be only one exit out on to Willard Street and asked how the traffic and residents be accommodated and if the street would be widened or speed bumps put-in. She noted her elderly neighbors who could not attend the meeting but they are highly concerned and expressed her concern that the applicant had not done any

community outreach. She said that she had never spoken in public about something so dear to her heart. She explained that she had cut grass and paid a mortgage at her home for the past 30 years, and planned on retiring there and spending the rest of her life there, and it was for these reasons that she came to speak to the Commission. She thanked the Commissioners.

Chair O'Connor thanked her and asked if there were others to speak in opposition to the request.

Ron Williams, 908 Willard Street, spoke in opposition to the request. He described the width of the street as two driveway aprons without curb and gutter. He also described the condition of the streets saying that kids that play in the street, cars that speed down the road, and he had a truck and trailer parked in his driveway that were hit that were a total loss. He does not see much police presence in the neighborhood. There is only one way in and one way out of the neighborhood at this point in time, so a new development would create a tightening of the neighborhood. During the proposed construction phase, he discussed how the street would be tied-up for several months. His main concern is about safety of the kids, protection of property on either side of the street from additional impacts of the development, and that he did not think that the proposal was a good idea. He acknowledged that everyone should have a place to stay but that the apartment proposal would be a thorn in the middle of a rose bush.

Chair O'Connor opened the floor to rebuttal and welcomed the applicant to respond. Mr. Tatum said that he understood the concerns of the residents and that it was his perspective was the development would bring value to the neighborhood with townhomes, not apartments that had 1,555 square-feet in area. He said that the proposed design considered the existing stream and that the units would be out of the buffer area of the streams. The first iteration of the drawing included 71 units but the proposal changed to 21 units based on feedback from the TRC and the development team. He said that the area needed new homes and that there was room for it. He said that the trees would act as a buffer around the existing homes with a secluded driveway into the community from the road and that the only trees disturbed would be in the road area and building footprint area. He said that many communities have a one way in, one way out road network and that 21-unit impact would not be burdensome. He said that with more time, he would have reached out to the neighbors and speculated that the new neighbors would have the same opportunity to retire in a great community because of its peacefulness of the area. He said that first-time homebuyers wanted to live in the area where they have been building affordable housing. He said that they are looking forward to bringing beautiful townhomes to the community. Mr. Engle said that he appreciated Mr. Tatum's good and honorable intentions but that in the evaluation of application, there were no conditions offered to limit the units to 21 townhomes. He said that there was nothing in the application that limited the buffers or held the development to a unit count. Mr. Engle said that the limitations described by Mr. Tatum were not offered in the application as zoning conditions and asked why that was the case. Mr. Tatum responded that he had only sought rezoning once before, he was still learning the process. He said that the RM-8, RM-12, or RM-18 zoning designations were somewhat the same; the main issue was the streams on the property, and the advice from his site engineer was not to build in the stream areas. With this in mind, Mr. Tatum did not want to max the property out but also wanted to offer products that allowed for homeownership. Mr. Peterson asked Mr. Tatum if he wanted to seek a continuance so that he could send the Commissioners the sketch plan, the outreach letters he sent out, and work on continued collaboration with the community regarding issues of traffic and other issues the community had with the request. Mr. Tatum replied that he had provided the sketch plan and preliminary floor plans to Staff already. He said that he did not see a need to continue the case because they had their proposal together and that when they met with the City, they did not have concerns. He said that he understood community opposition but since he had already sent out letters to them, he would not want to seek a continuance. Ms.

Magid asked Staff if there was a sketch plan that could be shared with the Commission. Mr. Carter shared the sketch plan on the screen for the Commission. Mr. Tatum said that as the applicant who has paid a fee to go through this process, he thought it was important that the City start the information out about the process so that the applicant can get communications out to the community for dialogue sooner. He said that he was glad to sit down with residents to talk about his plans, but as a business, he weighed being faced with a continuance which could cause them to cease operations. He said that ultimately, he was open for discussion because they wanted to build the townhomes on the site. Mr. Peterson asked the applicant for the entrance and exit road – was it on Willard or Wendover Avenue? Mr. Tatum replied that it would be off Willard Street and noted yellow section identifying the road on the plan as presented and the stream with a 50-foot buffer on either side. He hired a surveyor and environmental team to identify all site features, inclusive of the land area being disturbed, with water and sewer already on-site. He said that he could get in touch with the community ahead of time and did not intend to ruffle feathers with the proposal. Mr. Peterson said that he understood Mr. Tatum's comments about how the site would come together, but that the Commissioners are not trying to make the process painful for the applicant. Mr. Tatum indicated that he could provide questions to site engineering questions but that he thought this meeting was for the developer.

Chair O'Connor invited speakers in opposition to provide comments in rebuttal.

Ron Williams, 908 Willard Street, said that the road that Mr. Tatum was describing was really a driveway off another driveway, which is Willard Street. Willard Street goes out to Wendover Avenue. He said that as far as land and streams go, how would the land percolate with the existing stream conditions which could be like quick sand, which would result in problems. Mr. Williams thanked the Commission for their consideration.

Karen Leak, 1015 Willard Street, asked the applicant why he would put fantastic townhomes in the backyards of existing residents when they will not be seen from the street, and why he would not have chosen a different location like the huge lot at 300 West Wendover where a church used to sit that had a bigger accessible entrance front and back. She shared again her concern regarding the one narrow access road with the development of new townhomes in the backyards. In conclusion, she stated that the development did not fit with the land.

Chair O'Connor thanked Ms. Leak for her comments.

Ron Williams, 908 Willard Street, commented again that the idea that the Mr. Tatum offered about seclusion of the proposed townhome site said there was no such thing. He said that there every tree would have to be cut down and the units would be in Willard Street backyards and everything would be tight in backyards without seclusion at all.

Chair O'Connor thanked Mr. Williams and Mr. Williams again thanked the Commission. Chair O'Connor closed the public hearing and asked Mr. Kirkman to provide Staff's recommendation.

Mr. Kirkman said that the GSO 2040 Comprehensive Plan designates this site as Urban Central on the Future Built Form Map. He noted that the GSO 2040 Comprehensive Plan also designates this site as Residential on the Future Land Use Map of the Comprehensive Plan. He said that the proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. He also said that the proposed RM-12 zoning district allows a variety of medium intensity residential uses consistent with other multifamily

zoning in the larger area that can also be compatible with adjacent low intensity residential uses directly adjacent to the subject property. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on these adjacent properties. He concluded by saying that Staff recommended approval of the request.

Chair O'Connor asked if the Commissioners had any questions. Ms. Skenes commented that this case was much like the last – without proper conditions that establish the site elements regarding unit count, building materials, and other such site design components that were only described in Mr. Tatum's presentation. She said that she noticed the ribbon paving on Willard Street without curb and gutter when she drove to the site and that the site did not seem suitable, especially without assurance of any zoning conditions. It was for these reasons that she said she could not support the request. Mr. Engle said that he was a huge proponent of infill development and affordable housing to increase supply in the City. He said that he was also looking for conditional zoning. He acknowledged Commissioner Glass' earlier comment about no requirement for the notification of neighbors but that he thought the Commission should have a conversation with Staff about how they communicate with applicants in the future. Mr. Engle said that the property in the request was ringed by R-5 zoning and residential use and even though there were site limitations in the request, he wanted to see more details of the layout of the buildings and that a straight zoning from a land use perspective would not work for him. Mr. Alford said that when he visited the site, he was concerned about the proposal working for the site, and he wanted to be convinced tonight, but since he had not been, he would not be supporting the proposal.

Chair O'Connor said that she was confused about her fellow Commissioners' responses about needing to see conditions. She said that in other similar cases from recent meetings that the Commission rarely required proposals to be strictly conditioned where there is only allowance for one thing. She said that many Commissioners are challenged when they do not have an illustration because they wanted to envision what will go on-site, and even though they often have illustrations, she said that rarely are things so strictly conditioned that they are only put what they characterized in illustration. She said that she was having trouble reconciling this. She said that in her opinion, 21 units would fit on 4.5 acres of land and it fit based on the illustration that the applicant provided, so in that respect, she thought the rezoning would fit. She wished things were more specific and that the Commission and Staff could provide more and better guidance about communications. She noted that people are often more concerned about what went in their backyard, even if it was infill development, and she felt sympathetic to that, but the illustration looked appropriate to her and she would be supporting the request. Ms. Magid said that she agreed with Chair O'Connor and would be voting in favor of the proposal.

Chair O'Connor called for a motion. Mr. Alford made a motion to recommend denial of the rezoning request for the property described as 1007 Willard Street from R-5 (Residential Single-family-5) to RM-12 (Residential Multi-family-12) to be inconsistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1) The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2) The proposed RM-12 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area; and (3) The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detrimental to the neighbors and surrounding community, and denial is in the public interest. Mr. Peterson seconded the motion to deny the request. The Commission voted 6-2. (Ayes: Alford, Engle, Skenes; Peterson; Glass, Bryson, Nays: Magid, O'Connor). Mr. Egbert was not present at this point in the meeting. Chair O'Connor announced

that the Commission's vote constituted a denial and final action unless appealed in writing to the Planning Department within 10 days. All zoning appeals would be subject to a public hearing at the June 21, 2022 City Council meeting.

**Item: 1007 Willard Street
Rezoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the rezoning request for the property described as 1007 Willard Street from **R-5 (Residential Single-family-5) to RM-12 (Residential Multi-family-12)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed RM-12 zoning district permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.3. 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.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed RM-12 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

1007 WILLARD STREET, GENERALLY DESCRIBED AS NORTH OF EAST WENDOVER AVENUE AND WEST OF WILLARD STREET

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **R-5 (Residential Single Family - 5)** to **RM-12 (Residential Multifamily - 12)**

The area is described as follows:

BEGINNING at a nail found in the westerly right-of-way line of Willard Street, said nail being the northeasterly corner of property owned, now or formerly by FL Logic, LLC (Deed Book 8327, Page 2518, Guilford County Register of Deeds); thence with the northerly line of said FL Logic property North 77 deg 30' 25" West a distance of 176.54 feet to an iron pipe found; thence with the westerly line of said FL Logic property, falling in with the line of several other properties South 01 deg. 37' 50' West a distance of 295.10 feet to an iron pipe found in the northerly line of property owned, now or formerly by Inez and Elena Purvis (Deed Book 3713, Page 740, Guilford County Register of Deeds); thence with the northerly line of Purvis, falling in with the northerly line of property owned, now or formerly by Emanuel Agapion (Deed Book 6419, Page 1978, Guilford County Register of Deeds) North 77 deg. 39' 54" West a distance of 273.79 feet to an iron pipe set at the southeasterly corner of property owned, now or formerly by Curl's Rentals, Inc. (Deed Book 3856, Page 502, Guilford County Register of Deeds); thence with the easterly line of said Curl's Rentals property North 05 deg. 12' 01" East a distance of 74.95 feet to a concrete monument found at the southeasterly corner of Block "C", Section 4 of the Glendale Hills Subdivision (Plat Book 37, Page 87, Guilford County Register of Deeds), said monument having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 852,273.23 feet and East(x) = 1,778,641.64 feet; thence continuing with the easterly line of said Glendale Hills Subdivision North 05 deg. 12' 01" East a distance of 510.40 feet (passing a pinched-top iron pipe found at a distance of 290.75 feet, and passing an iron pipe found at a distance of 430.69 feet) to a point, said point being located North 49 deg. 26' 11" East a distance of 0.81 feet from a disturbed iron pipe; thence with the line of said Glendale Hills Subdivision, falling in with the southerly line of property owned, now or formerly by Jackson Seth Knight and Wigberto Jimenez, Jr. (Deed Book 8399, Page 755, Guilford County Register of Deeds) South 77 deg 49' 49" East a distance of 413.32 feet (passing an iron pipe found at a distance of 100.11 feet) to an iron pipe found in the westerly right-of-way line of Willard Street; thence continuing South 77 deg 49' 49" East a distance of 25.42 feet to a point at the center of Willard Street; thence with the centerline of Willard Street South 01 deg. 42' 20" West a distance of 297.78 feet to a point; thence North 77 deg 30' 25" West a distance of 25.45 feet to the point and place of BEGINNING, containing 4.460 acres, more or less (0.171 acres [7443 Sq.Ft.] +/- of which lie within the right-of-way of Willard Street), BEING ALL that same property described in Deed Book 8595, Page 1462, Guilford County Register of Deeds.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **RM-12 (Residential Multifamily -12)** 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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-812

Agenda Item# H.3.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-812 Public Hearing for the Resolution Closing Luray Drive, Hyde Drive, and Hudgins Drive. (Housing Authority of the City of Greensboro)

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District #1

Public Hearing: Yes

Advertising Date/By: July 7 and 14, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

The property owner has requested the closing of Luray Drive, Hyde Drive, and Hudgins Drive. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

This request involves the right-of-way for Luray Drive, Hyde Drive, and Hudgins Drive and the streets to be closed are described as follows:

- 1) Luray Drive from the Northern Right-of-way Line for West Florida Street to the Northern Right-of-way Line for Hyde Drive (+ 980 feet);
- 2) Hyde Drive from the Eastern Right-of-way Line for Luray Drive to the Western Right-of-way Line for Hudgins Drive (+ 1,010 feet); and

3) Hudgins Drive from the Northern Right-of-way line for West Florida Street to the Eastern Right-of-way Line for Freeman Mill Road (+ 1,320 feet).

The applicant/abutting owner is the Housing Authority of Greensboro. The right-of-way associated with this street closing request is approximately 3,310 linear feet and 3.81 acres. The petition was signed by the property owner bordering 6,620 feet (100%) of the 6,620 feet of total frontage along the right-of-way.

The closing is being requested so that the land can be added to the abutting property to aid future development.

The Fire Department notes that no fire apparatus access roads can be closed until the structure that requires this road is demolished and debris removed. Fire access shall be maintained within 100 feet of all temporary or permanent FDC's. All required fire hydrant coverage shall be maintained for buildings that are still intact or demolished until debris has been removed from site. Any fire apparatus access road shall not exceed 150-foot long without a fire truck turnaround sufficient for a 10-foot wide and 50-foot long fire apparatus. All fire apparatus access roads shall be maintained at 20-foot wide and 13.5-foot height and be an all-weather surface.

Prior to City Council's action on this street closing, the property owner has agreed to prepare and record a fire apparatus access road maintenance agreement in the Guilford County Register of Deeds to ensure that the street pavement will remain for fire access until the existing buildings are demolished and the debris is removed.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) feels circumstances here allow the City to make the two required determinations for a street closing: (1) that closing the street to vehicular traffic is not contrary to the public interest, and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Therefore, the Technical Review Committee (TRC) recommended the closing with two conditions:

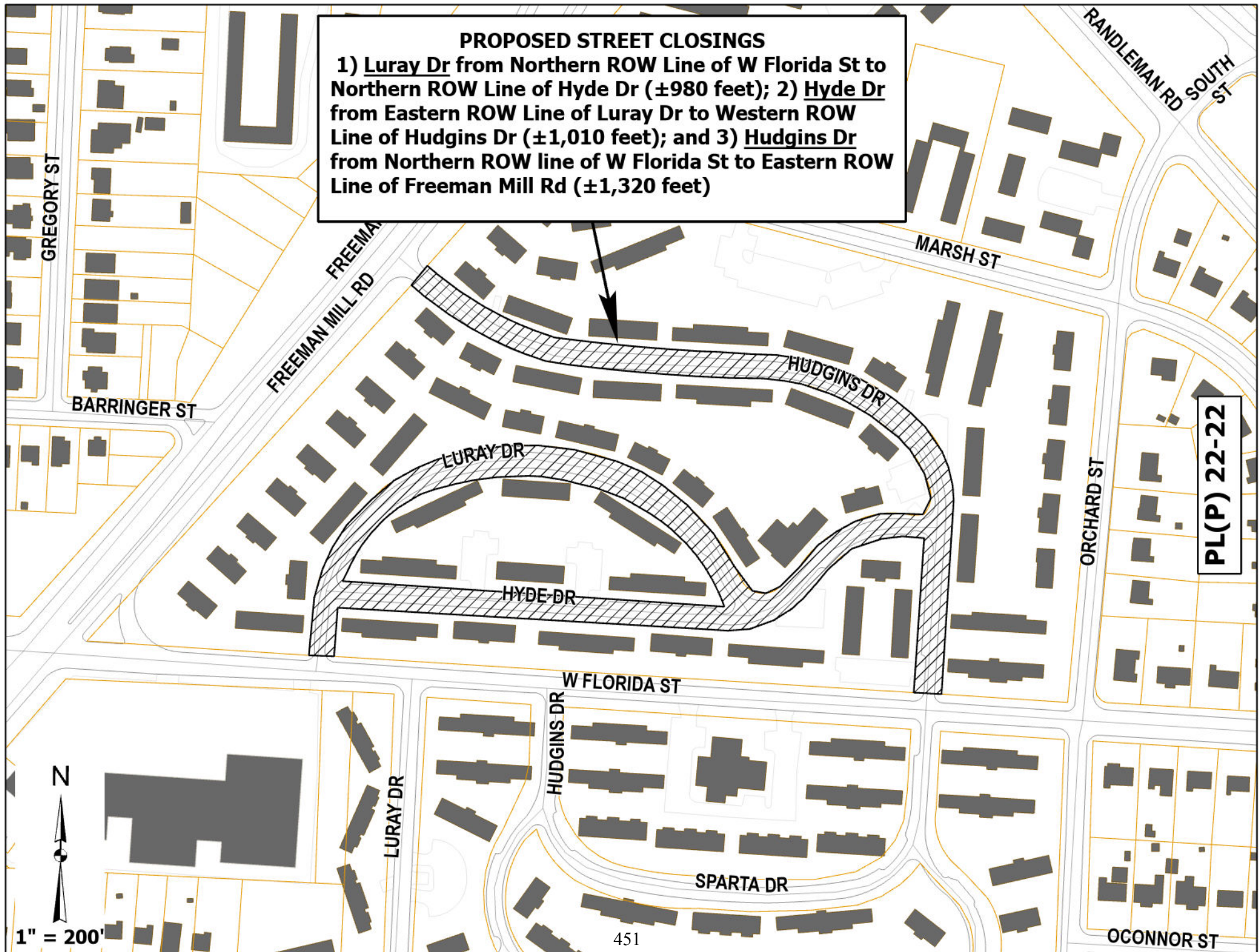
- 1) That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use; and
- 2) That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the streets to be closed being combined with the abutting property so that each resultant lot has frontage and direct vehicular access to a public street.

The Zoning Commission recommended this closing, with the stated conditions, at its June meeting on a vote of 7-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing Luray Drive, Hyde Drive and a portion of Hudgins Drive.

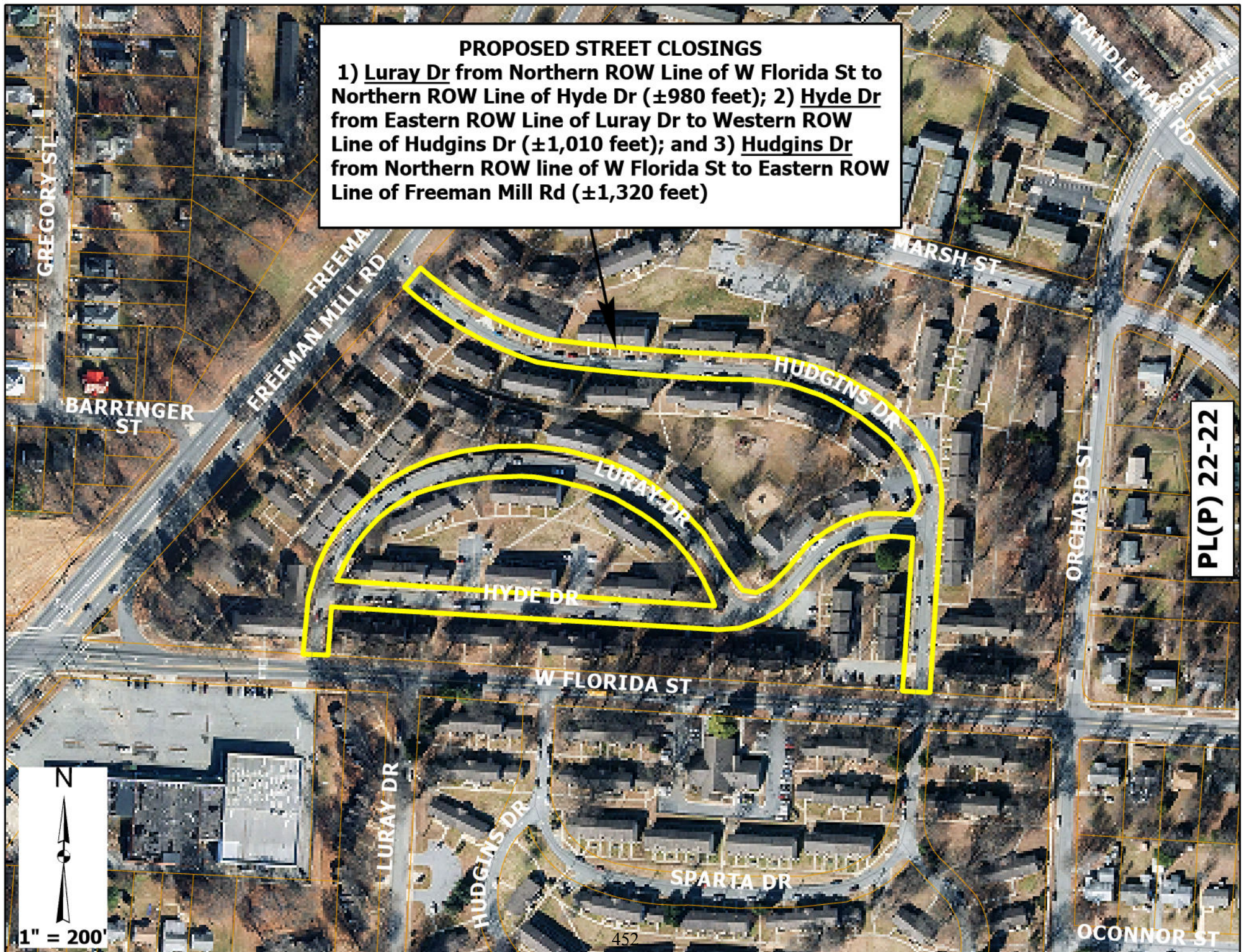
PROPOSED STREET CLOSINGS

- 1) Luray Dr from Northern ROW Line of W Florida St to Northern ROW Line of Hyde Dr (± 980 feet);
- 2) Hyde Dr from Eastern ROW Line of Luray Dr to Western ROW Line of Hudgins Dr ($\pm 1,010$ feet);
- and 3) Hudgins Dr from Northern ROW line of W Florida St to Eastern ROW Line of Freeman Mill Rd ($\pm 1,320$ feet)



PROPOSED STREET CLOSINGS

- 1) Luray Dr from Northern ROW Line of W Florida St to Northern ROW Line of Hyde Dr (± 980 feet);
- 2) Hyde Dr from Eastern ROW Line of Luray Dr to Western ROW Line of Hudgins Dr ($\pm 1,010$ feet);
- and 3) Hudgins Dr from Northern ROW line of W Florida St to Eastern ROW Line of Freeman Mill Rd ($\pm 1,320$ feet)





STREET CLOSING PETITION

Date February 25, 2021

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

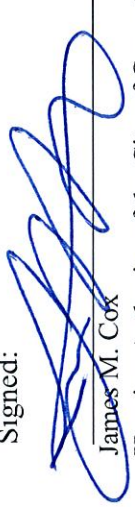
The undersigned, being the owners of all majority (circle one) of the property abutting the street named below, or portion of street, request that said street, or portion of street, be permanently closed and abandoned as a public street. The street, or portion of street, being as follows:

- Luray Drive from W. Florida Street to Hyde Drive
- Hyde Drive from Luray Drive to Hudgins Drive
- Hudgins Drive from W. Florida Street to Freeman Mill Road

*New rights of way will be dedicated as part of the proposed "The Arbors at South Crossing" Development.

The undersigned believes that the closing and abandonment of the above described street, or portion of street, is not contrary to the public interest, and no individual or other party, owning property in the vicinity of the street, or in the subdivision in which the street is located, will be deprived of reasonable means of ingress or egress to his or its property. A twenty (20) foot utility easement will be retained by the City of Greensboro centered on each existing utility line located in that portion of street to be closed.

Signed:


James M. Cox
Housing Authority of the City of Greensboro

Important: Both Husband and Wife Must Sign, if Applicable.

Date received

3/8571 Received by:

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

The regular meeting of the Greensboro Planning and Zoning Commission was held in person and electronically through a Zoom meeting and broadcast simultaneously on the City of Greensboro's website on Thursday, June 23, 2022, beginning at 5:35 p.m. Members present were: Vice Chair Richard Bryson, Mary Skenes, Andrew Egbert, Vernal Alford, Zac Engle, Catherine Magid, and Erica Glass. Present for City staff were Luke Carter, Mike Kirkman, and Rachel McCook (Planning), Noland Tipton (GDOT) and Allen Buansi (City Attorney).

Vice Chair Bryson welcomed everyone to the meeting and noted the meeting was being conducted both in-person and online. Vice Chair Bryson advised of the policies, procedures and instructions in place for the Planning and Zoning Commission. Vice Chair Bryson briefly explained how the Commission members normally prepare for the meeting by reviewing materials and visiting the subject properties and advised those participants attending virtually would be able to view the meeting and speak when called upon. He noted the online meeting was being recorded and televised and was also close-captioned for the hearing impaired. He further explained the expedited agenda for items without any speakers in opposition and how staff would give a shortened presentation and the applicant would have up to 2 minutes to speak if they had additional information they wanted Commissioners to know.

Alan Buansi, City Attorney, then advised that the Planning and Zoning Commission was here only to determine land use and conditions of a rezoning application, with respect to highest and best use of the property. All other concerns not related to land use and conditions of the rezoning application are not germane to the determinations made by the Commission, but can be referred to the Planning Department or Technical Review Committee as appropriate.

Roll Call for attendance was taken by Vice Chair Bryson, who then introduced the Commission members and noted that Commissioners Alford, Engle, Magid, and Glass were participating via Zoom. Mr. Kirkman advised that Mr. Peterson was unable to attend the meeting and Mr. Engle moved to excuse his absence. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

ACKNOWLEDGEMENT OF ABSENCES:

Vice Chair Bryson advised that Mr. Engle also moved to excuse Ms. O'Connor, second by Ms. Magid. The Commission voted 7-0, (Ayes: Engle, Alford, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

APPROVAL OF THE MAY 16, 2022 REGULAR MEETING MINUTES: (APPROVED)

Vice Chair Bryson requested approval of the May 16, 2022 meeting minutes. Mr. Egbert moved to approve the May meeting minutes as presented. Seconded by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

WITHDRAWALS OR CONTINUANCE:

Mr. Kirkman advised there were no withdrawals or continuances.

EXPEDITED AGENDA:

Mr. Kirkman noted there were several items that did not have opposition and were eligible for expedited agenda. Review. The items were Z-22-06-006 for 704, 706, and 730 Brigham Road and Z-22-06-008 for 6801 West Friendly Avenue and 6727-6729 Forsythia Drive. Ms. Magid made a motion to re-order the

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agenda as noted by staff for these items for expedited review. Second by Mr. Engle. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

PUBLIC HEARINGS:

NEW BUSINESS:

Z-22-06-006: A rezoning from R-3 (Residential Single-family – 3) and BP (Business Park) to CD-LI (Conditional District – Light Industrial) for the properties identified as 704, 706, and 730 Brigham Road, generally described as east of Brigham Road and south of Pleasant Ridge Road (25.36 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designated this site as Urban General on the Future Built Form Map and Future Employment Area on the Western Area Plan Future Land Use Map. Staff concluded the request was consistent with the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous and resilient economy that creates equitable opportunities to succeed. The proposed CD-LI district allows a variety of contractor, warehouse, distribution and limited manufacturing and assembly uses which in their normal operations have little or no adverse effect upon adjoining properties. Care should be taken with respect to outdoor storage area location, building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if the applicant was present to speak or if there was anyone to speak in favor of the request. Hearing none, Mr. Engle moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

Mr. Engle then stated regarding agenda item Z-22-06-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 704, 706, and 730 Brigham Road from R-3 (Residential Single-family – 3) and BP (Business Park) to CD-LI (Conditional District – Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-LI zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Ms. Magid seconded the motion. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the approval constituted a final action, unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

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Z-22-06-008: A rezoning from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District – Residential Multi-family – 18) for the properties identified as 6801 West Friendly Avenue and 6727-6729 Forsythia Drive, generally described as south of West Friendly Avenue and west of Forsythia Drive (2.38 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the conditions related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designated this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff concluded the request was consistent with the Comprehensive Plan's Filling in Our Framework strategy to encourage higher density, mixed-use, walkable infill development and to ensure mixed-use projects both strengthen and add value to the Community. The request also supports the Comprehensive Plan's Creating Great Places strategy to meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations. The proposed CD-RM-18 zoning district limits the overall number and scale for residential uses to be consistent with other multifamily in the area while also allowing compatibility with adjacent lower intensity residential uses. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if the applicant was present to speak.

Henry Isaacson, 804 Green Valley Road, attorney representing Simaan Brothers Holdings, LLC, stated that the applicant was available for any questions the Commission may have. Vice Chair Bryson inquired if there were questions or comments from the Commissioners. Hearing none, Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, Vice Chair Bryson closed the public hearing by consent. Ms. Magid then stated regarding agenda item Z-22-06-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the zoning request for the properties described as 6801 West Friendly Avenue and 6727-6729 Forsythia Drive from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District – Residential Multi-family – 18) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-18 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the approval constituted final action, unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

PL(P) 22-20 & Z-22-06-001: An annexation and original zoning request from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – Residential Single-family – 3) for the property identified as 682 Knox Road, generally described as west of Knox Road and west of Forbes-Tate Road (3.781 acres). (RECOMMENDED APPROVAL)

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Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City CD-R-3 zoning district, as conditioned, promotes low-density single-family detached residential development that is generally compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Engle asked Mr. Kirkman for an explanation of the Manufactured Home Overlay district, as he believed manufactured homes were not allowed by the City. Kirkman said he did not have the specifics of the County ordinance that was currently in place for this property but noted the city does permit manufactured homes in certain configurations of multi-family zoning and manufactured home overlay districts. Mr. Engle asked if this annexation was mostly for access to utilities, which Mr. Kirkman said was the case. Vice Chair Bryson inquired if the applicant was present to speak.

Kaiya Clay, 5216 Cragganmore Drive, McLeansville, stated she was hoping to gain access to water and sewer by annexation so that she can build a single-family home, and that there will never be more than 3 single family homes on the property.

Vice Chair Bryson inquired if there were questions or comments from the Commissioners. Hearing none, Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Thomas Smith, 715 Knox Road, stated his belief was that the sewer service was not available in the area and he did not see where annexation would help the applicant since water is already available on the site. Ms. Skenes stated that city services had been evaluated and the Commission was advised that infrastructure was in place and the Technical Review Committee supported the application. Mr. Smith asked again for someone to confirm the status of the sewer infrastructure in the area, as his understanding based on communications with contractors that purchased some of his property is that an adjacent parcel proposed to be annexed does not currently have sewer access. Mr. Kirkman asked Mr. Smith to follow up with Planning staff to put him in touch with Water Resources staff that could more fully answer his questions.

Vice Chair Bryson inquired if there was anyone else wishing to speak in favor of the application. Hearing none, Vice Chair Bryson inquired if there was anyone wishing to speak in opposition of the application.

Josh Anthony, 710 Knox Road, stated he was not in opposition to the proposal, but concerned about the implications of annexation on adjacent properties. Mr. Kirkman noted that this request was only for the identified property and would have no impact on adjacent properties. Mr. Anthony stated he was confused why an annexation so far out into the county would be undertaken. Mr. Kirkman stated that this was for access to water and sewer due to city policy which requires annexation for service provision. Mr. Carter confirmed that City water and sewer were both currently available pending

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extension at the owner's expense and that annexation would be required for connection to either service individually if the other was not currently available, given that the property is in Growth Tier 1.

Vice Chair Bryson inquired if there were any other speakers in opposition. Hearing none, Vice Chair Bryson advised the applicant had 5 minutes for rebuttal.

Ms. Clay reiterated her motivation in this process is to obtain City services. Vice Chair Bryson advised the opposition had 5 minutes for rebuttal. Mr. Anthony stated he didn't think there was any opposition.

Mr. Engle moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes made a motion to annex the property. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-06-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 682 Knox Road, from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – Residential Single-family – 3), to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-R-3 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Seconded by Mr. Engle. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the motions constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

PL(P) 22-21 & Z-22-06-002: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-C-M (Conditional District – Commercial Medium) for the property identified as 5701 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Anson Road (1.591 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. New conditions added were:

2. Any garage bay doors shall be oriented towards West Gate City Boulevard.
3. Vehicular access shall not be permitted from Anson Road.
4. A minimum 6-foot high fence or wall shall be installed between parking areas and the adjacent residential property at 5705 Anson Road
5. A landscape buffer with a minimum width of 60 feet shall be installed along the southeastern property line adjacent to the residential property at 5705 Anson Road. This buffer shall incorporate existing healthy vegetation with approval of the City of Greensboro
6. Any new required plantings within the required landscape buffer along the southeastern property line abutting the property at 5705 Anson Road shall be of evergreen material to ensure year round screening. Such evergreen materials shall be no less than 8 feet in height at time of planting.

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7. A vegetative buffer a minimum 15 feet in width shall be established between any buildings and parking areas and Anson Road. Within this buffer there shall be a minimum of 4 canopy trees (at least 2 of which must be evergreen for screening), 4 evergreen understory trees and 17 evergreen shrubs for every 100 linear feet of road frontage. Evergreen planting materials must be a minimum of 8 feet in height to ensure year round screening.
8. Any use of the property will not be open to the public after 8:30 p.m. and before 8:00 a.m.

Ms. Skenes motioned to approve the additional new conditions as submitted, second Mr. Alford. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, was present on behalf of Mavis Tire Supply. He stated MVS locations are typically open from 8pm to 5 or 6pm, excepting Thursdays when they're open until 8pm. Mr. Isaacson noted other commercial uses in this area are open much later. He stated that a traffic impact analysis was not required according to GDOT. He then stated that all work at Mavis Tire locations is conducted inside the building, and there is no storage of tires or vehicles outside. Mr. Isaacson stated that fairly intensive commercial uses surrounded the property on Gate City Boulevard and that many commercial uses back up against residential properties in this area. Mr. Isaacson noted that concerns about noise and buffers were brought up in neighborhood meetings. He stated that the applicant has planned for significant natural screening, noise abatement walls and a storm water control device, as well as facing all bays on Gate City Boulevard, not Anson Road, in response to concerns from neighbors. Mr. Isaacson stated that the only point of access is Gate City Boulevard with no access from Anson Road, which would have likely been the case with higher intensity residential development. Mr. Isaacson displayed similar stores in other cities that were built near residential areas. Mr. Isaacson then noted that they distributed letters, conducted a neighborhood meeting, and met with multiple neighbors to discuss concerns. He stated that the outcome of those discussions were the numerous conditions added to the rezoning request. He then noted the Future Land Use Map designates this property as Commercial, it is located in the Urban Mixed Use and Reinvestment Corridor on the Future Built Form Map, and that this development is consistent with the GSO 2020 Comprehensive Plan and other uses around the thoroughfare.

Vice Chair Bryson requested those speaking in opposition to identify themselves and provide their address.

Lisa Jones, 5705 Anson Road, stated that she was pleased with Mr. Isaacson's addressing of the neighborhood's concerns. She stated the neighborhood has concerns, but can't say they haven't been addressed and thanked Mr. Isaacson publicly. As such she was no longer in opposition to the request.

Mr. Engle moved to close the public hearing. Second by Mr. Egbert. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General within an Urban Mixed Use Corridor and within a Reinvestment Corridor on the Future Built Form Map. The GSO 2040 Comprehensive Plan also designates the property as Residential on the Future Land Use Map. Staff concluded the proposed original zoning request supports the Comprehensive Plan's Growing

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Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Prioritizing Sustainability Goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-C-M zoning district, as conditioned, would permit a variety of commercial, retail, office and service uses. The uses permitted in the proposed CD-C-M zoning district are compatible with existing commercial and civic uses located on adjacent tracts, and with the additional conditions the request is compatible with the existing residential uses on adjacent tracts as well. Staff recommended approval of the request.

Mr. Engle stated he commended the applicant and community for coming together and coming to a conclusion before the case came to them. Mr. Engle then made a motion to annex the property. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Mr. Engle then stated regarding agenda item Z-22-06-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 5701 West Gate City Boulevard from County RS-40 (Residential Single-family) to CD-C-M (Conditional District – Commercial Medium) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-C-M zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

Z-22-06-003: A rezoning from CD-RM-5 (Conditional District – Residential Multi-family – 5) to CD-RM-8 (Conditional District – Residential Multi-family – 8) for the properties identified as 3112 and 3118 Horse Pen Creek Road, generally described as south of Horse Pen Creek Road and west of Brinton Drive (7.5 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. The applicant was requesting a new condition as follows:

2. Permitted uses limited to residential uses only.

Mr. Engle motioned to approve the new condition as submitted, seconded by Ms. Skenes. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, spoke on behalf of ORP Development, LLC. He stated that this property was rezoned last year to CD-RM-5 and that the company has since acquired more land and its engineers recommended a new layout based on the oddly configured parcel and changes in the housing market for more affordably priced housing. Mr. Isaacson stated the that engineers

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recommended rezoning to CD-RM-8, allowing approximately 6 more smaller townhomes on the property with one-car garages versus two-car. He stated this development was compatible with existing development in the area given its variety of density levels and housing types. Mr. Isaacson stated that he believed this application is reasonable and complies with the expectations of the City's plans and maps, keeping the same conditions as before while adding one additional condition to ensure the property's use would only be residential and not allow any other uses in RM-8.

Vice Chair Bryson requested those speaking in opposition to identify themselves and provide their address, but Mr. Carter stated he did not see the opposition speaker present. Mr. Engle asked Mr. Carter what the neighbor's concerns were. Mr. Carter stated that the concerns were regarding the housing type, what the Planning and Zoning Commission can and cannot consider, and that a traffic impact study was not required for this project.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, Mr. Engle then moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Ms. Skenes then stated regarding agenda item Z-22-06-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 3112 and 3118 Horse Pen Creek Road from CD-RM-5 (Conditional District – Residential Multi-family – 5) to CD-RM-8 (Conditional District – Residential Multi-family – 8) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-8 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Second by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the action constituted final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

Z-22-06-005: A rezoning from R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family – 12) for the properties identified as 2813, 2815, and 2823 Randleman Road, generally described as east of Randleman Road and north of Apple Ridge Road (14.96 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. The changes including adjusting language in condition 1 and then adding several new conditions as follows:

1. Building façade shall consist of no less than 33% wood, stone, glass, brick and/or cementitious material.
2. Uses limited to Single-family Detached Dwellings, Duplexes, Traditional Houses, Townhomes, Twinhomes, Multi-family Dwellings, Multi-family (Elderly), and related ancillary uses (i.e.

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amenity facilities). Uses located south of any new access road/drive to Randleman Road shall be limited to Townhomes.

3. A Type B landscape buffer shall be installed along the southern property boundary and shall incorporate existing healthy vegetation with approval of the City of Greensboro
4. Required screening for dumpster facilities shall be constructed of either brick or brick veneer
5. A community room or clubhouse, swimming pool and play area shall be provided on-site for use by all members of the residential community.
6. A minimum 5 foot fence shall be installed along the eastern line of subject property for a distance of approximately 240 feet from the northeast corner, subject to approval by City of Greensboro.

Ms. Magid motioned to approve the new conditions as submitted, seconded Ms. Skenes. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, was representing Nava Realty LLC and stated that the original intent was to develop this property for solely multi-family apartments. He stated that after meeting with Councilwoman Hightower, the Southeast Greensboro Community Coalition, and community members, there was a preference for townhomes for sale to allow the community to invest in itself and build equity. Mr. Isaacson's client agreed, adding townhomes to the south to the previously planned apartment buildings and with significant vegetative buffer. After negotiations with residential neighbors to the east, a fence pending approval by the City given concerns over watershed regulations was also included. Mr. Isaacson said significant changes were made following discussion with the local neighborhood coalition. He noted that a letter was sent and a neighborhood meeting was held, with one person attending and having their concerns addressed. Mr. Isaacson said they believe the conditions presented would set a high standard for this area of Randleman Road. He noted the Future Land Use Map designated the property Residential, the Future Built Form Map was Urban Mixed Use, and stated that this development was compatible with the GSO 2040 Comprehensive Plan.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he asked if there was anyone else to speak in favor of the request. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Cheryl McIvor, 404 West Montcastle Drive, stated she signed up in opposition only because they were going through a number of new conditions and she wanted to make sure they were added correctly. Ms. McIvor stated that following Mr. Isaacson's presentation, she is no longer in opposition, and thanked Mr. Isaacson for the dialogue and letting neighbors have input on their community. She then stated that she received a mailed notification on Saturday for a meeting held on the following Tuesday, and that zoning signs were not placed until Monday. Ms. McIvor stated that this did not give residents enough time to digest what was happening.

Mr. Kirkman stated that there were two meetings regarding this case, the sign from the city being associated with this public hearing tonight and not the applicant's separate neighborhood meeting which was being held on that Tuesday. Mr. Kirkman stated State regulations dictate when advertising could occur and noted that there was some minor delay on the signs being posted in this instance. Mr.

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Carter stated that other people were interested in commenting, and added Anthony Izzard to the speaker list. Mr. Engle commended Ms. McIvor for her repeated visits to the Commission's hearings and for representing her community well. Ms. Magid inquired if Mr. Izzard was going to speak, and Mr. Carter advised he did not wish to.

Mr. Engle then moved to close the public hearing. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General along a Frequent Service Transit Corridor and along a Reinvestment Corridor. The GSO 2040 Comprehensive Plan's Future Land Use Map designates the majority of the subject parcels as Residential and the remainder of the properties as Commercial. Staff concluded the request was consistent with the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. The proposed CD-RM-12 zoning district allows a variety of medium intensity residential uses consistent with other multifamily zoning in the larger area that can also be compatible with adjacent low intensity residential uses directly adjacent to the subject property. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on these adjacent properties. Staff recommended approval of the request.

Ms. Magid then stated regarding agenda item Z-22-06-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 2813, 2815, and 2823 Randleman Road from R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family – 12), as conditioned, to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-12 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Ms. Skenes seconded the motion. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Mr. Bryson advised the action constituted a final recommendation, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

Z-22-06-007: A rezoning from R-5 (Residential Single-family – 5) to PI (Public and Institutional) for the properties identified as 2200, 2200 Rear Randall Street, and a portion of Randall Street Right-of-way, generally described as north, east and south of Randall Street and west of Eastwood Avenue (12.05 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, Vice Chair Bryson inquired if the applicant was present to speak.

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Donna Bell, 501 West Washington Street, stated this rezoning request is to permit the construction of a parking lot connected to a new school which the current R-5 zoning district does not permit. She stated that Guilford County Schools held a community meeting on June 16th to explain the reasons behind the rezoning request and address any questions. Ms. Bell stated that GCS is planning to build a visual and performing arts magnet elementary school and that with the PI zoning, about 23 parking spaces used only for staff can be added on this small separate parcel across Randall Street. She stated that this would not modify the student drop-off position on the northeast side of the property on Randall Street, and then introduced David Smith of the construction management firm to answer any questions.

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Egbert asked if there was opposition to the school being built, Mr. Kirkman replied there was opposition to the rezoning. Mr. Bryson asked if any other commissioners had questions. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Cassandra Israel, 2020 East Florida Street, asked if the rezoning was only for the parking lot. Mr. Kirkman replied that was correct, because this parcel is not on the main campus of the new school and the existing R-5 zoning district does not permit offsite parking. Ms. Israel stated she was attending the hearing because she received a letter about rezoning for Public and Institutional, and it did not include information about the intended use of the property. She stated she heard fears in the neighborhood that this use could be multi-family homes. She then stated that in the future, more detail on what the land use types permit would be helpful. Ms. Israel does not oppose the rebuilding of Peeler Elementary, but was not aware of what was being considered based on the material mailed to her.

Barbara Israel, 2020 East Florida Street, stated she did not receive a letter about the neighborhood meeting. She asked if anyone attended the meeting and what the response was. Vice Chair Bryson noted that this would be addressed in the rebuttal period. Ms. Israel asked if the parking lot would be between houses. Mr. Bryson asked Planning staff if site photographs were available, and Mr. Kirkman displayed aerial photographs depicting the site. Ms. Israel asked if there was going to be any buffer between the homes. Mr. Kirkman stated that the City requires landscaping for screening parking lots. Ms. Magid stated that the site sketch drawing received today showed a buffer zone. Ms. Israel asked what kind of buffer was being proposed, given the proximity to homes. Mr. Carter then displayed a sketch from the neighborhood communications summary. Ms. Israel requested more specifics about the illustration, because the parking lot was surrounded by homes. Mr. Kirkman stated that the City's parking lot requirements typically have a 25 foot landscape buffer from single family residential dwellings, but the final design would depend on what the architect decides.

Anne Purcell, 1802 Eastwood Avenue, stated she attended the hearing to make sure the rezoning would not include public housing. Mr. Kirkman stated that the PI zoning district does not permit standalone multi-family dwellings. Vice Chair Bryson inquired if Ms. Bell or anyone else in favor of the application wished to speak in rebuttal.

Ms. Bell stated she wished to apologize to community members for the confusion surrounding the letter about the zoning district. She stated GCS only intends to go forward with the construction of the new school on the previous Peeler school site. She introduced construction project management advisor David Smith to speak on the issue of buffering.

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David Smith, 3609 Turnberry Lane, stated they were in a preliminary stage of design development, and as that process continues the buffer around the site will be defined in terms of tree specifications fitting the City's standards which are high for this kind of land use in proximity to residential areas. He offered to answer any questions the Commission or speakers might have.

Vice Chair Bryson inquired if there were questions from the Commissioners. He then asked how notice of the neighborhood meeting was disseminated and how many people attended. Ms. Bell stated approximately 260 letters were sent out to property owners with the list furnished by the Planning Department, and renters may not have been made aware of it. She stated she received 2 phone calls with no concerns. Ms. Bell stated that the community meeting was productive and GCS attempted to clarify information about the PI zoning district and their intended the land use. Mr. Engle commended Ms. Bell for the outreach, and asked her to consider sharing the presentation materials with the speakers present at the hearing. Ms. Bell agreed, and stated that the process is moving forward but that it takes time, and that while all elements of the site plan are not yet available to share with the community, GCS wishes to do so when available.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if anyone in opposition of the application wished to speak in rebuttal.

Ms. Cassandra Israel stated she is a homeowner and did not receive the letter that Ms. Bell is referring to. She stated that her main concern is that the rezoning request does not have very much detail on what is going to be built and surrounding homeowners have to hope that buffering requirements will be met. Mr. Skenes asked Ms. Israel to confirm her address, and Mr. Carter stated that her address was part of the notification list. Mr. Engle then moved to close the public hearing. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban Central on the Future Built Form Map. The GSO 2040 Comprehensive Plan designates this site as Residential on the Future Land Use Map of the Comprehensive Plan. Staff concluded the proposed rezoning request supports the Comprehensive Plan's Community Connections Goal for Greensboro to be unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community and the Creating Great Places Goal to create interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources. The proposed PI zoning district generally allows mid and larger scale institutional uses such as medical campuses, colleges/universities and large religious assembly uses but in this case is intended to facilitate the existing elementary school campus, including off-site parking. Care should be taken with respect to outdoor storage area location, building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses. Staff recommended approval of the request.

Mr. Bryson asked if the Commission could help facilitate contact between Ms. Bell and the speakers to keep the community involved in the process. Mr. Engle stated that he thinks GCS' conduct and outreach in this case had been very good. He understands the residents' concerns around conditions and hopes this hearing can help facilitate conversations between the community and GCS. Mr. Engle stated he is comfortable what's being proposed here and with the group doing it, and that everyone involved is a constituent of GCS and expects positive engagement given the productive track record of communication as demonstrated in this case.

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Mr. Engle then stated regarding agenda item Z-22-06-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the zoning request for the property described as 2200, 2200 Rear Randall Street, and a portion of Randall Street Right-of-way from R-5 (Residential Single-family – 5) to PI (Public and Institutional) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed PI zoning district limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the action constituted final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

PL(P) 22-22: Street Closure described as Luray Drive from the Northern Right-of-way Line for West Florida Street to the Northern Right-of-way Line for Hyde Drive (± 980 feet), Hyde Drive from the Eastern Right-of-way Line for Luray Drive to the Western Right-of-way Line for Hudgins Drive (± 1,010 feet), and Hudgins Drive from the Northern Right-of-way line for West Florida Street to the Eastern Right-of-way Line for Freeman Mill Road (± 1,320 feet). (RECOMMENDED APPROVAL)

Mr. Carter stated that the Housing Authority of Greensboro submitted this request as part of a redevelopment project and has 100% ownership along the frontages of the streets, making it a valid application. He stated that TRC heard the case on March 18th and the Fire Department had some items to read into the record. Mr. Carter noted the conditions necessary for the city to consider when closing a street. The Fire Department notes that no fire apparatus access roads can be closed until the structure that requires this road is demolished and debris removed. Fire access shall be maintained within 100 feet of all temporary or permanent FDCs. All required fire hydrant coverage shall be maintained for buildings that are still intact or demolished until debris has been removed from site. Any fire apparatus access road shall not exceed 150 foot long without a fire truck turnaround sufficient for a 10 foot wide and 50 foot long fire apparatus. All fire apparatus access roads shall be maintained at 20 foot wide and 13.5 foot height and be an all-weather surface. Mr. Carter then read the conditions given by TRC with its recommended approval:

1. That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use.
2. That all existing buildings that take their required fire access from these streets are to be demolished and debris removed.
3. That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the streets to be closed being combined with the abutting property so that each resultant lot has frontage and direct vehicular access to a public street after it has been confirmed by the City's Fire Marshall that the streets are no longer required for fire access.

Mr. Carter stated that staff recommended approval.

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Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Alford stated that the documents presented had the number PL(P) 22-19 not 22-22, and wanted to confirm 22-22 was correct, which Mr. Carter confirmed. Vice Chair Bryson inquired if there were any other questions. Hearing none, he requested those speaking in favor to identify themselves and provide their address.

Jaymar Joseph, 450 North Church Street, stated that this project is part of an effort to expand affordable housing in Greensboro and offered to answer any questions. Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he closed the public hearing by consent.

Mr. Engle moved to recommend street closing with the conditions referenced. Seconded by Mr. Alford. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the motion constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

ITEMS FROM PLANNING DEPARTMENT & COMMISSIONERS:

None.

ITEMS FROM COMMISSIONERS:

Mr. Engle moved to excuse the absence of Chair O'Connor. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Vice Chair Bryson noted that the public hearing portion of the meeting was complete and asked for any other items of discussion from members. Ms. Skenes asked about next month's agenda. Mr. Carter indicated there are 10 items at this point and Mr. Kirkman stated that the Commission would be back on its regular schedule and the next meeting would be held on Monday, July 18th. Ms. Magid stated she thanked all the Isaacsons for being here and doing such an outstanding job. Mr. Bryson also expressed his appreciation as well as to Planning staff.

ADJOURNMENT:

Ms. Skenes moved to adjourn the meeting. Second by Mr. Alford. The Commission Voted (7-0), (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

There being no further business for the Commission, the meeting was adjourned at 8:04pm.

RESOLUTION CLOSING LURAY DRIVE, HYDE DRIVE, AND A PORTION OF
HUDGINS DRIVE

WHEREAS, the owners of the property abutting both sides of Luray Drive, Hyde Drive and Hudgins Drive have requested in writing that said portions of street be closed and abandoned as a public street;

WHEREAS, a notice was duly published that a public hearing would be held by the City Council on Tuesday, August 16, 2002, at 5:30 p.m., on the closing of said portions of streets;

WHEREAS, the public hearing has now been held and no objections have been made to the closing thereof; and

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

1. That the City Council hereby finds as a fact that the owners of the property abutting both sides of the hereinafter mentioned streets have requested in writing that said streets be closed.
2. That the City Council hereby finds as a fact that the closing the streets is not contrary to the public interest and that no individual or other party owning property in the vicinity of the street or in the subdivision in which the street is located will be deprived of reasonable means of ingress or egress to his or its property.
3. That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use.
4. That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the streets to be closed being combined with the abutting property so that each resultant lot has frontage and direct vehicular access to a public street.
5. That the following streets are hereby permanently closed and abandoned as a public streets:

LURAY DRIVE FROM THE NORTHERN RIGHT-OF-WAY LINE FOR WEST
FLORIDA STREET TO THE NORTHERN RIGHT-OF-WAY LINE FOR HYDE
DRIVE;

HYDE DRIVE FROM THE EASTERN RIGHT-OF-WAY LINE FOR LURAY DRIVE
TO THE WESTERN RIGHT-OF-WAY LINE FOR HUDGINS DRIVE; AND

A PORTION OF HUDGINS DRIVE FROM THE NORTHERN RIGHT-OF-WAY
LINE FOR WEST FLORIDA STREET TO THE EASTERN RIGHT-OF-WAY LINE
FOR FREEMAN MILL ROAD.



City of Greensboro

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

Agenda Report

File Number: 2022-833

Agenda Item# H.4.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-833 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 231 Ritters Lake, 151 Wolfetrail Road, and 155-ZZ Wolfetrail Road – 36.44-Acres (Randal Stone, Sylvia Stone, BMS Investment Properties, LLC and B

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #1

Public Hearing: Yes

Advertising Date/By: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Randal Stone, Sylvia Stone, BMS Investment Properties, LLC and Bailey Thirloway are requesting annexation of the property located at 231 Ritters Lake, 151 Wolfetrail Road, and 155-ZZ Wolfetrail Road, generally described as north of Ritters Lake Road and south of Wolfetrail Road. The portion of right-of-way containing Ritters Lake Road, Cranford Road and McCall Place are located between the site and Greensboro's current city limits and are annexed as part of this request. As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its August 16 2022 meeting.

BACKGROUND:

This contiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan.

City water will be available by connecting to the 12-inch line located within South Elm-Eugene Street. There is a Capital Improvement Project (estimated to be completed by 2027) to provide a 30-inch waterline along the Ritters Lake Road frontage of the site. In order for this site to be served with water the owner would be responsible for all costs associated with extending and connecting to the public line.

City sewer will be available by connecting to the 8-inch outfall located approximately 946 feet to the north of the site. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served by City Station #61 on West Vandalia Road (north of the site) due to a reciprocal response agreement with Pinecroft Sedgfield Fire District. Upon annexation the site will continue to be served by City Station #61. Service to this location would remain the same for single unit incidents; for multi-unit incidents, service would improve based on station proximity and personnel numbers.

The Police Department can provide comparable response service to the property under consideration as of the date of annexation. Additional resources may be required as development on the subject property and/or additional annexation in the general area occurs.

Field Operations could service this location for sanitation services.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the east, and south.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council.

The Planning and Zoning Commission recommended approval of this annexation at its July meeting on a vote of 8-1.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.



• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online •
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an Amended a Annual Report form

Limited Liability Company

Legal Name

BMS Investment Properties, LLC

Information

SosId: 1073866

Status: Current-Active

Date Formed: 12/2/2008

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Schermerhorn, Robert Mason

Addresses

Mailing	Principal Office	Reg Office
1222 Eastchester Dr	2208 W Cone Blvd	2208 W Cone Blvd
High Point, NC 27565	Greensboro, NC 27408	Greensboro, NC 27408

Reg Mailing
PO Box 1752
High Point, NC 27261

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Robert Mason Schermerhorn

2208 W Cone Blvd

Greensboro NC 27408

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-23 & Z-22-07-003: An annexation and original zoning request from County AG (Agricultural) to City CD-R-7 (Conditional District – Residential Single-family – 7) for the properties identified as 231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way, generally described as north of Ritters Lake Road and south of Wolfetrail Road (33.94 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the conditions associated with the request.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak.

Nathan Duggins, 400 Bellemeade Street Suite 800, was present on behalf of Bridge Tower Properties. He stated they conducted a neighborhood meeting with three participants. He noted that there had been recent zoning activity nearby, and that this project was intended to create single-family rental housing community which is in high demand in the area. Mr. Duggins asked the Commission to consider the number of housing units this area will need as the City continues to grow.

Justin Saverin, 5430 LBJ Parkway Suite 1050 Dallas Texas, stated that they anticipated building a 76-unit community and had been working with Planning staff on what the best use of the land would be. He stated that the property had wetlands which precluded industrial development. After discussion with neighbors about the agricultural history of this area, he stated that they intend to potentially offer community farming as an amenity to go with the planned low-impact style of development.

Mr. Duggins stated that this is a new type of residential development which has a high level of interest. He stated that the developer has constructed multiple similar projects around the southeastern US and that they believe this is an important part of providing additional housing in a variety of styles for Greensboro.

Chair O'Connor asked if there was anyone else to speak in favor of the request. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Cheryl McIvor, 404 West Montcastle Drive, stated that she could not access the Zoom meeting held by the applicant to have a discussion. She stated she had not received a call back from the applicant until the afternoon of the hearing. She thought multiple uses permitted inside the CD-R-7 district were not acceptable to her community and that since zoning is tied to the parcel and not current owner, there was no guarantee about the future. Ms. McIvor stated that she preferred for the applicant to have additional conditions outlining how the land would be used. Her belief was that there would be a mix of single family homes and townhomes, but that she now understands it to be exclusively townhomes. She stated that building materials are a significant concern for the neighborhood and she wished for conditions requiring specific materials, given recent development in the area which had included substandard work.

Mr. Kirkman stated that because this was also an annexation it would require action by the City Council. Ms. McIvor asked if the zoning goes with the annexation, and Mr. Kirkman replied that both would need to be voted on by Council.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Mr. Duggins stated that he did contact neighborhood groups and had offered more conversations with them about the property, but he did not think more conditions were needed. He stated that the applicant intends to setup a homeowners association to ensure that some of the concerns addressed tonight would be addressed satisfactorily. Mr. Peterson asked why they were opposed to additional conditions. Mr. Duggins stated that he did not know what the conditions would be, and that as prices are increasing, exterior materials can decide whether development of affordable housing is economical or not. He offered to continue having dialogue with community members on this or other points.

Ms. Magid asked Mr. Kirkman to confirm that the hearing book listed this as having single family detached housing, and asked about other possible uses in this zoning district. Mr. Kirkman stated that there were some other uses such as schools and churches allowed but that the primary use in the R-7 district was single family residential. Ms. Magid asked to clarify if these units were attached townhomes, and Mr. Kirkman stated that the development as presented qualified as single family detached, and that the term "townhouse" was specifically defined in the land development ordinance and is only permitted in multi-family districts. Mr. Duggins confirmed this development would be individual lots.

Mr. Engle asked if the frontage requirement in the R-7 district was involved in the process, whereas under RM-5 it would be permissible to have Twinhomes in a similar footprint. Mr. Kirkman confirmed this. Mr. Bryson asked if each lot is deeded by itself. Mr. Duggins stated that initially it would be a single purchase but that the individual lots would be created for potential fee simple ownership in future. Mr. Bryson asked if someone in the future could buy one of the lots. Adam Green, 5430 LBJ Parkway Suite 1050 Dallas Texas, stated that the lots are fee simple and that the HOA is established to avoid the concerns stated. He stated that with this style of development, the final property can be sold as a whole or individual renters can buy them, but only a single lot so as to avoid multiple landlords owning units. He stated that their staff will be working with Ms. McIvor to hear her concerns and move forward for the City Council meeting.

Ms. Skenes asked to clarify that R-7 meant single family, and that the HOA will restrict ownership to "one unit, one owner". Mr. Green replied yes, and stated again that it was "one unit, one owner", and all the units are single family fee simple. Mr. Engle asked Mr. Kirkman for confirmation that the Commission is not permitted to ask if a property is for rental or for sale. Mr. Kirkman stated that this is correct.

Ms. McIvor stated that her concern was not so much the type of community being built or the long-term ownership, but it was the number of units and building materials. She stated that there was nice construction in the area and wanted to make sure the zoning conditions required the development to fit the character of the area.

Chair O'Connor noted that this item will automatically advance to the City Council meeting in August and there will be time for further discussion between the applicant and neighbors.

Ms. Skenes asked staff whether individuals requesting conditions could be considered contract zoning. Mr. Kirkman replied that any new or modified conditions must be proposed by the applicant. Ms. Skenes stated that the opposition has recently been requesting conditions to get the process completed and she was concerned this may be considered contract zoning. Alan Buansi stated that the concern with contract zoning is Commissioners trying to extract conditions, but that citizens are free to express their opinions and request more conditions. The Commission cannot prevent citizens from asking for conditions. Chair O'Connor asked if this meant the public can make any request for conditions. Mr. Buansi stated the public is free to express their concerns and wishes but that he would not advise Commission members to express their desires for certain conditions.

Chair O'Connor then closed the public hearing by consent. Mr. Bryson then made a motion to annex the property. Seconded by Ms. Magid. The Commission voted 8-1. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Skenes, Bryson, O'Connor; Nays, Alford). Mr. Egbert then stated regarding agenda item Z-22-07-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way from County AG (Agricultural) to City CD-R-7 (Conditional District – Residential Single Family – 7) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-R-7 zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 6-3. (Ayes: Engle, Egbert, Magid, Skenes, Bryson, O'Connor; Nays: Glass, Peterson, Alford). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting.



GREENSBORO ANNEXATION PETITION

Date 5/23/22

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached Legal Description

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	BMS Investment Properties LLC 231 Ritters Lake Rd. Greensboro, NC 27406	no	
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/3/22 Received By: S. GALANTI



GREENSBORO ANNEXATION PETITION

Date

5/23/22

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	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	Randal L. Stone 151 Wolfetrail Road, Greensboro, NC 27406	no	
2.			
3.			

Important: Both husband and wife must sign, if applicable.

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Date Received:

6/3/22

Received By:

S. GALAVI



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Date 6/3/22

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	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?**</u> (Indicate yes or no.)	<u>Signature</u>
1.	Sylvia R. Stone 151 Wolfetrail Road, Greensboro, NC 27406	no	
2.			
3.			

Important: Both husband and wife must sign, if applicable.

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Date Received: 6/3/22

Received By: S. Galanti



GREENSBORO ANNEXATION PETITION

Date 6/3/22

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	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?** (Indicate yes or no.)</u>	<u>Signature</u>
1.	Katherine Thirloway 155 ZZ Wolfetrail Road, Greensboro, NC 27406	no	
2.			
3.			

Important: Both husband and wife must sign, if applicable.

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Date Received: 6/3/22

Received By: Se S. GALANTI

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 231 RITTERS LAKE, 151 WOLFETRAIL ROAD, AND
155-ZZ WOLFETRAIL ROAD – 36.44-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an existing iron pin in the existing Greensboro city limit line (as of May 31, 2022), said point being the southwest corner of that annexation approved in Ordinance No. 14-054, said point also being the northwest corner of Exclusion Map for South Elm Baptist Church, as recorded in Plat Book 193, Page 33; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said Church, also being the eastern right-of-way line of Cranford Road, as shown on Property of Roy E. Cranford & Margaret E. Cranford, as recorded in Plat Book 59, Page 86, S 03°03'30" W 662.28 feet to an existing iron pin in the northern right-of-way line of Ritters Lake Road (NCSR 3325); thence with the projection of said western line S 03°03'30" W approximately 30 feet to a point in the existing Greensboro satellite city limit line, said point being in the centerline of Ritters Lake Road; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction along said centerline approximately 1,290 feet to its intersection with the southwardly projection of the eastern line of Lot 2 of Wolfe Trail's, as recorded in Plat Book 206, Page 33; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 08°01'44" W approximately 30 feet to an existing iron pipe at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 1 of said subdivision N 08°01'44" W 565.17 feet to an existing iron pipe in the eastern line of said Lot 1; thence with said eastern line N 08°18'39" E 243.04 feet to an existing iron pipe at the northeast corner of said Lot 1; thence with the southern line of Hien T. Do and Son N. Pham, as recorded in Deed Book 7864, Page 2045, the following ten (10) courses and distances: 1) N 89°01'03" E 99.98 feet to a 5/8" existing iron pipe, 2) N 63°29'12" E 99.88 feet to a 5/8" existing iron pipe, 3) S 57°18'15" E 202.77 feet to a 1/2" existing iron rod, 4) N 12°25'06" E 147.44 feet to a calculated point, 5) N 20°45'18" W 52.93 feet to a 5/8" existing iron rod, 6) N 16°16'05" W 40.54 feet to a 1/2" existing iron rod, 7) N 42°56'50" E 28.50 feet to a 1/2" existing iron rod, 8) N 13°05'18" E 55.67 feet to a 1/2" existing iron rod, 9) N 00°36'33" E 36.40 feet to a 1/2" existing iron rod, and 10) N 02°58'00" W 182.94 feet to a 1/2" existing iron pipe in the southern line of Charlie R. and Mary E. Gilbreath, as recorded in Deed Book 1922, Page 606; thence with said southern line S 87°31'11" E 707.91 feet to a 1/2" existing iron pipe at the northwest corner of Lot 1 of said Cranford plat; thence with the western line of said Lot 1 S 03°28'48" W 363.11 feet to the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 86°59'50" E 275.00 feet to the southeast corner of said Lot 1, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern right-of-way line of Cranford Road S 01°35'04" W approximately 452.33 feet to the point and place of BEGINNING, containing approximately 36.44 acres, including area in street right-of-way. All plats and 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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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.



