



# City of Greensboro

## Meeting Agenda

### City Council

Tuesday, April 16, 2024, 5:30 p.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

*This Agenda is being reposted to remove Item I.1 2024-208 Resolution to Authorize Acquisition of 817 Summit Ave for \$950,000 For Affordable Housing.*

*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, Lumos 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](mailto:gary.canapinno@greensboro-nc.gov).*

*The next regular meeting of City Council will be May 7, 2024.*

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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 items for this agenda.

**F. PUBLIC COMMENT PERIOD**

Public Comment Period is held at the first meeting of the month.

**G. CONSENT AGENDA (One Vote)**

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<b>J.</b>	<b><u>MATTERS TO BE DISCUSSED BY THE MAYOR AND MEMBERS OF THE COUNCIL (If time permits)</u></b>	
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L. MATTERS TO BE PRESENTED BY THE CITY ATTORNEY (If time permits)

M. ADDENDUM ITEMS

N. ADJOURNMENT

O. ATTACHMENTS FOR COUNCIL'S INFORMATION: (INFORMATIONAL PURPOSES ONLY)

O.1 2024-288 MWBE Utilization Report





# City of Greensboro

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

## Agenda Report

File Number: 2024-239

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### Agenda Item# G.1.

**Agenda Date:** 4/16/2024. **Department:** Transportation

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

**Title:** 2024-239 Resolution Authorizing a Change Order in the Amount of \$155,000 for Contract 2019-071B with Volkert, Inc. for Additional Construction Inspection Services needed for the Bridge Maintenance and Repair 2019-2020 Project

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 1, 3

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Hanna Cockburn, Ext 4368

**Contact 2 and Phone:** Jason Geary, Ext 2302

**PURPOSE:**

City Council approval is requested for a change order to Contract 2019-071B (PO: 575349) for CEI services that oversees the Bridge Maintenance and Repair 2019-2020 Project. This change order for \$155,000 is to provide additional construction inspection services that were not included in the original contract.

**BACKGROUND:**

This project includes providing construction inspections services for the three bridges being repaired as part of the Bridge Maintenance and Repair 2019-2020 Project, Contract 2019-071A. As the contractor has experienced material and installation delays, the CEI services must be extended to provide inspections to this continued. This is the reason for the need of this change order.

Our on-call Consultant Engineering Inspections (CEI) professional services firms were considered for this project. Prime consideration was given to their past experience and performance with projects involving bridge inspections work. As a result of the analysis by the Engineering & Inspections Departments, Volkert, Inc. was selected for the project.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

Volkert, Inc. committed to an 18.2% MBE participation for the original contract and utilized BB Foster Consulting, PC to fulfill this commitment. Volkert, Inc. will continue to utilize their services for this change order.

This contract was originally approved on November 9, 2021, in the amount of \$275,000 with Volkert, Inc. This change order for \$155,000 increases the total contract award to \$430,000.

**BUDGET IMPACT:**

Funds for this change order will come from the Transportation Department's Street Projects FY 2023 account #402-43-4399026.5611 in the amount of \$155,000.

**ACCOUNT NUMBER:**

402-43-4399026.5611

**RECOMMENDATION / ACTION REQUESTED:**

The Engineering & Inspections and Transportation Departments recommend that City Council approve this change order for \$155,000 to Contract 2019-071B with Volkert, Inc.

- [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

Volkert, Inc.

### Prev Legal Name

David Volkert & Associates, Inc.

### Prev Legal Name

Volkert & Associates, Inc.

## Information

**SosId:** 0344770

**Status:** Current-Active ⓘ

**Date Formed:** 5/13/1994

**Citizenship:** Foreign

**State of Incorporation:** AL

**Fiscal Month:** December

**Annual Report Due Date:** April 15th

**CurrentAnnual Report Status:**

**Registered Agent:** Corporation Service Company

## Addresses

### Reg Office

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608

### Reg Mailing

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608

### Principal Office

5430 Wade Park Blvd, Suite 410  
Raleigh, NC 27607

### Mailing

PO Box 7434  
Mobile, AL 36670

## Officers

### Assistant Vice President

Jamal Atkins  
2015 Ayrley Town Blvd, Suite 202  
Charlotte NC 28273

### Assistant Controller

Paula Beasley  
11 North Water Street, Suite 18290  
Mobile AL 36602

### Vice President

Lacy Love  
5430 Wade Park Blvd., Suite 410  
Raleigh NC 27607

### Senior Vice President

louis Mitchell  
5430 Wade Park Blvd, Suite 410  
Raleigh NC 27607

### Chief Financial Officer

Michael Sampson  
11 North Water Street, Suite 18290  
Mobile AL 36602

### Vice President

Warren Walker  
5430 Wade Park Blvd, Suite 410  
Raleigh NC 27607

## Stock



DATE: March 4, 2024  
TO: Nathanael Moore, Transportation Street Maint. Operations Mgr.  
FROM: Allison Staton, M/WBE Compliance Officer  
SUBJECT: M/WBE Memo for Contract 2019-071B - Bridge Maintenance and Repair  
2019-2020 CEI, Change Order 1

The M/WBE Office reviewed a change order request for Construction Administration and Inspection Services on the Construction of Bridges numbers 400493, 400494, and 400461 (Professional Services) to determine continued compliance with the City's M/WBE Program Plan. The contractor is required to maintain the M/WBE participation for the duration of the contract unless approved in advance by the City. The Transportation Department's request is for additional funds to cover the cost of services due to the delays of the general contractor finishing the project.

Volkert, Inc. was awarded a contract that was approved by the City in November 2021, for \$275,000.00 which included \$25,000.00 set aside for unforeseen issues; therefore, the firm committed 20.00% MBE utilization based on \$250,000.00. Change Order #1 for \$155,000.00 will increase the total contract value to \$430,000.00. Volkert, Inc. proposed to commit \$8,750.00 or 5.65% of the change order amount to an MBE firm. The contract's overall MBE utilization will decrease to 13.66% (\$58,750.00) and continue to comply with the requirements of the M/WBE Program Plan. The firm commits to the following.

ID	Firm Name	County	Original Contract Amount	Change Order Amount	Total Contract Amount	Total Contract %
MBE	BB Foster Consulting, PC	Guilford	\$50,000.00	\$8,750.00	\$58,750.00	13.66%

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.

Thank you

Cc: Jason Geary, Engineering & Inspection Department  
Eric Eley, M/WBE Sr. Program Manager  
Marjorie Manazanres, M/WBE Construction Project Manager  
Shadi Zedian, Interim M/WBE Coordinator

RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$155,000 FOR  
CONTRACT 2019-071B WITH VOLKERT, INC. FOR ADDITIONAL CONSTRUCTION  
INSPECTION SERVICES FOR THE BRIDGE MAINTENANCE  
AND REPAIR 2019-2020 PROJECT

WHEREAS, Contract No. 2019-071B with Volkert, Inc. provides for the Construction Inspection Services needed for the Bridge Maintenance and Repair 2019-2020 Project;

WHEREAS, to provide additional construction inspection services to the Bridge Maintenance and Repair 2019-2020 Project, and as these additional services are outside the original scope of work, the work requires a change order in the amount of \$155,000; and

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

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



# City of Greensboro

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

## Agenda Report

File Number: 2024-250

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### Agenda Item# G.2.

**Agenda Date:** 4/16/2024. **Department:** Transportation

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

**Title:** 2024-250 Resolution Authorizing Municipal Agreement with North Carolina Department of Transportation in the Amount of \$23,500 for SS-6007K Signal Upgrades at Gate City Blvd and Patterson Street

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

Safest City

Easiest Place to Do Business

Youth Sports Capital

Abundance of Attainable Housing

Most Skilled Workforce

Most Connected City

Hub of Recreation and Entertainment

Other/Admin Briefly Explain 3 word maximum

**Council District:** 1 and 4

**Public Hearing:** No

**Advertising Date/By:** NA

**Contact 1 and Phone:** Hanna Cockburn, Ext. 2861

**Contact 2 and Phone:** Chris Spencer, Ext. 7218

**PURPOSE:**

A resolution is needed to authorize a municipal agreement with the NC Department of Transportation for SS-6007K to fund signal upgrades at the intersection of Gate City Blvd and SR 4239 (Patterson Street).

**BACKGROUND:**

The NC Department of Transportation has plans to fund safety improvements at the intersection of Gate City Blvd and SR 4239 (Patterson St) within the City limits. Project SS-6007K consists of signal upgrades to include the installation of flashing yellow arrow (FYA) traffic signal heads on both approaches along Gate City Blvd and for the southbound SR 4239 (Patterson Street) approach to the intersection. This includes lengthening the mast arm for improved lateral positioning for the southbound SR 4239 (Patterson Street) approach.

These improvements were identified by the NC Department of Transportation as part of their annual Spot Safety Program. The work will be performed by City staff and will be reimbursed by the State in an amount not to exceed \$23,500.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**BUDGET IMPACT:**

No additional City funds are needed for this project.

**ACCOUNT NUMBER:**

This project will be budgeted in 401-45-4599169.

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the attached resolution authorizing a Municipal Agreement with NC Department of Transportation for construction of signal upgrades at the intersection of Gate City Blvd and SR 4239 (Patterson Street).



RESOLUTION AUTHORIZING MUNICIPAL AGREEMENT WITH NC DEPARTMENT OF  
TRANSPORTATION IN THE AMOUNT OF \$23,500 FOR SS-6007K SIGNAL UPGRADES  
AT GATE CITY BLVD AND PATTERSON STREET

WHEREAS, the NC Department of Transportation has plans to make certain signal improvements to the intersection of Gate City Blvd and SR 4239 (Patterson St) within the City limits;

WHEREAS, this project consists of signal upgrades to include the installation of flashing yellow arrow (FYA) traffic signal heads on both approaches along Gate City Blvd and for the southbound SR 4239 (Patterson Street) approach to the intersection. This includes lengthening the mast arm for improved lateral positioning for the southbound SR 4239 (Patterson Street) approach;

WHEREAS, these improvements were identified by the NC Department of Transportation as part of their annual Spot Safety Program;

WHEREAS, the work will be performed by City staff and will be reimbursed by the State in an amount not to exceed \$23,500; and

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

That the City Manager is authorized to enter into an agreement with the NC Department of Transportation for the construction of signal upgrades at the intersection of Gate City Blvd and SR 4239 (Patterson Street).



# City of Greensboro

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

## Agenda Report

File Number: 2024-251

### Agenda Item# G.3.

**Agenda Date:** 4/16/2024. **Department:** Transportation

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

**Title:** 2024-251 Ordinance in the Amount of \$23,500 Establishing the Budget for Municipal Agreement with North Carolina Department of Transportation for SS-6007K Signal Upgrades at Gate City Blvd and Patterson Street

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 1 and 4

**Public Hearing:** No

**Advertising Date/By:** NA

**Contact 1 and Phone:** Hanna Cockburn, Ext. 2861

**Contact 2 and Phone:** Chris Spencer, Ext. 7218

**PURPOSE:**

An ordinance needs to be approved to establish the budget for SS-6007K to fund signal upgrades at the intersection of Gate City Blvd and SR 4239 (Patterson Street).

**BACKGROUND:**

The NC Department of Transportation has plans to fund safety improvements at the intersection of Gate City Blvd and SR 4239 (Patterson St) within the City limits. Project SS-6007K consists of signal upgrades to include the installation of flashing yellow arrow (FYA) traffic signal heads on both approaches along Gate City Blvd and for the southbound SR 4239 (Patterson Street) approach to the intersection. This includes lengthening the mast arm for improved lateral positioning for the southbound SR 4239 (Patterson Street) approach.

These improvements were identified by the NC Department of Transportation as part of their annual Spot Safety Program. The work will be performed by City staff and will be reimbursed by the State in an amount not to exceed \$23,500.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**BUDGET IMPACT:**

No additional City funds are needed for this project.

**ACCOUNT NUMBER:**

This project will be budgeted in 401-45-4599169.

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the attached ordinance establishing the budget for SS-6007K to fund signal upgrades at the intersection of Gate City Blvd and SR 4239 (Patterson Street).

ORDINANCE IN THE AMOUNT OF \$23,500 ESTABLISHING THE BUDGET FOR MUNICIPAL AGREEMENT WITH NC DEPARTMENT OF TRANSPORTATION FOR SS-6007K SIGNAL UPGRADES AT GATE CITY BLVD AND PATTERSON STREET

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

Section 1:

That the appropriation for project SS-6007K Signal Upgrades at Gate City Blvd and Patterson St be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599169.5122	Street Lighting/Traffic Signals	\$23,500
Total		\$23,500

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599169.8633	Reimbursement-Contract Agreements	\$23,500
Total		\$23,500

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: 2024-277

### Agenda Item# G.4.

**Agenda Date:** 4/16/2024. **Department:** Transportation

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

**Title:** 2024 - 277 Resolution to Authorize \$25,000 Agreement with North Carolina Department of Transportation for Oversight of Locally Administered Projects

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** ALL

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Johanna Cockburn, Ext 2861

**Contact 2 and Phone:** Tyler Meyer, Ext 2254

**PURPOSE:**

City Council authorization is requested to approve an agreement in the amount of \$25,000 with NCDOT for oversight of seven federally funded transportation projects.

**BACKGROUND:**

City projects receiving federal funds from NCDOT require administrative oversight by NCDOT staff. NCDOT bills 80% of these charges against the federal funding source and charges the City for the required 20% non-federal match. Department policy is to charge these expenses against a preliminary engineering phase once established under the project municipal agreement.

This agreement provides the addition of the preliminary engineering phase to seven projects: U-5532C, U-5532G, U-5532F, U-5532H, BL-0041, BL-0042 and HL-0047. Upon execution of the agreement, City shall be billed for NCDOT’s administrative oversight costs, which are estimated at \$25,000. Upon the completion of the projects, City will reimburse NCDOT any additional administrative oversight costs above \$25,000. If the actual cost of the administrative oversight is less than the estimated amount, NCDOT shall reimburse the overpayment back to the City.

**BUDGET IMPACT:**

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

\$25,000 Transfer from 2016 Bond Fund #401-45-4599170

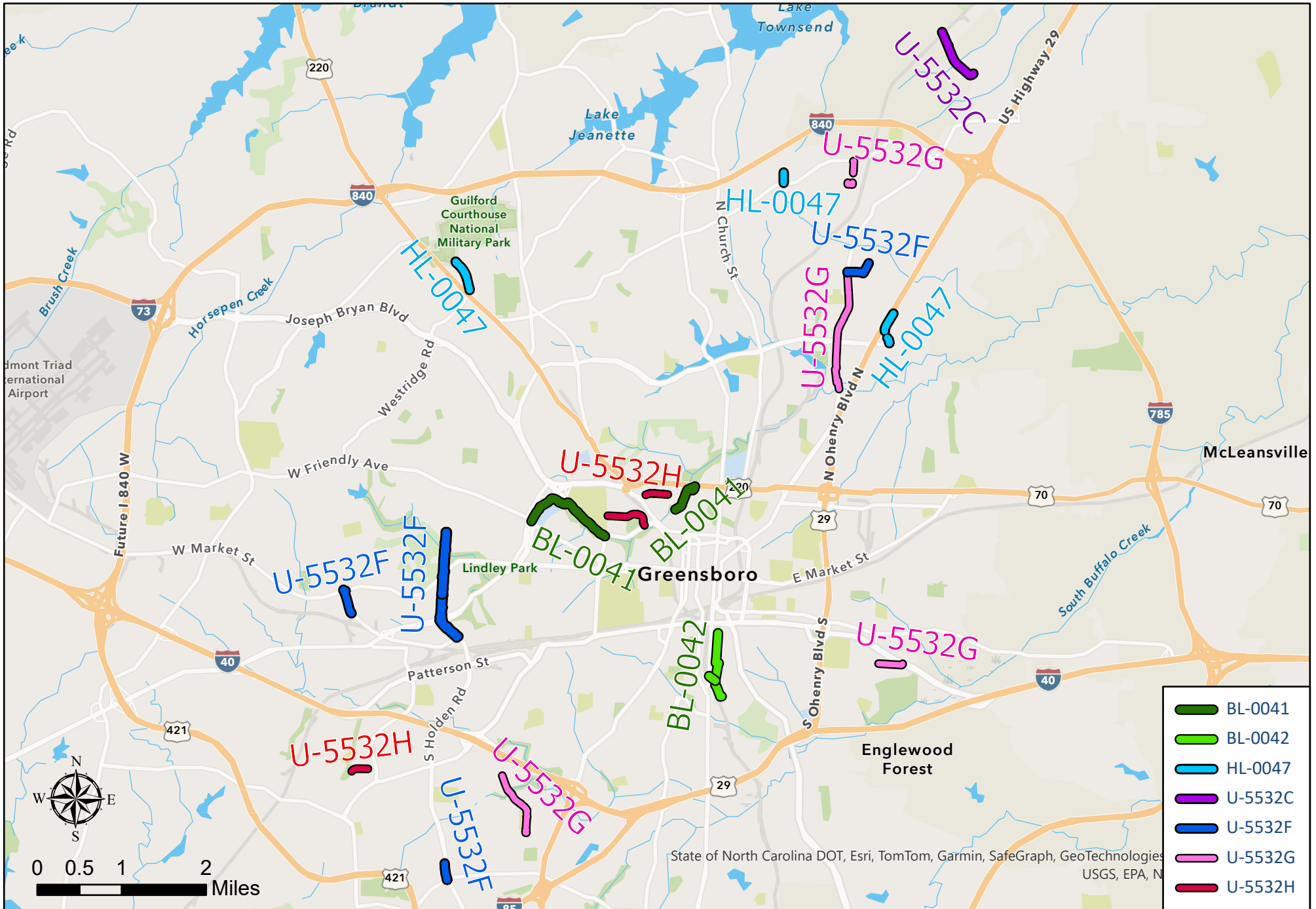
**ACCOUNT NUMBER:**

Funds are available in 2016 Bond Fund #401-45-4599170

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the resolution authorizing the municipal agreement in the amount of \$25,000.

# Sidewalk Projects Adding PE Phase for NCDOT Oversight



- █ BL-0041
- █ BL-0042
- █ HL-0047
- █ U-5532C
- █ U-5532F
- █ U-5532G
- █ U-5532H

State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, USGS, EPA, N

RESOLUTION IN THE AMOUNT OF \$25,000 AUTHORIZING OVERSIGHT OF  
SELECTED PROJECTS ADMINISTERED BY CITY OF GREENSBORO WITH NORTH  
CAROLINA DEPARTMENT OF TRANSPORTATION

WHEREAS, City projects receiving federal funds from NCDOT require administrative oversight by NCDOT staff;

WHEREAS, the department bills 80% of these charges against the federal funding source and charges the City for the required 20% non-federal match;

WHEREAS, in the past, these charges were tied to the construction phase;

WHEREAS, current departmental policy is to charge these expenses against a preliminary engineering phase established under the project municipal agreement;

WHEREAS, seven city administered project agreements do not have a preliminary engineering phase;

WHEREAS, the department has requested City to execute agreement WBS 36249.4830 which adds a preliminary engineering phase to seven projects: U-5532C, U-5532G, U-5532F, U-5532H, BL-0041, BL-0042 and HL-0047;

WHEREAS, upon execution of the agreement, City shall be billed for 100% of NCDOT's administrative oversight costs, which are estimated at \$25,000;

WHEREAS, upon the completion of the projects, City will reimburse NCDOT any additional administrative oversight costs above \$25,000;

WHEREAS, if the actual cost of the administrative oversight is less than the estimated amount, NCDOT shall reimburse the overpayment to the City; and

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

That said agreement is hereby formally approved by the City Council of the City of Greensboro and the City Manager and Clerk of this Municipality are hereby empowered to sign and execute agreement WBS 36249.4830 with NCDOT for Oversight of Selected Projects Administered by City of Greensboro.





# City of Greensboro

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

## Agenda Report

File Number: 2024-279

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### Agenda Item# G.5.

**Agenda Date:** 4/16/2024. **Department:** Transportation

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

**Title:** 2024 -279 Ordinance In the Amount of \$25,000 with North Carolina Department of Transportation for Oversight of Locally Administered Projects

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** ALL

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Johanna Cockburn, Ext. 2861

**Contact 2 and Phone:** Tyler Meyer, AICP, Ext 2254

**PURPOSE:**

City Council approval is requested for budget ordinance in the amount of \$25,000 for an agreement with NCDOT for oversight of seven federally funded transportation projects.

**BACKGROUND:**

City projects receiving federal funds from NCDOT require administrative oversight by NCDOT staff. NCDOT bills 80% of these charges against the federal funding source and charges the City for the required 20% non-federal match. Department policy is to charge these expenses against a preliminary engineering phase once established under the project municipal agreement.

This agreement provides the addition of the preliminary engineering phase to seven projects: U-5532C, U-5532G, U-5532F, U-5532H, BL-0041, BL-0042 and HL-0047. Upon execution of the agreement, City shall be billed for NCDOT's administrative oversight costs, which are estimated at \$25,000. Upon the completion of the projects, City will reimburse NCDOT any additional administrative oversight costs above \$25,000. If the actual cost of the administrative oversight is less than the estimated amount, NCDOT shall reimburse the overpayment back to the City.

**BUDGET IMPACT:**

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

\$25,000 Transfer from 2016 Bond Fund #401-45-4599170

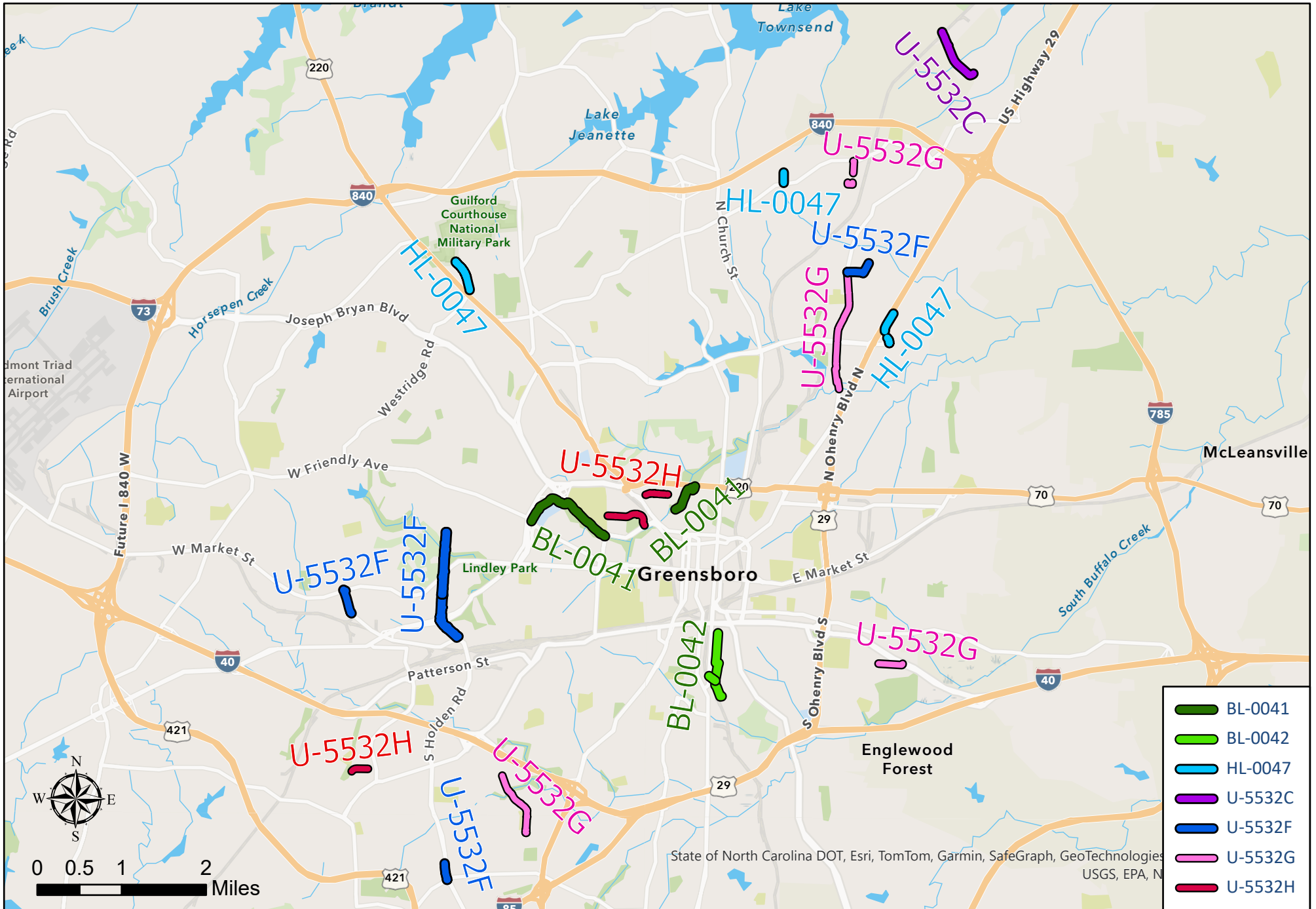
**ACCOUNT NUMBER:**

Funds are available in 2016 Bond Fund #401-45-4599170

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the budget ordinance associated with the municipal agreement in the amount of \$25,000.