City of Greensboro

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

Agenda Report

File Number: 2022-814

Agenda Item# H.5.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-814 Public Hearing for an Ordinance for Original Zoning for 231 Ritters Lake Road, 151 and 151-ZZ Wolfetrail Road, Cranford Road and McCall Place Rights of Way, and a portion of Ritters Lake Road Right of Way – Michael S. Fox, on behalf of BMS Invest

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Michael S. Fox, on behalf of BMS Investment Properties LLC; Randall L. Stone, Sylvia Stone; and Katherine Thirloway, is requesting original zoning from **County AG** (Agricultural) to **City CD-R-7** (Conditional District Residential Single Family - 7) for property located at 231 Ritters Lake Road, 151 and 151-ZZ Wolfetrail Road, Cranford Road and McCall Place Rights of Way, and a portion of Ritters Lake Road Right of Way, generally described as north of Ritters Lake Road and south of Wolfetrail Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 6-3 to recommend approval of this request. There were three speakers in favor of this request and one in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This

request is associated with a voluntary annexation petition to access City services to develop new single family residences.

This original zoning request includes the following conditions:

1. Permitted uses shall include all uses allowed in the R-7 zoning district, except for the following:
 - a. All Cemeteries
2. There shall be a maximum of eighty (80) dwelling units.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A

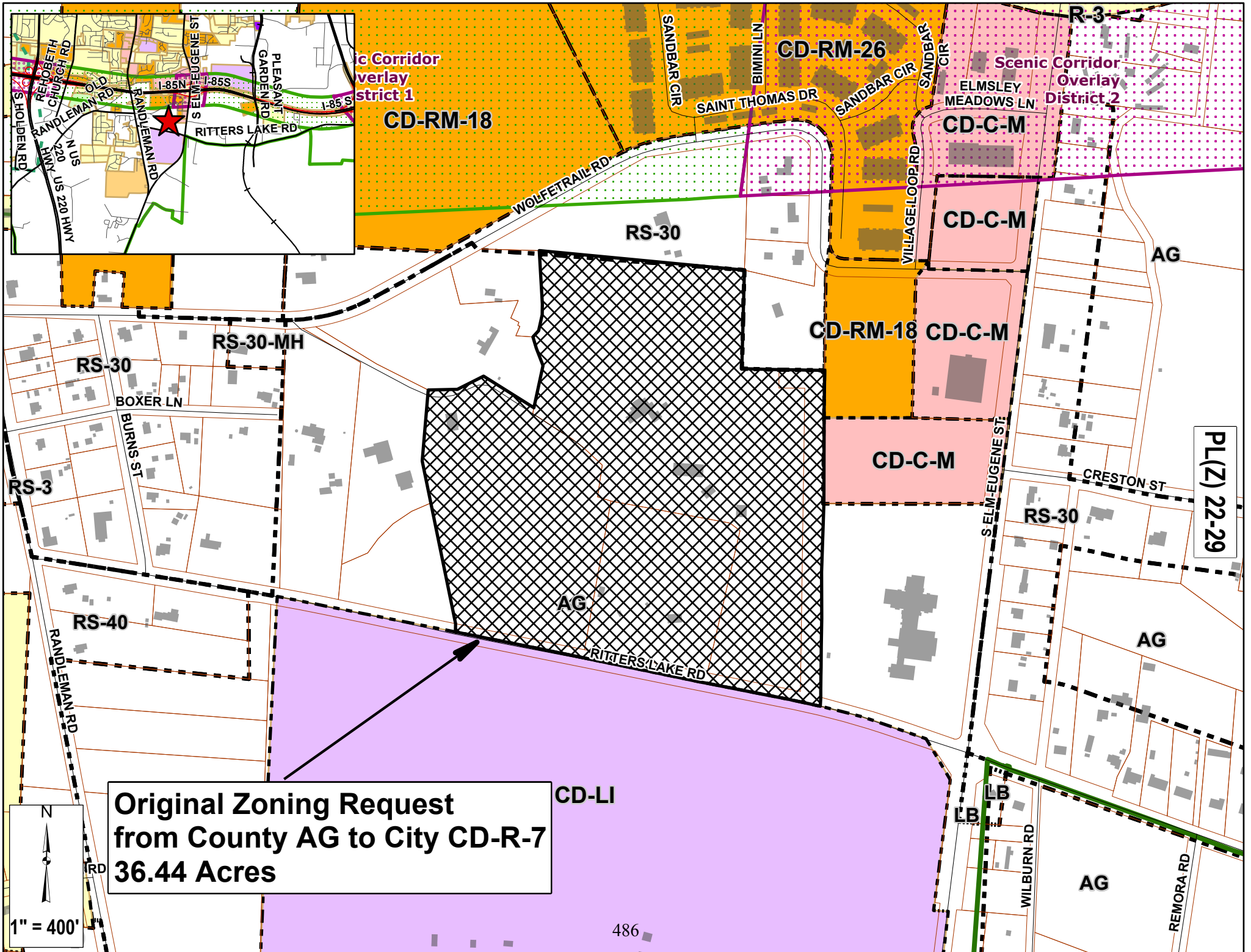
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 6-3.

Planning recommends **approval** of the **CD-R-7** zoning request based on:

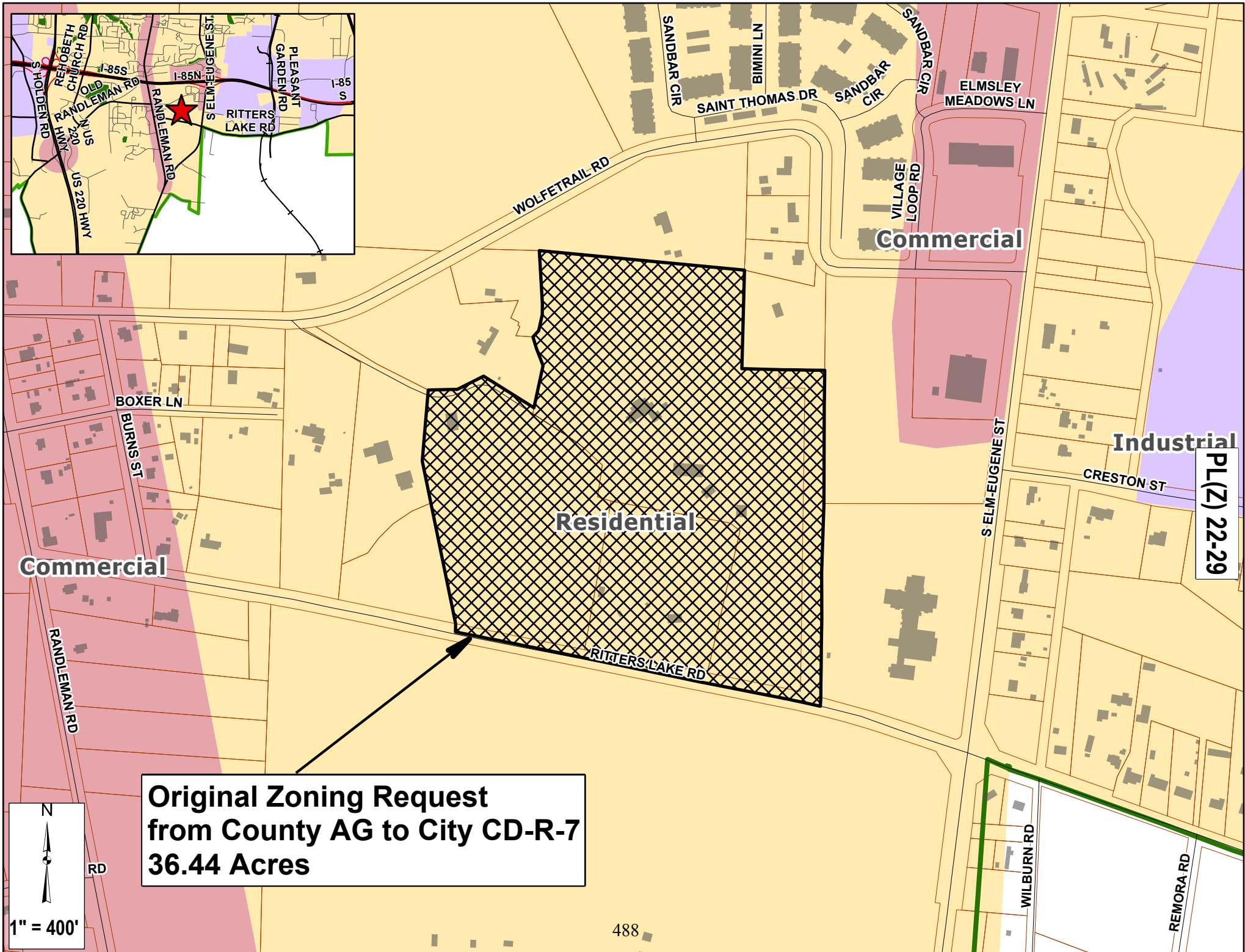
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations



**Original Zoning Request
from County AG to City CD-R-7
36.44 Acres**

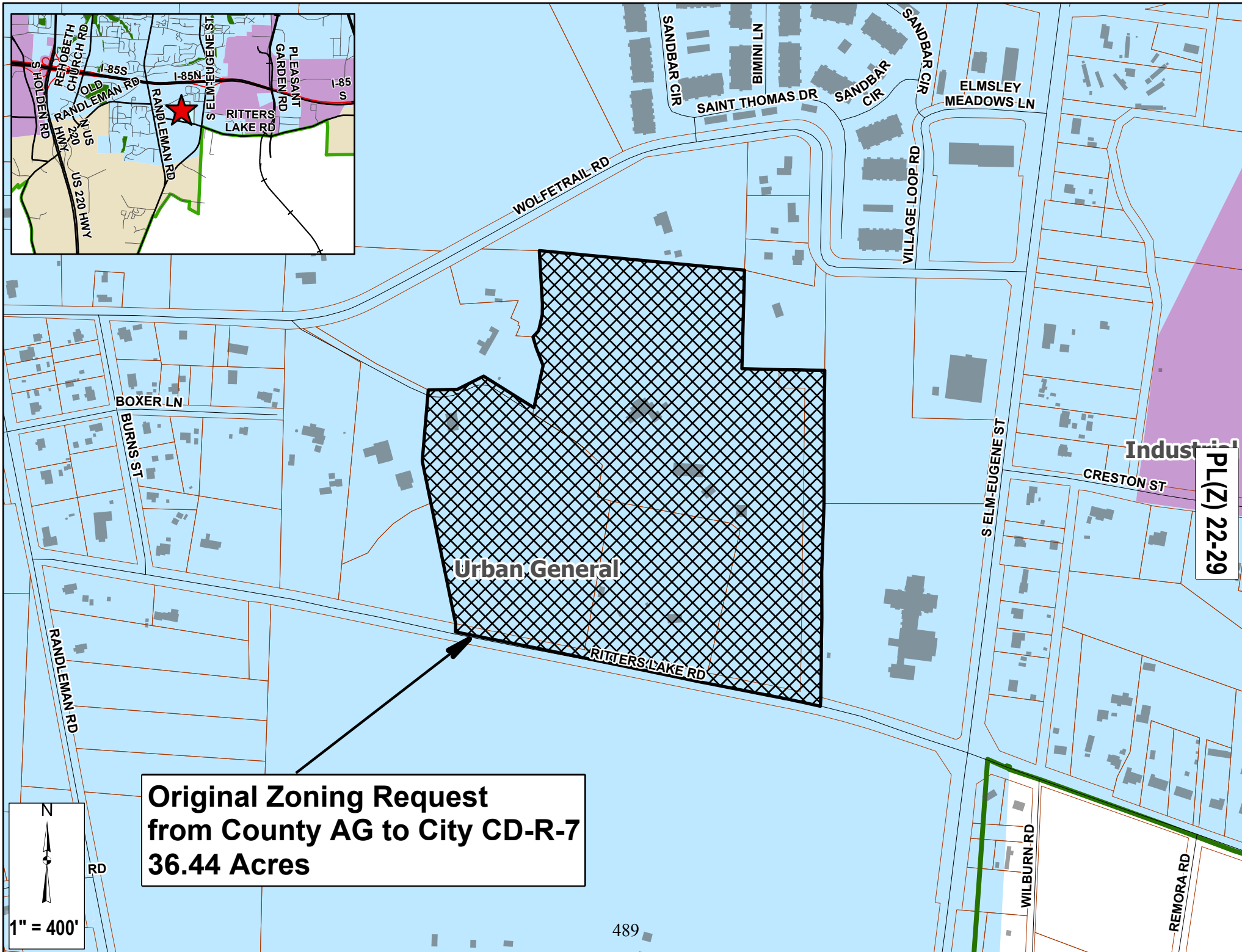
PL(Z) 22-29





**Original Zoning Request
from County AG to City CD-R-7
36.44 Acres**

PL(Z) 22-29



**Original Zoning Request
from County AG to City CD-R-7
36.44 Acres**

PL(Z) 22-29

Industrial



PL(Z) 22-29

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	Michael S. Fox, on behalf of BMS Investment Properties, LLC; Randal L. Stone, Sylvia R. Stone; and Katherine Thirloway
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City CD-R-7 (Conditional District Residential Single Family – 7)
CONDITIONS	<ol style="list-style-type: none">1. Permitted uses shall include all uses allowed in the R-7 zoning district, except for the following:<ol style="list-style-type: none">a. All Cemeteries2. There shall be a maximum of eighty (80) dwelling units.
LOCATION	231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way
PARCEL ID NUMBER(S)	7861472655, 7861482382, and 7861377869
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 28 notices were mailed to those property owners in the mailing area.
TRACT SIZE	33.94 Acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly wooded

SITE DATA

Existing Use

Single-family dwellings

Adjacent Zoning

Adjacent Land Uses

N	County RS-30 (Residential Single-family) and City CD-RM-26 (Conditional District Residential-Multifamily-26) and City CD-RM-18 (Conditional District Residential Multi-family-18)	Single-family and multi-family dwelling units
E	County RS-30 (Residential Single-family), City CD-RM-18 (Conditional District – Residential Multi-family - 18), and City CD-C-M (Conditional District – Commercial - Medium)	Undeveloped land and religious assembly and retail and multi-family dwelling units
S	City CD-LI (Conditional District – Light Industrial)	Undeveloped
W	County AG (Agricultural)	Single-family dwellings and undeveloped land

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District	Existing	Requested
Designation:	(County AG)	(City CD-R-7)
Max. Density:	1 unit per acre	7 dwelling units per acre
Typical Uses	Primarily intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. It also accommodates scattered non-farm residences on large tracts of land.	Permitted uses shall include all uses allowed in the R-7 zoning district, except for cemeteries; maximum of eighty (80) dwelling units

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject site is not located in an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places

- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to S. Buffalo Creek, Non-Watersupply Watershed

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Perennial and Intermittent Blue Line and Non-Blue Line streams require a 50ft stream buffer measured from top of bank on each side. Any non-Blue Line stream features onsite must be identified. Intermittent and perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x's the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: If >1acre is disturbed and the BUA is increase, site must meet current watershed Phase 2 development requirements, Water Quality and Water Quantity Control must be addressed. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All new BUA must be treated by a State approved water quality BMP/SCM and any existing BUA that would drain to the BMP/SCM to the maximum extent practicable.

Utilities (Availability)

Water is available on S Elm Eugene St. Sewer is available to the north on an outfall south of I-85. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Transportation

Street Classification: Ritters Lake – Minor Thoroughfare.
Wolfetrail Road – Collector Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Ritters Lake Road AADT = 1,100 vpd (NCDOT, 2019).

Trip Generation: N/A.

Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-R-7 (Conditional District – Residential, Single-Family – 7 du/ac)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The GSO 2040 Future Land Use Map designates this location as **Residential**. The requested **City CD-R-7 (Conditional District – Residential, Single-Family – 7 du/ac)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Residential** future land use designation. The GSO 2040 Future Built Form Map designates the subject site as **Urban General**. The Growth Tiers Map designates the subject site as being within **Growth Tier 1**.

GSO 2040 Written Policies:

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 1 – Employ a problem prevention model to identify causes and solutions to neighborhood problems.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 – Protect and enhance the unique character of every neighborhood.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Becoming Car Optional – Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B – Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 – Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Strategy 4 – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 1 – Evaluate impacts to vulnerable populations and communities when reviewing existing and considering new public policies, projects and services.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 - Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 - Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Building Community Connections – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

Strategy 3 – Improve the city's housing through effective use of code enforcement and the strategic leveraging of resources.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 2 – Support the addition of a variety of housing types and price points in coordination with investment in historically underserved areas.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal D – Education and workforce training opportunities empower residents to achieve financial security and career fulfillment and are matched to the needs of employers.

Strategy 1 – Work with our community partners to provide quality learning from early childhood to higher education through local schools and businesses.

Strategy 2 – Work with our partners to provide accessible and affordable career and workforce education.

GSO 2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as

well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with owners of surrounding properties.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office,

Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 30, 2022 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property is located in Growth Tier 1, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Original Zoning Analysis

The subject properties are approximately 33.94 acres and currently undeveloped. North of the subject properties contain a single family and multi-family dwelling units, zoned County RS-30, City CD-RM-26, and City CD-RM-18. East of the subject properties contain undeveloped land, religious assembly, retail and multi-family dwelling units, zoned County RS-30, City RM-18, and City CD-C-M. South of the subject properties is currently undeveloped. West of the subject properties contain single-family dwellings and undeveloped land, zoned County AG.

The proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates the property as Residential which includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed City CD-R-7 zoning district, as conditioned, promotes single-family detached residential development that is compatible with existing uses located on adjacent tracts.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested annexation and original zoning to the **City CD-R-7 (Conditional District - Residential Single-family-7)** zoning district.

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-23 & Z-22-07-003: An annexation and original zoning request from County AG (Agricultural) to City CD-R-7 (Conditional District – Residential Single-family – 7) for the properties identified as 231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way, generally described as north of Ritters Lake Road and south of Wolfetrail Road (33.94 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the conditions associated with the request.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak.

Nathan Duggins, 400 Bellemeade Street Suite 800, was present on behalf of Bridge Tower Properties. He stated they conducted a neighborhood meeting with three participants. He noted that there had been recent zoning activity nearby, and that this project was intended to create single-family rental housing community which is in high demand in the area. Mr. Duggins asked the Commission to consider the number of housing units this area will need as the City continues to grow.

Justin Saverin, 5430 LBJ Parkway Suite 1050 Dallas Texas, stated that they anticipated building a 76-unit community and had been working with Planning staff on what the best use of the land would be. He stated that the property had wetlands which precluded industrial development. After discussion with neighbors about the agricultural history of this area, he stated that they intend to potentially offer community farming as an amenity to go with the planned low-impact style of development.

Mr. Duggins stated that this is a new type of residential development which has a high level of interest. He stated that the developer has constructed multiple similar projects around the southeastern US and that they believe this is an important part of providing additional housing in a variety of styles for Greensboro.

Chair O'Connor asked if there was anyone else to speak in favor of the request. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Cheryl McIvor, 404 West Montcastle Drive, stated that she could not access the Zoom meeting held by the applicant to have a discussion. She stated she had not received a call back from the applicant until the afternoon of the hearing. She thought multiple uses permitted inside the CD-R-7 district were not acceptable to her community and that since zoning is tied to the parcel and not current owner, there was no guarantee about the future. Ms. McIvor stated that she preferred for the applicant to have additional conditions outlining how the land would be used. Her belief was that there would be a mix of single family homes and townhomes, but that she now understands it to be exclusively townhomes. She stated that building materials are a significant concern for the neighborhood and she wished for conditions requiring specific materials, given recent development in the area which had included substandard work.

Mr. Kirkman stated that because this was also an annexation it would require action by the City Council. Ms. McIvor asked if the zoning goes with the annexation, and Mr. Kirkman replied that both would need to be voted on by Council.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Mr. Duggins stated that he did contact neighborhood groups and had offered more conversations with them about the property, but he did not think more conditions were needed. He stated that the applicant intends to setup a homeowners association to ensure that some of the concerns addressed tonight would be addressed satisfactorily. Mr. Peterson asked why they were opposed to additional conditions. Mr. Duggins stated that he did not know what the conditions would be, and that as prices are increasing, exterior materials can decide whether development of affordable housing is economical or not. He offered to continue having dialogue with community members on this or other points.

Ms. Magid asked Mr. Kirkman to confirm that the hearing book listed this as having single family detached housing, and asked about other possible uses in this zoning district. Mr. Kirkman stated that there were some other uses such as schools and churches allowed but that the primary use in the R-7 district was single family residential. Ms. Magid asked to clarify if these units were attached townhomes, and Mr. Kirkman stated that the development as presented qualified as single family detached, and that the term "townhouse" was specifically defined in the land development ordinance and is only permitted in multi-family districts. Mr. Duggins confirmed this development would be individual lots.

Mr. Engle asked if the frontage requirement in the R-7 district was involved in the process, whereas under RM-5 it would be permissible to have Twinhomes in a similar footprint. Mr. Kirkman confirmed this. Mr. Bryson asked if each lot is deeded by itself. Mr. Duggins stated that initially it would be a single purchase but that the individual lots would be created for potential fee simple ownership in future. Mr. Bryson asked if someone in the future could buy one of the lots. Adam Green, 5430 LBJ Parkway Suite 1050 Dallas Texas, stated that the lots are fee simple and that the HOA is established to avoid the concerns stated. He stated that with this style of development, the final property can be sold as a whole or individual renters can buy them, but only a single lot so as to avoid multiple landlords owning units. He stated that their staff will be working with Ms. McIvor to hear her concerns and move forward for the City Council meeting.

Ms. Skenes asked to clarify that R-7 meant single family, and that the HOA will restrict ownership to "one unit, one owner". Mr. Green replied yes, and stated again that it was "one unit, one owner", and all the units are single family fee simple. Mr. Engle asked Mr. Kirkman for confirmation that the Commission is not permitted to ask if a property is for rental or for sale. Mr. Kirkman stated that this is correct.

Ms. McIvor stated that her concern was not so much the type of community being built or the long-term ownership, but it was the number of units and building materials. She stated that there was nice construction in the area and wanted to make sure the zoning conditions required the development to fit the character of the area.

Chair O'Connor noted that this item will automatically advance to the City Council meeting in August and there will be time for further discussion between the applicant and neighbors.

Ms. Skenes asked staff whether individuals requesting conditions could be considered contract zoning. Mr. Kirkman replied that any new or modified conditions must be proposed by the applicant. Ms. Skenes stated that the opposition has recently been requesting conditions to get the process completed and she was concerned this may be considered contract zoning. Alan Buansi stated that the concern with contract zoning is Commissioners trying to extract conditions, but that citizens are free to express their opinions and request more conditions. The Commission cannot prevent citizens from asking for conditions. Chair O'Connor asked if this meant the public can make any request for conditions. Mr. Buansi stated the public is free to express their concerns and wishes but that he would not advise Commission members to express their desires for certain conditions.

Chair O'Connor then closed the public hearing by consent. Mr. Bryson then made a motion to annex the property. Seconded by Ms. Magid. The Commission voted 8-1. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Skenes, Bryson, O'Connor; Nays, Alford). Mr. Egbert then stated regarding agenda item Z-22-07-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way from County AG (Agricultural) to City CD-R-7 (Conditional District – Residential Single Family – 7) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-R-7 zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 6-3. (Ayes: Engle, Egbert, Magid, Skenes, Bryson, O'Connor; Nays: Glass, Peterson, Alford). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting.

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an Amended a Annual Report form

Limited Liability Company

Legal Name

BMS Investment Properties, LLC

Information

SosId: 1073866

Status: Current-Active

Date Formed: 12/2/2008

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Schermerhorn, Robert Mason

Addresses

Mailing	Principal Office	Reg Office
1222 Eastchester Dr	2208 W Cone Blvd	2208 W Cone Blvd
High Point, NC 27565	Greensboro, NC 27408	Greensboro, NC 27408

Reg Mailing
PO Box 1752
High Point, NC 27261

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Robert Mason Schermerhorn

2208 W Cone Blvd

Greensboro NC 27408

Item 2022-814: 231 Ritters Lake Road, 151 and 151-ZZ Wolfetrail Road, Cranford Road and McCall Place Rights of Way and Portion of Ritters Lake Road Right of Way Original Zoning

Date: August 16, 2022

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties described as **231 Ritters Lake Road, 151 Wolfetrail Road, 155-ZZ Wolfetrail Road, Cranford Road and McCall Place rights of way and a portion of Ritters Lake Road right of way from County AG (Agricultural) to City CD-R-7 (Conditional District Residential Single Family – 7) with conditions** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none"> 1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City CD-R-7 zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. 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. 4. Other factors raised at the public hearing, if applicable (describe) 	<ol style="list-style-type: none"> 1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City CD-R-7 zoning district, as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

231 RITTERS LAKE ROAD, 151 WOLFETRAIL ROAD, 151-ZZ WOLFETRAIL ROAD, CRANFORD ROAD AND MCCALL PLACE RIGHTS OF WAY AND A PORTION OF RITTERS LAKE ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF RITTERS LAKE ROAD AND SOUTH OF WOLFETRAIL ROAD

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

Section 1. The Official Zoning Map is hereby amended by original zoning from **County AG (Agricultural)** to **City CD-R-7 (Conditional District Residential Single Family -7)**

The area is described as follows:

BEGINNING at an existing iron pin in the existing Greensboro city limit line (as of May 31, 2022), said point being the southwest corner of that annexation approved in Ordinance No. 14-054, said point also being the northwest corner of Exclusion Map for South Elm Baptist Church, as recorded in Plat Book 193, Page 33; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said Church, also being the eastern right-of-way line of Cranford Road, as shown on Property of Roy E. Cranford & Margaret E. Cranford, as recorded in Plat Book 59, Page 86, S 03°03'30" W 662.28 feet to an existing iron pin in the northern right-of-way line of Ritters Lake Road (NCSR 3325); thence with the projection of said western line S 03°03'30" W approximately 30 feet to a point in the existing Greensboro satellite city limit line, said point being in the centerline of Ritters Lake Road; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction along said centerline approximately 1,290 feet to its intersection with the southwardly projection of the eastern line of Lot 2 of Wolfe Trail's, as recorded in Plat Book 206, Page 33; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 08°01'44" W approximately 30 feet to an existing iron pipe at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 1 of said subdivision N 08°01'44" W 565.17 feet to an existing iron pipe in the eastern line of said Lot 1; thence with said eastern line N 08°18'39" E 243.04 feet to an existing iron pipe at the northeast corner of said Lot 1; thence with the southern line of Hien T. Do and Son N. Pham, as recorded in Deed Book 7864, Page 2045, the following ten (10) courses and distances: 1) N 89°01'03" E 99.98 feet to a 5/8" existing iron pipe, 2) N 63°29'12" E 99.88 feet to a 5/8" existing iron pipe, 3) S 57°18'15" E 202.77 feet to a 1/2" existing iron rod, 4) N 12°25'06" E 147.44 feet to a calculated point, 5) N 20°45'18" W 52.93 feet to a 5/8" existing iron rod, 6) N 16°16'05" W 40.54 feet to a 1/2" existing iron rod, 7) N 42°56'50" E 28.50 feet to a 1/2" existing iron rod, 8) N 13°05'18" E 55.67 feet to a 1/2" existing iron rod, 9) N 00°36'33" E 36.40 feet to a 1/2" existing iron rod, and 10) N 02°58'00" W 182.94 feet to a 1/2" existing iron pipe in the southern line of Charlie R. and Mary E. Gilbreath, as recorded in Deed Book 1922, Page 606; thence with said southern line S 87°31'11" E 707.91 feet to a 1/2" existing iron pipe at the northwest corner of Lot 1 of said Cranford plat; thence with the western

line of said Lot 1 S 03°28'48" W 363.11 feet to the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 86°59'50" E 275.00 feet to the southeast corner of said Lot 1, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern right-of-way line of Cranford Road S 01°35'04" W approximately 452.33 feet to the point and place of BEGINNING, containing approximately 36.44 acres, including area in street right-of-way. All plats and 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 AG (Agricultural) to City CD-R-7 (Conditional District Residential Single Family -7) is hereby authorized subject to the following use limitations and condition:

1. Permitted uses shall include all uses allowed in the R-7 zoning district, except for the following:
 - a. All Cemeteries
2. There shall be a maximum of eighty (80) dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-R-7 (Conditional District Residential Single Family - 7)** 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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-831

Agenda Item# H.6.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-831 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 2805 Kings Mill Road – .31-Acres (Sand Dollar Investments, LLC)

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #5

Public Hearing: Yes

Advertising Date/By: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Sand Dollar Investments, LLC is requesting annexation of the property located at 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle Road. As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its August 16, 2022 meeting.

BACKGROUND:

This noncontiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan.

City water will be available by connecting to the 6-inch line located within Kings Mill Road. In order for this site to be served with water the owner would be responsible for all costs associated with extending and connecting to the public line.

City sewer will be available by connecting to the 8-inch line located within Kings Mill Road. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire Station #23 on Mackay Road (west of the site). Upon annexation the site will be served by City Station #10 on West Gate City Boulevard (northeast of the site). Service to this location will improve based on station proximity and personnel numbers.

The Police Department can provide comparable response service to the property under consideration as of the date of annexation. Additional resources may be required as development on the subject property and/or additional annexation in the general area occurs.

Field Operations could service this location for sanitation services.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the north and west.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:

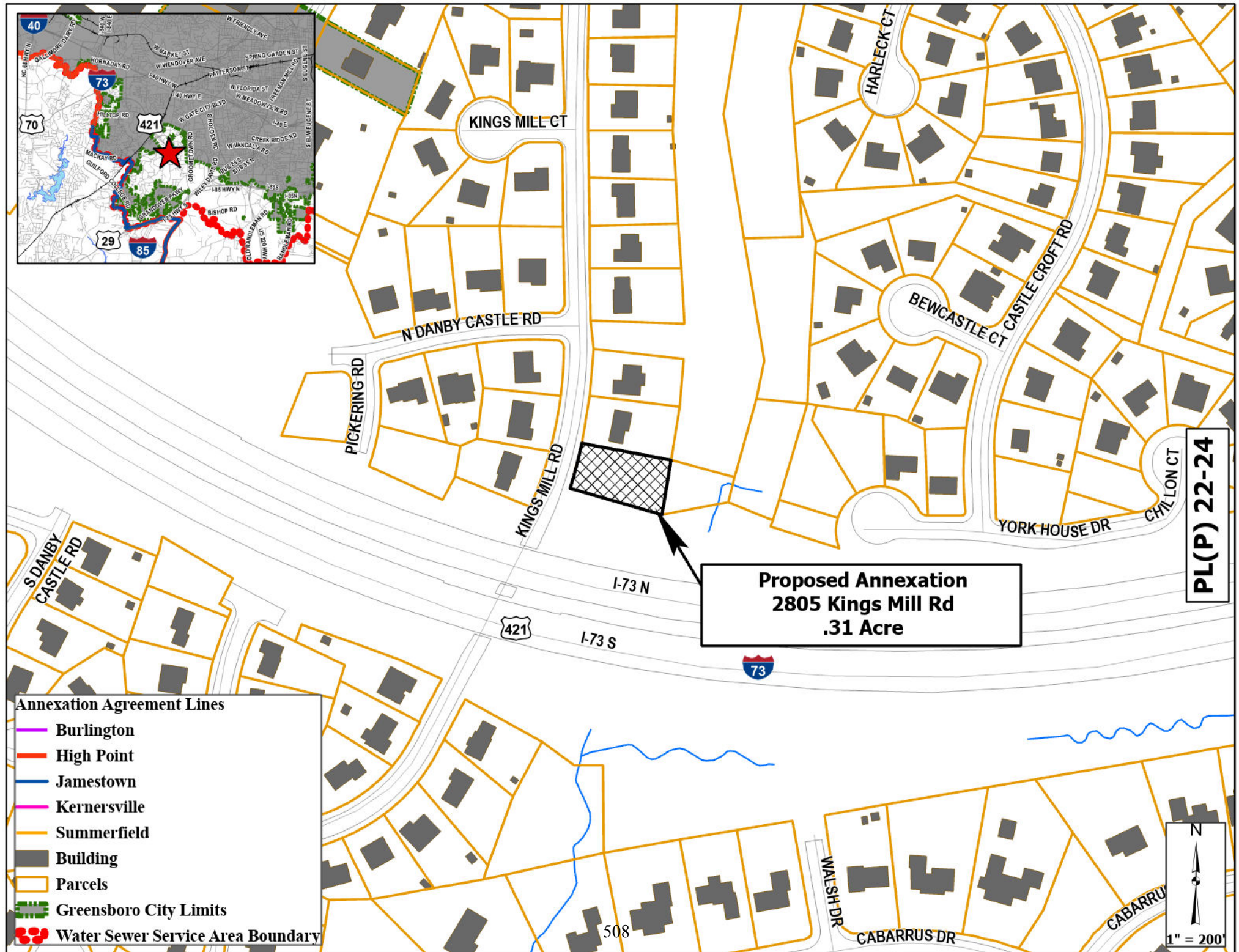
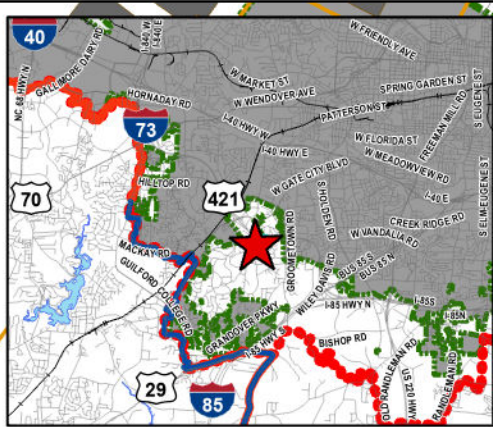
N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council.

The Planning and Zoning Commission recommended approval of this annexation at its July meeting on a vote of 9-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.



- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Greensboro City Limits
 - Water Sewer Service Area Boundary

**Proposed Annexation
2805 Kings Mill Rd
.31 Acre**

PL(P) 22-24





**Proposed Annexation
2805 Kings Mill Rd
.31 Acre**

PL(P) 22-24



GREENSBORO ANNEXATION PETITION

Date 6.3.22

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☒ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

"SEE ATTACHED"

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?**</u> (Indicate yes or no.)	<u>Signature</u>
1.	Sand Dollar Investments LLC PO Box 28 Summerfield NC 27358	_____	<u>Ryan Kauffman</u>
2.	_____	_____	_____
3.	_____	_____	_____

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/3/22

Received By: L. Carter

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Limited Liability Company

Legal Name

Sand Dollar Investments, LLC

Information

SosId: 1606269

Status: Current-Active

Date Formed: 6/28/2017

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Russell, L

Addresses

Principal Office	Reg Office	Reg Mailing
1901 Lendew St	1901 Lendew St	PO Box 28
Greensboro, NC 27408	Greeensboro, NC 27408	Summerfield, NC 27358

Mailing
PO Box 28
Summerfield, NC 27358

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member	Member
Ryan Kauffman	S L Kauffman
PO Box 28	PO Box 28
Summerfield NC 27358-0028	Summerfield NC 27358

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-24 & Z-22-07-004: An annexation and original zoning request from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) for the property identified as 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle Road (.31 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Corrine Knight, 411 Apartment B Hendrix Street, stated that she believed some form of malfeasance had occurred with properties owned by her family and that her family had been attempting to build medical facilities in the area.

Chair O'Connor inquired if there was anyone else wishing to speak in favor of or opposed to the application. Hearing none, Chair O'Connor closed the public hearing.

Mr. Peterson then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Mr. Peterson then stated regarding agenda item Z-22-07-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 2805 Kings Mill Road from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed R-3 zoning district limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 2805 KINGS MILL ROAD – .31-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 ½” iron rod at the northwest corner of Lot 21 of Phase II of King’s Mill at Sedgefield, as recorded at Plat Book 93, Page 139; thence with the northern line of said Lot S 78° 26’ 44” E 154.66 feet to a new iron pipe at the northeast corner of said Lot; thence with the eastern line of said Lot S 10° 14’ 14” W 94.47 feet to a ½” iron pipe in the northern right-of-way line of Interstate Highway 73; thence with said right-of-way line N 73° 03’ 39” W 162.77 feet to a ½” iron pipe in the eastern right-of-way line of King’s Mill Road; thence with said eastern right-of-way line with a curve to the left having a radius of 786.90 feet and a chord bearing and distance of N 15° 19’ 24” W 79.34 feet to the point and place of BEGINNING, containing approximately 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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.



City of Greensboro

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

Agenda Report

File Number: 2022-815

Agenda Item# H.7.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-815 Public Hearing for an Ordinance for Original Zoning for 2805 Kings Mill Road – RAM Homes, Inc. on behalf of Sand Dollar Investments, LLC

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

RAM Homes, Inc. on behalf of Sand Dollar Investments, LLC is requesting original zoning from **County CZ-PD-R-SP** (Conditional Zoning Planned Development Residential with Special Use Permit) to **City R-3** (Residential Single Family - 3) for 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor of this request and none in opposition to the request. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for a new single family dwelling.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

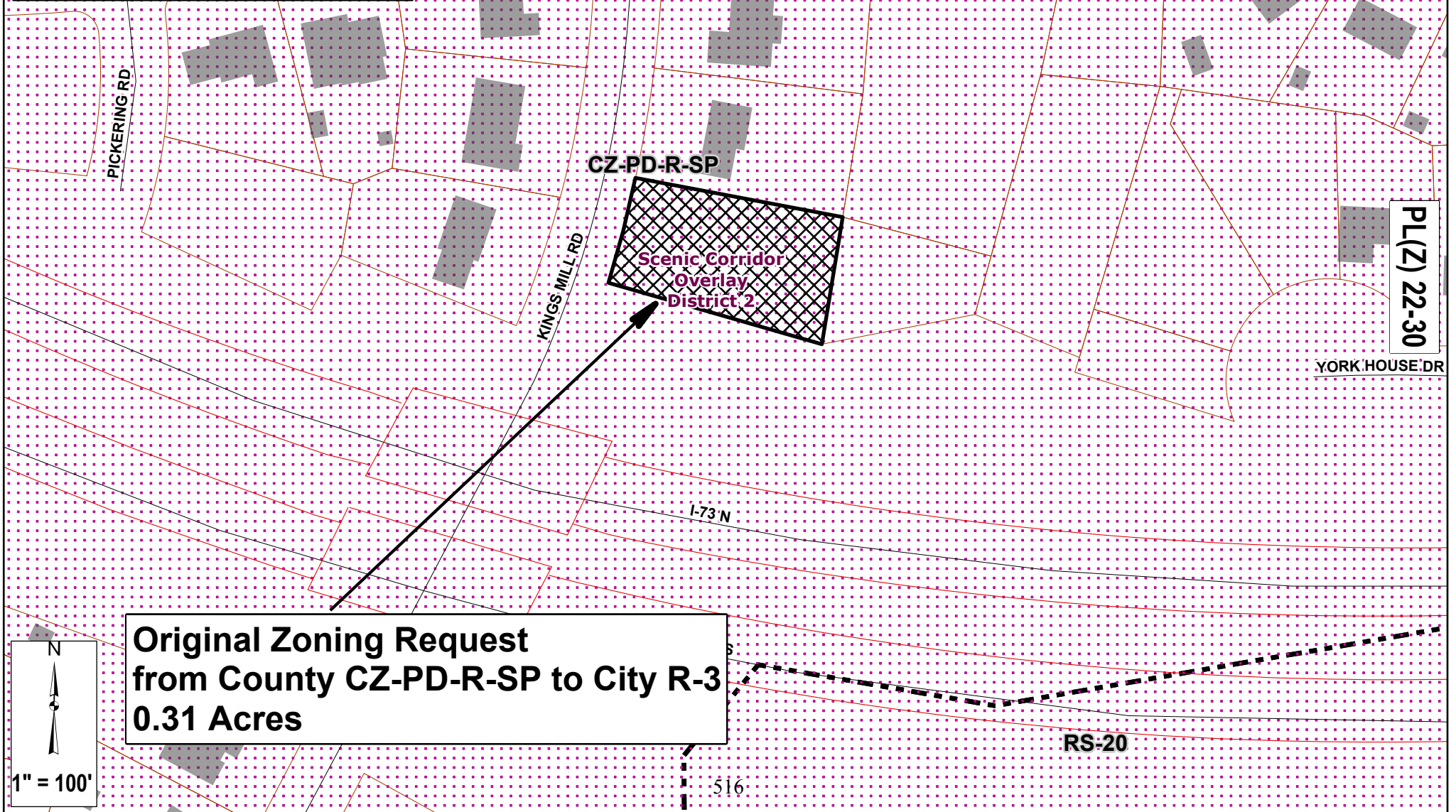
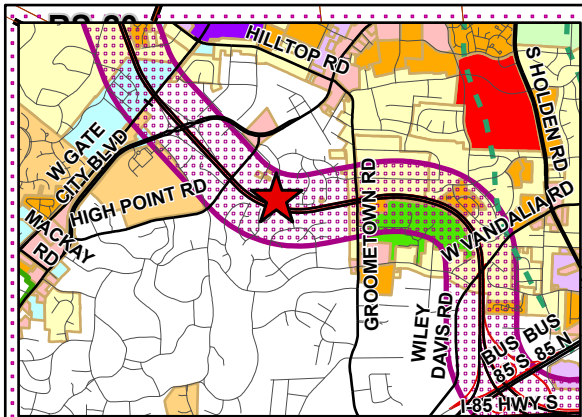
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the **R-3** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations



PL(Z) 22-30

YORK HOUSE DR

CZ-PD-R-SP

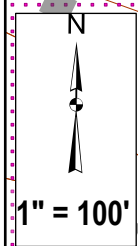
Scenic Corridor
Overlay
District 2

KINGS MILL RD

I-73 N

RS-20

Original Zoning Request
from County CZ-PD-R-SP to City R-3
0.31 Acres



**Original Zoning Request
from County CZ-PD-R-SP to City R-3
0.31 Acres**



PL(Z) 22-30

YORK HOUSE DR

I-73 N

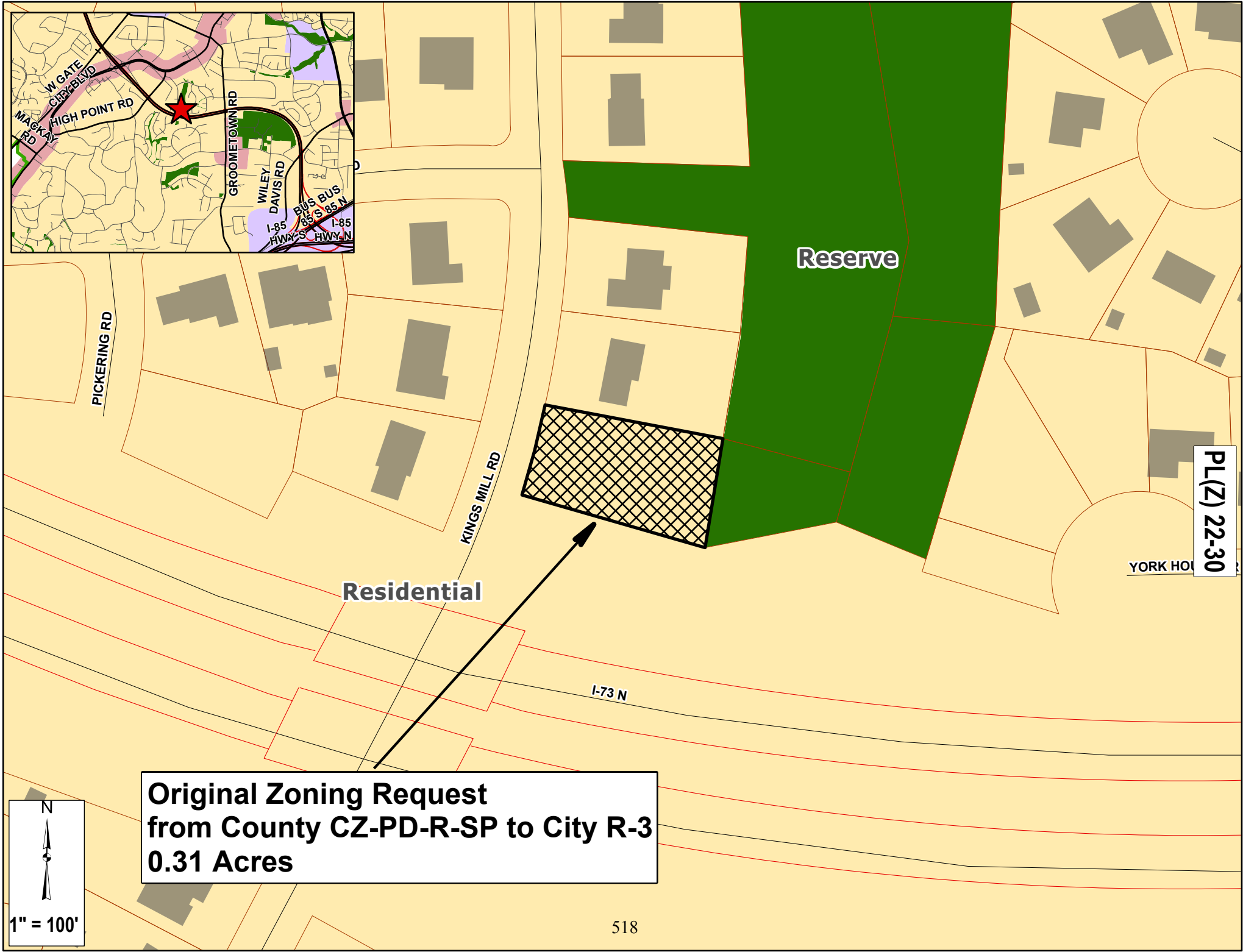
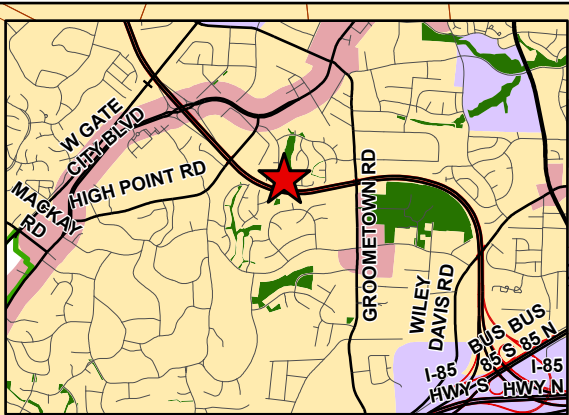
I-73 S

KINGS MILL RD

N DANBY CASTLE RD

PICKERING RD

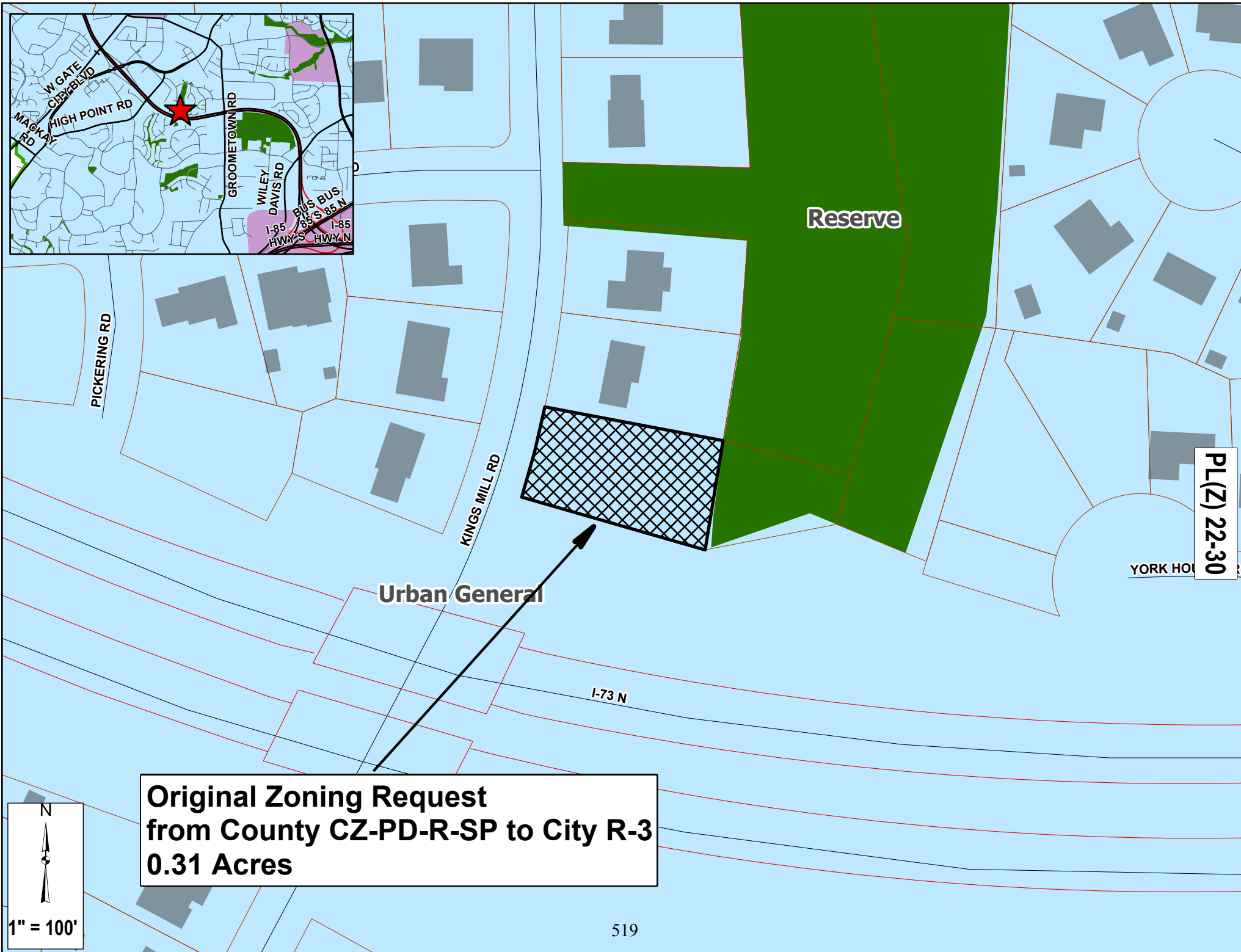




**Original Zoning Request
from County CZ-PD-R-SP to City R-3
0.31 Acres**

PL(Z) 22-30

YORK HO



**Original Zoning Request
from County CZ-PD-R-SP to City R-3
0.31 Acres**

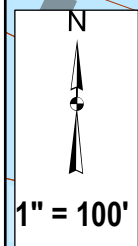
Reserve

Urban General

PL(Z) 22-30

YORK HO

I-73 N



• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

RAM Homes INC.

Information

SosId: 0887826

Status: Current-Active ⓘ

Date Formed: 12/15/2006

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Button, Donald

Addresses

Reg Office

2012 C New Garden Rd.
Greensboro, NC 27410-2530

Reg Mailing

2012 C New Garden Rd.
Greensboro, NC 27410-2530

Mailing

4009 Hobbs Rd.
GREENSBORO, NC 27410-3762

Principal Office

4009 Hobbs Rd.
GREENSBORO, NC 27410-3762

Officers

President

JAMES R BOYKIN
4009 Hobbs Rd
GREENSBORO NC 27410

Stock

Class: Common

Shares: 10000

No Par Value: Yes

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online •
Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print
an Amended a Annual Report form

Limited Liability Company

Legal Name

Sand Dollar Investments, LLC

Information

SosId: 1606269

Status: Current-Active

Date Formed: 6/28/2017

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Russell, L

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Mailing
PO Box 28
Summerfield, NC 27358

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member	Member
Ryan Kauffman	S L Kauffman
PO Box 28	PO Box 28
Summerfield NC 27358-0028	Summerfield NC 27358



PL(Z) 22-30

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	RAM Homes, Inc., on behalf of Sand Dollar Investments, LLC
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit) to City R-3 (Residential Single Family – 3)
CONDITIONS	N/A
LOCATION	2805 Kings Mill Road
PARCEL ID NUMBER(S)	7842177670
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 57 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.31 Acres
TOPOGRAPHY	Generally flat
VEGETATION	No vegetation

SITE DATA

Existing Use

Single-family dwelling under construction

Adjacent Zoning

Adjacent Land Uses

N	County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)	Single-family dwellings
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E	County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)	Common area
S	County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)	I-73
W	County CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)	Single-family dwellings

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District	Existing	Requested
Designation:	(County CZ-PD-R-SP)	(City R-3)
Max. Density:	3-4.36 units per acre	3 dwelling units per acre
Typical Uses	Tract 1: Minimum lot size of 10,000 square feet. Tract 2: Minimum lot size of 12,000 square feet.	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject site is located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Lower Randleman Lake, Watersupply Watershed WS-IV, General Watershed Watershed, Hickory Creek

Floodplains N/A

Streams N/A

Other: Site is currently single family. If site changes to commercial or multi-family development, site must meet current watershed requirements for Lower Randleman Lake in the Hickory Creek sub-basin. Maximum BUA with sewer is 50%.

Utilities (Availability)

Water is available in front of property on Kings Mill Road. Sewer is available to the south of the property on Kings Mill Road. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Transportation

Street Classification: Kings Mill Road Road – Collector Street.
N Danby Castle Road – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None Available.

Trip Generation: N/A.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: No TIS required per TIS Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City R-3 (Residential, Single-Family – 3 du/ac)** zoning district would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The GSO 2040 Future Land Use Map designates this location as **Residential**. The requested **City R-3 (Residential, Single-Family – 3 du/ac)** zoning district would allow uses that are generally consistent with those described in the **Residential** future land use designation. The GSO 2040 Future Built Form Map designates the subject site as **Urban General**. The Growth Tiers Map designates the subject site as being within **Growth Tier 1**.

GSO 2040 Written Policies:

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 1 – Employ a problem prevention model to identify causes and solutions to neighborhood problems.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 – Protect and enhance the unique character of every neighborhood.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Becoming Car Optional – Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B – Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 – Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Strategy 4 – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 - Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 - Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Building Community Connections – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

Strategy 3 – Improve the city's housing through effective use of code enforcement and the strategic leveraging of resources.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 2 – Support the addition of a variety of housing types and price points in coordination with investment in historically underserved areas.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal D – Education and workforce training opportunities empower residents to achieve financial security and career fulfillment and are matched to the needs of employers.

Strategy 1 – Work with our community partners to provide quality learning from early childhood to higher education through local schools and businesses.

Strategy 2 – Work with our partners to provide accessible and affordable career and workforce education.

GSO 2040 Map Policies

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these

corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with owners of surrounding properties and with representatives of the Kings Mill neighborhood (the boundaries of which, as identified by said neighborhood, the subject site is located within).

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 30, 2022 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property is located in Growth Tier 1, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning. Please find the full annexation memo attached to this staff report.

Staff Original Zoning Analysis

The subject property is approximately 0.31 acres and currently contains a single-family dwelling that is under construction. North and west of the subject property contains single family dwellings, zoned County CZ-PD-R-SP. East of the subject property contains common elements, zoned County CZ-PD-R-SP. South of the subject property contains I-73, zoned County CZ-PD-R-SP.

The proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates the property as Residential which includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed City R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested annexation and original zoning to the **City R-3 (Residential Single-family-3)** zoning district.

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-24 & Z-22-07-004: An annexation and original zoning request from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) for the property identified as 2805 Kings Mill Road, generally described as east of Kings Mill Road and southeast of North Danby Castle Road (.31 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Corrine Knight, 411 Apartment B Hendrix Street, stated that she believed some form of malfeasance had occurred with properties owned by her family and that her family had been attempting to build medical facilities in the area.

Chair O'Connor inquired if there was anyone else wishing to speak in favor of or opposed to the application. Hearing none, Chair O'Connor closed the public hearing.

Mr. Peterson then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Mr. Peterson then stated regarding agenda item Z-22-07-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property identified as 2805 Kings Mill Road from County CZ-PD-R-SP (Conditional Zoning – Planned Development – Residential with Special Use Permit) to City R-3 (Residential Single Family – 3) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed R-3 zoning district limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting.

**Item 2022-815: 2805 Kings Mill Road
Original Zoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the property described as **2805 Kings Mill Road from County CZ-PD-R-SP (Conditional Use Planned Development Residential with Special Use Permit) to City R-3 (Residential Single Family-3)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed City R-3 zoning district permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.3. 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.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed City R-3 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

2805 KINGS MILL ROAD, GENERALLY DESCRIBED AS EAST OF KINGS MILL ROAD
AND SOUTHEAST OF NORTH DANBY CASTLE ROAD

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 CZ-PD-R-SP (Conditional Zoning Planned Development Residential with Special Use Permit)** to **City R-3 (Residential Single Family -3)**

The area is described as follows:

Beginning at a ½” iron rod at the northwest corner of Lot 21 of Phase II of King’s Mill at Sedgefield, as recorded at Plat Book 93, Page 139; thence with the northern line of said Lot S 78° 26’ 44” E 154.66 feet to a new iron pipe at the northeast corner of said Lot; thence with the eastern line of said Lot S 10° 14’ 14” W 94.47 feet to a ½” iron pipe in the northern right-of-way line of Interstate Highway 73; thence with said right-of-way line N 73° 03’ 39” W 162.77 feet to a ½” iron pipe in the eastern right-of-way line of King’s Mill Road; thence with said eastern right-of-way line with a curve to the left having a radius of 786.90 feet and a chord bearing and distance of N 15° 19’ 24” W 79.34 feet to the point and place of BEGINNING, containing approximately 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-832

Agenda Item# H.8.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-832 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1341, 1353 and 1357 Pleasant Ridge Rd, 1025 NC Hwy 68 North, a Portion of 1511 Pleasant Ridge Rd and a Portion of NC Hwy 68 North ROW (Edgefield Road Partners 2, LLC and Edgefield Road Partners, LLC)

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District #5

Public Hearing: Yes

Advertising Date/By: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Edgefield Road Partners 2, LLC and Edgefield Road Partners, LLC are requesting annexation of the property located at 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road. The portion of right-of-way containing NC Highway 68 North is located between the site and Greensboro's current city limits and is annexed as part of this request. As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its August 16, 2022 meeting.

BACKGROUND:

This contiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan.

City water will be available by either connecting to the 12-inch line located within Pleasant Ridge Road or the 12-inch line located within Greenbourne Drive. In order for this site to be served with water the owner would be responsible for all costs associated with extending and connecting to the public line.

City sewer will be available by connecting to the 8-inch outfall located approximately 50 feet to the north of the site. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served by Colfax Fire Station #16 on West Market Street (southwest of the site). Upon annexation the site will be served by City Station #17 (in tandem with Oak Ridge Station #51) located on Old Oak Ridge Road (to the east of the site). Service to this location should improve, based on personnel numbers and better utilized station proximity.

The Police Department can provide comparable response service to the property under consideration as of the date of annexation. Additional resources may be required as development on the subject property and/or additional annexation in the general area occurs.

Field Operations notes that as light industrial property the site would not be eligible for curbside sanitation services. If the owner requested the City's subscription/fee refuse collection service, Field Operations would be able to provide service.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the south, north and west.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council.

The Planning and Zoning Commission recommended approval of this annexation at its July meeting on a vote of 9-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.





GREENSBORO ANNEXATION PETITION

Date 5-3-2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- ☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	Edgefield Road Partners 2, LLC 1025 NC Highway 68 N	No	By: <u>Chris Dunbar</u> Name: Christopher Dunbar Title: Manager
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/3/22

Received By: S. G. ALAN



GREENSBORO ANNEXATION PETITION

Date 5-3-2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ **CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ **NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	Edgefield Road Partners, LLC 3203 Edgefield Road	No	By <u>Christopher Dunbar</u> Name: Christopher Dunbar Title: Manager
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6/3/22

Received By: S. G. HUNTER

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an Amended a Annual Report form

Limited Liability Company

Legal Name

Edgefield Road Partners 2, LLC

Information

SosId: 1548340

Status: Current-Active

Date Formed: 10/7/2016

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Dunbar, Christopher

Addresses

Mailing

5826 Samet Drive, Suite 105
High Point, NC 27265

Principal Office

5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Office

5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Mailing

5826 Samet Drive, Suite 105
High Point, NC 27265

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F Couch

5826 Samet Drive, Suite 105
High Point NC 27265

Manager

Christopher T Dunbar

5826 Samet Drive, Suite 105
High Point NC 27265

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an Amended a Annual Report form

Limited Liability Company

Legal Name

Edgefield Road Partners, LLC

Information

SosId: 1485246

Status: Current-Active

Date Formed: 12/9/2015

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Isaacson, Marc L.

Addresses

Mailing

5826 Samet Drive Suite 105
High Point, NC 27265

Principal Office

5826 Samet Drive Suite 105
High Point, NC 27265

Reg Office

804 Green Valley Road Suite 200
Greensboro, NC 27408

Reg Mailing

804 Green Valley Road Suite 200
Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Christopher T Dunbar
5826 Samet Drive Suite 105
High Point NC 27265

Manager

Christopher Lyons
3625 N Elm St.
Greensboro NC 27455

**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-25: An annexation request for 1341, 1353 and 1357 Pleasant Ridge Road, 1025 NC Highway 68 North, a portion of 1511 Pleasant Ridge Road, and a portion of NC Highway 68 North right-of-way (east and west of NC Highway 68 North and north of Pleasant Ridge Road) (130.62 acres).

Z-22-07-006: An original zoning request from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road (97.87 acres).

Z-22-07-007: An original zoning request from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way, generally described as east of NC Highway 68 North and north of Pleasant Ridge road (32.75 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. He then advised of an additional condition the applicant wished to add to their request. The new condition added was:

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Ms. Skenes moved to accept the condition, Seconded by Ms. Magid. The Commission voted 9-0, (Ayes: Engle, Glass, Egbert, Peterson, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0).

Chair O'Connor asked Mr. Kirkman to explain differences between the types of planting yards. Mr. Kirkman stated that the use to the south is a religious assembly, and that the proposed Type A yard increases the width to 45 feet and requires additional canopy trees, understory trees and shrub planting, with the intent to visually screen off industrial uses.

Chair O'Connor inquired if the applicant was present to speak.

Amanda Hodiern, 804 Green Valley Road, was present on behalf of Edgefield Road Partners LLC. She stated that the public areas surrounding the applicant's properties will not be developed, and are only being annexed due to City requirements. The applicant intends to build a logistics facility in this location, which makes sense given the growth of the City in this area and the property's proximity to the highway corridors. She stated the intended use fits the character of uses adjacent to the property and the request is conditioned to prohibit uses considered objectionable in the area. The new condition was added after discussion with a neighbor, and they intend to add to the existing mature vegetation on the property for augmented natural screening while preserving the vegetation. Ms. Hodiern stated they conducted a virtual neighborhood meeting with one participant and answered questions from neighbors individually. Their traffic impact study concluded the main connection should be to Greenbourne Drive, and they had not considered connecting to Brigham Road but anticipated potentially being required

to connect to Pleasant Ridge Road by TRC. The geography and hydrology of the property is highly compatible with buffering the proposed industrial uses from neighboring properties.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Luke DiVenti, 2212 Brigham Road, stated that the subject property was supposed to be part of his neighborhood's residential development when it was originally platted. He does not oppose the development, but stated that all of the information he has seen at the hearing is new. He does not believe he is ready to decide if he's comfortable with it or not, and that the neighborhood has not considered it yet and wishes for the Commission to postpone making a decision until the neighborhood has heard all the information. His concerns are about the kind of uses allowed in the LI district, and is not sure the buffering discussed is sufficient in this residential neighborhood. Traffic egress onto Brigham road is a major concern, and he stated that this should be a condition of approval.

Jim Martineau, 2401 Brigham Road, stated that he is also an original owner in the neighborhood and has accepted that the development will not be residential but that given the number of changes in the area, traffic is getting unmanageable. He asked the Commission to consider these concerns for future choices. He also stated that a lot of the vegetation in the area had already been cleared and burned and he can now see businesses off the highway and the neighborhood has been dealing with additional noise as a result.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Ms. Hodierne stated that this will be going to City Council and there is time for additional conversation with neighbors. She stated there needs to be a distinction made between land use and future requirements with the Land Development Ordinance and any potentially imposed by TRC. Vegetation removed in a potential buffer area would be replaced as required. The property has riparian buffers and their preservation will be a part of their building phase, apart from any buffering yard requirements. She stated the applicant does not wish to connect to Brigham Road, and would offer a condition to that effect unless required to by TRC for safety requirements. She offered to share site plans with neighbors in the future, but they do not have anything settled at this point.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if there was anyone in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public hearing.