# Sidewalk Projects Adding PE Phase for NCDOT Oversight



ORDINANCE ESTABLISHING BUDGET IN THE AMOUNT OF \$25,000 FOR WBS  
36249.4830: NCDOT REVIEW AND OVERSIGHT OF SELECTED PROJECTS

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

Section 1:

That the appropriation for project WBS 36249.4830: NCDOT Review and Oversight Project Budget be established as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599170.5410	Professional Services	\$25,000
Total:		

And, that this appropriation be financed by establishing the following project WBS 36249.4830: NCDOT Review and Oversight Project Budget account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599170.9481	Transfer from 2016 Bond Fund	<u>\$25,000</u>
Total:		

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: 2024-268

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### Agenda Item# G.6.

**Agenda Date:** 4/16/2024. **Department:** Engineering & Inspections  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024-268 Resolution Authorizing the Conveyance of Properties Located at 1815 and 1822 Fleming Road from the North Carolina Department of Transportation to the City of Greensboro

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 5

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Kenney McDowell, Ext 2302

**Contact 2 and Phone:** Jason Geary, Ext 2302

**PURPOSE:**

The State of North Carolina is conveying property comprised almost entirely of floodway and floodplain designated land.

**BACKGROUND:**

The subject properties are located at 1815 Fleming Road, Parcel #76519 and 1822 Fleming Road, Parcel #76333. The properties are owned by the North Carolina Department of Transportation. The conveyance of these properties will allow the City of Greensboro to maintain both properties as Dedicated Drainageway and Open Space Area. These properties provide additional flood water storage and treatment during larger storm events which partially alleviates downstream flooding, improves water quality, and adds ecosystem diversity within the Horse Pen Creek watershed.

The properties are both zoned R-3, Residential. The required property conveyance consists of 1.34 million Sq. Ft. (30.84 acres).

**BUDGET IMPACT:**

There is no budget impact expected with the conveyance of these properties.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

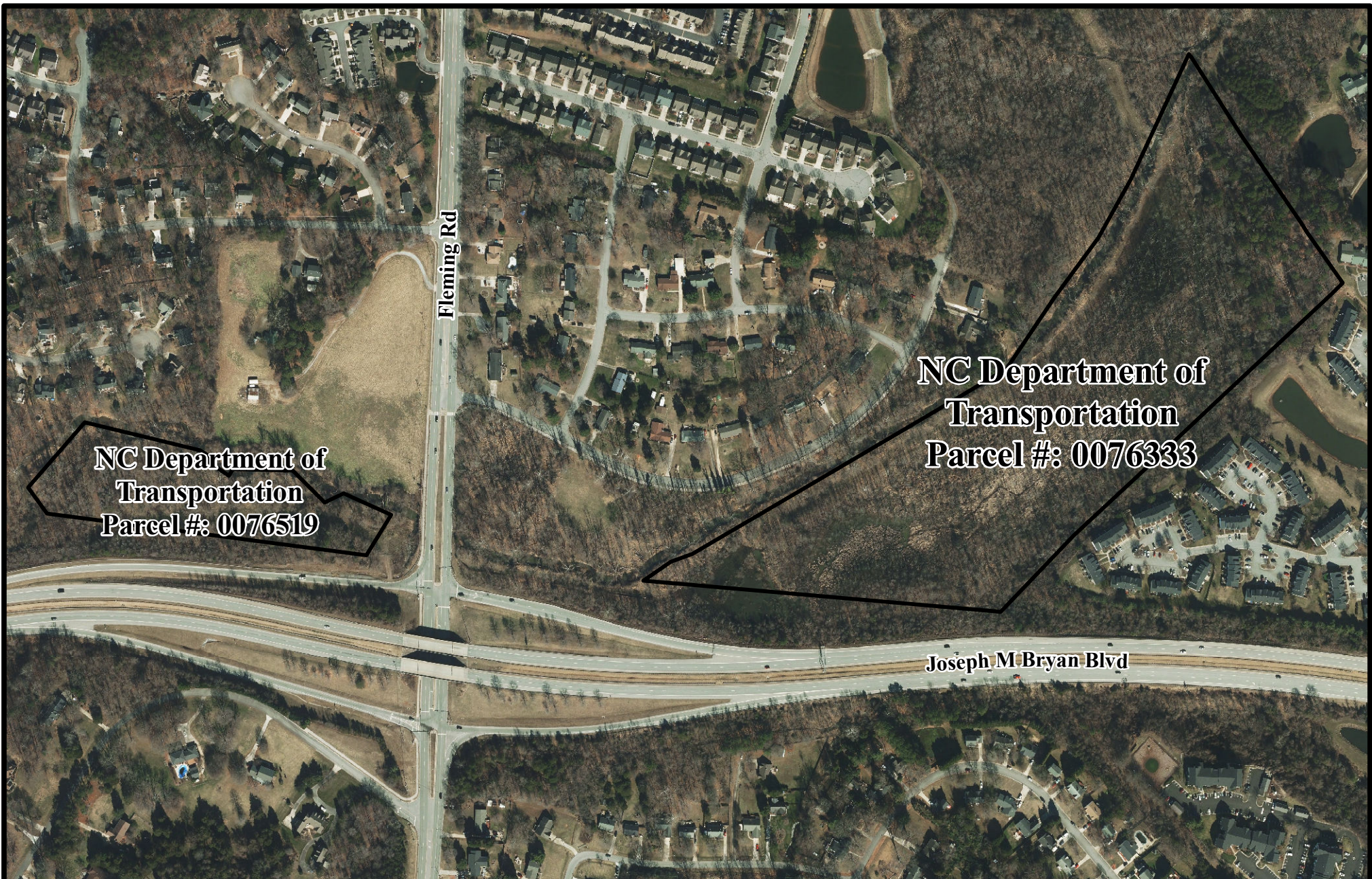
**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

The Engineering and Inspections Department and The Water Resources Department recommend the approval of the conveyance of properties located at 1815 and 1822 Fleming Road.





**NC Department of  
Transportation  
Parcel #: 0076519**

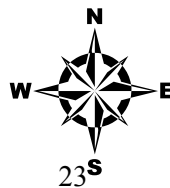
**NC Department of  
Transportation  
Parcel #: 0076333**

**Fleming Rd**

**Joseph M Bryan Blvd**

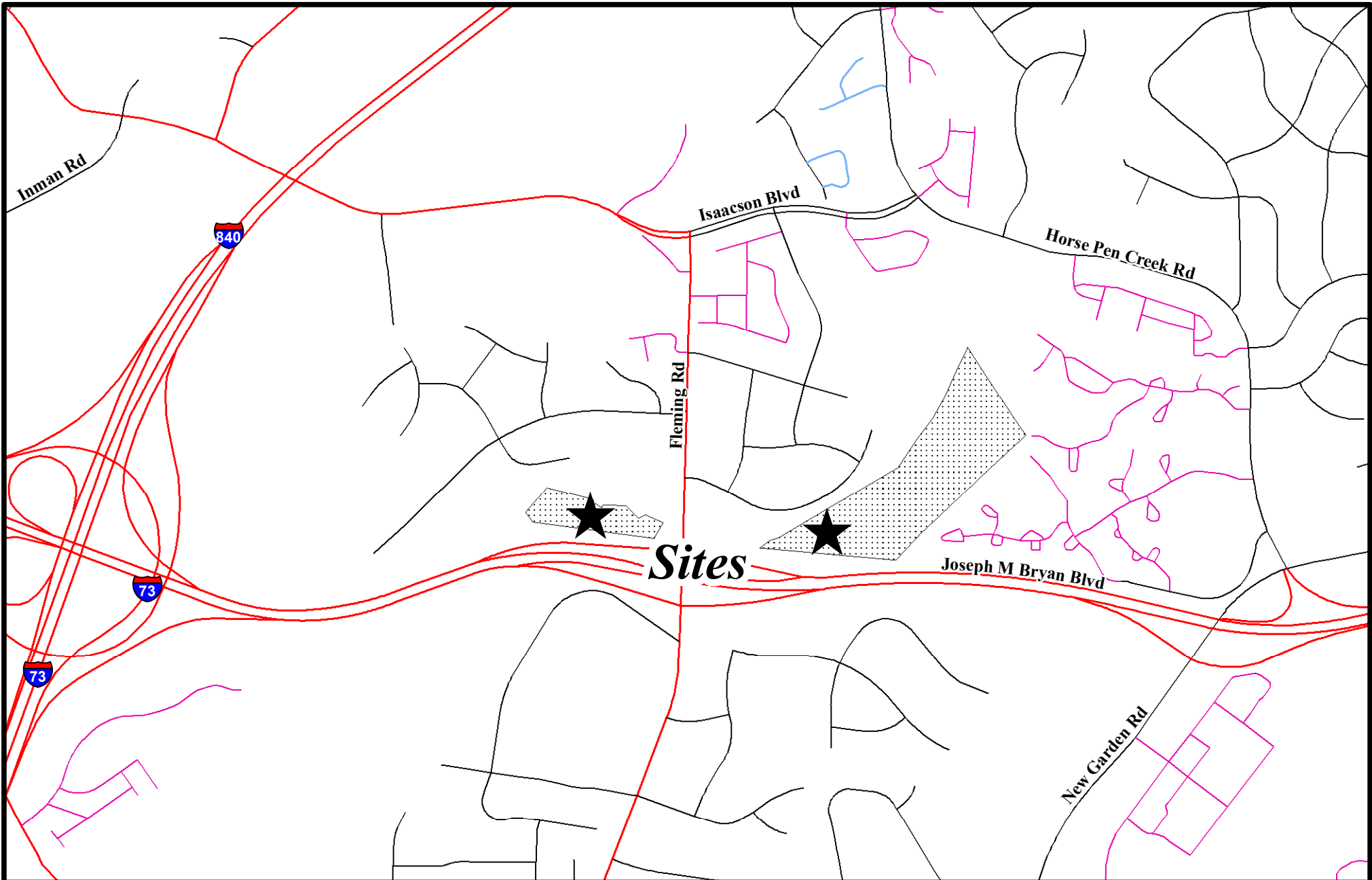
**Site Map 1747**

**Project #: S00264 - Conveyance of Property  
from NCDOT to City  
Owner: NC Department of Transportation  
Addresses: 1815 & 1822 Fleming Road  
Parcel #'s: 0076519 & 0076333**



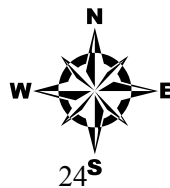
**Engineering Map 1747  
Compiled By: Brian J. Gillies  
3-7-2024**





**Vicinity Map 1747**

**Project #:** S00264 - Conveyance of Property  
from NCDOT to City  
**Owner:** NC Department of Transportation  
**Addresses:** 1815 & 1822 Fleming Road  
**Parcel #'s:** 0076519 & 0076333



**Engineering Map 1747**

**Compiled By:** Brian J. Gillies  
**3-7-2024**



RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTIES LOCATED AT  
1815 and 1822 FLEMING ROAD FROM THE NORTH CAROLINA DEPARTMENT OF  
TRANSPORTATION TO THE CITY OF GREENSBORO

WHEREAS, the North Carolina Department of Transportation owns the properties located at 1815 and 1822 Fleming Road, Parcels #76519 and #76333, said properties being shown on the attached map;

WHEREAS, the conveyance of properties located at 1815 and 1822 Fleming Road to the City of Greensboro will allow the City to maintain both properties as dedicated drainageway and open space area; 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 the North Carolina Department of Transportation for the conveyance of the properties located at 1815 and 1822 Fleming Road.



# City of Greensboro

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

## Agenda Report

File Number: 2024-246

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### Agenda Item# G.7

**Agenda Date:** 4/16/2024. **Department:** Guilford Metro 911  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** Item# 2024-246 Resolution Approving the Amendment to contract 10974 in the Amount of \$224,460 with National Public Safety Group LLC for the Public Safety Software Consulting Services.)

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input checked="" type="checkbox"/> Most Skilled Workforce                 |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** All

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Melanie Jones, 336.373.2646

**Contact 2 and Phone:** Greg Nash, 336.373.7615

**PURPOSE:**

Guilford Metro 911 is requesting funding for an additional two year contract amendment for the Public Safety Software Consulting Services

**BACKGROUND:**

On January 18, 2022, Council approved resolution number 2022-046 for consulting services for the public safety software upgrade on contract number 10974 with National Public Safety Group in the amount of \$239,960 for a two year term.

Due to the magnitude and complexity of this project, the original estimated project timeline will exceed the agreed upon term and monetary compensation. The consulting services will still be required for a successful implementation, migration and go-live of the upgraded public safety software upgrade.

**BUDGET IMPACT:**

Funding for this amendment is budgeted under account number 220-39-3998003.5410, in the amount of \$224,460.00

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**ACCOUNT NUMBER:**

220-39-3998003.5410

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the amendment of contract 10974 in the amount of \$224,460.00, for a total contract amount of \$464,420.00 with National Public Safety Group LLC for the Public Safety Software Consulting Services.

2022-46

018-22

RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$239,960.00 WITH  
NATIONAL PUBLIC SAFETY GROUP LLC FOR PUBLIC SAFETY SOFTWARE  
CONSULTING SERVICES

WHEREAS, the Procurement Services Division conducted an open solicitation through the Greensboro e-Procurement System for public safety software consulting services;

WHEREAS, the contract has a two year value of \$239,960.00;

WHEREAS, Guilford Metro 911 can better serve the needs of the City by maintaining a reliable and effective public safety software system;

WHEREAS, this contract is anticipated to continue through January 31, 2024;

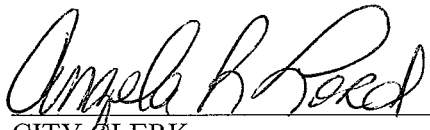
WHEREAS, National Public Safety Group LLC was selected as the best value and the M/WBE office was involved in the selection process; and

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 National Public Safety Group LLC for the public safety software consulting services.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 18<sup>th</sup> DAY  
OF JANUARY, 2022

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY CLERK

  
\_\_\_\_\_  
CITY ATTORNEY

- 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

National Public Safety Group, LLC

### Prev Legal Name

Mims Consulting, LLC

## Information

**SosId:** 1562553

**Status:** Current-Active ⓘ

**Date Formed:** 12/22/2016

**Citizenship:** Domestic

**Annual Report Due Date:** April 15th

**Current Annual Report Status:**

**Registered Agent:** Mims, Jonathan

## Addresses

### Mailing

124 Newington Way  
Aberdeen, NC 28315

### Principal Office

124 Newington Way  
Aberdeen, NC 28315

### Reg Office

124 Newington Way  
Aberdeen, NC 28315

### Reg Mailing

124 Newington Way  
Aberdeen, NC 28315

## Company Officials

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

### Member

Jonathan Mims  
124 Newington Way  
Aberdeen NC 28315

### Member

Kimberly Mims  
124 Newington Way  
Aberdeen NC 28315



DATE: January 30, 2024  
TO: Tykia Johnson, Fiscal Manager  
FROM: Nora Gardner, M/WBE Specialist  
SUBJECT: M/WBE Memo for Contract 2022-10974 - Public Safety Software  
Consultant Services, Change Order #1

The M/WBE Office reviewed the change order request for Contract 2022-10974 with the National Public Safety Group for Public Safety Software Consultant Services to determine continued compliance with the M/WBE Program Plan. The Guilford Metro 911 Department received approval to extend the project beyond the current contract end date, and no M/WBE goals were established.

National Public Safety Group was awarded a two-year contract for \$239,960.00. Change Order #1 for \$224,460.00 increases the total contract value to \$464,420.00 and extends the contract term through August 31, 2025 (42 months). The contract continues to comply with the M/WBE Program Plan.

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



FINANCIAL & ADMINISTRATIVE SERVICES

**DATE:** April 16, 2024

**TO:** Trey Davis, Assistant City Manager

**FROM:** Carol Pyrtle, Contracts Analyst

**DEPARTMENT:** Financial & Administrative Services  
Procurement Services Division

**SUBJECT:** Requesting approval to amend contract number 10974 for consulting services for the public safety software upgrade for Guilford Metro 911

**Background:**

On January 18, 2022, Council approved contract 10974 for the consulting services for the public safety software upgrade for Guilford Metro 911. The original negotiated contract was for a two year term with National Public Safety Group for \$239,960.00. Due to the complexity of this project, it is anticipated that it will be another two years with an additional cost of \$224,460.00 before Guilford Metro 911 will go live with the new software. National Public Safety Group is not a registered M/WBE firm with the State of North Carolina.

**Recommendation:**

The Procurement Services Division concurs with the recommendation of Guilford Metro 911 to amend the current contract to extend for an additional two years with an added cost of \$224,460.00 for a total contract cost of \$464,420.00.

**Outreach:**

- Outreach was performed on the original solicitation and is not applicable for an amendment on an existing contract.
- National Public Safety Group is not a registered M/WBE vendor with the State of North Carolina.

**Financial information:**

- Contract Number: 10974
- Account Number: 220-39-3998003.5410
- Amended Contract Effective Dates: March 1, 2024-February 28, 2026
- FY24
- Original Contract Amount: \$239,960.00
- Amended Contract Amount: \$464,420.00

RESOLUTION AUTHORIZING THE AMENDMENT OF CONTRACT 10974 TO  
NATIONAL PUBLIC SAFETY GROUP IN THE AMOUNT OF \$224,460 FOR A TOTAL  
AMOUNT OF \$464,420 FOR CONSULTANT SERVICES FOR GUILFORD METRO 911  
PUBLIC SAFETY SOFTWARE UPGRADE

WHEREAS, on January 18, 2022, Council approved Resolution number 2022-046 for contract 10974 with National Public Safety for consultant services for the Guilford Metro 911 public safety software upgrade;

WHEREAS, the original contract value of \$239,960 was for a two year term;

WHEREAS, the solicitation and selection process for the software upgrade has surpassed the original agreed upon contract term;

WHEREAS, Guilford Metro 911 still requires the consulting services for the implementation, data migration and go-live of the new software;

WHEREAS, this amended contract is anticipated to run through February 28, 2026 with an additional cost of \$224,460;

WHEREAS, National Public Safety Group and Guilford Metro 911 have already been invested in the success of this project with Guilford Metro 911, and the M/WBE office has been 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 amendment with National Public Safety Group for consulting services.





# City of Greensboro

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

## Agenda Report

File Number: 2024-259

### Agenda Item# G.8.

**Agenda Date:** 4/16/2024. **Department:** Water Resources  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024 – 259 Ordinance Amending the Water Resources Capital Improvement Fund to Establish Funding for Sewer Line Extension Capital Improvements in the Amount of \$54,411

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                    |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                                       |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                       |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

**Council District:** All

**Public Hearing:** No  
**Advertising Date/By:** N/A

**Contact 1 and Phone:** Mike Borchers, Ext 2494  
**Contact 2 and Phone:** Kristine Williams, Ext 2556

**PURPOSE:**

The City of Greensboro Water Resources Department requests Council approval to amend funding for the Water Resources Capital Improvement Fund to provide funding for future sewer line extensions. Council approval is requested for a budget ordinance to permit the expenditure of funds.

**BACKGROUND:**

The Water Resources Capital Improvement Fund recently received surplus funds from the L.T. Apparel sewer line installation project in the amount of \$54,411. This ordinance will allow Water Resources to utilize the funds for future sewer line extension projects.

**BUDGET IMPACT:**

This amendment will increase the Water Resources sewer line extension account budget by \$54,411 from the Transfer Federal Grant Fund.

**ACCOUNT NUMBER:**

503-70-7033202.6017

**RECOMMENDATION / ACTION REQUESTED:**

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

It is recommended that City Council adopt the budget ordinance to amend the Water Resources Transfer – Federal Grant Fund to establish funding for the Water Resources Sewer Line Extension Capital Improvement Fund for future sewer line extension projects.

ORDINANCE AMENDING THE WATER RESOURCES CAPITAL IMPROVEMENT FUND BUDGET FOR  
FUNDING FUTURE SEWER LINE EXTENSIONS

Section 1

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

That the Water Resources Sewer Line Extensions Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Sewer Line Extension Account be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
503-70-7033202.6017	Sewer Lines	<u>\$54,411</u>
TOTAL		

And, that this increase be financed by increasing the following Water Resources Transfer from State and Federal Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
503-NC-NC-9220	Transfer – Federal Grant Fund	<u>\$54,411</u>
TOTAL		

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: 2024-263

### Agenda Item# G.9.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 – 263 Resolution Approving a Contract in the amount of \$ 1,007,700 with CDM Smith, Inc. for 2024 Sanitary Sewer Evaluation Study and Rehabilitation Design Assistance Services

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                   |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                      |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                      |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvement</u> |

**Council District:** 2

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Virginia Spillman, Ext 3260

**PURPOSE:**

The Water Resources Department is requesting approval for the 2024 Sanitary Sewer Evaluation Study and Rehabilitation Design Assistance services. City Council approval of a contract with CDM Smith, Inc. in the amount of \$1,007,700 is requested.

**BACKGROUND:**

Water Resources has a sewer rehabilitation program that focuses on removing inflow and infiltration (I/I) from the collection system and prioritizes the reduction of failure risks of sewer pipes that are critical or suspected to be in poor condition. The sanitary sewer evaluation study scope includes evaluating 280,000 LF of sewer pipes identified from risk models and I/I analysis. CDM Smith will perform condition assessment data analysis, make recommendations for rehabilitation, and provide design assistance for sewer pipes identified for rehabilitation. Additionally, CDM Smith will perform investigation and data analysis to identify future project areas for flow monitoring supporting additional I/I studies.

CDM Smith, Inc. is on the City of Greensboro Water Resources On-Call list for Professional Engineering Services. For this project, CDM Smith, Inc. will team up with CriTek Engineering

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

Group, P.C., a local MBE, with a contract utilization of 10.88%. The total MWBE participation for this contract is 10.88%.

**BUDGET IMPACT:**

Funding in the amount of \$1,007,700 is budgeted in the Water Resources Engineering Operating Fund and the Water Resources Capital Fund.

**ACCOUNT NUMBER:**

501-70-7081001.5413	\$806,200
503-70-7033203.6017	\$201,500

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the Professional Services Contract with CDM Smith, Inc. for the 2024 Sanitary Sewer Evaluation Study and Rehabilitation Design Assistance services.

• 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

CDM Smith Inc.

### Prev Legal Name

Camp Dresser & McKee Inc.