Ms. Magid then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-LI zoning district, as

conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed LI zoning district, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1341, 1353 AND 1357 PLEASANT RIDGE ROAD, 1025
NC HIGHWAY 68 NORTH, A PORTION OF 1511 PLEASANT RIDGE ROAD AND
A PORTION OF NC HIGHWAY 68 NORTH ROW – 130.62-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 in the existing (as of June 22, 2022) Greensboro satellite city limits, said point being the southeast corner of that satellite annexation approved in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING CITY LIMIT LINE and following the center of a creek the following eight-nine (89) calls: 1) S 59° 07' 06" W 12.54 feet to a point, 2) N 90° 00' 00" W 14.00 feet to a point, 3) S 66° 00' 00" W 26.00 feet to a point, 4) N 85° 00' 00" W 20.00 feet to a point, 5) N 56° 00' 00" W 31.00 feet to a point, 6) N 74° 00' 00" W 14.60 feet to a point, 7) N 88° 10' 03" W 173.30 feet to a point, 8) N 85° 00' 00" W 7.09 feet to a point, 9) N 63° 00' 00" W 24.00 feet to a point, 10) N 85° 00' 00" W 19.00 feet to a point, 11) N 49° 00' 00" W 13.00 feet to a point, 12) S 80° 00' 00" W 14.00 feet to a point, 13) S 28° 00' 00" W 16.00 feet to a point, 14) N 87° 00' 00" W 14.00 feet to a point, 15) N 75° 00' 00" W 27.00 feet to a point, 16) S 50° 00' 00" W 19.00 feet to a point, 17) S 86° 00' 00" W 18.00 feet to a point, 18) S 52° 00' 00" W 24.00 feet to a point, 19) S 74° 00' 00" W 28.00 feet to a point, 20) N 79° 00' 00" W 32.00 feet to a point, 21) N 26° 00' 00" W 14.00 feet to a point, 22) N 63° 00' 00" W 8.00 feet to a point, 23) S 61° 00' 00" W 21.00 feet to a point, 24) S 42° 00' 00" W 20.00 feet to a point, 25) S 70° 00' 00" W 17.00 feet to a point, 26) N 87° 00' 00" W 12.00 feet to a point, 27) S 38° 00' 00" W 18.00 feet to a point, 28) S 82° 00' 00" W 15.00 feet to a point, 29) S 59° 00' 00" W 17.00 feet to a point, 30) S 73° 00' 00" W 17.00 feet to a point, 31) S 55° 00' 00" W 40.00 feet to a point, 32) N 85° 00' 00" W 19.00 feet to a point, 33) S 21° 00' 00" W 45.00 feet to a point, 34) S 11° 00' 00" W 21.00 feet to a point, 35) S 49° 00' 00" W 23.00 feet to a point, 36) S 62° 00' 00" W 20.00 feet to a point, 37) S 75° 00' 00" W 20.00 feet to a point, 38) N 19° 00' 00" W 16.00 feet to a point, 39) N 74° 00' 00" W 8.00 feet to a point, 40) S 15° 00' 00" W 9.00 feet to a point, 41) S 26° 00' 00" W 14.00 feet to a point, 42) S 43° 00' 00" W 22.00 feet to a point, 43) N 83° 00' 00" W 20.00 feet to a point, 44) N 74° 00' 00" W 27.00 feet to a point, 45) S 56° 00' 00" W 10.00 feet to a point, 46) N 74° 00' 00" W 27.00 feet to a point, 47) S 69° 00' 00" W 22.00 feet to a point, 48) N 34° 00' 00" W 14.00 feet to a point, 49) N 73° 00' 00" W 28.00 feet to a point, 50) S 47° 00' 00" W 14.00 feet to a point, 51) N 72° 00' 00" W 20.00 feet to a point, 52) S 88° 00' 00" W 12.00 feet to a point, 53) S 51° 00' 00" W 18.00 feet to a point, 54) N 50° 00' 00" W 11.00 feet to a point, 55) N 41° 00' 00" W 12.00 feet to a point, 56) N 89° 00' 00" W 9.00 feet to a point, 57) S 52° 00' 00" W 9.00 feet to a point, 58) S 73° 00' 00" W 13.00 feet to a point, 59) S 86° 00' 00" W 16.00 feet to a point, 60) S 14° 00' 00" W 23.00 feet to a point, 61) N 71° 00' 00" W 13.00 feet to a point, 62) N 45° 00' 00" W 11.00 feet to a point, 63) S 28° 00' 00" W 25.00 feet to a point, 64) S 41° 00' 00" W 14.00 feet to a point, 65) N 79° 00' 00" W 8.00 feet to a point, 66) S 68° 00' 00" W 34.00 feet to a

point, 67) N 65° 00' 00" W 15.00 feet to a point, 68) S 56° 00' 00" W 17.00 feet to a point, 69) N 83° 00' 00" W 9.00 feet to a point, 70) N 57° 00' 00" W 8.00 feet to a point, 71) S 70° 00' 00" W 30.00 feet to a point, 72) N 82° 00' 00" W 20.00 feet to a point, 73) S 73° 00' 00" W 40.00 feet to a point, 74) S 76° 00' 00" W 12.00 feet to a point, 75) N 90° 00' 00" W 50.00 feet to a point, 76) S 55° 00' 00" W 16.00 feet to a point, 77) S 42° 00' 00" W 15.00 feet to a point, 78) S 80° 00' 00" W 10.00 feet to a point, 79) N 64° 00' 00" W 14.00 feet to a point, 80) N 81° 00' 00" W 10.00 feet to a point, 81) S 57° 00' 00" W 9.00 feet to a point, 82) S 62° 00' 00" W 15.00 feet to a point, 83) S 87° 00' 00" W 24.00 feet to a point, 84) N 66° 00' 00" W 7.00 feet to a point, 85) S 80° 00' 00" W 8.00 feet to a point, 86) S 53° 00' 00" W 14.00 feet to a point, 87) N 10° 00' 00" W 5.00 feet to a point, 88) N 50° 00' 00" W 6.00 feet to a point, and 89) S 86° 00' 00" W 11.00 feet to a point; thence leaving the center of the creek S 13° 58' 35" E 29.60 feet to an existing iron pipe at the northeast corner of Sanfords Creek – Phase Two, as recorded in Plat Book 192, Page 66; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Phase Two S 13° 58' 10" E 1,186.77 feet to a stone at the southeast corner of said Phase Two, thence with the southern line of said Phase Two N 87° 26' 00" W 128.24 feet to a new iron pipe in a branch, said iron pipe being at the northwest corner of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, said point also being the northeast corner of Stephen Edward Rensi, as recorded in Deed Book 6739, Page 114; thence with the eastern line of Rensi S 04° 33' 45" W 765.33 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 13' 54" E 283.58 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 06' 51" E 58.24 feet to a point on the eastern right-of-way of Brigham Road at its northern end on Woodfield, Phase 1, Map 2, as recorded in Plat Book 119, Page 145; thence with said right-of-way line S 28° 02' 25" E 303.88 feet to a point on the northern line of Lot 20 of Woodfield, Phase 1, as re-recorded in Plat Book 133, Page 2; thence with the northern line of said Lot 20 along a curve to the right having a radius of 20.0 feet and a chord bearing and distance of N 16° 56' 00" E 28.27 feet to a point; thence continuing with said northern line N 61° 54' 25" E 378.79 feet to the northeast corner of said Lot 20; thence with the eastern line of said Lot 20 S 20° 27' 30" E 214.09 feet to a point; thence continuing with said line S 51° 05' 55" E 95.83 feet to the northeast corner of Lot 21 on said plat; thence with the eastern line of said Lot 21 S 38° 43' 06" E 123.87 feet to a point; thence continuing with said eastern line S 28° 19' 39" E 151.54 feet to the northwest corner of Lot 22 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144; thence with the northern line of said Lot 22 S 28° 19' 40" E 11.17 feet to a point; thence continuing with the northern lines of Lots 22 and 23 on said Map 1 S 85° 20' 30" E 255.93 feet to a point in the northern line of Lot 23; thence with the northern lines of Lots 23 and 24 on said Map 1 S 41° 37' 55" E 209.10 feet to the northeast corner of said Lot 24, a point on the existing (as of June 22, 2022) city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 385.55 feet to an iron pipe found; thence continuing with said southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-

of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner's property from the existing city limits in that direction) approximately 1,300 feet to a point located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; thence along the western line of said Lot 1 N 30° 05' 42" W 850 feet to the northwest corner of Lot 1 of Allerton; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of a property owned by the North Carolina Department of Transportation, also being the southern line of property described in the Instrument of Combination recorded in Deed Book 8296, Page 2248, N 82° 48' 29" W 238.67 feet to an old iron pin; thence in a westerly direction, crossing NC Highway 68 and Interstate Highway 73 (which separate petitioner's property from the existing city limits in that direction) approximately 1,200 feet to an existing iron pipe at the intersection of the western right-of-way line of Interstate Highway 73 and the northern line of Edgefield Road Partners, LLC; thence with said western right-of-way line along a curve to the right having an arc length of 1,062.35 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 10° 46' 36" W 1,058.16 feet to an existing iron rod; thence with said western right-of-way line along a curve to the right having an arc length of 450.86 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 01° 47' 19" E 450.54 feet to the point and place of BEGINNING, containing 130.62 acres more or less. The plats and 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 August 16, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 10/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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.



City of Greensboro

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

Agenda Report

File Number: 2022-816

Agenda Item# H.9.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022 – 816 Public Hearing for an Ordinance for Original Zoning for 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, – Amanda Hodierne for Edgefield Road Partners LLC and Edgefield Road Partners 2 LLC

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz 737-2149

Contact 2 and Phone: Mike Kirkman 373-4649

PURPOSE:

Amanda Hodierne, for Edgefield Road Partners LLC and Edgefield Road Partners 2 LLC, is requesting original zoning from **County AG** (Agricultural), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business) and **County RS-40** (Residential Single Family) to, **City CD-LI** (Conditional District Light Industrial) for 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and two in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial development

This original zoning request includes the following conditions:

1. All permitted uses allowed in the LI zoning district, except for the following:
 - a. Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor
2. **The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.**

Note: Conditions 2 was added at the July 18 Planning and Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

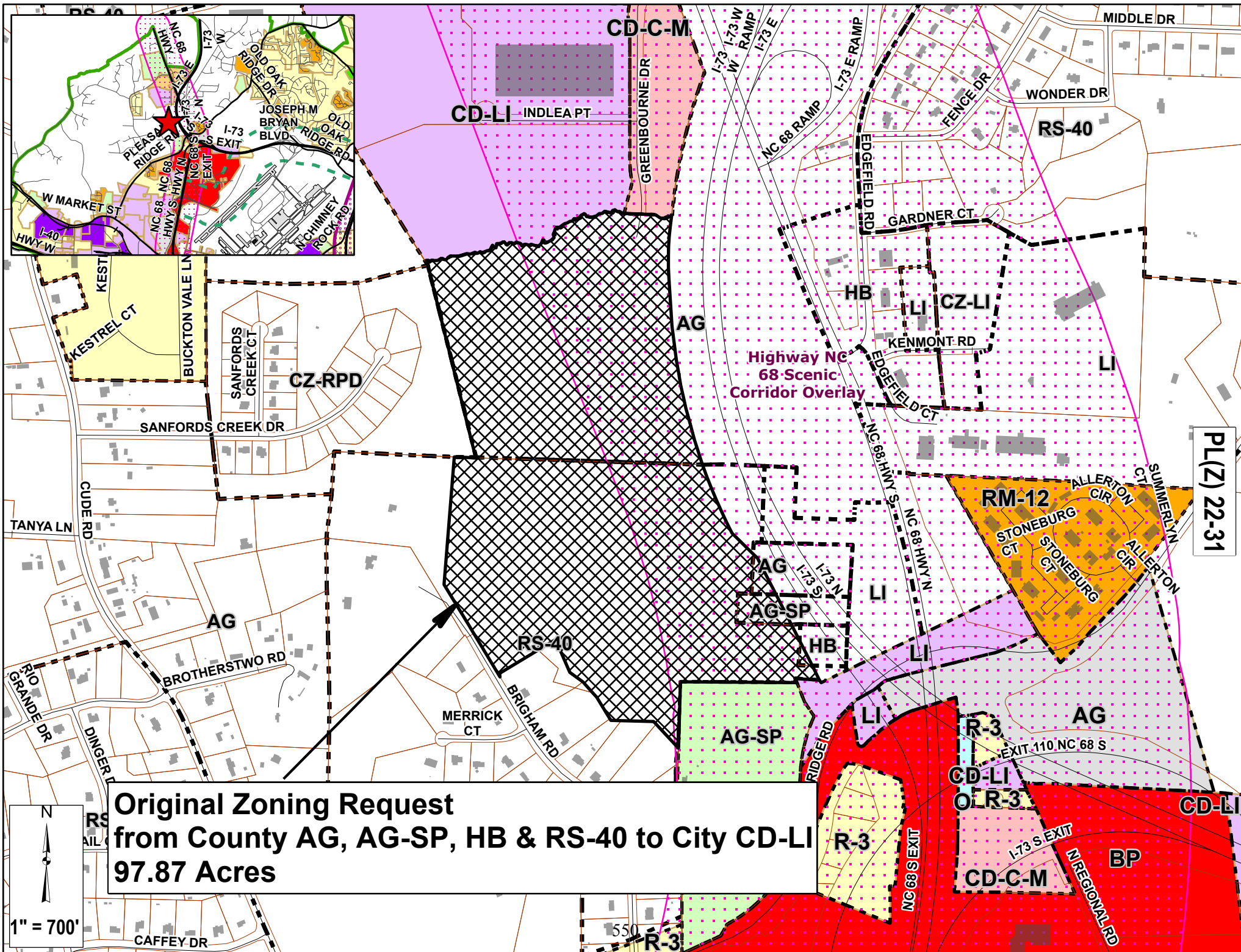
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

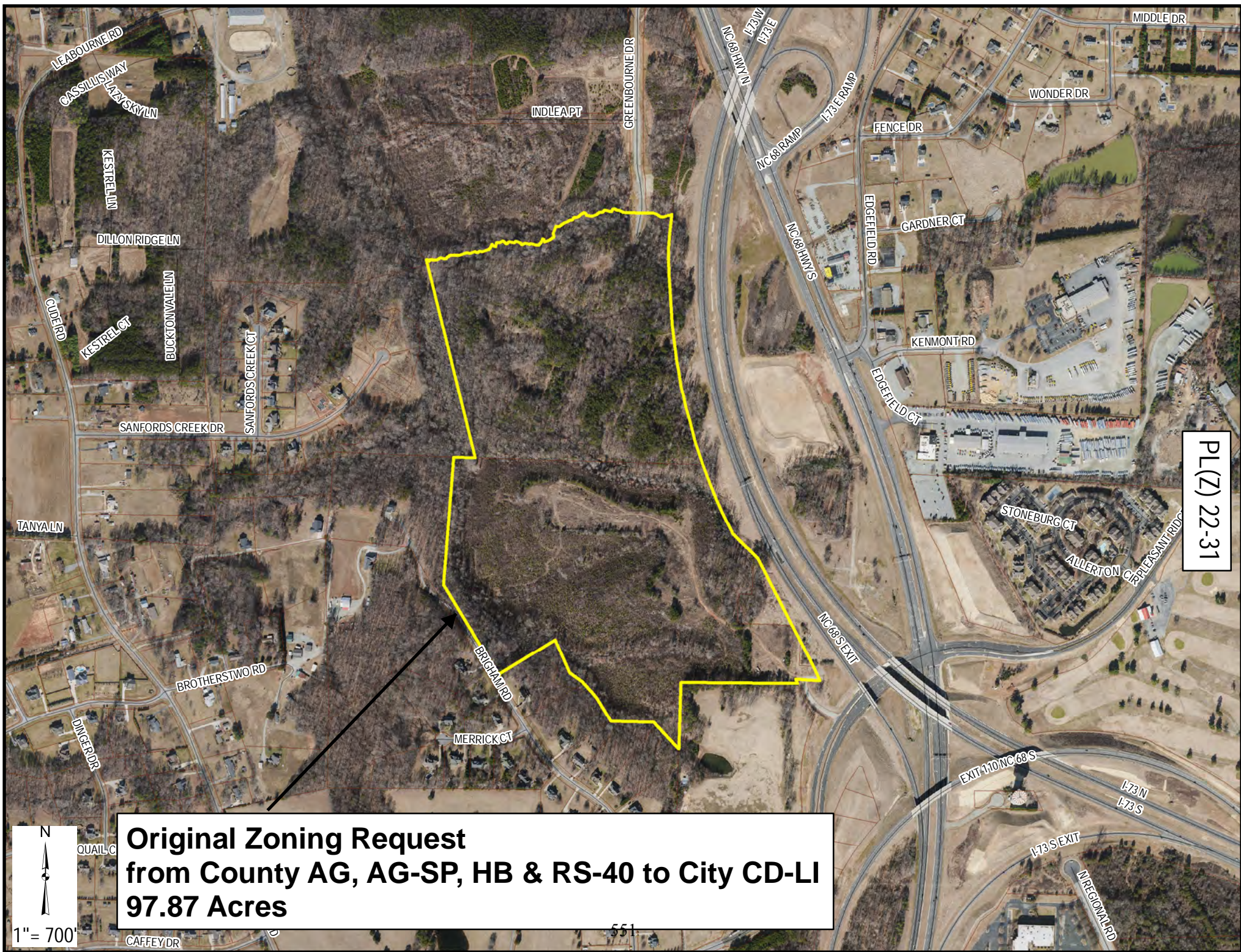
Planning recommends **approval** of the **CD-LI** zoning request based on:

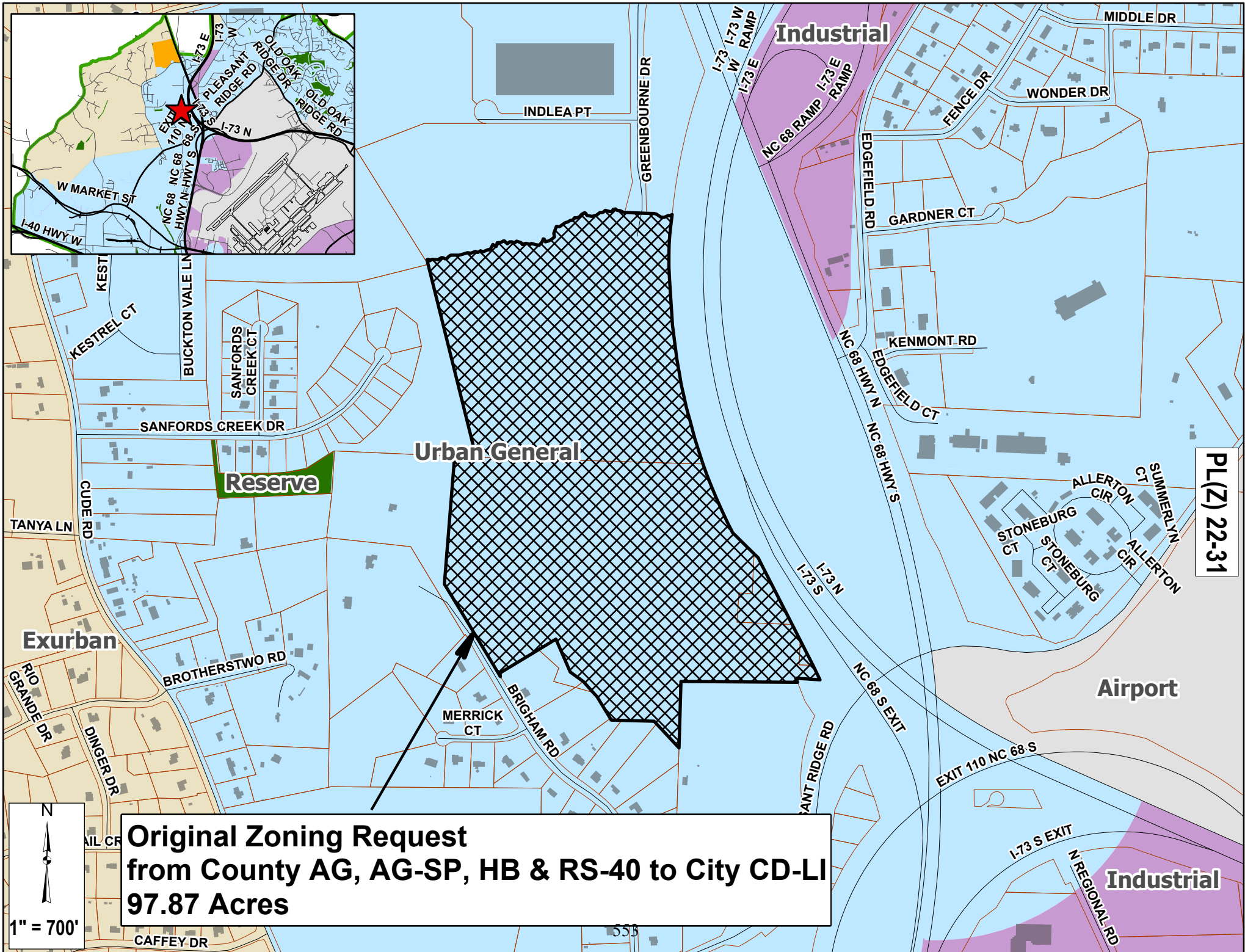
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.



**Original Zoning Request
from County AG, AG-SP, HB & RS-40 to City CD-LI
97.87 Acres**

PL(Z) 22-31





PL(Z) 22-31

**Original Zoning Request
from County AG, AG-SP, HB & RS-40 to City CD-LI
97.87 Acres**

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an Amended a Annual Report form

Limited Liability Company

Legal Name

Edgefield Road Partners, LLC

Information

SosId: 1485246

Status: Current-Active

Date Formed: 12/9/2015

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Isaacson, Marc L.

Addresses

Mailing

5826 Samet Drive Suite 105
High Point, NC 27265

Principal Office

5826 Samet Drive Suite 105
High Point, NC 27265

Reg Office

804 Green Valley Road Suite 200
Greensboro, NC 27408

Reg Mailing

804 Green Valley Road Suite 200
Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Christopher T Dunbar
5826 Samet Drive Suite 105
High Point NC 27265

Manager

Christopher Lyons
3625 N Elm St.
Greensboro NC 27455

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Limited Liability Company

Legal Name

Edgefield Road Partners 2, LLC

Information

SosId: 1548340

Status: Current-Active

Date Formed: 10/7/2016

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Dunbar, Christopher

Addresses

Mailing

5826 Samet Drive, Suite 105
High Point, NC 27265

Principal Office

5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Office

5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Mailing

5826 Samet Drive, Suite 105
High Point, NC 27265

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F Couch

5826 Samet Drive, Suite 105
High Point NC 27265

Manager

Christopher T Dunbar

5826 Samet Drive, Suite 105
High Point NC 27265



PL(Z) 22-31

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	Amanda Hodierne for Edgefield Road Partners, LLC and Edgefield Road Partners 2, LLC
HEARING TYPE	Annexation and Original Zoning
REQUEST	County AG (Agricultural), County AG-SP (Agricultural with a Special use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District Light Industrial)
CONDITIONS	<ol style="list-style-type: none">1. All permitted uses allowed in the LI zoning district, except for the following:<ol style="list-style-type: none">a. Cemeteries;b. Shooting Ranges;c. Funeral Homes and Crematoriums;d. Recycling Processing Centers; ande. Land Clearing and Inert Debris Landfills, Minor
LOCATION	1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North
PARCEL ID NUMBER(S)	7816461029, 7816552672, 7816550925, and 7816378560
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 43 notices were mailed to those property owners in the mailing area.
TRACT SIZE	97.87 Acres
TOPOGRAPHY	Undulating
VEGETATION	Wooded
<u>SITE DATA</u>	
Existing Use	Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	City CD-LI (Conditional District – Light Industrial) and City CD-C-M (Conditional District – Commercial - Medium)	Warehouse uses and undeveloped land
E	County AG (Agricultural), County AG-SP (Agricultural with a special use permit), County SC (Shopping Center), County LI (Light Industrial), and City LI (Light Industrial)	Retail uses, trucking terminal, NC Highway 68, and I-73
S	City CD-PI (Conditional District – Public and Institutional) and County RS-40 (Residential Single-family)	Former golf academy and single-family dwellings
W	County RS-40 (Residential Single-family), County AG (Agricultural), and County CZ-RPD (Conditional Zoning – Rural Preservation District)	Single-family dwellings and common elements

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District	Existing	Existing	Existing
Designation:	County AG-SP	County HB	County RS-40
Max. Density:	N/A	N/A	1 unit per acre
Typical Uses	Uses limited to a Day Care for children.	Primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares.	Primarily intended to accommodate single family residential uses at a density of not less than 1 dwelling unit per acre.

Zoning District	Existing	Requested
Designation:	County AG	City CD-LI
Max. Density:	1 unit per acre	N/A
Typical Uses	This zoning district is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered	Permitted uses include all uses allowed in the LI zoning district except: Cemeteries; Shooting Ranges; Funeral Homes and Crematoriums; Recycling Processing

non-farm residences on large tracts Center; and Land Clearing and Inert Debris
of land. Landfills, Minor (Temporary use)

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site partially (approximately the eastern half) located within the NC Highway 68 Scenic Corridor overlay district. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III, Upper Reedy Fork Creek

Floodplains N/A

Streams Blue Line and Non-Blue Line streams are onsite. Non-Blue Line features must be identified. Blue Line and Non-Blue Line streams require a 50ft stream buffer measured from top of bank on each side. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements. State and Corps permits are required for any stream/wetland disturbance and/or crossings.

Other: In the General Watershed area, Maximum High Density Development with sewer is 70% BUA, Low Density with sewer is 24% BUA. Site must meet current watershed requirements for Water Quality and Water Quantity Control if any new development is proposed. Site is within the PTI 5 statute mile radius. Any proposed water quality device BMP/SCM that holds a normal pool elevation is not allowed unless supporting engineering documentation is provided that clearly explains why a water quality device that holds a normal pool elevation needs to be utilized.

Utilities (Availability)

Water is available on Pleasant Ridge Road. A sewer outfall is available northwest of the properties at 1629 Greenbourne Dr. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Along property lines adjacent to the Hwy 68 right-of-way, must be installed a planting yard with an average width of 30' and a minimum width 20', and a planting rate of 4 canopy trees, 4 understory trees, and 34 shrubs per 100 l.f.

Buffer Yards:

Adjacent to Religious Assembly uses: Type C Buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 l.f.

Adjacent to Single-Family residential uses: Type A buffer yard, with an average width of 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 linear feet.

Adjacent to vacant lots: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 96.23 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification: Pleasant Ridge Road – Major Thoroughfare.
NC 68 – Freeway.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Pleasant Ridge Road AADT = 9,500 (NCDOT, 2019).

Trip Generation: 24 Hour = 2,407, AM Peak Hour = 244, PM Peak Hour = 196.

Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not currently exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the <u>draft</u> TIS.
Street Connectivity:	Greenbourne Drive shall be extended to Pleasant Ridge Road with the completion of this project.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-LI (Conditional District – Light Industrial)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The Future Land Use Map of the Western Area Plan designates this location as **Mixed Residential** in support of the **Campus Village Planning Area**. The requested **CD-LI (Conditional District – Light Industrial)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Mixed Residential** future land use designation. The GSO 2040 Future Built Form Map designates this location as **Urban General**. The Growth Tiers Map designates the portion of the site to be annexed as being within **Growth Tier 1**.

GSO 2040 Written Policies

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 1 – Maintain, inventory, and market key underutilized sites and structures to private industry and developers.

Becoming Car Optional – Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B – Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 – Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Strategy 4 – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 - Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 - Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Strategy 2 - Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 1 – Work with City funded economic development partners to address the needs of economically distressed areas.

Goal B – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

Strategy 2 – Ensure that the appropriate sites in the developed, central areas of Greensboro are designated as Industrial on the Future Land Use Map.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal E – Greensboro promotes homegrown businesses, supports entrepreneurship, cultivates industry leaders, and welcomes major corporations and institutions.

Strategy 2 – Provide entrepreneurs at all stages of the business life cycle with connections to education, financing, and other resources and assets that support their growth.

GSO 2040 and Western Area Plan Map Policies

Western Area Plan Future Land Use Map

Village Center: Located at the future intersection of Interstate 73 and NC 68, directly south of the GTCC Campus, the village center will have superior access and visibility from two major thoroughfares. Given its location, the village center will serve both as a gateway into the Western Area and as a retail, restaurant and shopping destination for local residents and the greater regional community. As noted in the Market Analysis, “net growth of retail square footage between 2010 and 2030 is estimated at approximately 67,000 square feet.” Some of this square footage will be absorbed in the Campus Village Center by developing a

supermarket and a variety of other service-oriented uses including restaurants, a pharmacy and small-scale retail.

By orienting small-scale, mixed-use development along an internal network of streets, instead of along NC 68, the village center will provide a meeting place for the community and a walkable, pedestrian-friendly shopping destination. Traditional strip developments, the type found in “anywhere USA”, lack identity and often result in single-destination trips. Alternatively, a destination with a mixture of uses, including restaurants, retail and limited office creates a place where people want to visit and linger.

Residential: As noted in the Market Analysis, the Western Area will continue to be a location of choice for new residents. Shifts in tenure and buyer preferences over time indicate a need to diversify housing options in the area to include a mixture of single family detached, single-family attached and multifamily units. As enrollment at GTCC grows there will be a need for student housing in close proximity to the campus. The design of the housing should be compatible with existing residential neighborhoods and be of appropriate density and scale for the area.

GSO2040 Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro’s city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued

annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Western Area Plan

Campus Village (CV) Recommendations:

CV 1: Create a Campus Village by focusing future retail and commercial development on an internal street network at the proposed I-73 interchange with NC 68.

CV 1.1: Initiate Activity Center Overlay District proceedings for the area designated as the Campus Village in the Plan.

CV 2: Establish the desired character of the place.

CV 2.1: Promote a compact form of development in the Campus Village.

CV 2.2: Develop design guidelines that provide a palette of architectural features and landscape materials including plants, walls and fences consistent with the character described in the Plan.

CV 3: Partner with GTCC planners to ensure strong visual and physical linkage to the commercial Campus Village center.

CV 3.1: Partner with representatives from GTCC to review and comment on plans within the Campus Village in order to ensure physical connectivity and linkages between individual developments.

CV 4: Promote a variety of housing options.

CV 4.1: Allow for greater density of housing where utility service and transportation infrastructure support it.

CV 4.2: Support small lot single-family, townhouse and apartment developments as transition from the commercial/mixed-use area and the lower-density single-family to the west.

CV 5: Work with Guilford County Schools to find a high school site in close proximity to the Guilford Technical Community College.

CV 5.1: Site the high school so that ball fields provide an additional buffer between existing residential communities and new development.

CV 5.2: Extend joint use agreements for shared facility and recreational field use by community-at-large and school district.

CV 5.3: Encourage partnership between GTCC and Guilford County School District to establish early college program.

Transportation Recommendations:

T 1: Integrate the Western Area Land Use and Infrastructure Plan into the Long Range Transportation Plan.

T 2: Conduct a detailed analysis of any additional proposed major roads and road widenings beyond the current construction program.

T 3: Enhance the internal network of streets.

T 4: Encourage transportation improvements that will respect and support the rural ambiance and character of the Western Area.

T 5: Support plans for transit along West Market Street.

T 6: Develop and implement ongoing, coordinated regional congestion management and operations processes (including Intelligent Transportation System elements and Transportation Demand Management strategies) to maximize the efficient use of existing and planned infrastructure.

T 7: Maintain close coordination with the planning activities of the Piedmont Triad International Airport Authority for the airport and ancillary development.

Gateways & Corridors Recommendations

GC 1: Create a southern gateway into the Western Area.

GC 2: Enhance the appearance of West Market Street.

GC 3: Preserve and enhance the appearance and operation of NC 68 north of Pleasant Ridge Road.

Utilities Recommendations

U 1: Support water extension into Service Area C.

U 2: Upgrade water pumps due to challenges in peak periods.

U 3: Delay sewer service to basin north of West Market Street and west of Pleasant Ridge Road (Service Area C: to preserve rural and agricultural character).

U 4: Encourage coordination among neighboring jurisdictions in the timing and provision of infrastructure.

U 5: Work closely with Guilford County, High Point and Kernersville to track infrastructure upgrades, existing and proposed distribution lines and available capacities for water and wastewater facilities.

Governance Recommendations

G 1: Work closely and cooperatively with the municipalities in and jurisdictions of Guilford and Forsyth Counties so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.

G 3: Establish a Western Area Plan community support committee to shepherd the Western Area Plan through the adoption process at both the City and County level.

G 4: Continually engage surrounding jurisdictions discussions of growth and development.

Cultural & Historic Resources Recommendations

CHR 1: Raise awareness of existing historic and cultural resources and encourage the preservation of such resources that contribute to the character of the area.

CHR 2: Consider creating a Preservation Plan for the Western Area that takes into consideration the important cultural and environmental resources worthy of preservation.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION**Staff Annexation Analysis**

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider has stated that infrastructure is in place or will be in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 30, 2022 meeting. This property is located within the Growth Tier 1 Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

Staff Original Zoning Analysis

The subject properties are approximately 97.87 acres and are currently undeveloped. North of the subject properties contains warehouse uses and undeveloped land, zoned City CD-LI (Conditional District – Light Industrial) and City CD-C-M (Conditional District – Commercial - Medium). East of the subject properties contains retail uses, trucking terminal, NC Highway 68, and I-73, zoned County AG (Agricultural), County AG-SP (Agricultural with a special use permit), County SC (Shopping Center), County LI (Light Industrial), and City LI (Light Industrial). South of the subject properties contains a former golf academy and single-family dwellings, zoned City CD-PI (Conditional District – Public and Institutional) and County RS-40 (Residential Single-family). West of the subject properties contains single-family dwellings and common elements, zoned County RS-40 (Residential Single-family), County AG (Agricultural), and County CZ-RPD (Conditional Zoning – Rural Preservation District).

The proposed original zoning request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Prioritizing Sustainability Goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

The adopted Western Area Plan Future Land Use Map designates this property as **Mixed Residential** in support of the **Campus Village Planning Area**. Located at the future intersection of Interstate 73 and NC 68, directly south of the GTCC Campus, the village center will have superior access and visibility from two major thoroughfares. Given its location, the village center will serve both as a gateway into the Western Area and as a retail, restaurant and shopping destination for local residents and the greater regional community. As noted in the Market Analysis, “net growth of retail square footage between 2010 and 2030 is estimated at approximately 67,000 square feet.” Some of this square footage will be absorbed in the Campus Village Center by developing a supermarket and a variety of other service-oriented uses including restaurants, a pharmacy and small-scale retail.

By orienting small-scale, mixed-use development along an internal network of streets, instead of along NC 68, the village center will provide a meeting place for the community and a walkable, pedestrian-friendly shopping destination. Traditional strip developments, the type found in “anywhere USA”, lack identity and often result in single-destination trips. Alternatively, a destination with a mixture of uses, including restaurants, retail and limited office creates a place where people want to visit and linger. As noted in the Market Analysis, the Western Area will continue to be a location of choice for new residents. Shifts in tenure and buyer preferences over time indicate a need to diversify housing options in the area to include a mixture of single family detached, single-family attached and multifamily units. As enrollment at GTCC grows there will be a need for student housing in close proximity to the campus. The design of the housing should be compatible with existing residential neighborhoods and be of appropriate density and scale for the area.

This property is designated Urban General on the Future Built Form Map of the Comprehensive Plan. Applicable characteristics of the Urban General classification include the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed CD-LI zoning district will allow a variety of warehouse, distribution and limited manufacturing and assembly uses which in their normal operations have little or no adverse effect upon adjoining properties. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses.

Staff Recommendation

Staff recommends **approval** of the requested **CD-LI (Conditional District – Light Industrial)** zoning district.



NC 68 Industrial Site – Transportation Impact Analysis
Guilford County, NC
Prepared for Edgefield Road Partners 2, LLC
May 13, 2022

Executive Summary

The proposed NC 68 Industrial Site is located on the northwest quadrant of the intersection of NC 68 and Pleasant Ridge Road in Guilford County, North Carolina.

The development is planned to be constructed in two phases with approximately 600,000 square feet of light industrial space as Phase 1. Phase 2 will add approximately 650,000 square feet of light industrial space, for a total of 1,250,000 square feet.

The concept plan shows two (2) accesses to the site: access to NC 68 via Greenbourne Drive (Phase 1), and access to Pleasant Ridge Road via Greenbourne Drive Extension (Phase 2 only). The extension of Greenbourne Drive to Pleasant Ridge Road will occur in Phase 2, and this access point will be right-in/right-out.

The study assumed Phases 1 and 2 will be completed during the years 2024 and 2025, respectively. Per the Greensboro Department of Transportation (GDOT) guidelines, and study years of 2025 and 2026 (build out plus one year) were used for the analysis of Phases 1 and 2, respectively.

Trip Generation

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 11th Edition), Phase 1 of this development has a trip generation potential of 244 trips in the AM peak hour and 196 trips in the PM peak hour. Phase 2 adds the potential of 263 AM peak hour trips and 210 PM peak hour trips. At Full Build, this development has a trip generation potential of 507 trips in the AM peak hour and 406 trips in the PM peak hour.

Capacity Analysis

This TIA was performed to assess the transportation impacts of the proposed site as well as background traffic. This analysis has been conducted based on the NCDOT and GDOT standards. Overall, the analysis indicates LOS D or better can be expected at the study intersections during the future build peak hours with the improvements associated with proposed development except for the following intersections: NC 68 at I-73 Southbound Ramps/Greenbourne Drive (signalized) and Greenbourne Drive at Redbourne Drive (unsignalized).

At the signalized intersection of NC 68 at I-73 Southbound Ramps/Greenbourne Drive, LOS E occurs in the PM peak hour, whether the proposed site is built or not. Signal timing optimization is recommended to reduce delays.



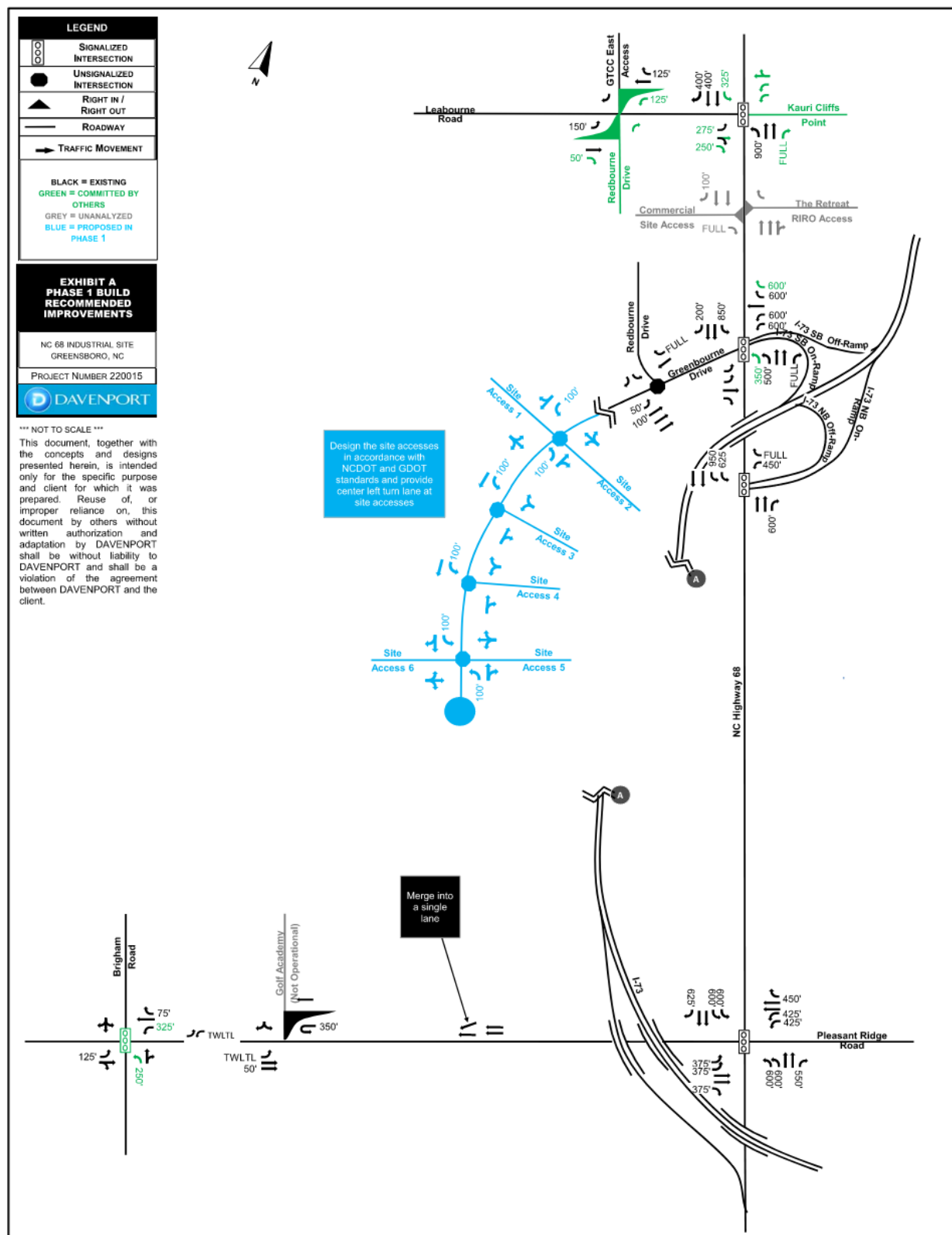
At the intersection of Greenbourne Drive and Redbourne Drive, LOS E/F occurs during AM and PM peak hours, which is not uncommon for stop-controlled approaches during hours of peak activity. It should be noted that those seeking to make southbound left turns from Redbourne Drive have the option to reroute to Leabourne Road, and this is expected to provide a degree of reduction to delays.

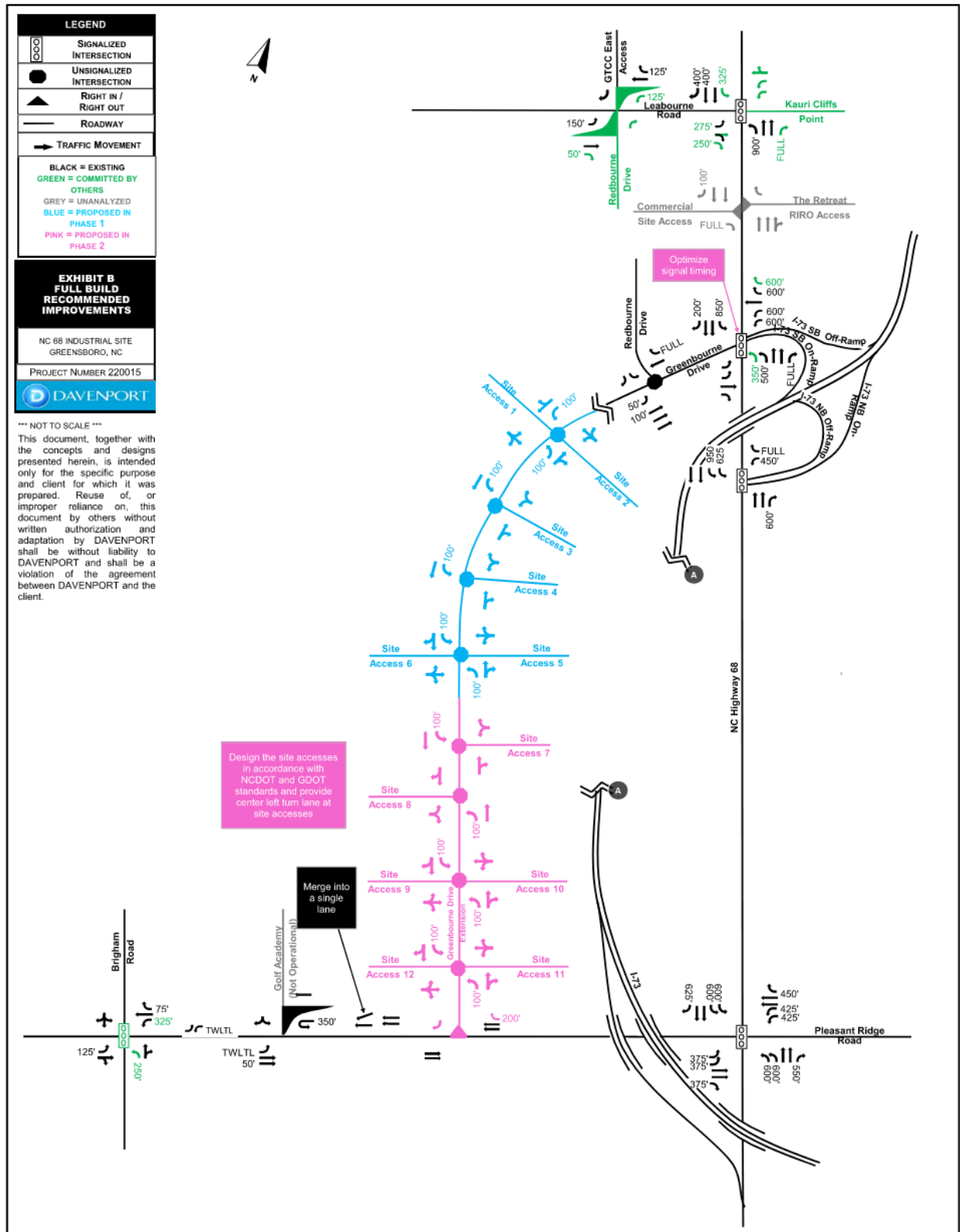
At the proposed extension of Greenbourne Drive connecting to Pleasant Ridge Road, a westbound right-turn entry lane is recommended to enhance traffic flow on Pleasant Ridge Road. The recommended improvements are illustrated in Exhibit A for Phase 1 and in Exhibit B for Full Build.

Conclusion

In conclusion, the analysis documented here indicates that with the recommended improvements in place, the anticipated impacts of proposed development traffic can be accommodated. The exact layout of the site will need to be coordinated during the site plan review process. Note that the access points to the site are recommended to be designed according to NCDOT and GDOT standards as applicable.

Table A – Recommended Improvements Summary		
Intersection	Phase 1	Full Build
Leabourne Road at GTCC East Access / Redbourne Drive	No improvements are recommended.	No improvements are recommended.
NC 68 at Leabourne Road / Retreat at 68 Access	No improvements are recommended.	No improvements are recommended.
NC 68 at I-73 Northbound Ramps	No improvements are recommended.	No improvements are recommended.
NC 68 at I-73 Southbound Ramps / Greenbourne Drive	No improvements are recommended.	<ul style="list-style-type: none"> Optimize traffic signal timing
Greenbourne Drive at Redbourne Drive	No improvements are recommended.	No improvements are recommended.
Pleasant Ridge Road at NC 68	No improvements are recommended.	No improvements are recommended.
Pleasant Ridge Road at Brigham Road	No improvements are recommended.	No improvements are recommended.
Pleasant Ridge Road at U-turn Bulb/Golf Academy Driveway	No improvements are recommended.	No improvements are recommended.
Pleasant Ridge Road at Future Greenbourne Drive Extension		<ul style="list-style-type: none"> Provide a westbound right-turn lane on Pleasant Ridge Road with 200 feet of storage and an appropriate taper
All Site Accesses on Greenbourne Drive (Internal)	<ul style="list-style-type: none"> Design the site accesses in accordance with NCDOT and GDOT standards and provide center left turn lane at site accesses 	<ul style="list-style-type: none"> Design the site accesses in accordance with NCDOT and GDOT standards and provide center left turn lane at site accesses





**PARTIAL MINUTES OF THE
PLANNING AND ZONING COMMISSION
July 18, 2022**

PL(P) 22-25: An annexation request for 1341, 1353 and 1357 Pleasant Ridge Road, 1025 NC Highway 68 North, a portion of 1511 Pleasant Ridge Road, and a portion of NC Highway 68 North right-of-way (east and west of NC Highway 68 North and north of Pleasant Ridge Road) (130.62 acres).

Z-22-07-006: An original zoning request from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road (97.87 acres).

Z-22-07-007: An original zoning request from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way, generally described as east of NC Highway 68 North and north of Pleasant Ridge road (32.75 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. He then advised of an additional condition the applicant wished to add to their request. The new condition added was:

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Ms. Skenes moved to accept the condition, Seconded by Ms. Magid. The Commission voted 9-0, (Ayes: Engle, Glass, Egbert, Peterson, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0).

Chair O'Connor asked Mr. Kirkman to explain differences between the types of planting yards. Mr. Kirkman stated that the use to the south is a religious assembly, and that the proposed Type A yard increases the width to 45 feet and requires additional canopy trees, understory trees and shrub planting, with the intent to visually screen off industrial uses.

Chair O'Connor inquired if the applicant was present to speak.

Amanda Hodiern, 804 Green Valley Road, was present on behalf of Edgefield Road Partners LLC. She stated that the public areas surrounding the applicant's properties will not be developed, and are only being annexed due to City requirements. The applicant intends to build a logistics facility in this location, which makes sense given the growth of the City in this area and the property's proximity to the highway corridors. She stated the intended use fits the character of uses adjacent to the property and the request is conditioned to prohibit uses considered objectionable in the area. The new condition was added after discussion with a neighbor, and they intend to add to the existing mature vegetation on the property for augmented natural screening while preserving the vegetation. Ms. Hodiern stated they conducted a virtual neighborhood meeting with one participant and answered questions from neighbors individually. Their traffic impact study concluded the main connection should be to Greenbourne Drive, and they had not considered connecting to Brigham Road but anticipated potentially being required

to connect to Pleasant Ridge Road by TRC. The geography and hydrology of the property is highly compatible with buffering the proposed industrial uses from neighboring properties.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Luke DiVenti, 2212 Brigham Road, stated that the subject property was supposed to be part of his neighborhood's residential development when it was originally platted. He does not oppose the development, but stated that all of the information he has seen at the hearing is new. He does not believe he is ready to decide if he's comfortable with it or not, and that the neighborhood has not considered it yet and wishes for the Commission to postpone making a decision until the neighborhood has heard all the information. His concerns are about the kind of uses allowed in the LI district, and is not sure the buffering discussed is sufficient in this residential neighborhood. Traffic egress onto Brigham road is a major concern, and he stated that this should be a condition of approval.

Jim Martineau, 2401 Brigham Road, stated that he is also an original owner in the neighborhood and has accepted that the development will not be residential but that given the number of changes in the area, traffic is getting unmanageable. He asked the Commission to consider these concerns for future choices. He also stated that a lot of the vegetation in the area had already been cleared and burned and he can now see businesses off the highway and the neighborhood has been dealing with additional noise as a result.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Ms. Hodierne stated that this will be going to City Council and there is time for additional conversation with neighbors. She stated there needs to be a distinction made between land use and future requirements with the Land Development Ordinance and any potentially imposed by TRC. Vegetation removed in a potential buffer area would be replaced as required. The property has riparian buffers and their preservation will be a part of their building phase, apart from any buffering yard requirements. She stated the applicant does not wish to connect to Brigham Road, and would offer a condition to that effect unless required to by TRC for safety requirements. She offered to share site plans with neighbors in the future, but they do not have anything settled at this point.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if there was anyone in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public hearing.

Ms. Magid then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-LI zoning district, as

conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed LI zoning district, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting

**Item 2022-816: 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway
68 North
Original Zoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties described as **1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North** from **County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District Light Industrial) with conditions** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed City CD-LI zoning district, with conditions, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.3. 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.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed City CD-LI zoning district, with conditions, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

1347, 1353 AND 1357 PLEASANT RIDGE ROAD AND 1025 NC HIGHWAY 68 NORTH, GENERALLY DESCRIBED AS WEST NC HIGHWAY 68 NORTH AND NORTH OF PLEASANT RIDGE ROAD

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), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business) and **County RS-40** (Residential Single Family) to, **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing (as of June 22, 2022) Greensboro satellite city limits, said point being the southeast corner of that satellite annexation approved in Ordinance #19-108; THENCE PROCEEDING WITH THE EXISTING CITY LIMIT LINE and following the center of a creek the following eight-nine (89) calls: 1) S 59° 07' 06" W 12.54 feet to a point, 2) N 90° 00' 00" W 14.00 feet to a point, 3) S 66° 00' 00" W 26.00 feet to a point, 4) N 85° 00' 00" W 20.00 feet to a point, 5) N 56° 00' 00" W 31.00 feet to a point, 6) N 74° 00' 00" W 14.60 feet to a point, 7) N 88° 10' 03" W 173.30 feet to a point, 8) N 85° 00' 00" W 7.09 feet to a point, 9) N 63° 00' 00" W 24.00 feet to a point, 10) N 85° 00' 00" W 19.00 feet to a point, 11) N 49° 00' 00" W 13.00 feet to a point, 12) S 80° 00' 00" W 14.00 feet to a point, 13) S 28° 00' 00" W 16.00 feet to a point, 14) N 87° 00' 00" W 14.00 feet to a point, 15) N 75° 00' 00" W 27.00 feet to a point, 16) S 50° 00' 00" W 19.00 feet to a point, 17) S 86° 00' 00" W 18.00 feet to a point, 18) S 52° 00' 00" W 24.00 feet to a point, 19) S 74° 00' 00" W 28.00 feet to a point, 20) N 79° 00' 00" W 32.00 feet to a point, 21) N 26° 00' 00" W 14.00 feet to a point, 22) N 63° 00' 00" W 8.00 feet to a point, 23) S 61° 00' 00" W 21.00 feet to a point, 24) S 42° 00' 00" W 20.00 feet to a point, 25) S 70° 00' 00" W 17.00 feet to a point, 26) N 87° 00' 00" W 12.00 feet to a point, 27) S 38° 00' 00" W 18.00 feet to a point, 28) S 82° 00' 00" W 15.00 feet to a point, 29) S 59° 00' 00" W 17.00 feet to a point, 30) S 73° 00' 00" W 17.00 feet to a point, 31) S 55° 00' 00" W 40.00 feet to a point, 32) N 85° 00' 00" W 19.00 feet to a point, 33) S 21° 00' 00" W 45.00 feet to a point, 34) S 11° 00' 00" W 21.00 feet to a point, 35) S 49° 00' 00" W 23.00 feet to a point, 36) S 62° 00' 00" W 20.00 feet to a point, 37) S 75° 00' 00" W 20.00 feet to a point, 38) N 19° 00' 00" W 16.00 feet to a point, 39) N 74° 00' 00" W 8.00 feet to a point, 40) S 15° 00' 00" W 9.00 feet to a point, 41) S 26° 00' 00" W 14.00 feet to a point, 42) S 43° 00' 00" W 22.00 feet to a point, 43) N 83° 00' 00" W 20.00 feet to a point, 44) N 74° 00' 00" W 27.00 feet to a point, 45) S 56° 00' 00" W 10.00 feet to a point, 46) N 74° 00' 00" W 27.00 feet to a point, 47) S 69° 00' 00" W 22.00 feet to a point, 48) N 34°

00' 00" W 14.00 feet to a point, 49) N 73° 00' 00" W 28.00 feet to a point, 50) S 47° 00' 00" W 14.00 feet to a point, 51) N 72° 00' 00" W 20.00 feet to a point, 52) S 88° 00' 00" W 12.00 feet to a point, 53) S 51° 00' 00" W 18.00 feet to a point, 54) N 50° 00' 00" W 11.00 feet to a point, 55) N 41° 00' 00" W 12.00 feet to a point, 56) N 89° 00' 00" W 9.00 feet to a point, 57) S 52° 00' 00" W 9.00 feet to a point, 58) S 73° 00' 00" W 13.00 feet to a point, 59) S 86° 00' 00" W 16.00 feet to a point, 60) S 14° 00' 00" W 23.00 feet to a point, 61) N 71° 00' 00" W 13.00 feet to a point, 62) N 45° 00' 00" W 11.00 feet to a point, 63) S 28° 00' 00" W 25.00 feet to a point, 64) S 41° 00' 00" W 14.00 feet to a point, 65) N 79° 00' 00" W 8.00 feet to a point, 66) S 68° 00' 00" W 34.00 feet to a point, 67) N 65° 00' 00" W 15.00 feet to a point, 68) S 56° 00' 00" W 17.00 feet to a point, 69) N 83° 00' 00" W 9.00 feet to a point, 70) N 57° 00' 00" W 8.00 feet to a point, 71) S 70° 00' 00" W 30.00 feet to a point, 72) N 82° 00' 00" W 20.00 feet to a point, 73) S 73° 00' 00" W 40.00 feet to a point, 74) S 76° 00' 00" W 12.00 feet to a point, 75) N 90° 00' 00" W 50.00 feet to a point, 76) S 55° 00' 00" W 16.00 feet to a point, 77) S 42° 00' 00" W 15.00 feet to a point, 78) S 80° 00' 00" W 10.00 feet to a point, 79) N 64° 00' 00" W 14.00 feet to a point, 80) N 81° 00' 00" W 10.00 feet to a point, 81) S 57° 00' 00" W 9.00 feet to a point, 82) S 62° 00' 00" W 15.00 feet to a point, 83) S 87° 00' 00" W 24.00 feet to a point, 84) N 66° 00' 00" W 7.00 feet to a point, 85) S 80° 00' 00" W 8.00 feet to a point, 86) S 53° 00' 00" W 14.00 feet to a point, 87) N 10° 00' 00" W 5.00 feet to a point, 88) N 50° 00' 00" W 6.00 feet to a point, and 89) S 86° 00' 00" W 11.00 feet to a point; thence leaving the center of the creek S 13° 58' 35" E 29.60 feet to an existing iron pipe at the northeast corner of Sanfords Creek – Phase Two, as recorded in Plat Book 192, Page 66; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Phase Two S 13° 58' 10" E 1,186.77 feet to a stone at the southeast corner of said Phase Two, thence with the southern line of said Phase Two N 87° 26' 00" W 128.24 feet to a new iron pipe in a branch, said iron pipe being at the northwest corner of Edgefield Road Partners, LLC , as recorded in Deed Book 7768, Page 1145, said point also being the northeast corner of Stephen Edward Rensi, as recorded in Deed Book 6739, Page 114; thence with the eastern line of Rensi S 04° 33' 45" W 765.33 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 13' 54" E 283.58 feet to an existing ½" iron pipe; thence continuing with Rensi's eastern line S 31° 06' 51" E 58.24 feet to a point on the eastern right-of-way of Brigham Road at its northern end on Woodfield, Phase 1, Map 2, as recorded in Plat Book 119, Page 145; thence with said right-of-way line S 28° 02' 25" E 303.88 feet to a point on the northern line of Lot 20 of Woodfield, Phase 1, as re-recorded in Plat Book 133, Page 2; thence with the northern line of said Lot 20 along a curve to the right having a radius of 20.0 feet and a chord bearing and distance of N 16° 56' 00" E 28.27 feet to a point; thence continuing with said northern line N 61° 54' 25" E 378.79 feet to the northeast corner of said Lot 20; thence with the eastern line of said Lot 20 S 20° 27' 30" E 214.09 feet to a point; thence continuing with said line S 51° 05' 55" E 95.83 feet to the northeast corner of Lot 21 on said plat; thence with the eastern line of said Lot 21 S 38° 43' 06" E 123.87 feet to a point; thence continuing with said eastern line S 28° 19' 39" E 151.54 feet to the northwest corner of Lot 22 of Woodfield, Phase 1, Map 1, as recorded in Plat Book 119, Page 144;

thence with the northern line of said Lot 22 S 28° 19' 40" E 11.17 feet to a point; thence continuing with the northern lines of Lots 22 and 23 on said Map 1 S 85° 20' 30" E 255.93 feet to a point in the northern line of Lot 23; thence with the northern lines of Lots 23 and 24 on said Map 1 S 41° 37' 55" E 209.10 feet to the northeast corner of said Lot 24, a point on the existing (as of June 22, 2022) city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145, N 01° 55' 06" E 385.55 feet to an iron pipe found; thence continuing with said southern line of Edgefield Road Partners, LLC S 89° 40' 49" E 694.64 feet to an iron pipe found in the western right-of-way line of Pleasant Ridge Road (NCSR 2133); thence with said right-of-way line N 21° 07' 46" W 25.79 feet to a point; thence with said right-of-way line N 86° 04' 05" E 145.75 feet to the southeast corner of said Edgefield Road Partners, LLC; thence in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 (which separate petitioner's property from the existing city limits in that direction) approximately 1,300 feet to a point located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; thence along the western line of said Lot 1 N 30° 05' 42" W 850 feet to the northwest corner of Lot 1 of Allerton; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of a property owned by the North Carolina Department of Transportation, also being the southern line of property described in the Instrument of Combination recorded in Deed Book 8296, Page 2248, N 82° 48' 29" W 238.67 feet to an old iron pin; thence in a westerly direction, crossing NC Highway 68 and Interstate Highway 73 (which separate petitioner's property from the existing city limits in that direction) approximately 1,200 feet to an existing iron pipe at the intersection of the western right-of-way line of Interstate Highway 73 and the northern line of Edgefield Road Partners, LLC; thence with said western right-of-way line along a curve to the right having an arc length of 1,062.35 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 10° 46' 36" W 1,058.16 feet to an existing iron rod; thence with said western right-of-way line along a curve to the right having an arc length of 450.86 feet, a radius of 3,450.00 feet and a chord bearing and distance of N 01° 47' 19" E 450.54 feet to the point and place of BEGINNING, containing 130.62 acres more or less.

The plats and 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 AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single Family) to, City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. All permitted uses allowed in the LI zoning district, except for the following:
 - a. Cemeteries;
 - b. Shooting Ranges;

- c. Funeral Homes and Crematoriums;
- d. Recycling Processing Centers; and
- e. Land Clearing and Inert Debris Landfills, Minor

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI (Conditional District Light Industrial)** 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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-818

Agenda Item# H.10.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-818 Public Hearing for an Ordinance for Original Zoning for a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North Right of Way – City of Greensboro

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

County AG (Agricultural), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business), **County LI** (Light Industrial) and **County RS-40** (Residential Single Family) to **City LI** (Light Industrial) for a portion of 1511 Pleasant Ridge Road and portion of NC Highway 68 North Right of Way, generally described as east of NC Highway 68 North and north of Pleasant Ridge Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022 the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). This request is associated with an adjacent voluntary annexation petition to access City services for new

industrial development. Per N.C.G.S 160A-31(F), property that is owned by a public entity such as the State of North Carolina may be annexed if said property connects other property petitioning for annexation to the City's primary corporate limits

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

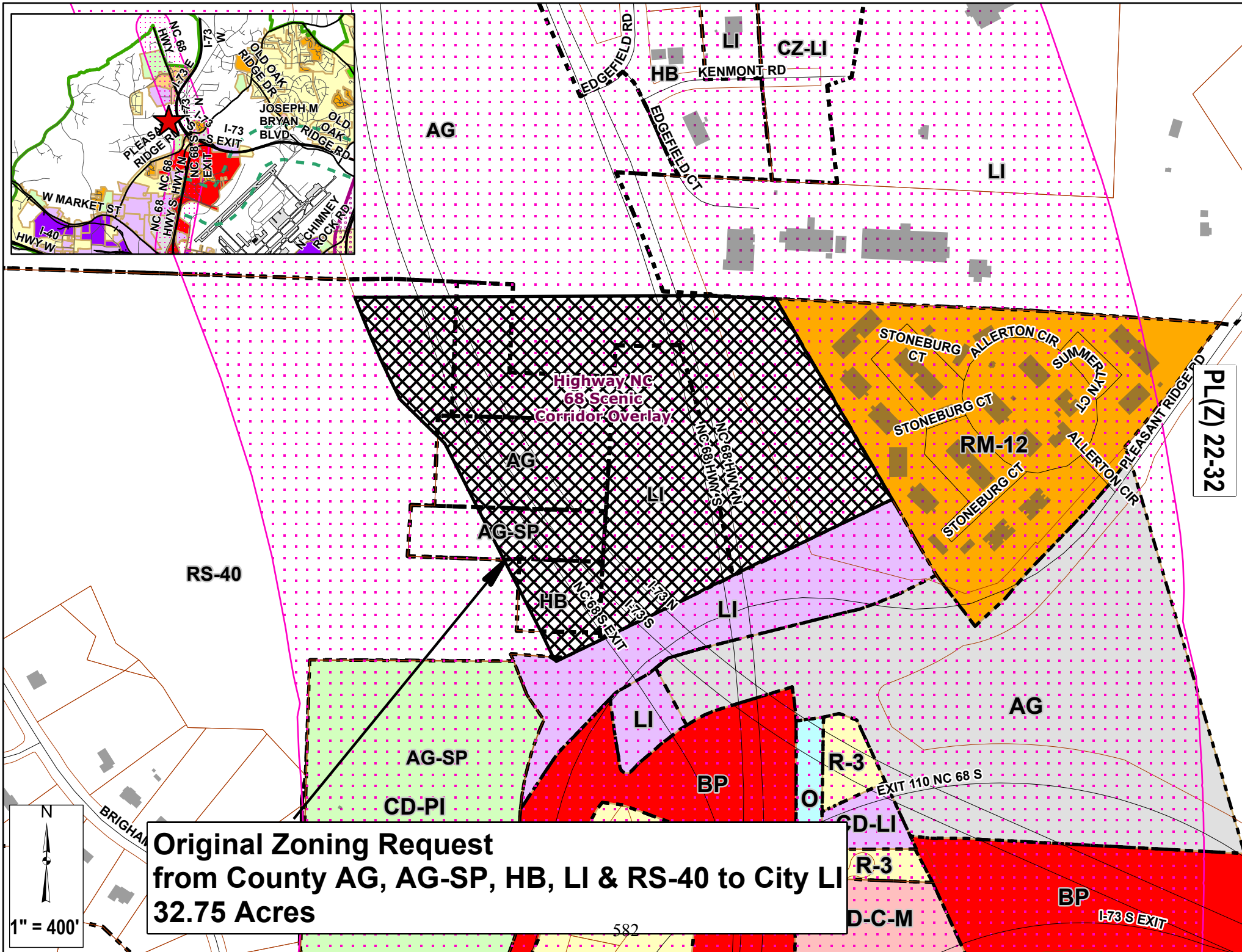
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

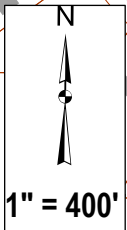
Planning recommends **approval** of the **LI** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed



PL(Z) 22-32

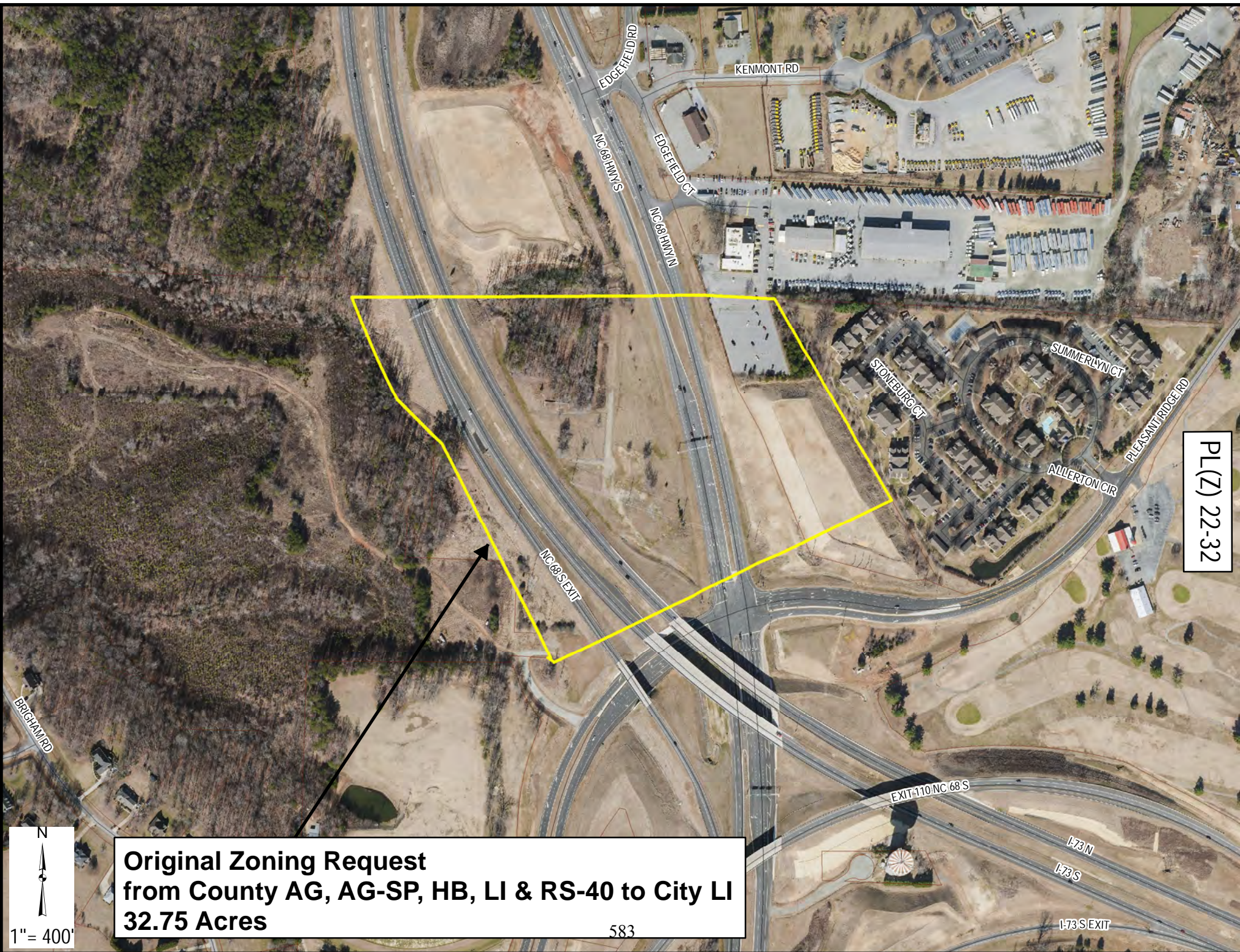
**Original Zoning Request
from County AG, AG-SP, HB, LI & RS-40 to City LI
32.75 Acres**

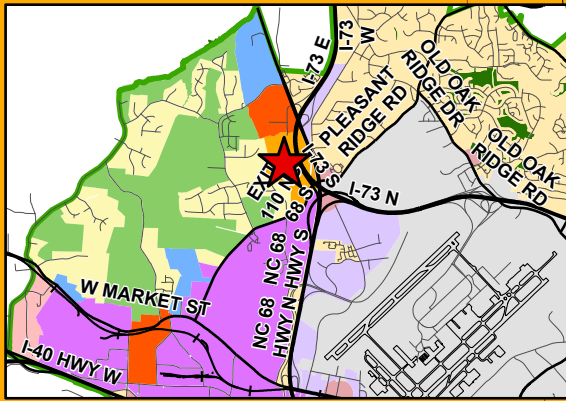


**Original Zoning Request
from County AG, AG-SP, HB, LI & RS-40 to City LI
32.75 Acres**

583

PL(Z) 22-32





**Mixed
Residential**

**Mixed
Residential**

Commercial

Residential

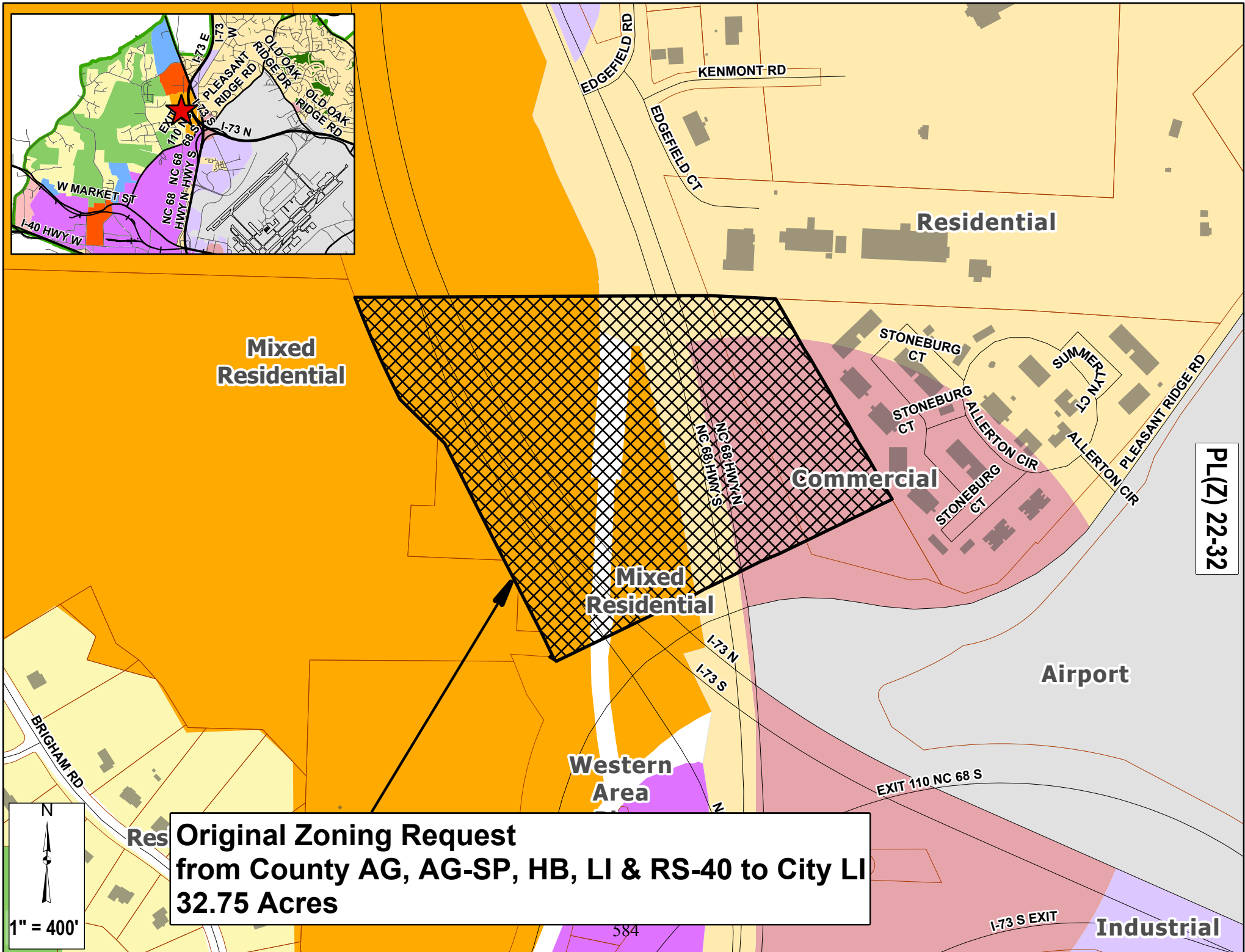
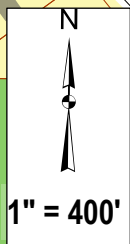
Airport

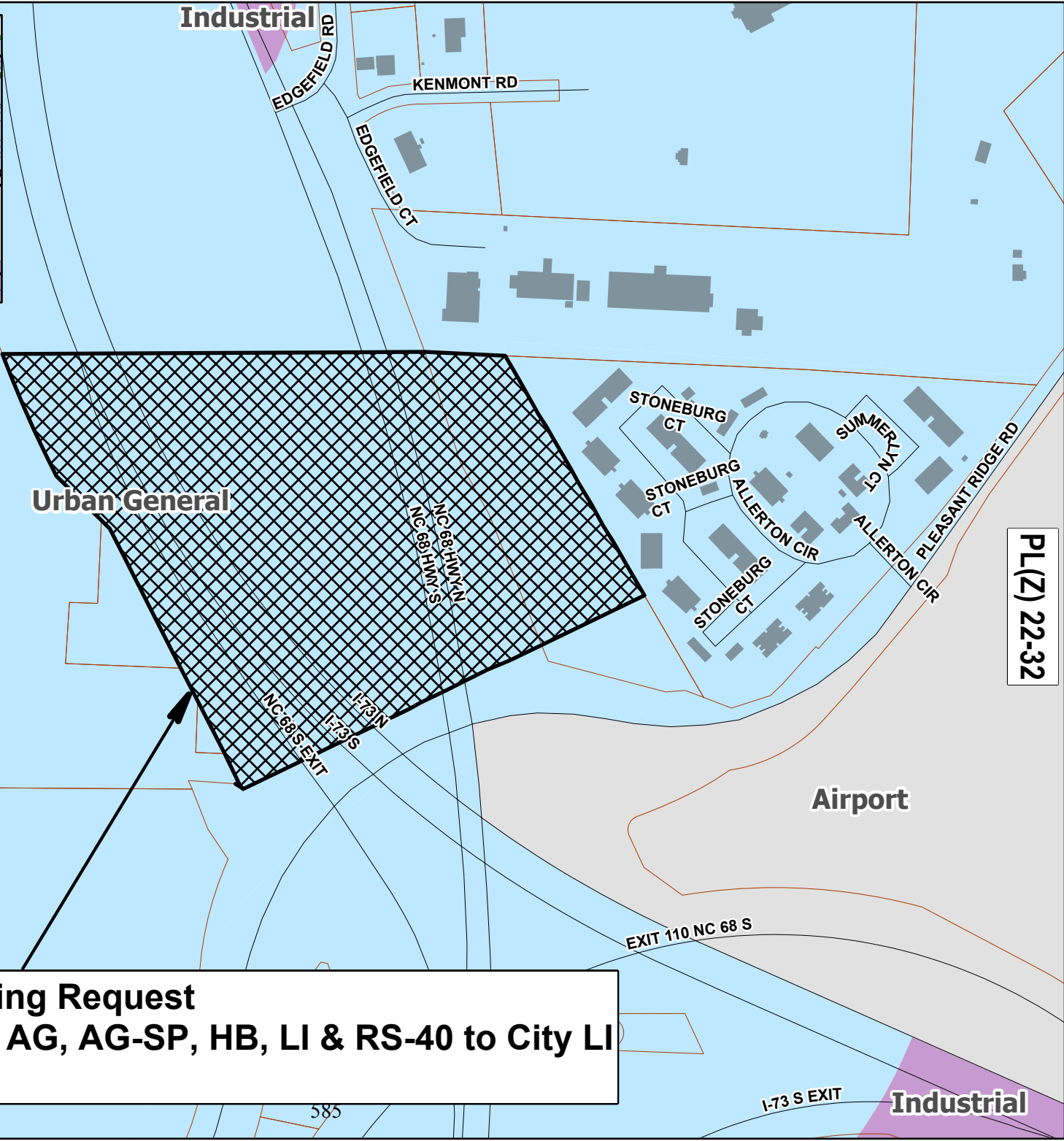
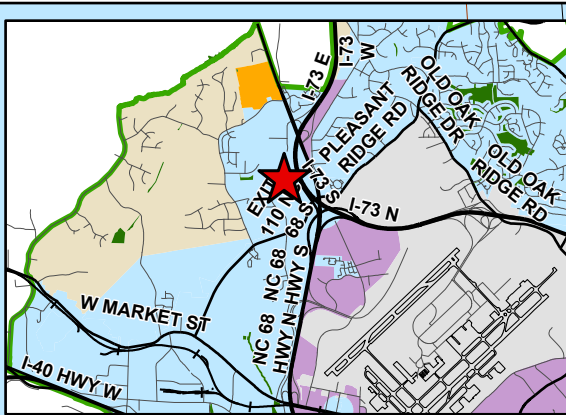
**Western
Area**

Industrial

PL(Z) 22-32

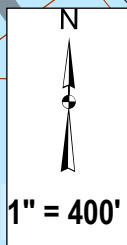
**Original Zoning Request
from County AG, AG-SP, HB, LI & RS-40 to City LI
32.75 Acres**





PL(Z) 22-32

**Original Zoning Request
from County AG, AG-SP, HB, LI & RS-40 to City LI
32.75 Acres**





PL(Z) 22-23

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Annexation and Original Zoning Requests
REQUEST	County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial)
CONDITIONS	N/A
LOCATION	A portion of 1511 Pleasant Ridge Road and portion of NC Highway 68 North right of way.
PARCEL ID NUMBER(S)	A portion of 7816662251
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 43 notices were mailed to those property owners in the mailing area.
TRACT SIZE	32.75 acres
TOPOGRAPHY	Primarily flat
VEGETATION	None

SITE DATA

Existing Use

NC Highway 68 and undeveloped land

	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural and County LI (Light Industrial)	Undeveloped land and wooded land and a trucking terminal
E	City RM-12 (Residential Multi-family-12)	Multi-family dwelling units

S	City LI (Light Industrial) and City CD-PI (Conditional District Public and Institutional and AG –SP (Agricultural-Special Use) and BP (Business Park)	Right-of-way for NC 68, I-73 and Pleasant Ridge Road and undeveloped land and business park
W	County RS-40 (Residential Single-family) and County AG-SP (Agricultural with a Special Use Permit) and CD-PI (Conditional District-Public and Institutional)	Undeveloped land and single-family dwelling units

Zoning History

Case #	Date	Request Summary
CD-5320	6/21/2022	A portion of the subject parcel (not part of this request) was annexed and zoned LI (Light Industrial)

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District	Existing County AG	Existing RS-40	Existing County AG-SP
Designation:			N/A
Max. Density:	1 unit per acre	1 unit per acre	
Typical Uses	Intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing.	Intended to accommodate single family residential uses	Special Use Permit for daycare for children with the following conditions: obtain environmental health written approval for proposed expansion to well and septic system; hours of operation are 6:30am to 6:00pm Monday-Friday; comply with all Technical Review Committee (TRC) comments on sketch plan; meet all state licensing requirements

Zoning District	Existing County HB	Existing County LI	Requested City LI
Designation:			N/A
Max. Density:	N/A	N/A	
Typical Uses	Primarily meant to accommodate auto-oriented retail service and other commercial uses typically located along major thoroughfares	Primarily intended to accommodate limited small-scale manufacturing, wholesaling, warehousing, research and development and related commercial activities that have little adverse effect through noise, odor, or visual	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no

distraction on neighboring adverse effect upon adjoining
properties properties

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site located within the NC Highway 68 Scenic Corridor overlay district. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Site drains to Greensboro Watersupply Watershed WS-III, Brush Creek Watershed

Floodplains N/A

Streams N/A

Other: In the General Watershed area, Maximum High Density Development with sewer is 70% BUA, Low Density with sewer is 24% BUA. Site must meet current watershed requirements for Water Quality and Water Quantity Control if any new development is proposed. Site is within the PTI 5 statute mile radius. Any proposed water quality device BMP/SCM that holds a normal pool elevation is not allowed unless supporting engineering documentation is provided that clearly explains why a water quality device that holds a normal pool elevation needs to be utilized.

Utilities (Availability)

Water is available on Pleasant Ridge Road and NC 68. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

Landscaping:

Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Along property lines adjacent to the Hwy 68 right-of-way, must be installed a planting yard with an average width of 30' and a minimum width 20', and a planting rate of 4 canopy trees, 4 understory trees, and 34 shrubs per 100 l.f.

Buffer Yards:

Adjacent to Multi-Family residential uses: Type A buffer yard, with an average width of 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 linear feet.

Adjacent to other Light Industrial uses: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 32.75 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	Pleasant Ridge Road – Major Thoroughfare. NC 68 – Freeway.
Site Access:	N/A.
Traffic Counts:	Pleasant Ridge Road AADT = 9,500 (NCDOT, 2019). NC 68 AADT = 22,500 (NCDOT, 2020).
Trip Generation:	N/A.
Sidewalks:	N/A.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	N/A.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS**Land Use Compatibility**

The proposed **LI (Light Industrial)** zoning district would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The subject site is partially (approximately the western six tenths) located within the adopted Western Area Plan. The Future Land Use Map of the Western Area Plan designates this portion of the site as **Mixed Residential** in support of the **Campus Village Planning Area**. The requested **LI (Light Industrial)** zoning district would allow uses that are generally consistent with those described in the **Mixed Residential** future land use designation. The GSO2040 Future Land Use Map designates the remainder of the subject site as **Commercial** (approximately the southeastern two tenths) and **Residential** (remainder). The requested **LI (Light Industrial)** zoning district would allow uses that are generally consistent with those described in the **Residential** and **Commercial** future land use designations. When located in areas designated by the Future Land Use Map as **Residential**, uses other than single family residential and multi-family residential should generally be in the scale of a **Neighborhood-** or a **District- Scaled Activity Center** as described in the Future Built Form Map, in a form that is appropriate to the character of the area. The GSO 2040 Future Built Form Map designates this location as **Urban General**. The Future Built Form Map also designates this location as being partially (approximately the southeastern two tenths) within a **District Scaled Activity Center**. The Growth Tiers Map designates the site as being within **Growth Tier 1**.

GSO 2040 Written Policies

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 1 – Maintain, inventory, and market key underutilized sites and structures to private industry and developers.

Becoming Car Optional – Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A – Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B – Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 – Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Strategy 4 – Enhance proactive stormwater and flood hazard mitigation efforts to address impacts from more frequent high duration and high intensity storm events.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 - Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 1 - Consider the impact that growth and development patterns and infrastructure investments have on the City's fiscal health.

Strategy 2 - Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 1 – Work with City funded economic development partners to address the needs of economically distressed areas.

Goal B – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

Strategy 2 – Ensure that the appropriate sites in the developed, central areas of Greensboro are designated as Industrial on the Future Land Use Map.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal E – Greensboro promotes homegrown businesses, supports entrepreneurship, cultivates industry leaders, and welcomes major corporations and institutions.

Strategy 2 – Provide entrepreneurs at all stages of the business life cycle with connections to education, financing, and other resources and assets that support their growth.

GSO 2040 and Western Area Plan Map Policies

Western Area Plan Future Land Use Map

Village Center: Located at the future intersection of Interstate 73 and NC 68, directly south of the GTCC Campus, the village center will have superior access and visibility from two major thoroughfares. Given its location, the village center will serve both as a gateway into the Western Area and as a retail, restaurant and shopping destination for local residents and the greater regional community. As noted in the Market Analysis, “net growth of retail square footage between 2010 and 2030 is estimated at approximately 67,000 square feet.” Some of this square footage will be absorbed in the Campus Village Center by developing a supermarket and a variety of other service-oriented uses including restaurants, a pharmacy and small-scale retail.

By orienting small-scale, mixed-use development along an internal network of streets, instead of along NC 68, the village center will provide a meeting place for the community and a walkable, pedestrian-friendly shopping destination. Traditional strip developments, the type found in “anywhere USA”, lack identity and often result in single-destination trips. Alternatively, a destination with a mixture of uses, including restaurants, retail and limited office creates a place where people want to visit and linger.

Residential: As noted in the Market Analysis, the Western Area will continue to be a location of choice for new residents. Shifts in tenure and buyer preferences over time indicate a need to diversify housing options in the area to include a mixture of single family detached, single-family attached and multifamily units. As enrollment at GTCC grows there will be a need for student housing in close proximity to the campus. The design of the housing should be compatible with existing residential neighborhoods and be of appropriate density and scale for the area.

GSO2040 Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area’s predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Commercial: includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

GSO2040 Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.

6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Activity Centers: Ranging in size from a corner business at the intersection of two collector roads to regional shopping centers, activity centers attract people and are often the focus of community, civic, and social or commercial activity. Location, accessibility, size, and the extent and diversity of activities within an activity center influence the nature of economic development opportunities, potential impacts on nearby uses, and the way in which it is enjoyed by the community.

Neighborhood and District Scaled Activity Centers should reflect these characteristics:

1. Development (site and buildings) is properly scaled to the needs of residents in the appropriate market area. The scale and types of activities accommodated match the service area. A District Scaled Activity Center is physically larger, serves a wider market area, and has a greater breadth of businesses, services, and activities than a Neighborhood Activity Center, and draws vehicular traffic from a larger area, requiring more space for parking, loading, and greater spacing between vehicular access driveways.
2. Development adjacent to residential neighborhoods, parks, or other low intensity uses gives consideration to light, traffic, noise, and other potential impacts of the development.
3. Buildings and uses are easy to access on foot or by bike. These Centers include safe paths, bike racks, benches and other amenities for non-motorized travelers.
4. These Centers coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb “bump-out” extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

Growth Tiers Map

Growth Tiers: areas outside Greensboro’s city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City’s development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Western Area Plan

Campus Village (CV) Recommendations:

CV 1: Create a Campus Village by focusing future retail and commercial development on an internal street network at the proposed I-73 interchange with NC 68.

CV 1.1: Initiate Activity Center Overlay District proceedings for the area designated as the Campus Village in the Plan.

CV 2: Establish the desired character of the place.

CV 2.1: Promote a compact form of development in the Campus Village.

CV 2.2: Develop design guidelines that provide a palette of architectural features and landscape materials including plants, walls and fences consistent with the character described in the Plan.

CV 3: Partner with GTCC planners to ensure strong visual and physical linkage to the commercial Campus Village center.

CV 3.1: Partner with representatives from GTCC to review and comment on plans within the Campus Village in order to ensure physical connectivity and linkages between individual developments.

CV 4: Promote a variety of housing options.

CV 4.1: Allow for greater density of housing where utility service and transportation infrastructure support it.

CV 4.2: Support small lot single-family, townhouse and apartment developments as transition from the commercial/mixed-use area and the lower-density single-family to the west.

CV 5: Work with Guilford County Schools to find a high school site in close proximity to the Guilford Technical Community College.

CV 5.1: Site the high school so that ball fields provide an additional buffer between existing residential communities and new development.

CV 5.2: Extend joint use agreements for shared facility and recreational field use by community-at-large and school district.

CV 5.3: Encourage partnership between GTCC and Guilford County School District to establish early college program.

Transportation Recommendations:

- T 1:** Integrate the Western Area Land Use and Infrastructure Plan into the Long Range Transportation Plan.
- T 2:** Conduct a detailed analysis of any additional proposed major roads and road widenings beyond the current construction program.
- T 3:** Enhance the internal network of streets.
- T 4:** Encourage transportation improvements that will respect and support the rural ambiance and character of the Western Area.
- T 5:** Support plans for transit along West Market Street.
- T 6:** Develop and implement ongoing, coordinated regional congestion management and operations processes (including Intelligent Transportation System elements and Transportation Demand Management strategies) to maximize the efficient use of existing and planned infrastructure.
- T 7:** Maintain close coordination with the planning activities of the Piedmont Triad International Airport Authority for the airport and ancillary development.

Gateways & Corridors Recommendations

- GC 1:** Create a southern gateway into the Western Area.
- GC 2:** Enhance the appearance of West Market Street.
- GC 3:** Preserve and enhance the appearance and operation of NC 68 north of Pleasant Ridge Road.

Utilities Recommendations

- U 1:** Support water extension into Service Area C.
- U 2:** Upgrade water pumps due to challenges in peak periods.
- U 3:** Delay sewer service to basin north of West Market Street and west of Pleasant Ridge Road (Service Area C: to preserve rural and agricultural character).
- U 4:** Encourage coordination among neighboring jurisdictions in the timing and provision of infrastructure.
- U 5:** Work closely with Guilford County, High Point and Kernersville to track infrastructure upgrades, existing and proposed distribution lines and available capacities for water and wastewater facilities.

Governance Recommendations

- G 1:** Work closely and cooperatively with the municipalities in and jurisdictions of Guilford and Forsyth Counties so that development can be guided towards areas planned for urban and suburban development and away from areas with valued environmental or rural qualities.
- G 3:** Establish a Western Area Plan community support committee to shepherd the Western Area Plan through the adoption process at both the City and County level.
- G 4:** Continually engage surrounding jurisdictions discussions of growth and development.

Cultural & Historic Resources Recommendations

- CHR 1:** Raise awareness of existing historic and cultural resources and encourage the preservation of such resources that contribute to the character of the area.
- CHR 2:** Consider creating a Preservation Plan for the Western Area that takes into consideration the important cultural and environmental resources worthy of preservation.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 30, 2022 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property is located in Growth Tier 1, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Original Zoning Analysis

The subject property is approximately 32.75 acres and is currently undeveloped. North of the request is undeveloped and wooded land, zoned County AG, and a trucking terminal, zoned County LI. East of the subject properties contains multi-family dwelling units, zoned City RM-12. South of the property contains right-of-way for NC 68, I-73 and Pleasant Ridge Road, undeveloped land, collectively zoned City LI, City CD-PI, AG-SP, and a business park further south, zoned City BP (Business Park). West of the request is undeveloped land and single-family dwelling units, zoned County RS-40, County AG-SP, and a recent original zoning of CD-PI effective June 21, 2022.

The proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to encourage higher density, mixed-use, walkable infill development. One strategy to achieve the goal of Filling In Our Framework is to maintain, inventory, and market key underutilized sites and structures to private industry and developers.

The Future Land Use Map of the Western Area Plan designates the western side of the request as Mixed Residential in support of the Campus Village Planning Area. The Future Land Use Map of the GSO 2040 Comprehensive Plan designates the southeastern portion of the request as both Commercial and Residential. The requested LI zoning district would also allow uses generally consistent with those described in these future land use designations.

The majority of the subject properties are designated Urban General on the Future Built Form Map of the Comprehensive Plan. Applicable characteristics of the Urban General classification include some of the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
3. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.

4. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
5. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
6. New sidewalks contribute to the completion of a sidewalk network.

The Future Built Form Map also designates this location as being partially (approximately the southeastern two tenths) within a District Scaled Activity Center.

The proposed City LI zoning district would permit limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **City LI (Light Industrial)** zoning district with conditions.

**PARTIAL MINUTES OF THE
ZONING COMMISSION
July 18, 2022**

PL(P) 22-25: An annexation request for 1341, 1353 and 1357 Pleasant Ridge Road, 1025 NC Highway 68 North, a portion of 1511 Pleasant Ridge Road, and a portion of NC Highway 68 North right-of-way (east and west of NC Highway 68 North and north of Pleasant Ridge Road) (130.62 acres).

Z-22-07-006: An original zoning request from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road (97.87 acres).

Z-22-07-007: An original zoning request from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way, generally described as east of NC Highway 68 North and north of Pleasant Ridge road (32.75 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. He then advised of an additional condition the applicant wished to add to their request. The new condition added was:

2. The planting yard between the subject property and parcel number 97704 (1317 Pleasant Ridge Road) shall be increased to a Type A planting yard.

Ms. Skenes moved to accept the condition, Seconded by Ms. Magid. The Commission voted 9-0, (Ayes: Engle, Glass, Egbert, Peterson, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0).

Chair O'Connor asked Mr. Kirkman to explain differences between the types of planting yards. Mr. Kirkman stated that the use to the south is a religious assembly, and that the proposed Type A yard increases the width to 45 feet and requires additional canopy trees, understory trees and shrub planting, with the intent to visually screen off industrial uses.

Chair O'Connor inquired if the applicant was present to speak.

Amanda Hodierna, 804 Green Valley Road, was present on behalf of Edgefield Road Partners LLC. She stated that the public areas surrounding the applicant's properties will not be developed, and are only being annexed due to City requirements. The applicant intends to build a logistics facility in this location, which makes sense given the growth of the City in this area and the property's proximity to the highway corridors. She stated the intended use fits the character of uses adjacent to the property and the request is conditioned to prohibit uses considered objectionable in the area. The new condition was added after discussion with a neighbor, and they intend to add to the existing mature vegetation on the property for augmented natural screening while preserving the vegetation. Ms. Hodierna stated they conducted a virtual neighborhood meeting with one participant and answered questions from neighbors individually. Their traffic impact study concluded the main connection should be to Greenbourne Drive, and they had not considered connecting to Brigham Road but anticipated potentially being required

to connect to Pleasant Ridge Road by TRC. The geography and hydrology of the property is highly compatible with buffering the proposed industrial uses from neighboring properties.

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Luke DiVenti, 2212 Brigham Road, stated that the subject property was supposed to be part of his neighborhood's residential development when it was originally platted. He does not oppose the development, but stated that all of the information he has seen at the hearing is new. He does not believe he is ready to decide if he's comfortable with it or not, and that the neighborhood has not considered it yet and wishes for the Commission to postpone making a decision until the neighborhood has heard all the information. His concerns are about the kind of uses allowed in the LI district, and is not sure the buffering discussed is sufficient in this residential neighborhood. Traffic egress onto Brigham road is a major concern, and he stated that this should be a condition of approval.

Jim Martineau, 2401 Brigham Road, stated that he is also an original owner in the neighborhood and has accepted that the development will not be residential but that given the number of changes in the area, traffic is getting unmanageable. He asked the Commission to consider these concerns for future choices. He also stated that a lot of the vegetation in the area had already been cleared and burned and he can now see businesses off the highway and the neighborhood has been dealing with additional noise as a result.

Chair O'Connor inquired if there were any other speakers in opposition. Hearing none, Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Ms. Hodierne stated that this will be going to City Council and there is time for additional conversation with neighbors. She stated there needs to be a distinction made between land use and future requirements with the Land Development Ordinance and any potentially imposed by TRC. Vegetation removed in a potential buffer area would be replaced as required. The property has riparian buffers and their preservation will be a part of their building phase, apart from any buffering yard requirements. She stated the applicant does not wish to connect to Brigham Road, and would offer a condition to that effect unless required to by TRC for safety requirements. She offered to share site plans with neighbors in the future, but they do not have anything settled at this point.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor inquired if there was anyone in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public hearing.

Ms. Magid then made a motion to annex the property. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North from County AG (Agricultural), County AG-SP (Agricultural with a Special Use Permit), County HB (Highway Business) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-LI zoning district, as

conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Ms. Magid then stated regarding agenda item Z-22-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties identified as a portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North right of way from County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed LI zoning district, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) 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. Approval is in the public interest. Seconded by Mr. Bryson. The Commission voted 9-0. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0). Chair O'Connor advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, August 16, 2022, City Council meeting

**Item 2022-818: Portion of 1511 Pleasant Ridge Road and Portion of NC Highway
68 North Right of Way
Original Zoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties described as a **portion of 1511 Pleasant Ridge Road and portion of NC Highway 68 North right of way** from **County HB (Highway Business), County AG-SP (Agricultural with a Special Use Permit), County AG (Agricultural), County LI (Light Industrial) and County RS-40 (Residential Single-family) to City LI (Light Industrial)** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none"> 1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City LI zoning district permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. 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. 4. Other factors raised at the public hearing, if applicable (describe) 	<ol style="list-style-type: none"> 1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City LI zoning district does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

PORTION OF 1511 PLEASANT RIDGE ROAD AND PORTION OF NC HIGHWAY 68 NORTH RIGHT OF WAY, GENERALLY DESCRIBED AS EAST OF NC HIGHWAY 68 AND NORTH OF PLEASANT RIDGE ROAD

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), **County AG-SP** (Agricultural with a Special Use Permit), **County HB** (Highway Business) and **County RS-40** (Residential Single Family) to, **City LI** (Light Industrial)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of June 22, 2022), said point being the southeast corner of Edgefield Road Partners, LLC, as recorded in Deed Book 7768, Page 1145; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northeasterly direction, crossing Interstate Highway 73 and NC Highway 68 approximately 1,300 feet to a point, said point being located S 30° 05' 42" E 850 feet from the northwest corner of Lot 1 of Allerton, as recorded in Plat Book 124, Page 97; thence along the western line of said Lot 1 N 30° 05' 42" W 850 feet to the northwest corner of Lot 1 of Allerton; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of a property owned by the North Carolina Department of Transportation, also being the southern line of property described in the Instrument of Combination recorded in Deed Book 8296, Page 2248, N 82° 48' 29" W 238.67 feet to an old iron pin; thence in a westerly direction, crossing NC Highway 68 and Interstate Highway 73 approximately 1,200 feet to an existing iron pipe at the intersection of the western right-of-way line of Interstate Highway 73 and the northern line of Edgefield Road Partners, LLC; thence with said western right-of-way line the following eight (8) courses and distances; 1) with a curve to the left having a radius of 3,450.00 feet and a chord bearing and distance of S 23° 19' 44" E 446.73 feet to a right-of-way corner, 2) S 45° 18' 14" E 177.11 feet to a new iron pipe, 3) S 45° 17' 05" E 33.70 feet to a point, 4) S 27° 01' 19" E 63.32 feet to a point, 5) S 27° 01' 19" E 383.72 feet to a new iron pipe, 6) S 27° 01' 07" E 106.38 feet to a new iron pipe, 7) S 27° 01' 19" E 169.36 feet to a new iron pipe, and 8) S 27° 01' 07" E 297.39 feet to the point and place of BEGINNING, containing 32.75 acres more or less.

The plats and 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 **LI (Light Industrial)** 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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-842

Agenda Item# H.11.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-842 Public Hearing for an Ordinance for Rezoning Located at 4525 and 4527 Lawndale Drive – Patrick Lineberry, on behalf of Happy Tails Veterinary Emergency Clinic

Council Priority: Place an ‘x’ in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District 3

Public Hearing: Yes

Advertising Date/By: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Patrick Lineberry, on behalf of Happy Tails Veterinary Emergency Clinic, is requesting rezoning from **RM-12** (Residential Multifamily -12) to **CD-C-L** (Conditional District Commercial Low) for 4525 and 4527 Lawndale Drive, generally described as west of Lawndale Drive and north of New Garden Road East.

As this request was approved by the Planning and Zoning Commission but appealed within the required 10 day appeal period, the City Council will conduct a public hearing to consider and take action on this request at its **August 16, 2022** meeting.

BACKGROUND:

Following a public hearing on July 18, 2022, the Planning and Zoning Commission voted 7-2 to approve this request. There were three speakers in favor and five in opposition. (See minutes of the July 18, 2022 Planning and Zoning Commission meeting). Because the Commission’s decision

was appealed within the required 10 day appeal period, this request now moves to the City Council for an additional public hearing and action.

This rezoning request includes the following conditions:

1. The following uses shall be prohibited:

- a. Cemeteries;
- b. Shelters, Temporary and Emergency;
- c. Park and Ride Facilities; and
- d. Junked Motor Vehicles (Accessory Use)

2. Where allowed a minimum 6 foot high opaque fence shall be installed along the northern border of the property for a distance of approximately 430 feet as measured from the northeast corner.

Note: Condition 2 was added at the July 18 Planning and Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

ACCOUNT NUMBER:

N/A.

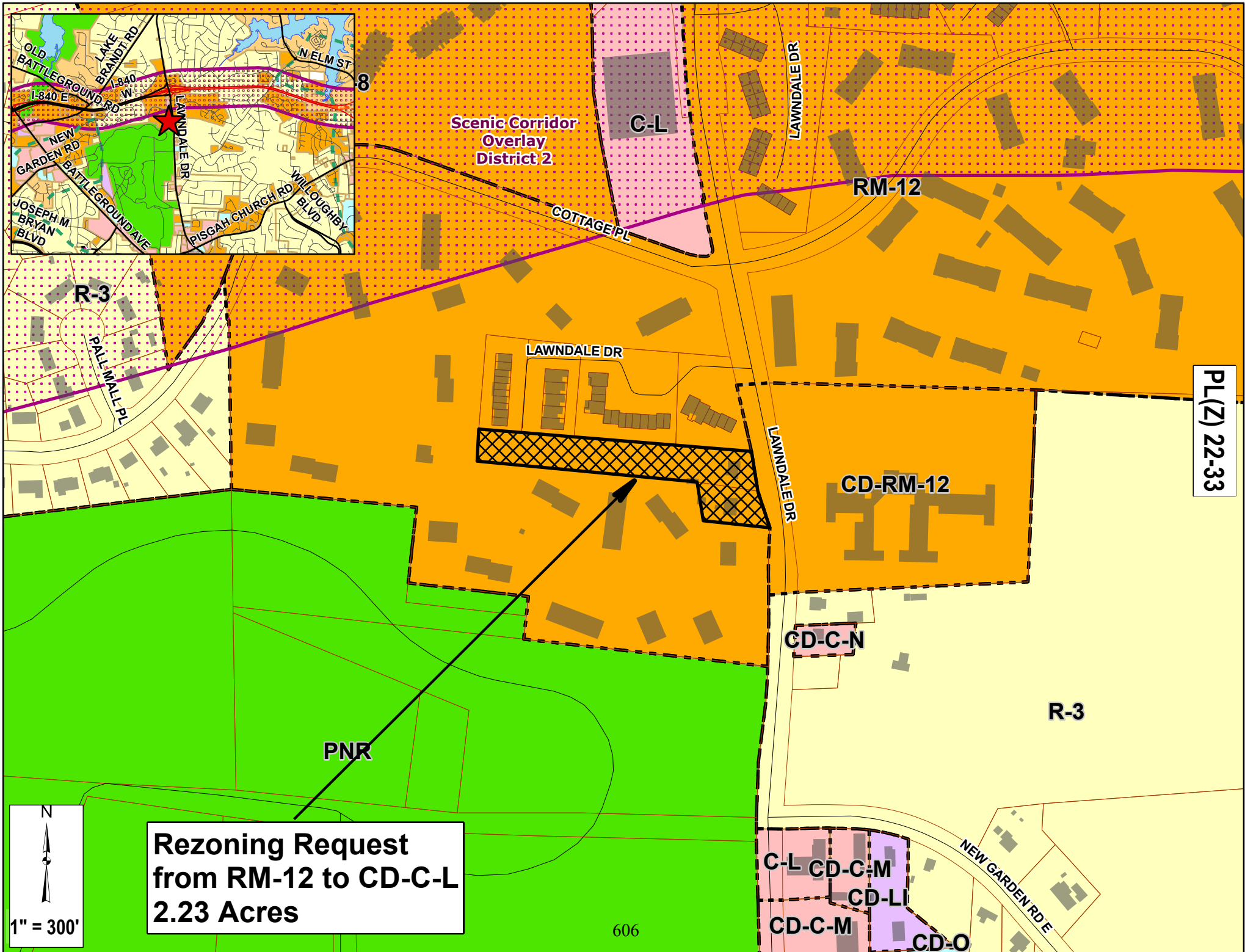
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 7-2.

Planning recommends **approval** of the CD-C-L zoning request based on:

- Request is inconsistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.



**Rezoning Request
from RM-12 to CD-C-L
2.23 Acres**

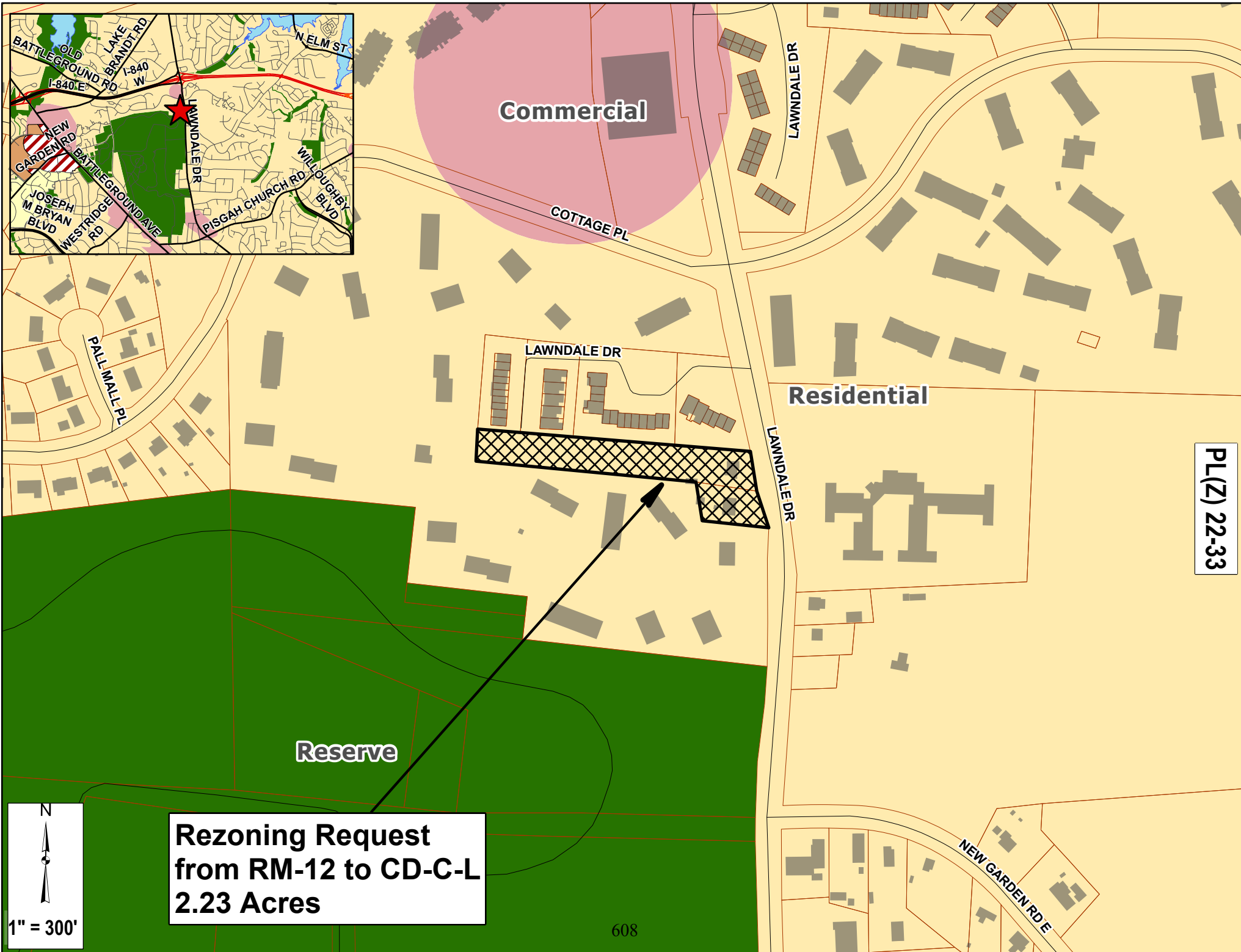
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PL(Z) 22-33

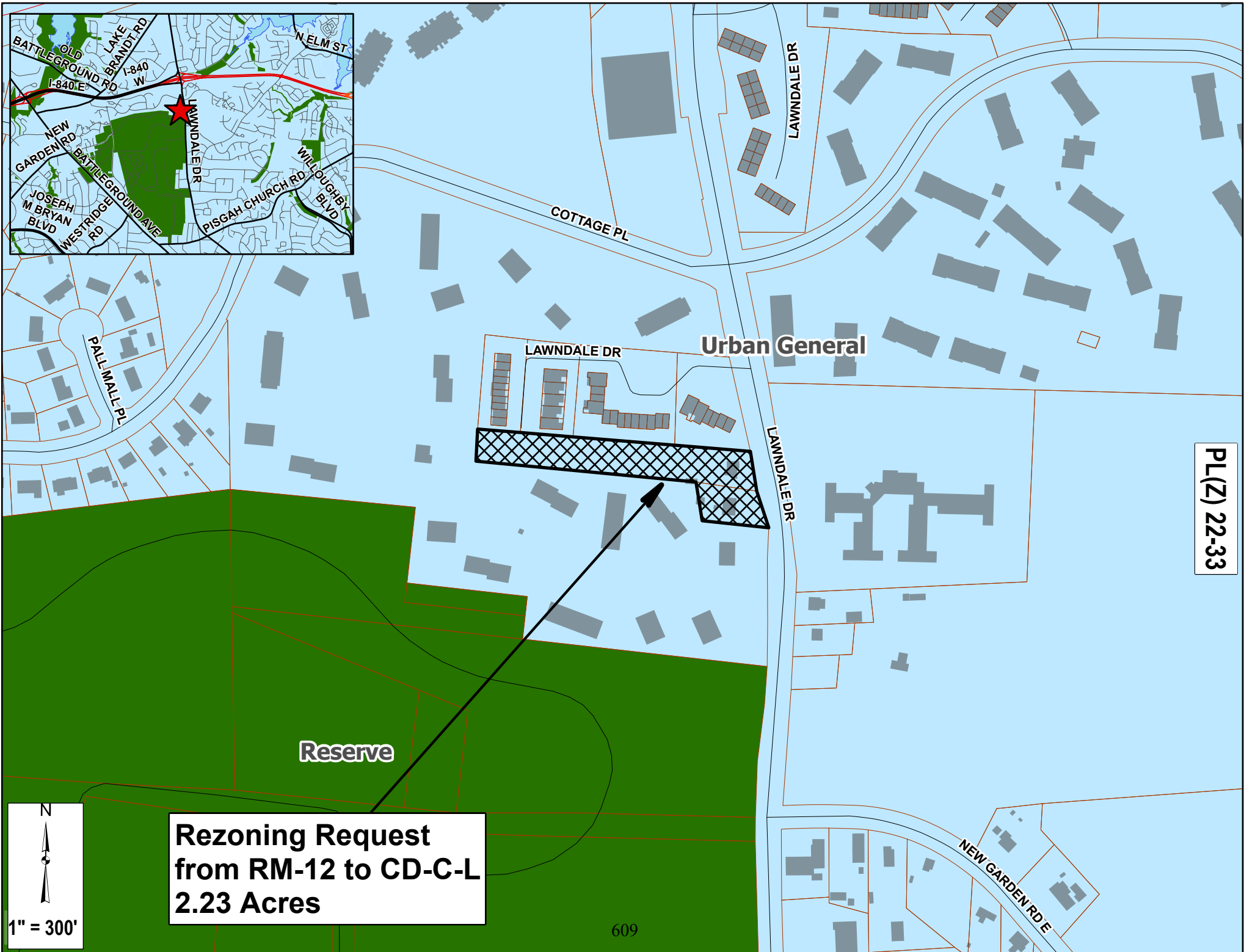
Rezoning Request
from RM-12 to CD-C-L
2.23 Acres

1"= 300'



**Rezoning Request
from RM-12 to CD-C-L
2.23 Acres**

PL(Z) 22-33



PL(Z) 22-33

Reserve

Urban General

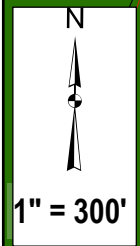
LAWNDALE DR

LAWNDALE DR

NEW GARDEN RDE

**Rezoning Request
from RM-12 to CD-C-L
2.23 Acres**

609



1" = 300'



PLZ-22-33

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

City Council Hearing Date: August 16, 2022

GENERAL INFORMATION

APPLICANT	Patrick Lineberry, on behalf of Happy Tails Veterinary Emergency Clinic, PA
HEARING TYPE	Rezoning Request
REQUEST	RM-12 (Residential Multifamily -12) to CD-C-L (Conditional District Commercial Low)
CONDITIONS	1. All uses permitted in the Commercial-Low zoning district except: Cemeteries, Shelters, Temporary and Emergency, Park and Ride Facilities, and Junked Motor Vehicles (accessory use)
LOCATION	4525 and 4527 Lawndale Drive
PARCEL ID NUMBER(S)	7856490587 and 7856397790
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 48 notices were mailed to those property owners in the mailing area.
TRACT SIZE	2.23 Acres
TOPOGRAPHY	Sloping
VEGETATION	Wooded

SITE DATA

Existing Use	Single-family dwellings and undeveloped land	
	Adjacent Zoning	Adjacent Land Uses
N	RM-12 (Residential Multi-family-12)	Multi-family dwellings

E	CD- RM-12 (Conditional District-Residential Multi-family) and R-3 (Residential Single-family-3) and CD-C-N (Conditional District-Commercial-Neighborhood)	Multi-family dwellings
S	RM-12 (Residential Multifamily-12) and PNR (Parkland and Natural Resource Areas)	Multi-family dwellings and Guilford Courthouse National Military Park farther south
W	RM-12 (Residential Multi-family-12) and R-3 (Residential Single-family-3) and PNR (Parkland and Natural Resource Areas)	Multi-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned RM-12 (Residential Multi-family-12). This has been the zoning on the property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned RM-18 (Residential Multi-family-18).

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RM-12)	Requested (CD-C-L)
Max. Density:	12 dwelling units/acre	N/A
Typical Uses	Typical uses in the RM-12 district include multi-family residential dwellings units	All uses permitted in the Commercial-Low zoning district except: Cemeteries, Shelters, Temporary and Emergency, Park and Ride Facilities, and Junked Motor Vehicles (accessory use)

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject site is not located within an overlay zoning district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site

- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed Site drains to Greensboro Watersupply Watershed WS-III – Lake Jeanette sub-basin

Floodplains N/A

Streams N/A

Other: Site must address current watershed requirements, Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Maximum High Density development with sewer is 70% and Low Density is 25%. All BUA must be treated by a State approved water quality BMP/SCM. Site is within the PTI 5 statute mile radius. Any proposed water quality device BMP/SCM that holds a normal pool elevation is not allowed unless supporting engineering documentation is provided that clearly explains why a water quality device that holds a normal pool elevation needs to be utilized.

Utilities (Availability)

Water and sewer are available on Lawndale Drive. A sewer outfall is also available to the west of the property. Private developer will need to extend water and sewer to City of Greensboro's Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Landscaping:****Street Yards:**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to Multi-family residential uses: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Parking Lots:

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 2.23 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	Lawndale Drive – Major Thoroughfare. New Garden Road East – Collector Street.
Site Access:	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lawndale Drive AADT = 17,000 (NCDOT, 2019).
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk does exist along the frontage of this property.
Transit in Vicinity:	Yes. GTA Route 17 (Lawndale Drive) is adjacent to subject site, along Lawndale Drive.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS**Land Use Compatibility**

The proposed **CD-C-L (Conditional District – Commercial – Low)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

GSO 2040 Comprehensive Plan Policies

The GSO 2040 Future Land Use Map designates this location as **Residential**. The requested **CD-C-L (Conditional District – Commercial – Low)** zoning district, as conditioned, would allow uses that are generally consistent with those described in the **Residential** future land use designation. When located in areas designated by the Future Land Use Map as **Residential**, uses other than single family residential and multi-family residential should generally be in the scale of a **Neighborhood-** or a **District- Scaled Activity Center** as described in the Future Built Form Map, in a form that is appropriate to the character of the area. The GSO 2040 Future Built Form Map designates this location as **Urban General**.

GSO 2040 Written Policies

Filling In Our Framework - How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

Strategy 2 – Ensure mixed use projects both strengthen and add value to the Community.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 1 – Employ a problem prevention model to identify causes and solutions to neighborhood problems.

Creating Great Places - Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A - Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 – Protect and enhance the unique character of every neighborhood.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

Becoming Car Optional - Expand quality transportation options beyond cars and maintain an efficient transportation system that allows people and goods to travel throughout Greensboro.

Goal A - Greensboro has unrivaled pedestrian, biking, transit and road networks that provide safe, comfortable, and convenient transportation options.

Strategy 2 – Encourage new development that is compatible with the intended use of the adjacent roadway.

Goal B - Everyone loves our interconnected green spaces, which provide recreation and transportation opportunities, promote active living, and protect our natural environment.

Strategy 1 - Expand the greenway network to connect all parts of the city as a key element of the transportation system.

Strategy 2 – Continue to improve our parks and green corridors to offer refuge for urban wildlife, positively impact the environment, and provide educational opportunities for residents.

Prioritizing Sustainability - Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

Goal A - Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 - Promote resilient, efficient and environmentally beneficial patterns of land use.

Goal B - Greensboro embraces social equity, ensuring all residents benefit from fair and just treatment in the distribution of public services and have a voice in governance.

Strategy 2 – Work to ensure that all Greensboro residents have meaningful opportunities to participate in public decision-making processes.

Strategy 3 – Promote a just, ethical, and respectful community.

Goal C - Greensboro builds economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 2 – Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Strategy 3 – Enhance economic resiliency through strong partnerships and a deep reserve of social capital.

Building Community Connections - Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal A – Greensboro is a thriving, dynamic and livable city that people love to visit and call home.

Strategy 3 – Comprehensively delineate and create land-use plans for the areas around significant gateways that define key entrances to the city, and continue to build a program that creates design elements that clearly indicate to visitors that they have arrived in Greensboro.

Goal C – Greensboro treasures its history, honors its role in the civil rights movement, and celebrates its diversity through engagement and inclusion.

Strategy 1 – Actively celebrate Greensboro's rich history.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 – Build upon successful community initiatives to improve housing conditions while encouraging community involvement and participation.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 2 – Support the addition of a variety of housing types and price points in coordination with investment in historically underserved areas.

Goal C – Investment in cutting edge communications technology enhances the quality of life for all residents and helps businesses thrive.

Strategy 1 – Encourage fiber-ready infrastructure to reduce the need for costly future upfits, increase property values and promote economic growth.

Goal D – Education and workforce training opportunities empower residents to achieve financial security and career fulfillment and are matched to the needs of employers.

Strategy 1 – Work with our community partners to provide quality learning from early childhood to higher education through local schools and businesses.

Strategy 2 – Work with our partners to provide accessible and affordable career and workforce education.

Goal E – Greensboro promotes homegrown businesses, supports entrepreneurship, cultivates industry leaders, and welcomes major corporations and institutions.

Strategy 1 – Work cooperatively with local and regional economic development and entrepreneurial entities to leverage relationships and maximize impact with our collective resources.

Strategy 2 – Provide entrepreneurs at all stages of the business life cycle with connections to education, financing, and other resources and assets that support their growth.

GSO 2040 Map Policies**Future Land Use Map**

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single- and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General: Should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Activity Centers: Ranging in size from a corner business at the intersection of two collector roads to regional shopping centers, activity centers attract people and are often the focus of community, civic, and social or commercial activity. Location, accessibility, size, and the extent and diversity of activities within an activity center influence the nature of economic development opportunities, potential impacts on nearby uses, and the way in which it is enjoyed by the community.

Neighborhood and District Scaled Activity Centers should reflect these characteristics:

1. Development (site and buildings) is properly scaled to the needs of residents in the appropriate market area. The scale and types of activities accommodated match the service area. A District Scaled Activity Center is physically larger, serves a wider market area, and has a greater breadth of businesses, services, and activities than a Neighborhood Activity Center, and draws vehicular traffic from a larger area, requiring more space for parking, loading, and greater spacing between vehicular access driveways.

2. Development adjacent to residential neighborhoods, parks, or other low intensity uses gives consideration to light, traffic, noise, and other potential impacts of the development.
3. Buildings and uses are easy to access on foot or by bike. These Centers include safe paths, bike racks, benches and other amenities for non-motorized travelers.
4. These Centers coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb “bump-out” extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro’s Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro’s solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro’s energy and sustainability efforts.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

Staff Analysis

The subject properties are approximately 2.23 acres and currently contain a single-family dwelling and undeveloped land. North of the subject properties are the multi-family dwelling units, zoned RM-12. East of the subject properties contains multi-family and single-family dwellings units, and personal and professional service uses, zoned CD-RM-12, R-3, and CD-C-

N. South of the subject properties contains multi-family dwelling units, zoned RM-12, and the Guilford Courthouse National Military Park, zoned PNR. The Park also surrounds the subject properties on the west, with multi-family dwellings along most of the western side of the properties. Further west of the subject properties are single-family dwellings, zoned R-3.

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District-Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.

The requested CD-C-L allows limited commercial, office, and service uses along a major thoroughfare, while including provisions to limit impacts on adjacent residential uses. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (**GSO2040**) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-C-L (Conditional District – Commercial - Low)** zoning district.

**PARTIAL MINUTES OF THE
ZONING COMMISSION
July 18, 2022**

Z-22-07-009: A rezoning request from RM-12 (Residential Multi-family – 12) to CD-C-L (Conditional District – Commercial Low) for the properties identified as 4525 and 4527 Lawndale Drive, generally described as west of Lawndale Drive and north of New Garden Road East (2.23 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition associated with the request. He then advised the applicant wished to add a new condition to their request. The new condition added was:

1. Where allowed a minimum 6 foot high opaque fence shall be installed along the northern border of the property for a distance of approximately 430 feet as measured from the northeast corner.

Mr. Alford moved to accept the new condition, Seconded by Mr. Bryson. The Commission voted 9-0, (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Skenes, Bryson, O'Connor; Nays: 0).

Chair O'Connor inquired if there were questions from the Commissioners. Hearing none, Chair O'Connor inquired if the applicant was present to speak.

Nathan Duggins, 400 Bellemeade Suite 800 on behalf of Happy Tails, stated that the applicant had outgrown their current facility and was seeking to relocate their operations to this property, not start an additional practice. This is infill development, compatible with the character of development nearby. He stated that the applicant sought feedback from neighbors including conducting a neighborhood meeting, and added conditions accordingly.

Dr. Kelly Gebhardt, 2936 Battleground Avenue, stated that emergency veterinary services are needed in the area and her practice is locally owned. The facility does not board animals or have outside runs, as the clinic serves injured and sick animals only. She stated the business had operated with no complaints in 14 years in its current location, and they were seeking to relocate because the business had reached capacity at its current location. They intend to build the site in such a way as to prevent issues with headlights and noise.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor asked if there was anyone else to speak in favor of the request. Hearing none, she requested those speaking in opposition to identify themselves and provide their address.

Warren Sackett, 4619 Lawndale Drive, stated he represented the homeowners of the Magnolias and residents of the Hamptons developments. They received a notification letter offering to host a meeting the same day the meeting was held, and he could not attend. He stated most of the neighborhood did not understand the proposal, and that all of the neighbors he had talked to opposed destruction of the woods in the area. The woods are necessary because the sidewalks in the area are unsafe. He stated that the woodlands and the wildlife in them are a major part of the cultural experience for residents in the area. The operating hours of the business are a concern for the neighborhood, given that it exclusively operates at night during the week. He then displayed the applicant's current business location and the subject property as it exists now, and stated that they were very different in character and that the intense commercial nature of the area around the current business location would explain a lack of noise complaints. Mr. Sackett

reiterated that the woods are important to the people in his neighborhood, and questioned why this residential area was suitable for commercial development.

Sharon Bibby, 4603 Lawndale Drive, stated that the arrangement of the properties in this area mean that many of the townhomes overlook the subject property and will be heavily impacted by any added nighttime traffic. She is concerned about the destruction of habitat for the wildlife in the area. The traffic and noise in the area is already significant, but is reduced in the evening and she is concerned this development will change that.

Chair O'Connor advised the applicant had 5 minutes for rebuttal.

Lee Whitley, 4606 Highberry Road, stated that he had owned the subject properties for many years and he believes the development proposed would have a minimal impact given what could be built instead given the growth of the area.

Dr. Gebhardt stated that her practice is the main contracted emergency clinic for the animal shelter, and also cares for wildlife where few other local providers do.

Mr. Duggins stated that some of the opponents were discussing trespassing on the applicant's property. They take neighborhood contact seriously and have undertaken significant efforts in this case, but that if neighbors do not want to speak to them, they cannot do anything about it. At that point the applicant has to move forward without discussion or a possibility for compromise. He stated that they intend this to be a productive, low-impact infill development.

Ms. Skenes asked about the fence condition, and asked about the depth of the property as it backed up to the Magnolias properties. Mr. Duggins stated that the depth of the parcel is approximately 703 feet, and they intend to keep the woods in the back undisturbed. The fence will run to where the development ends. If they ran the fence all the way to the end of the property line, they would instead have to remove trees and disrupt the woods further. Additional vegetation and landscaping inside the buffer around the fence should provide adequate separation for the neighbors while retaining much of the woods' natural state. Ms. Skenes asked if Mr. Duggins would be willing to display a sketch plan. Mr. Duggins agreed, and Mr. Kirkman displayed it. Mr. Duggins stated that the clinic building should be a further buffer between the neighborhood and parking, limiting disruptions. He stated that it is likely there will only be one entrance off Lawndale Drive.

Chair O'Connor inquired if there were questions or comments from the Commissioners. Hearing none, Chair O'Connor advised anyone speaking in opposition had 5 minutes for rebuttal.

Sharon Bibby stated people are afraid of lawyers and might not want to speak to them. A six-foot fence is insufficient to provide screening for a business, given the height of the residences in the neighborhood. She does not oppose development, but feels this is not compatible with the residential character of the neighborhood.

Haley Shirley, 4663 Lawndale Drive, stated that she has worked hard to buy her home and this jeopardizes the reason why she wanted to buy it and live in this neighborhood forever. She does not oppose development but does not understand why it has to be a 24-hour business as opposed to more homes.

Patrick Jones, 4661 Lawndale Drive, stated that the area has been a quiet residential area for nearly twenty years. He understands the woods may eventually get removed, but does not wish for it to be commercial development.

Janelle DeLeon, 4613 Lawndale Drive, stated that many people in the neighborhood are pet owners but do not necessarily want an emergency vet right next door. She stated that if the applicant is so successful and draws traffic from outside the city and even the region, they should build in a more central location for future growth as opposed to a residential neighborhood.

Sharon Bibby, stated this is extremely important for their neighborhood. They understand the need for the business, but that once this area is rezoned commercial, it may permanently change the character of the neighborhood.

Chair O'Connor inquired if there was anyone else in opposition wishing to speak in rebuttal. Hearing none, Chair O'Connor closed the public meeting.

Mr. Egbert then stated regarding agenda item Z-22-07-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties identified as 4525 and 4527 Lawndale Drive from RM-12 (Residential Multi-family – 12) to CD-C-L (Conditional District – Commercial Low), as conditioned, to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-C-L zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) 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. Approval is in the public interest. Ms. Magid seconded the motion.

Mr. Engle stated that he visited the property and that it seems like a remainder parcel after the existing multi-family developments were built. He had some hesitations about a 24-hour business, but that the GSO 2040 Comprehensive Plan emphasizes mixed uses and the Commission had approved similar rezoning requests in predominantly residential areas. This property is going to be developed, and the Commission can only look at land use. Mr. Engle suggested for the neighbors to engage with the applicant and find some middle ground, which is what the Commission seeks in this process. The Commission voted 7-2. (Ayes: Engle, Glass, Peterson, Egbert, Magid, Alford, Bryson; Nays: Skenes, O'Connor). Chair O'Connor advised the approval constituted a final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, August 16, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

**Item?: 4525 and 4527 Lawndale Drive
Rezoning**

Date: August 16, 2022

**Zoning Amendment Statement by City Council on Consistency with Adopted
Comprehensive Plan and Reasonableness**

The **Greensboro City Council** believes that its action to recommend **approval/denial** of the rezoning request for the properties described **4525 and 4527 Lawndale Drive** from **RM-12 (Residential Multifamily -12) to CD-C-L (Conditional District Commercial Low) with conditions** to be **consistent** with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed CD-C-L zoning district, as conditioned, permits uses which fit the context of surrounding area and limits negative impacts on the adjacent properties.3. 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.4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.2. The proposed CD-C-L zoning district, as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses which fit the context of surrounding area.3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

4525 AND 4527 LAWNDAL DRIVE, GENERALLY DESCRIBED AS WEST OF LAWNDAL DRIVE AND NORTH OF NEW GARDEN ROAD EAST

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

Section 1. The Official Zoning Map is hereby amended by rezoning from **RM-12** (Residential Multifamily -12) to **CD-C-L (Conditional District Commercial Low)**

The area is described as follows:

BEGINNING at a point in a curve in the western right-of-way line of Lawndale Drive, said point being the southwest corner of that property acquired by the City of Greensboro at Deed Book 3759, Page 1110, said point also being the present southeast corner of property of William Whitley at 4525 Lawndale Drive; thence with said western right-of-way line along a curve to the left having a chord bearing and distance of N 07° 57' 44" W 87.86 feet to a point of tangency; thence along said right-of-way line N 10° 08' 24" W 11.65 feet to the southeast corner of a second property of William Whitley at 4427 Lawndale Drive; thence along said right-of-way line as described at Deed Book 3732, Page 688, N 10° 07' 57" W 15.18 feet to a point; thence along said right-of-way line N 10° 42' 48" W 98.09 feet to the present southeast corner of Common Area of Magnolias Homeowners Association, said corner being located N 85° 07' 01" W 7.40 feet from the southeast corner of Section 1 of The Magnolias, as recorded in Plat Book 73, Page 265; thence with the south line of said Section 1 N 86° 42' W approximately 200.96 feet to the southeast corner of Section 2 of The Magnolias, as recorded in Plat Book 75, Page 3; thence with the south line of said Section 2 N 86° 42' W 263.67 feet to the southeast corner of Section 3 of The Magnolias, as recorded in Plat Book 78, Page 25; thence with the south line of said Section 3 N 86° 42' W 23.70 feet to a point; thence continuing with said line N 86° 13' W 111.96 feet to the southeast corner of Section 4 of The Magnolias, as recorded in Plat Book 80, Page 8; thence with the south line of said Section 4 N 86° 13' W 109.41 feet to the southwest corner of said Section 4; thence with the east line of Property of Park North Associates, Ltd., as recorded in Plat Book 63, Page 9, the following 5 courses and distances: 1) S 00° 23' 30" W 66.60 feet to a point, 2) S 00° 13' 30" W 10.0 feet to a point, 3) S 84° 00' E 575.43 feet to a point, 4) S 09° 13' 30" E 100.10 feet to a point, and 5) S 84° 12' 30" E approximately 165.07 feet to the point of BEGINNING, and containing approximately 1.9 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from RM-12 (Residential Multifamily - 12) to CD-C-L (Conditional District Commercial Low) is hereby authorized subject to the following use limitations and condition:

1. The following uses shall be prohibited:
 - a. Cemeteries;
 - b. Shelters, Temporary and Emergency;

- c. Park and Ride Facilities; and
- d. Junked Motor Vehicles (Accessory Use)

2. Where allowed a minimum 6 foot high opaque fence shall be installed along the northern border of the property for a distance of approximately 430 feet as measured from the northeast corner.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District Commercial Low)** 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 August 16, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-808

Agenda Item# H.12.