## Information

**SosId:** 0755904

**Status:** Current-Active ⓘ

**Date Formed:** 12/9/2004

**Citizenship:** Foreign

**State of Incorporation:** MA

**Fiscal Month:** December

**Annual Report Due Date:** April 15th

Current**Annual Report Status:**

**Registered Agent:** CT Corporation System

## Addresses

**Reg Office**

160 Mine Lake Ct Ste 200  
Raleigh, NC 27615-6417

**Reg Mailing**

160 Mine Lake Ct Ste 200  
Raleigh, NC 27615-6417

**Mailing**

75 State Street Suite 701  
Boston, MA 02109-1940

**Principal Office**

75 State Street Suite 701  
Boston, MA 02109-1940

**Officers****President**

Anthony Bouchard  
75 State Street, Suite 701  
Boston MA 02109

**Treasurer**

Christopher R Campbell  
75 State Street, Suite 701  
Boston MA 02109

**Chief Financial Officer**

Thierry Demaris  
75 State Street, Suite 701  
Boston MA 02109

**Senior Vice President**

Julia Forgas  
75 STATE STREET SUITE 701  
Boston MA 02109

**Assistant Secretary**

Jason Makofsky  
75 STATE STREET SUITE 701  
Boston MA 02109

**Secretary**

Paul Milligan  
75 State Street, Suite 701  
Boston MA 02109

**Chief Executive Officer**

Timothy Wall  
75 State Street  
Boston MA 02109

**Stock**



DATE: March 21, 2024  
TO: Mario Edouard, Supervisor Engineering, Water Resources  
FROM: Shelia Reaves-Willett, M/WBE Specialist  
SUBJECT: M/WBE Memo for Professional On-Call Services for Sanitary Sewer Evaluation Study (SSES) and Rehabilitation Design Assistance

The M/WBE Office reviewed the request from the Water Resources Department for a supplemental agreement with CDM Smith Inc. to provide SSES and Rehabilitation Assistance in the upper North and South Buffalo Drainage Basins. The project consists of evaluating approximately 280,000 LF of sewer pipes identified as critical or suspected to be in poor condition. The scope of services includes condition assessment data analysis, recommendations for rehabilitation, and design assistance for pipes identified for rehabilitation to determine compliance with the M/WBE Program Plan. M/WBE goals were not established for the contract.

CDM Smith Inc., has entered a Master Agreement with the City on the 22<sup>nd</sup> day of October, 2022 through October 31, 2025. The firm is awarded a supplemental agreement for a contract duration of one (1) year and the firm committed to utilizing a MBE firm on the project. CDM Smith Inc., will subcontract 10.88% (\$109,600.00) of the estimated total contract value of \$1,007,700.00 to the following MBE firm:

ID	Firm Name	County	Description of the Work	Contract Amount	Total Contract %
MBE	CriTek Engineering Group, P.C.	Guilford	Sewer CCTV Review	\$109,600.00	10.88%

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

SRW

Cc: Eric Eley, M/WBE Senior Manager  
Allison Staton, M/WBE Compliance Officer  
Shadi Zeidan, Interim M/WBE Coordinator



RESOLUTION APPROVING PROFESSIONAL SERVICES CONTRACT IN THE AMOUNT OF \$1,007,700 WITH CDM SMITH, INC. FOR THE 2024 SANITARY SEWER EVALUATION STUDY AND REHABILITATION DESIGN ASSISTANCE SERVICES.

WHEREAS, the Water Resources Department has a sewer rehabilitation program that focuses on infiltration and inflow (I/I) reduction in our sewer collection system and the reduction of risk of failure of critical sewer pipes;

WHEREAS, the project scope includes approximately 280,000 linear feet of sewer pipes identified from a risk model and I/I analysis based on prior flow monitoring efforts;

WHEREAS, CDM Smith will perform investigation and data analysis to identify future flow monitoring areas for I/I study and condition assessment data analysis, make recommendations for sewer rehabilitation, and provide design assistance for sewer pipes identified for rehabilitation; 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 \$1,007,700 with CDM Smith, Inc. for Professional Services Contract for the 2024 Sanitary Sewer Evaluation Study and Rehabilitation Design Assistance.



# City of Greensboro

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

## Agenda Report

File Number: 2024-264

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### Agenda Item# G.10.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

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

**Title:** 2024 – 264 Resolution Authorizing the Water Resources Department to Submit an Application for the Local Assistance for Stormwater Infrastructure Investments (LASII) Grant Program to the North Carolina Division of Water Infrastructure

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                   |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                      |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                      |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvement</u> |

**Council District:** 3

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Virginia Spillman, Ext 3260

**PURPOSE:**

City Council approval is requested for the Water Resources Department to submit an application for the North Carolina Division of Water Infrastructure’s LASII grant program for a Stormwater project grant.

**BACKGROUND:**

The LASII grant program provides funding opportunities for the construction of stormwater quantity control projects. Water Resources is currently studying the North Buffalo Creek basin for potential flood mitigation projects. These projects include a variety of mitigation options that could be grant funded projects through the LASII program. Stantec Consulting Services Inc. is aiding Water Resources in the application for State grant funding.

**BUDGET IMPACT:**

There are no budgetary impacts with the submission of this grant application.

**ACCOUNT NUMBER:**

N/A

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council authorize the Water Resources Department to submit an application for the North Carolina Division of Water Infrastructure's LASII grant program.

RESOLUTION AUTHORIZING WATER RESOURCES DEPARTMENT TO SUBMIT AN APPLICATION FO THE LOCAL ASSISTANCE FOR STORMWATER INFRASTRUCTURE INVESTMENTS (LASII) STORMWATER CONSTRUCTION GRANT ADMINISTERED BY THE NORTH CAROLINA DIVISION OF WATER INFRASTRUCTURE

WHEREAS, the City of Greensboro City Council approved a North Buffalo Study Contract # 2020-5074 with Stantec Consulting Services Inc. on February 18, 2020 to identify potential flood mitigation projects;

WHEREAS, the City would like to pursue a stormwater grant funding option through LASII for a North Buffalo flood mitigation project; and

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

That the Water Resources Department is authorized to submit an application for the North Carolina Division of Water Infrastructure's LASII grant program.



# City of Greensboro

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

## Agenda Report

File Number: 2024-270

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### Agenda Item# G.11.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

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

**Title:** 2024 – 270 Resolution Approving a Reimbursement Agreement with Piedmont Triad Airport Authority in the Amount of \$400,000 for Participation in the Bentley Road Water and Sewer Utility Extension Project

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                    |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                       |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                       |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

**Council District:** 2

**Public Hearing:** Yes

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Virginia Spillman, Ext 3260

**PURPOSE:**

The City of Greensboro Water Resources Department is requesting approval to enter into a reimbursement agreement in the amount of \$400,000 with Piedmont Triad Airport Authority for participation in a utility improvement project along Bentley Road that services Marshall Aerospace and other economic development in the vicinity of the airport.

**BACKGROUND:**

The City of Greensboro services the Airport Authority and airport properties with water and sewer service. The recent economic development of the airport parcels in the vicinity of Boom and Marshall Aerospace have required the upsizing of the water main along Bentley Road. Water Resources is working with the Airport Authority to permit a properly designed water main and sewer main improvement project. Water Resources will participate in funding a portion of the project through reimbursement of the publicly owned water line that will be upsized to meet demands from other economic development projects. Piedmont Triad Airport Authority will construct the water and sewer utility improvements as a condition of the development.

Piedmont Triad Airport Authority works through the North Carolina Department of Transportation’s Division of Aviation to comply with general statutes for contracting and

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

compliance with the U.S. Department of Transportation's Disadvantaged Business Enterprise (DBE) program in addition to the Airport Concessions DBE program.

**BUDGET IMPACT:**

Funding in the amount of \$400,000 is budgeted in the Water Resources Economic Development Fund.

**ACCOUNT NUMBER:**

507-70-7099210.6016

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve a reimbursement agreement in the amount of \$400,000 for participation in the Bentley Road Water and Sewer Utility Extension Project with the Piedmont Triad Airport Authority.



DATE: March 13, 2024

TO: Jana Stewart, Water Resources Engineering Manager

FROM: Marjorie Manzanares, M/WBE Construction Project Coordinator

SUBJECT: M/WBE Memo for a Reimbursement Agreement to the Piedmont Triad Airport Water Line Extension Project, D3636410

The M/WBE Office reviewed the request for a Reimbursement Agreement to the Piedmont Triad Airport for the Bentley Rd Water & Sewer Line Extension project to determine compliance with the City's M/WBE Program Plan. It has been determined that this project is subject to the U.S. Department of Transportation's Disadvantaged Business Enterprise Program and Airport Concessions Disadvantaged Business Enterprise Program, therefore; it is exempted from the M/WBE Program Plan, as stated on Page 4, section III (a).

The City of Greensboro has agreed to reimburse \$400,000.00 (37.5% of the total bid amount) to the Piedmont Triad Airport (PTI) for a water and sewer line upgrade to be completed by the NCDOT Division of Aviation. The NCDOT along with PTI have established a combined MWBE/DBE Goal of 3% for the project, Baker Underground, Inc. has been awarded this contract for \$1,065,298.00, with an MWBE participation of 3.4%. P&S Grading LLC (WBE) was the selected vendor to meet the established goal.

Please be reminded that during the performance of the contract, if there are any changes; the Department must contact the M/WBE Office before making any such changes.

Thank you

Cc: Allison Staton, M/WBE Compliance Officer

RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT WITH PIEDMONT  
TRIAD AIRPORT AUTHORITY IN THE AMOUNT OF \$400,000 FOR THE BENTLEY  
ROAD WATER AND SEWER UTILITY EXTENSION PROJECT

WHEREAS, Council previously approved job based economic incentives for Marshall USA LLC and Boom located at the Piedmont Triad Airport in April of 2023 and January of 2022, respectively;

WHEREAS, the City has a history of beneficial collaboration on utility improvements supporting economic development projects in areas where the utility is publicly owned and the project is beneficial to the public;

WHEREAS, the Piedmont Triad Airport Authority will design and construct the Bentley Road Water and Sewer Utility Extension Project to service the airport's economic development projects;

WHEREAS, the City will reimburse Piedmont Triad Airport Authority for \$400,000 of the public water line improvements along Bentley Road; and

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

That the City Manager is authorized to execute a reimbursement agreement with Piedmont Triad Airport Authority in the amount of \$400,000 for the Bentley Road Water and Sewer Utility Extension Project.





# City of Greensboro

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

## Agenda Report

File Number: 2024-257

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### Agenda Item# G.12.

**Agenda Date:** 4/16/2024. **Department:** Engineering & Inspections  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024-257 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and 122 North Elm Street, LLC on Friendly Avenue sidewalk at 122-101 N. Elm Street

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 3

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Kenney McDowell, Ext 2302

**Contact 2 and Phone:** Jason Geary, Ext 2302

**PURPOSE:**

To grant an Encroachment Agreement in City right-of-way for the installation of an approximate 4'x4' wheelchair ramp and an approximate 5'x5'-5" wheelchair landing within the sidewalk on Friendly Avenue. When public or private entities request to use City right-of-way, it is required that they secure approval by City Council.

**BACKGROUND:**

122 North Elm Street, LLC approached the City in order to request placement of an ADA compliant ramp and landing in City right-of-way. The ADA compliant ramp and landing will be used to provide an ADA compliant access to the Self-Help Center building.

This encroachment involves the installation an approximate 4'x4' wheelchair ramp and an approximate 5'x5'-5" wheelchair landing within the sidewalk on Friendly Avenue at 122-101 N. Elm Street. The plans for this installation have been approved by City staff and the Technical Review Committee.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**BUDGET IMPACT:**

There is no budget impact. All associated costs will be incurred by 122 North Elm Street, LLC.

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

The Engineering & Inspections Department recommends that City Council grant 122 North Elm Street, LLC an Encroachment Agreement for the use of installing this ADA complaint ramp and landing within City right-of-way.

- 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

122 N. Elm Street, LLC

### Information

**SosId:** 1708087

**Status:** Current-Active ⓘ

**Date Formed:** 5/25/2018

**Citizenship:** Domestic

**Annual Report Due Date:** April 15th

**CurrentAnnual Report Status:**

**Registered Agent:** Eakes, Martin D.

### Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
301 W. Main Street Durham, NC 27701	301 W. Main Street Durham, NC 27701	301 W. Main Street Durham, NC 27701	301 W. Main Street Durham, NC 27701

### Company Officials

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

#### Managing Member

SHVF Properties, LLC  
301 W Main Street  
Durham NC 27701-3215



# GSO SYMPHONY RENOVATION

122-101 North Elm Street  
Greensboro, NC 27104

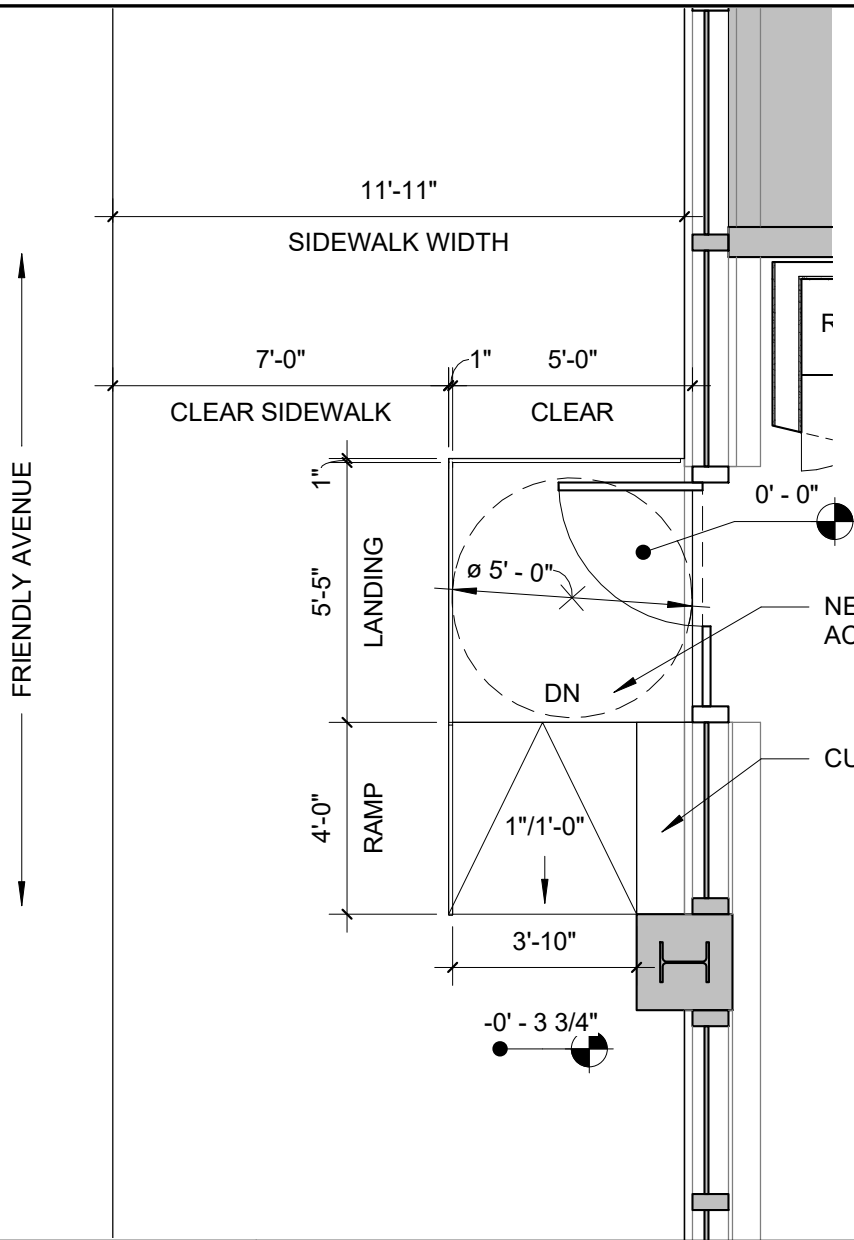
## VICINITY MAP

Project Number: 22-670

Date: 03/19/2024

Reference Sheet:

# A1



# 1 EGRESS RAMP PLAN

1/4" = 1'-0"



## GSO SYMPHONY RENOVATION

122-101 North Elm Street  
Greensboro, NC 27104

## ENCROACHMENT PLAN

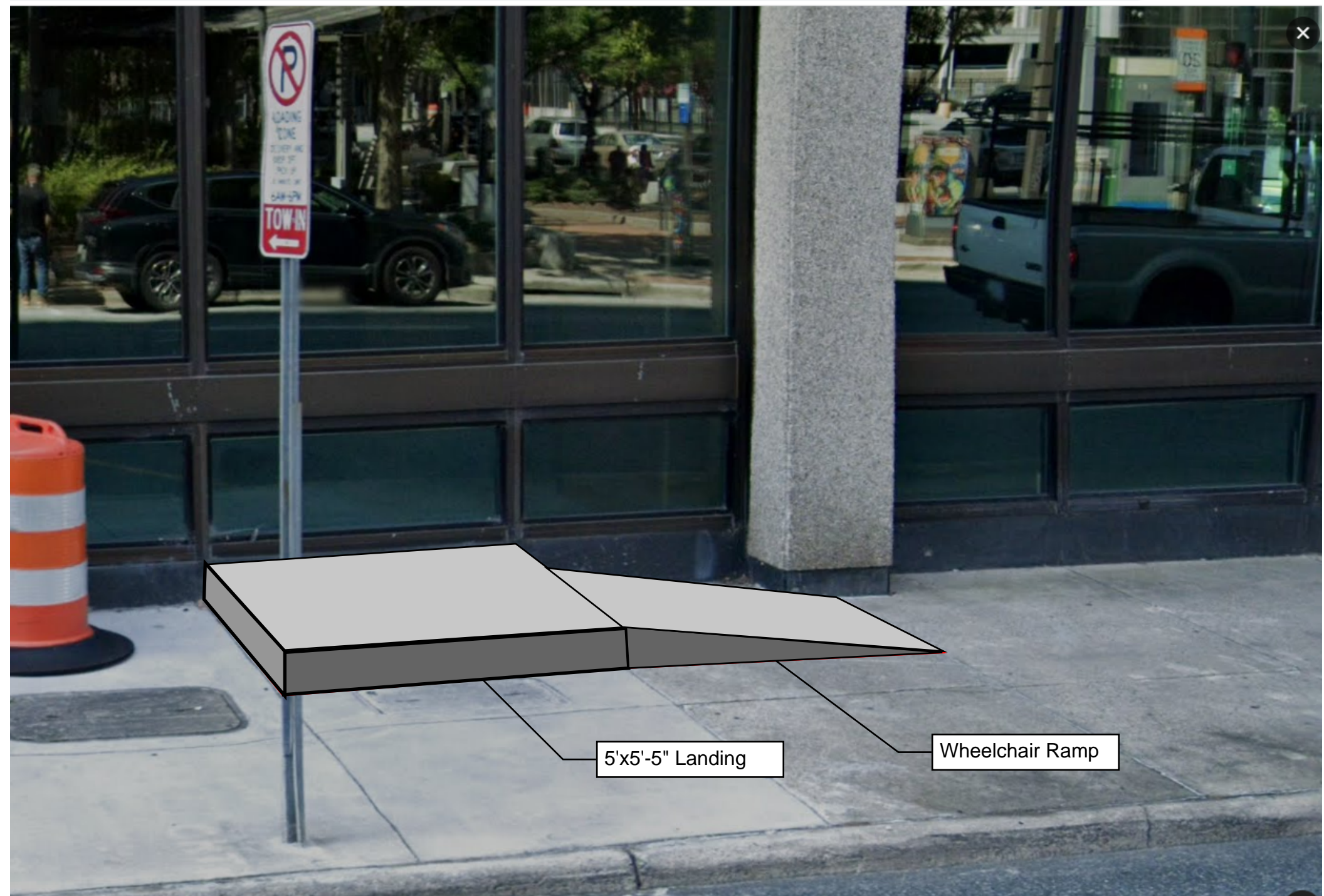
Project Number: 22-670

Date: 03/19/2024

Reference Sheet:

# A2

# Proposed ADA Compliant Ramp and Landing



5'x5'-5" Landing

Wheelchair Ramp



RESOLUTION AUTHORIZING AN ENCROACHMENT AGREEMENT BETWEEN  
THE CITY OF GREENSBORO AND 122 NORTH ELM STREET, LLC ON  
FRIENDLY AVENUE SIDEWALK AT 122-101 N. ELM STREET

WHEREAS, 122 North Elm Street, LLC has requested that the City permit installation of an ADA compliant ramp and landing in City right-of-way. 122 North Elm Street, LLC is requesting that the Encroachment Agreement be approved;

WHEREAS, 122 North Elm Street, LLC has agreed to enter into this Encroachment Agreement with the City, which, among other things, will indemnify the City from any claims or damages that may occur due to the installation, operation, and maintenance of the ADA compliant ramp and landing;

WHEREAS, it is deemed in the best interest of the City to permit the Encroachment of said ADA compliant ramp and landing by entering into the Encroachment Agreement presented herewith this day; and

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

That the Mayor is hereby authorized to execute on behalf of the City of Greensboro an appropriate Encroachment Agreement with 122 North Elm Street, LLC for the installation an ADA compliant ramp and landing within City right of way.



# City of Greensboro

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

## Agenda Report

File Number: 2024-290

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### Agenda Item# G.13.

**Agenda Date:** 4/16/2024. **Department:** Legal

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

**Title:** 2024-290 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate of Joseph and Cassandra Capristo, located at 4216 Whippoorwill Drive in Connection with the Whippoorwill Drive Sidewalk Project.

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input checked="" type="checkbox"/> Most Connected City                    |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 5

**Public Hearing:** N/A

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Kenney McDowell, Ext. 4578

**Contact 2 and Phone:** Anthony Baker, Ext. 7797

**PURPOSE:**

The City seeks to acquire land designated as Temporary Construction Easement Tract(s) 0004N-C, containing an area of 453 square feet, of the real estate owned by Joseph Drew Capristo and wife Cassandra Capristo located at 4204 Whippoorwill Drive and designated as Parcel No. 37849 in the Morehead/ Gilmer Township for the Whippoorwill Drive Sidewalk Project. The Property Management Section of the Engineering and Inspections Department (PM) requests Council to authorize the City Attorney's Office to initiate condemnation proceedings because it has been unable to negotiate a purchase price with the property owner.

**BACKGROUND:**

In order to complete the Whippoorwill Drive Sidewalk Project, which will further enhance community safety and walkability, the City must undertake certain construction which will temporarily and/or permanently enter onto and/or permanently occupy the tracts aforementioned. In order to do so, Council must (1) approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Fatima Echeverria, in connection with the Whippoorwill Drive Sidewalk Project, and (2) approve a resolution that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as

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compensation to the owner(s) in the amount of \$325.00. This will allow the City to take possession, which is required before work for this Project can commence on the property.

Following City Council's approval, the City Attorney's Office will send a letter to the owner giving them at least thirty (30) days' notice of the City's intent to file an eminent domain lawsuit. After the lawsuit is filed and discovery is completed, a mediation or Commissioner's Hearing, or both, are held to try to resolve the matter with the property owner before trial. Additionally, the parties are free to continue negotiations through the date of trial.

The property is zoned RS-9 (Residential Single-Family 9).

City staff further recommends that the City Council authorize payment of the estimated amount of the value of the property to the Clerk of Superior Court for disbursement to the owner. This will allow the City to take possession, which is required before work for this Project can commence on the property.

**BUDGET IMPACT:**

The funding for this eminent domain action is budgeted in Account Number 481-45-4599139.6012. A minimum of \$325.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

**ACCOUNT NUMBER:**

481-45-4599139.6012.

**RECOMMENDATION / ACTION REQUESTED:**

City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Joseph Drew Capristo and wife Cassandra Capristo, in connection with the Whippoorwill Drive Sidewalk Project.

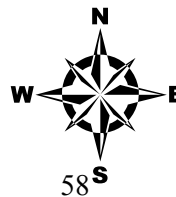
**Joseph Drew &  
Cassandra Capristo  
Parcel #: 0037849**

**Area in Proposed  
TCE Tract =  
453 Sq. Ft.**

**Whippoorwill Dr**

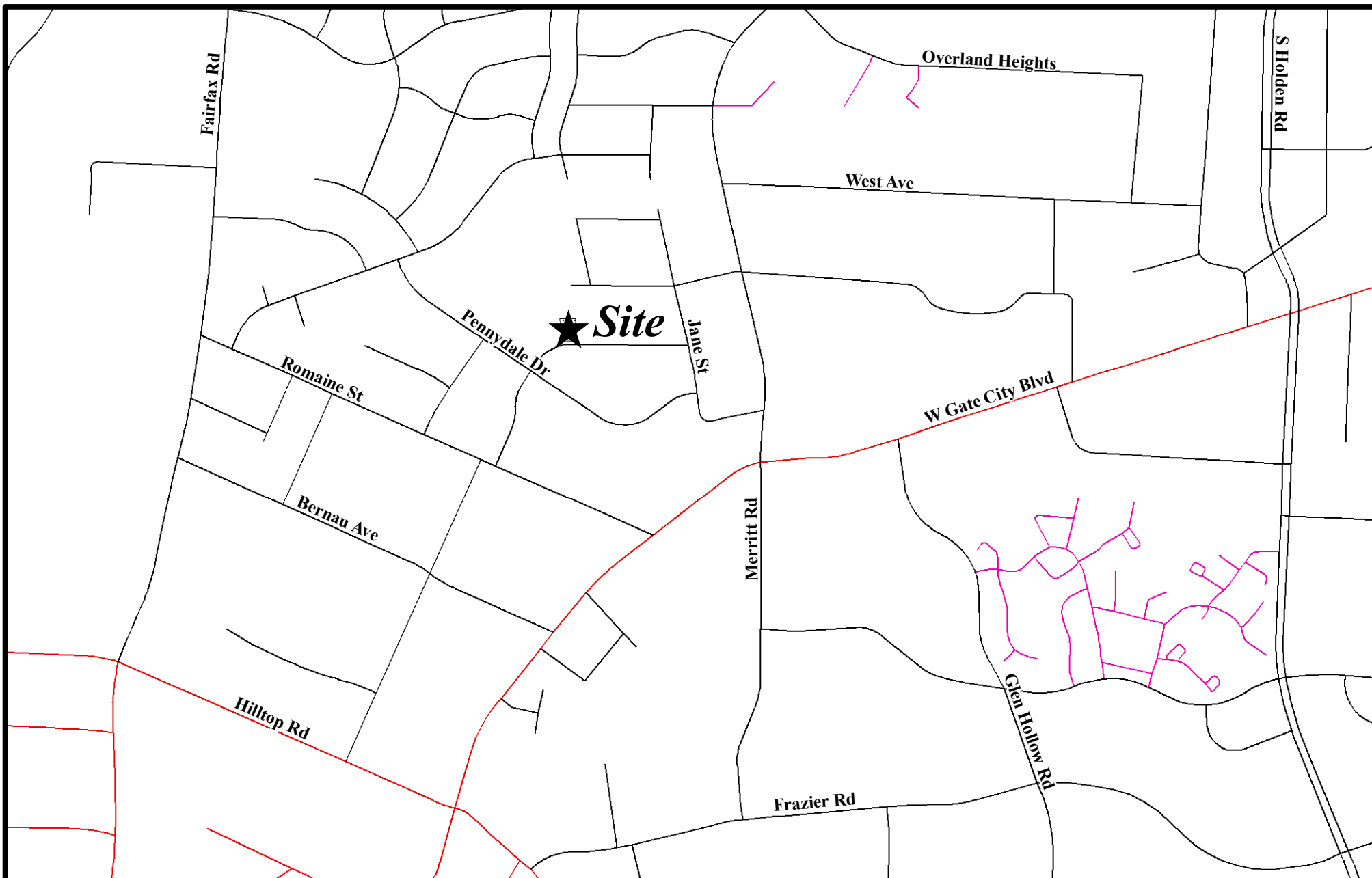
**Site Map 1716**

**Project #: P05925-04 - Whippoorwill Drive Sidewalk  
Owner: Joseph Drew & Cassandra Capristo  
Address: 4216 Whippoorwill Dr  
Parcel #: 0037849**



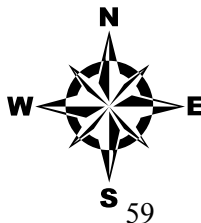
**Engineering Records Map 1716**

**Compiled By: Brian J. Gillies  
5-1-2023**



**Vicinity Map 1716**

**Project #: P05925-04 - Whippoorwill Drive Sidewalk**  
**Owner: Joseph Drew & Cassandra Capristo**  
**Address: 4216 Whippoorwill Dr**  
**Parcel #: 0037849**



**Engineering Records Map 1716**

**Compiled By: Brian J. Gillies**  
**5-1-2023**

RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY LOCATED AT 4216 WHIPPOORWILL DRIVE, IN CONNECTION WITH THE WHIPPOORWILL DRIVE SIDEWALK PROJECT

WHEREAS, the property located at 4216 Whippoorwill Drive is designated as Parcel No. 37849, said property being as shown on the attached map;

WHEREAS, a portion of said properties is required by the City in connection with the Whippoorwill Drive Sidewalk Project;

WHEREAS, negotiations with the owner at the appraised value of \$325.00 have been unsuccessful and said portions of the properties are necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portions of the properties and that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as compensation to the owner(s) in the amount of \$325.00; and

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

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portions of the properties, and the Director of Finance is hereby authorized to issue a draft in the amount of \$325.00 to the Clerk of Superior Court as compensation to the owner(s).



# City of Greensboro

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

## Agenda Report

File Number: 2024-223

### Agenda Item# G.14.

**Agenda Date:** 4/16/2024. **Department:** Budget & Evaluation

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

**Title:** 2024-223 Budget Adjustments Requiring Council Approval 3/26/24 through 4/8/24

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                      |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                         |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment         |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Budget Report</u> |

**Council District:** All

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Jon Decker, Ext 2291

**Contact 2 and Phone:** Karen Lloyd, Ext 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:**

It is recommended that City Council approve the attached budget adjustment list request in order to process the requested adjustments.



# Budget Adjustments for Council Approval

03/26/2024 thru 04/08/2024

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

Date Run:4/9/2024 9:03:16 AM

Page 1 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
<b>1890</b>	<b>Solid Waste &amp; Recycling</b>					<b>655,669</b>
FROM	Consultant Services	554-43-4356001.5413		5,669		367,854
FROM	Maintenance & Repair - Other	554-43-4356001.5627		650,000		0
TO	Other Capital Equipment		554-43-4356001.6059		655,669	41,460
	This is to move funds from M&O to capital for the purchase of a blower skid at the White Street Landfill.					
<b>633</b>	<b>Water Resources</b>					<b>400,000</b>
FROM	Other Improvements	507-70-7067501.6019		400,000		605,653
	The purpose of this budget adjustment is to provide economic development funding for water line extension on Bentley Road near Piedmont Triad International Airport					
<b>1268</b>	<b>Water Resources</b>					<b>148,500</b>
FROM	Sewer Lines	503-70-7032102.6017		148,500		811,156
TO	Water Lines		503-70-7033104.6016		148,500	559,662
	The purpose of this budget adjustment is to fund the relocation of water lines at the Lewiston Road and Fleming Road Intersection due to intersection work being performed.					
<b>1911</b>	<b>Financial &amp; Administrative Svc</b>					<b>1,200,000</b>
FROM	Licensed Vehicles	680-10-1068018.6051		600,000		217,942
FROM	Non-Licensed Vehicles	680-10-1068018.6052		600,000		179,835
TO	Licensed Vehicle Maintenance & Supplies		680-10-1068019.5242		1,200,000	890,648
	To bring fund sufficiency back to 5242 in the long-term lease pool for purchases of tires and parts for vehicles and equipment.					
<b>1278</b>	<b>Transportation</b>					<b>3,307,500</b>
FROM	Street Construction And Paving	471-45-4599099.6014		3,307,500		609,279
TO	Maint & Repair-Streets/Sidewalks		471-45-4599100.5611		3,307,500	3,347,530
	A BA is needed to allow for a funding swap for street resurfacing. The resurfacing contract will be paid from expiring 2008 bond funds allowing motor vehicle licenses to be used for other Transportation purposes.					
<b>1282</b>	<b>Neighborhood Development</b>					<b>101,000</b>
FROM	Contrib To Nongovmntal Agencies	212-21-2198061.5931		101,000		0
TO	Real Estate Grants		212-21-2198052.5283		101,000	106,733
	Moving funds from FY 19-20 (Neighborhood Reinvestment) to FY 18-19 (Lead Match) to reconcile funding by grant year.					
<b>1286</b>	<b>Neighborhood Development</b>					<b>56,191</b>
FROM	Real Estate Loans	212-21-2198062.5282		56,191		43,238
TO	Real Estate Loans		212-21-2198051.5282		56,191	10,934



## Budget Adjustments for Council Approval

03/26/2024 thru 04/08/2024

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

Date Run:4/9/2024 9:03:16 AM

Page 2 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
Moving funds from FY 19-20 (Rehab) to FY 18-19 (Rehab) to reconcile funding by grant year.						
<b>1288</b>	<b>Neighborhood Development</b>					<b>55,622</b>
FROM	Disposition Expenses	212-21-2198039.5285		55,622		41,927
TO	Disposition Expenses		212-21-2198048.5285		55,622	155,622
Moving funds from FY 17-18 (S. Elm) to FY 18-19 (S. Elm) to reconcile funding by grant year.						
<b>1296</b>	<b>Neighborhood Development</b>					<b>56,470</b>
FROM	Contingency	212-21-2198129.5990		56,470		163,530
TO	Real Estate Grants		212-21-2198081.5283		56,470	56,470
Moving funds from FY 22-23 (Contingency) to FY 20-21 (Lead Match) to reconcile funding by grant year.						
<b>1298</b>	<b>Neighborhood Development</b>					<b>143,530</b>
FROM	Contingency	212-21-2198129.5990		143,530		76,470
TO	Real Estate Loans		212-21-2198080.5282		143,530	428,480
Moving funds from FY 22-23 (Contingency) to FY 20-21 (Rehab) to reconcile funding by grant year.						



# City of Greensboro

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

## Agenda Report

File Number: 2024-224

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### Agenda Item# G.15.

**Agenda Date:** 4/16/2024. **Department:** Budget & Evaluation  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024-224 Budget Adjustments Approved by Budget Officer 3/26/24 through 4/8/24

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                      |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                         |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment         |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Budget Report</u> |

**Council District:** Click here to enter text

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Jon Decker, Ext 2291

**Contact 2 and Phone:** Karen Lloyd, Ext 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

03/26/2024 thru 04/08/2024

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

Date Run:4/9/2024 8:19:19 AM

Page 1 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
<b>1893</b>	<b>Executive</b>					<b>30,000</b>
FROM	WIA On the Job Training	216-02-0298798.5560		20,000		-20,000
FROM	WIA Supportive Svcs	216-02-0298798.5565		10,000		-10,000
TO	Other Contracted Services		216-02-0298798.5429		30,000	413,086
	Reallocation of funds for grant 0298798-WIOA 2023 Adult in the amount of \$30,000 from 5429-Contracted Services; distributing \$20,000 to 5560-WIA On the Job Training and \$10,000 to 5565-WIA Supportive Svcs to align expense budget.					
<b>1264</b>	<b>Transportation</b>					<b>30,000</b>
FROM	Sidewalk Construction	481-45-4599139.6015		30,000		1,176,794
TO	Professional Svcs-Capital Projects		481-45-4599139.5410		30,000	-5,986
	A BA is needed to fund outside Counsel for services associated with Phase 4 of the Downtown Greenway.					
<b>1270</b>	<b>Police</b>					<b>17,810</b>
FROM	Other Capital Equipment	220-35-3598029.6059		17,810		-17,810
TO	Other Contracted Services		220-35-3598029.5429		17,810	-98,303
	The funds are being moved from capital line to M&O line to support contract with a consultant.					
<b>1290</b>	<b>Neighborhood Development</b>					<b>49,961</b>
FROM	Other Internal Services	212-21-2198062.5439		49,961		41,039
TO	Real Estate Grants		212-21-2198081.5283		49,961	49,961
	Moving funds from FY 19-20 (Rehab) to FY 20-21 (Lead Match) to reconcile funding by grant year.					
<b>1276</b>	<b>Executive</b>					<b>20,000</b>
FROM	Other Contracted Services	216-02-0298796.5429		20,000		448,429
TO	WIA On the Job Training		216-02-0298796.5560		20,000	20,000
	Budget Adjustment to transfer funds in Division 0298796 - WIOA 2023 5426 Dislocated Worker (Other Contracted Services) to Division 0298796 - WIOA Dislocated Worker 5560 (On the Job Training) to fund current expenses.					
<b>1284</b>	<b>Neighborhood Development</b>					<b>49,000</b>
FROM	Other Internal Services	212-21-2198062.5439		49,000		42,000
TO	Real Estate Grants		212-21-2198052.5283		49,000	54,733
	Moving funds from FY 19-20 (Rehab) to FY 18-19 (Lead Match) to reconcile funding by grant year.					



## Budget Adjustments Approved by Budget Officer

03/26/2024 thru 04/08/2024

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

Date Run:4/9/2024 8:19:19 AM

Page 2 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
<b>2496</b>	<b>Coliseum</b>				<b>49,401</b>	
FROM	Promotions - Other	522-75-7531101.5279		49,401		26,006,561
TO	Professional Svcs-Capital Projects		522-75-7516101.5410		25,500	-2,000
TO	Other Services		522-75-7516101.5419		23,650	0
TO	Bond/Coupon Service Charges		522-75-7516101.5832		251	1
	This request will allocate funds for professional service projects at the Tanger Center and a small portion for debt service charges.					
<b>1258</b>	<b>Executive</b>				<b>20,000</b>	
FROM	Other Contracted Services	216-02-0298798.5429		20,000		363,086
TO	WIA Individual Training		216-02-0298798.5564		20,000	-7,642
	Reallocation of funds for grant 0298798-WIOA 2023 Adult in the amount of \$20,000 from 5429-Contracted Services to 5564-WIA Individual Training to align expense budget.					
<b>1292</b>	<b>Neighborhood Development</b>				<b>34,809</b>	
FROM	Real Estate Loans	212-21-2198062.5282		34,809		64,620
TO	Real Estate Grants		212-21-2198081.5283		34,809	34,809
	Moving funds from FY 19-20 (Rehab) to FY 20-21 (Lead Match) to reconcile funding by grant year.					



# City of Greensboro

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

## Agenda Report

File Number: 2024-260

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### Agenda Item# G.16.

**Agenda Date:** 4/16/2024. **Department:** Legislative/City Council  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024 - 260 Motion to Approve the Draft March 14, 2024 City Council Work Session Meeting Minutes

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                       |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City  |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                          |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**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:**

To review and approve the draft March 14, 2024 work session minutes.

**BACKGROUND:**

N/A

**BUDGET IMPACT:**

N/A

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the March 14, 2024 City Council Work Session meeting minutes.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*



# City of Greensboro Meeting Minutes - DRAFT

## City Council Work Session

March 14, 2024, 2:00 p.m.  
Plaza Level Conference Room  
300 West Washington Street  
Greensboro, NC

Present: Mayor Pro-Tem Yvonne Johnson, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Absent: Mayor Nancy Vaughan, Councilmember Zack Matheny

Also Present: Interim City Manager Chris Wilson, and Deputy City Clerk Victoria Howell

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### A. Call To Order

These City Council Work Session minutes are a general account of the March 14, 2024 meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council work session of the City of Greensboro was called to order at 2:00 p.m. on the above date.

Mayor Pro-Tem Johnson confirmed Councilmembers in attendance; and stated Mayor Vaughan, and Councilmember Matheny would be absent.

### B. Presentations

#### B.2 2024-193 Creative Economy/Ecosystem

Interim City Manager Wilson requested Council to allow a change in the agenda order and to take this item first.

Arts and Cultural Affairs Manager Jocquelyn Boone made a PPP; highlighted Creative Greensboro goals; Cultural Master plan; spoke to 2023 successes; to funding and opportunities; to the Greensboro Cultural Arts center usage; to nonprofit partners; highlighted First Friday events; and guest curators.

Mayor Pro-Tem Johnson requested staff to reach out to Bennett College for curator opportunities.

Ms. Boone continued the PPP; spoke to the Neighborhood Arts Program; to downtown arts and creative allies; to community partnerships; highlighted city investments; the arts and Economic Prosperity report 6; spoke to the creative impact of industries; to the Tanger Center; to film incentives and grant programs; to local jobs; and to the future of Art in Greensboro.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer G, No. 10, which is hereby referred to and made a part of these minutes.)

**B.1 2024-192 Bingham Park Overview**

Interim City Manager Wilson provided an overview of the item.

Discussion took place regarding ongoing projects at Bingham Park; and a community focus.

Parks and Recreation Director, Phil Fleischmann made a PowerPoint presentation (PPP); spoke to the site acreage; to the history of the park; to community engagement; to remediation planning; to contamination; outlined the cost estimate; community impacts; and the need for funding.

Parks and Recreation Senior Manager Kobe Riley continued the PPP; spoke to land testing results; to the risk calculations; and to pop up events.

Discussion ensued regarding contaminations; the White Street Landfill; project duration; transparency; state funding; and partnerships.

Mr. Fleischmann continued the PPP; outlined a cost estimate review; traffic control; potential cost variances; spoke to the identified funds; highlighted landfill comparisons; sustainability considerations; and the White Street Landfill options.

Mayor Pro-Tem Johnson requested staff to have a joint meeting with Concerned Citizens and the Citizens for Economic and Environmental Justice (CEEJ).

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer G, No. 10, which is hereby referred to and made a part of these minutes.)

**C. Adjournment**

Moved by Councilmember Holston, seconded by Councilmember Thurm, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 3:26 P.M.

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Yvonne J. Johnson, Mayor Pro-Tem

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Victoria L. Howell, Deputy City Clerk



# City of Greensboro

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

## Agenda Report

File Number: 2024-280

### Agenda Item# G.17.

**Agenda Date:** 4/16/2024. **Department:** Legislative/City Council  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024-280 Motion to Adopt the DRAFT March 19, 2024 City Council Meeting Minutes

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                       |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City  |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                          |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**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:**

For Council to review and approve the draft March 19, 2024 City Council meeting minutes. To review the draft minutes click [HERE](#).

**BACKGROUND:**

N/A

**BUDGET IMPACT:**

N/A

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the March 19, 2024 City Council meeting minutes.



# City of Greensboro

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

## Agenda Report

File Number: 2024-287

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### Agenda Item# G.18.

**Agenda Date:** 4/16/2024. **Department:** Legislative/City Council  
**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2024 - 287 Motion to Approve DRAFT March 28, 2024 City Council Work Session Meeting Minutes

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                       |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City  |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                          |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**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:**

To review and approve the draft March 28, 2024 Work Session meeting minutes.

**BACKGROUND:**

N/A

**BUDGET IMPACT:**

N/A

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the March 28, 2024 City Council work session meeting minutes.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*





# City of Greensboro Meeting Minutes - DRAFT

## City Council Work Session

March 28, 2024, 2:00 p.m.  
Plaza Level Conference Room  
300 West Washington Street  
Greensboro, NC

Present: Mayor Nancy Vaughan, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Absent: Mayor Pro-Tem Yvonne Johnson

Also Present: Interim City Manager Chris Wilson, City Attorney Chuck Watts, and Deputy City Clerk Victoria Howell

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### A. Call To Order

These City Council Work Session minutes are a general account of the March 28, 2024 meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council work session of the City of Greensboro was called to order at 2:00 p.m. on the above date.

Councilmember Holston confirmed Councilmembers in attendance; stated that Mayor Vaughan and Councilmember Abuzuaiter would participate via Zoom; and Mayor Pro-Tem Johnson would be absent.

### B. Presentations

B.1 2024-194 State of Our Parks and Greenways

Interim City Manager Chris Wilson introduced the item; and recognized staff.

Parks and Recreation Director, Phil Fleischmann made a PowerPoint Presentation (PPP); provided an overview of the state of Parks and Greenways; outlined maintenance challenges; spoke to Greenway connections and expansions; to the budget; to education and skill development; to the economic impacts; highlighted sports tourism; Plan2Play; GSO2040; spoke to City priorities; to the quality of life; to urgent unfunded maintenance and capital needs; outlined Parkland remediations; Property Acquisition; spoke to playground replacements needs; to the Hester Park tennis and pickleball courses; and to Guilford County Schools partnerships.

Planning and Project Development Division Manager, Shawna Tillary continued the PPP; highlighted Greenway planning; the design and acquisitions; construction efforts; the Feasibility Study; and community connections.

Mr. Fleischmann continued the PPP; spoke to grants and matching funds; outlined City driven initiatives and strategies; spoke to private funding; to Greensboro Beautiful partnership; to community cleanups efforts; to Downtown Greensboro Incorporated (DGI) partnership; to City assets; to fund appropriations; to property taxes; to user fees and charges; and to bond packages.

Parks and Recreation Commission Chair, ChesKesha Cunningham-Dockery continued the PPP; outlined the purpose and request; spoke to advocating for communities; to safety concerns; to tourism; to affordable housing; and to connecting with the community.

Discussion took place regarding the 2023-2024 Fiscal Year budget cycle; funding sources; playground, pools, and dock repairs; capital improvements funds; maintenance; safety concerns; and youth sports.

Councilmember Thurm requested staff to move forward with resurfacing the tennis and pickleball courts at Hester Park.

Discussion continued regarding current property tax; funding options; and public/private partnerships.

Councilmember Matheny entered the meeting at 3:04 p.m.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer G, No. 12, which is hereby referred to and made a part of these minutes.)

## B.2 2024-195 Water & Sewer Utility Policy

Water Resource Director, Mike Borchers recognized outside representatives to present the item.

Urban Planning and Design Group Manager, Chance Sparks made a PPP; spoke to the Greensboro utility extension policy; outlined a project overview; the current policy; North Carolina Community comparisons; spoke to the comprehensive plan; to annexation and feasibility studies; to combining policies; to health hazards; to an updated policy; provided the history of the item; an overview and intent of the changes; spoke to the City

mission and values; highlighted strategic partnerships; spoke to expansion and private property impacts; to grant exceptions; to a master agreement; to the application and appeals process; to utility extensions; to interlocal government agreements; and outlined the next steps.

Discussion ensued regarding housing; interlocal agreements; planning processes; and mixed-use developments.

Planning Director, Sue Schwarts spoke to fire response times; to housing needs; to road connections; to City services; and to affordable housing.

Discussion continued regarding economic development; pipeline maintenance; and to utility extensions.

Mayor Vaughan left the meeting at 3:57 p.m.

Councilmember Matheny requested staff to keep Council informed regarding water and sewer extension updates; and requested a comparison document of changes regarding the water and sewer policy.

Councilmember Thurm requested funds to be set aside from annual income for future maintenance issues.

Discussion ensued regarding the general fund; and interlocal agreements.

Mr. Borchers stated staff would present the item at the April 16th City Council meeting.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer G, No. 12, which is hereby referred to and made a part of these minutes.)

**C. Adjournment**

Moved by Councilmember Hoffmann, seconded by Councilmember Matheny, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 4:04 p.m.

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Nancy Vaughan, Mayor

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Victoria L. Howell, Deputy City Clerk



# City of Greensboro

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

## Agenda Report

File Number: 2024-252

### Agenda Item# H.1

**Agenda Date:** 4/16/2024. **Department:** Planning

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

**Title:** 2024-252 Public Hearing for an Ordinance for Rezoning for 2207 Jones Road – William H. Johnson, Jr. of Dream Real Estate Jones, LLC)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Safest City                                | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business               | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital                       | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** District 1

**Public Hearing:** Yes

**Advertising Date/By:** N/A/by City Clerk

*This item was continued by City Council from the March 19 meeting without further advertising*

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

William H. Johnson, Jr., of Dream Real Estate Jones, LLC, is requesting rezoning from R-5 (Residential Single Family - 5) to **CD-RM-18** (Conditional District Residential Multifamily - 18) for 2207 Jones Road, generally described as south of Jones Road and west of US 220.

As the Planning and Zoning Commission’s approval of this request was 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 **March 19, 2024** meeting

**Note: This item was continued by City Council to their April 16, 2024 meeting.**

**BACKGROUND:**

Following a public hearing on February 19, 2024, the Planning and Zoning Commission voted 7-1 to approve this request. There were two speakers in favor and four in opposition for this item. (See minutes of the February 19, 2024 Planning and Zoning Commission meeting).

This request includes the following conditions:

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

1. Permitted uses shall be limited to a maximum of 12 dwelling units
2. Maximum building height shall be limited to 45 feet.