Agenda Date: 8/16/2022. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2022-808 Public Hearing for the Resolution Closing a Portion of Berry Lane from the Southern Right-of-way line for Parkwood Drive Southward a Distance of Approximately 180 Feet to its Terminus. (Elisabeth Borowicz, Joseph Petrack and Anthony Short)

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District #4

Public Hearing: Yes

Advertising Date/By: August 4 and 11, 2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Elisabeth Borowicz, Joseph Petrack and Anthony Short have requested the closing of a portion of Berry Lane. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:

The City of Greensboro has received a street closing petition requesting the closing of Berry Lane from the southern right-of-way line for Parkwood Drive southward a distance of approximately 180 feet to its terminus.

The petition has been signed by the property owners bordering on 100% of the right-of-way.

This street was dedicated as public right-of-way as part of the Westmeade Subdivision in June of 1927 as recorded in Plat Book 21 on Page 42.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

ACCOUNT NUMBER:

N/A

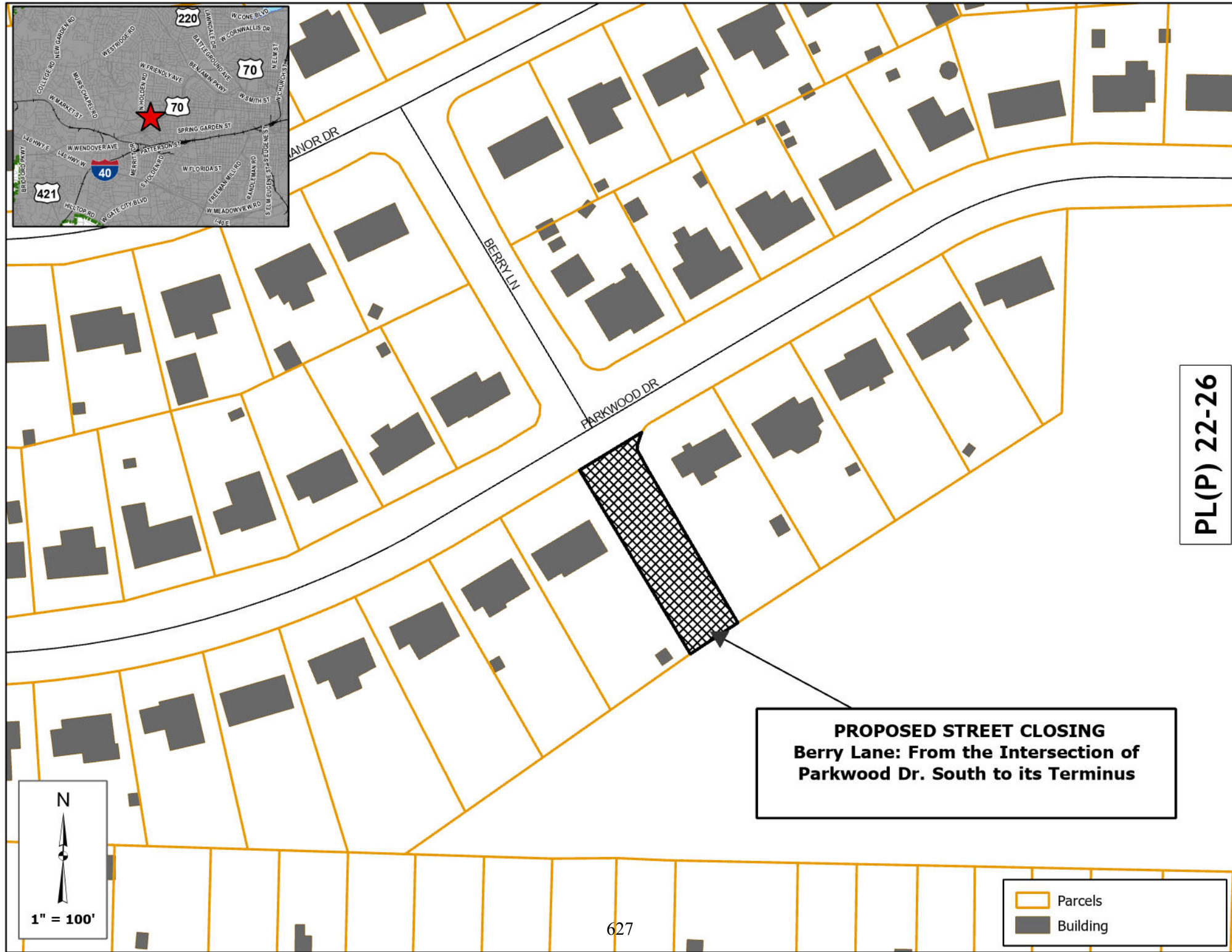
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) feels circumstances here allow the City to make the two required determinations for a street closing: (1) that closing the street to vehicular traffic is not contrary to the public interest, and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Therefore, the TRC recommended the closing with two conditions: 1) That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use, and 2) That the existing roadway for Berry Lane is to be disconnected from Parkwood Drive by removing at least ten feet of the existing pavement, installing curb and gutter, and installing sidewalk across its entire width prior to the street closing becoming effective.

The Zoning Commission recommended this closing, with the stated conditions, at its July meeting on a vote of 9-0.

Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of the resolution closing a portion of Berry Lane.



PL(P) 22-26

PROPOSED STREET CLOSING
Berry Lane: From the Intersection of
Parkwood Dr. South to its Terminus

- Parcels
- Building



PL(P) 22-26

PROPOSED STREET CLOSING
Berry Lane: From the Intersection of
Parkwood Dr. South to its Terminus

N
1" = 100'



GREENSBORO
NORTH CAROLINA
PLANNING

STREET CLOSING PETITION

Date April 29, 2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

The undersigned, being the owners of all/majority (circle one) of the property abutting the street named below, or portion of street, request that said street, or portion of street, be permanently closed and abandoned as a public street. The street, or portion of street, being as follows:

Berry Lane, a 50' public right-of-way located south of Parkwood Drive, between 3801 Parkwood Drive and 3717 Parkwood Drive, in Greensboro, NC.

The undersigned believes that the closing and abandonment of the above described street, or portion of street, is not contrary to the public interest, and no individual or other party, owning property in the vicinity of the street, or in the subdivision in which the street is located, will be deprived of reasonable means of ingress or egress to his or its property. A twenty (20) foot utility easement will be retained by the City of Greensboro centered on each existing utility line located in that portion of street to be closed.

Signed:

[Signature]

3717 Parkwood Dr.

Anthony Shores

Important: Both Husband and Wife Must Sign, if Applicable.

Date received _____

3/8571

Received by: _____



STREET CLOSING PETITION

Date May 23, 2022

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

The undersigned, being the owners of all/majority (circle one) of the property abutting the street named below, or portion of street, request that said street, or portion of street, be permanently closed and abandoned as a public street. The street, or portion of street, being as follows:

Berry Lane, a 50' public right-of-way located south of Parkwood Drive, between 3801 Parkwood Drive and 3717 Parkwood Drive, in Greensboro, NC.

The undersigned believes that the closing and abandonment of the above described street, or portion of street, is not contrary to the public interest, and no individual or other party, owning property in the vicinity of the street, or in the subdivision in which the street is located, will be deprived of reasonable means of ingress or egress to his or its property. A twenty (20) foot utility easement will be retained by the City of Greensboro centered on each existing utility line located in that portion of street to be closed.

Signed:

Elisabeth Borowicz
Joseph T. Petrack

ELISABETH BOROWICZ
Joseph Thomas Petrack
3801 PARKWOOD DR.

Important: Both Husband and Wife Must Sign, if Applicable.

Date received _____

3/8571

Received by: _____

RESOLUTION CLOSING A PORTION OF BERRY LANE AT ITS INTERSECTION
WITH PARKWOOD DRIVE

WHEREAS, the owners of a portion of the property abutting both sides of this portion of Berry Lane have requested in writing that said portion of street be closed and abandoned as a public street;

WHEREAS, a notice was duly published that a public hearing would be held by the City Council in the Council Chamber in the Municipal Office Building on Tuesday, August 16, 2022, at 5:30 p.m., on the closing of said portion of street;

WHEREAS, the public hearing has now been held and no objections have been made to the closing thereof; and

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

1. That the City Council hereby finds as a fact that the owners of a portion of the property abutting both sides of the hereinafter mentioned portion of street have requested in writing that said portion of street be closed.
2. That the City Council hereby finds as a fact that the closing of the portion of street is not contrary to the public interest and that no individual or other party owning property in the vicinity of the street or in the subdivision in which the street is located will be deprived of reasonable means of ingress or egress to his or its property.
3. That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use.
4. That the existing roadway for Berry Lane is to be disconnected from Parkwood Drive by removing at least ten feet of the existing pavement, installing curb and gutter, and installing sidewalk across its entire width prior to the street closing becoming effective.
5. That the following portion of street is hereby permanently closed and abandoned as a public street upon completion of the conditions, as stated above:

A PORTION OF BERRY LANE FROM THE SOUTHERN RIGHT-OF-WAY LINE
FOR PARKWOOD DRIVE SOUTHWARD A DISTANCE OF APPROXIMATELY
180 FEET TO ITS TERMINUS.



City of Greensboro

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

Agenda Report

File Number: 2022-864

Agenda Item# I. 1.

Agenda Date: 8/16/2022

Department: Economic Development

Meeting Type: Council

Category: General Business Agenda

Title: 2022-864 Resolution Designating Fiscal Year 2022-23 Economic Development Appropriations to Piedmont Business Capital

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: NO

Advertising Date/By: NA

Contact 1 and Phone: Jon Decker, 373-2291

Contact 2 and Phone: Marshall Yandle, 373-2434

PURPOSE:

To authorize the designation of proposed economic development appropriations to non-profit entities for Fiscal Year 2022-23.

BACKGROUND:

At the June 7, 2022 meeting, City Council held a public hearing for public comment on the recommended fiscal year 2022-2023 budget that included proposed funding in the form of economic development appropriations to non-profit entities.

Pursuant to NCGS § 158-7.1, the City Council must approve all economic development appropriations or expenditures after a public hearing. The following are the proposed economic development expenditures for FY 2022-2023 equal to or greater than \$100,000 that require authorization:

- (a) \$400,000 to Piedmont Business Capital Loan Fund to provide loans to small and emerging business

BUDGET IMPACT:

Funding for the proposed economic development appropriations to non-profits is included in the FY 2022-23 Annual Operating Budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the designation of economic development appropriations to the non-profit entity.

RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO
NON-PROFIT ENTITIES FOR FISCAL YEAR 2022-2023

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, as part of the annual budget, the City Manager recommended the following appropriations:

- (a) \$400,000 to Piedmont Business Capital Loan Fund to provide loans to small and emerging business;

WHEREAS, a public hearing was held on June 7, 2022 to receive public comment regarding the recommended fiscal year 2022-2023 annual budget that included the proposed economic development appropriations; and

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

- (1) That in accordance with NCGS 158-7.1, the City Council finds that the foregoing economic development appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City; and
- (2) That the foregoing appropriations are hereby approved, and the City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper Economic Development Grant Agreements for the entities listed above.



City of Greensboro

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

Agenda Report

File Number: 2022-888

Agenda Item # I. 2.

Agenda Date: 8/16/2022

Department: Economic Development

Meeting Type: Council

Category: General Business Agenda

Title: 2022-888 Resolution Designating Fiscal Year 2022-23 Economic Development Appropriations to Downtown Greensboro, Inc.

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: NO

Advertising Date/By: NA

Contact 1 and Phone: Jon Decker, 373-2291

Contact 2 and Phone: Marshall Yandle, 373-2434

PURPOSE:

To authorize the designation of proposed economic development appropriations to non-profit entities for Fiscal Year 2022-23.

BACKGROUND:

At the June 7, 2022 meeting, City Council held a public hearing for public comment on the recommended fiscal year 2022-2023 budget that included proposed funding in the form of economic development appropriations to non-profit entities.

Pursuant to NCGS § 158-7.1, the City Council must approve all economic development appropriations or expenditures after a public hearing. The following are the proposed economic development expenditures for FY 2022-2023 equal to or greater than \$100,000 that require authorization:

- (a) \$195,000 to Downtown Greensboro, Inc. to provide operations and administration of the Ambassador Program

BUDGET IMPACT:

Funding for the proposed economic development appropriations to non-profits is included in the FY 2022-23 Annual Operating Budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the designation of economic development appropriations to the non-profit entity.

RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO
NON-PROFIT ENTITIES FOR FISCAL YEAR 2022-2023

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, as part of the annual budget, the City Manager recommended the following appropriations:

- (a) \$195,000 to Downtown Greensboro, Inc. to provide operations and administration of the Ambassador Program;

WHEREAS, a public hearing was held on June 7, 2022 to receive public comment regarding the recommended fiscal year 2022-2023 annual budget that included the proposed economic development appropriations; and

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

- (1) That in accordance with NCGS 158-7.1, the City Council finds that the foregoing economic development appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City; and
- (2) That the foregoing appropriations are hereby approved, and the City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper Economic Development Grant Agreements for the entities listed above.



City of Greensboro

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

Agenda Report

File Number: 2022-889

Agenda Item# I. 3.

Agenda Date: 8/16/2022

Department: Economic Development

Meeting Type: Council

Category: General Business Agenda

Title: 2022-889 Resolution Designating Fiscal Year 2022-23 Economic Development Appropriations to the Greensboro Area Chamber of Commerce

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: NO

Advertising Date/By: NA

Contact 1 and Phone: Jon Decker, 373-2291

Contact 2 and Phone: Marshall Yandle, 373-2434

PURPOSE:

To authorize the designation of proposed economic development appropriations to non-profit entities for Fiscal Year 2022-23.

BACKGROUND:

At the June 7, 2022 meeting, City Council held a public hearing for public comment on the recommended fiscal year 2022-2023 budget that included proposed funding in the form of economic development appropriations to non-profit entities.

Pursuant to NCGS § 158-7.1, the City Council must approve all economic development appropriations or expenditures after a public hearing. The following are the proposed economic development expenditures for FY 2022-2023 equal to or greater than \$100,000 that require authorization:

(a) \$130,500 to The Greensboro Area Chamber of Commerce, Incorporated to support new industry recruitment, existing industry expansion and marketing and branding initiatives;

BUDGET IMPACT:

Funding for the proposed economic development appropriations to non-profits is included in the FY 2022-23 Annual Operating Budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the designation of economic development appropriations to the non-profit entity.

RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO
NON-PROFIT ENTITIES FOR FISCAL YEAR 2022-2023

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, as part of the annual budget, the City Manager recommended the following appropriations:

- (a) \$130,500 to The Greensboro Area Chamber of Commerce, Incorporated to support new industry recruitment, existing industry expansion and marketing and branding initiatives;

WHEREAS, a public hearing was held on June 7, 2022 to receive public comment regarding the recommended fiscal year 2022-2023 annual budget that included the proposed economic development appropriations; and

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

- (1) That in accordance with NCGS 158-7.1, the City Council finds that the foregoing economic development appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City; and
- (2) That the foregoing appropriations are hereby approved, and the City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper Economic Development Grant Agreements for the entities listed above.



City of Greensboro

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

Agenda Report

File Number: 2022-890

Agenda Item# I. 4.

Agenda Date: 8/16/2022

Department: Economic Development

Meeting Type: Council

Category: General Business Agenda

Title: 2022-890 Resolution Designating Fiscal Year 2022-23 Economic Development Appropriations to the Greensboro Area Chamber of Commerce Launch Lab Program

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: NO

Advertising Date/By: NA

Contact 1 and Phone: Jon Decker, 373-2291

Contact 2 and Phone: Marshall Yandle, 373-2434

PURPOSE:

To authorize the designation of proposed economic development appropriations to non-profit entities for Fiscal Year 2022-23.

BACKGROUND:

At the June 7, 2022 meeting, City Council held a public hearing for public comment on the recommended fiscal year 2022-2023 budget that included proposed funding in the form of economic development appropriations to non-profit entities.

Pursuant to NCGS § 158-7.1, the City Council must approve all economic development appropriations or expenditures after a public hearing. The following are the proposed economic development expenditures for FY 2022-2023 equal to or greater than \$100,000 that require authorization:

(a) \$100,000 to The Greensboro Area Chamber of Commerce, Incorporated for the Launch Lab Accelerator Program to launch businesses and assist them as they grow, expand and hire with an emphasis on minority entrepreneurs and to hire interns to work on special projects

BUDGET IMPACT:

Funding for the proposed economic development appropriations to non-profits is included in the FY 2022-23 Annual Operating Budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the designation of economic development appropriations to the non-profit entity.

RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO
NON-PROFIT ENTITIES FOR FISCAL YEAR 2022-2023

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, as part of the annual budget, the City Manager recommended the following appropriations:

- (a) \$100,000 to The Greensboro Area Chamber of Commerce, Incorporated for the Launch Lab Accelerator Program to launch businesses and assist them as they grow, expand and hire with an emphasis on minority entrepreneurs and to hire interns to work on special projects;

WHEREAS, a public hearing was held on June 7, 2022 to receive public comment regarding the recommended fiscal year 2022-2023 annual budget that included the proposed economic development appropriations; and

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

- (1) That in accordance with NCGS 158-7.1, the City Council finds that the foregoing economic development appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City; and
- (2) That the foregoing appropriations are hereby approved, and the City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper Economic Development Grant Agreements for the entities listed above.



City of Greensboro

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

Agenda Report

File Number: 2022-891

Agenda Item# I. 5.

Agenda Date: 8/16/2022

Department: Economic Development

Meeting Type: Council

Category: General Business Agenda

Title: 2022-891 Resolution Designating Fiscal Year 2022-23 Economic Development Appropriations to Guilford County Economic Development Alliance

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: NO

Advertising Date/By: NA

Contact 1 and Phone: Jon Decker, 373-2291

Contact 2 and Phone: Marshall Yandle, 373-2434

PURPOSE:

To authorize the designation of proposed economic development appropriations to non-profit entities for Fiscal Year 2022-23.

BACKGROUND:

At the June 7, 2022 meeting, City Council held a public hearing for public comment on the recommended fiscal year 2022-2023 budget that included proposed funding in the form of economic development appropriations to non-profit entities.

Pursuant to NCGS § 158-7.1, the City Council must approve all economic development appropriations or expenditures after a public hearing. The following are the proposed economic development expenditures for FY 2022-2023 equal to or greater than \$100,000 that require authorization:

(a) \$100,000 to the Guilford County Economic Development Alliance (GCEDA) for marketing and countywide economic development

BUDGET IMPACT:

Funding for the proposed economic development appropriations to non-profits is included in the FY 2022-23 Annual Operating Budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize the designation of economic development appropriations to the non-profit entity.

RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT APPROPRIATIONS TO
NON-PROFIT ENTITIES FOR FISCAL YEAR 2022-2023

WHEREAS, in accordance with authorization under North Carolina State legislation, NCGS 158-7.1, the City of Greensboro is authorized to make appropriations for economic development purposes provided the City Council determines that the appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City;

WHEREAS, as part of the annual budget, the City Manager recommended the following appropriations:

- (a) \$100,000 to the Guilford County Economic Development Alliance (GCEDA) for marketing and countywide economic development.

WHEREAS, a public hearing was held on June 7, 2022 to receive public comment regarding the recommended fiscal year 2022-2023 annual budget that included the proposed economic development appropriations; and

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

- (1) That in accordance with NCGS 158-7.1, the City Council finds that the foregoing economic development appropriations will increase the population, taxable property, agricultural industries, employment, industrial output, or business prospects of the City; and
- (2) That the foregoing appropriations are hereby approved, and the City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper Economic Development Grant Agreements for the entities listed above.



City of Greensboro

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

Agenda Report

File Number: 2022-806

Agenda Item# I. 6.

Agenda Date: 8/16/2022. **Department:** Police

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 - 806 Resolution- Guilford County Board of Education Schools School Safety Resource Officer Contracts FY 22-23- \$1,604,161.08

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Teresa Biffle, Ext 2085

Contact 2 and Phone: Stephanie Moore, Ext 2352

PURPOSE:

The Guilford County Board of Education and the Greensboro Police Department contract annually to assign School Safety Resource Officers (SRO) to provide law enforcement services for the Board and certain Guilford County school campuses. In return, the Guilford County Board of Education will reimburse the City for a portion of the costs. The contract partially funds seventeen (17) officers and three (3) sworn supervisors. For FY 2022-23, the reimbursement to the City will be \$1,604,161.08. The contract is presented to Greensboro City Council in accordance with current city fiscal procedures.

BACKGROUND:

The School Safety Resource Officer program began July 2001 as a collaborative effort between the Guilford County Board of Education and the three jurisdictional law enforcement agencies in Guilford County: Greensboro Police Department, High Point Police Department and the Guilford County Sheriff's Department. The law enforcement officers are assigned to specific schools in which the officers perform their law enforcement duties in coordination with school officials.

BUDGET IMPACT:

The SRO contracts between the City and the Guilford County Board of Education states the GCBE will reimburse the City for payroll expenses related to the SRO program in the amounts of \$ \$1,604,161.08 for FY 2022-23. The City will bill for the expenses in quarterly installments. The additional SRO expenses will be charged to the Police Department. Expenditures and revenues associated with the SRO program are included in the Police Department's adopted budget in accounts 101-3510-07 and 101-3510-08.

ACCOUNT NUMBER:

101351007,101351008

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council pass the resolution allowing the Greensboro Police Department to enter into the contract in the estimated amounts of \$1,604,161.08 respectively with the Guilford County Board of Education.

**ADDENDUM TO CONTRACT
FY 2022-2023**

It is hereby agreed by and between the **GUILFORD COUNTY BOARD OF EDUCATION** located in Guilford County, North Carolina (hereinafter referred to as "*Board*") and the **CITY OF GREENSBORO** (hereinafter referred to as "*City*") does amend the School Safety Resource Officer (SRO) Program contract between the parties dated July 1, 2001 by this Addendum, effective for the 2022-2023 school year.

- The City shall provide 17 (seventeen) sworn officers to be assigned to specific middle/high schools by the Chief of Police. The Chief of Police shall also assign 3 (three) sworn supervisory personnel to oversee the School Safety Resource Officers and program. The selection of the individual officers shall be at the discretion of the Chief of Police. During the 2022-2023 school year, there shall be a total of 20 (twenty) officers assigned to the Board by the Chief to the School Safety Resource Officers program, 17 of which will act as SROs at the selected schools and 3 supervisors to oversee the program.
- The City will provide all necessary equipment and vehicles to the officers at its own cost.
- The Board shall pay to the City 75% of the contracted amount on a quarterly basis, which represent the funds needed to pay salaries and benefits for the 17 (seventeen) SROs and 3 (three) SRO supervisors.
- The total estimated cost of providing seventeen SROs and three police supervisors to the Guilford County Schools is \$2,125,548.10. Guilford County Schools will pay the City \$1,604,161.08 and the City will absorb the remaining \$521,387.03. Payments will be made per the quarterly cost statements provided by the City for the twenty sworn officers to serve as SROs for the 2022-2023 school year.

This Agreement is governed by the terms and condition agreed to by the parties as set forth in the Contract- SRO Program entered July 1, 2001 and by the terms and conditions in the Memorandum of Agreement entered in 2018 and all subsequent modifications or amendments thereto, which are incorporated by herein by reference. To the extent that the terms are not inconsistent with the MOU, the terms and conditions contained in the Contract between the parties dated July 1, 2001 shall govern any remaining terms.

IN WITNESS WHEREOF, the duly authorized officers of the parties have executed this Addendum, as of the date indicated in the first paragraph of this Addendum.

ATTEST:

Guilford County Schools
Chief Operations Officer

City Manager

This instrument has been pre-audited
in the manner required by the Local
Government Budget and Fiscal
Control Act.

Approved as to Legality and Form:

Assistant / City Attorney
Attest:

City of Greensboro Finance

City Clerk

This instrument has been pre-audited
in the manner required by the School Budget and Fiscal Control Act.

Approved as to Content:

Guilford County Board of Education ,
Chief Financial Officer

Chief of Police, City of Greensboro

<p align="center">Greensboro Police Dept. School Resource Officer Costing Statement FY 2022-2023</p>

<u>Cost Category</u>	<u># Officers</u>		<u>Estimated annual cost</u>
Salaries/Benefits	20	\$	2,085,548.10
Payment in additon to payroll		\$	40,000.00
Totals		\$	2,125,548.10

<u>Annual</u>			
Guilford County School Board to pay	75%	\$	1,604,161.08
City of Greensboro to pay	25%	\$	521,387.03

**STATE OF NORTH CAROLINA
CITY OF GREENSBORO**

CONTRACT-SRO Program

THIS AGREEMENT, made this 1st day of July 2001, by and between the CITY OF GREENSBORO, hereinafter referred to as "City"; and the GUILFORD COUNTY BOARD OF EDUCATION, hereinafter referred to as "Board";

WITNESSETH:

THAT WHEREAS, Board desires special law enforcement services to be rendered by the City of Greensboro, namely, the providing of School Safety Resource Officers (SROs), and
WHEREAS, the City of Greensboro has agreed to provide such special law enforcement services to the Board upon certain terms and conditions provided hereinafter;
NOW, THEREFORE, in consideration of the mutual promises contained herein and pursuant to the authority of the General Statutes of the State of North Carolina, and the acts and things done and performed, and to be done and performed by the parties hereto, one with the other, the parties mutually agree as follows:

SECTION 1. DUTIES AND RESPONSIBILITIES OF CITY

1.01 The City shall provide eleven (11) sworn police officers to be assigned to specific middle/high schools by the Chief of Police. The selection of the individual officers shall be at the discretion of the Chief of Police. During the term of this Agreement, there shall be eleven (11) police officers assigned to the Board as School Safety Resource Officers. The primary duty and responsibility of the SROs shall be to the schools. Specific SRO duty hours at particular schools may be set by the Board's Program Administrator for School Safety, the principal of the school to which the officer is assigned and the Chief of Police or supervisor in charge of the SRO program. It is understood that, in the event of Police Department emergencies, the School Safety Resource Officers may be required, for short periods of time, to attend to such emergencies in lieu of his/her duties under this Agreement. In the event that such a need arises, the Chief of Police or his designee will notify the Board's Program Administrator for School Safety as soon as possible. For purposes of this agreement, "emergency" is defined as an event which involves an

imminent threat of death or serious bodily injury and required immediate action. The emergency assignment shall be completed in a timely manner so as not to create unnecessary jeopardy to school safety. It is further understood that the School Safety Resource Officers are employees of the Greensboro Police Department and will be subject to the vacation and holiday schedule of the department. In the event an SRO is absent from work, the SRO shall notify both the Chief of Police or his designee and the principal of the school to which he/she is assigned. SROs shall coordinate and communicate with the principal or his/her designee as necessary to effectively perform their duties. It is understood and agreed that time spent by SROs attending court for juvenile and/or criminal cases arising from and/or out of their assignment as an SRO shall be considered as hours worked under this agreement.

- 1.02 The City shall ensure that the exercise of any law enforcement powers by the School Safety Resource Officers is in compliance with the authority granted by law and that they receive basic and in-service training and/or temporary duty assignments as necessary to properly maintain their certification and skills.
- 1.03 The City will assume maintenance charges for the eleven (11) vehicles for the duration of this contract which will be reimbursed by the Board.
- 1.04 The City will provide appropriate vehicle insurance coverage for the eleven (11) vehicles; which will be reimbursed by the Board.
- 1.05 The City agrees to provide each SRO with the necessary law enforcement supplies and forms required in the performance of their duties.

SECTION 2. DUTIES AND RESPONSIBILITIES OF BOARD

- 2.01 The Board will be responsible for negotiating and contracting separately with the County of Guilford and the City of High Point for the services of at least seventeen (17) SRO officers to be assigned to middle/high schools located within their jurisdictions.
- 2.02 The Superintendent of the Board has designated the Board's Program Administrator for School Safety as the person to work with, coordinate activities of, and otherwise communicate with the School Safety Resource Coordinator and the City on behalf of the Board.

- 2.03 The Board shall pay to the City all actual expenditures on a quarterly basis, which represent the funds needed to pay salaries and benefits for eleven (11) SROs and other miscellaneous expenses necessary to support the SROs.

In the event of the renewal of this Agreement, the sum to be paid by the Board to the City shall be increased annually by an amount representative of any increase in the cost of said SRO's salaries, benefits and miscellaneous expenses. Any increase pursuant to this paragraph must be approved by the Board or Superintendent prior to its taking effect and evidenced by letter from him.

The City shall provide the Board with an annual cost report by April 1, of each year, identifying all expenditures relating to this contract.

The City shall designate such annual cost to be paid by the Board in a cost sheet provided by the City to the Board by April 1 of each year which shall be applicable to the contract or to any renewal of the contract for services for the fiscal year beginning July 1 of each such applicable year; said cost sheet shall identify the specific expenditures relating to this contract and the SRO Program (excluding the School Safety Resource Coordinator).

- 2.04 The Board through its principals or their designees shall provide and maintain, to the extent resources are available, office space, furniture and/or telephone to SROs through the duration of this contract.
- 2.05 The Board shall provide funds to the City for Fiscal Year 2001-2002 to cover the cost of one (1) vehicle to replace a vehicle currently used by the School Resource Officers in the completion or their law enforcement duties. Payment shall include the cost of a vehicle with complete accessories, highway user taxes and license fees.
- 2.06 The normal useful life of a law enforcement vehicle is five years, 100,000 miles or excessive repair costs. If this agreement is terminated in less than five years, the City may retain possession of the assigned SRO vehicles for the Police Department upon reaching a mutually agreed upon settlement for the value of the vehicles.

- 2.07 In the event a vehicle is damaged or no longer operable, any insurance or other liability proceeds shall revert to the Guilford County Schools and the Board will be responsible for providing funds to acquire a replacement vehicle.
- 2.08 When any vehicle purchased under this agreement is disposed of or surplus, all proceeds from the sale shall revert to the Guilford County Schools.
- 2.09 When any vehicle purchased under this agreement is disposed of or surplus, all law enforcement accessories such as lights, sirens, radios, etc., shall remain the property of the City to be placed on any replacement vehicle or otherwise disposed of in accordance with law. In the event that vehicles must be replaced in future years, the numbers and costs of the vehicles to be replaced shall be provided in a cost sheet and mutually agreed upon for purposes of budget presentation.

SECTION 3. SCHOOL RESOURCE OFFICER PROGRAM

- 3.01 The general outline of the Program shall be as provided in the attached addendum entitled "Guilford County Schools-School Resource Officer Program," which is incorporated herein by reference.
- 3.02 School officials shall allow SROs to inspect and copy any public records maintained by the school including student directory information such as yearbooks. However, law enforcement officials may not inspect and/or copy confidential student education records except in emergency situations. If some information in a student's cumulative record is needed in an emergency situation to protect the health and/or safety of the student or other individuals, school officials may disclose to the SRO the information that is needed to respond to the emergency situation based on the seriousness of the threat to someone's health and/or safety. This disclosure is based upon the immediacy of the need and the impact of the delay in obtaining said information from other sources. If confidential student records information is needed, but no emergency situation exists, the information may be released only upon a signed notarized consent of a parent or guardian, the issuance of a search warrant or a subpoena to produce the records.

SECTION 4. INDEMNIFICATION

- 4.01 The Board shall indemnify and save harmless the City for any liability whatsoever arising out of the negligence of the Board's employees or agents arising from the operation and implementation of the School Safety Resource Officer Program to the extent allowed by law.
- 4.02 The City shall indemnify and save harmless the Board for any liability whatsoever arising out of the negligence of the City's employees or agents arising from the operation and implementation of the School Safety Resource Officer Program to the extent allowed by law.
- 4.03 Nothing in this Agreement shall be construed to affect in any way the City's or the Board's rights, privileges, and immunities or defenses, which may exist by statute or common law with regard to any claim, action or cause of action by or on behalf of any third person.

SECTION 5. TERM OF AGREEMENT

- 5.01 This Agreement shall be made for one-year period beginning July 1, 2001, and ending on June 30, 2002, with the intent to renew the Agreement, contingent upon the availability of the necessary funding through the appropriation of state and/or local funding or designated grants for SROs, for successive one-year terms beginning on July 1. The same terms and conditions shall continue during any renewal period(s) except for the increased costs to the Board, as described in Section 2.0.3 and the purchase costs of vehicles covered in Section 2.05 herein.
- 5.02 This Agreement shall continue from year to year without re-execution subject to the amount budgeted by the Board each year and the right of either party to terminate as set out below.

SECTION 6. TERMINATION

- 6.01 Either party may terminate this Agreement by serving written notice upon the other party at least thirty (30) days in advance of such termination.

SECTION 7. INVALID PROVISION

- 7.01 Should any part of this Agreement be declared invalid by a court of law, such decision shall not affect the validity of any remaining portion, which shall remain in full force and effect as if the invalid portion was never a part of this Agreement when it was executed.

7.02 Should the severance of any part of this Agreement materially affect any other rights or obligations of the parties hereunder, the parties hereto will negotiate in good faith to amend this Agreement in a manner satisfactory to the parties.

Failing agreement on such amendment, either party may, by notice in writing, terminate this Agreement forthwith, subject to the provisions of this Agreement relating to termination.

SECTION 8. ASSIGNMENT

8.01 Neither party to the Agreement shall, directly or indirectly, assign or propose to assign this Agreement or any of its rights or obligations in whole or in part to any third party without the prior written consent of the other party.

SECTION 9. NO WAIVER

9.01 The failure of either party to enforce at any time any of the provisions, rights or elections shall not in any way affect the validity of this Agreement. The failure to exercise by either party any of its rights herein or any of its elections under the terms or conditions herein contained shall not preclude or prejudice it from exercising the same or any other right it may have under this Agreement, irrespective of any previous action or proceeding taken by it hereunder.

SECTION 10. COMPLETE AGREEMENT

10.1 This Agreement is the complete Agreement of the parties; may be amended or modified only in writing; and supercedes, cancels and terminates any and all prior agreements or understandings of the parties, whether written or oral, concerning the specific subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day, month, and the year first above written.

ATTEST:

Clerk to Board

Approved as to Legality and Form:

Deputy City Attorney
Deputy City Attorney

ATTEST:

Associate Superintendent for Student Services
Associate Superintendent for Student Services

Approved as to Legality and Form:

Attorney for Guilford County Board of Education
Attorney for Guilford County Board of Education

Approved as to Content:

Chief of Police, City of Greensboro
Chief of Police, City of Greensboro

CITY OF GREENSBORO

City Manager
City Manager

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

City of Greensboro Finance Director
City of Greensboro Finance Director
Officer

This instrument has been preaudited in the manner required by the School Budget and Fiscal Control Act.

Guilford County Board of Education
Guilford County Board of Education
Chief Financial Officer

ATTEST: Deputy City Clerk
Deputy City Clerk 2/7/02

RESOLUTION AUTHORIZING EXECUTION OF CONTRACT WITH THE GUILFORD
COUNTY BOARD OF EDUCATION FOR THE SCHOOL SAFETY RESOURCE
OFFICER PROGRAM

WHEREAS, the Guilford County Board of Education desires the assistance of the City (Greensboro Police Department) in providing School Safety Resource Officers for additional police services to create safe and crime free educational campuses;

WHEREAS, there is a need to maintain the School Safety Resource Officer Program (SRO) jointly operated by the Greensboro Police Department and the Guilford County Board of Education in select public schools;

WHEREAS, the City agrees to provide seventeen (17) officers to be assigned to specific middle/high schools by the Chief of Police and three (3) sworn supervisor to oversee the School Safety Resource Officers and program;

The Guilford County Board of Education shall reimburse the City \$1,604,161.08 for the salaries of the officers assigned to the program for the period of July 1, 2022 through June 30, 2023;

The Greensboro Police Department and the Guilford County Board of Education shall continue to work together to ensure the successful protection of those educational campuses;

WHEREAS, the Greensboro Police Department would like to enter into a contract with the Guilford County Board of Education for School Safety Resource Officers; and

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

That the Greensboro Police Department is hereby authorized to execute a contract with the Guilford County Board of Education for the School Safety Resource Officer program in Greensboro, NC for payment of \$1,604,161.08 (FY 2022-23) to be paid in quarterly reimbursements, to be funded with Guilford County Board of Education funds.



City of Greensboro

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

Agenda Report

File Number: 2022-839

Agenda Item# I. 7.

Agenda Date: 8/16/2022. **Department:** Field Operations

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 -839 Resolution Authorizing Contract in the Amount of \$975,000 to Triangle Grading and Paving, Inc. for Landfill Site Maintenance

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Julio Delgado, 336-373-2783

Contact 2 and Phone: Chris Marriott, 336-373-7612

PURPOSE:

The Field Operations Department is responsible for site maintenance and permit compliance at the White Street Landfill facility. Landfill maintenance services were recently bid out and an award is recommended. Field Operations is requesting that City Council approve the three year contract of \$975,000 with Triangle Grading & Paving, Inc. The award amount is over \$100,000 which requires City Council approval. The award of the landfill site maintenance contract will be for the period of September 1, 2022 through August 31, 2025.

BACKGROUND:

The City requires contracted support to assure that the White Street Landfill facility is maintained to legal standards including the requirements of the NC Department of Environmental Quality and associated permits. The prior contract with D&D Grading, Inc expired on June 30, 2022.

The Field Operations Department conducted a competitive Request for Bids. Two companies submitted bids, with Triangle Paving & Grading submitting the lowest bid based on estimated equipment utilization rates. The comparison of rates is in the chart below:

Site Maintenance Equipment	D&D Grading (Hourly rate)	Triangle Grading & Paving (Hourly rate)
Bulldozer 45,000 lb	\$195	\$185
Bulldozer 85,000 lb	\$230	\$235
Excavator 78,000 lb	\$205	\$210
Excavator (long boom)	\$250	\$235
Tandem Axle Dump Truck	\$100	\$90
Laborer	\$70	\$30
Equipment Operator	\$70	\$40
Skid Steer Loader	\$145	\$130
Articulated Off Road Truck	\$205	\$210
Soil Compactor	\$210	\$220
Motorgrader	\$200	\$165
On-Site Emergency Grinding:		
Hourly rate	\$600	\$400

There were no M/WBE goals established for this project. Both received submittals indicated that the companies would self-perform all work if awarded the contract. The M/WBE office was notified of this bidding opportunity and provided guidance during the solicitation process.

BUDGET IMPACT:

The annual budget amount of \$325,000 is appropriated within the Solid Waste Management Fund. Future allocations will be subject to annual allocation by City Council. Total three year amount is \$975,000.

ACCOUNT NUMBER:

551-4306-02.5612

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the bid and contract award to Triangle Grading & Paving, Inc. for the landfill site maintenance at the White Street Landfill in the amount of \$975,000.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

Triangle Grading & Paving, Inc.

Prev Legal Name

Triangle Paving, Inc.

Information

SosId: 0111441

Status: Current-Active ①

Date Formed: 8/16/1984

Citizenship: Domestic

Fiscal Month: October

Annual Report Due Date: February 15th

Current**Annual Report Status:**

Registered Agent: Kukielka, Elizabeth

Addresses

Principal Office

1521 South Huffman Mill Road
Burlington, NC 27215

Reg Office

1521 South Huffman Mill Road
Burlington, NC 27215

Reg Mailing

1521 South Huffman Mill Road
Burlington, NC 27215

Mailing

PO Box 2570
Burlington, NC 27216-2570

Officers

President

Ronald Gray Kirkpatrick , Jr.
PO Box 2570
Burlington NC 27216

Stock

Class: COMMON

Shares: 900000

Par Value 1



DATE: July 11, 2022
TO: David Deel, Solid Waste Manager
FROM: Nora Gardner, M/WBE Specialist
SUBJECT: M/WBE Memo for White Street Landfill Maintenance

The M/WBE Office reviewed the documentation submitted for White Street Landfill Maintenance to determine compliance with the City of Greensboro's M/WBE Program Plan. The M/WBE office was notified prior to the award of services, and M/WBE firms were provided the opportunity to submit a proposal. No M/WBE goals were established for this project.

Triangle Grading & Paving, Inc. was selected to provide the services. The contract award is for three years with a total contract value of \$975,000.00 (\$325,000.00 annually). The vendor will self-perform the services, and the department has submitted the appropriate affidavit.

Please be reminded that during the performance of the contract, if there are any changes, including subcontractor replacement, the Department and Vendor must contact the M/WBE Office for approval before making any such changes or substitutions.

Thank You

Cc: Allison Staton, M/WBE Compliance Officer
Timothy Jackson III, M/WBE Coordinator

RESOLUTION AUTHORIZING CONTRACT IN THE AMOUNT OF \$975,000 TO
TRIANGLE GRADING AND PAVING, INC FOR LANDFILL SITE MAINTENANCE

WHEREAS, The Field Operations Department is responsible for landfill site maintenance of the White Street Landfill facility.

WHEREAS, Landfill services are State regulated and the City requires contracted support to assure that the White Street Landfill is maintained to legal standards;

WHEREAS, The Field Operations Department conducted a competitive Request for Bids and the Field Operations Department recommends awarding the contract to Triangle Grading and Paving, Inc., who submitted the lowest bid;

WHEREAS, the contract term is for three years;

WHEREAS, funding for the contract in the amount of \$975,000 is available in the Solid Waste Management Fund;

WHEREAS, funding in subsequent years is contingent upon future City Council appropriations through the annual budget; and

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

That the award of the landfill site maintenance contract to Triangle Grading & Paving, Inc. for the period of September 1, 2022 through August 31, 2025 is hereby approved.



City of Greensboro

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

Agenda Report

File Number: 2022-868

Agenda Item# I. 8.

Agenda Date: 8/16/2022. **Department:** Choose an item

Meeting Type: Council Meeting **Category:** Choose an item.

Title: 2022 – 868 Resolution Authorizing Change Order for Workforce Development Adult and Dislocated Worker Services Contract in the amount of \$1,485,461 with Eckerd Youth Alternatives DBA Eckerd Connects to total an amount of \$2,885,461

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: ALL

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Chris Rivera, Ext 4174

Contact 2 and Phone: Emetrude Lewis, Ext 3036

PURPOSE:

The purpose of this resolution is to approve an amended contract with Eckerd Connects for providing training and employment for residents of Guilford County, North Carolina

BACKGROUND:

GuilfordWorks Workforce Development Board identified a need to target workforce development services to adult and subsequently designated Eckerd Youth Alternatives DBA Eckerd Connects, 100 N. Starcrest Drive, Clearwater, Florida as the Subrecipient. GuilfordWorks agreed to pay the Subrecipient with funds received as a part of a grant from the United States Department of Labor, the State of North Carolina, or other funding received by the City of Greensboro. The term to commence on July1, 2022 and to end on June 30, 2023.

BUDGET IMPACT:

The agreed contract will be \$2,885,461 annually for a period of one (1) years. Funds are available in the Workforce Innovation and Opportunity Act Budget.

ACCOUNT NUMBER:

216-0216-60.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached resolution to support Workforce Development programs by authorizing agreed contract payments.

2022-652

217-22

RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF WORKFORCE
DEVELOPMENT ADULT AND DISLOCATED WORKER SERVICES CONTRACT WITH
ECKERD YOUTH ALTERNATIVES, INC. IN AN AMOUNT NOT TO EXCEED \$1,400,000
FOR FISCAL YEAR 2022-23

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development issued an RFP to procure Adult and Dislocated Worker Services in the Guilford County NCWorks Career Centers;

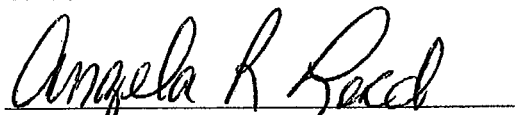
WHEREAS, the GuilfordWorks WDB voted on May 5, 2022, to accept Eckerd Youth Alternatives, Inc. bid and negotiate an Adult and Dislocated Worker Services Contract with them;

WHEREAS, funds shall be budgeted in the Workforce Development WIOA Fund in an amount not to exceed \$1,400,000 for services through this contractor; and

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

That the City is authorized to negotiate final contract terms and execute a contract with Eckerd Youth Alternatives, Inc. in an amount not to exceed \$1,400,000 to provide FY 2022-23 WIOA Adult and Dislocated Worker services. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract to carry this into effect.

THE FOREGOING RESOLUTION WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF
GREENSBORO ON THE 21ST DAY
OF JUNE 2022


CITY CLERK

APPROVED AS TO FORM


CITY ATTORNEY

RESOLUTION AUTHORIZING CHANGE ORDER FOR WORKFORCE DEVELOPMENT
ADULT SERVICES CONTRACT WITH ECKERD CONNECTS IN AN AMOUNT NOT TO
EXCEED \$1,485,461 FOR FISCAL YEAR 2022-23

WHEREAS, the Office of Workforce Development serves as the administrative entity for the GuilfordWorks (WDB) to provide services under the Workforce Innovation and Opportunity Act (WIOA);

WHEREAS, the Office of Workforce Development has an existing contract (2022-652) with Eckerd Connects to provide WIOA services to adults and dislocated workers;

WHEREAS, due to high demand of services, additional funds are needed in the contract in order to provide effective services to customers through the end of the contract period (6/30/2023);

WHEREAS, funds have been sufficiently budgeted in the Workforce Development WIOA Fund for completion of services authorized through June 30, 2023;

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

That the City is authorized to negotiate final contract modification terms and prepare a contract modification with Eckerd Connects in an amount not to exceed \$2,885,461 to provide FY 2022-23 Workforce Innovation and Opportunity Act Adult and Dislocated Worker services through June 30, 2023. The City Manager is hereby authorized to execute on behalf of the City of Greensboro a contract modification to Contract # 2022-652 to carry this into effect.



City of Greensboro

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

Agenda Report

File Number: 2022-854

Agenda Item# I. 9.

Agenda Date: 8/16/2022. **Department:** Workforce Development

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 854 Ordinance Allocating Workforce Innovation and Opportunity Act Fund Budget in the Amount of \$402,902

Council Priority: Place an ‘x’ in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: ALL

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Chris Rivera, Ext 4174

Contact 2 and Phone: Emetrude Lewis, Ext 3036

PURPOSE:

Allocations are for Workforce programs administered by the City of Greensboro’s Workforce Development Department. A budget will be created for Adult and Dislocated Worker programming.

BACKGROUND:

Includes detail Section on Notice of Fund Availability (NFA). The U.S. Department of Labor award PY2022 Adult and Dislocated Worker Allotment.

BUDGET IMPACT:

The attached ordinance results in an increase of \$402,902 in the Workforce Innovation and Opportunity Act Budget. A budget amendment needs to be approved to allow the expenditure of the funds..

ACCOUNT NUMBER:

216-0216-61.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance establishing and/or adjusting funding in the amount of \$402,902 for Workforce Development programs.



**NC DEPARTMENT
of COMMERCE**
WORKFORCE SOLUTIONS

Roy Cooper
GOVERNOR

Machelle Baker Sanders
SECRETARY

Chet Mottershead
ASSISTANT SECRETARY

July 27, 2022

Mr. Chris Rivera, Director
CITY OF GREENSBORO DBA GUILFORD WORKFORCE DEVELOPMENT
301 S GREENE ST
Greensboro, NC 27401

Dear Mr. Rivera:

This document is authorization of Notice of Fund Availability (NFA) # 4000035627. This NFA provides funding under the following terms:

- 1) Your agency's Grant Administration Agreement with the Division of Workforce Solutions,
- 2) U.S. Department of Labor Grant Award Number AA-38547-22-55-A-37, and
- 3) Catalog of Federal Domestic Assistance Authority (CFDA) number(s): 17.258, 17.278.

Purpose of NFA : To award PY22 Adult - Dislocated Worker July Allotments

Program Year	Category	Fund Code	Amount	Expiration Date
2022	Adult formula Admin	4010 – WIOA ADMIN_LOCAL AREA	\$22,424.00	06/30/2024
2022	Dislocated Worker formula Admin	4010 – WIOA ADMIN_LOCAL AREA	\$17,867.00	06/30/2024
2022	Formula	4020 – WIOA ADULT	\$201,810.00	06/30/2024
2022	Formula	4030 – WIOA DISLOCATED WORKER	\$160,801.00	06/30/2024

Please contact your Division Planner if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Agreta Limerick". The script is cursive and fluid, with the first name "Agreta" and last name "Limerick" clearly distinguishable.

Agreta Limerick
Director of Field Operations/Job Seeker Services.

ORDINANCE ESTABLISHING THE FY 22-23 GRANT PROJECT BUDGET
FOR GUILFORD COUNTY WORKFORCE DEVELOPMENT CONSORTIUM

WHEREAS, the Local Government Budget and Fiscal Control Act, as amended, provides for grant project budgeting pursuant to G.S. 159-13.2 as an alternative to annual budgeting of grant projects;

WHEREAS, in order to alleviate the requirements to re-adopt appropriations from fiscal year to fiscal year and to permit the use of continuing appropriations of the FY 22-23 Workforce Innovation and Opportunity Act Grant and to properly account for such usage, it is deemed in the best interest of the City of Greensboro to establish, by ordinance, a special FY 22-23 grant project for the Workforce Innovation and Opportunity Act with revenues and expenditures being specifically defined as is shown below; and

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

Section 1. That the grant project budget for the Workforce Innovation and Opportunity Act be established and appropriated for the life of the project as follows:

<u>Description</u>	<u>Expenditures</u>	<u>Revenues</u>
Adult Formula Admin	\$22,424.00	\$22,424.00
Dislocated Worker Formula Admin	\$17,867.00	\$17,867.00
Formula Adult	\$201,810.00	\$201,810.00
Formula Dislocated Worker	<u>\$160,801.00</u>	<u>\$160,801.00</u>
Total	\$402,902.00	\$402,902.00

Section 2. AND THAT, the expense and revenue estimates here-in-above authorized and made for the FY 22-23 Workforce Innovation and Opportunity Act shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 3. That this ordinance shall be effective from and after the date of July 1, 2022.



City of Greensboro

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

Agenda Report

File Number: 2022-841

Agenda Item# I. 10.

Agenda Date: 8/16/2022. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022-841 Resolution Approving Bid in the Amount of \$3,938,724.76 and Authorizing Execution of Contract 2018-019 with Yates Construction Company, Inc. for the Burnt Poplar Road Culvert Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 5

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, 373-2494

Contact 2 and Phone: Jason Geary, 373-2302

PURPOSE:

The bids for Contract 2018-019, Burnt Poplar Road Culvert Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Yates Construction Company, Inc. for \$3,938,724.76.

BACKGROUND:

The work in this contract generally consists of furnishing all labor, materials, equipment, and performing all work necessary for the removal of an existing 72-inch stormwater drain pipe and replacing it with a 9 foot by 7 foot box culvert on Burnt Poplar Road near Interstate 40.

The bids were opened on June 23, 2022, and the apparent lowest, responsive bidder was Yates Construction Company, Inc. with a bid of \$3,938,724.76. The MWBE goals for this project are a combined 10.0%. The contractor's commitments are 10.02% MWBE.

The other responsive bids received were:

North State Environmental	\$2,811,813.20	MWBE = 4.01%	Winston Salem, NC
Kiewit Infrastructure	\$4,634,901.00	MWBE = 10.00%	Omaha, NE
D H Griffin Infrastructures	\$4,688,087.00	MWBE = 10.00%	Greensboro, NC
Jimmy R. Lynch & Sons	\$6,496,920.00	MWBE = 10.00%	Pilot Mt., NC

During the course of the bidding process, North State Environmental chose to withdraw their bid. Their withdrawal was made per the specifications of the contract and within the acceptable contract timeframe, and therefore their request was granted.

The proposed date for start of construction is October 2022. The proposed date of completion is March 2023.

BUDGET IMPACT:

Funds in the amount of \$3,938,725 are budgeted in the Water Resources Department Stormwater Capital Improvements account number 506-7022-03.6018. A budget adjustment is needed to use this account.

ACCOUNT NUMBER:

\$3,938,725 506-7022-03.6018 Stormwater Capital Improvements account

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve this bid and award Contract 2018-019 for the Burnt Poplar Road Culvert Project to Yates Construction Company, Inc. for the bid amount of \$3,938,724.76.

Business Corporation

Legal Name
Yates Construction Co., Inc.
Prev Legal Name
Yates & Garrison, Incorporated

Information

SosId: 0165559
Status: Current-Active ⓘ
Date Formed: 6/9/1976
Citizenship: Domestic
Fiscal Month: December
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Ramsey, H Vaughn

Addresses

Reg Office	Reg Mailing
400 Bellemeade Street, Suite 800 Greensboro, NC 27401	400 Bellemeade Street, Suite 800 Greensboro, NC 27401
Mailing	Principal Office
9220 NC 65 Stokesdale, NC 27357-8469	9220 NC 65 Stokesdale, NC 27357-8469

Officers

Vice President	Vice President	President
Bret Arnold 9220 NC 65	Robert G Yates , Jr. 9220 NC 65	Robert G. Yates , Sr 9220 NC 65

Stokesdale NC 27357 Stokesdale NC 27357 Stokesdale NC 27357

Stock

Class: Common Class A Voting

Shares: 5000

Par Value 1

Class: Common Class B Non Voting

Shares: 95000

Par Value 1



DATE: July 18, 2022

TO: Jay Guffey, Engineering Supervisor

FROM: Timothy Jackson III, M/WBE Coordinator

SUBJECT: M/WBE Memo for Burnt Poplar Road Culvert Upgrade

The M/WBE Office reviewed the documentation submitted for the Burnt Poplar Road Culvert Upgrade Project to determine compliance with the City of Greensboro M/WBE Program Plan. The established goals set by the Goal Setting Committee for the project were M/WBE combined goal 10.00%. Documentation submitted indicates that Yates Construction Co. Inc. was the selected vendor and met the established M/WBE Goals.

Yates Construction Co. Inc. bid packet, and affidavits have a total contract amount of \$3,938,724.76 with a commitment of M/WBE 10.02% (\$394,594.52). The company will utilize the following certified M/WBE firms:

ID	Firm Name	County	Description of the Work	Contract Amount	Contract %
MBE	Cinda Corporation	Davie	Curb & Manholes	\$23,998.65	0.61
WBE	Triad Road Maintenance.	Rockingham	Pavement Marking	\$5,625.00	0.14
WBE	Jessie Lane Landscaping & Trucking	Guilford	Dump Truck Service	\$251,889.32	6.40
WBE	P & S Grading	Guilford	Asphalt Paving	\$97,240.00	2.47
WBE	State Construction	Alamance	Seeding & Erosion	\$15,841.55	0.40

Please be reminded that during the performance of the contract, if there are any changes including subcontractor replacement; the Department and Prime Contractor must contact the M/WBE Office for approval, before making any such changes or substitutions.

Cc: Allison Staton, MWBE Compliance Officer

RESOLUTION APPROVING BID IN THE AMOUNT OF \$3,938,724.76 AND AUTHORIZING
EXECUTION OF CONTRACT 2018-019 WITH YATES CONSTRUCTION COMPANY, INC. FOR
THE BURNT POPLAR ROAD CULVERT PROJECT

WHEREAS, after due notice, bids have been received for Contract 2018-048 for the Burnt Poplar Road Culvert Project;

WHEREAS, Yates Construction Company, Inc., a responsible bidder, has submitted the low base bid in the total amount of \$3,938,724.76, as general contractor for Contract 2018-019 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 and submitted by Yates Construction Company, Inc. is hereby accepted, and the City is authorized to enter into a contract with Yates Construction Company, Inc. for the Burnt Poplar Road Culvert Project subject to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.



City of Greensboro

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

Agenda Report

File Number: 2022-853

Agenda Item# I. 11.

Agenda Date: 8/16/2022. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022-853 Resolution Approving Bid in the Amount of \$4,081,074.26 and Authorizing Execution of Contract 2016-054 with Yates Construction Company, Inc. for the Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions Project

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, 373-2494

Contact 2 and Phone: Jason Geary, 373-2302

PURPOSE:

The bids for Contract 2016-054, Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Yates Construction Company, Inc. for \$4,081,074.26.

BACKGROUND:

The work is located in Guilford County, and extends water mains from an existing water main on Huffine Mill Road near Rankin Mill Road, as well as existing water mains on Hicone Road near Summit Avenue and McKnight Mill Road.

Work to be performed under this contract includes constructing approximately 740 linear feet of 6-inch diameter water line, 5,000 linear feet of 12-inch water line, and approximately 4,690

linear feet of 16-inch diameter water line, including all fire hydrants, valves, etc. The water lines are to be installed by open-cut and trenchless methods.

The bids were opened on July 21, 2022, and the apparent lowest, responsive bidder was Yates Construction Company, Inc. with a bid of \$4,081,074.26. The MWBE goals for this project are 3.0% MBE and 5.0% WBE. The contractor's commitments are 3.09% MBE and 5.05% WBE.

The other bids received were:

Breece Enterprises, Inc.	\$4,167,728.00	MBE=3.34%	WBE =9.76%	High Point, NC
Jimmy R. Lynch & Sons, Inc.	\$5,243,366.95	MBE=3.06%	WBE =5.01%	Mt. Pilot, NC

The proposed date for start of construction is November 2022. The proposed date of completion is November 2023.

BUDGET IMPACT:

Funds in the amount of \$4,081,075 are budgeted for this project in two Water Resources Accounts. \$2,500,000 is budgeted in the Huffine/Hicone Water Lines Account 517-7012-02.6016, and \$1,581,075 is budgeted in the Water Lines Account 503-7032-01.6016.

ACCOUNT NUMBER:

\$2,500,000	517-7012-02.6016	Huffine/Hicone Water Lines
\$1,581,075	503-7032-01.6016	Water Lines

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and award Contract 2016-054 for the Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions Project to Yates Construction Company, Inc. for the bid amount of \$4,081,074.26.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

Yates Construction Co., Inc.

Prev Legal Name

Yates & Garrison, Incorporated

Information

SosId: 0165559

Status: Current-Active ⓘ

Date Formed: 6/9/1976

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Ramsey, H Vaughn

Addresses

Reg Office

400 Bellemeade Street, Suite 800
Greensboro, NC 27401

Reg Mailing

400 Bellemeade Street, Suite 800
Greensboro, NC 27401

Mailing

9220 NC 65
Stokesdale, NC 27357-8469

Principal Office

9220 NC 65
Stokesdale, NC 27357-8469

Officers

Vice President

Bret Arnold
9220 NC 65

President

Robert G. Yates , Sr
9220 NC 65

Stokesdale NC 27357 Stokesdale NC 27357

Stock

Class: Common Class A Voting

Shares: 5000

Par Value 1

Class: Common Class B Non Voting

Shares: 95000

Par Value 1



DATE: July 28, 2022

TO: Jay Guffey, Engineering Supervisor - Water Resources

FROM: Shadi Zeidan, Senior M/WBE Specialist

SUBJECT: M/WBE Memo for Contract 2016-054 Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions

The M/WBE Office reviewed the documentation submitted by Yates Construction Co., Inc. for the 2016-054 Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions to determine compliance with the City of Greensboro M/WBE Program Plan. The contract goals established by the Goal Setting Committee for the project were MBE 3.00% and WBE 5.00%. Documentation submitted with the bid indicates Yates Construction Co., Inc. met the established goals.

The appendices submitted with the bid package indicates that the bidder will utilize 8.14% of the total contract value of \$4,081,074.26 to M/WBE firms. Yates Construction Co., Inc. proposed to commit MBE 3.09% (\$170,006.97) and WBE 5.05% (\$206,204.60) to the following certified firms:

ID	Firm Name	County	Description of the Work	Contract Amount	%
MBE	*HICAPS / C2	Guilford	Materials – Pipe & Fittings	*\$109,581.83	*1.61%
MBE	Cinda Corporation	Forsyth	Concrete Work	\$12,240.00	0.30%
MBE	Sawyers Lawncare and Landscaping	Surry	Seeding & Erosion Control	\$48,185.14	1.18%
WBE	Canady's Landscape & Erosion Control	Davidson	Erosion Control	\$17,712.00	0.43%
WBE	Jessie Lanes Landscaping and Trucking, Inc.	Guilford	Trucking	\$188,492.60	4.62%

*The M/WBE Program Plan on page 17, Section V. (F) Counting Participation and Commercially Useful Function, (8.b). States that if materials or supplies are purchased from an M/WBE regular dealer, count 60 percent of the cost of the materials or supplies toward the M/WBE goals. Therefore, the percentage in the above chart reflects 60% of \$109,581.83 (\$65,749.10) of the total supplies amount.

Please be reminded that during the performance of the contract, if there are any changes, including subcontractor replacement, the Department and Vendor must contact the M/WBE Office for approval before making any such changes or substitutions.

Cc Allison Staton, M/WBE Compliance Officer
Timothy Jackson III, M/WBE Coordinator
John Fersner, Engineering and Inspections

RESOLUTION APPROVING BID IN THE AMOUNT OF \$4,081,074.26 AND AUTHORIZING
EXECUTION OF CONTRACT 2016-054 WITH YATES CONSTRUCTION COMPANY, INC. FOR
THE HUFFINE MILL ROAD AND HICONE ROAD LOOP FEED WATER LINE EXTENSIONS
PROJECT

WHEREAS, after due notice, bids have been received for Contract 2016-054 for the Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions Project;

WHEREAS, Yates Construction Company, Inc., a responsible bidder, has submitted the low base bid in the total amount of \$4,081,074.26, as general contractor for Contract 2016-054 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 Yates Construction Company, Inc. is hereby accepted, and the City is authorized to enter into a contract with Yates Construction Company, Inc. for the Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions Project with the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.



City of Greensboro

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

Agenda Report

File Number: 2022-863

Agenda Item# I. 12.

Agenda Date: 8/16/2022. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 863 Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund to Establish Funding for the Huffine Mill Road and Hicone Road Loop Feed Water Line Extension Project in the Amount of \$2,500,000

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 2

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, 336-373-2494

Contact 2 and Phone: Virginia Spillman, 336-373-3260

PURPOSE:

The City of Greensboro Water Resources Department requests approval to amend bond funding for the Water Resources Capital Project Revenue Bond Fund budget for Construction of the Huffine Mill Road and Hicone Road Loop Feed Water Line Extension Project. Council approval is requested for a budget ordinance to permit the expenditure of funds.

BACKGROUND:

This project will extend water mains from an existing water main on Huffine Mill Road near Rankin Mill Road, as well as the water mains on Hicone Road near Summit Avenue and McKnight Mill Road.

Work to be performed includes constructing approximately 740 linear feet of 6-inch diameter water line, 5,000 linear feet of 12" water line, and approximately 4,690 linear feet of 16-inch

diameter water line, including all fire hydrants, valves, etc. The water lines are to be installed by open-cut and trenchless methods.

BUDGET IMPACT:

This amendment will increase the Water Resources Bond Fund budget by \$2,500,000 from revenue bond funding.

ACCOUNT NUMBER:

517-7012-02.6016

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the budget ordinance to amend the Water Resources Capital Project Revenue Bond Fund Budget to establish funding for Construction of the Huffine Mill Road and Hicone Road Loop Feed Water Line Extension Project.

ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT REVENUE BOND FUND
BUDGET TO ESTABLISH FUNDING FOR THE HUFFINE MILL ROAD AND HICONE ROAD LOOP
FEED WATER LINE EXTENSION PROJECT

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

Section 1

That the Water Resources Capital Project Revenue Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
517-7012-02.6016	Water Lines	<u>\$2,500,000</u>
TOTAL		\$2,500,000

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Bond Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
517-0000-00.9005	Revenue Bond Proceeds	<u>\$2,500,000</u>
TOTAL		\$2,500,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2022-848

Agenda Item# I. 13.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022-848 Resolution Authorizing Contract in the Amount of \$1,129,634 with GMV Syncromatics for a Computer Aided Dispatch / Automatic Vehicle Locator Solution

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Citywide

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 373-2861

Contact 2 and Phone: Bruce Adams, 412-6237

PURPOSE:

The Greensboro Transit Agency participated in a joint Request for Proposals (RFP) process for a Computer Aided Dispatch/Automatic Vehicle Locator (CAD/AVL) solution. GMV Syncromatics (GMV) was the selected vendor. A resolution needs to be approved to authorize the City Manager to execute this contract.

BACKGROUND:

The City of Greensboro received a grant award from the Federal Transit Administration in the amount of \$880,000 to purchase a CAD/AVL for the Greensboro Transit Agency's fixed-route fleet. The City of Greensboro Public Transportation Division staff participated in a joint Request for Proposals (RFP) process with the Piedmont Authority for Regional Transportation (PART) serving as the lead agency. Other agencies that participated in the RFP process included the Winston Salem Transit Authority, Link Transit (Burlington, NC), Davidson County Transportation, Chapel Hill Transit, and the City of High Point. The project's purpose was to conduct a solicitation to 1) replace existing contracts for AVL services that are expiring; 2) update

the technologies for system integration and end-user customer access and 3) coordinate among transit agencies for seamless technology use. Of the four firms that submitted proposals, the GMV proposal was determined to be the most responsive due to the comprehensive and innovative solution they proposed. The GMV system will allow the GTA to achieve both regional and individual transit system goals in addition to enhancing the passenger experience.

The M/WBE Office determined that this contract falls under one of the categories of contracts that is excluded from the scope and application of the M/WBE Program Plan. The M/WBE Program Plan Policy states on page 4, section III - Scope of M/WBE Program, (a) Contracts that are subject to the U.S Department of Transportation Disadvantage Business Enterprise Program and Airport Concessions Disadvantage Business Enterprise Program as set forth in 49 CFR Parts 23 and 26 are excluded. GMV has included in their pricing a 7% DBE participation. The PART Board approved the project award to GMV at their March 9, 2022 meeting.

BUDGET IMPACT:

This system will be funded as follows:

\$1,100,000	GTA Grant Fund
<u>\$ 29,634</u>	GTA Operating Fund
\$1,129,634	

ACCOUNT NUMBER:

Funding for the project will come from GTA Grant Fund Account 567-4546-01 and GTA Operating Fund Account 564-4731-01. Annual support and service fees for this system will be budgeted in GTA's annual operating budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolutions authorizing a contract with GMV Synchronatics for a Computer Aided Dispatch / Automatic Vehicle Locator Solution.

Internal M/WBE Waiver Request Form

Date: June 30, 2022

Department: Transportation

Contact Name & Phone: Bruce Adams

Contract Name and Number (if applicable): Regional CAD/AVL Project from vendor GMV Syncromatics

A waiver of the M/WBE participation requirement may be requested by the **Originating Department** at least 5 business days **prior** to advertisement or solicitation. In detail below, please explain your reason for requesting a waiver (attach RFP & supporting documentation as necessary).

Final approval of the request will be made by the City Manager's Office.

The public transportation division is requesting a waiver for the CAD/AVL project from GMV Syncromatics based on the information below:

The City of Greensboro received a grant award from the Federal Transit Administration in the amount of \$880,000 to purchase a CAD/AVL for the Greensboro Transit Agency's fixed-route fleet.

The City of Greensboro Public Transportation Division staff participated in a joint Request for Proposals (RFP) process with the Piedmont Authority for Regional Transportation (PART) serving as the lead agency. Other agencies that participated in the RFP process included the Winston Salem Transit Authority, Link Transit (Burlington, NC), Davidson County Transportation, Chapel Hill Transit, and the City of High Point. The project's purpose was to conduct a solicitation to 1) replace existing contracts for AVL services that are expiring, 2) update the technologies for system integration and end-user customer access and 3) coordinate among transit agencies for seamless technology use.

Of the four firms that submitted proposals, GMV Syncromatics proposal was determined to be the most responsive due to the comprehensive and innovative solution they proposed. The GMV system will allow the GTA to achieve both regional and individual transit system goals in a cost-effective and cost-effective

GMV included in their pricing a 7% DBE participation. The PART Board as the lead agency approved the project award to GMV at their March 9, 2022 meeting. Each participating agency is in charge of contracting with GMV for their agency needs.

Bruce Adams
June 30, 2022

This section is for M/WBE Office use only

Contact Name:

Nora Gardner ext 3756

Phone Number:

☒ The M/WBE Office supports the waiver request. Please submit any comments below.

1. The extraordinary and necessary requirements of the contract render application of the Program Elements infeasible or impractical. **Please explain in detail. (Attach supporting documentation as necessary)**

2. The nature of the goods or services being procured are excluded from the scope of this Program Plan.

Please check one of the exclusions below: (Attach supporting documentation as necessary)

- ☒ Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program;
- ☐ Sole Source: the required supplies or services are available from one responsible source
- ☐ Contracts for electricity or water and sewage services from a municipal utility district or governmental agency;
- ☐ Emergency contracts for goods or supplies;
- ☐ Contracts for the City's lease or purchase of real property where City is lessee or purchaser; and

3. Sufficient qualified M/WBEs providing the goods or services required by the contract are unavailable in the Relevant Market area of the project despite every reasonable attempt to locate them. **Please explain in detail the reason for the request: (Attach RFP & supporting documentation as necessary)**

☐ The M/WBE Office does not support the waiver request. Please explain in detail the reason for not supporting the request: (Attach supporting documentation as necessary)

Nora Gardner Digitally signed by Nora Gardner
REQUIRED M/WBE Signature Date: 2022.07.21 11:02:27 -04'00'

This section is for CMO OFFICE USE ONLY

Name:

Larry Dori 7.21.22

REQUIRED CMO Office Signature

☒ The CMO Office approves the waiver request

☐ The CMO Office does not approve the waiver request.

Date:

RESOLUTION AUTHORIZING CONTRACT IN THE AMOUNT OF \$1,129,634 WITH GMV
SYNCROMATICS FOR A COMPUTER AIDED DISPATCH / AUTOMATIC VEHICLE
LOCATOR SOLUTION

WHEREAS, the City intends to purchase a Computer Aided Dispatch/Automatic Vehicle Location technology system for Greensboro Transit Agency fixed route fleet using Federal Transit Administration funding;

WHEREAS, the City of Greensboro Public Transportation Division participated in a joint Request for Proposals (RFP) process with the Piedmont Authority for Regional Transportation (PART) serving as the lead agency;

WHEREAS, the project's purpose was to conduct a solicitation to 1) replace existing contracts for AVL services that are expiring; 2) update the technologies for system integration and end-user customer access; and 3) coordinate among transit agencies for seamless technology use;

WHEREAS, the GMV proposal was determined to be the most responsive due to the comprehensive and innovative solution they proposed; and

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

That the City Manager, is hereby authorized to enter into a contract with the GMV Syncromatics for a Computer Aided Dispatch / Automatic Vehicle Locator Solution.



City of Greensboro

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

Agenda Report

File Number: 2022-865

Agenda Item# I. 14.

Agenda Date: 8/16/2022. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 865 Resolution Amending the Greensboro Area Thoroughfare Plan and Collector Street Plan

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: 5

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, 373-2861

Contact 2 and Phone: Tyler Meyer, 373-2254

PURPOSE:

Consider the removal of the Fleming-Lewiston Connector and interchange from the Thoroughfare and Collector Street Plans and reclassify Fleming Road and Lewiston Road based on the actions and recommendation of the Greensboro MPO Transportation Advisory Committee.

BACKGROUND:

Added to area transportation plans in 1996, the Fleming-Lewiston connector was intended to enhance connectivity between Greensboro and northwest Guilford County and the interchange to provide a connection to the interstate system.

A site developer requested removal of these projects from the 2045 Metropolitan Transportation Plan and Greensboro Thoroughfare and Collector Street Plans in conjunction with proposed site development plans for land adjacent to the Urban Loop.

The corresponding request to City Council is to remove the connector and interchange from both the Greensboro Thoroughfare Plan and Collector Streets Plan. The Transportation Advisory Committee of the Greensboro Urban Area Metropolitan Planning Organization considered this request at their August 10 meeting following a 30 day public review and comment period.

Based on the technical evidence presented by the developer and analysis completed by MPO staff, the TAC approved removal of the proposed interchange and connector roadway from the Metropolitan Transportation Plan and further approved revision of the roadway classification of Fleming Road north of Bryan Boulevard and the entirety of Lewiston Road from major thoroughfare to minor thoroughfare to better fit the purpose of the roadway while providing capacity to serve anticipated traffic growth. This classification change reduces the right of way requirements from 110 to 80 feet in width.

BUDGET IMPACT:

N/A.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council amend the Greensboro Thoroughfare Plan and Collector Street Plan to delete the connector roadway and interchange and modify the roadway type for portions of Fleming Road and all of Lewiston Road from Major Thoroughfare to Minor Thoroughfare.

RESOLUTION AMENDING THE GREENSBORO AREA THOROUGHFARE PLAN
AND COLLECTOR STREET PLAN

WHEREAS, the proposed Fleming-Lewiston connector and interchange shown on the adopted Greensboro Thoroughfare Plan and Collector Street Plan intended to enhance connectivity between Greensboro and provide a connection to the interstate system;

WHEREAS, a site developer proposes to develop land where the proposed improvements are planned and requests removal of the projects from the Collector Street and Thoroughfare Plans;

WHEREAS, the Greensboro Urban Area MPO has evaluated the need for and benefits of the connector roadway and interchange to determine if these projects can be removed from area transportation plans without significant negative impact;

WHEREAS, The MPO Transportation Advisory Committee reviewed this request following a 30 day public review and comment period on August 10, 2022 after receiving comments at the meeting;

WHEREAS, the Transportation Advisory Committee amended the Greensboro Thoroughfare Plan which require further action by the Greensboro City Council;

WHEREAS, City Council is asked to modify the Greensboro Thoroughfare Plan and Collector Street Plan in accordance with this change; and

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

To amend the Greensboro Area Thoroughfare Plan and Collector Street Plan by removing the Fleming-Lewiston Road interchange and connector; and further to categorize a portion of Fleming Road from Bryan Boulevard to its northern terminus as a minor thoroughfare and Lewiston Road as a minor thoroughfare.



City of Greensboro

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

Agenda Report

File Number: 2022-840

Agenda Item# I. 15.

Agenda Date: 8/16/2022. **Department:** Engineering & Inspections

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 -840 Resolution Authorizing the Sale of Surplus Property Located at 2306 A Huffine Mill Road, 2302 ZZ Huffine Mill Road, 2300 Huffine Mill Road, and a Portion of 2350 #6 Huffine Mill Road to D. Stone Builders, Inc. in the Amount of \$1,616,601.00

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: N/A

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell: 336-373-2302

Contact 2 and Phone: Jason Geary: 336-373-2302

PURPOSE:

The Property Management Section of the Engineering and Inspections Department is in the process of selling surplus land consisting of four vacant lots located at 2306 A Huffine Mill Road, 2302 ZZ Huffine Mill Road, 2300 Huffine Mill Road and the southbound portion of 2350 #6 Huffine Mill Road. Parcel numbers: 220756, 220186, 115275 and 90111. Council approval is requested to proceed with the sale of the property to the highest bidder.

BACKGROUND:

The City of Greensboro had this property appraised by Lynn Ritchy of LR Appraisals on February 1, 2022. The property was valued at \$430,000.00. The highest and final bid of \$1,616,601.00 from D. Stone Builders was accepted in accordance with Section 4:122 of the City Code of Ordinances, "Sale of real property by advertisement for bid". This bid was advertised in the News & Record with a 10 day upset period. This upset period has expired with no further bids.

BUDGET IMPACT:

The proceeds from the sale of this property will be credited to the General Fund. Once all costs related to advertising, property transfer fees and maintenance are paid, any net remaining amount will be recorded as revenue from the sale of the property.

ACCOUNT NUMBER:

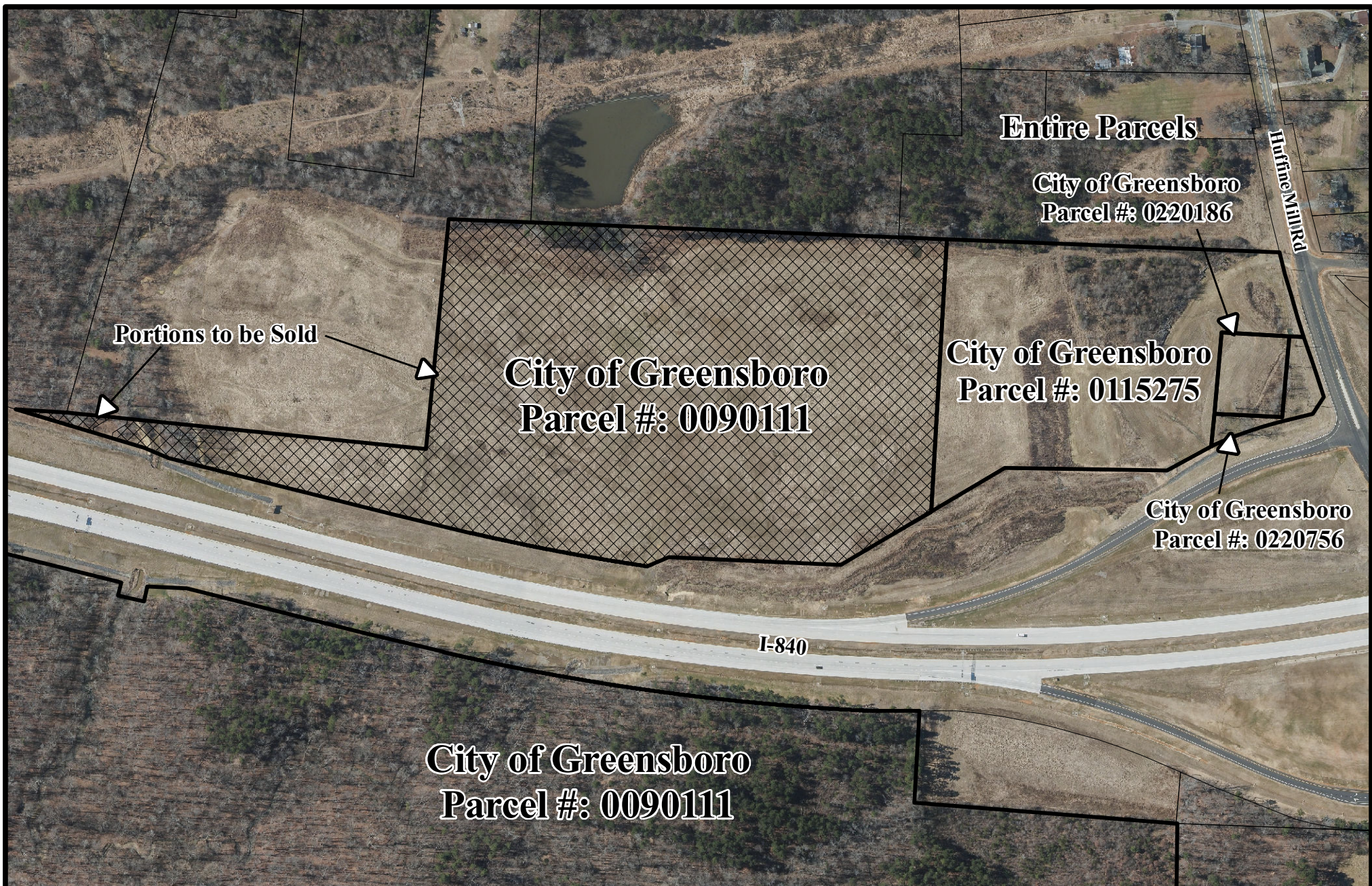
501-7016-01.8616

RECOMMENDATION / ACTION REQUESTED:

That the City Manager is authorized to enter into agreement with D. Stone Builders, Inc. for the sale of the aforementioned property in the amount of \$1,616,601,00. The proceeds from this transaction will be deposited in the Water Resources Enterprise Fund.

That the City Manager is hereby authorized to negotiate and execute an agreement with D. Stone Builders, Inc. for the sale of the hereinabove property in substantial conformity herewith and to execute closing documents; and

That, the Mayor is authorized to execute any deeds necessary to effectuate the closing of this approved transaction.



Site Map 1687

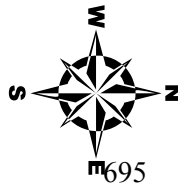
Project #: S00109 - Sale of Surplus City Property

Owner: City of Greensboro

Address: 2306 A, 2302 ZZ, 2300,

& Parts of 2350 #6 Huffine Mill Road

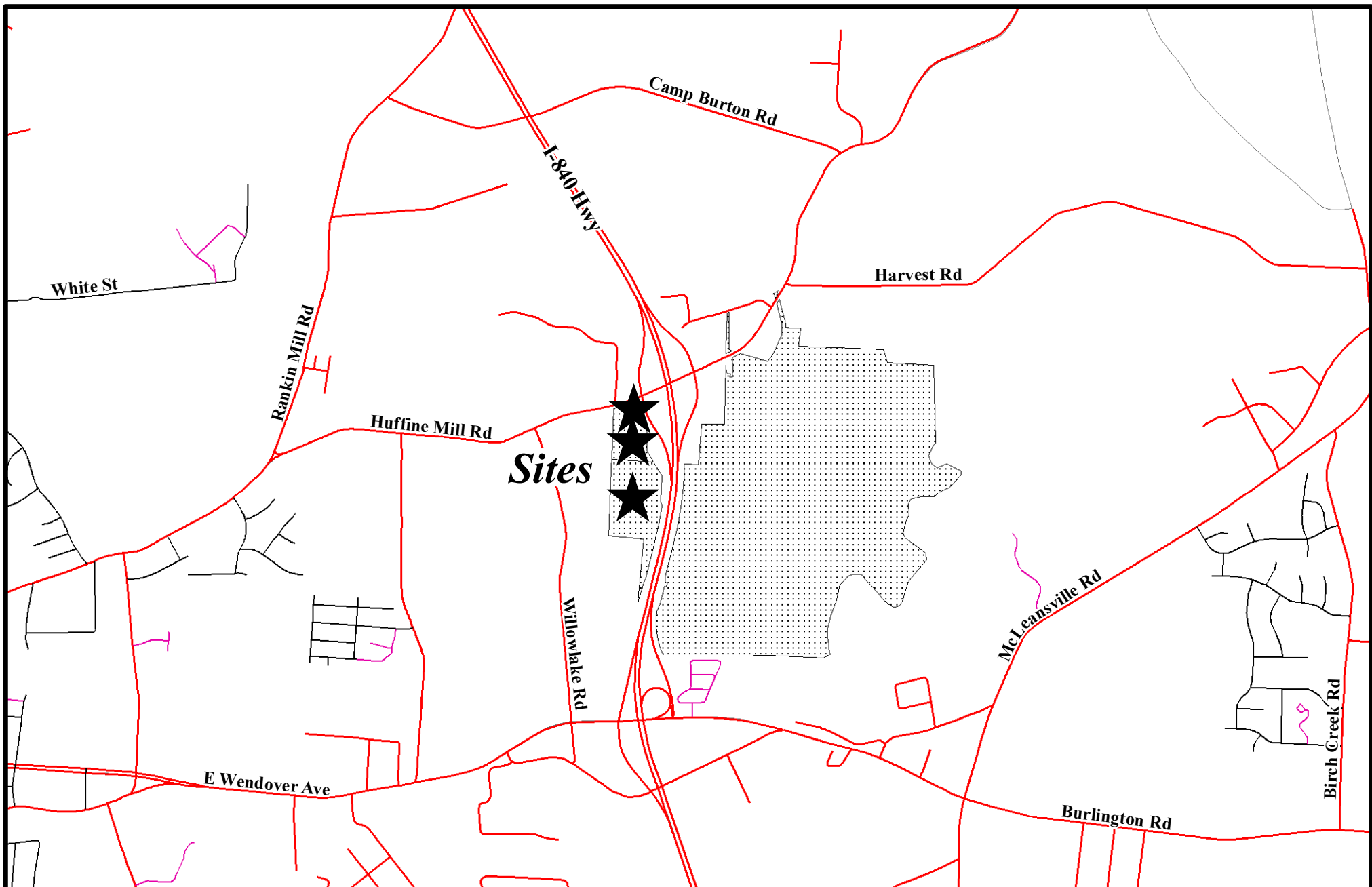
Parcel #: 0220756, 220186, 0115275 & Parts of 0090111



Engineering Records Map 1687

Compiled By: Brian J. Gillies

6-29-2022



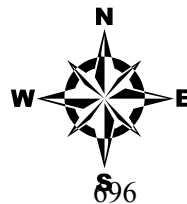
Vicinity Map 1687

Project #: S00109 - Sale of Surplus City Property

Owner: City of Greensboro

Address: 2306 A, 2302 ZZ, 2300,
& Parts of 2350 #6 Huffine Mill Road

Parcel #: 0220756, 220186, 0115275 & Parts of 0090111



Engineering Records Map 1687

Compiled By: Brian J. Gillies
6-29-2022

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name

D. Stone Builders, Inc.

Information

SosId: 0397683

Status: Current-Active ⓘ

Date Formed: 5/30/1996

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Stone, Dwight D

Addresses

Mailing

2904 Lawndale Dr
Greensboro, NC 27408

Principal Office

2904 Lawndale Dr
Greensboro, NC 27408

Reg Office

2904 Lawndale Dr
Greensboro, NC 27408

Reg Mailing

2904 Lawndale Dr
Greensboro, NC 27408

Officers

Secretary

Teresa W. Jarrett
2904 Lawndale Drive
Greensboro NC 27408

President

David B Stone
2904 Lawndale Drive
Greensboro NC 27408

Chairman

Dwight D Stone
2904 Lawndale Drive
Greensboro NC 27408

Stock

Class: COMMON

Shares: 100000

No Par Value: Yes

RESOLUTION AUTHORIZING AND APPROVING THE SALE OF SURPLUS PROPERTY
LOCATED AT 2306 A HUFFINE MILL ROAD, 2302 ZZ HUFFINE MILL ROAD,
2300 HUFFINE MILL ROAD AND A PORTION OF 2350 #6 HUFFINE MILL ROAD TO
D. STONE BUILDERS, INC. IN THE AMOUNT OF \$1,616,601

WHEREAS, the City of Greensboro owns property located at 2306 A Huffine Mill Road, 2302 ZZ Huffine Mill Road, 2300 Huffine Mill Road, and the southbound portion of 2350 #6 Huffine Mill Road, parcels #220756, 220186, 115275, and 90111 said property being shown on the attached map;

WHEREAS, it has been determined that there is no municipal need for the property. The property was appraised by Lynn B. Ritchy at a value of 430,000. The final bid from D. Stone Builders was accepted in the amount of \$1,616,601. The bid was accepted in accordance with Section 4:122 of the City Code of Ordinances which amount, in the opinion of the City Council is fair and reasonable, 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 D. Stone Builders, Inc. for the sale of the aforementioned property in the amount of \$1,616,601. The proceeds from this transaction will be deposited in the General Fund Account: 501-7016-01.8616.

That the City Manager is hereby authorized to negotiate and execute an agreement with D. Stone Builders, Inc. for the sale of the hereinabove property in substantial conformity herewith and to execute closing documents; and

That, the Mayor is authorized to execute any deeds necessary to effectuate the closing of this approved transaction.



City of Greensboro

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

Agenda Report

File Number: 2022-851

Agenda Item# I. 17.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 -851 Resolution Making Certain Findings and Determinations, Authorizing the Filing of an Application with the Local Government Commission and Requesting The Local Government Commission to Sell Revenue Bond Anticipation Notes at a Private Sale and App

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Marlene Druga, Ext 2094

Contact 2 and Phone: Sarah Rupp, Ext 4905

PURPOSE:

The City proposes to issue up to \$175 million Series 2022 Revenue Bond Anticipation Notes (BANs) to finance certain water and wastewater systems improvements that will soon be or are under construction and that will be completed in the next two years. Issuance of the BANs requires City Council adoption of the attached resolution directing the filing of an application with the NC Local Government Commission for the approval of the debt issue.

BACKGROUND:

City Council has previously authorized establishment of Water Resources Bond Funds for the purpose of issuing bond anticipation notes under an interest-only construction draw program and then redeeming the notes and converting them to 30-year revenue bonds.

City Council is being asked to authorize the issuance of a short-term revenue bond anticipation note of up to \$175.0 million, to continue development of the Greensboro Randolph Megasite, the Townsend Clearwell project and additional water and wastewater capital projects scheduled between 2023 and 2025. The \$175 million short term notes will be issued September 2022 pursuant to an agreement with Truist Bank and refinanced in two years with 30-year bonds.

BUDGET IMPACT:

Repayment of the debt service on outstanding revenue bonds and proposed Series 2022 revenue BANs will require an increase in water and sewer rates in future years. Under current economic conditions, the notes can be marketed at reasonable rates of interest.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution authorizing the filing of an application with the Local Government Commission and requesting approval of the sale of revenue bond anticipation note, not to exceed \$175 million, and approving the financing team in connection with the issuance of the bond anticipation notes by the City.

The City Council of the City of Greensboro, North Carolina met in a regular meeting in the Katie Dorsett Council Chamber in the Melvin Municipal Office Building located at 300 West Washington Street in Greensboro, North Carolina, the regular place of meeting, at 5:30 p.m. on August 16, 2022.

Present: Mayor Nancy B. Vaughn, presiding, and Council Members

Absent: Council Members

Also present: _____

* * * * *

_____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL REVENUE BOND ANTICIPATION NOTES AT A PRIVATE SALE IN CONNECTION WITH THE ISSUANCE OF REVENUE BONDS AND REVENUE BOND ANTICIPATION NOTES BY THE CITY OF GREENSBORO, NORTH CAROLINA

BE IT RESOLVED by the City Council (the “City Council”) of the City of Greensboro, North Carolina (the “City”):

Section 1. The City Council does hereby find and determine as follows:

(a) The City currently operates a water system and a sanitary sewer system, both of which provide service to the residents of the City and its environs.

(b) Pursuant to a Trust Agreement, dated as of June 1, 1995 (as supplemented and amended, the “Trust Agreement”), between the City and Branch Banking and Trust Company (succeeded by U.S. Bank Trust Company, National Association), as trustee (the “Trustee”), the City has created a combined enterprise system (the “Combined Enterprise System”), currently consisting of the City’s water system and sanitary sewer system. The Trust Agreement provides for the issuance of revenue bonds or revenue bond anticipation notes thereunder secured by the Net Receipts (as defined in the Trust Agreement) of the Combined Enterprise System as set forth therein, to finance improvements to the Combined Enterprise System and to refund all or a portion of any bonds or notes issued under the Trust Agreement. Revenue bond anticipation

notes issued pursuant to the Trust Agreement constitute “Parity Debt” within the meaning of the Trust Agreement.

(c) In order to better serve and provide for the future needs of the residents of the City and its environs, the City intends to acquire, construct and equip various improvements to the City’s water system and sanitary sewer system (the “2022 Project”).

(d) The 2022 Project is necessary to secure adequate and reliable water and sanitary sewer service and to promote the present and future welfare of the residents of the City and its environs.

(e) The City wishes to commence procedures at this time for the issuance of revenue bond anticipation notes for the purpose of providing funds, together with any other available funds, to (i) pay the costs of the 2022 Project and (ii) pay the fees and expenses incurred in connection with the sale and issuance of such revenue bond anticipation notes, which notes are expected to be paid or redeemed from revenue bonds to be subsequently issued by the City.

(f) The amount of the proposed revenue bond anticipation notes to be issued will be sufficient, but not excessive, for the purpose of paying the costs associated with the 2022 Project.

(g) The proposed 2022 Project is feasible.

(h) The annual audits of the City show the City to be in strict compliance with debt management policies, and the budgetary and fiscal management policies of the City are in compliance with law.

(i) The proposed revenue bond anticipation notes can be marketed at a reasonable interest cost to the City.

(j) The projected rate increases for water and sanitary sewer service, if any, in connection with the issuance of the proposed revenue bond anticipation notes and subsequent revenue bonds will be reasonable.

Section 2. The Finance Director of the City is hereby authorized and directed to file an application with the Local Government Commission for approval of the issuance of revenue bonds in an aggregate principal amount not to exceed \$175,000,000 and, in anticipation of the issuance of such revenue bonds, the issuance of revenue bond anticipation notes in an aggregate principal amount of not to exceed \$175,000,000 for the purpose of providing funds, together with any other available funds, to (a) pay the costs of the 2022 Project and (b) pay the fees and expenses incurred in connection with the sale and issuance of such revenue bond anticipation notes and revenue bonds. Any such action heretofore taken in connection with the filing of such application is hereby authorized, ratified and approved.

Section 3. The Local Government Commission is hereby requested to sell the proposed revenue bond anticipation notes at a private sale without advertisement.

Section 4. The following financing team members are hereby approved by the City in connection with the proposed revenue bond anticipation notes:

Bond Counsel:	Womble Bond Dickinson (US) LLP
Purchaser:	Truist Bank or any designated affiliate thereof
Purchaser's Counsel:	Moore & Van Allen, PLLC
Trustee:	U.S. Bank Trust Company, National Association
Financial Advisor:	DEC Associates, Inc.

Section 5. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing resolution entitled "RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL REVENUE BOND ANTICIPATION NOTES AT A PRIVATE SALE IN CONNECTION WITH THE ISSUANCE OF REVENUE BONDS AND REVENUE BOND ANTICIPATION NOTES BY THE CITY OF GREENSBORO, NORTH CAROLINA" was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Angela R. Lord, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of so much of the proceedings of the City Council of said City at a regular meeting held on August 16, 2022, as relates in any way to the adoption of the foregoing resolution and that said proceedings are to be recorded in minute books of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 16th day of April, 2022.

City Clerk

[SEAL]



City of Greensboro

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

Agenda Report

File Number: 2022-852

Agenda Item# I. 18.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022-852 Resolution Declaring the Results of the Bond Referendum held in the City of Greensboro, North Carolina on July 26, 2022, upon the Questions of Approving \$30,000,000 Housing Bonds, \$70,000,000 Parks and Recreation Bonds, \$14,000,000 Firefighting F

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Marlene Druga, Ext. 2094

Contact 2 and Phone: Sarah Rupp, Ext. 4905

PURPOSE:

Following the August 11, 2022 certification by the Guilford County Board of Elections of the results of the City's General Obligation Bond Referendum held on July 26, 2022, the City Council must adopt a resolution declaring the results of the referendum and direct the filing of the results of the referendum with the City Clerk and the publication of a notice thereof.

BACKGROUND:

The City Council authorized a Bond Referendum at a public hearing held on August 17, 2021 for the purpose of issuing debt to finance \$30 million Housing, \$70 million Parks and Recreation, \$14 million Firefighting Facilities, \$6 million Law Enforcement Facilities and \$15 million Transportation Bonds. The original expected date for the referenda of November 2021 was delayed, along with local elections. The public hearing held in August of 2021 is still valid for

the referendum voted on in July o 2022. On July 26, 2022 voters approved issuing bonds to finance the proposed improvements, totaling \$135 million.

BUDGET IMPACT:

Initial debt service expenditures have been included in the FY 2022-23 annual budget, based on issuing the bonds in several series over the next seven (7) years, beginning in October 2022. Under current economic conditions, we expect the bonds can be marketed at reasonable rates of interest. City Council will be asked at a future meeting to establish new capital project bond funds to account for the improvements.

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution declaring the results of the City's General Obligation Bond Referendum held on July 26, 2022, and the publication of a notice thereof in accordance with statutory provisions.

The City Council of the City of Greensboro, North Carolina met in a regular meeting in the Katie Dorsett Council Chamber in the Melvin Municipal Office Building located at 300 West Washington Street in Greensboro, North Carolina, the regular place of meeting, at 5:30 p.m. on August 16, 2022.

Present: Mayor Nancy B. Vaughn, presiding, and Council Members

Absent: Council Members

Also present: _____

* * * * *

The City Council received from the Guilford County Board of Elections a certified copy of the proceedings of said Board of Elections taken on August 5, 2022, evidencing said Board's determination of the result of the canvass of the returns of the bond referendum held in the City of Greensboro, North Carolina on July 26, 2022, upon the questions of approving \$30,000,000 Housing Bonds, \$70,000,000 Parks and Recreation Bonds, \$14,000,000 Firefighting Facilities Bonds, \$6,000,000 Law Enforcement Facilities Bonds and \$15,000,000 Transportation Bonds of said City.

After said proceedings had been considered and reviewed by the City Council, _____ introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

RESOLUTION DECLARING THE RESULTS OF THE BOND REFERENDUM HELD IN THE CITY OF GREENSBORO, NORTH CAROLINA ON JULY 26, 2022, UPON THE QUESTIONS OF APPROVING \$30,000,000 HOUSING BONDS, \$70,000,000 PARKS AND RECREATION BONDS, \$14,000,000 FIREFIGHTING FACILITIES BONDS, \$6,000,000 LAW ENFORCEMENT FACILITIES BONDS AND \$15,000,000 TRANSPORTATION BONDS

BE IT RESOLVED by the City Council of the City of Greensboro, North Carolina:

Section 1. The City Council, having received from the Guilford County Board of Elections a certified copy of the proceedings of said Board of Elections taken on August 5, 2022, evidencing said Board's determination of the results of the canvass of the returns of the bond referendum held in the City of Greensboro, North Carolina on July 26, 2022, upon the questions of approving \$30,000,000 Housing Bonds, \$70,000,000 Parks and Recreation Bonds, \$14,000,000 Firefighting Facilities Bonds, \$6,000,000 Law Enforcement Facilities Bonds and \$15,000,000 Transportation Bonds of said City, does hereby declare and certify the result of said referendum to be the results which are set forth in the following statement of the results of said referendum, which statement has been prepared by said City Council:

**STATEMENT OF THE RESULTS
OF THE
BOND REFERENDUM
HELD IN THE
CITY OF GREENSBORO, NORTH CAROLINA
ON JULY 26, 2022
UPON THE QUESTIONS OF APPROVING
\$30,000,000 HOUSING BONDS,
\$70,000,000 PARKS AND RECREATION BONDS,
\$14,000,000 FIREFIGHTING FACILITIES BONDS,
\$6,000,000 LAW ENFORCEMENT FACILITIES BONDS
AND \$15,000,000 TRANSPORTATION BONDS**

(a) At a bond referendum held in the City of Greensboro, North Carolina on July 26, 2022, 203,311 voters were registered and qualified to vote.

(b) At said referendum 21,953 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$30,000,000 Housing Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, improving, rehabilitating and equipping multifamily and single family housing units in said City, principally for the benefit of persons of low and moderate income, including, without limitation, housing or neighborhood revitalization programs and the providing of loans, grants or other financial assistance to such persons and to developers and other public and private providers of housing, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,547 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(c) At said referendum 21,636 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$70,000,000 Parks and Recreation Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, improving and equipping various parks and recreational facilities for said City, including, without limitation, a joint library and parks and recreational facility, and the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,867 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(d) At said referendum 24,729 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$14,000,000 Firefighting Facilities Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, renovating and equipping various firefighting facilities for said City, including, without limitation, the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 7,783 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(e) At said referendum 21,227 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$6,000,000 Law Enforcement Facilities Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, renovating and equipping various law enforcement facilities for said City, including, without limitation, the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 11,198 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(f) At said referendum 22,509 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$15,000,000 Transportation Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available

funds, for various transportation related improvements for said City, including, without limitation, street, sidewalk, streetscape and bridge improvements, bicycle lanes, greenways, buses and bus station and shelter improvements, and the acquisition of any related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,004 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

City Council of the
City of Greensboro, North Carolina

Section 2. The City Clerk of the City of Greensboro, North Carolina shall file copies of the foregoing statement of the results of said referendum in her office and shall publish such statement once in the News & Record. A statement in substantially the following form shall be published with the foregoing statement:

“Any action or proceeding challenging the regularity or validity of this bond referendum must be begun within 30 days after [date of publication].”

Section 3. This resolution shall take effect upon its adoption.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing resolution entitled “RESOLUTION DECLARING THE RESULTS OF THE BOND REFERENDUM HELD IN THE CITY OF GREENSBORO, NORTH CAROLINA ON JULY 26, 2022, UPON THE QUESTIONS OF APPROVING \$30,000,000 HOUSING BONDS, \$70,000,000 PARKS AND RECREATION BONDS, \$14,000,000 FIREFIGHTING FACILITIES BONDS, \$6,000,000 LAW ENFORCEMENT

FACILITIES BONDS AND \$15,000,000 TRANSPORTATION BONDS” was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Angela R. Lord, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on August 16, 2022, as it relates in any way to the declaration of the results of the bond referendum held in said City on July 26, 2022, upon the questions of approving \$30,000,000 Housing Bonds, \$70,000,000 Parks and Recreation Bonds, \$14,000,000 Firefighting Facilities Bonds, \$6,000,000 Law Enforcement Facilities Bonds and \$15,000,000 Transportation Bonds of said City and that said proceedings are to be recorded in the minutes of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

I DO HEREBY FURTHER CERTIFY that copies of the statements of the result of the referendum adopted by the resolution set forth in the foregoing transcript have been filed in my office.

WITNESS my hand and official seal of said City this 16th day of August, 2022.

City Clerk

[SEAL]

STATEMENT OF THE RESULTS
OF THE
BOND REFERENDUM
HELD IN THE
CITY OF GREENSBORO, NORTH CAROLINA
ON JULY 26, 2022
UPON THE QUESTIONS OF APPROVING
\$30,000,000 HOUSING BONDS,
\$70,000,000 PARKS AND RECREATION BONDS,
\$14,000,000 FIREFIGHTING FACILITIES BONDS,
\$6,000,000 LAW ENFORCEMENT FACILITIES BONDS
AND \$15,000,000 TRANSPORTATION BONDS

(a) At a bond referendum held in the City of Greensboro, North Carolina on July 26, 2022, 203,311 voters were registered and qualified to vote.

(b) At said referendum 21,953 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$30,000,000 Housing Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, improving, rehabilitating and equipping multifamily and single family housing units in said City, principally for the benefit of persons of low and moderate income, including, without limitation, housing or neighborhood revitalization programs and the providing of loans, grants or other financial assistance to such persons and to developers and other public and private providers of housing, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,547 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(c) At said referendum 21,636 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$70,000,000 Parks and Recreation Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, improving and equipping various parks and recreational facilities for said City, including, without limitation, a joint library and parks and recreational facility, and the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,867 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(d) At said referendum 24,729 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$14,000,000 Firefighting Facilities Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, renovating and equipping various firefighting facilities for said City, including, without limitation, the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 7,783 votes were cast against said order, and that

a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(e) At said referendum 21,227 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$6,000,000 Law Enforcement Facilities Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for acquiring, constructing, renovating and equipping various law enforcement facilities for said City, including, without limitation, the acquisition of related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 11,198 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

(f) At said referendum 22,509 votes were cast for the order adopted on August 31, 2021, authorizing not exceeding \$15,000,000 Transportation Bonds of the City of Greensboro, North Carolina, plus interest, for the purpose of providing funds, together with any other available funds, for various transportation related improvements for said City, including, without limitation, street, sidewalk, streetscape and bridge improvements, bicycle lanes, greenways, buses and bus station and shelter improvements, and the acquisition of any related land, rights of way and equipment, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on said bonds, and 10,004 votes were cast against said order, and that a majority of the qualified voters of the City of Greensboro, North Carolina who voted thereon at said referendum voted in favor of said order, said order was thereby approved and is in force and effect.

City Council of the
City of Greensboro, North Carolina



City of Greensboro

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

Agenda Report

File Number: 2022-878

Agenda Item# I. 19.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 878 Resolution Authorizing Eligible Government Services Expenses be Used and Reported for \$59.4M ARPA Grant

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Marlene Druga, Ext 2094

Contact 2 and Phone: Larry Davis, Ext 2002

PURPOSE:

City Council is requested to adopt a resolution authorizing expenditures associated with provision of eligible government services be used to administer the City’s full \$59.4 million ARPA Grant award under the “general allocation” method, freeing up the City’s general revenues to support allocations to various community agencies and internal departments for projects submitted during the application process.

BACKGROUND:

The City received \$59.4 million awarded by the U.S. Treasury (UST) from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Fund. Monies must be spent according to the “Final Rule” which outlines certain specific eligible uses such as to address public health matters, negative economic impacts, provide premium pay and to support infrastructure needs.

The “Final Rule” further provides that funds may be generally allocated by a government by submitting eligible government service expenditures incurred by the government, up to the amount of “revenue loss” that the government sustained due to the pandemic. According to the revenue loss calculation methodology provided by UST, the City’s full \$59.4 million ARPA award qualifies to be administered under the general allocation method.

This approach allows the City to use ARPA funds to initially cover local expenditures already provided for in the annual budget, such as salaries and benefits, utility costs and most other expenditures necessary to provide municipal government services. The City’s budgeted local general revenues that would have been used to cover these government services are then made available to fund the allocations to various outside agencies and other projects, as selected by City Council. Since the allocation to outside agencies would be awarded from local funds, certain aspects of the procurement and other recordkeeping administration duties by the agencies may be reduced. More funding could then be used to support the projects’ intent rather than for administration and is considered by the School of Government to be an efficient approach.

A full accounting and reporting of the funds allocated to community agencies and to certain internal City projects is currently maintained and may be viewed on the City’s website at [American Rescue Plan | Greensboro, NC \(greensboro-nc.gov\)](https://www.greensboro-nc.gov/american-rescue-plan).

BUDGET IMPACT:

Budget adjustments will be necessary in the future to accommodate this request.

ACCOUNT NUMBER:

Fund 230 Special Revenue Fund; Various City Funds

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt staff’s recommended grant administration strategy to use \$59.4 million of ARPA funds for eligible government services expenditures under the general allocation method-, freeing up the City’s general revenues to support allocations to various community agencies and internal departments for projects submitted during the application process.

RESOLUTION AUTHORIZING USE OF ELIGIBLE GOVERNMENT SERVICES
EXPENSES FOR FULL \$59.4 MILLION ARPA GRANT ACCORDING TO U.S.
TREASURY'S GENERAL ALLOCATION METHOD FOR GRANT ADMINISTRATION

WHEREAS, the City received \$59.4 million from the American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Fund;

WHEREAS, the moneys must be spent according to the U. S. Treasury Department's (UST) "Final Rule" which, as one option, outlines certain specific eligible uses such as, to address public health matters, negative economic impacts, provide premium pay and to support infrastructure needs;

WHEREAS, the "Final Rule" further provides that funds may be generally allocated by a government by submitting eligible government services expenditures incurred by the government, up to the amount of "revenue loss" that the government sustained due to the pandemic;

WHEREAS, according to the revenue loss calculation methodology provided by UST, the City of Greensboro's full \$59.4 million ARPA award qualifies to be administered under the general allocation method;

WHEREAS, this approach allows the City to use ARPA funds to initially cover local expenditures already provided for in the annual operating budget, such as salaries and benefits, and most other expenditures necessary to provide municipal government services;

WHEREAS, the City's budgeted local general revenues that would have been used to cover these government services are then made available to fund the allocations to various outside agencies and other internal projects, as selected by City Council in accordance with an application process and certain selection criteria;

WHEREAS, since the allocation to outside agencies will be awarded from local funds, certain of the procurement and other recordkeeping administration duties by the agencies and the City may be streamlined;

WHEREAS, more funds may then be used to support the projects' intent rather than for administration and is considered by the School of Government to be an efficient approach;

WHEREAS, for projects administered in this manner, funds will be obligated by December 31, 2024 and spent by December 31, 2026;

WHEREAS, a full accounting and reporting of the funds allocated to community agencies and for certain internal City projects will be maintained and funds will be specially designated until the full ARPA award of \$59.4 million is formally allocated by City Council to projects; and

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

That staff's recommended grant administration strategy to use \$59.4 million of ARPA funds for eligible government services expenditures under the general allocation method, which frees up the City's general revenues to support allocations to various community agencies and internal departments for projects submitted during the application process, is adopted.



City of Greensboro

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Agenda Report

File Number: 2022-892

Agenda Item# I. 20.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 892 Ordinance Establishing P&R Bond Fund and Committing \$8 Million of ARPA Enabled Funds to Windsor Chavis Nocho Community Complex Project

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District 1

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Marlene Druga, Ext 2094

Contact 2 and Phone: Nasha McCray, Ext 2002

PURPOSE:

To adopt an ordinance establishing the P&R Bond Fund 493; Commit \$8 million of American Rescue Plan Act (ARPA) enabled funds for the Windsor Chavis Nocho Community Complex Project and amend the FY 2022 - 2023 General Fund budget to accommodate the request.

BACKGROUND:

On July 26, 2022, Greensboro voters approved \$70 million in general obligation bonds at a referendum to construct, improve and equip various parks and recreational facilities in the City, including without limitation a joint library and parks and recreational facility, and the acquisition of related land, rights of way and equipment. \$50 million of the bonds are planned to be issued for the Windsor Chavis Nocho Community Complex.

The Parks & Recreation and Library Departments also requested funding in the amount of approximately \$8 million through the City’s American Rescue Plan grant to support construction

drawings, other pre-construction administration and other necessary project expenditures for the Windsor Chavis Nocho Community Complex project.

American Rescue Plan Act funding in the amount of \$59.4 million was awarded to Greensboro with the first allocation of \$29.7 million received by the City on May 19, 2021 and the remaining allocation of \$29.7 million received on June 21, 2022. The grantor, U.S. Treasury, has provided guidance on the use of funds, including for purposes of recovering revenue losses. Grant funds may be used for authorized government services under this category.

Staff will administer the recording of these general government expenses using these funds in accordance with the guidance provided by U.S. Treasury and the use of grant revenues will make available general and other fund revenues to support projects identified through the American Rescue Plan process by City Council.

BUDGET IMPACT:

Funding from the issuance of general obligation bonds, a contribution from Guilford County and various other sources will support this project. In addition, funding from the American Rescue Plan Act will provide revenues for authorized government activities under the revenue loss category. This will make available local revenues to allow for the expenditure of \$8 million for this project.

ACCOUNT NUMBER:

P&R Bond Fund 493
101-9580-01.6493
101-9580-01.9230

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt an ordinance establishing the P&R Bond Fund 493 to account for initial Windsor Chavis Nocho Community Complex appropriations; commit \$8 million of ARPA enabled funds to the project and amend the FY 2022 – 2023 General Fund budget to accommodate the request.

ORDINANCE ESTABLISHING THE PARKS & RECREATION BOND FUND 493 AND
AMENDING THE GENERAL FUND FOR A TRANSFER RELATED TO THE WINDSOR
CHAVIS NOCHO COMMUNITY COMPLEX PROJECT

WHEREAS, on August 31, 2021, Greensboro City Council held a public hearing and adopted bond orders to authorize \$70 million in general obligation bonds to construct, improve and equip various parks and recreational facilities in the City, including without limitation a joint library and parks and recreational facility, and the acquisition of related land, rights of way and equipment;

WHEREAS, following a delay in municipal elections, Greensboro voters approved \$70 million in general obligation bonds at the July 26, 2022 bond referendum for the above described P&R purposes including \$50 million for the proposed Windsor Chavis Nocho Community Complex project;

WHEREAS, in order to account for expenditures for the Windsor Chavis Nocho Community Complex project, it is necessary to establish a new bond fund with initial appropriations as shown below;

WHEREAS, a transfer is also needed from the General Fund to account for project funds enabled by an American Rescue Plan Act (ARPA) grant award; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSORO:

Section 1.

That the Parks & Recreation Bond Fund be established with initial appropriations as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
Various	Windsor Chavis Nocho Community Complex Expenditures	<u>\$58,000,000</u>
Total:		\$58,000,000

And, that this increase be financed by increasing the following revenue accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
Various	Bond Proceeds	\$50,000,000
	Transfer from General Fund	<u>\$ 8,000,000</u>
Total:		\$58,000,000

Section 2.

That the appropriation for the FY 2022 - 2023 General Fund account be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-9580-01.6493	Transfer to P & R Bond Fund – 493	<u>\$8,000,000</u>

Total: \$8,000,000

And, that this increase be financed by increasing the following FY 2022 -2023 General Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-9580-01.9230	Transfer from ARPA Special Revenue Fund	<u>\$8,000,000</u>
Total:		\$8,000,000

Section 3. AND THAT, the expense and revenue amounts here-in-above authorized and made for the P & R Bond Fund 493 shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 3. This ordinance shall become effective upon adoption.



City of Greensboro

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Agenda Report

File Number: 2022-893

Agenda Item# I. 21.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022 – 893 Ordinance Amending the FY 2022 -2023 General Fund and the General Capital Improvements Fund in the Amount of \$6,174,652 for Identified City Maintenance Needs

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: District 3

Public Hearing: No

Advertising Date: N/A

Contact 1 and Phone: Marlene Druga, Ext 2094

Contact 2 and Phone: Jon Decker, Ext 2291

PURPOSE:

To adopt an ordinance to establish appropriations for certain City maintenance needs identified during the FY 2022 – 2023 annual budget process, including roof replacement and HVAC improvements at the Central Library, roof and various maintenance and repairs at the Greensboro Cultural Center and repairs and improvements to the City's Parks and Recreation Department aquatic centers/pools.

BACKGROUND:

Certain critical deferred City maintenance needs were identified during the FY 2022 – 2023 budget process that were not able to be funded in the adopted budget.

American Rescue Plan Act funding in the amount of \$59.4 million was awarded to Greensboro with the first allocation of \$29.7 million received by the City on May 19, 2021 and the remaining allocation of \$29.7 million received on June 21, 2022. The grantor, U.S. Treasury, has provided

guidance on the use of funds, including for purposes of recovering revenue losses. Grant funds may be used for authorized government services under this category.

Staff will administer the recording of these general government expenses using these funds in accordance with the guidance provided by U.S. Treasury and the use of grant revenues will make available general and other fund revenues to support projects identified through the American Rescue Plan process by City Council and during the annual budget process.

BUDGET IMPACT:

This ordinance will establish project accounts for expenditures related to Central Library, Greensboro Cultural Center and P&R aquatic center/pool maintenance needs in the amount of \$6,174,652.

ACCOUNT NUMBER:

Various Fund 411 accounts

101-9580-01.6411

101-9580-01.9230

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached ordinance establishing additional funding for maintenance related expenses at the Central Library, Greensboro Cultural Center and for P&R aquatic centers.

ORDINANCE AMENDING THE FY 2022-23 GENERAL FUND BUDGET AND GENERAL
CAPITAL IMPROVEMENTS FUND IN THE AMOUNT OF \$6,174,652 FOR IDENTIFIED
MAINTENANCE NEEDS

Section 1.

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

That the appropriation for the General Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-9580.01.6411	Transfer to the General Capital Improvements Fund	<u>\$6,174,652</u>
Total:		<u>\$6,174,652</u>

And, that this increase be financed by increasing the following General Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-9580-01.9230	Transfer from ARPA Special Revenue Fund	<u>\$6,174,652</u>
Total:		<u>\$6,174,652</u>

Section 2.

That the appropriation for the General Capital Improvements Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
Various	Central Library Roof Replacement	\$1,200,000
Various	Central Library HVAC Improvements	\$ 375,000
Various	Greensboro Cultural Center Maintenance/Roof	\$3,499,652
Various	City Aquatic Center Improvements	<u>\$1,100,000</u>
Total:		<u>\$6,174,652</u>

And, that this increase be financed by increasing the following General Capital Improvements Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
Various	Transfer from General Fund	<u>\$6,174,652</u>
Total:		<u>\$6,174,652</u>

Section 3. AND THAT, the expense and revenue amounts here-in-above authorized and made for the General Capital Improvements Fund shall be documented and recorded by line item within the accounting system of the City of Greensboro so as to provide a foundation for the proper recording of actual revenue and expenditures and shall be duly filed with the City Clerk of the City of Greensboro.

Section 4.

And, that this ordinance should become effective upon adoption.



City of Greensboro

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Agenda Report

File Number: 2022-871

Agenda Item# I. 22.

Agenda Date: 8/16/2022. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2022-777 Boards and Commission List for August 16, 2022

Council Priority: Place an 'x' in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☒ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2396

Contact 2 and Phone: Tebony Rosa Ext 2396

PURPOSE:

The City Clerk's office provide an updated Data Bank List and Roster List for the Boards and Commissions for the City of Greensboro. The City Clerk's office has provided an attachment of the demographics of all boards and commissions as requested by Council.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The information provided is for informational purposes.

BOARDS AND COMMISSIONS DATA BANK

8.16.22

ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
ABC BOARD										
4	Ashby, Carl C.	Caucasian	Male	102 Manchester Place			3/2/2020	Yes	292-9060	253-9063
4	De La Cruz, Ana	Hispanic	Female	5009 Kenview St			11/9/2021	Yes	336-523-0501	
4	Egbert, Andrew	Caucasian	Male	3305 Horsepen Creek Road			3.12.2021	No	210-2770	272-5606
2	Garrett, Mae (Grace) Carmon	African-American	Female	604 Cardella Dr			8/4/2022	No	336-334-2931	
2	Dr. Gathers, LaToya	African-American	Female	1412 Lankford St. Suite A			8/9/2022	Yes	336-895-2569	
3	Kitchen, Jack	Caucasian	Male	2220 W. Friendly Avenue	NCDENR		11/30/2020	Yes	686-1690	919-219-0402
3	Neely, Jerald	African-American	Male	8 Loch Ridge Ct.	Director of Trio Programs		1/10/2022	Yes	269-830-1867	
3	Randolph, Cory	African-American	Male	1007 Northern Shores Lane	Volvo		10/15/2020	Yes	897-2452	
5	Robinson, Byron		Male	4409 Chateau Drive		Thurm	10/20/2020		852-0699	
4	Schott, Maury	Caucasian	Male	3510 Parkwood Drive Apt C			1/29/2021	Yes	917-538-9756	
1	Scott, Mario	African-American	Male	1523 Pichard St			7/11/2022	Yes	336-965-2583	
4	Smith, Frederick	African-American	Male	1712 Hobbs Road			1/18/2021	Yes	847-9189	
1	Wofford, Drewry, IV	Caucasian	Male	1010 Lexington Avenue			9/11/2020	No	919-522-8283	
AIRPORT AUTHORITY										
3	Clark, Lynn	Caucasian	Male	1 Granville Oaks Court			2/25/2021	Yes	908-5966	
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
3	McAllister, M. Lee	Caucasian	Male	1900 Lafayette Avenue	Weaver Invest.		3/4/2019		580-7766	275-9600
3	Riccardi, Frank	Caucasian	Male	19 Fountain Manor Drive Unit E			6/29/2021	Yes	240-672-1590	
BOARD OF ADJUSTMENT										
3	Crow, Alex	Caucasian	Male	317 Pisgah Church Rd. Apt 1G			4/4/2022	Yes	910-685-6636	
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
3	Jones, Frankie	African-American	Male	4203 Cypress Grove Lane			12/16/2021	Yes	336-392-9529	
4	Mckinney, Michael	African-American	Male	4201 Bitternut Trail			3/2/2022	Yes	336-681-7220	
2	McMillan, Lisa	African-American	Female	404 East Whittington Street			6/17/2019	Yes	202-4828	676-3727
4	Skenes, Mary W.	Caucasian	Female	404 Beverly Place			4/29/2019	Yes	854-0464	339-2640
2	VanderVeen, Bert	Caucasian	Male	719 5th Ave	Photographer		2/7/2022	No	336-253-5052	
BRYAN PARK GOLF COMMISSION										
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
3	Kay, David	Caucasian	Male	6 finley Ridge Way			2/9/2021	Yes	571-277-7916	
3	Neely, Jerald	African-American	Male	8 Loch Ridge Ct.	Director of Trio Programs		1/10/2022	Yes	269-830-1867	
4	Peters, Erwin H. (Pete)	Caucasian	Male	4204 Dogwood Drive			1/31/2020	Yes	314-517-5445	
1	Peters, Timothy	Caucasian	Male	3121 W Gate City Blvd.			5/3/2021	No	757-822-3653	
3	Randolph, Cory	African-American	Male	1007 Northern Shores Lane	Volvo		10/15/2020	Yes	897-2452	
COMMISSION ON THE STATUS OF WOMEN										
4	Bloss, Eden	Caucasian	Female	709 Lipscomb Road	A&TSU		1/29/2021	Yes	334-4042	
4	Bush, Catherine	Caucasian	Female	3600 Chance Road			2/14/2021	Yes	229-412-2079	
5	Crutchfield, Cathy	African-American	Female	202 Private Cooper Lane, Apt1A			10/1/2019	Yes	324-6431	
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
2	Doane, Tonya	African-American	Female	308 Victor Place, 3Q		Wells	9/17/2019	Yes	686-3026	517-2185
2	Feimster, Malinda	African-American	Female	300 Collinswood Lane			11/4/2020	Yes	740-5796	285-4388
3	Gales, Sherrell	African-American	Female	2316 Fortune Lane	Employment Manager		2/14/2022	No	336-302-0326	
5	Idassi, Esther *	African-American	Female	12 Ivy Ridge Court			9/3/2019	Yes	988-8108	819-2925
5	Irby, Khem	African-American	Female	1414G Adams Farm Parkway			1/31/2021	Yes	508-2527	
5	Jasper-Morant, Joyce *	African-American	Female	4004 Jessup Grove Court			6/11/2019	Yes	202-2421	412-804

BOARDS AND COMMISSIONS DATA BANK

8.16.22

ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
5	Johnson, LaMetria	African-American	Female	7037 West Friendly Ave	Child Support Agent		8/27/2021	Yes	336-432-2553	
2	Johnson-Lowery, Dalene	African-American	Female	5912 Landerwood Drive			12/5/2019	No	314-1358	
5	Kaufman, Deborah	African-American	Female	3303 Sutton Oaks LN			3/30/2021	Yes	276-732-0869	
4	Martin, Eileen			3731 Winborne Lane		Johnson	12/6/2016	Yes		
3	McCullough, Ziva Monique	African-American	Female	4901 Lawndale Drive			12/18/2019	Yes	987-7695	286-4359
0	O'Hal, Lisa	Caucasian	Female	6098 Baggage Master Court			3/3/2021	Yes	848-7993	
3	Parker, Pamela Lane	Other	Female	4510 Ridgefall Road			1/16/2019	Yes	267-9032	217-9032
5	Patterson, LaMetria			7034-J West Friendly Ave.		Wilkins	3/1/2016	Yes	432-8344	
3	Puckett, Autumn	Mixed	Female	2107 Cleburne Street			11/9/2020	Yes	686-4118	
3	Franklin-Richards, Carla	African-American	Female	2315 Fortune Lane			1/15/2021	Yes	646-355-2175	206-266-1000
4	Singleton, Kristina	Caucasian	Female	633 Scott Ave			6/8/2021	Yes	336-420-9794	
3	Slayton, LaBrenda	African-American	Female	128 Yester Oaks Way E. Apt D			8/19/2019	Yes	314-0688	217-9626
3	Talton, Angela L.	African-American	Female	210 Rivington Way			7/23/2020	Yes	288-0830	
3	Turner, Tiffany	Caucasian/Hispanic	Female	2003 Queens Court			12/17/2019	No	254-6051	
2	Twyman, Cain	African-American	Female	317 Cushing Street			7/19/2021	Yes	919-619-4465	919-909-0094
3	Wagner, Ashlee	Caucasian	Female	805 Blanton Place			3/12/2020	Yes	334-2944	217-9142
5	Walker, Monica	African-American	Female	620 Eagle Road Apt 1B		Thurm	10/20/2020	Yes	253-0419	
4	Wallis, Jennifer			2804 Grasmere Drive		Barber	2/21/2017	Yes	457-2191	
5	Woodard, Tiara	African-American	Female	4460 Riverbirch Loop	Service Representative		3/22/2022	Yes	252-290-8904	
COMMUNITY SUSTAINABILITY COUNCIL										
2	Abdullah, Jinaki M.	African-American	Female	1503 Sir Galahad Road		Johnson	2/18/2020	Yes	704-953-0674	750-8872
4	Brandy, Mervin	West Indian	Male	1216 Oakland Ave Apt D			6/2/2021	Yes	203-815-4656	
2	Cockerham, Lonnie	African-American	Male	1600 E. Market St	NC A&T		4/1/2021	Yes	336-749-5729	
1	Davis, Crystal	African-American	Female	8 Belles Ct	Trainer		6/7/2021	Yes	336-523-7341	
4	Guthrie, Tom	Caucasian	Male	2407 Camden Rd	Professor		3/30/2021	Yes	336-255-9452	
5	Jackson, Brian	African-American	Male	1505 Bridford Pkwy Apt 4D	Consultant		10/12/2021	No	240-691-8477	
2	Johnson-Lowery, Dalene			5912 Landerwood Drive		Johnson	12/17/2019	Yes	814-1358	
5	Kaufman, Deborah	African-American	Female	3303 Sutton Oaks LN			3/30/2021	Yes	276-732-0869	
4	McKinney, Michael	African-American	Male	4201 Bitternut Trail			9/3/2019	Yes	541-8489	681-7220
4	Miller, Shaleen	Caucasian	Female	3911 Dogwood Dr.	Adjunct Lecturer		3/25/2021	Yes	713-855-7935	
3	Morgan, Bret	Caucasian	Male	1827 Crossroads	Clinical Strategy		3/26/2021	No	713-377-0951	
4	Oxner, Laura	Caucasian	Female	2105 Rolling Rd	Repurpose		3/30/2021	Yes	336-508-6899	
4	Phillips, Sid	Caucasian	Male	6 Ashton Court	VP		6/16/2021	Yes	336-605-5888	
5	Pinder, Jamilla	African-American	Female	246 Malamute Lane			5/26/2021	Yes	336-253-1683	
4	Pudlo, Jean	Caucasian	Female	203 Kemp Road West			3/29/2021	Yes	336-580-0004	
1	Rasul, Omar	Black Native	Male	125 Lawrence St			6/21/2022	yes	336-709-0024	
3	Smith, Shadrach	African-American	Male	19 Middlefield Court			4/16/2021	Yes	336-285-6385	336-638-1585
1	Weiss, Thais	Hispanic	Female	1902 Grove Street		Hightower	6/4/2019	Yes	919-886-1451	
5	Woodard, Tiara	African-American	Female	4460 Riverbirch Loop	Service Representative		3/22/2022	Yes	252-290-8904	
CULTURAL AFFAIRS										
1	Davis, Crystal	African-American	Female	8 Belles Ct	Trainer		6/7/2021	Yes	336-523-7341	
FIREFIGHTER'S RELIEF FUND BOARD										
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
GCJAC (GREENSBORO CRIMINAL JUSTICE ADVISORY COMMISSION)										
5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
2	Bishop, Brenda	African-American	Female	1504 Larchmont Dr			1/24/2022	yes	336-202-8237	