**BUDGET IMPACT:**

This item will have no budget impact

**ACCOUNT NUMBER:**

N/A

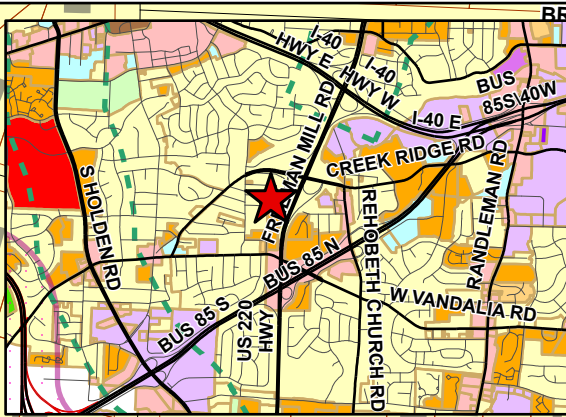
**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 7-1.

Planning recommends **approval** of the **CD-RM-18** 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.



BRADLEY ST

DECCA ST

JONAH TER

FORD PL

R-5

JONES RD

NEWTON ST

FOUR SEASONS BLVD

R-5

CD-RM-18

FREEMAN MILL RD

FREEMAN MILL RD

FREEMAN MILL RD

OLD JONES RD

PL(Z) 24-10

SUMMERTREE LN

SUMMERTREE LOOP

RM-12

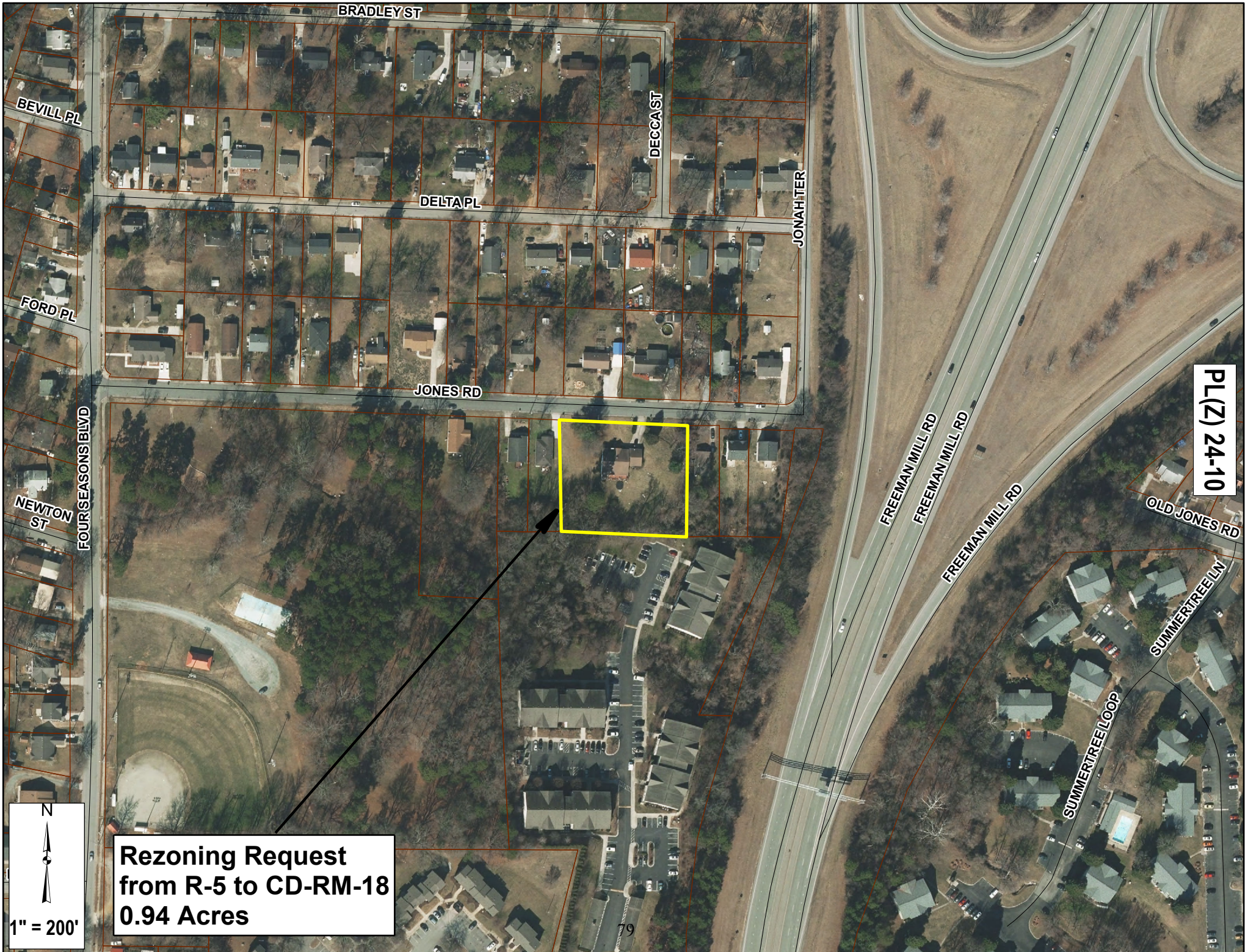
**Rezoning Request  
from R-5 to CD-RM-18  
0.94 Acres**

78



1" = 200'





BRADLEY ST

BEVILL PL

DECCA ST

DELTA PL

JONAH TER

FORD PL

JONES RD

FOUR SEASONS BLVD

NEWTON ST

FREEMAN MILL RD

FREEMAN MILL RD

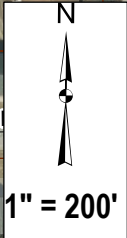
FREEMAN MILL RD

PL(Z) 24-10

OLD JONES RD

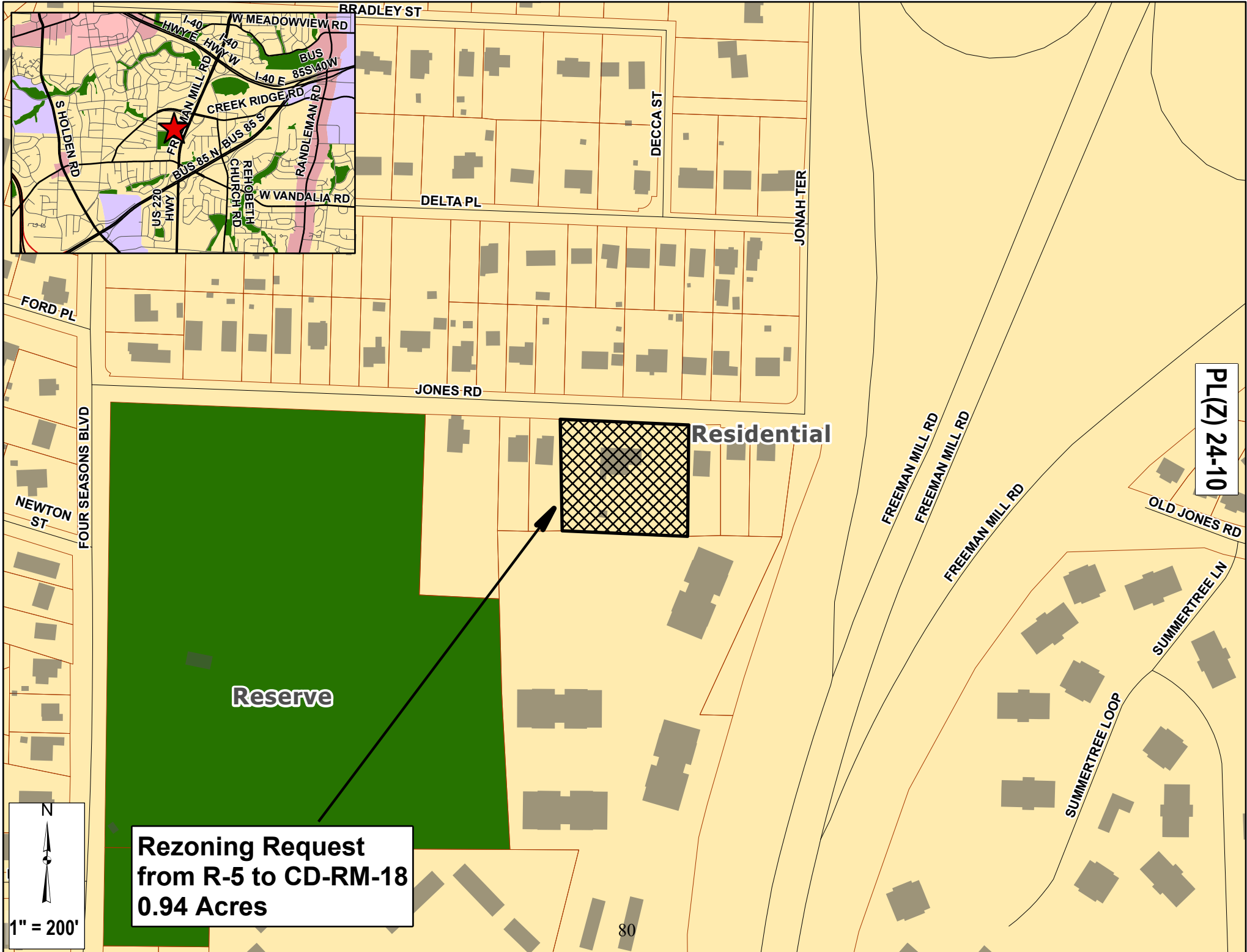
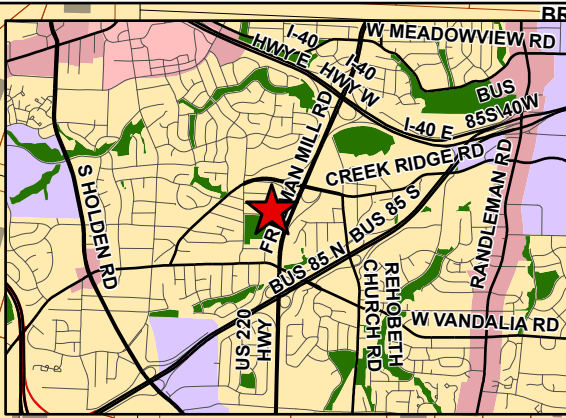
SUMMERTREE LN

SUMMERTREE LOOP



**Rezoning Request**  
**from R-5 to CD-RM-18**  
**0.94 Acres**

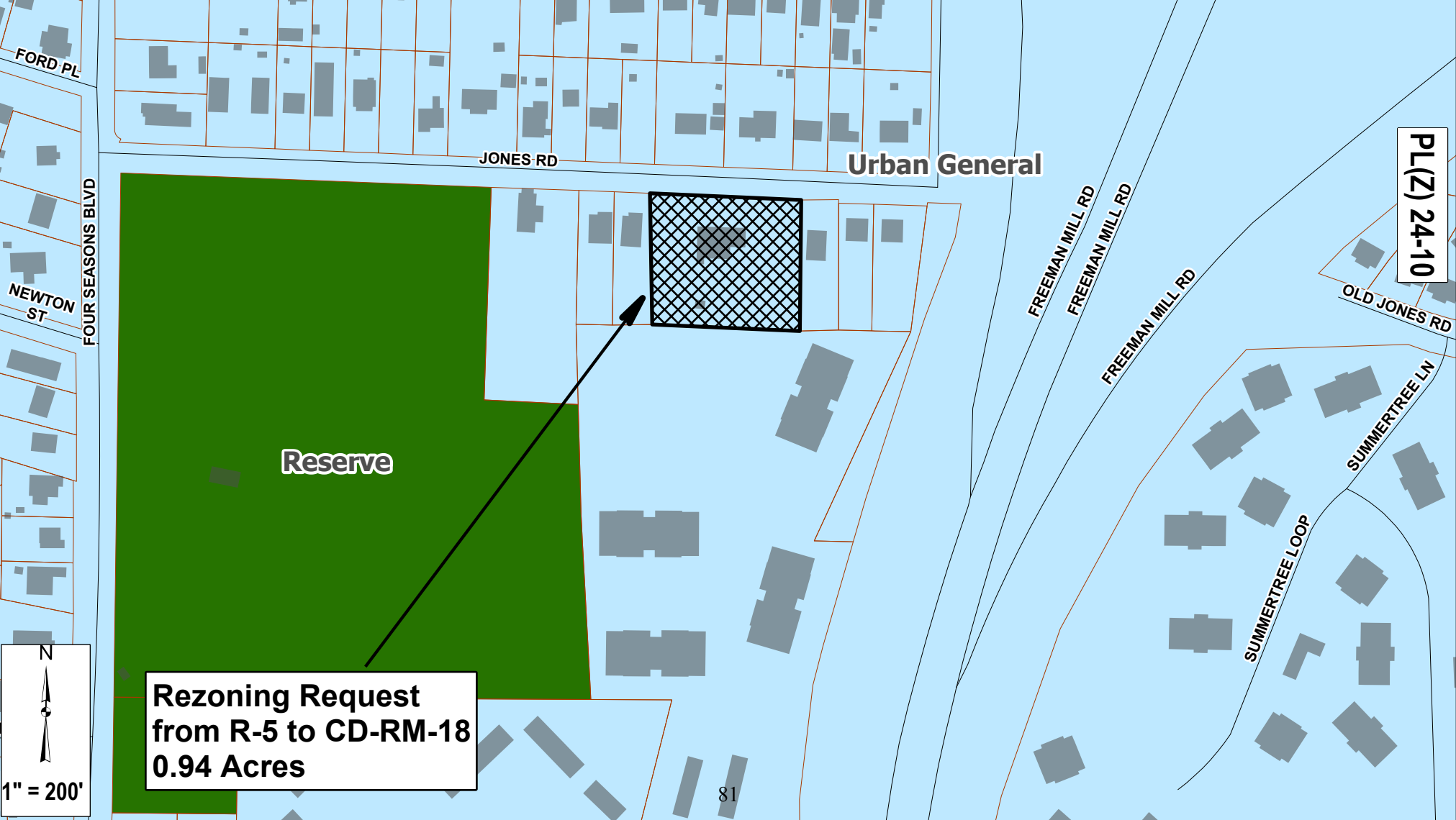
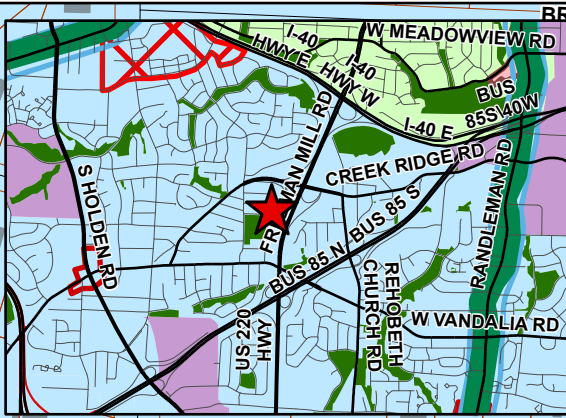




**Rezoning Request  
from R-5 to CD-RM-18  
0.94 Acres**







**Rezoning Request**  
**from R-5 to CD-RM-18**  
**0.94 Acres**

**PL(Z) 24-10**



# PLZ-24-10

## City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: March 19, 2024

### GENERAL INFORMATION

<b>APPLICANT</b>	William H. Johnson, Jr. of Dream Real Estate Jones, LLC
<b>HEARING TYPE</b>	Rezoning Request
<b>REQUEST</b>	R-5 (Residential Single-family - 5) to CD-RM-18 (Conditional District – Residential Multi-family-18)
<b>CONDITIONS</b>	<ol style="list-style-type: none"> <li>1. Permitted uses shall be limited to a maximum of 12 dwelling units.</li> <li>2. Maximum building height shall be limited to 45 feet.</li> </ol>
<b>LOCATION</b>	2207 Jones Road
<b>PARCEL ID NUMBER(S)</b>	7852594087
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 750 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). <b>67</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	0.94 Acres
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Sparsely Wooded

### **SITE DATA**

<b>Existing Use</b>	Single-family dwelling
---------------------	------------------------

	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	R-5 (Residential Single-family – 5)	Single-family dwellings
E	R-5 (Residential Single-family – 5)	Single-family dwellings
S	CD-RM-18 (Conditional District – Residential Multi-family 18)	Multi-family dwellings

W R-5 (Residential Single-family-5) 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 this property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, this property was zoned RS-9 (Residential Single Family).

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing	Requested
	<b>R-5</b>	<b>CD-RM-18</b>
Max. Density:	5 dwellings per acre	18 dwelling units per acre
Typical Uses	Typical uses in the R-5 district low-density single-family detached residential development	Permitted uses shall be limited to a maximum of 12 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 South Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains N/A

Streams N/A

Other: Site is <1acre therefore site must meet Phase 2 requirements for Water Quantity Control for the entire site. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels.

**Utilities (Availability)**

Water and sewer are available on Jones 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**

**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 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 same land class uses (Multi-family): 5’ wide 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.

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

**Tree Conservation:**

For 0.94 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation.

**Transportation**

Street Classification: Jones Road – Local Street.

Site Access: All access(es) 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 12A (South Town Connector) is within 900' of subject site, along Four Seasons Boulevard.
- 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 **CD-RM-18 (Conditional District - Residential, Multi-Family – 18 du/ac)** zoning district, as conditioned, would allow land uses that are compatible with the general character of the area.

**GSO2040 Comprehensive Plan Policies**

The **GSO2040** plan designates this location as **Residential**. The requested **CD-RM-18 (Conditional District – Residential Multi-family-18)** zoning district, as conditioned, would allow uses that are generally supportive with those described in the **Residential** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**.

**GSO2040 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 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 2** – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

**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 2** – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

**GSO2040 Map Policies**

**Future Land Use Map**

**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.

**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.

**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 property is approximately 0.94 acres and contains a single-family dwelling. North, east, and west of the request contains a single-family dwelling, zoned R-5. South of the request contains multi-family dwellings, zoned CD-RM-18.

The proposed rezoning request supports the Comprehensive Plan’s Filling in Our Framework strategy to encourage higher density 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 Comprehensive Plan’s Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community 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 to 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-RM-18 zoning district, as conditioned, allows uses that are compatible with existing varied residential uses and densities surrounding the request and limits potential negative impacts on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and the Western Area Plan, and is generally compatible with the existing development and trend in the surrounding area.

**Staff Recommendation**  
Staff recommends **approval** of the requested **CD-RM-18 (Conditional District - Residential Multi-family – 18)** 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

## Limited Liability Company

### Legal Name

Dream Real Estate - Jones LLC

## Information

**SosId:** 1488484

**Status:** Current-Active ⓘ

**Date Formed:** 12/29/2015

**Citizenship:** Domestic

**Annual Report Due Date:** April 15th

**Current Annual Report Status:**

**Registered Agent:** Johnson, William H, Jr

## Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
157 GRANGER TRL Burlington, NC 27215	157 GRANGER TRL Burlington, NC 27215	157 Granger Trl Burlington, NC 27215	157 Granger Trl Burlington, NC 27215

## Company Officials

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

### President

William Henry Johnson , jr  
157 Granger Trl  
BURLINGTON NC 27215



**MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2024**

**Z-24-02-006: A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District – Residential Multi-family – 18) for the property identified as 2207 Jones Road, generally described as south of Jones Road and west of US 220 (0.94 acres). (APPROVED).**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties and advised of the condition associated with the request:

- 1) Permitted uses shall be limited to a maximum of 12 dwelling units.
- 2) Maximum building height shall be limited to 45 feet.

Mr. Kirkman stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. The proposed rezoning request supports the Comprehensive Plan’s Filling in Our Framework strategy to encourage higher density 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, as conditioned, allows uses that are compatible with existing varied residential uses and densities surrounding the request and limits potential negative impacts on adjacent properties. Staff recommended approval of the request.

Chair O’Connor asked if the applicant or anyone else wished to speak in favor of the request.

William and Pauline Johnson, 2406 N Elm Street. Ms. Johnson discussed the ownership history of the property and Mr. Johnson spoke about the neighborhood outreach and stated that they had door to door meeting with neighbors mostly along the street. He talked about the neighbor’s concerns including increased traffic and noise, and parking along the streets. He stated that to alleviate the parking concerns more than the required parking would be provided.

Ms. Magid asked the applicant to provide more information on the community outreach. Mr. Johnson displayed the flyer shared during the outreach meeting and he stated that the same flyer was placed in mailboxes along the street and in close proximity.

Chair O’Connor inquired if there was anyone wishing to speak in opposition to the request.

Han Ksor, 2212 Jones Road, expressed that the proposed rezoning is associated with increased traffic and noise. He pointed out that the subject property is directly across from his single-family home.

Dwayne Ellis, 2200 Jones Road, Mr. Ellis said the rezoning will generate increase traffic and would not be good for the significant number of elderly living in the area.

Felicia Donnell, 2222 Jones Road, stated that the narrow roads would not be able to accommodate the increase traffic and also expressed concerns for pedestrians.

Keisha Scott, 2205 Jones Road, said that the scale of the proposed use is atypical to the use on the street. She said that the dead-end street would prevent smooth maneuvering of vehicles and pose threats to the pedestrians.

Mr. Johnson addressed the concerns raised by the opponents and stated that the rezoning is for townhomes with associated parking spaces. He said that the street is not dead-end but continues onto another street. He also said that he is committed to continued conversation with the neighbors.

Chair O'Connor asked if the applicant or anyone else wished to speak in favor of the request. Hearing none, Chair O'Connor inquired if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Mr. Engle inquired about the parking requirements. Mr. Kirkman stated the required parking as per the LDO. Mr. Engle also asked about the zoning for the property at 2201 Jones Road and Mr. Kirkman said that it is zoned CD-RM-18.

Mr. Gilmer, Sr. commented that the proposal is an enhancement to the community and he supported the rezoning. Mr. Downing concurred with Mr. Gilmer, Sr. and emphasized that both parties should continue working together.

Mr. Gilmer Sr. then stated regarding agenda item Z-24-02-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property at 2207 Jones Road from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18) to be consistent with the adopted GSO2040 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 that 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. Mr. Engle seconded the motion.

The Commission voted 7-1, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Engle, Gilmer Sr. and Egbert.) Nays: (Glass).

Chair O'Connor advised the vote constituted a final action, unless appealed in writing and the appeal fee paid within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, March 19, 2024 City Council Meeting. All adjoining property owners will be notified of any such appeal.

**Item : 2207 Jones Road**

**Rezoning**

Date: April 16, 2024

**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 at **2207 Jones Road** from **R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18)** to be **consistent** with the adopted GSO2040 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 <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.</li><li>2. The proposed CD-RM-18 zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.</li><li>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.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.</li><li>2. The proposed CD-RM-18 zoning district, even as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.</li><li>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.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>

## AMENDING OFFICIAL ZONING MAP

2207 JONES ROAD, GENERALLY DESCRIBED AS SOUTH OF JONES ROAD AND WEST OF US 220

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

**Section 1.** The Official Zoning Map is hereby amended by rezoning from **R-5 (Residential Single Family - 5)** to **CD-RM-18 (Conditional District Residential Multifamily -18)**.

The area is described as follows:

BEGINNING at the northwest corner of Lot 3, as shown in the plat of the Property of Arthur Crump Subdivision recorded in Plat Book 15, Page 65, in the Guilford County Registry, in the southern right of way margin of Jones Road, said beginning point being approximately 766 feet from the intersection of Four Seasons Boulevard; thence from said beginning point South 84 deg. 34 min. 09 sec. East 219.13 feet to an existing iron pipe; thence South 03 deg. 32 min. 00 sec. West 189.76 feet to an existing iron pipe; thence North 84 deg. 33 min. 53 sec. West 213.70 feet to an existing iron pipe; thence North 01 deg. 53 min. 48 sec. East 190.00 feet to the point and place of BEGINNING. Being the same property shown on survey by Wilson Surveying, Inc., dated November 18, 2013, revised November 27, 2013, job number 61281, as a combination of Lots 3, 4 and 5 for the Arthur Crump Subdivision, Plat Book 15, Page 65, Guilford County Registry and being the same property conveyed to William Henry Johnson, Jr. and wife, Pauline Jeffers Johnson in deed recorded in Book 7540, Page 732, in the Guilford County Registry.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-RM-18 (Conditional District Residential Multifamily - 18) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 12 dwelling units.
2. Maximum building height shall be limited to 45 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (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 April 16, 2024.



# City of Greensboro

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

## Agenda Report

File Number: 2024-272

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### Agenda Item# H.2

**Agenda Date:** 4/16/2024. **Department:** Planning

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

**Title:** 2024-272 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance in Relation to Accessory Dwelling Units (ADUs)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Safest City                                | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business               | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital                       | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** All Districts

**Public Hearing:** Yes

**Advertising Date/By:** April 4 and 1, 2024/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

The purpose of this request is to amend Sections 30-8-11.1, Accessory Uses and Structures; 30-8-11.2, Accessory Dwelling Units; and 30-8-11.5, Home Occupations to update regulations related to Short Term Rentals

**BACKGROUND:**

The City of Greensboro has been working on updated regulations related to Accessory Dwelling Units (ADUs) as means to increase housing options and allow for additional investments on existing single family residential properties. While Accessory Dwelling Units have been allowed under the City's zoning ordinances for decades, the current regulations do not match current development trends and in some cases are in direct conflict with State law. The proposed ordinance changes were developed after meetings with technical and community focus groups, City technical staff, two online open houses, and input from over 200 persons through an online survey.

Following a public hearing on March 18, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this proposed ordinance as presented. There were 5 speakers in favor of the request and no one in opposition to the request. (See summary minutes of the March 18, 2024 Planning and Zoning Commission meeting).

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**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 Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission recommended **approval** of this request, as presented, 9-0.

Planning recommends **approval** of the **ordinance text amendment** 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.

## Article 8. District Use Requirements

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### 30-8-11 Accessory Uses and Structures

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#### 30-8-11.1 Accessory Uses and Structures (Customary)

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##### A. Size and Proportion

1. The sum of all accessory uses may not exceed 30% of the principal use's gross sales, volume, floor area, land area, or any other appropriate measure of usage as determined by the Planning Director.
2. An accessory structure must be clearly subordinate to the principal structure in all dimensional aspects.
3. In R districts, the maximum building coverage of all accessory structures may not exceed 50% of the building coverage of the principal structure on the lot or 600 square feet, whichever is greater.

##### B. Street Setbacks

###### 1. Single-family Development

Accessory structures must be located behind the front building line of the principal structure, and are not allowed in a required street setback.

###### 2. Multi-family Development

Clubhouses, rental or administrative offices, and mailbox kiosks or shelters may be located in front of the front building line of the principal structure, but are not be allowed in a required street setback. All other accessory structures must be located behind the front structure line of the principal structures.

###### 3. Nonresidential Development

Accessory structures may be located in front of the principal structures but are not allowed in a required street setback.

##### C. Interior Setbacks

###### 1. Setback from Alleys

When accessory garages are located along an alley, the structure must be set back at least 10 feet from the alley right of way, and provide an area sufficient for at least one off-street parking space. This requirement may be reduced to 3 feet by the Planning Director with the approval of a Type 1 Modification (see [30-4-11, Modifications](#)) if the applicant can demonstrate that alternative provisions (such as a parking area to the side of the garage) will prevent traffic obstruction in the alley.

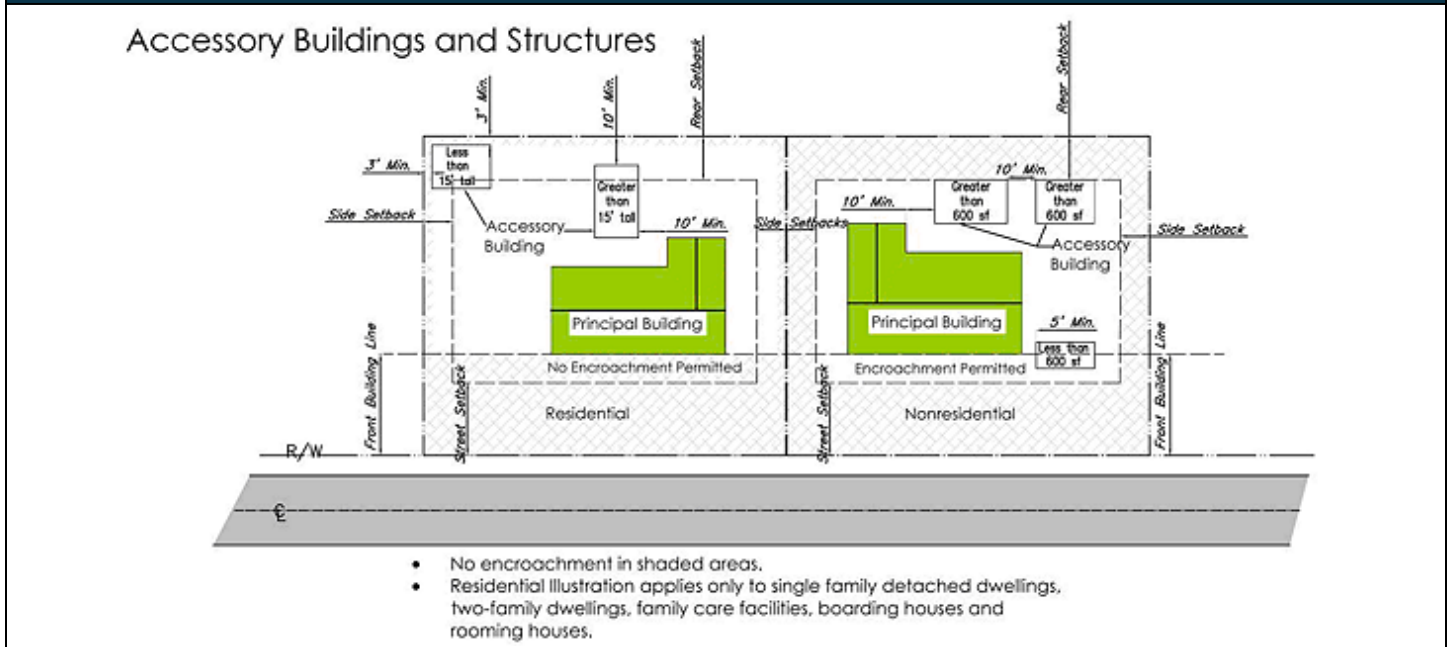
###### 2. Residential Districts

Accessory structures must be setback at least 3 feet from side and rear lot lines. In the R- districts, this setback must be increased to at least 10 feet for accessory structures over 15 feet tall.

###### 3. All Other Districts

Accessory structures must meet the required setbacks for the zoning district.

Figure 8-4, Accessory Buildings and Structures



**D. Easements**

Accessory structures may not be located in an easement unless otherwise expressly stated.

**E. Minimum Structure Separation**

An accessory structure must be separated from any other structure on the site (principal or accessory), by the following dimensions:

1. Accessory structures smaller than 600 square feet of floor area must be separated by at least 5 feet from any other structure on the lot.
2. Larger accessory structures must be separated by at least 10 feet from any other structure on the site.

**F. Height Requirements**

Unless specifically modified elsewhere in this ordinance, accessory structures must meet the height limits of the zoning district.

**G. Other Requirements**

**1. Utilities**

Accessory structures to single-family, twin homes, duplexes, and traditional houses must take utility service such as water, sewer, and electrical by branching service from the principal dwelling. The Planning Director may approve a Type 1 Modification for utility service in accordance with 30-4-11.

(Amended by Ord. 18-46 on 4/24/18 and Ord. 21-076 on 6/15/21)

Effective on: 6/15/2021

**30-8-11.2 Accessory Dwelling Units**

- A. Unless otherwise expressly stated, all accessory dwelling units must meet the requirements that apply to principal uses in the subject zoning district. The primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district.
- B. The owner of the property must occupy either the primary or the accessory dwelling.
- C. Only one accessory dwelling is allowed.



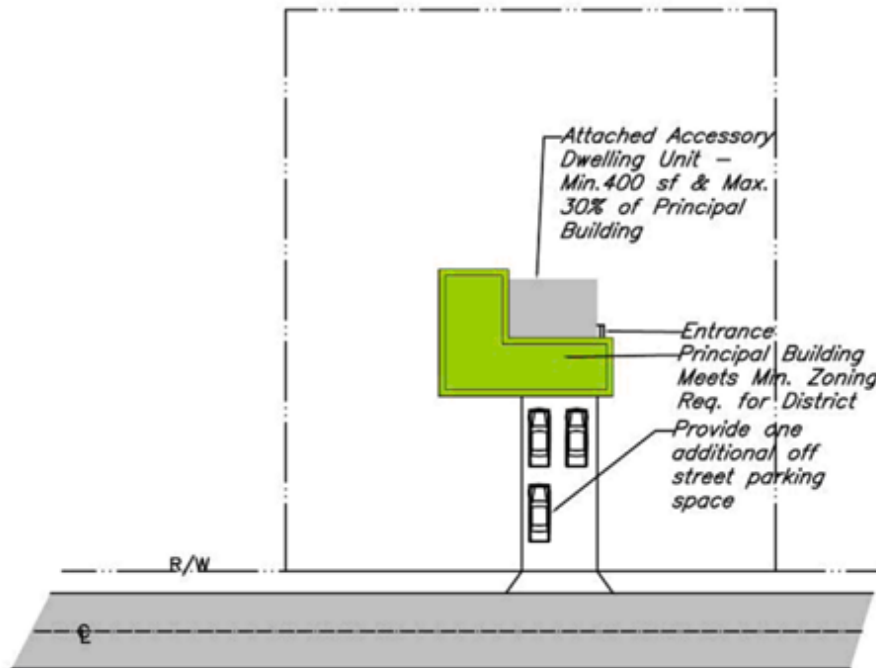
- D. The accessory dwelling may be located within the primary dwelling; however, if it is detached, it must meet the location and dimensional requirements of the principal structure.
- E. The heated floor area of the accessory dwelling must be at least 400 square feet in area, but it may not exceed 30% of the floor area of the primary dwelling.

**Commentary:** Examples of accessory dwelling square footage are: a 1,333 square foot primary dwelling is needed for a 400 square foot accessory dwelling. (30% of 1,333 = 400 square feet); a 2,000 square foot primary dwelling is needed for a 600 square foot accessory dwelling.

- F. If the accessory dwelling is proposed for location on a single-family property, the property must retain a single-family appearance from the street.
- G. One additional off-street parking space must be provided.
- H. Use of a travel trailer or recreational vehicle (RV) as an accessory dwelling is prohibited within a residential district or on property devoted to residential use.

**Figure 8-5, Accessory Dwelling Units on Single Family Lot**

### Accessory Dwelling Units on Single Family Lot



AMENDING CHAPTER 30 (LDO)  
AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH  
RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown bold with underlines and deleted text shown with  
strikethroughs.)

Section 1. That Subsection 30-8-11.1 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.1 Accessory Uses and Structures (Customary)

A. Size and Proportion

1. The sum of all accessory uses, **except for accessory dwelling units**, may not exceed 30% of the principal use's gross sales, volume, floor area, land area, or any other appropriate measure of usage as determined by the Planning Director.
2. An accessory structure must be clearly subordinate to the principal structure in all dimensional aspects, **except that accessory dwelling units shall meet the district standard for building height.**
3. In R districts, the maximum building coverage of all accessory structures may not exceed 50% of the building coverage of the principal structure on the lot or 600 square feet, whichever is greater.

Section 2. That Subsection 30-8-11.2 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.2 Accessory Dwelling Units

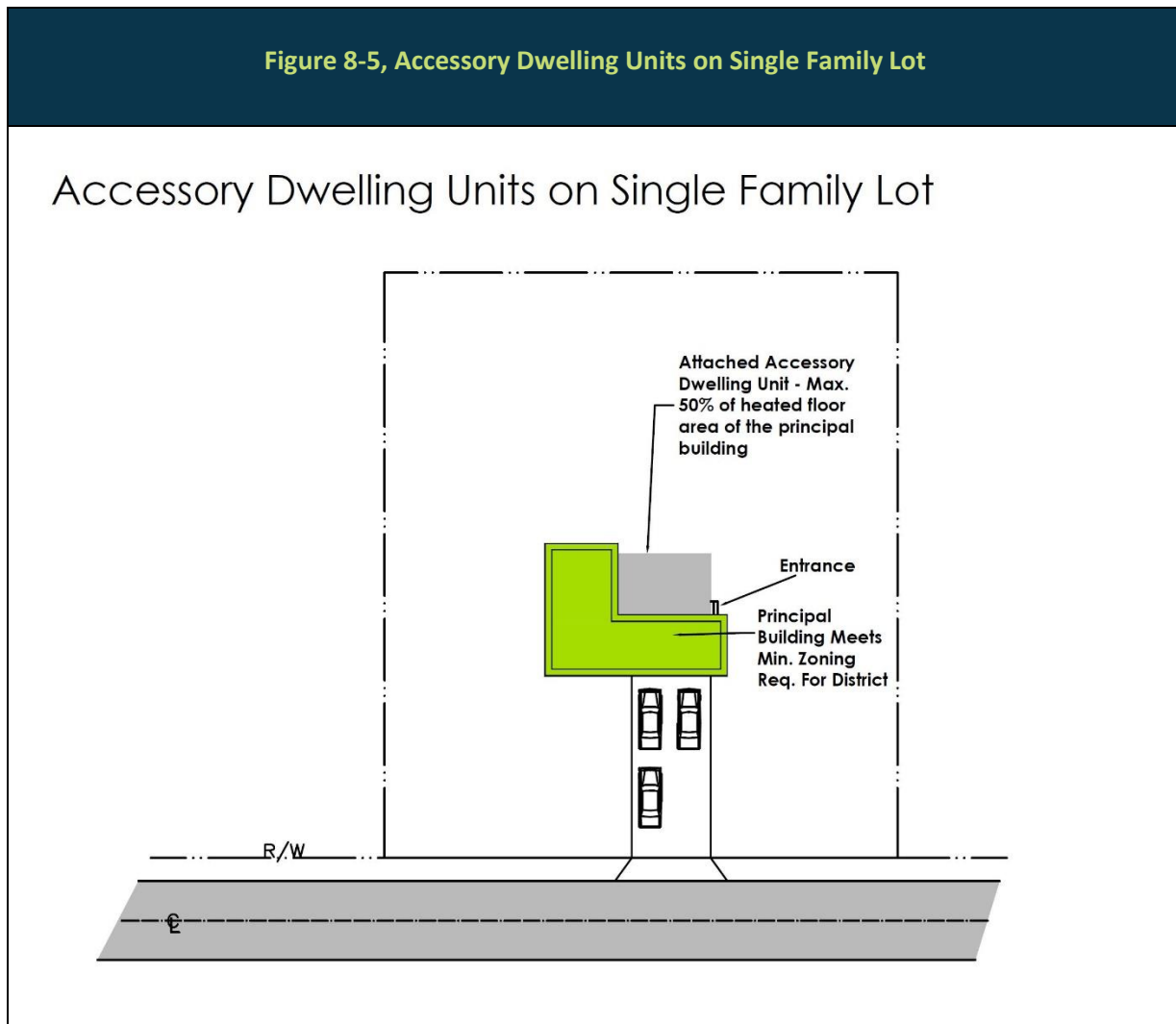
- A. Unless otherwise expressly stated, all accessory dwelling units must meet the requirements that apply to **principal accessory uses and structures** in the subject zoning district. ~~The primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district.~~
- B. ~~The owner of the property must occupy either the primary or the accessory dwelling.~~ **Ownership of an accessory dwelling unit shall not be transferred apart from its primary dwelling unit;**
- C. Only one accessory dwelling **unit** is allowed **per lot**.
- D. The accessory dwelling may be located within **(attached)** the primary dwelling; ~~however, if it is detached, it must~~ **and shall** meet the location and dimensional requirements of the principal structure.
- E. The heated floor area of the accessory dwelling ~~must be at least 400 square feet in area, but it~~ may not exceed ~~30%~~ **50%** of the floor area of the primary dwelling.

**Editor's Note: \*\*\*Commentary between items E. and F. is hereby deleted.**

*Commentary: Examples of accessory dwelling square footage are: a 1,333 square foot primary dwelling is needed for a 400 square foot accessory dwelling. (30% of 1,333 = 400 square feet); a 2,000 square foot primary dwelling is needed for a 600 square foot accessory dwelling.*

- F. ~~If the accessory dwelling is proposed for location on a single family property, the property must retain a single family appearance from the street. The accessory dwelling shall be affixed to or constructed on a permanent foundation and not be a manufactured home or moveable structure.~~
- G. ~~One No~~ additional off-street parking ~~space must be provided is required.~~
- H. Use of a travel trailer or recreational vehicle (RV) as an accessory dwelling is prohibited within a residential district or on property devoted to residential use.

Figure 8.5, *Accessory Dwelling Units on Single Family Lot* is hereby amended as follows:



Section 3. That the title of Subsection 30-8-11.5 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.5 Home Occupations (~~including renting of rooms~~)

Section 4. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon date of adoption.



# City of Greensboro

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

## Agenda Report

File Number: 2024-253

### Agenda Item# H.3

**Agenda Date:** 4/16/2024. **Department:** Planning

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

**Title:** 2024-253 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property located at 4629 Hicone Road and a Portion of Hicone Road Right of Way – 1.0 Acres (Fire District Number Thirteen, Inc and City of Greensboro)

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** Proximate to District 2

**Public Hearing:** Yes

**Advertising Date/By:** 4/6/2024/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext. 4649

**PURPOSE:**

Fire District Number Thirteen, Inc and City of Greensboro are requesting annexation of the property located at 4629 Hicone Road and a portion of Hicone Road Right of Way, generally described as north of Hicone Road and east of Pearview Drive.

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 **April 16, 2024** meeting

**BACKGROUND:**

This property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 12 inch water line that fronts the property on Hicone Road.

City sewer is available by connecting to the eight inch sewer line that fronts the property on Hicone Road.

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*

The City's Fire Department notes that this site is currently served by Fire District 13 Station 55 on Hicone Road (being the subject property). Upon annexation, Fire District 13 Station 55 will continue to serve the property. The City Fire Department can meet the Standard of Cover to this location with existing stations and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

**BUDGET IMPACT:**

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

**ACCOUNT NUMBER:**

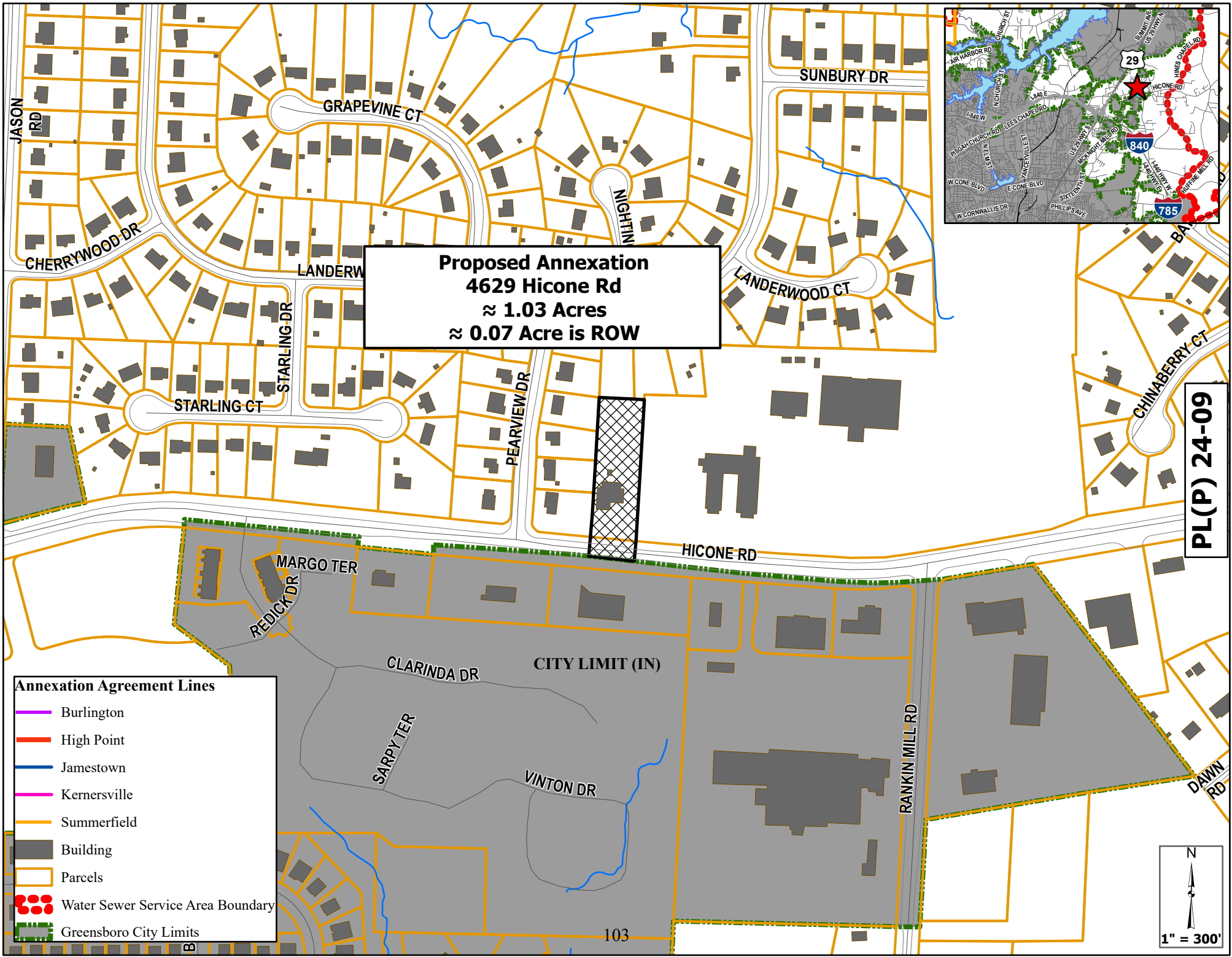
N/A

**RECOMMENDATION / ACTION REQUESTED:**

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its March 1, 2024 meeting

The Planning and Zoning Commission recommended approval of this annexation at its March 18, 2024 meeting on a vote of 9-0 and the meeting minutes are included with the associated zoning item.

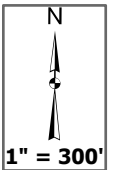
Accordingly, it is recommended that City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.



**Proposed Annexation**  
**4629 Hicone Rd**  
 ≈ 1.03 Acres  
 ≈ 0.07 Acre is ROW

**PL(P) 24-09**

- Annexation Agreement Lines**
- Burlington
  - High Point
  - Jamestown
  - Kernersville
  - Summerfield
  - Building
  - Parcels
  - Water Sewer Service Area Boundary
  - Greensboro City Limits







**Proposed Annexation**  
**4629 Hicone Rd**  
**≈ 1.03 Acres**  
**≈ 0.07 Acre is ROW**

**PL(P) 24-09**

N  
1" = 300'





GREENSBORO ANNEXATION PETITION

Date 02/01/24

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.)

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.	Fire District #13, Inc. 2505 Lees Chapel Road Greensboro, NC 27405		<u>Alfred B... President</u>
2.			
3.			

Date Received: 2/2/24 Received By: L. Carter

State of North Carolina  
Department of the Secretary of State

SOSID: 0052483  
Date Filed: 10/8/2015 4:00:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2015 278 00110

ARTICLES OF AMENDMENT  
NONPROFIT CORPORATION

Pursuant to §55A-10-05 of the General Statutes of North Carolina, the undersigned corporation hereby submits the following Articles of Amendment for the purpose of amending its Articles of Incorporation.

1. The name of the corporation is: FIRE DISTRICT NUMBER THIRTEEN, INCORPORATED

2. The text of each amendment adopted is as follows (*state below or attach*):

Attachment A

Attachment B

3. The date of adoption of each amendment was as follows:

September 22, 2015

4. (*Check a, b, and/or c, as applicable*)

a.  The amendment(s) was (were) approved by a sufficient vote of the board of directors or incorporators, and member approval was not required because (*set forth a brief explanation of why member approval was not required*)

b.  The amendment(s) was (were) approved by the members as required by Chapter 55A.

c.  Approval of the amendment(s) by some person or persons other than the members, the board, or the incorporators was required pursuant to N.C.G.S. §55A-10-30, and such approval was obtained.