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
3	Chavis, Rhonda	African-American	Female	5613 Fountainhead Drive			9/17/2019	Yes	509-5011	612-1968
1	Colson, Lacy	African-American	Male	3546 Lynhaven Dr.	Accounts Receivable		8/27/2021	Yes	336-901-1224	
5	Coleman, Cynthia B.	African-American	Female	3219 C Cypress Park Road			7/30/2020	Yes	260-6147	
1	Davis, Crystal	African-American	Female	8 Belles Ct	Trainer		6/7/2021	Yes	336-523-7341	
4	De La Cruz, Ana	Hispanic	Female	5009 Kenview St			11/9/2021	Yes	336-523-0501	
5	Dorley, Fanta	African-American	Female	3102 Alder Way		Thurm	1/7/2020	Yes	685-1690	285-3025
5	Forney, Shalee	African-American	Female	5404 Garden Lake Dr 3D	Juvenile Court Counselor		9/14/2021	Yes	828-448-0089	
5	Johnson, LaMetria	African-American	Female	7037 West Friendly Ave	Child Support Agent		8/27/2021	Yes	336-432-2553	
3	Keohohou, Edward	Indigenous Native Haw.	Male	602 Fairmont St Apt E			3/14/2022	No	336-324-2493	
4	Hamilton, Jonathan	Caucasian	Male	608 Sherman Street	Attorney		9/28/2020	Yes	709-5171	
2	Helton, Jolie	Caucasian	Female	10 Grace Chapel Court	UNC-G		3/9/2020	Yes	848-9293	334-4410
2	Moore, Chance	Caucasian	Male	5718 Oak Gate Drive			11/22/2019	Yes	949-517-2012	814-2890
5	Neal, Alica	African-American	Female	1308 Fleming Rd Apt L	Advisor		8/2/2022	No	336-253-0189	
5	Peterson Sr, Bryant Keith	African-American	Male	RH Barringer 1620 Fairfax Rd			8/24/2021	Yes	336-854-0555	
3	Register, Jack	Caucasian	Male	416 W. Radiance Drive			10/15/2020	Yes	588-9156	
3	Franklin-Richards, Carla	African-American	Female	2315 Fortune Lane			1/15/2021	Yes	646-355-2175	206-266-1000
2	Savoy, Zanzella	African-American	Female	1502 Sir Galahad Road			11/20/2020	Yes	707-4884	
4	Smith, Kentra	African-American	Female	22 Aspen Drive #D			3/3/2020	Yes	712-5731	
1	Spearmen-Hall, Cynthia	African-American	Female	120 Chestnut Bend Drive			1/19/2021	Yes	617-642-1823	
2	Twyman, Cain	African-American	Female	317 Cushing Street			7/19/2021	Yes	919-619-4465	919-909-0094
1	Wisneski, Patricia	Caucasian	Female	1607 Bailiff Street	Crime Scene Investigator		3/3/2022	yes	336-641-5980	
GHA (GREENSBORO HOUSING AUTHORITY)										
5	Aguiar, Jeffrey	Other	Male	1428 Bridford Parkway Apt B			6/23/2020	Yes	558-1308	
5	Ashley, Bruce	Caucasian	Male	3805 Obriant Place			8/17/2020	Yes	632-1983	457-0233
5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
0	Best, C'Mille Riche	African-American	Female	2217 Flora Vista Court	Wells Fargo		1/14/2019	Yes	840-4552	834-1966
1	Brown, Quentin	African-American	Male	3403 Shallowford Drive		Hightower	12/6/2016	Yes		
1	Cunningham-Dockery, Chekesha *	African-American	Female	602 Sharing Terrace		Hightower	1/27/2020	Yes	275-1706	707-9368
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
5	Dorley, Maseta	African-American	Female	PO Box 2133			6/9/2020	Yes	521-3399	
3	Duffield, Grant	Caucasian	Male	2809 asbury Terrace			5/12/2021	Yes	803-429-8562	
2	Gladden, Byron	African-American	Male	3410 Summit Ave. Apt A			8/12/2022	Yes	336-398-4386	
4	Goode, Deborah C.			1112 Westminster Drive		Johnson	5/3/2016	Yes	763-2622	
3	Greene, Stacey	African-American	male	2009 /risecrest /druve			7/9/2019	Yes	691-8084	
4	Hicks, Jason	Caucasian	Male	3702 Starmount Drive			11/8/2021	Yes	931-252-3337	336-242-2924
	Jacobs, Tiffany	African-American	Female	2325 Adam Farm Parkway - OUTSIDE CITY				Yes	704-572-8629	
4	Kane, Sean	Caucasian	Male	4508 Tower Road	Lincoln Fin.		7/2/2019	Yes	713-582-1887	691-4237
3	Keohohou, Edward Bruce *	Hawaiian	Male	602 Fairmont Street			5/1/2019	Yes	324-2493	
5	Malpass, Nadine *	Caucasian	Female	1 Carmoustie Trail			9/13/2019	Yes	704-763-2153	
3	McCullough, Ziva Monique	African-American	Female	4901 Lawndale Drive			12/18/2019	Yes	987-7695	286-4359
4	McKinney, Michael	African-American	Male	4201 Bitternut Trail			9/3/2019	Yes	541-8489	681-7220
0	Morgan, Keith	African-American	Male	4003 Starling Court			7/30/2019	Yes	686-2701	375-5800
4	Smith, Kentra	African-American	Female	22 Aspen Drive #D			3/3/2020	Yes	712-5731	
4	Standley, Larry G.	Caucasian	Male	5413 Guida Drive	US HUD-Ret		7/11/2019	Yes	855-7095	50-8321
1	Waddell, Linda M.	African-American	Female	2101 Shepherd Watch Ct. A pt A		Hightower	7/16/2019	Yes	456-0554	

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Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
GUILFORD COUNTY HISTORIC PROPERTIES COMMISSION										
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
GUILFORD COUNTY PARKS AND RECREATION COMMISSION										
HISTORIC PRESERVATION COMMISSION										
3	Adams, Cynthia	Caucasian	Female	1118 Cridland Road			6/5/2017	Yes	253-4168	
4	Brandy, Mervin	West Indian	Male	1216 Oakland Ave Apt D			6/2/2021	Yes	203-815-4656	
2	Davis, Shirl	African-American	Female	1407 Lord Foxley Dr			12/16/2021	Yes	336275-2775	
4	Duhan, Morgan	Caucasian	Female	905-A W McGee Street			1/9/2020	Yes	540-4114	
4	Hemm, David	Caucasian	Male	924 Carr Street			10/21/2020	Yes	905-0963	
3	Kitchen, Jack	Caucasian	Male	2220 W. Friendly Avenue	NCDENR		11/30/2020	Yes	686-1690	919-219-0402
5	McKee, Nancy	Caucasian	Female	3723 Cardinal Downs Drive			6/2/2021	Yes	336-202-4234	
0	O'Hal, Lisa	Caucasian	Female	6098 Baggage Master Court			3/3/2021	Yes	848-7993	
4	Smith, Samatha	Caucasian	Female	211 Tate Street			5/24/2022	Yes	919-389-0564	
1	Sommers, Megan	Caucasian	Female	3 Glendale Oaks Court			8/20/2019	Yes	404-698-6922	804-8182
HUMAN RIGHTS COMMISSION										
5	Aguiar, Jeffrey	Other	Male	1428 Bridford Parkway Apt B			6/23/2020	Yes	558-1308	
2	Brown, Consuela (Connie)	African-American	Female	6002 Roundup Drive	Dist. Atty Ofc		5/11/2020	Yes	392-8492	412-7653
4	Burkhart, Lindsay *	Caucasian	Female	4605 Graham Road			5/30/2017	Yes	669-1352	
4	Bush, Catherine	Caucasian	Female	3600 Chance Road			2/14/2021	Yes	229-412-2079	
1	Collins, Donald			1613 Pichard Street		Hightower	3/22/2018	Yes	327-0711	
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
5	Dorley, Fanta	African-American	Female	3102 Alder Way		Thurm	1/7/2020	Yes	685-1690	285-3025
5	Eisenberg, Lawrence *	Caucasian	Male	1517 New Garden Road #1E			12/11/2019	Yes	516-384-3721	
1	Faison, Felita	African-American	Female	803 Brantford Dr, McLeansville		Hightower	7/21/2020	Yes	552-2774	
5	Forney, Shalee	African-American	Female	5404 Garden Lake Dr 3D	Juvenile Court Counselor		9/14/2021	Yes	828-448-0089	
0	Fregeau, Jami	Caucasian	Female	3805 Watercourse Court			9/29/202	Yes	919-784-5329	
4	Goode, Deborah C.			1112 Westminster Drive		Johnson	5/3/2016	Yes	763-2622	
2	Hamlin, Rev. Ekinah	African-American	Female	2233 Wilcox Drive			3/19/2019	Yes	265-8401	254-5836
5	Irby, Khem	African-American	Female	1414G Adams Farm Parkway			1/31/2021	Yes	508-2527	
1	Izzard, Anthony	African-American	Male	2801 Green Crest Court			2/10/2021	Yes	580-2415	
4	Jones, Elizabeth			4520 Cross Ridge Lane		Jones	12/6/2016	Yes		
3	Keohohou, Edward Bruce *	Hawaiian	Male	602 Fairmont Street			5/1/2019	Yes	324-2493	
2	McCorkle, Latasha	African-American	Female	4014 Cocklereece Drive			12/2/2020	No	285-1297	
1	Montgomery, Juanita			2604 Wilpar Drive		Hightower	12/6/2016	Yes	378-1256	
4	Newton, Donna	Caucasian	Female	602 Bruton Place S.			11/18/2019	Yes	202-4309	
5	Noble, Timothy	African-American	Male	3005 South Holden Rd Unit 8	Sm Bus Cons		2/26/2021	Yes	580-1536	
3	Parker, Pamela Lane	Other	Female	4510 Ridgefall Road			1/16/2019	Yes	267-9032	217-9032
3	Puckett, Autumn	Mixed	Female	2107 Cleburne Street			11/9/2020	Yes	686-4118	
3	Register, Jack	Caucasian	Male	416 W. Radiance Drive			10/15/2020	Yes	588-9156	
2	Roach, Jonathan *	Mixed	Male	278 Richard Street			10/19/2020	Yes	340-3580	
2	Savoy, Zanzella	African-American	Female	1502 Sir Galahad Road			11/20/2020	Yes	707-4884	
4	Sevier, David	Caucasian	Male	311 S. Mendenhall Street			6/8/2017	Yes	897-7014	571-276-8398
3	Shaw, Betty	African-American	Female	2615 Cottage Pl			5/19/2022	No	336-456-8648	
3	Talton, Angela L.	African-American	Female	210 Rivington Way			7/23/2020	Yes	288-0830	
5	Troublefield, Yvette			601 Friendway Road, Apt. D		Johnson	12/6/2016	Yes		
5	Turner, Pamela	African-American	Female	313 Alder Way	MPA		11/23/2020	Yes	965-2145	

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Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
3	Turner, Tiffany	Caucasian/Hispanic	Female	2003 Queens Court			12/17/2019	No	254-6051	
3	Wagner, Ashlee	Caucasian	Female	805 Blanton Place			3/12/2020	Yes	334-2944	217-9142
5	Walker, Monica	African-American	Female	620 Eagle Road Apt 1B		Thurm	10/20/2020	Yes	253-0419	
4	Woodard, Morgan	African-American	Female	3647 Clifton Road Unit B			10/14/2020	Yes	624-1974	
4	Wyrick, Paige	Caucasian	Female	3510 Two Oaks Drive			5/21/2021	Yes	336-558-1638	
INSURANCE ADVISORY COMMITTEE										
1	Collins, Donald			1613 Pichard Street		Hightower	3/22/2018	Yes	327-0711	
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
3	Wagner, John C.	Caucasian	Male	805 Blanton Place			6/23/2020	Yes	609-3310	763-1088
5	Woodard, Tiara	African-American	Female	4460 Riverbirch Loop	Service Representative		3/22/2022	Yes	252-290-8904	
LIBRARY BOARD OF TRUSTEES										
1	Chiu, Matthew	Caucasian	Male	1500 Ontario Street	Server		8/17/2021	Yes	919-623-6458	
1	Cooper, Demontra K.	African-American	Male	4132 Eastland Avenue			7/3/2019	Yes	383-0078	412-3092
4	Cutler, Ivan Saul	Caucasian	Male	1817 Tennyson Court			6/12/2017	Yes	288-8889	288-1560
1	Davis, Crystal	African-American	Female	8 Belles Ct	Trainer		7/26/2021	Yes	336-523-7341	
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	
1	Glass, Erica	African-American	Female	3676 McGinty Dr.	Attorney		1/7/2021	Yes	919-452-6061	
4	Hicks, Jason	Caucasian	Male	3702 Starmount Drive			11/8/2021	Yes	931-252-3337	336-242-2924
5	Isreal, Adrienne	African-American	Female	1002 Gretchen Lane Unit A			12/16/2021	Yes	336-299-2080	
2	Johnson-Lowery, Dalene	African-American	Female	5912 Landerwood Drive			12/5/2019	No	314-1358	
2	McMillan, Lisa	African-American	Female	404 East Whittington Street			6/17/2019	Yes	202-4828	676-3727
2	Roach, Jonathan *	Mixed	Male	278 Richard Street			10/19/2020	Yes	340-3580	
MINIMUM HOUSING STANDARDS COMMISSION										
5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
5	Bender, Douglas R., Sr.	African-American	Male	4214 Chateau Drive			4/5/2019	Yes	714-724-2424	281-561-6535
0	Best, C'Mille Riche	African-American	Female	2217 Flora Vista Court	Wells Fargo		1/14/2019	Yes	840-4552	834-1966
3	Bowman, Andrew	Caucasian	Male	2810 Asbury Terrace	Attorney		10/21/2020	Yes	936-9276	660-2638
1	Cunningham-Dockery, Chekesha *	African-American	Female	602 Sharing Terrace		Hightower	1/27/2020	Yes	275-1706	707-9368
1	Davis, Crystal	African-American	Female	8 Bells Ct	Trainer		7/26/2021	Yes	336-523-7341	
1	Jackson, Brittany	African-American	Female	1211 Lexington Ave	Broker		9/2/2021	Yes	336-339-8763	
5	Kollar, Bob	Caucasian	Male	5604 Virgilwood Drive			5/30/2017	Yes	299-6432	
2	McMillan, Lisa	African-American	Female	1306 Kenion Street	Executive Director		9/14/2021	Yes	336-202-4828	
4	Murphy, Amy			1220 Lakewood Drive		Johnson	10/17/2017	Yes	754-2106	
3	Richards, Arthur	African-American	Male	2315 Fortune Lane			1/15/2021	Yes	646-523-1111	
4	Standley, Larry G.	Caucasian	Male	5413 Guide Drive	US HUD ®		7/11/2019	Yes	855-7095	50-8321
5	Thurm, Tammi	Caucasian	Female	6 Brookglen Court	City Council		6/1/2017	Yes	852-3757	232-0680
4	Walker, Michael	Caucasian	Male	709 Mayflower Drive	Real Estate Investor		8/18/2021	No	336-509-9957	
PARKS & RECREATION COMMISSION										
2	Brown, Consuela (Connie)	African-American	Female	6002 Roundup Drive	Dist. Atty Ofc		5/11/2020	Yes	392-8492	412-7653
5	Carter, Carol	Caucasian	Female	5505 Hempstead Drive			6/21/2022	Yes	336-662-2333	
1	Cooper, Demontra K.	African-American	Male	4132 Eastland Avenue			7/3/2019	Yes	383-0078	412-3092
2	Crawford, Cecile	African-American	Female	502 High St			8/9/2022	Yes	336-549-2959	
3	Foster, Matthew			1319 Latham Road		Johnson	12/6/2016	Yes		
3	Gales, Sherrell	African-American	Female	2316 Fortune Lane	Employment Manager		2/14/2022	No	336-302-0326	
3	Gardner, Joseph			1801 Allendale Drive		Wells	2/6/2018	Yes	255-2295	
2	Gladden, Byron	African-American	Male	3410 Summit Ave. Apt A			8/12/2022	Yes	336-398-4386	

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
0	Houck, Chris	Caucasian	Male	5708 Chinaberry Place		Wells	10/20/2020	Yes	456-0022	
5	Irwin, Brent	Caucasian	Male	6504 Cardinal Forest Court			9/4/2019	Yes	676-2300	
2	Marsh, Phillip	African-American	Male	211 E Lewis St			8/10/2022	Yes	347-628-6574	
2	Moore, Chance	Caucasian	Male	5718 Oak Gate Drive			11/22/2019	Yes	949-517-2012	814-2890
2	Oliver, Myles	Caucasian	Male	800 Revolution Mill Drive			2/1/2021	Yes	601-4915	
1	Scott, Mario	African-American	Male	1523 Pichard St			7/11/2022	Yes	336-965-2583	
1	Spruill, Joyce	African-American	Female	609 Glover Street			1/19/2022	Yes	336-455-4049	
3	Turner, Tiffany	Caucasian/Hispanic	Female	2003 Queens Court			12/17/2019	No	254-6051	
5	Young, Tricia S.			4808 Lonita Street		Wilkins	3/1/2016	Yes	617-4357	
4	MacInnes, Sean	Caucasian	Male	1400 Spring Garden Street		Wells	1/11/2021	Yes	334---901-244-9475	

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
PARTICIPATORY BUDGETING COMMISSION										
5	Aguiar, Jeffrey	Other	Male	1428 Bridford Parkway Apt B			6/23/2020	Yes	558-1308	
3	Barrett, Nicholas	African-American	Male	6 Canvasback PT			8/4/2022	Yes	843-516-1825	
4	Cashwell, David	Caucasian	Male	310 S. Greene Street	Carolina Th.		8/27/2020	Yes	804-380-8969	
4	Davis, Bradley	Caucasian	Male	307 Waverly Way			2/14/2021	Yes	817-683-2425	
1	Davis, Crystal	African-American	Female	8 Belles Ct	Trainer		6/7/2021	Yes	336-523-7341	
2	Dungee, Whitney	Other	Female	4423 Summit Avenue			7/10/2020	Yes	517-8965	398-2988
1	Matthews, Franklin D., Jr.	Caucasian	Male	312 W. JJ Drive			6/19/2020	Yes	381-8630	
4	Miller, Shaleen	Caucasian	Female	3911 Dogwood Dr.	Adjunct Lecturer		3/25/2021	Yes	713-855-7935	
3	Osland, Hailey	Caucasian	Female	201 N. Elm Street, Suite 301	Attorney		7/16/2020	Yes	850-830-1408	894-8913
3	Hayes, Randall	HUMAN?	Male	1102 North Elam Ave	Entrepreneur		9/27/2021	Yes	336-286-6470	
4	Schill, MaKayla	Caucasian	Female	5624 W. Market Street Apt C			7/13/2020	Yes	207-602-8665	
3	Schinnow, Libby *	Caucasian	Female	512 Guilford Avenue			11/18/2020	Yes	685-5274,	
4	Sinclair, Thomas	African-American	Male	3703 Friendsview Drive	Lieutenant Colonel Air Force		10/12/2021	Yes	336-207-1316	
5	Taylor, Willie	Caucasian	Female	808 C Carriage Crossing		Johnson	7/10/2018	Yes		
2	Tucceri, Ronald	Caucasian	Male	329 Gorrell Street	Attorney		9/9/2021	Yes	919-795-2437	
3	Turner, Tiffany	Caucasian/Hispanic	Female	2003 Queens Court			12/17/2019	No	254-6051	
3	Wagner, John C.	Caucasian	Male	805 Blanton Place			6/23/2020	Yes	609-3310	763-1088
4	Sinclair, Thomas	African-American	Male	3703 Friendsview Drive			3/19/2021	yes	207-1316	
4	MacInnes, Sean	Caucasian	Male	1400 Spring Garden Street		Wells	1/11/2021	Yes	334---901-244-9475	
4	Wyrick, Paige	Caucasian	Female	3510 Two Oaks Drive			5/21/2021	Yes	336-558-1638	
PIEDMONT TRIAD REGIONAL WATER AUTHORITY BOARD OF DIRECTORS										
5	Drew, Steven	Caucasian	Male	5802 Hidden Orchard Drive	COG WR (Ret)		12/2/2020	Yes	430-7200	
	DiVenti, Luke	Caucasian	Male	2212 Bringham Rd			7/13/2022	Yes	336-847-1758	
3	Riccardi, Frank	Caucasian	Male	19 Fountain Manor Drive Unit E			6/29/2021	Yes	240-672-1590	
3	Richards, Arthur	African-American	Male	2315 Fortune Lane			1/15/2021	Yes	646-523-1111	
PLANNING AND ZONING COMMISSION										
5	Adams, Chris	Caucasian	Male	204 Centreport Dr			5/9/2022	Yes	336-577-6150	
5	Aguiar, Jeffrey	Other	Male	1428 Bridford Parkway Apt B			6/23/2020	Yes	558-1308	
5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
5	Bender, Douglas R., Sr.	African-American	Male	4214 Chateau Drive			4/5/2019	Yes	714-724-2424	281-561-6535
0	Best, C'Mille Riche	African-American	Female	2217 Flora V ista Court	Wells Fargo		1/14/2019	Yes	840-4552	834-1966
2	Brandon, Donald G.	African-American	Male	1437 Old Hickory Drive			6/18/2019	No	373-0731	
2	Cahill, Alexander	Caucasian	Male	1700 Fairvire St #238	Principal Planner		2/16/2022	Yes	919-247-5848	
3	Cathey, Ronald	African-American	Male	302 Mepps Lane	Project Manager		10/12/2021	Yes	336-540-0734	
5	Carter, Carol	Caucasian	Female	5505 Hempstead Drive			6/21/2022	Yes	336-662-2333	
1	Chiu, Matthew	Caucasian	Male	1500 Ontario Street	Server		8/17/2021	Yes	919-623-6458	
2	Clark, Emanuel Larry Leggett	African-American	Male	6102 Boxelder Cove			9/30/2019	Yes	770-380-1765	378-5568
3	Crow, Alex	Caucasian	Male	317 Pisgah Church Rd. Apt 1G			4/4/2022	Yes	910-685-6636	
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
4	Daurity, Ty	Caucasian	Male	313-A E Market St	Sales and Business Development		7/12/2021	Yes	336-858-2076	
2	Dr. Gathers, LaToya	African-American	Female	1412 Lankford St. Suite A			8/9/2022	Yes	336-895-2569	
4	Hamilton, Jonathan	Caucasian	Male	608 Sherman Street	Attorney		9/28/2020	Yes	709-5171	
2	Helton, Jolie	Caucasian	Female	10 Grace Chapel Court	UNC-G		3/9/2020	Yes	848-9293	334-4410
5	Irwin, Brent	Caucasian	Male	6504 Cardinal Forest Court			9/4/2019	Yes	676-2300	
4	Jones, Michael	African-American	Male	201 South Lyndon Street			5/28/2020	No	842-9212	327-3260
4	Lautermilch, Amanda	Caucasian	Female	5002 Ellenwood Drive			11/14/2020	Yes	862-5280	277-8675

BOARDS AND COMMISSIONS DATA BANK

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
4	Little, Randy	Caucasian	Male	639 Scott Ave			11/5/2021	No	336-339-4394	
2	Marsh, Phillip	African-American	Male	211 E Lewis St			8/10/2022	Yes	347-628-6574	
1	Matthews, Franklin			312 West JJ Drive		Hightower	11/19/2019	Yes	781-8630	
4	McKinney, Michael	African-American	Male	4201 Bitternut Trail			9/3/2019	Yes	541-8489	681-7220
4	Miller, Shaleen	Caucasian	Female	3911 Dogwood Drive	UNC-G		5/11/2020	Yes	855-7935	
3	Neely, Jerald	African-American	Male	8 Loch Ridge Court	Director of Support Services		9/27/2021	Yes	336-734-7123	
1	Nestor, Chanel	American Indian	Female	301 Bimini Lane Apt 1H			4/5/2022	yes	(336) 252-9409	
3	Parker, Pamela Lane	Other	Female	4510 Ridgefall Road			1/16/2019	Yes	267-9032	217-9032
3	Partridge, Christopher	Caucasian	Male	1506 Regents Park Lane			3/2/2022	yes	336-602-6936	
5	Peterson Sr, Bryant Keith	African-American	Male	RH Barringer 1620 Fairfax Rd			8/24/2021	Yes	336-854-0555	
5	Prosser, James	Caucasian	Male	2 Creswell Court 612			11/16/2021	Yes	612-804-0644	
1	Rosa, James, Jr.	Hispanic	Male	707 Kirkman Street			4/12/2019	Yes	457-6225	645-5887
3	Bowman, Andrew	Caucasian	Male	2810 Asbury Terrace	Attorney		10/21/2020	Yes	936-9276	660-2638
5	Carter, Carol A. Crutchfield	Caucasian	Female	5505 Hempstead Drive			7/31/2019	Yes	662-2333	
4	Egbert, Andrew	Caucasian	Male	3305 Horsepen Creek Drive			3.12.2021	No	210-2770	272-5606
2	Helton, Jolie	Caucasian	Female	10 Grace Chapel Court	UNC-G		3/9/2020	Yes	848-9293	334-4410
5	Mazzurco, Janet	Caucasian	Female	5443 Winters Way			8/14/2019	Yes	669-9435	
4	Miller, Shaleen	Caucasian	Female	3911 Dogwood Drive	UNC-G		5/11/2020	Yes	855-7935	
5	Millisor, Matthew J.	Caucasian	Male	1505 New Garden Rd., Apt 313	Attorney		5/21/2019	Yes	312-3829	282-8848
3	Randolph, Cory	African-American	Male	1007 Northern Shores LN	Attorney		4/23/2021	Yes	336-278-3902	336-392-9205
1	Rasul, Omar	Black Native	Male	125 Lawrence St			6/21/2022	yes	336-709-0024	
5	Shupe, Michelle	Caucasian	Female	415 Overman Street	Account Executive		9/7/2021	Yes	336-297-9600	
4	Sinclair, Thomas	African-American	Male	3703 Friendsview Drive			3/19/2021	Yes	207-1316	
2	Snead III, Eddie	African-American	Male	1100 Bellevue St.	Academy Coach Facilitator		11/16/2021	Yes	336-609-0957	336-243-3051
4	Walker, Michael	Caucasian	Male	709 Mayflower Drive	Real Estate Investor		8/18/2021	No	336-509-9957	
3	Wilkinson, Nicholas	Caucasian	Male	402 Turnstone Trail			3/4/2022	Yes	336-832-8115	

REDEVELOPMENT COMMISSION

5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
4	Bloss, Eden	Caucasian	Female	709 Lipscomb Road	A&TSU		1/29/2021	Yes	334-4042	
3	Cathey, Ronald	African-American	Male	302 Mepps Lane	Project Manager		10/12/2021	Yes	336-540-0734	
4	Chaney, Dawn	Caucasian	Female	408 Blandwood Avenue	Chaney Prop.		6/14/2017	Yes	273-1914	
3	Clarida, Brian	African-American	Male	2400 Retriever Lane			3/30/2022	Yes	336-215-5451	
2	Crawford, Cecile	African-American	Female	502 High St			8/9/2022	Yes	336-549-2959	
1	Cunningham-Dockery, Chekesha *	African-American	Female	602 Sharing Terrace		Hightower	1/27/2020	Yes	275-1706	707-9368
1	Davis, Crystal	African-American	Female	8 Belles Court			5/26/2021	Yes	336-523-7341	
4	Daurity, Ty	Caucasian	Male	313-A E Market St	Sales and Business Development		7/12/2021	Yes	336-858-2076	
3	Durham, Wayne	Caucasian	Male	17 Independence Ct			3/29/2022	Yes	678-772-4168	
4	Goode, Deborah C.			1112 Wetminster Drive		Johnson	5/3/2016	Yes	763-2622	
5	Goldberg, Howard	Caucasian	Male	16 Linoll Brook Ct			4/29/2021	Yes	216-313-3032	
3	Duffield, Grant	Caucasian	Male	2809 Asbury Terrace			5/12/2021	Yes	803-429-8562	
4	Jones, Michael	African-American	Male	201 South Lyndon Street			5/28/2020	No	842-9212	327-3260
4	Kane, Sean	Caucasian	Male	4508 Tower Road	Lincoln Fin.		7/2/2019	Yes	713-582-1887	691-4237
3	Kay, David	Caucasian	Male	6 finley Ridge Way			2/9/2021	Yes	571-277-7916	
5	Kilar, Anthony	Caucasian	Male	909 King George Drive			2/4/2021	Yes	423-1257	
4	Lautermilch, Amanda	Caucasian	Female	5002 Ellenwood Drive			11/14/2020	Yes	862-5280	277-8675
3	Lineberry, Patrick	Caucasian	Male	809 Fairmont Street	Attorney	Johnson	3/31/2020	Yes	688-5198	660-2570
4	McKinney, Michael	African-American	Male	4201 Bitternut Trail			9/3/2019	Yes	541-8489	681-7220
0	Morgan, Keith	African-American	Male	40003 Starling Court			7/30/2019	Yes	686-2701	375-5800
1	Murphy, Freman *	African-American	Male	2403 Vanstory Street, Apt J		Johnson	7/16/2019	Yes	209-0191	

BOARDS AND COMMISSIONS DATA BANK

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
3	Neely, Jerald	African-American	Male	8 Loch Ridge Court	Director of Support Services		9/27/2021	Yes	336-734-7123	
3	Partridge, Christopher	Caucasian	Male	1506 Regents Park Lane			3/2/2022	yes	336-602-6936	
5	Prosser, James	Caucasian	Male	2 Creswell Court 612			11/16/2021	Yes	612-804-0644	
3	Simpson, Jeremy			22 Winterberry Court		Johnson	3/31/2020	Yes	430-9442	
4	Smith, Logan	Caucasian	Male	217 S Tremont Dr			3/2/2022	Yes	910-431-3512	
2	Snead III, Eddie	African-American	Male	1100 Bellevue St.	Academy Coach	Facilitator	11/16/2021	Yes	336-609-0957	336-243-3051
5	Williams, Toby B.			7135-F W. Friendly Avenue		Johnson	10/17/2017	Yes	772-1403	
1	Wright, Sondra J.	African-American	Female	POBox 36355			3/5/2019	Yes	274-0339	273-2068

SOLID WASTE MANAGEMENT COMMISSION

TOURISM AUTHORITY

5	Aguiar, Jeffrey	Other	Male	1428 Bridford Parkway Apt B			6/23/2020	Yes	558-1308	
3	Barrett, Nicholas	African-American	Male	6 Canvasback PT			8/4/2022	Yes	843-516-1825	
	DiVenti, Luke	Caucasian	Male	2212 Brigham Rd			7/13/2022	Yes	336-847-1758	

TRANSIT ADVISORY

1	Ahmad, Anjail	African-American	Female	2 Ivyglen Ct			7/25/2022	Yes	336-254-2348	
5	Beall, Jonathon	Caucasian	Male	415 Guilford College Rd, Apt C	Insurance Agent		2/14/2022	Yes	336-403-8810	
1	Cunningham-Dockery, Chekesha *	African-American	Female	602 Sharing Terrace		Hightower	1/27/2020	Yes	275-1706	707-9368
3	Durham, Wayne	Caucasian	Male	17 Independence Ct			3/29/2022	Yes	678-772-4168	
3	Greene, Stacey	African-American	Male	2009 /risecrest /druve			7/9/2019	Yes	691-8084	
3	Keohohou, Edward Bruce *	Hawaiian	Male	602 Fairmont Street			5/1/2019	Yes	324-2493	
4	Little, Randy	Caucasian	Male	639 Scott Ave			11/5/2021	No	336-339-4394	
1	Nestor, Chanel	American Indian	Female	301 Bimini Lane Apt 1H			4/5/2022	yes	(336) 252-9409	
3	Reiser, Katherine Paige	Caucasian	Feale	506 N. Tremont Drive			2/26/2019	Yes	327-815	
4	Smith, Logan	Caucasian	Male	217 S Tremont Dr			3/2/2022	Yes	910-431-3512	
4	Smith, Kentra	African-American	Female	22 Aspen Drive #D			3/3/2020	Yes	712-5731	
4	Standley, Larry G.	Caucasian	Male	5413 Guide Drive	US HUD-Ret		7/11/2019	Yes	855-7095	50-8321
4	Sultana, Selima	South-Asian	Female	137 Graham Building	Professor UNC GSO		3/26/2021	Yes	336-334-3895	
2	Womack, Teivorus	African-American	Male	1819 Cody Avenue			10/29/2019	Yes	937-6370	

WAR MEMORIAL COMMISSION

5	Adams, Chris	Caucasian	Male	204 Centreport Dr			5/9/2022	Yes	336-577-6150	
4	Ashby, Carl C.	Caucasian	Male	102 Manchester Place			3/2/2020	Yes	292-9060	253-9063
3	Clarida, Brian	African-American	Male	2400 Retriever Lane			3/30/2022	Yes	336-215-5451	
3	Gardner, Joseph			1801 Allendale Drive		Wells	2/6/2018	Yes	255-2295	
2	Kennedy, Antonio	African-American	Male	822 Waugh Street		Wells	9/17/2019	Yes	973-289-1034	210-9287
5	Kilar, Anthony	Caucasian	Male	909 King George Drive			2/4/2021	Yes	423-1257	
4	Schott, Maury	Caucasian	Male	3510 Parkwood Drive Apt C			1/29/2021	Yes	917-538-9756	
4	Smith, Frederick	African-American	Male	1712 Hobbs Road			1/18/2021	Yes	847-9189	
3	Wilkinson, Nicholas	Caucasian	Male	402 Turnstone Trial			3/4/2022	Yes	336-832-8115	

BOARDS AND COMMISSIONS DATA BANK

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
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BOARDS AND COMMISSIONS DATA BANK

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ALL NAMES HAVE ALREADY BEEN ENTERED INTO THE DATABANK

Current District	Name	Race	Gender	Residence	Business	Rec'd By	Date	Resume	Phone No.	Alt. Phone
NO SPECIFIC BOARD OR COMMISSION REQUESTED										
2	Abdullah, Jinaki	African-American	Female	1503 Sir Galahad Road		Johnson	2/18/2020	Yes	704-953-0674	750-8872
5	Benabe, Jesenia	Hispanic	Female	5626 Atwater Dr Trlr 37			4/18/2022	no	267-690-0544	
5	Black, Joanne Marie	Caucasian	Female	518 Lindley Road			2/26/2019	Yes	303-1428	
4	Davis, Bradley	Caucasian	Male	307 Waverly Way			5/3/2021	Yes	817-683-2425	
1	Dixon, Kianna	African-American	Female	100 St. Thomas Drive 1E			12/7/2020	Yes	707-8246	
2	Doane, Tonya	African-American	Female	308 Victor Place, 3Q		Wells	9/17/2019	Yes	686-3026	517-2185
3	Durham, Wante T.	Caucasian	Male	17 Independence Court			3/14/2021	No	(678) 772-4168	
1	Evans, Bernard			204-L Kenwick Circle		Hightower	1/19/2016	Yes	285-8617	
5	Farmer, Cindy			NO INFORMATION PROVIDED		Wilkins	1/17/2017	No		
3	Goldberg, Robert A.	Caucasian	Male	2922 Starmount Farms Drive			3/2/2020	Yes	294-2176	314-2527
5	Idassi, Esther			12 Ivy Ridge Court		Thurm	9/17/2019		488-8108	
5	Irwin, Brent	Caucasian	Male	6504 Cardinal Forest Court			9/4/2019	Yes	676-2300	
2	Kennedy, Antonio	African-American	Male	822 Waugh Street		Wells	9/17/2019	Yes	973-289-1034	210-9287
1	Lanier, Brenda			1616 Eastwood Avenue		Hightower	12/4/2018	No	543-7224	
	Lind, Fred			NO INFORMATION PROVIDED		Johnson	6/19/2018			
1	Lipscomb, Paula			NO INFORMATION PROVIDED		Johnson	2/7/2017	Yes		
3	Martin, Darryl	African-American	Male	4004 Coltrain Rd			7/6/2022	Yes	517-803-8001	
1	Matthews Jr., Franklin			312 W JJ Drive		Hightower	4/1/2019	No	781-8630	
2	Moore, Cynthia	African-American	Female	299 Rougon Dr.			5/5/2022	No	336-340-9873	
1	Oliva, Jose Fernando			3014 Shallowford Drive		Hightower	12/19/2017	Yes	268-5111	
1	Patton, Charles Grady, Sr.	Caucasian	Male	2711 Kilbourne Drive			2/28/2020	Yes	312-5300	
0	Polk, Terence			2104 Lannigan Drive		Johnson	10/17/2017	Yes	803-983-5561	
2	Roach, Jonathan *	Mixed	Male	2708 Richard Street		Wells	6/5/2018	Yes	340-3580	
5	Robinson, Byron	African-American	Male	4409 Chateau Drive		Thurm	4/1/2019	Yes	202-5935	852-0699
1	Rotich, Jerono Phyllis			5104 Mallison Way		Wells	4/24/2018	Yes	202-4199	
	Shelton, Kim			NO INFORMATION PROVIDED		Johnson	2/7/2017			
3	Simpson, Jeremy			22 Winterberry Court		Johnson	6/5/2018	Yes	430-9442	
4	Smith, Kentia			22 Aspen Drive #D		Johnson	3/31/2020	Yes		
2	Smith, Krystal			3600 Mizell Road		Fox	1/17/2017	Yes	327-4381	
4	Smith, Logan Shea	Caucasian	Male	113 Kemp Road East			1/8/2019	Yes	910-431-3512	878-3502
2	Solomon, Latoya R.	African-American	Female	4705 Summit Avenue			9/13/2019	Yes	897-4597	303-3172
2	Stuck, Taylor	Caucasian	Male	201 McAdoo Avenue Apt 2-G		Wells	9/17/2019	Yes	252-207-9210	278-7449
3	Wagner, Ashlee			805 Blanton Place		Johnson	6/5/2018	Yes	217-9142	
1	Waller, Barbara			1400 Sherrod Watlington Cir.		Hightower	6/6/2017	Yes	275-6895	

* Applicant a City Academy Graduate, Other Voices Graduate, coming through TREBIC or the IRC

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower - District 1	1	ABC Board	Mr	Lyons	Daniel	1428 Alamance Church Rd 2nd Term Expired	274-0750	4/24/2018	7/3/2020	Black	Male	Hightower	4th Tuesday 8:30 am
Wells - District 2	3	ABC Board	Mr	Jones	Frankie	4203 Cypress Grove Ln 2nd Term Expired	392-9529	4/24/2018	7/3/2020	Black	Male	Wells	
Thurm - District 5	3	ABC Board	Ms	Thompson	Cecelia	602 N. Mendenhall St RESIDES IN D3	392-7073	3/20/2018	7/3/2024	White	Female	Thurm	
Vaughan - At Large 1	3	ABC Board	Mr	Pinto	Rick	2706 Lake Forest Dr Moved to D3	207-0762	7/19/2016	7/3/2022	White	Male	Abuzuaiteer	
Abuzuaiteer - At Large 3	3	ABC Board	Mr	Galyon	Jim	111 Willoughby Blvd.	288-2295	2/7/2012	7/3/2022	White	Male	Kennedy	
Holston - At Large 4		ABC Board											
Hoffmann - District 4		ABC Board											
Matheny - District 3		ABC Board											
Johnson - At Large 2		ABC Board											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Vaughan - At Large 1	3	Airport Authority	Mr	Mengert	Paul	405 Willoughby Blvd.	215-0180	7/17/2012	4/20/2024	White	Male	Vaughan	4th Monday 5:30 pm

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower - District 1	1	Board of Adjustment	Mr	Waddell	James	400 Bingham St RESIGNED	686-1108	5/16/2017 eff. 6/16/2017	6/15/2023	Black	Male	Hightower	
Wells - District 2	2	Board of Adjustment	Ms	Rudd	Taffanie	1719 Gordon St	275-6710	7/19/2022	6/15/2025	Black	Female	Wells	
Matheny - District 3	3	Board of Adjustment	Mr	Ramsey	Vaughn	201 N. Elm St , Unit 907	549-3224	7/17/2018	6/15/2024	White	Male	Outling	
Johnson - At Large 2	4	Board of Adjustment	Ms	Bowers	Deborah	3903 Westmount Dr ALTERNATE	282-7155	10/7/2015	6/15/2022	White	Female	Johnson	
Thurm - District 5	5	Board of Adjustment	Mr	Barkdull	Stephen	10 Brookglen Court ALTERNATE	336-299-6272	6/18/2019	6/15/2025	White	Male	Thurm	
Vaughan - At Large 1	4	Board of Adjustment	Mr	Truby	Chuck	502 Waycross Dr	834-8229	8/18/2015	6/15/2024	White	Male	Hoffmann	
Hoffmann - District 4	4	Board of Adjustment	Mr	Oliver	Ted	600 Waycross Dr.	855-3666	8/6/2018	6/15/2025	White	Male	Hoffmann	
Abuzaiter - At Large 3	5	Board of Adjustment	Ms	Necas	Leah	6207 Brook Shadow Dr	949-683-7910	1/15/2019	6/15/2024	White	Female	Abuzaiter	
Holston - At Large 4	3	Board of Adjustment	Mr	Randolph	Cory	1007 Northern Shores Lane	897-2452	12/21/2021	6/15/24	Black	Male	Holsten	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	Bryan Park Golf Commission	Mr	Washington	Justin	1814 Acorn Road	508-1541	8/18/2020	2/1/2023	Black	Male	Hightower	
Johnson - At Large 2	5	Bryan Park Golf Commission	Mr	Copeland	Brooks	1607 Dedham Court	337-7109	3/2/2020	2/1/2023	White	Male	Johnson	
Vaughan - At Large 1	4	Bryan Park Golf Commission	Mr	Bush	Marc	4503 Tower Rd 1st TERM EXPIRED	908-0971	3/21/2017	2/1/2019	White	Male	Barber	
Abuzuaiter - At Large 3	3	Bryan Park Golf Commission	Mr	Baldwin	Gary	5503 Rutledge Dr 2nd TERM EXPIRED	207-8091	5/7/2019	2/1/2022	White	Male	Abuzuaiter	
Wells - District 2		Bryan Park Golf Commission											
Thurm - District 5		Bryan Park Golf Commission											
Matheny - District 3		Bryan Park Golf Commission											
Hoffmann - District 4		Bryan Park Golf Commission											
Holston - At Large 4		Bryan Park Golf Commission											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower - District 1	0	Commission on the Status of Women	Ms	Best	C'Mille	2217 Flora Vista Court	840-4452	7/8/2019	8/15/2023	Black	Female	Wells	4th Tuesday at 6:00 pm
Wells - District 2	2	Commission on the Status of Women	Ms	Rudd	Tifanie	1719 Gordon St	275-6710	11/19/2019	8/15/2023	Black	Female	Wells	
Matheny - District 3	4	Commission on the Status of Women	Ms	Ruppel	Jodee	232 West Market Street	919-332-4242	6/1/2021	8/15/2023	White	Female	Outling	
Hoffmann - District 4	5	Commission on the Status of Women	Ms	Magid	Catherine	1006B Gretchen Ln. RESIGNED	294-4455	11/19/2019	8/15/2021	White	Female	Abuzuaiter	
Thurm - District 5	5	Commission on the Status of Women	Ms	Colonna	Sarah	3728 Sagamore Drive	209-4027	6/1/2021	8/15/2023	White	Female	Thurm	
Vaughan - At Large 1	1	Commission on the Status of Women	Ms	Martin	Katredia	2506 Wilpar Dr	549-7992	12/18/2018	8/15/2022	Black	Female	Hightower	
Johnson - At Large 2	1	Commission on the Status of Women	Ms	ChouChan	Roslynn	3306-J Rehobeth Church Rd MOVED OUTSIDE CITY	706-4874	3/5/2019	8/15/2022	Other	Female	Hightower	
Abuzuaiter - At Large 3	4	Commission on the Status of Women	Ms	Woodard	Morgan	3647 Clifton Road Unit B	624-1974	5/4/2021	8/15/2023	Black	Female	Abuzuaiter	
Holston - At Large 4	5	Commission on the Status of Women	Ms	Mearing	Skylar	3612 Tattershall Drive	704-650-9298	12/15/2020	8/15/2024	White	Female	Kennedy	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	Community Sustainability Council	Ms	Howell	Veda	11015 Brushy Fork Dr	402-3327	6/4/2019	12/31/2022	Black	Female	Hightower	2nd Monday, alternate months 4:00 pm
Wells - District 2	4	Community Sustainability Council	Mr	Pierre	Jacques	3503 Parkwood Dr. Apt B 2ND TERM EXPIRED	491-2409	8/15/2017	12/31/2021 (2)	Black	Male	Wells	
Matheny - District 3	3	Community Sustainability Council	Ms.	Turner	Tiffany	2003 Queens Ct RESIGNED	254-6051	9/1/2020	12/31/2023	Hispanic	Female	Outling	
Hoffmann - District 4	4	Community Sustainability Council	Ms	Foust	Vicki	102 Manor Court	402-5471	8/24/2017	12/31/2023	White	Female	Abuzuaiter	
Thurm - District 5	5	Community Sustainability Council	Ms	Carter	Carole	5505 Hempstead Drive	662-2333	3/15/2022	12/31/2021	White	Female	Thurm	
Vaughan - At Large 1	4	Community Sustainability Council	Ms	Hale	Marcia	1000 Spring Garden St. MRHALE@UNCG ADULT AL YOUNG	928-301-1642	3/16/2021	12/31/2024	White	Female	Vaughan	
Johnson - At Large 2	At Large D3	Community Sustainability Council	Ms	Gaines	Alecia (Nicole)	500 Peach Orchard Dr Brown Summit	681-3307	2/20/2018	12/31/2022	Black	Female	Johnson	
Abuzuaiter - At Large 3	At Large D2	Community Sustainability Council	Ms	Jones-Curtis	Taylor	757 Chestnut Street	665-1506	5/18/2021	12/31/2024	Black	Female	Abuzuaiter	
Holston - At Large 4	At Large D3	Community Sustainability Council	Mr.	Randall	Andrew	5703 Fountainhead Dr	437-4484	2/15/2022	12/31/2025	Black	Male	Holston	
Thurm - District 5	5	Cultural Affairs Commission	Mr.	Bender	Douglas	4214 Chateau Drive	714-724-2424	9/21/2021	9/30/2025	Black	Male	Vaughan	
Matheny - District 3	3	Cultural Affairs Commission	Ms.	Bergevin	Catena	300 Westover Terrace	412-260-6184	9/21/2021	9/30/2023	White	Female	Vaughan	
Matheny - District 3	3	Cultural Affairs Commission	Ms.	Bianco	Juliette	900 Hobbs Road	603-277-0164	9/21/2021	9/30/2024	White	Female	Vaughan	
Hoffmann - District 4	4	Cultural Affairs Commission	Mr.	Cyrus	Duane	115 Dolley Madison Road	906-6083	9/21/2021	9/30/2024	Black	Male	Vaughan	
Hightower - District 1	1	Cultural Affairs Commission	Ms.	Elkes	Mignon	1801 Sheree Lane		9/21/2021	9/30/2025	Other	Female	Vaughan	
Thurm - District 5	5	Cultural Affairs Commission	Ms.	Little	Leigh Ann	Sara Pickwick Place	897-4519	9/21/2021	9/30/2023	White	Female	Vaughan	
Thurm - District 5	3	Cultural Affairs Commission	Ms.	Milstein	Victoria	20 Loch Ridge Court	631-897-7236	9/21/2021	9/30/2023	White	Female	Vaughan	
Matheny - District 3	5	Cultural Affairs Commission	Ms.	Robledo	Janine	3501 River Hills Court	954-290-3029	9/21/2021	9/30/2024	Hispanic	Female	Vaughan	
Wells - District 2	2	Cultural Affairs Commission	Ms.	Woods	Naomi	2103 Drexel Court	587-7890	9/21/2021	9/30/2025	Other	Female	Vaughan	
Thurm - District 5	2	Firefighter's Relief Fund Board	Ms	Rudd	Tifanie	1719 Gordon St	907-7268	12/18/2018	Indefinite	Black	Female	Wells	

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Thurm - District 5	2	Firefighter's Relief Fund Board	Ms	Rudd	Tifanie	1719 Gordon St	907-7268	12/18/2018	Indefinite	Black	Female	Wells	
Firefighters Releft Fund Board	X	Firefighter's Relief Fund Board	Mr	Forbis	John	1118 N Elm St	275-8408	Dept/Ins	Indefinite	White	Male		
Firefighters Releft Fund Board	X	Firefighter's Relief Fund Board	Mr	Hood	David	P O Box 3136	688-7269	COG	Fire Dept. Treasurer	White	Male		
Firefighters Releft Fund Board	X	Firefighter's Relief Fund Board	Mr	Trexler	Michael	P O Box 3136		COG	Fire Dept.	White	Male		
Matheny - District 3	1	Firefighter's Relief Fund Board	Mr	Hinson	Michael	3402 Oliver Dr	340-2069	12/6/2016	Indefinite	Black	Male	Hightower	
Abuzuaiter - At Large 3		Firefighter's Relief Fund Board											
Holston - At Large 4		Firefighter's Relief Fund Board											
Vaughan - At Large 1		Firefighter's Relief Fund Board											
Johnson - At Large 2		Firefighter's Relief Fund Board											
Hoffmann - District 4		Firefighter's Relief Fund Board											
Hightower - District 1		Firefighter's Relief Fund Board											
Wells - District 2		Firefighter's Relief Fund Board											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Mayor	2	GCJAC (GREENSBORO CRIMINAL JUSTICE	Ms	Brown	Consuela (Connie)	6002 Roundup Dr	392-8492	6/2/2020	8/15/2023	Black	Female	Mayor	3rd Thursday 6:30 pm
Mayor	2	GCJAC (GREENSBORO CRIMINAL JUSTICE	Ms	Brown	LaKeisha	5420 Sky Hill Dr	704-984-1753	10/2/2018	8/15/2023	Black	Female	Mayor	
Mayor	4	GCJAC (GREENSBORO CRIMINAL JUSTICE	Mr	Marshall	Adam	1211 Valleymede Road	706-2699	7/20/2021	8/15/2024	White	Male	Mayor	
Mayor	1	GCJAC (GREENSBORO CRIMINAL JUSTICE	Mr	Brown	Quintin	3403 Shallowford Dr	910-723-7788	12/4/2018	8/15/2023	Black	Male	Mayor	
Mayor	5	GCJAC (GREENSBORO CRIMINAL JUSTICE	Ms	Jalloh	Franca	3231 Cypress Park Rd, Unit B RESIGNED	917-515-7556	8/21/2018	8/15/2020	Black	Female	Mayor	
Mayor	5	GCJAC (GREENSBORO CRIMINAL JUSTICE	Ms	Malpass	Nadine	1 Caronoastie Trail	704-763-2153	2/16/2021	8/15/2024	White	Female	Mayor	
Mayor	4	GCJAC (GREENSBORO CRIMINAL JUSTICE	Mr	O'Brien, III	D.J.	1803 Hobbs Rd	416-8388	8/21/2018	8/15/2023	White	Male	Mayor	
Mayor	3	GCJAC (GREENSBORO CRIMINAL JUSTICE	Mr	Phillips	Thomas	3008 Greenbrook Dr EXEC. 1ST TERM EXPIRED	202-6017	8/21/2018	8/15/2019	White	Male	Mayor	
Mayor	2	GCJAC (GREENSBORO CRIMINAL JUSTICE	Mr	Webb	Darrell J. (Jay)	804 Bellevue St Board Chair EXEC	369-5060	8/21/2018	8/15/2023	Black	Male	Mayor	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Vaughan - At Large 1	1	GHA (GREENSBORO HOUSING	Mr	Thorne	Doug	7 Woodclub Court 1ST TERM EXPIRED	273-5643	11/17/2015	6/15/2020	Black	Male	Vaughan	
Vaughan - At Large 1	2	GHA (GREENSBORO HOUSING	Mr	Dawkins	Woodrow	2314 N. Church St. 1ST TERM EXPIRED Resident	209-2963	9/6/2016	6/15/2021	Black	Male	Vaughan	
Vaughan - At Large 1	0	GHA (GREENSBORO HOUSING	Ms	Williams	Josie	2685 Lamplight Cirle High Point	965-0687	9/1/2020	6/15/2025	Black	Female	Vaughan	
Vaughan - At Large 1	0	GHA (GREENSBORO HOUSING	Ms	Crisp	Sofia	7500 Sarelma Dr. Summerfield	553-0946	10/20/2020	6/15/2025	Black	Female	Vaughan	
Vaughan - At Large 1	1	GHA (GREENSBORO HOUSING	Ms	Boozer	Christopher Noelle	2716 Chadbury Dr	854-8213	9/19/2017	6/15/2022	Black	Female	Vaughan	
Vaughan - At Large 1	4	GHA (GREENSBORO HOUSING	Mr	Austin	Ledford	118 East Keeling RdV 2ND TERM EXPIRED	292-0812	8/5/2013	6/15/2018	White	Male	Perkins	
Vaughan - At Large 1	3	GHA (GREENSBORO HOUSING	Ms	Neerman	Sandy	1205 Sunset Dr 1ST TERM EXPIRED	379-7846	11/1/2016	6/15/2021	White	Female	Vaughan	

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Thurm - District 5	2	GUILFORD COUNTY HISTORIC PROPERTIES	Mr	Horth	David	114 Cypress St	275-5058	2/20/2018	4/1/2025	White	Male	Wells	
Hightower- District 1	3	GUILFORD COUNTY HISTORIC PROPERTIES	Ms	Sommers	Megan	3 Gleneagle Court	404-698-6922	1/18/2022	4/1/2026	White	Female	Hightower	
Hoffmann - District 4	4	GUILFORD COUNTY HISTORIC PROPERTIES	Mr	Buford	John	2407 Camden Rd RESIGNED	373-9119	1/24/2006	4/1/2015	White	Male	Rakestraw	
Holston- At Large 4		GUILFORD COUNTY HISTORIC PROPERTIES											
Vaughan - At Large 1		GUILFORD COUNTY HISTORIC PROPERTIES											
Johnson - At Large 2		GUILFORD COUNTY HISTORIC PROPERTIES											
Abuzuaiter - At Large 3		GUILFORD COUNTY HISTORIC PROPERTIES											
Matheny - District 3		GUILFORD COUNTY HISTORIC PROPERTIES											
Wells - District 2		GUILFORD COUNTY HISTORIC PROPERTIES											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	HISTORIC PRESERVATION COMMISSION	Ms	Graeber	Sharon	1903 Curry Street	274-7154	8/31/2021	8/15/2024	Black	Female	Hightower	Last Wednesday, 4:00 pm; Nov & Dec combined
Thurm - District 5	5	HISTORIC PRESERVATION COMMISSION	Ms.	Kaufman	Deborah	3303 Sutton Oaks Lane	276-732-0869	9/14/2021	8/15/2024	Black	Female	Thurm	
Matheny - District 3	3	HISTORIC PRESERVATION COMMISSION	Mr	Pratt	Tracy	910 Magnolia Street FISHER PARK REP.	336-402-2078	8/1/2022	8/15/2025	White	Male	Outling	
Hoffmann - District 4	4	HISTORIC PRESERVATION COMMISSION	Ms	Rowe	Katherine	109 S Tremont Drive	587-3218	2/1/2022	8/15/2025	White	Female	Hoffmann	
Wells - District 2	5	HISTORIC PRESERVATION COMMISSION	Ms.	Israel	Adrienne	1002 Gretchen Lane, Unit A DUNLEATH REP	299-2080	4/20/2021	8/15/2024	Black	Female	Wells	
Vaughan - At Large 1	4	HISTORIC PRESERVATION COMMISSION	Mr	Arneke	David	922 Carr St 1ST FULL TERM EXPIRED COLLEGE HILL REP.	456-1957	8/5/2013	8/15/2017	White	Male	Matheny	
Johnson - At Large 2	4	HISTORIC PRESERVATION COMMISSION	Mr	Arnett	Jesse	3024 Stratford Dr	339-7933	2/5/2019	8/15/2022	White	Male	Johnson	
Abuzuaiter - At Large 3	2	HISTORIC PRESERVATION COMMISSION	Ms	Leimenstoll	Jo	629 South Elm St	209-2832	1/19/2021	8/15/2024	White	Female	Abuzuaiter	
Holston - At Large 4	4	HISTORIC PRESERVATION COMMISSION	Mr	Smith	Wayne	1710 Madison Ave. Removed 3.2.20	392-7641	12/17/2013	8/15/2019	White	Male	Hoffmann	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	HUMAN RIGHTS COMMISSION	Ms.	Jackson	Brittany	1211 Lexington Ave	339-8763	9/14/2021	8/15/2024	Black	Female	Hightower	Last Wednesday, 4:00 pm; Nov & Dec combined
Wells - District 2	2	HUMAN RIGHTS COMMISSION	Ms.	Campbell	Akeylah	1810 Gordon Street	389-7018	2/16/2021	8/15/2024	Black	Female	Wells	
Wells - District 2	2	HUMAN RIGHTS COMMISSION	Ms	Bishop	Brenda	1504 Larchmont Drive	202-8237	1/18/2022	8/15/2025	Black	Female	Wells	
Matheny - District 3	5	HUMAN RIGHTS COMMISSION	Mr	Bender	Douglas	4214 Chateau Dr	855-3947	4/16/2019	8/15/2025	Black	Male	Outling	
Hoffmann - District 4	4	HUMAN RIGHTS COMMISSION	Dr.	Polinsky	Susan	3702 Watauga Dr	314-4321	2/4/2020	8/15/2023	White	Female	Hoffmann	
Hoffmann - District 4	4	HUMAN RIGHTS COMMISSION	Ms	Smith	Kentia	22 Aspen Drive. #D	304-712-5731	11/19/2019	8/15/2023	Black	Female	Abuzuaiter	
Thurm - District 5	5	HUMAN RIGHTS COMMISSION	Mr	Kollar	Bob	5604 Virgilwood Drive	299-6432	7/21/2020	8/15/2023	White	Male	Thurm	
Thurm - District 5	1	HUMAN RIGHTS COMMISSION	Dr.	Smith	Shon	3300 Gar Place 3H	919-988-0859	12/15/2020	8/15/2023	Black	Male	Thurm	
Johnson - At Large 2	4	HUMAN RIGHTS COMMISSION	Mr.	Cutler	Ivan	1817 Tennyson Court	288-8889	12/15/2020	8/15/2023	White	Male	Johnson	

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Hightower - District 1	3	INSURANCE ADVISORY COMMITTEE	Mr	Durham	Wayne	17 Independence Ct. 1ST TERM EXPIRED	678-772-4168	12/19/2017	6/1/2020	White	Male	Outling	As needed
Hoffmann - District 4	3	INSURANCE ADVISORY COMMITTEE	Ms	Hanger	Carrie	12 Foxglove 1ST TERM EXPIRED RESIDES IN D3	577-8254	6/6/2017	6/1/2020	White	Female	Outling	
Vaughan - At Large 1	3	INSURANCE ADVISORY COMMITTEE	Mr	Kent	Stephen	3810 New Garden Commons RESIGNED	210-6538	1/16/2018	6/1/2020	White	Male	Thurm	
Johnson - At Large 2		INSURANCE ADVISORY COMMITTEE											
Abuzuaiter - At Large 3		INSURANCE ADVISORY COMMITTEE											
Holston - At Large 4		INSURANCE ADVISORY COMMITTEE											
Matheny - District 3		INSURANCE ADVISORY COMMITTEE											
Wells - District 2		INSURANCE ADVISORY COMMITTEE											
Thurm - District 5		INSURANCE ADVISORY COMMITTEE											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	3	LIBRARY BOARD OF TRUSTEES	Ms	Parker	April	1101 N. Elm Street Unit 408 Resides in 3	686-5971	2/6/2018	8/15/2024	Black	Female	Hightower	3rd Monday at 4:00 pm
Wells - District 2	2	LIBRARY BOARD OF TRUSTEES	Ms	Clifton	Carolyn	131 Heritage Creek Way	763-3225	12/15/2020	8/15/2023	Black	Female	Wells	
Matheny - District 3	3	LIBRARY BOARD OF TRUSTEES	Ms	Espinola	Mary	4204 Lawndale Dr	457-3883	9/1/2015	8/15/2022	White	Female	Outling	
Hoffmann - District 4	4	LIBRARY BOARD OF TRUSTEES	Mr	Hanlin	Timothy	5609 Tower Rd	704-806-4247	12/19/2017	8/15/2023 (2)	White	Male	Hoffmann	
Thurm - District 5	5	LIBRARY BOARD OF TRUSTEES	Mr	Robinson	Byron	4409 Chateau Drive	202-5935	10/5/2021	8/15/2024	Black	Male	Thurm	
Vaughan - At Large 1	1	LIBRARY BOARD OF TRUSTEES	Ms	Bynum	Monique	1505 Dunbar St	814-5523	3/20/2018	8/15/2022	Black	Female	Hightower	
Johnson - At Large 2	4	LIBRARY BOARD OF TRUSTEES	Mr	Crean	Brian	801 West McGee Street	543-8069	12/3/2019	8/15/2022	White	Male	Johnson	
Abuzaiter - At Large 3	4	LIBRARY BOARD OF TRUSTEES	Ms.	Dolin	Arlene	608 Beckwith Drive RESIGNED	908-4447	9/1/2020	8/15/2023	White	Female	Abuzaiter	
Holston - At Large 4	5	LIBRARY BOARD OF TRUSTEES	Mr	Pearson	Michael	2806 Azalea Dr	765-237-8413	2/6/2018	8/15/2023 (2)	Black	Male	Kennedy	
HONORARY MEMBER	5	LIBRARY BOARD OF TRUSTEES	Ms	Taylor	Willie	808C Carriage Crossing Ln HONORARY MEMBER 3.1.16	855-9399	3/1/2016	Indefinite	White	Female	Wilkins	
Greensboro Public Library Board of Trustees	3	LIBRARY BOARD OF TRUSTEES	Ms	Hicks Fripp	Gayle	1400 Colonial Avenue HISTORICAL MUSEUM REP.	601-6191	12/31/2020	12/31/2022	White	Female		
Greensboro Public Library Board of Trustees	3	LIBRARY BOARD OF TRUSTEES	Ms	Donnell	Felita	17-D Fountain Manor Dr - GCC	508-7962	1/17/19 GUIL. CO. COMM.	1/16/2025	Black	Female		

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Hightower - District 1	1	MINIMUM HOUSING STANDARDS	Mr.	Micahel	Waller	2602 Azalea Drive	209-9213	1/18/2022	8/15/2025	Black	Male	Hightower	2nd Tuesday 1:30 pm
Wells - District 2	1	MINIMUM HOUSING STANDARDS	Mr.	Issifou	Moussa	2112 Colson Street	255-1870	4/19/2022		Black	Male	Hightower	
Matheny - District 3		MINIMUM HOUSING STANDARDS	Ms.	Rivero	Amber	1138 N Josephine Boyd Street	347-701-6161	3/15/2022	8/15/2025	White	Female	Outling	
Hoffmann - District 4	5	MINIMUM HOUSING STANDARDS	Mr.	Scott	Franklin	600 Eagle Road 2A	708-6802	1/19/2021	8/15/2025	Black	Male	Thurm	
Thurm - District 5	3	MINIMUM HOUSING STANDARDS	Ms.	Lamothe - Furman	Theresa	412 N Cedar St. Moved to D3 from D4 8/21/20	209-1199	6/18/2019	8/15/2024	White	Female	Thurm	
Vaughan - At Large 1	4	MINIMUM HOUSING STANDARDS	Ms.	Singleton	Kristina	633 Scott Avenue	420-9794	6/15/2021 Moved 9/21/21	8/15/2022	White	Female	Vaughan	
Johnson - At Large 2		MINIMUM HOUSING STANDARDS				ALTERNATE POSITION			8/15/2024			Johnson	
Holston - At Large 4	1	MINIMUM HOUSING STANDARDS	Ms.	Waddel	Linda	2101 Shepherd Watch Court, Apt F	456-0554	8/18/2020		Black	Female	Kennedy	
Abuzuaiter - At Large 3	0	MINIMUM HOUSING STANDARDS	Mr.	Haskins II	Scott	3720 Groometown Road REMOVED - OUTSIDE CITY	215-498-6727	3/16/2021	8/15/2023	Black	Male	Abuzuaiter	

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Hightower- District 1	1	PARKS AND RECREATION COMMISSION	Ms	Cunningham-Dockery	ChesKesha	602 Sharing Terrace	275-1706	8/18/2020	8/15/2024	Black	Female	Hightower	2nd Wednesday 5:00 pm
Wells - District 2	5	PARKS AND RECREATION COMMISSION	Mr	Odum	Blake	1567 New Garden Rd - RESIDES IN D4	587-3876	7/24/2018	8/15/2023	Black	Male	Wells	
Matheny - District 3	2	PARKS AND RECREATION COMMISSION	Mr	Neely	Scott	311 Murray Street	254-1717	5/18/2021	8/15/2024	White	Male	Outling	
Hoffmann - District 4	4	PARKS AND RECREATION COMMISSION	Ms	Linden	Emily	903 Kemp Rd West	734-765-3794	2/5/2019	8/15/2024	White	Female	Hoffmann	
Thurm - District 5	5	PARKS AND RECREATION COMMISSION	Ms	Henshall	Susan	5921 Ballinger Road	632-2466	7/21/2020	8/15/2022	White	Female	Thurm	
Vaughan - At Large 1	1	PARKS AND RECREATION COMMISSION	Mr.	Izzard	Anthony	2801 Green Crest Court	580-2415	8/31/2021	8/15/2023	Black	Male	Hightower	
Johnson - At Large 2	1	PARKS AND RECREATION COMMISSION	Mr.	Johnson, III	Walter	1408 Phiifer Luther Court	617-1900	3/15/2022	8/15/2024	Black	Male	Johnson	
Abuzuaiter - At Large 3	4	PARKS AND RECREATION COMMISSION	Ms	Glazman	Marsha	3914 Starmount Dr	299-5893	9/6/2016	8/15/2025	White	Female	Abuzuaiter	
Holston - At Large 4	3	PARKS AND RECREATION COMMISSION	Mr	Smith	Jeff	709 Twyckenham Dr	541-4187	4/1/2016	8/15/2022	White	Male	Kennedy	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hoffmann - District 4	4	PARTICIPATORY BUDGETING	Ms.	Cutler	Wendee	1817 Tennyson Court	288-8889	2/16/2021	8/15/2022	White	Female	Hoffmann	3rd Monday 6:00 pm
Hightower - District 1	1	PARTICIPATORY BUDGETING	Ms	Shepherd	Ashly	19 Oliver Court	549-5332	9/4/2018	7/15/2023	Black	Female	Hightower	
Thurm - District 5	5	PARTICIPATORY BUDGETING	Mr.	Jones	Omarius	6 Rexdale Place	254-9842	8/17/2021	7/15/2022	Black	Male	Thurm	
Vaughan - At Large 1	4	PARTICIPATORY BUDGETING	Mr	Jackson	Brian	1505 Bridford Parkway #4D	240-691-847	10/19/2021	7/15/2023	Black	Male	Outling	
Hightower - District 1	1	PARTICIPATORY BUDGETING	Ms	Wisneski	Patricia	1607 Bailiff Street	253-8528	3/1/2022	7/15/2023	White	Female	Hightower	
Matheny - District 3	5	PARTICIPATORY BUDGETING	Mr.	Goldberg	Howard	1301 New Garden Road Apt 118	216-313-3032	10/19/2021	7/15/2024	White	Male	Outling	
Wells - District 2	2	PARTICIPATORY BUDGETING	Ms	Isler	Jo	2009 Briar Run Dr	375-0242	7/17/2018	7/15/2023	White	Female	Wells	
Hoffmann - District 4	4	PARTICIPATORY BUDGETING	Mr.	Lail	Jeff	306 North Lindell Road Unit D MOVED TO D4	820-446-6573	4/16/2019	7/15/2022	White	Male	Vaughan	
Matheny - District 3	3	PARTICIPATORY BUDGETING	Ms	Schinnow	Libby	512 Guilford Avenue	941-685-5274	8/1/2022	7/15/2024	White	Female	Outling	
Thurm - District 5	5	PARTICIPATORY BUDGETING	Ms	Dorley	Fanta	3102 Alder Way	904-3233	9/14/2021	7/15/2021	Black	Female	Thurm	
Wells - District 2	3	PARTICIPATORY BUDGETING	Mr.	Williams	Kevin	4427 Baylor St RESIGNED		11/19/2019	7/15/2023	Other	Male	Wells	
Johnson - At Large 2									7/15/2022				
Abuzuaiter - At Large 3													
Holston - At Large 4													