5. These articles will be effective upon filing, unless a date and/or time is specified: October 1, 2015

This the 30th day of September, 20 2015

Fire District number Thirteen, Incorporated

Name of Corporation

Alfred D. Russo, Jr.  
Signature

Alfred D. Russo, Jr.

President

Type or Print Name and Title

Notes:

1. Filing fee is \$25. This document and one exact or conformed copy of these articles must be filed with the Secretary of State.

Revised January 2000  
CORPORATIONS DIVISION

P. O. BOX 29622

Form N-02  
RALEIGH, NC 27626-0622



- [Upload a PDF Filing](#) • [Order a Document Online](#) • [Add Entity to My Email Notification List](#) • [View Filings](#)

## Non-Profit Corporation

### Legal Name

Fire District Number Thirteen, Incorporated

## Information

**SosId:** 0052483

**Status:** Current-Active ⓘ

**Date Formed:** 5/18/1950

**Citizenship:** Domestic

**Annual Report Due Date:**

**Registered Agent:** Matlock Jr, Thomas Lee

## Addresses

### Mailing

P O Box 14933

Greensboro, NC 27415

### Reg Office

Route 5

Greensboro, NC 00000

### Reg Mailing

Route 5

Greensboro, NC 00000

## Officers

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 4629 HICONE ROAD AND A PORTION OF HICONE  
ROAD RIGHT OF WAY – 1.03 ACRES)

Section 1. Pursuant to G.S. 160A-58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing (as of January 31, 2024) satellite Greensboro city limits, said point being near the centerline of Hicone Road (SR #2565) at the intersection of said city limit line and the southward projection of the eastern line of Lot 1 of Section 10 of Briarwood, recorded in Plat Book 119, Page 64; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with said projection of the eastern line of said Lot 1 and with the eastern lines of Lots 1 through 4 of said Section 10 N 03° 36' 09" E approximately 398 feet to the northeast corner of said Lot 4; thence with the southern line of Lot 7 of said Section 10 S 86° 24' 13" E 88.10 feet to a 1" existing iron pipe at the southwest corner of Lot 8 of said Section 10; thence with the southern line of said Lot 8 S 86° 52' 09" E 24.83 feet to a 1" existing iron pipe at the southernmost corner of said Lot 8; thence with the western line of Lebanon Baptist Church of Greensboro, Inc., recorded in Deed Book 6773, Page 1353, S 03° 20' 09" W 369.58 feet to a 1" existing iron pipe at the southwest corner of said Church; thence continuing S 03° 20' 09" W with the projection of said eastern line approximately 30 feet to a point in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction near the centerline of Hicone Road approximately 115 feet to the point and place of BEGINNING, containing approximately 1.03 acres, of which approximately 0.96 acres lies outside of street right-of-way. 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 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. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

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: 2024-254

### Agenda Item# H.4

**Agenda Date:** 4/16/2024. **Department:** Planning

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

**Title:** 2024-254 Public Hearing for an Ordinance for Original Zoning for a 4629 Hicone Road and a Portion of Hicone Road Right of Way – Fire District Number Thirteen, Inc and City of Greensboro)

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** Proximate to District 2

**Public Hearing:** Yes

**Advertising Date/By:** April 4 and 11, 2024/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Fire District Number Thirteen, Inc and City of Greensboro are requesting original zoning from **County AG** (Agricultural) to **City R-3** (Residential Single Family - 3) for 4629 Hicone Road and a portion of Hicone Road Right of Way, generally described as north of Hicone Road and east of Pearview Drive.

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 **April 16, 2024** meeting

**BACKGROUND:**

Following a public hearing on March 18, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the March 18, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for an existing fire station

**BUDGET IMPACT:**

This item will have no budget impact

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*



**ACCOUNT NUMBER:**

N/A

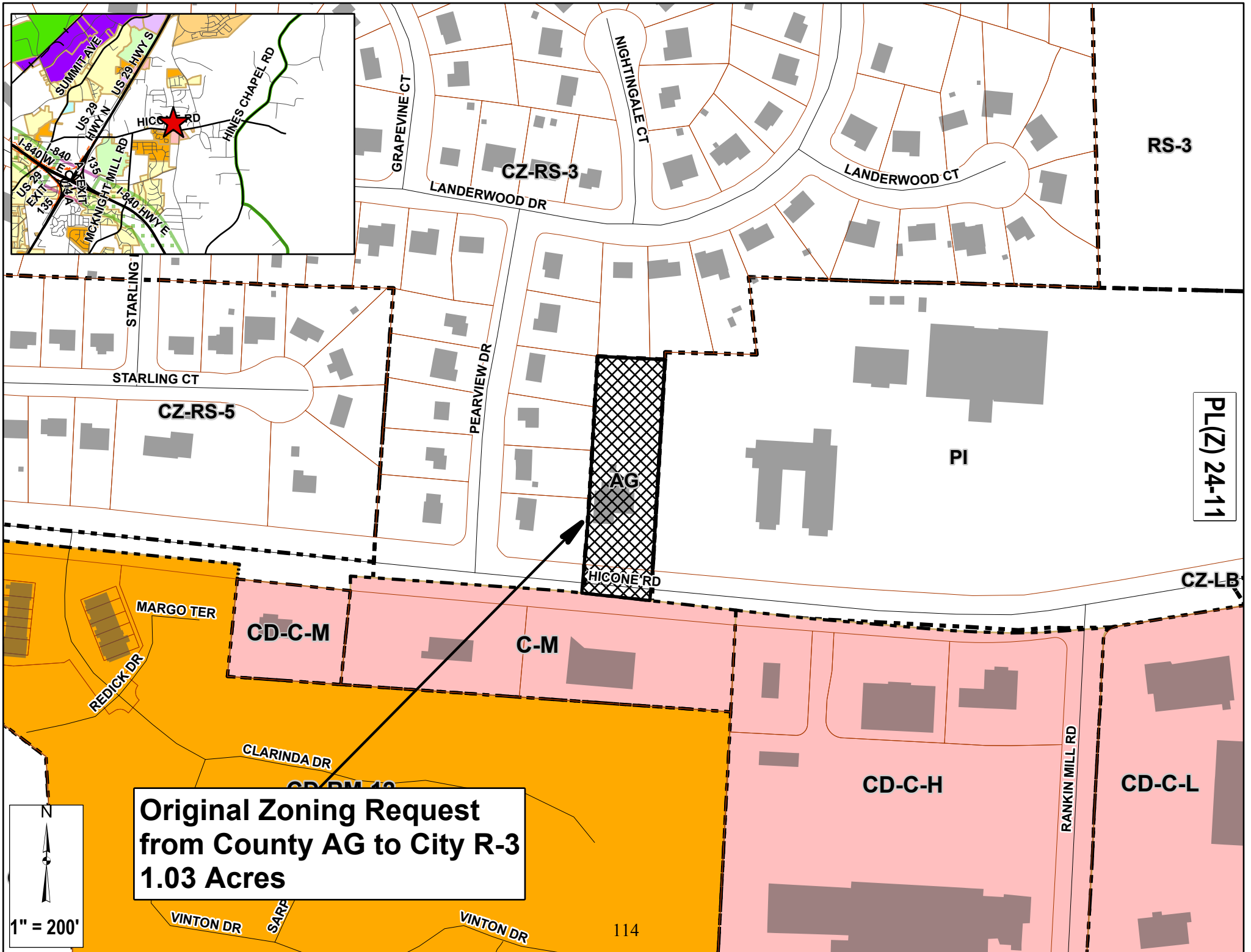
**RECOMMENDATION / ACTION REQUESTED:**

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 **Filling in Our Framework** Big Idea to invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.



**Original Zoning Request  
from County AG to City R-3  
1.03 Acres**

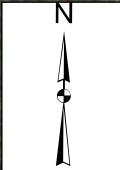
1" = 200'





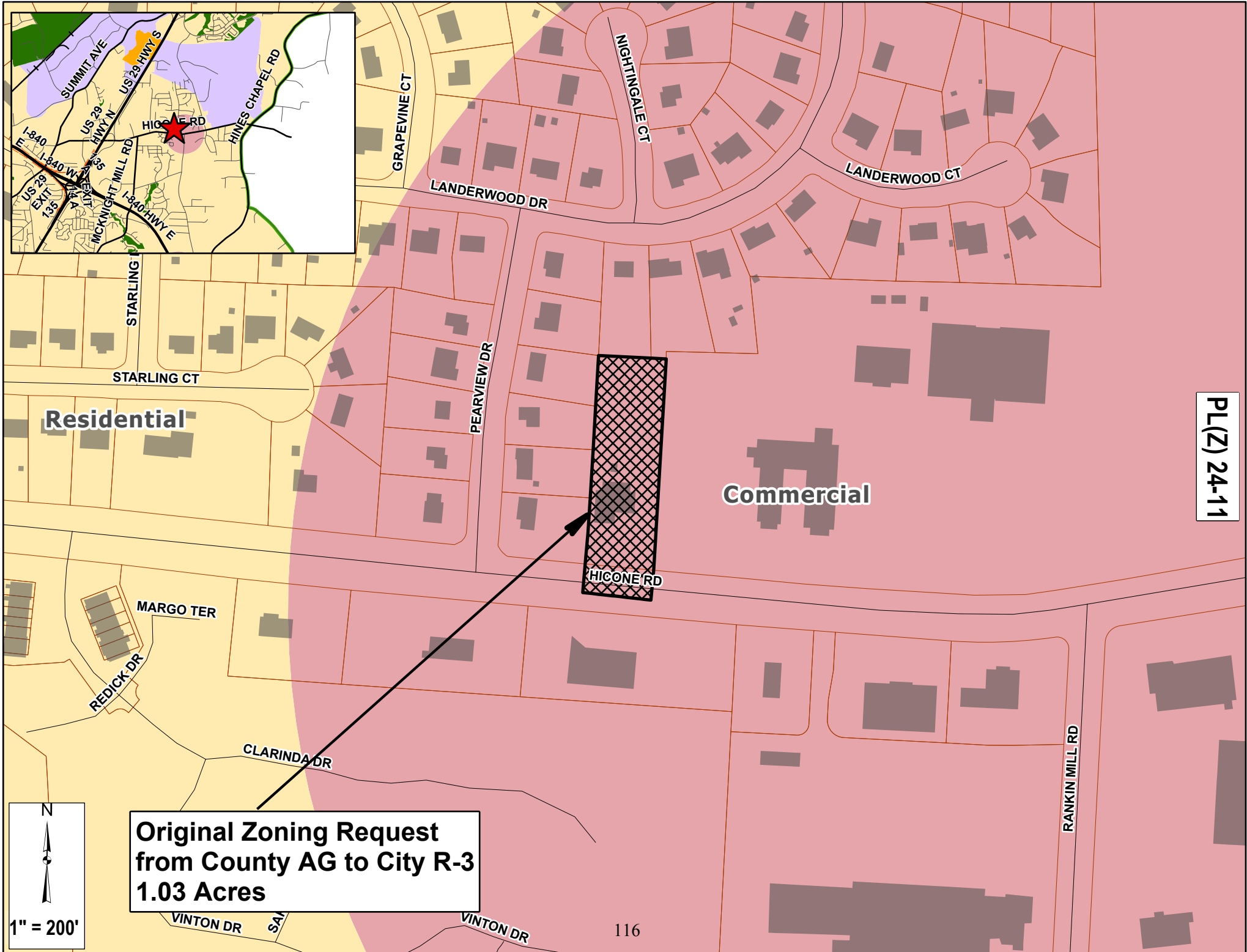
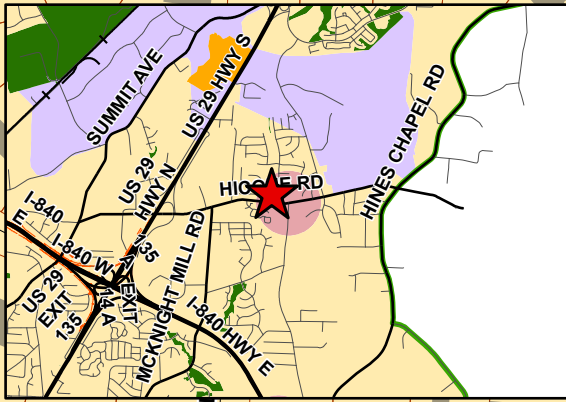
PL(Z) 24-11

**Original Zoning Request  
from County AG to City R-3  
1.03 Acres**



1" = 200'



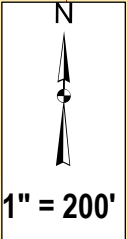


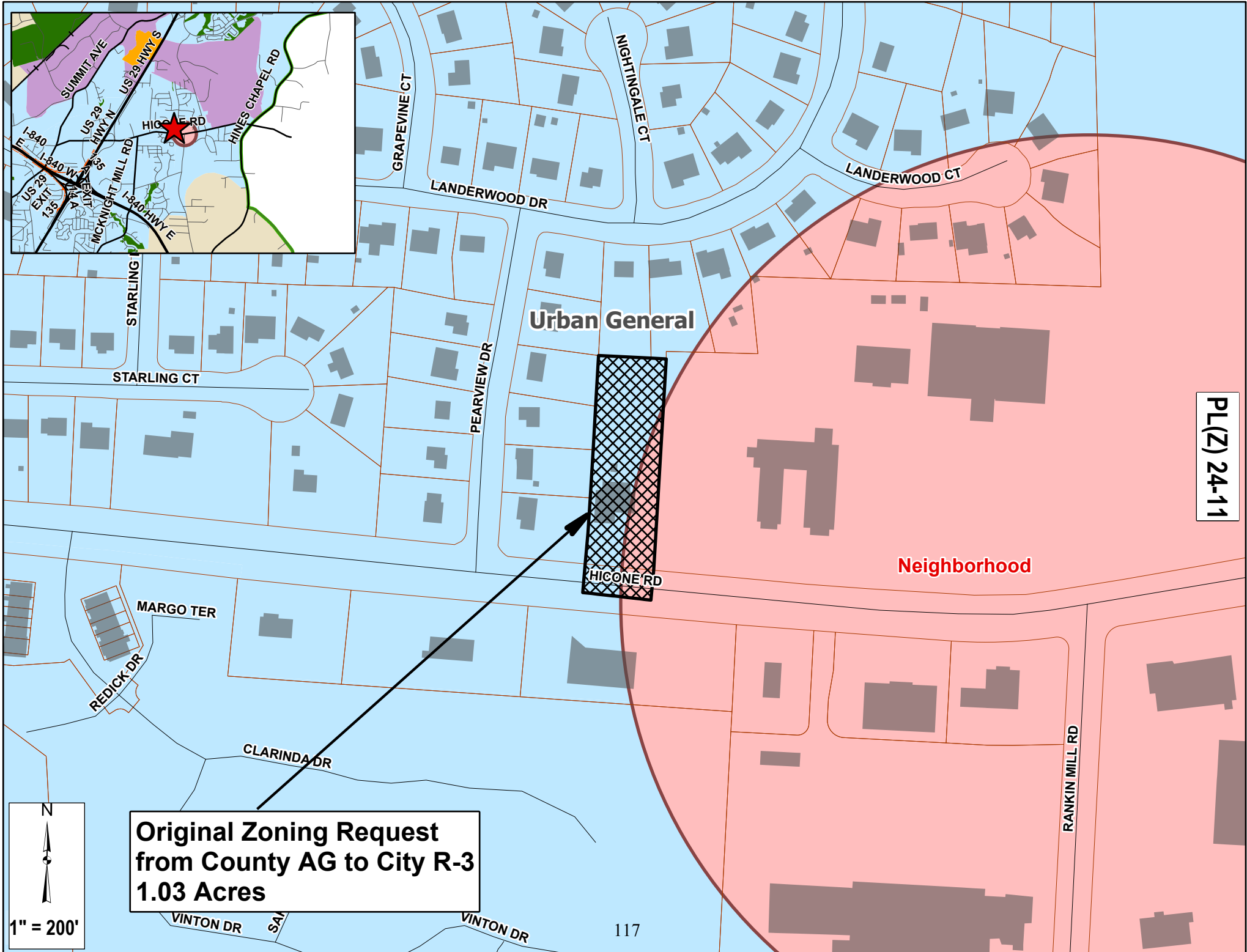
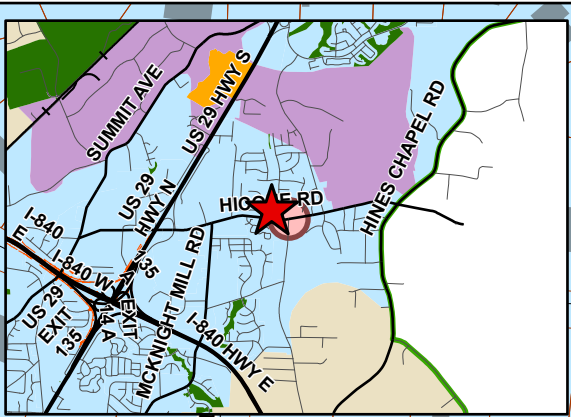
**Residential**

**Commercial**

**PL(Z) 24-11**

**Original Zoning Request  
from County AG to City R-3  
1.03 Acres**





PL(Z) 24-11

**Original Zoning Request  
from County AG to City R-3  
1.03 Acres**

1" = 200'



# PL(Z)24-11

## City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: April 16, 2024

### GENERAL INFORMATION

<b>APPLICANT</b>	Fire District Number Thirteen, Inc.
<b>HEARING TYPE</b>	Annexation and Original Zoning Request
<b>REQUEST</b>	County AG (Agricultural) to City R-3 (Residential Single-family – 3)
<b>CONDITIONS</b>	N/A
<b>LOCATION</b>	4629 Hicone Road and a portion of the Hicone Road right-of-way
<b>PARCEL ID NUMBER(S)</b>	7887954456
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 750 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). <b>85</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	1.03 acres
<b>TOPOGRAPHY</b>	Flat
<b>VEGETATION</b>	Sparsely wooded

### SITE DATA

<b>Existing Use</b>	Fire Station
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N County CZ-RS-12 (Residential Single-family)	Single-family dwellings
E County PI (Public and Institutional)	Religious assembly

S	City C-M (Commercial - Medium)	Eating and drinking establishment with a drive-through facility
W	County CZ-RS-12 (Conditional Zoning - Residential Single-family)	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 Designation:	Existing <b>(County AG)</b>	Requested <b>(City R-3)</b>
Max. Density:	1.0 dwellings per acre	Up to 3 dwellings per acre
Typical Uses	Typical uses in the County AG district include agricultural uses as well as supporting facilities that can include limited residential uses.	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 not located within any overlay districts.

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 Middle Reedy Fork Creek, Non-Watersupply Watershed

Floodplains N/A

Streams N/A

Other: If >1 acre is disturbed and the BUA is increased, site must meet Phase 2 requirements. Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-

development levels. All BUA must be treated by a State approved water quality BMP/SCM.

**Utilities (Availability)**

Water and sewer are available on Hicone 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: Hicone Road – Major Thoroughfare.  
 Pearview Drive – Local Street.

Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Hicone Road AADT = 10,000 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: No TIS required per Ordinance.  
 (TIS)

Street Connectivity: N/A.

Other: N/A.

**IMPACT/POLICY ANALYSIS**

**Land Use Compatibility**

The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

**GSO2040 Comprehensive Plan Policies**

The **GSO2040** Future Land Use Map designates this location as **Commercial**. The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Commercial** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General** and **Neighborhood Activity Center**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

**GSO2040 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 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 2** – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

**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.

### **GSO2040 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.

**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.

#### **Future Built Form**

**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 Active 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.

**Other Plans**

N/A

**STAFF ANALYSIS AND RECOMMENDATION****Community Outreach**

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

**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 March 1, 2024 meeting. The subject property is located within the Tier 1 Growth 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.

**Staff Original Zoning Analysis**

The subject property is approximately 1.03 acres and currently contains a fire station. North and west of the request contain single-family dwellings, zoned County CZ-RS-12 (Conditional Zoning Residential Single-Family). East of the request contains a religious assembly use, zoned County PI (Public and Institutional). South of the request contains an eating and drinking establishment with a drive-through facility, zoned City C-M (Commercial - Medium).

The proposed original zoning request supports both the Comprehensive Plan's Filling in Our Framework Strategy to invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods and the Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

The Comprehensive Plan's Future Land Use Map designates this property as Commercial. The Commercial designation 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.

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 to 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 Comprehensive Plan's Future Built Form Map also designates approximately half of the property as in a Neighborhood-scaled Activity Center. Neighborhood and Community 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 community-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.

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre and permits uses that are similar to existing uses in the surrounding area. The R-3 zoning district also permits certain governmental use such as the existing EMS facilities and fire stations that are also complimentary to uses existing in the surround area.

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 **R-3 (Residential Single-family –3)** zoning district.

- [Upload a PDF Filing](#) • [Order a Document Online](#) • [Add Entity to My Email Notification List](#) • [View Filings](#)

## Non-Profit Corporation

### Legal Name

Fire District Number Thirteen, Incorporated

### Information

**SosId:** 0052483

**Status:** Current-Active ⓘ

**Date Formed:** 5/18/1950

**Citizenship:** Domestic

**Annual Report Due Date:**

**Registered Agent:** Matlock Jr, Thomas Lee

### Addresses

#### Mailing

P O Box 14933

Greensboro, NC 27415

#### Reg Office

Route 5

Greensboro, NC 00000

#### Reg Mailing

Route 5

Greensboro, NC 00000

### Officers

**Item: 4629 Hicone Road**

**Original Zoning**

Date: April 16, 2024

**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 at **4629 Hicone Road and a portion of the Hicone Road Right-of-way** from **County AG (Agricultural)** to **City R-3 (Residential Single-family – 3)** to be **consistent** with the adopted GSO2040 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 <b>approval</b> of the rezoning request:	Factors that support <b>denial</b> of the rezoning request:
<ol style="list-style-type: none"><li>1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.</li><li>2. The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.</li><li>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.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>	<ol style="list-style-type: none"><li>1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.</li><li>2. The proposed City R-3 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.</li><li>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.</li><li>4. <b>Other factors raised at the public hearing, if applicable (describe)</b></li></ol>

## AMENDING OFFICIAL ZONING MAP

4629 HICONE ROAD AND A PORTION OF HICONE ROAD RIGHT OF WAY, GENERALLY DESCRIBED NORTH OF HICONE ROAD AND EAST OF PEARVIEW DRIVE

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 R-3** (Residential Single Family – 3)

The area is described as follows:

BEGINNING at a point in the existing (as of January 31, 2024) satellite Greensboro city limits, said point being near the centerline of Hicone Road (SR #2565) at the intersection of said city limit line and the southward projection of the eastern line of Lot 1 of Section 10 of Briarwood, recorded in Plat Book 119, Page 64; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with said projection of the eastern line of said Lot 1 and with the eastern lines of Lots 1 through 4 of said Section 10 N 03° 36' 09" E approximately 398 feet to the northeast corner of said Lot 4; thence with the southern line of Lot 7 of said Section 10 S 86° 24' 13" E 88.10 feet to a 1" existing iron pipe at the southwest corner of Lot 8 of said Section 10; thence with the southern line of said Lot 8 S 86° 52' 09" E 24.83 feet to a 1" existing iron pipe at the southernmost corner of said Lot 8; thence with the western line of Lebanon Baptist Church of Greensboro, Inc., recorded in Deed Book 6773, Page 1353, S 03° 20' 09" W 369.58 feet to a 1" existing iron pipe at the southwest corner of said Church; thence continuing S 03° 20' 09" W with the projection of said eastern line approximately 30 feet to a point in the existing Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS in a westerly direction near the centerline of Hicone Road approximately 115 feet to the point and place of BEGINNING, containing approximately 1.03 acres, of which approximately 0.96 acres lies outside of street right-of-way. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

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

Section 4. This ordinance shall be effective on April 16, 2024.