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Vaughan - At Large 1	3	PIEDMONT TRIAD REGIONAL WATER AUTHORITY	Mr	Phillips	Thomas	3008 Greenbrook Dr. TERM EXPIRED	333-7425	4/20/1992		White	Male	Vaughan	2nd Tuesday 12:00 pm
Vaughan - At Large 1	4	PIEDMONT TRIAD REGIONAL WATER AUTHORITY	Mr	Forbis	John	200 W. Greenway St. S TERM EXPIRED	275-8408	1/2/1992	9/30/2020	White	Male	Vaughan	
Vaughan - At Large 1	3	PIEDMONT TRIAD REGIONAL WATER AUTHORITY	Mr	Parrish	David	1984 Cedar View Drive	202-8428	5/3/2022	9/30/2025	White	Male	Vaughan	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	5	REDEVELOPMENT COMMISSION	Ms	Adams	Patricia	1027 Quinlan Dr	514-2508	1/7/2020	9/30/2025	Black	Female	Hightower	1st Monday 5:00 pm
Wells - District 2	2	REDEVELOPMENT COMMISSION	Mr	Gravely	Clinton	601 Callan Dr 2ND TERM EXPIRED	621-1504	4/5/2011	12/17/2020	Black	Male	Fox	
Matheny - District 3	3	REDEVELOPMENT COMMISSION	Mr	Isakoff	Peter	806 Kemp Road West	757-478-3144	2.1.22	12/17/2027	White	Male	Outling	
Hoffmann - District 4	4	REDEVELOPMENT COMMISSION	Mr.	Sinclair	Thomas	3703 Friendsview Drive	207-1316	12/21/2021	12/17/2027	Black	Male	Hoffmann	
Thurm - District 5	5	REDEVELOPMENT COMMISSION	Ms.	Turner	Pamela	3103 Alder Way, Unit # 3	965-2145	12/15/2020	12/17/2026	Black	Female	Abuzuaiter	
Abuzuaiter - At Large 3	5	REDEVELOPMENT COMMISSION	Mr.	Heberle	Douglas	5315 Coveview Cout Atlernate	509-8366	12/15/2020	12/17/2025	White	Male	Abuzuaiter	
Holston - At Large 4	2	REDEVELOPMENT COMMISSION	Mr	Thomas	Marcus	403 Hidden Brook Ln	770-331-4565	11/19/2019	12/17/2025	Black	Male	Kennedy	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	5	SOLID WASTE MANAGEMENT COMMISSION	Ms	Black	Crystal	1120 Highstone Drive	303-5911	3/16/2021	12/15/2024	Black	Female	Hightower	4th Tuesday every other month 3-5:00 pm
Wells - District 2	2	SOLID WASTE MANAGEMENT COMMISSION	Mr	Davis	Bob	1407 Lord Foxley Dr	275-2775	5/7/2018	5/7/2026	Black	Male	Wells	
Matheny - District 3	3	SOLID WASTE MANAGEMENT COMMISSION	Mr	Boyce	Brenton	201 E. Bessemer Ave Apt. 5	404-0007	2/16/2018	5/7/2023	Black	Male	Outling	
Hoffmann - District 4	4	SOLID WASTE MANAGEMENT COMMISSION	Ms	Smith	Mary Louise	1804 Madison Ave	392-3055	5/7/2014	5/7/2023	White	Female	Hoffmann	
Thurm - District 5	5	SOLID WASTE MANAGEMENT COMMISSION	Mr	Stover	Nelson	5911 Western Trail	605-0143	5/19/2018	5/7/2023	White	Male	Thurm	
Vaughan - At Large 1	4	SOLID WASTE MANAGEMENT COMMISSION	Mr	Taylor	Mark	110 Falkener Dr DECLINED REAPPOINT	382-9362		5/7/2023	White	Male	Vaughan	
Johnson - At Large 2	2	SOLID WASTE MANAGEMENT COMMISSION	Ms	Brandon	Kay	1437 Old Hickory Dr	373-0731	5/7/2012	5/7/2018	Black	Female	Johnson	
Abuzuaiter - At Large 3	4	SOLID WASTE MANAGEMENT COMMISSION	Mr	Davies	Tony	2114 Pebble Dr	286-3978	5/7/2012	5/7/2024	White	Male	Abuzuaiter	
Holston - At Large 4	2	SOLID WASTE MANAGEMENT COMMISSION	Mr	Uzochukwu	Godfrey	Carver Hall, A&T State Univ. NC	334-7030	8/5/2013	5/7/2023	Black	Male	Kennedy	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	TOURISM DEVELOPMENT AUTHORITY	Ms	Hoffmann	Nancy	COUNCIL REP.	373-2286	12/3/2013	5/7/2023	White	Female	Vaughan	
Wells - District 2	4	TOURISM DEVELOPMENT AUTHORITY	Ms	Kelly	Denny	4514 Grendel Rd ARTS COUNCIL REP.	294-0654	11/10/2015		White	Female	Wells	
Hoffmann - District 4	3	TOURISM DEVELOPMENT AUTHORITY	Mr	Harrill	Kelly	1804 Granville Rd Represent owner/operator hotel/motel more than 200 rooms	706-7702	9/17/2019	9/30/2022	White	Male	Vaughan	
Thurm - District 5	1	TOURISM DEVELOPMENT AUTHORITY	Mr	Peters	Tim	3121 W. Gate City Blvd	757-822-3653	5/4/2021	9/30/2022	White	Male	Thurm	
Holston - At Large 4	3	TOURISM DEVELOPMENT AUTHORITY	Mr	Villier	Tony	2915 Northampton Dr	688-1778	9/17/2019	9/30/2022	White	Male	Vaughan	
Vaughan - At Large 1		TOURISM DEVELOPMENT AUTHORITY							9/30/2022				
Johnson - At Large 2		TOURISM DEVELOPMENT AUTHORITY											
Matheny - District 3		TOURISM DEVELOPMENT AUTHORITY											
Abuzuaiter - At Large 3		TOURISM DEVELOPMENT AUTHORITY											

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	TRANSIT ADVISORY COMMISSION	Ms	Ahmad	Anjail Rashida	2 Ivyglen Court		7/19/2022	8/15/2025	Black	Female	Hightower	4th Tuesday 6:00 pm
Wells - District 2	2	TRANSIT ADVISORY COMMISSION	Ms	McMillan	Lisa	404 East Whittington St	202-4828	6/18/2019	8/15/2022	Black	Female	Wells	
Matheny - District 3	3	TRANSIT ADVISORY COMMISSION	Ms	Shaw	Betty	2615 Cottage Place	336-456-8648	8/1/2022	8/15/2025	Black	Female	Outling	
Hoffmann - District 4	3	TRANSIT ADVISORY COMMISSION	Mr	Galyon III	James D.	4102 Pheasant Run Dr	383-0106	9/25/2018	8/15/2023	White	Male	Hoffmann	
Thurm - District 5	5	TRANSIT ADVISORY COMMISSION	Ms	McQueary	Cheryl	10 Creswell Court	292-1179	7/18/2017	8/15/2022	White	Female	Thurm	
Vaughan - At Large 1	1	TRANSIT ADVISORY COMMISSION	Ms	Isaac	Kim	4001 Mountainridge Dr	336-681-2124	11/20/2018	8/15/2024	Black	Female	Hightower	
Johnson - At Large 2	2	TRANSIT ADVISORY COMMISSION	Mr	McGuire	W. Wesley	4300 Belfield Dr	621-9797	4/1/2019	8/15/2023 (2)	Black	Male	Wells	
Abuzuaiter - At Large 3	5	TRANSIT ADVISORY COMMISSION	Ms	Pinder	Jamilla	246 Malamute Lane	253-1683	6/15/2021	8/15/2022	Black	Female	Abuzuaiter	
Holston - At Large 4	4	TRANSIT ADVISORY COMMISSION	Mr	Surgeon	Jeffrey	5515 West Market St	554-6225	7/8/2019	8/15/2024	Black	Male	Kennedy	

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	WAR MEMORIAL COMMISSION	Mr.	Townsend	Carlos	2017 Barksdale Drive	303-2885	9/14/2021	8/15/2022	Black	Male	Hightower	1st Tuesday 12:15 pm
Wells - District 2	4	WAR MEMORIAL COMMISSION	Ms	Batemanl	Maxine	5001-D Tower Road	292-9416	7/16/2019	8/15/2024	Black	Female	Wells	nt appointmentSpruill appoin
Matheny - District 3	4	WAR MEMORIAL COMMISSION	Mr	Starrett	Bryan	406 Beverly Place	434-987-4159	6/21/2022	8/15/2025	White	Male	Outling	
Hoffmann - District 4	4	WAR MEMORIAL COMMISSION	Ms	Hurd	Anne J.	534 Woodvale Dr	299-9392	9/2/2014	8/15/2021	White	Female	Hoffmann	
Thurm - District 5	4	WAR MEMORIAL COMMISSION	Mr	Sullivan	William	3601 Crosstimbers Dr RESIDES IN D4	255-3068	6/19/2018	8/15/2022	White	Male	Thurm	
Vaughan - At Large 1	1	WAR MEMORIAL COMMISSION	Mr.	Washington	Justin	1814 Acorn Road	508-1541	7/13/2021	8/15/2024	Black	Male	Vaughan	
Johnson - At Large 2	4	WAR MEMORIAL COMMISSION	Mr	McKinney	Michael	4201 Bitternut Trail	541-8489	2/4/2020	8/15/2024	Black	Male	Johnson	
Abuzuaiter - At Large 3	4	WAR MEMORIAL COMMISSION	Mr	Akwari	Chidi	306 Beverly Place	337-1927	5/15/2018	8/15/2023	Black	Male	Abuzuaiter	
Holston- At Large 4	3	WAR MEMORIAL COMMISSION	Mr	Isaacson	Marc	2308 Princess Ann St	288-9605	6/18/2019	8/15/2025	White	Male	Holston	
War Memorial Commssion	3	WAR MEMORIAL COMMISSION	Dr.	Turner	W. Harrison	19 Elm Ridge Ln member	Lifetime 282-7881	7/3/1905	8/15/2022	White	Male		
War Memorial Commssion	3	WAR MEMORIAL COMMISSION	Mr	Beard	Richard	2908 Round Hill Rd. THOC	540-9540	8/19/2008		White	Male	Matheny	
HONORARY MEMBER	4	WAR MEMORIAL COMMISSION	Ms	Gatten	Florence	3507 Smoketree Dr non voting		4.21.2015	8/15/2014	White	Female	Resolution	
War Memorial Commssion		WAR MEMORIAL COMMISSION	Mr	Brown	Matt	Coliseum - non voting	373-7406	Coliseum Director		White	Male		

Boards 8/16/2022	Current (New) District	Board	T	Last Name	First Name	Home Address	Phone	Initial Date of Appoint.	Current Term Exp	Race	Gender	Appointed By	Meeting Date/Time
Hightower- District 1	1	PLANNING/ZONIN G COMMISSION	Ms	Glass	Erica	3676 McGinty Drive	919-452-6061	3/1/2022	N/A	Black	Female	Hightower	
Wells - District 2	2	PLANNING/ZONIN G COMMISSION	Mr	Bryson	Richard	1402 Cushing Street	339-3583	8/3/2020	8/15/2025	Black	Male	Wells	
Matheny - District 3	3	PLANNING/ZONIN G COMMISSION	Mr	Engle	Zac	403 Hammel Rd	303-0455	8/21/2018	8/15/2023	White	Male	Outling	
Hoffmann - District 4	4	PLANNING/ZONIN G COMMISSION	Ms	Skenes	Mary	404 Beverly Place	339-2640	5/4/2021	8/15/2024	White	Female	Hoffmann	
Thurm - District 5	5	PLANNING/ZONIN G COMMISSION	Ms	Magid	Catherine	1106 B Gretchen Ln	294-4455	1/19/2021	8/15/2024	White	Female	Thurm	
Vaughan - At Large 1	2	PLANNING/ZONIN G COMMISSION	Mr	Alford, III	Vernal	1012 BRd Ave	272-3347	3/20/2018	8/15/2024	Black	Male	Vaughan	
Johnson - At Large 2	5	PLANNING/ZONIN G COMMISSION	Mr	Egbert	Andrew	6100 Brook Shadow Street	210-2770	8/2/2021	8/15/2023	White	Male	Vaughan	
Abuzuaiter - At Large 3	4	PLANNING/ZONIN G COMMISSION	Ms	O'Connor	Sandra	2002 West Market St	209-9476	8/15/2019	8/15/2025	White	Female	Abuzuaiter	
Holston- At Large 4	1	PLANNING/ZONIN G COMMISSION	Mr	Peterson, Sr.	Bryant Keith	3317 Winchester Dr	809-6013	8/17/2021	8/15/2022	Black	Male	Hightower	

BOARDS AND COMMISSIONS VACANCY MEMO
ALL RESIDENT INTEREST FORMS RECEIVED HAVE BEEN ENTERED INTO THE DATABANK

BOARD OR COMMISSION 8.16.22	CURRENT DISTRICT	NAME	SPECIAL INF.	TERM EXPIRES	CAN BE REAPPOINTED	APPOINTMENT ASSIGNMENT	Meeting Date/Time
ABC BOARD	4	Daniel Lyons	2nd TERM EXPIRED	7/3/2020	N	HOLSTON	4th Tuesday 8:30 am
	2	Frankie Jones	2nd TERM EXPIRED	7/3/2020	N	JOHNSON	
	3	Jim Galyon	2nd TERM EXPIRED	7/3/2022	N	MATHENY	
	4	Rick Pinto	2nd TERM EXPIRED	7/3/2022	N	HOFFMANN	
BOARD OF ADJUSTMENT	2	Deborah Bowers	2nd TERM EXPIRED	6/15/2022	N	JOHNSON	4th Monday 5:30 pm
	1	James Waddell	RESIGNED	6/15/2023	N	HIGHTOWER	
BRYAN PARK GOLF COMMISSION	5	Marc Bush	1ST TERM EXPIRED	2/1/2019	Y	THURM	Quarterly 4th Tuesday month 4pm
	2	Gary Baldwin	2nd TERM EXPIRED	2/1/2022	N	WELLS	
COMMISSION ON THE STATUS OF WOMEN	2	Roslynn ChouChan	MOVED-OUTSIDE CITY	8/15/2022	N	JOHNSON	4th Tuesday at 6:00 pm
	1	Katredia Martin	2nd TERM EXPIRED	8/15/2022	N	HIGHTOWER	
	4	Catherine Magid	RESIGNED	8/15/2021	N	HOFFMANN	
COMMUNITY SUSTAINABILITY	3	Tiffany Turner	RESIGNED	12/31/2023	N	MATHENY	2nd Monday, alternate months 4:00 pm
	2	Jacques Pierre	2nd TERM EXPIRED	12/31/2021	N	WELLS	
GHA (GREENSBORO HOUSING AUTHORITY)	4	Ledford Austin	2ND TERM EXPIRED	6/15/2018	N	VAUGHAN	
	2	Woodrow Dawkins	1ST TERM EXPIRED	6/15/2021	Y	VAUGHAN	
	3	Sandy Neerman	1ST TERM EXPIRED	6/15/2021	Y	VAUGHAN	
	1	Doug Thorne	1ST TERM EXPIRED	6/15/2020	Y	VAUGHAN	
	1	Christopher Boozer	1ST TERM EXPIRED	6/15/2022	Y	VAUGHAN	
GREENSBORO CRIMINAL JUSTICE ADVISORY	5	Franca Jalloh	RESIGNED	8/15/2020	N	COUNCIL	3rd Thursday 6:30 pm
	5	Nadine Malpass	MOVED OUTSIDE GSO	8/15/2024	N	COUNCIL	
	3	Thomas Phillips	1ST TERM EXPIRED	8/15/2019	Y	COUNCIL	
GUILFORD COUNTY HISTORIC PROPERTIES COMMISSION	4	John Buford	RESIGNED	4/1/2015	N	HOLSTON	
HISTORIC PRESERVATION COMMISSION	3	David Arneke	1ST FULL TERM EXPIRED	8/15/2017	Y	VAUGHAN	Last Wednesday, 4:00 pm; Nov & Dec combined
	2	Jesse Arnett	1ST TERM EXPIRED	8/15/2022	Y	JOHNSON	
HUMAN RIGHTS COMMISSION							Thursday after 1st Monday at 6:00 pm

BOARDS AND COMMISSIONS VACANCY MEMO
ALL RESIDENT INTEREST FORMS RECEIVED HAVE BEEN ENTERED INTO THE DATABANK

BOARD OR COMMISSION 8.16.22	CURRENT DISTRICT	NAME	SPECIAL INF.	TERM EXPIRES	CAN BE REAPPOINTED	APPOINTMENT ASSIGNMENT	Meeting Date/Time
INSURANCE ADVISORY COMMITTEE	4	Stephen Kent	RESIGNED	6/1/2020	N	HOLSTON	Meet As needed
	2	Wayne Durham	1ST TERM EXPIRED	6/1/2020	Y	JOHNSON	
	3	Carrie Hanger	1ST TERM EXPIRED	6/1/2020	Y	ABUZUAITER	
LIBRARY BOARD OF TRUSTEES	3	Arlene Dolin	RESIGNED	8/15/2023	N	ABUZUAITER	3rd Monday at 4:00 pm
	1	Monique Bynum	1st TERM EXPIRED	8/15/2022	Y	VAUGHAN	
	3	Mary Espinola	2ND TERM EXPIRED	8/15/2022	N	MATHENY	
	4	Brian Crean	1st TERM EXPIRED	8/15/2022	Y	JOHNSON	
MINIMUM HOUSING STANDARDS COMMISSION	2	Vacant	ALTERNATE POSITION			JOHNSON	2nd Tuesday 1:30 pm
	3	Tracy Furman	1ST TERM EXPIRED	8/15/2022	Y	THURM	
	3	Scott Haskins	REMOVED - OUTSIDE CITY LIMITS	8/15/2024	N	ABUZUAITER	
PARKS AND RECREATION	3	Marsha Glazman	2nd TERM EXPIRED	8/15/2022	N	ABUZUAITER	2nd Wednesday 5:00 pm
	4	Emily Linden	1ST TERM EXPIRED	8/15/2022	Y	HOFFMANN	
	4	Jeff Smith	2nd TERM EXPIRED	8/15/2022	N	HOLSTON	
PARTICIPATORY BUDGETING	2	Kevin Willismas	RESIGNED	7/15/2022	N	WELLS	3rd Monday 6:00 pm
	1	Ashly Sheperd	2ND TERM EXPIRED	7/15/2022	Y	HIGHTOWER	*2 year term/serve 3
PIEDMONT TRIAD REGIONAL WATER AUTH	3	Thomas Phillips	TERM EXPIRED	9/30/2020	Y	VAUGHAN	2nd Tuesday 12:00 pm
	4	John Forbis	TERM EXPIRED	9/30/2020	Y	VAUGHAN	
PLANNING AND ZONING COMMISSION							3rd Monday 5:30 pm
REDEVELOPMENT COMMISSION	2	Clinton Gravely	2ND TERM EXPIRED	12/17/2020	N	WELLS	1st Monday 5:00 pm
SOLID WASTE MANAGEMENT COMMISSOIN	At-Large	Mark Taylor	DECLINED REAPPOINTMENT	5/7/2018	N	VAUGHAN	4th Tuesday every other month 3-5:00 pm
TRANSIT AUTHORITY	2	Lisa McMillan	1ST TERM EXPIRED	8/15/2022	Y	WELLS	4th Tuesday 6:00 pm
	3	James Galyon	1ST TERM EXPIRED	8/15/2022	Y	HOFFMANN	
	4	Jeffrey Sugeon	1ST TERM EXPIRED	8/15/2022	Y	HOLSTON	
	2	Wesley McGuire	2ND TERM EXPIRED	8/15/2022	N	JOHNSON	

BOARDS AND COMMISSIONS VACANCY MEMO
ALL RESIDENT INTEREST FORMS RECEIVED HAVE BEEN ENTERED INTO THE DATABANK

BOARD OR COMMISSION 8.16.22	CURRENT DISTRICT	NAME	SPECIAL INF.	TERM EXPIRES	CAN BE REAPPOINTED	APPOINTMENT ASSIGNMENT	Meeting Date/Time
WAR MEMORIAL COMMISSION	4	Anne Hurd	2ND TERM EXPIRED	8/15/2022	N	HOFFMANN	1st Tuesday 12:15 pm



City of Greensboro

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

Agenda Report

File Number: 2022-872

Agenda Item# O. 1.

8/16/2022

Meeting Type: Council Meeting **Category:** Informational Purposes

Title: 2022 - 872 M/WBE Utilization Report for August 16, 2022

Council Priority: Place an 'x' in the box.

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☒ Promote Public Safety & Reduce Crime
- ☒ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Allison Staton, Ext 2674

Contact 2 and Phone: Larry Davis, Ext 2002

PURPOSE:

To provide Council with the report of M/WBE contract goal achievements for contract awards included in the August 16, 2022 meeting agenda.

BACKGROUND:

N/A.

BUDGET IMPACT:

N/A.

ACCOUNT NUMBER:

N/A.

RECOMMENDATION / ACTION REQUESTED:

This is for information purposes only to provide contract goal achievements for M/WBE.

August 16, 2022
Greensboro City Council Meeting
Summary of M/WBE Contract Goal Achievement

Council ID Number	Project	Business Category	Total Contract Amount	Change Order Amount	M/WBE Prime Awarded Amount	Subcontracting Goals		Subcontracting Goals/Commitments Achieved		M/WBE Prime or Subcontracting Total Contract Amounts		Total Contract or Change Order M/WBE Subcontracting Award Amount	**Total M/WBE Contracts Utilization %	Notes
						MBE	WBE	MBE	WBE	MBE	WBE			
2022-839	White Street Landfill Site Maintenance	Other Services	\$ 975,000.00	\$0.00		0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	0.00%	
2022-841	Burnt Poplar Road Culvert Upgrade	Construction Services	\$ 3,938,724.76	\$0.00		10.02%		0.61%	9.41%	\$23,998.65	\$370,595.87	\$394,594.52	10.02%	
2022-853**	2016-054 Huffine Mill Road and Hicone Road Loop Feed Water Line Extensions	Construction Services	\$ 4,081,074.26	\$0.00		3.00%	5.00%	3.09%	5.05%	\$170,006.97	\$206,204.60	\$376,211.57	8.10%	Materials % is utilized for the M/WBE goals
2022-861	2018-045B - On-Call Construction Administration Services, Change Order #1	Construction Services	\$ 238,852.00	\$160,392.00		15.62%	4.38%	10.49%	3.24%	\$25,050.00	\$7,750.00	\$32,800.00	13.73%	
	Totals		\$ 9,233,651.02	\$ 160,392.00				2.37%	6.33%	\$219,055.62	\$584,550.47	\$803,606.09	8.70%	
	RELEVANT NOTES													
	** M/WBE totals reflect the utilization percentage allowed by the M/WBE Program Plan													



City of Greensboro

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

Agenda Report

File Number: 2022-879

Agenda Item# O. 2.

Agenda Date: 8/16/2022. **Department:** Financial & Administrative Services

Meeting Type: Council Meeting **Category:** Informational Purposes

Title: 2022 – 879 Reports of Disbursements

Council Priority: Place an ‘x’ in the box.

- ☐ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☐ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☒ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: All

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Marlene Druga, Ext 2077

Contact 2 and Phone: Amy Friddle, Ext 2025

PURPOSE:

Informational Purposes Only

BACKGROUND:

Informational Purposes Only

BUDGET IMPACT:

NA

ACCOUNT NUMBER:

NA

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council review the reports of disbursements for informational purposes only.

TREASURY REPORT OF DISBURSEMENTS FOR 7/1/2022 THROUGH 7/31/22

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/5/2022	Workforce Investment Act (WIA)	459768	Computer Discount Warehouse	Desktop	\$25,825.23
7/5/2022	Network Services Fund	459770	Tangible Software Inc	Annual subscription renewal	\$32,000.00
7/5/2022	General Fund	16835	Wallis Leigh McBride	Mowing services	\$14,875.00
7/5/2022	Water Resources Enterprise Fd	16836	Univar USA Inc	Sodium hydroxide	\$41,569.44
7/6/2022	Transit System (GTA) Fund	459771	American Public Transit Assoc	Annual membership dues	\$20,000.00
7/6/2022	Street & Sidewalk Cap Proj Fnd	459776	BellSouth Corp dba AT&T	Utility pole relocate	\$360,118.53
7/6/2022	General Fund	459799	Double D Construction	Abatement services	\$13,790.00
7/6/2022	**General Fund	459800	Duke Energy	Utilities - power	\$68,846.13
7/6/2022	**General Fund	459805	City of Greensboro	Utilities - water	\$11,579.16
7/6/2022	Stormwater Cap Improvemts Fund	459821	The John R McAdams Company	Professional services	\$45,442.54
7/6/2022	General Fund	459831	NC League Of Municipalities	Subscriptions	\$69,286.00
7/6/2022	Housing Bond Fund	459845	Rachel Sprague	Loan closing	\$10,000.00
7/6/2022	Transit System (GTA) Fund	459855	Ameritrans Service Corp	Paratransit van inspection	\$53,483.00
7/6/2022	Network Services Fund	*459864	Verizon Wireless	Telephone services	\$15,995.88
7/6/2022	State/Federal/Other Grants Fnd	459871	Zencity Technologies US Inc	Public survey services	\$55,000.00
7/6/2022	Water Resources Enterprise Fd	459872	Advantage Sport & Fitness Inc	Fitness equipment	\$44,573.46
7/6/2022	Water Resources Enterprise Fd	459875	Carolina Tractor & Equipment	Labor generator repair	\$14,960.11
7/6/2022	Emergency Telephone System Fnd	459880	Motorola Credit Corporation	Radio dispatch console lease	\$343,439.13
7/6/2022	Water Resources Enterprise Fd	16837	ADS LLC dba ADS Environmental	Collection and rainfall monitoring	\$24,729.05
7/6/2022	Water Resources Cap Imprvmt Fd	16839	CaJenn Construction	Sanitary sewer and water line rehab	\$676,884.10
7/6/2022	State/Federal/Other Grants Fnd	16844	Jimmy R Lynch & Sons Inc	Sewer improvements	\$291,104.19
7/6/2022	Stormwater Cap Improvemts Fund	16846	Kimley-Horn & Associates Inc	Construction	\$68,396.20
7/6/2022	General Fund	16849	Natural Science Center Of Greensboro	Annual lease	\$271,250.00
7/6/2022	Water Resources Bnd Fd	16851	Sensus USA Inc	Advanced metering infrastructure implementation	\$56,577.50
7/6/2022	Street Improvemts Bd Fd	16857	Yates Construction Company	Road widening	\$208,093.37
7/6/2022	Water Resources Enterprise Fd	16858	Chemtrade	Polyaluminium chloride	\$144,069.58
7/6/2022	General Fund	16861	Loye Grading and Tree Service	Tree removal	\$12,000.00
7/7/2022	Performing Arts Fund	459892	Brady Trane Service Inc	Inspection	\$18,680.18
7/7/2022	Street & Sidewalk Cap Proj Fnd	459902	Dane Construction Inc	Bridge replacement	\$146,114.40
7/7/2022	Nussbaum Housing Pshp Revol Fd	*459906	Duke Energy	Generator lease	\$15,995.35
7/7/2022	General Fund	459917	Greensboro Downtown Parks Inc	Manage park	\$87,500.00
7/7/2022	Solid Waste Disposal	459929	James River Equipment Virginia	Maintenance and repair services	\$14,666.27
7/7/2022	Street & Sidewalk Cap Proj Fnd	459942	Norfolk Southern Railway	Pedestrian improvements	\$11,127.93
7/7/2022	General Fund	459944	One Step Further Inc	Reduce and eliminate violence	\$200,000.00
7/7/2022	Water Resources Enterprise Fd	459965	Womble Bond Dickinson (US) LLP	Professional services	\$110,250.00
7/7/2022	General Fund	459967	Naval Surface Warfare Center	Lease	\$12,300.00
7/7/2022	Transit System (GTA) Fund	459968	Systems Contractors Inc	Chiller service	\$10,856.21
7/7/2022	Water Resources Bnd Fd	16866	Garney Companies Inc	Water main feeder	\$680,026.04
7/7/2022	War Memorial Coliseum Complex	16869	Johnson Controls Inc	Maintenance support	\$16,166.67
7/7/2022	General Fund	16878	WEX Bank	Fuel charges	\$183,647.32

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/8/2022	General Fund	459971	Brainfuse Inc	Tutoring and job assistance	\$14,000.00
7/8/2022	General Fund	459978	Cherry Bekaert LLP	Auditor services	\$40,000.00
7/8/2022	War Memorial Coliseum Complex	459998	South Carolina Telecomm Group	Network services	\$38,050.19
7/8/2022	General Fund	460015	Carolina Pool Management	Maintenance	\$20,549.26
7/8/2022	Equipment Services Fund	460019	Foster Fuels Inc	Fuel	\$28,866.57
7/8/2022	General Fund	460022	Gods Way Landscaping II LLC	Cut and remove trees	\$18,000.00
7/8/2022	General Fund	460027	Perfect View Painting Roofing	New roof	\$25,000.00
7/8/2022	General Fund	460029	PowerDMS Inc	Professional subscription	\$17,240.53
7/8/2022	Parks & Rec Bond Fund	460030	Playcore Wisconsin Inc	Playground equipment	\$76,192.80
7/8/2022	General Fund	460033	Sunstates Supply Inc	Auto scrubber	\$23,520.27
7/8/2022	General Fund	460034	APAC-Atlantic Inc	Pavement	\$159,134.44
7/8/2022	Water Resources Cap Imprvmt Fd	16883	D H Griffin Infrastructure LLC	Improvements	\$28,138.81
7/8/2022	Water Resources Bnd Fd	16887	Jimmy R Lynch & Sons Inc	Water line extension	\$520,146.70
7/8/2022	General Fund	16889	OCLC Inc	Subscription	\$18,998.62
7/8/2022	Network Services Fund	16891	Tangible Software Inc	Cybersecurity staff	\$20,565.00
7/8/2022	Equipment Services Fund	16894	Campbell Oil Company	Fuel	\$106,654.62
7/8/2022	Water Resources Enterprise Fd	16896	Pencco Inc	Liquid ferric sulfate	\$13,426.10
7/11/2022	General Fund	460038	Air Cleaning Specialist Inc	Service plan - warranty	\$50,234.42
7/11/2022	Water Resources Enterprise Fd	460042	CSG Systems Inc	Bill printing and processing	\$46,232.93
7/11/2022	Solid Waste Disposal	460043	D & D Grading Inc	Site maintenance	\$51,995.00
7/11/2022	**General Fund	460044	Duke Energy	Utilities - power	\$116,801.19
7/11/2022	Water Resources Enterprise Fd	460045	Duke Energy Carolinas LLC	Generator lease	\$30,550.00
7/11/2022	General Fund	460055	City of Greensboro	Utilities - water	\$179,688.17
7/11/2022	Solid Waste Disposal	460062	Hills Machinery Company LLC	Equipment rental	\$14,891.63
7/11/2022	Stormwater Mgmt Enterprise Fd	460075	NC State University	Urban water consortium	\$15,000.00
7/11/2022	Water Resources Enterprise Fd	460083	Piedmont Triad Regional Water	Water	\$228,545.26
7/11/2022	General Fund	460085	Professional Commercial Floor	Floor installation	\$194,770.00
7/11/2022	General Fund	460089	Republic Services Inc	Construction	\$73,166.52
7/11/2022	War Memorial Coliseum Complex	460091	SL Companies DBA SL Staffing	Temporary labor	\$23,295.42
7/11/2022	Solid Waste Disposal	460105	Waste Management of Carolinas	Solid waste disposal services	\$456,565.87
7/11/2022	General Fund	460114	APAC-Atlantic Inc	Pavement	\$21,865.18
7/11/2022	Water Resources Enterprise Fd	16898	Black & Veatch International	Odor control study	\$20,000.00
7/11/2022	Nussbaum Housing Pshp Revol Fd	16900	Greensboro Housing Coalition	Housing hotline	\$28,082.11
7/11/2022	Water Resources Bnd Fd	16901	Hazen & Sawyer PC	Upgrade	\$71,198.53
7/11/2022	State/Federal/Other Grants Fnd	16902	Heacock Construction	Lead safe housing	\$10,605.00
7/11/2022	Water Resources Enterprise Fd	16903	J & J Underground Utilities	Underground utility locate services	\$45,000.00
7/12/2022	General Fund	460119	Covenant Enterprise Painting	Painting	\$16,975.00
7/12/2022	General Fund	460141	Info-Tech Research Group Inc	Software	\$39,634.14
7/12/2022	General Capital Improvemts Fd	*460154	Barrs Recreation LLC	Playground equipment and basketball	\$176,854.22
7/12/2022	**General Fund	460156	Blue Arbor Inc	Temporary labor	\$17,108.31

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/12/2022	Water Resources Enterprise Fd	460157	ClearWater Inc	Rebuild pump	\$14,578.85
7/12/2022	Water Resources Enterprise Fd	460158	Dillon Supply Company	Weld	\$22,084.44
7/12/2022	Water Resources Enterprise Fd	460163	Piedmont Electric Motor Repair	Crane system	\$30,756.25
7/12/2022	General Fund	460164	Renovo	Annual software support	\$19,972.13
7/12/2022	Water Resources Enterprise Fd	460165	Sink Farm Equipment Inc	Hydraulic breaker for excavator	\$12,697.91
7/12/2022	Equipment Services Fund	460166	Snider Tire Inc	Tires	\$12,733.88
7/12/2022	Street Improvemts Bd Fd	460170	Triad Road Maintenance Co Inc	Pavement markings	\$28,311.88
7/12/2022	Water Resources Bnd Fd	16908	Sensus USA Inc	Advanced metering infrastructure implementation	\$243,323.98
7/13/2022	General Capital Improvemts Fd	460173	Boydoh & Hale PLLC	Heritage House homeowners cases	\$11,800.00
7/13/2022	**General Fund	460182	Duke Energy	Utilities - power	\$186,139.51
7/13/2022	General Fund	460194	Invoice Cloud Inc	Online payment Gateway	\$14,496.85
7/13/2022	General Fund	460233	Verizon Wireless	Telephone services	\$11,763.77
7/13/2022	Solid Waste Disposal	460245	Carolina Tractor & Equipment	Parts for tractor	\$14,548.51
7/13/2022	Water Resources Enterprise Fd	460247	Polydyne Inc	Sludge dewatering	\$40,441.60
7/13/2022	Water Resources Enterprise Fd	460251	Southern Ionics Inc	Sodium bisulfite	\$14,085.58
7/13/2022	General Fund	460253	Toter Inc	Trash carts	\$42,454.77
7/13/2022	Equipment Services Fund	16914	Campbell Oil Company	Fuel	\$69,330.82
7/14/2022	Workforce Investment Act (WIA)	460257	American Capital Properties	Henderson building lease	\$28,424.16
7/14/2022	Street & Sidewalk Cap Proj Fnd	460259	Armen Construction	Sidewalks	\$71,763.05
7/14/2022	Special Tax Districts Fund	460273	Downtown Greensboro Inc	Bid program	\$22,253.00
7/14/2022	General Fund	*460281	Ecoflo Inc	HHW disposal	\$112,885.30
7/14/2022	General Fund	*460309	OverDrive Inc	Books	\$49,564.04
7/14/2022	Solid Waste Disposal	460315	Sides Contracting Company Inc	Seeding and repair	\$14,157.00
7/14/2022	Workforce Investment Act (WIA)	460318	SPL Properties	Building lease	\$10,764.50
7/14/2022	Transit System (GTA) Fund	460327	UZURV Holdings Inc	Alternative transportation	\$16,905.00
7/14/2022	General Fund	460331	Belson Outdoors LLC	Picnic tables	\$53,860.28
7/14/2022	General Fund	460334	Morpho USA Inc dba Idemia	Annual maintenance and support	\$11,048.63
7/14/2022	Workforce Investment Act (WIA)	460336	Premier Virtual LLC	Services	\$15,300.00
7/14/2022	General Fund	460337	Seal Master	Asphalt binder	\$13,804.82
7/14/2022	General Fund	460339	Stevens Fire Equipment Inc	Thermal camera kit	\$20,423.41
7/14/2022	General Fund	460340	Snider Tire Inc	Tires	\$18,308.94
7/14/2022	Street Improvemts Bd Fd	16915	Atlantic Contracting Co Inc	Streetscape	\$273,256.65
7/14/2022	Water Resources Cap Imprvmt Fd	16918	Hazen & Sawyer PC	Clarifier replacement	\$47,234.56
7/14/2022	Water Resources Cap Imprvmt Fd	16920	Mainlining America LLC	Water main rehab	\$584,924.55
7/14/2022	Network Services Fund	16921	Ontario Investments Inc	Computer rentals	\$296,888.07
7/14/2022	Parks & Rec Bond Fund	16923	Samet Construction Co Inc	Hillside project	\$203,251.49
7/14/2022	Street & Sidewalk Cap Proj Fnd	16924	Yates Construction Company	Sidewalks	\$60,556.67
7/14/2022	Equipment Services Fund	16925	Clinard Oil Company Inc	Fuel	\$25,047.40

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/15/2022	Housing Bond Fund	460342	Makawi Abdelgadir and Yathrip	Loan closing	\$10,000.00
7/15/2022	Water Resources Enterprise Fd	460351	City of Reidsville	Water	\$77,066.86
7/15/2022	Parks & Rec Bond Fund	460353	Covenant Enterprise Painting	Painting	\$13,000.00
7/15/2022	Solid Waste Disposal	460354	Carolina Tractor & Equipment	Repair services	\$11,346.90
7/15/2022	Solid Waste Disposal	460356	D & D Grading Inc	Site maintenance	\$40,475.00
7/15/2022	War Memorial Coliseum Complex	460363	Greensboro Sports Foundation	Hosting and assistance	\$37,500.00
7/15/2022	Housing Bond Fund	460367	Claudia Dubon Del Angel	Loan closing	\$10,000.00
7/15/2022	Solid Waste Disposal	460369	NC Department Of Revenue	Solid waste tax	\$28,098.30
7/15/2022	Water Resources Enterprise Fd	460370	NCDEQ	Annual air permit fee	\$12,891.00
7/15/2022	Housing Bond Fund	460374	Tonya Tatum	Loan closing	\$10,000.00
7/15/2022	Street Improvemts Bd Fd	460375	Volkert Inc	Sidewalks and bridge repair	\$20,289.46
7/15/2022	General Fund	460382	Cellebrite USA	Renewal	\$18,361.00
7/15/2022	War Memorial Coliseum Complex	460384	GP Supply Company LLC	Supplies	\$15,838.45
7/15/2022	Water Resources Enterprise Fd	16927	CITI INC	Service contract	\$17,715.31
7/15/2022	Water Resources Bnd Fd	16929	English Construction Company	Improvements	\$147,729.88
7/15/2022	Nussbaum Housing Pshp Revol Fd	16930	Greensboro Housing Coalition	Displacement program	\$60,000.00
7/15/2022	Water Resources Enterprise Fd	16932	HDR Engineering Inc	H2O testing	\$178,236.74
7/15/2022	Equipment Services Fund	16935	Clinard Oil Company Inc	Fuel	\$54,808.13
7/15/2022	Water Resources Enterprise Fd	16936	Univar USA Inc	Sodium hydroxide	\$10,836.09
7/18/2022	Water Resources Enterprise Fd	460387	CSG Systems Inc	Bill printing and processing	\$45,083.25
7/18/2022	General Fund	460388	Grayshift LLC	License	\$27,995.00
7/18/2022	General Fund	460389	Guilford County	Fingerprint and photo services	\$98,759.40
7/18/2022	General Fund	460402	Underground Solutions Inc	Traffic loop detector services	\$19,534.80
7/18/2022	Employee Insurance Fund	460403	United States Treasury	Fees	\$14,566.59
7/18/2022	General Fund	460406	Bakers Waste Equipment Inc	Trash dumpsters	\$14,828.64
7/18/2022	Equipment Services Fund	460410	Carolina Tractor & Equipment	Asphalt roller	\$45,912.17
7/18/2022	Transit System (GTA) Fund	460414	GovDirect Inc	Mobile performance	\$19,150.95
7/18/2022	Technical Services Fund	460416	MCM Technology LLC	Annual support	\$28,972.67
7/18/2022	Street & Sidewalk Cap Proj Fnd	16937	Blythe Construction Inc	Street resurfacing	\$1,524,997.77
7/18/2022	Parking Facilities Bond Fund	16939	Ontario Investments Inc	Computer rental	\$34,522.34
7/18/2022	Equipment Services Fund	16940	Clinard Oil Company Inc	Fuel	\$25,846.75
7/19/2022	General Fund	460428	Duke Energy	Street lighting and generation service	\$473,654.09
7/19/2022	Workforce Investment Act (WIA)	460432	Educational Data Systems Inc	Training and employment	\$339,140.17
7/19/2022	Street Improvemts Bd Fd	460457	Sharpe Brothers	Road widening	\$578,474.27
7/19/2022	Workforce Investment Act (WIA)	460460	Two Hawk Workforce	One stop career center operations	\$22,121.04
7/19/2022	**General Fund	460462	Verizon Wireless	Telephone charges	\$22,565.45
7/19/2022	Equipment Services Fund	460470	Capital Ford Inc	Vehicles	\$371,376.00
7/19/2022	Equipment Services Fund	460471	Carolina Environmental Systems	Vehicle repair	\$19,827.13
7/19/2022	General Fund	450473	Consultech Environmental LLC	Street maintenance	\$17,762.00
7/19/2022	Equipment Services Fund	460482	White/Herring Tractor & Truck	Dump truck	\$372,416.18

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/19/2022	General Fund	460483	Zoll Medical Corporation	EMS Fire package	\$28,883.00
7/19/2022	State/Federal/Other Grants Fnd	16942	Eastern Environmental Inc	Lead safe	\$11,900.00
7/19/2022	Water Resources Cap Imprvmt Fd	16948	Hazen & Sawyer PC	Construction	\$17,415.00
7/19/2022	Water and Sewer Extension Fd	16949	HDR Engineering Inc	Design improvements	\$80,256.05
7/19/2022	Nussbaum Housing Pshp Revol Fd	16950	Wallis Leigh McBride	Mowing	\$21,219.70
7/19/2022	Water Resources Enterprise Fd	16954	Chemtrade	Liquid ammonium sulfate	\$11,666.40
7/20/2022	Housing Bond Fund	460492	Jillian Swansson and Nickolas	Loan closing	\$10,000.00
7/20/2022	Emergency Telephone System Fnd	16962	Carolina Recording Systems LLC	Annual maintenance	\$71,511.83
7/21/2022	GTA Grant Fund	460507	Bar Construction Co	Renovations	\$92,193.20
7/21/2022	Water Resources Cap Imprvmt Fd	460509	Breece Enterprises Inc	Water and sewer improvements	\$254,070.04
7/21/2022	**General Fund	450520	Duke Energy	Utilities - power	\$263,140.38
7/21/2022	**General Fund	450525	City of Greensboro	Utilities - water	\$116,462.88
7/21/2022	Nussbaum Housing Pshp Revol Fd	460529	Interactive Resource Center	Crisis Triage program	\$26,337.50
7/21/2022	General Fund	460539	Omnilink Systems Inc	Electric monitoring and services	\$17,724.35
7/21/2022	Housing Bond Fund	460547	Isaysis Vasquez	Loan closing	\$15,000.00
7/21/2022	General Fund	460552	Aqua Aerobic Systems Inc	Ultra compound	\$42,036.92
7/21/2022	General Fund	460557	Huber Technology Inc	Lower chain wheel	\$57,327.11
7/21/2022	Water Resources Enterprise Fd	460559	Meritech Inc	Dioxane sample test	\$19,884.50
7/21/2022	Water Resources Enterprise Fd	460560	Tencarva Machinery Company	Soft starters and installation	\$12,108.54
7/21/2022	Water Resources Bnd Fd	16963	Adams Robinson Enterprises Inc	Package 4	\$104,957.71
7/21/2022	Water Resources Cap Imprvmt Fd	16965	CDM Smith Inc	Collection	\$40,156.50
7/21/2022	Parking Facilities Bond Fund	16967	Elm Street Hotel LLC	Construction	\$1,120,762.45
7/21/2022	Nussbaum Housing Pshp Revol Fd	16968	ESP Associates Inc	Environmental review services	\$13,300.00
7/21/2022	Nussbaum Housing Pshp Revol Fd	16969	Greensboro Housing Coalition	Housing hotline	\$11,745.47
7/21/2022	State/Federal/Other Grants Fnd	16970	Greensboro Urban Ministry	Homelessness prevention services	\$21,174.32
7/21/2022	Water Resources Bnd Fd	16972	Jimmy R Lynch & Sons Inc	Water main construction	\$635,552.47
7/21/2022	War Memorial Coliseum Complex	16974	Johnson Controls Inc	Maintenance support	\$16,166.63
7/21/2022	Stormwater Cap Improvmts Fund	16975	Kimley-Horn & Associates Inc	Construction	\$59,764.80
7/21/2022	Water Resources Bnd Fd	16977	Sensus USA Inc	Advanced metering infrastructure implementation	\$122,663.80
7/21/2022	Street Improvmts Bd Fd	16981	Yates Construction Company	Road widening	\$187,036.77
7/22/2022	Water Resources Bnd Fd	460562	Breece Enterprises Inc	Water line replacement	\$703,617.98
7/22/2022	Equipment Services Fund	460572	Foster Fuels Inc	Fuel	\$83,363.35
7/22/2022	Parking Facilities Operatng Fd	460582	Thyssenkrupp Elevator Corp	Elevator service	\$14,034.79
7/22/2022	Parking Facilities Operatng Fd	460584	ComSonics Inc	Kit	\$28,743.54
7/22/2022	Water Resources Cap Imprvmt Fd	*16983	CDM Smith Inc	Pump replacement and lagoon construction	\$64,542.00
7/22/2022	Equipment Services Fund	16991	Clinard Oil Company Inc	Fuel	\$80,481.28
7/22/2022	Water Resources Enterprise Fd	16992	Oltrin Solutions LLC	Sodium hypochloride	\$58,087.44
7/25/2022	Water Resources Cap Imprvmt Fd	460599	Dane Construction Inc	Bridge replacement	\$88,829.95
7/25/2022	**General Fund	*460601	East Coast Protective Services	Security services	\$17,422.03
7/25/2022	Water Resources Cap Imprvmt Fd	*16994	Arcadis G&M of North Carolina	Construction	\$233,439.72

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/25/2022	Water Resources Enterprise Fd	16996	Black & Veatch International	Lead and copper rule revision	\$35,579.25
7/25/2022	State/Federal/Other Grants Fnd	16998	Greensboro Urban Ministry	Homelessness prevention services	\$33,148.60
7/25/2022	Water Resources Bnd Fd	17004	Sensus USA Inc	Advanced metering infrastructure implementation	\$56,577.50
7/25/2022	Stormwater Mgmt Enterprise Fd	17005	Timmons Group	Stormwater inventory collection	\$11,402.27
7/26/2022	Water Resources Enterprise Fd	460646	City of Burlington	Water	\$215,248.88
7/26/2022	State/Federal/Other Grants Fnd	460651	East Market Street Development	Tornado disaster	\$60,432.00
7/26/2022	Transit System (GTA) Fund	460669	Piedmont Authority	Ridesharing vanpool program	\$20,000.00
7/26/2022	General Fund	460677	Suntrust Merchant Services	Bankcard fees	\$66,641.38
7/26/2022	Equipment Services Fund	460684	Cummins Inc	Fuel pump	\$10,282.02
7/26/2022	General Fund	460686	Enterprise Rent A Car	Van rental	\$13,357.40
7/26/2022	General Fund	460687	ESRI Inc	Annual maintenance renewal	\$103,279.43
7/26/2022	Technical Services Fund	460692	Motorola Credit Corporation	Radio equipment lease	\$126,721.93
7/26/2022	General Fund	460693	Southeastern Distributors	Meter box	\$48,600.00
7/26/2022	Network Services Fund	*17014	Ontario Investments Inc	Computer rentals	\$77,650.93
7/26/2022	Street & Sidewalk Cap Proj Fnd	17016	Yates Construction Company	Sidewalk	\$112,989.07
7/26/2022	Water Resources Enterprise Fd	17017	Campbell Oil Company	Fuel	\$31,284.42
7/27/2022	Emergency Telephone System Fnd	*460699	AT&T	Telephone services	\$16,469.91
7/27/2022	**General Fund	460710	Duke Energy	Utilities - power	\$44,514.86
7/27/2022	General Fund	460756	Vistabution LLC	Demolition services	\$19,212.92
7/27/2022	Technical Services Fund	460765	Motorola Credit Corporation	Radio equipment lease	\$126,721.93
7/27/2022	General Fund	460767	Pumps, Parts & Service Inc	Pressure valve	\$11,500.71
7/27/2022	Water Resources Enterprise Fd	460768	Spartan Tool LLC	Sewer camera	\$13,619.71
7/27/2022	Street Improvements Bd Fd	460769	Triad Road Maintenance Co Inc	Pavement markings	\$50,243.83
7/28/2022	General Fund	460770	Abatemaster Services LLC	Demolition services	\$13,843.08
7/28/2022	General Fund	460784	East Coast Protective Services	Security services	\$20,423.24
7/28/2022	Employee Insurance Fund	460795	Mark III Brokerage Inc	Online benefits enroll	\$12,000.00
7/28/2022	Technical Services Fund	460800	Motorola Solutions Inc	Lease agreement	\$1,482,752.03
7/28/2022	Water Resources Cap Imprvmt Fd	460824	Fortiline Inc	Pipe	\$23,513.73
7/28/2022	General Fund	460826	Mueller Systems LLC	Water meter	\$26,774.73
7/28/2022	Guilford Metro Communicatns Fd	460830	Medical Priority Consultants	Med Trans Protocol license	\$11,635.75
7/28/2022	Water Resources Cap Imprvmt Fd	17023	Arcadis G&M of North Carolina	Electrical improvements	\$81,514.64
7/28/2022	General Fund	17024	BTAC Acquisition Corp dba	Books	\$15,067.15
7/28/2022	Parking Facilities Bond Fund	17025	D H Griffin Wrecking Company	Demolition services	\$122,550.00
7/28/2022	Water Resources Bnd Fd	17026	Freese and Nichols Inc	Construction	\$38,355.43
7/28/2022	Water Resources Bnd Fd	17027	Garney Companies Inc	Water main improvements	\$897,080.96
7/28/2022	Water Resources Cap Imprvmt Fd	17028	Jimmy R Lynch & Sons Inc	Improvements	\$180,532.79
7/28/2022	General Fund	17031	TransPro Consulting LLC	Consulting services	\$11,721.00
7/28/2022	General Fund	17033	Mayer Electric Supply Company	Air condition	\$10,632.30
7/28/2022	Water Resources Enterprise Fd	17034	Oltrin Solutions LLC	Sodium hypochloride	\$19,136.53

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
7/29/2022	General Fund	460834	Abatemaster Services LLC	Asbestos	\$29,967.50
7/29/2022	State/Federal/Other Grants Fnd	460839	Bar Construction Co	Improvements	\$66,434.45
7/29/2022	Water Resources Cap Imprvmt Fd	460843	C2 Contractors LLC	Rehab	\$16,903.44
7/29/2022	General Insurance Fund	460851	Fox Rothschild LLP	Professional services	\$30,365.35
7/29/2022	Water Resources Enterprise Fd	460880	North Carolina Water	Annual dues	\$19,832.00
7/29/2022	General Fund	460882	Oakley Capital LLC	Incentive grant	\$12,500.00
7/29/2022	General Insurance Fund	460883	Parker Poe Adams & Bernstein	Professional services	\$14,269.44
7/29/2022	Water Resources Enterprise Fd	460885	Piedmont Triad Regional Water	Admin and operating costs	\$962,944.68
7/29/2022	Solid Waste Disposal	460889	Stearns Conrad & Schmidt	Air quality monitoring	\$30,813.40
7/29/2022	General Insurance Fund	460891	The Banks Law Firm PA	Professional services	\$22,639.45
7/29/2022	Equipment Services Fund	460907	Colonial Oil Industries Inc	Fuel	\$82,508.17
7/29/2022	Water Resources Cap Imprvmt Fd	17035	CDM Smith Inc	Improvements	\$172,500.00
7/29/2022	Stormwater Cap Improvemts Fund	17037	Freese and Nichols Inc	Storm drainage improvements	\$20,483.50
7/29/2022	Water Resources Enterprise Fd	17043	Chemtrade	Polyaluminium chloride	\$142,316.11

Payments \$10,000.00 or more	\$26,003,073.01
Payments less than \$10,000.00	\$1,719,932.13
Voided/Reissued pmts over \$10,000.00 (includes voided pmts listed on previous reports)	\$0.00
Personnel related expenses, revenue offsets, foreclosures over \$10,000.00	\$5,368,281.20
Total Issued	\$33,091,286.34

Payroll and Fringe Benefits	
Coliseum Payroll for 7/3/22, 7/10/22, 7/17/22, 7/24/22, 7/31/22	\$284,459.65
All other payroll for 7/15/22 & 7/31/22	\$16,393,641.08
Taxes and Fringe Benefits	\$5,095,420.86
Total	\$21,773,521.59

****Denotes checks being paid from multiple funds**

***Denotes multiple checks included in figure**

Posting Month: July
System Date: 08/05/22

CITY OF GREENSBORO
BUDGET AND COST OF OPERATIONS STATEMENT
07/01/2022 - 07/31/22

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		ACCOUNTING UNIT TITLE:				ACCOUNTING UNIT NUMBER: *Co		
						** Consolidated Level Range **		
DESCRIPTION	OUTSTANDING ENCUMBRANCES	MONTH TO DATE CURRENT YEAR	EXPENDITURES PRIOR YEAR	YEAR TO DATE CURRENT YEAR	EXPENDITURES PRIOR YEAR	PRCNT APPR	REVISED APPROPRIATION	UNENCUMBERED BALANCE
General Fund	17,617,563.70	22,640,414.96	22,214,978.25	22,640,414.96	22,214,978.25	.06	380,367,855	340,109,876.34
State Highway Allocation Fun			118,663.00		118,663.00		9,639,000	9,639,000.00
Cemeteries Operating Fund	9,846.79	78,365.07	88,315.51	78,365.07	88,315.51	.08	1,021,256	933,044.14
Hotel/Motel Occupancy Tax Fu	5,078.82	2,997.42	994.60	2,997.42	994.60		5,186,959	5,178,882.76
Special Tax Districts Fund	99,393.00	24,539.00	31,016.00	24,539.00	31,016.00	.02	1,592,804	1,468,872.00
Nussbaum Housing Pshp Revol	382,083.69	257,069.46	127,039.84	257,069.46	127,039.84	.06	4,188,942	3,549,788.85
Community Developmt Block Gr	1,306,397.60	41,680,174.86	33,480,222.68	41,680,174.86	33,480,222.68	.85	49,035,238	6,048,665.54
Home Program Fund	258,861.25	16,461,843.02	15,266,075.46	16,461,843.02	15,266,075.46	.53	31,078,120	14,357,415.73
Workforce Investment Act (WI	1,217,274.97	17,296,930.18	12,566,418.24	17,296,930.18	12,566,418.24	.65	26,583,652	8,069,446.85
State/Federal/Other Grants F	12,009,978.80	62,273,279.75	40,373,374.27	62,273,279.75	40,373,374.27	.64	98,056,219	23,772,960.45
Stimulus Grants Project Fund		8,186,613.15	8,186,613.15	8,186,613.15	8,186,613.15	.97	8,402,629	216,015.85
American Rescue Plan		859,053.91	7,781,970.00	859,053.91	7,781,970.00	.01	59,430,051	58,570,997.09
Emergency Rent Assistance-GC		5,000,000.00		5,000,000.00		.00	5,000,000	
Emergency Rent Assistance-2							8,500,000	8,500,000.00
Opioid Settlement Fund							130,492	130,492.00
Emergency Telephone System F	283,812.16	467,210.33	426,755.43	467,210.33	426,755.43	.21	2,213,096	1,462,073.51
Debt Service Fund	63,350.00	28,555.56	23,568.96	28,555.56	23,568.96		41,265,113	41,173,207.44
Street & Sidewalk Cap Proj F	5,892,274.30	78,137,192.02	65,621,529.28	78,137,192.02	65,621,529.28	.60	129,499,634	45,470,167.68
State Highway Allocatn Cap P	1,057,136.06	23,048,308.73	22,237,450.58	23,048,308.73	22,237,450.58	.77	30,002,542	5,897,097.21
General Capital Improvemts F		850,909.44	847,544.69	850,909.44	847,544.69	.76	1,123,401	272,491.56
General Capital Improvemts F	1,003,683.21	5,611,434.01	4,811,506.25	5,611,434.01	4,811,506.25	.55	10,134,758	3,519,640.78
Neighborhd Redev Bnd Fd-Ser			242,343.74		242,343.74			
Library Facilitis Bd Fd Ser-0		9,008,287.65	8,767,203.16	9,008,287.65	8,767,203.16	.00	9,008,288	0.35
Historical Museum Bd Fd Ser-		5,753,375.84	5,709,270.40	5,753,375.84	5,709,270.40	.00	5,753,377	1.16
Parks & Recreatn Bnd Fd-Ser		5,275,000.00	5,000,630.35	5,275,000.00	5,000,630.35	.00	5,275,000	
Economic Developmt Bd Fd-Ser		10,168,096.95	6,319,146.95	10,168,096.95	6,319,146.95	.00	10,168,097	0.05
Fire Sta Bd Fd Series		25,537,725.39	25,473,817.75	25,537,725.39	25,473,817.75	.00	25,537,726	0.61
War Mem Stadium Bnd Series 0		1,624,770.00	320,328.92	1,624,770.00	320,328.92	.00	1,624,770	
Street Improvemts Bd Fd-Ser	16,977,061.53	108,650,625.21	99,648,840.37	108,650,625.21	99,648,840.37	.81	134,096,616	8,468,929.26
Parks & Recreatn Bnd Fd-Ser		8,136,176.83	8,111,633.27	8,136,176.83	8,111,633.27	.99	8,190,000	53,823.17
Housing Bd Fd Ser-10		1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	.00	1,000,000	
Nat Science Ctr Bond Fd-Ser		20,041,929.35	20,000,000.00	20,041,929.35	20,000,000.00	.00	20,041,930	0.65
Transportation Bd Fd Ser-16		18,887,627.92	18,277,596.84	18,887,627.92	18,277,596.84	.67	28,000,000	9,112,372.08
Parks & Rec Bond Fund Ser-16	1,826,401.25	31,224,712.84	25,399,143.38	31,224,712.84	25,399,143.38	.86	36,333,000	3,281,885.91
Housing Bond Fund - Ser 2016	780,098.72	17,527,325.63	13,314,362.10	17,527,325.63	13,314,362.10	.70	25,000,000	6,692,575.65
Community & Economic Bd Fd-1	10,709,708.09	6,850,601.68	4,934,658.66	6,850,601.68	4,934,658.66	.18	38,500,000	20,939,690.23
Fire Stations Bond Series 20	8,126.24	18,490,025.57	15,412,796.44	18,490,025.57	15,412,796.44	.99	18,696,053	197,901.19
Water Resources Enterprise F	14,601,647.79	5,389,095.86	8,972,339.20	5,389,095.86	8,972,339.20	.03	159,437,394	139,446,650.35
Water Resources Cap Reserve							5,000,000	5,000,000.00
Water Resources Cap Imprvmt	39,455,297.71	206,666,857.04	179,063,554.90	206,666,857.04	179,063,554.90	.74	280,608,011	34,485,856.25
County Construction Projcts			463,409.16		463,409.16			
Stormwater Mgmt Enterprise F	1,013,297.57	536,472.33	869,462.33	536,472.33	869,462.33	.05	11,899,037	10,349,267.10
Stormwater Cap Improvemts Fu	5,393,638.02	10,939,972.23	9,484,121.19	10,939,972.23	9,484,121.19	.37	29,909,363	13,575,752.75
Water and Sewer Extension Fd	380,425.73	26,242,561.98	24,706,665.12	26,242,561.98	24,706,665.12	.89	29,512,259	2,889,271.29
Water Resources Bnd Fd-Ser 1		99,700,119.81	99,700,119.81	99,700,119.81	99,700,119.81	.99	100,430,005	729,885.19
Water Resources Bnd Fd-Ser 1	23,438,154.26	130,160,977.10	114,871,394.10	130,160,977.10	114,871,394.10	.83	157,696,923	4,097,791.64
Water Resources Bnd Fd-Ser 2	84,157,629.59	14,167,521.51		14,167,521.51		.12	117,038,068	18,712,916.90
War Memorial Coliseum Comple	3,134,110.54	1,122,477.51	901,573.40	1,122,477.51	901,573.40	.03	34,615,694	30,359,105.95
Performing Arts Fund	678,007.74	634,690.02	156,911.28	634,690.02	156,911.28	.02	35,126,691	33,813,993.24
Performing Arts Center Fnd	426,731.75	118,435,589.42	118,011,531.43	118,435,589.42	118,011,531.43	.00	118,964,205	101,883.83
Coliseum Imprvmt Bnd Fd 2015	989,940.04	28,979,917.16	27,506,664.16	28,979,917.16	27,506,664.16	.93	31,003,604	1,033,746.80
Coliseum Improvements Fund		4,161,661.00	4,161,661.00	4,161,661.00	4,161,661.00	.00	4,175,661	14,000.00
Parking Facilities Operatng	198,213.06	149,146.50	150,557.17	149,146.50	150,557.17	.02	7,395,420	7,048,060.44

Posting Month: July
System Date: 08/05/22

CITY OF GREENSBORO
BUDGET AND COST OF OPERATIONS STATEMENT
07/01/2022 - 07/31/22

ACCOUNTING UNIT TITLE: ACCOUNTING UNIT NUMBER: *Co
** Consolidated Level Range **

DESCRIPTION	OUTSTANDING ENCUMBRANCES	MONTH TO DATE CURRENT YEAR	EXPENDITURES PRIOR YEAR	YEAR TO DATE CURRENT YEAR	EXPENDITURES PRIOR YEAR	PRCNT APPR	REVISED APPROPRIATION	UNENCUMBERED BALANCE
Parkg Facilities Cap Projct	227,906.00	1,703,389.94	1,113,925.95	1,703,389.94	1,113,925.95	.48	3,577,766	1,646,470.06
Parking Facilities Bond Fund	4,589,311.48	59,731,372.19	47,171,103.40	59,731,372.19	47,171,103.40	.88	68,105,000	3,784,316.33
Solid Waste Disposal	3,636,075.40	1,158,431.19	1,365,585.51	1,158,431.19	1,365,585.51	.06	20,779,080	15,984,573.41
Solid Waste Capital Reserve							500,000	500,000.00
Solid Waste Capital Improvem	441,093.74	266,926.33	230,336.69	266,926.33	230,336.69	.04	7,421,850	6,713,829.93
Transit System (GTA) Fund	18,023,316.34	579,363.62	1,646,444.59	579,363.62	1,646,444.59	.02	31,883,706	13,281,026.04
GTA Grant Fund	13,747,112.65	51,131,653.10	34,603,578.03	51,131,653.10	34,603,578.03	.74	68,922,326	4,043,560.25
Equipment Services Fund	8,276,200.33	1,473,457.43	669,717.42	1,473,457.43	669,717.42	.05	32,270,052	22,520,394.24
Technical Services Fund	1,271,230.70	1,768,304.10	406,069.36	1,768,304.10	406,069.36	.26	6,856,616	3,817,081.20
Network Services Fund	903,731.47	593,642.16	1,008,189.79	593,642.16	1,008,189.79	.03	19,384,721	17,887,347.37
Graphic Services Fund	15,000.00	53,620.91	59,389.96	53,620.91	59,389.96	.06	948,292	879,671.09
Employee Insurance Fund	7,334,791.37	1,051,767.57	943,559.14	1,051,767.57	943,559.14	.02	59,154,768	50,768,209.06
General Insurance Fund	521,891.44	98,119.80	302,590.56	98,119.80	302,590.56	.01	7,924,889	7,304,877.76
Capital Leasing	3,313,298.18	960.00	63,910.86	960.00	63,910.86		4,659,603	1,345,344.82
Guilford Metro Communicatns	355,135.69	928,097.18	1,083,131.76	928,097.18	1,083,131.76	.07	13,692,771	12,409,538.13
Technical Services Cap Proj		19,653,198.87	19,653,198.87	19,653,198.87	19,653,198.87	.89	21,993,407	2,340,208.13
Separatn Allow Police Retire	4,000.00	252,418.48	250,751.91	252,418.48	250,751.91			256,418.48-
TOTALS	308,035,318.77	1358,812,954.07	1191,727,256.57	1358,812,954.07	1191,727,256.57	.59	2,760,563,800	1093,715,527.16