# City of Greensboro

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

## Agenda Report

File Number: 2024-247

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### Agenda Item# I.1

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024-247 Resolution Approving Bid in the Amount of \$12,062,100 and Authorizing Execution of Contract 2021-054A with Jimmy R. Lynch & Sons, Inc. for the T.Z. Osborne Primary Clarifiers 1-4 Rehabilitation Project

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** All

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Mike Borchers, Ext 2494

**Contact 2 and Phone:** Jason Geary, Ext 2302

**PURPOSE:**

The bids for Contract 2021-054A, T.Z. Osborne Primary Clarifiers 1-4 Rehabilitation 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 Jimmy R. Lynch & Sons, Inc. for \$12,062,100.

**BACKGROUND:**

Work to be performed under this contract consists of the replacement of the existing primary clarifiers 1-4 mechanisms, drives, scum tubes and all associated electrical and system instrumentation work. The work also includes rehabilitation of the existing concrete within the existing primary clarifiers 1-4.

The bids were opened on March 7, 2024, and the apparent lowest, responsive bidder was Jimmy R. Lynch & Sons, Inc. with a bid of \$12,062,100. The MWBE goals for this project are 11.0% MBE and 7.0% WBE. The contractor's commitments are 1.6% MBE and 8.0% WBE. Due to the fact the MWBE goals were not met by the low bidder, a Good Faith Effort review was conducted. This review concluded that Jimmy R. Lynch & Sons, Inc. demonstrated sufficient Good Faith Efforts.

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The other bid received was:

Harper Corporation    Unknown Bid Amount - Bifurcated    MBE=2.18%    WBE =0.00%  
Greenville, SC

Due to the fact this was a bifurcated bid opening and the MWBE goals were not met by either bidder, a Good Faith Effort review was conducted. This review concluded that Harper Corporation did not demonstrate sufficient Good Faith Efforts. An appeal to this decision was made by Harper Corporation, and an appeal hearing was conducted. This appeal to the original GFE decision was denied.

The proposed date for start of construction is June 2024. The proposed date of completion is September 2026.

**BUDGET IMPACT:**

Funds in the amount of \$12,062,100 are budgeted for this project in Water Resources Capital Improvements account #518-70-7099209.6019.

**ACCOUNT NUMBER:**

\$12,062,100    #518-70-7099209.6019    Water Resources Capital Improvements

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and authorize the City Manager to award Contract 2021-054A for the T.Z. Osborne Primary Clarifiers 1-4 Rehabilitation Project to Jimmy R. Lynch & Sons, Inc. for the bid amount of \$12,062,100.

• 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

Jimmy R. Lynch & Sons, Inc.

### Information

**SosId:** 0087962

**Status:** Current-Active ⓘ

**Date Formed:** 3/18/1976

**Citizenship:** Domestic

**Fiscal Month:** March

**Annual Report Due Date:** July 15th

**Registered Agent:** Lynch, James Daniel,

### Addresses

Principal Office	Reg Office	Mailing	Reg Mailing
314 S Academy St Pilot Mtn, NC 27041	314 S Academy St Pilot Mtn, NC 27041	PO Box BB Pilot Mtn, NC 27041	PO Box BB Pilot Mtn, NC 27041

### Officers

President	Vice President	Vice President	Secretary
James Daniel Lynch 314 S Academy St Pilot Mtn NC 27041	James R. Lynch 314 S Academy St. Pilot Mtn NC 27041	Mark K. Lynch 314 S Academy St Pilot Mtn NC 27041	Cathy Snow 314 S Academy St Pilot Mountain NC 27041

### Stock

**Class:** COMMON

**Shares:** 100000

## Par Value 2.5



DATE: March 12, 2024  
TO: Kristen Kollgard, E&I Contracts Administrator  
FROM: Marjorie Manzanares, M/WBE Construction Project Coordinator  
SUBJECT: M/WBE Memo for the TZO WRF Primary Clarifier 1-4 Rehabilitation Project, Contract #2021-054A

The M/WBE Office has reviewed the documentation submitted for the TZO WRF Primary Clarifier 1-4 Rehabilitation Project, Contract #2021-054A to determine compliance with the City of Greensboro's M/WBE Program Plan. The goals established for the project were MBE 11.00% and WBE 7.00%. Jimmy R. Lynch & Sons Inc. (JR Lynch) achieved MBE 1.60% (\$192,993.60) and WBE 8.00% (\$964,968.00). Although the MBE goal was not met, the WBE goal was exceeded. However, JR Lynch made sufficient Good Faith Efforts (GFE) to achieve the minimum 50 GFE Points.

JR Lynch committed to subcontract \$1,157,961.6 of the total contract value of \$12,062,100.00 to the following certified M/WBE firms:

ID	Firm Name	County	Description of the Work	Contract Amount	Contract %
MBE	Via Electric Company, Inc	Rockingham	Electrical	\$ 168,869.40	1.40%
MBE	CITI, Inc	Wake	Instrumentation & Controls	\$ 24,124.20	0.20%
WBE	Carolina Management Team, LLC	Guilford	Concrete Cleaning & Repair	\$ 964,968.00	8.00%

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.

MM

Cc: Allison Staton, M/WBE Compliance Officer  
Monica Jarrett, WR Utility Designer Engineer

RESOLUTION APPROVING BID IN THE AMOUNT OF \$12,062,100 AND AUTHORIZING EXECUTION OF CONTRACT 2021-054A WITH JIMMY R. LYNCH & SONS, INC. FOR THE T.Z. OSBORNE PRIMARY CLARIFIERS 1-4 REHABILITATION PROJECT

WHEREAS, after due notice, bids have been received for Contract 2021-054A for the T.Z. Osborne Primary Clarifiers 1-4 Rehabilitation Project;

WHEREAS, Jimmy R. Lynch & Sons, Inc., a responsible bidder, has submitted the low base bid in the total amount of \$12,062,100, as general contractor for Contract 2021-054A 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 submitted by Jimmy R. Lynch & Sons, Inc. is hereby accepted, and the City is authorized to enter into a contract with Jimmy R. Lynch & Sons, Inc. for the T.Z. Osborne Primary Clarifiers 1-4 Rehabilitation Project according 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: 2024-258

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### Agenda Item# I.2.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 – 258 Ordinance to Amend the Water Resources Capital Project Revenue Bond Fund Budget to Establish Funding for the T. Z. Osborne Primary Clarifier 1-4 Rehabilitation Project in the Amount of \$12,062,100

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                    |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                                       |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                       |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

**Council District:** ALL

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Kristine Williams, Ext 2556

**PURPOSE:**

The City of Greensboro Water Resources Department requests council approval to amend bond funding for the Water Resources Capital Project Revenue Bond Fund budget for the T.Z. Osborne Clarifiers 1-4 Rehabilitation Project. Council approval is requested for a budget ordinance to permit the expenditure of funds.

**BACKGROUND:**

The primary clarifiers provide an important function in the primary treatment of wastewater by reducing solids in the water so the remainder of the treatment process can be as efficient as possible. The primary clarifiers 1-4 are structurally degrading and have equipment oxidation and significant maintenance issues. Work to be performed consists of the replacement of mechanisms, drives, scum tubes and all associated electrical and instrumentation work. The work also includes rehabilitation of the existing concrete within the existing primary clarifiers 1-4.

**BUDGET IMPACT:**

This amendment will increase the Water Resources Bond Fund budget by \$12,062,100 from revenue bond funding.

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**ACCOUNT NUMBER:**

518-70-7099209.6019

**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 the T.Z. Osborne Wastewater Treatment plant Primary Clarifier 1-4 Rehabilitation Project.



ORDINANCE AMENDING THE WATER RESOURCES CAPITAL PROJECT REVENUE BOND FUND  
BUDGET TO ESTABLISH FUNDING FOR THE T.Z. OSBORNE WASTEWATER TREATMENT PLANT  
PRIMARY CLARIFIERS 1-4 REHABILITATION 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>
518-70-7099209.6019	Other Capital Improvements	<u>\$12,062,100</u>
TOTAL		

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>
518-NC-NC-9005	Revenue Bond Proceeds	<u>\$12,062,100</u>
TOTAL		

**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: 2024-271

### Agenda Item# I.3.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

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

**Title:** 2024 - 271 Resolution Approving the Water and Sewer Extension Policy Outside the City Corporate Limits Effective on April 16, 2024

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                   |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                      |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                      |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Provide Sustainable Growth</u> |

**Council District:** N/A

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Mike Borchers, Ext. 2494

**Contact 2 and Phone:** Virginia Spillman, Ext. 3260

**PURPOSE:**

Water Resources Department requests Council approval and adoption of the City of Greensboro Utility Extension Policy for Areas Outside of the City Limits. The policy has been updated to provide clear guidance for private utility extension and requests for connections to the City of Greensboro’s public utilities. City Council approval is required to adopt the updates to the policy.

**BACKGROUND:**

At the April 28, 2022 Council work session, Council discussed with staff the city’s Water and Sewer Extension Policy Outside the City Corporate Limits. One of the outcomes from the work session was a request for Water Resources and Planning Department to review the policy and recommend potential changes. Representatives from Planning and Water Resources met with the goal of clarifying the purpose of the policy, incorporating clarifying language, and strengthening the connection with other city policies, plans, and legislative references. City Council approved the changes to the policy on November 15, 2022.

At the May 16, 2023 council meeting, City Council approved a second update to the Water and Sewer Extension Policy Outside the City Corporate Limits effective June 1, 2023 for the

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Greensboro Randolph Megasite Project and an amendment to an Economic Investment Incentive related to Toyota Battery Manufacturing, NC (TBMNC).

The last phase of this comprehensive policy review and update includes identifying future revisions that reflect Council’s guidance on the application and structure of the policy. More specifically, to address existing and future development including consideration of varying types of economic development requests. The last phase of the policy review commenced in the summer of 2023 and included facilitated sessions with Council in small groups to garner their input on policy changes and improvements. Proposed revisions in the final policy document include a method to consistently and equitably review utility extension requests and approvals. A new section was added to the policy to address potential extensions into other jurisdictions through a Council approved Interlocal Agreement (ILA). With these changes the policy helps support sustainable, coordinated, and orderly development that can be supported by the utility system. This in turn provides growth in a manner that is conducive to positive public health and welfare of City residents and business. Finally, the revised policy provides a rational manner in which utilities are extended and coordinated with the efficient and effective delivery of other City services.

Click [HERE](#) to review updated water and sewer utility policy

Click [HERE](#) to review presentation for water and sewer extension policy

**BUDGET IMPACT:**

N/A

**ACCOUNT NUMBER:**

N/A

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council authorize approval of the City of Greensboro Utility Extension Policy for Areas Outside of the City Limits effective immediately.

RESOLUTION APPROVING THE WATER AND SEWER EXTENSION POLICY  
FOR AREAS OUTSIDE OF THE CITY LIMITS EFFECTIVE ON APRIL 16, 2024

WHEREAS, Water Resources Department along with the Planning Department have completed a comprehensive review and update to the Water and Sewer Extension Policy for Areas Outside the City Limits as directed by City Council;

WHEREAS, the revised policy provides the City of Greensboro with prescriptive guidance that clarifies and expands on language in the previous policy, aligns with current city processes, provides a historical overview, identifies roles and responsibilities, identifies exceptions which require council approval, and provides guidance for interlocal government agreements;

WHEREAS, it is deemed in the best interest of the City to adopt the update to the Water and Sewer Extension Policy for Areas Outside of the City Limits Effective April 16, 2024; and

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

That the City Council approves and adopts the Water and Sewer Extension Policy for Areas Outside the City Limits Effective April 16, 2024.



# City of Greensboro

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

## Agenda Report

File Number: 2024-262

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### Agenda Item# I.4.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 – 262 Resolution Approving the Acceptance of State Appropriated Funds in the Amount of \$1,455,000 for the Extension of Water and/or Wastewater Service to Peacehaven Community Farm

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

- |  |   |
|--|---|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                   |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                      |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                      |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvement</u> |

**Council District:** 2

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Virginia Spillman, Ext 3260

**PURPOSE:**

The City of Greensboro Water Resources Department is requesting approval to service and accept State appropriated funding from the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure for \$1,455,000 for extension of water and wastewater service to Peacehaven Community Farm. The department is also requesting authority for the Director of Water Resources to execute grant documents on behalf of the City of Greensboro.

**BACKGROUND:**

The City of Greensboro has received appropriated funds from the General Assembly of North Carolina through the current Operations Appropriations Act of 2023 (S.L. 2023-134.) The appropriated funds must be used for the stated purpose of extension of water and/or wastewater service to Peacehaven Community Farm. Peacehaven Community Farm is a non-profit organization that connects people with intellectual and developmental disabilities to the larger community through shared living and the work on a sustainable farm. Peacehaven is located at 1458 NC Highway 61, Whitsett, NC. The organization has plans to expand its campus and is in need of public wastewater service and public water service. Peacehaven Community Farm is located outside Greensboro’s current Water Sewer Service Area and requires Council approval to service the site. Greensboro can service the site with

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wastewater and Burlington can service the site with water. The Water Resources Department is currently working with the City of Burlington and Peacehaven on details on the plan to support utility extension design.

The appropriated funds will be utilized for construction scopes of work which are still being finalized through the design process. Construction agreements for the appropriated funds will be brought before Council at a later date.

**BUDGET IMPACT:**

The City is not anticipating a budget impact. All expenses associated with the utility service will be funded through the grant.

**ACCOUNT NUMBER:**

220-70-7098034.7110

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the acceptance of appropriated funds in the amount of \$1,455,000 for the extension of water and/or wastewater service to Peacehaven Community Farm, authorize Water Resources to service Peacehaven, and authorize the Director of Water Resources to execute grant documents associated with the allocated funding.

RESOLUTION APPROVING THE ACCEPTANCE OF STATE APPROPRIATED FUNDS IN  
THE AMOUNT OF \$1,455,000 FOR THE EXTENSION OF WATER AND/OR  
WASTEWATER SERVICE TO PEACEHAVEN COMMUNITY FARM

WHEREAS, the General Assembly of North Carolina appropriated water and wastewater service funds to Peacehaven Community Farm through the current Operations Appropriations Act of 2023 (S.L. 2023-134);

WHEREAS, Peacehaven Community Farms is located outside the city's current Water Sewer Service Area at 1458 NC Highway 61, Whitsett, North Carolina;

WHEREAS, the City of Greensboro intends to perform said project in accordance with the agreed scopes of work forthcoming; and

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

1. That the City of Greensboro does hereby accept the appropriated funds in the amount of \$1,455,000
2. That the City of Greensboro will service Peacehaven Community Farms with utility service
3. That the City of Greensboro does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Funding Acceptance will be adhered to; has substantially complied, or will substantially comply, with all Federal, State of North Carolina (State), and local laws, rules, regulations, and ordinances applicable to the project; and to federal and State grants and loans pertaining thereto; and
4. That Michael Borchers, Director of Water Resources, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.



# City of Greensboro

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

## Agenda Report

File Number: 2024-286

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### Agenda Item# I.5.

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 – 286 Ordinance to Amend State, Federal And Other Grants Fund Budget to Establish Funding For Peacehaven Community Farm Water And Or Sewer Line Construction Project In The Amount Of \$1,455,000

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                    |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                                       |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                       |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

**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 wishes to establish grant funding from the NC Department of Environmental Quality State Fiscal Recovery Funds grant for the extension of water and wastewater service to Peacehaven Community Farm. Council approval is requested for a budget ordinance to permit the expenditure of funds.

**BACKGROUND:**

The City of Greensboro has received appropriated funds from the General Assembly of North Carolina through the current Operations Appropriations Act of 2023 (S.L. 2023-134.) The appropriated funds must be used for the stated purpose of extension of water and/or wastewater service to Peacehaven Community Farm. Peacehaven Community Farm is a non-profit organization that connects people with intellectual and developmental disabilities to the larger community through shared living and the work of a sustainable farm. Peacehaven is located at 1458 NC Highway 61, Whitsett, NC. The organization has plans to expand and is in need of public wastewater service and public water service.

**BUDGET IMPACT:**

This amendment will increase the Water Resources Grand Fund budget by \$1,455,000

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**ACCOUNT NUMBER:**

220-70-7098034.6017

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council adopt the budget ordinance to amend the state, federal and other grants fund budget to establish funding for the Peacehaven Community Farm water Line and sewer extension project.

ORDINANCE AMENDING THE STATE, FEDERAL AND OTHER GRANTS FUND BUDGET TO  
ESTABLISH FUNDING FOR THE EXTENSION OF WATER AND OR WASTEWATER SERVICE TO  
PEACEHAVEN COMMUNITY FARM

Section 1

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

That the Water Resources Peacehaven Community Farm Water and or Wastewater grant fund of the City of Greensboro be established as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-70-7098034.6017	Sewer Lines	<u>\$1,455,000</u>
TOTAL		<u>\$1,455,000</u>

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-70-7098034.7110	State Grant	<u>\$1,455,000</u>
TOTAL		<u>\$1,455,000</u>

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: 2024-266

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### Agenda Item# I.6

**Agenda Date:** 4/16/2024. **Department:** Water Resources

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 - 266 Resolution Approving a Reimbursement Agreement in the Amount of \$1,364,896 with the North Carolina Department of Transportation for Utility Relocations as Part of the Gallimore Dairy Road Project

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                             | <input type="checkbox"/> Most Skilled Workforce                                    |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City                                       |
| <input type="checkbox"/> Youth Sports Capital                    | <input type="checkbox"/> Hub of Recreation and Entertainment                       |
| <input type="checkbox"/> Abundance of Attainable Housing         | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

**Council District:** 5

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Michael Borchers, Ext 2494

**Contact 2 and Phone:** Virginia Spillman, Ext 3260

### **PURPOSE:**

Water Resources is requesting approval for a reimbursement agreement with the North Carolina Department of Transportation (NCDOT) for utility relocations as part of U-4015A Gallimore Dairy Road from NC 68 to south of Airpark Road.

### **BACKGROUND:**

Water Resources is requesting approval for a reimbursement agreement with the North Carolina Department of Transportation (NCDOT) for utility relocations as part of U-4015A Gallimore Dairy Road from NC 68 to south of Airpark Road.

NCDOT has prepared and adopted plans to make roadway improvements under Project U-4015A in Guilford County. The project will include widening SR 1556 (Gallimore Dairy Road) to multi-lanes from NC 68 (Eastchester Drive/Lynwood Smith Expressway) to south of Airpark Road in Greensboro. Water and sewer infrastructure that are in conflict with the proposed improvements (by NCDOT) have to be relocated. NCDOT is responsible for the roadway and storm drainage work while the City is financially responsible for the utility relocations and improvements of the water and sewer infrastructure located within the public right of way.

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

NCDOT has designed the water and sewer infrastructure relocations and improvements as part of the NCDOT contract. Construction of the water and sewer infrastructure will be completed under NCDOT's contract for the roadway modifications.

This project is subject to the U.S. Department of Transportation's Disadvantaged Business Enterprise program.

**BUDGET IMPACT:**

Funding in the amount of \$1,364,896 is budgeted in the Water Resources Capital Fund.

**ACCOUNT NUMBER:**

503-70-7033210.5615	\$991,216
503-70-7033108.5615	\$373,680

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council approve the Reimbursement Agreement with NCDOT for utility relocations as part of the Gallimore Dairy Road Project for \$1,364,896.

**Internal M/WBE Waiver Request Form**

Date: 2/6/24 Department: Water Resources

Contact Name Shane Messer Phone Number 336-574-3550

Contract Name and Number (if applicable): U-4015A Gallimore Dairy Road

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.

This is a dual waiver request for design and construction of the roadway improvements by the North Carolina Department of Transportation at Gallimore Dairy Road. A waiver of the City's MWBE program is allowed due to NCDOT's design and construction methods make the application of the the Program Elements infeasible and impractical.

The North Carolina Department of Transportation is proposing to Raise and widen Gallimore Dairy. This will require modification of the road and the sewer lift station drive. NCDOT initiated the project. This will required the relocation of existing water and sewer lines in the NCDOT right of way. The City is required to reimburse NCODT expenses related to the design of the relocation and/or betterments of existing utilities within NCDOT's right of way that conflicts with NCDOT's design. NCDOT selects the utility designer from NCDOT's list of approved engineers without the City's input. Due to coordination between multiple designers it is impractical to have the City elect to hire our own engineer for the relocation. Goals are not set on Professional Services contracts. The cost for the design portion is \$61,157.00.

For construction the City is required to reimburse NCDOT whatever the actual cost of bid items that are necessary to address the conflicts between NCDOT's design and the City's water/sewer infrastructure. It is infeasible to impose the City's MWBE requirements on a 11.5M dollar project when the estimated cost of utility relocation is \$749,925.00, which is only 4% of the total project estimate. If the City were to relocate the utility prior to construction, we would still be responsible to NCDOT if the utility conflicted with NCDOT's design. The best way to avoid relocate the utility potentially a second time is to have the work incorporated into the construction to be done by NCDOT.

This project will be paid by NCDOT and a portion of the the construction will be reimbursed to NCDOT for the work required to adjust the City's infrastructure. NCDOT will request the reimbursement from the City after the project is complete. This project is subject to the NCDOT MWBE/DBE program. Goals have not been set at this time. NCDOT requires the UCA (Utility Construction Agreement) to be in place prior to the project being advertised for construction.

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

shane messer  
Digitally signed by shane messer  
DN: C=US, E=shane.messer@greensboro-nc.gov, O=city of  
greensboro, OU=engineering, CN=shane messer  
Reason: I am the author of this document  
Date: 2024.02.13 10:02:44-05'00'  
**\*Required\*** Requester's Signature

**SIGN HERE**

**\*This section is for M/WBE Office use only\***

Contact Name:

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)

Marjorie Manzanares Digitally signed by Marjorie Manzanares  
Date: 2024.02.13 10:08:39 -05'00'

**\*REQUIRED\*** MWBE Signature

**\*This section is for CMO OFFICE USE ONLY\***

Name:

Larry Davis Digitally signed by Larry Davis  
Date: 2024.02.13 10:16:45 -05'00'

**\*REQUIRED\*** CMO Office Signature

The CMO Office approves the waiver request

The CMO Office does not approve the waiver request.

Date:

RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$1,364,896 WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR UTILITY RELOCATIONS FOR GALLIMORE DAIRY ROAD PROJECT U-4015A

WHEREAS, North Carolina Department of Transportation (NCDOT) plans to widen Gallimore Dairy Road to multiple lanes from NC 68 to south Airpark Road;

WHEREAS, during this construction, sections of the existing water and sewer mains are required to be relocated due to construction conflicts and relocation and improvements will be made to the utility system;

WHEREAS, NCDOT and the City of Greensboro have historically benefitted from collaboration on roadway projects; 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 reimbursement agreement with the North Carolina Department of Transportation for Utility Relocations as part of U-4015A Gallimore Dairy Road from NC 68 to south of Airpark Road in Greensboro.



# City of Greensboro

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

## Agenda Report

File Number: 2024-236

### Agenda Item# I.7

**Agenda Date:** 4/16/2024. **Department:** Fire

**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024 – 236 Resolution to Approve Contract for Fire Station 14 Renovation for the Amount of \$3,869,395 with Samet Corporation.

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Safest City          | <input type="checkbox"/> Most Skilled Workforce                            |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City                               |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment               |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

**Council District:** 2

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Jim Robinson, Ext.2297

**Contact 2 and Phone:** Alex Gossett, Ext. 5723

**PURPOSE:**

The purpose of this resolution is to allow the city manager the authority to enter into a contract with Samet Corporation to renovate Fire Station 14.

**BACKGROUND:**

On October 18 of 2022, council authorized the use of design build project delivery method for the rehabilitation of FS 14. In November, the request for qualifications was solicited for the fire station remodel project and four companies’ submitted proposals. The selection committee evaluated each proposal and in February of 2023, the Samet’s design build team was selected to perform the design and construction of the renovation project. The initial design phase contract was issued Samet Corporation upon their selection to start design work in March of 2023 with M/WBE goal setting committee set goals of 16% MBE and 16% WBE for this project. Samet Corporation has meet the set goals with 16% MBE and 20% WBE utilization commitment for the entire project. Now that design is complete, Council is being asked to authorize the construction phase of this contract. The full contract can be viewed by the following link [GSO Fire Station 14 GMP Contract Price Amendment 3.14.24.](#)

*Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”*



**BUDGET IMPACT:**

The funding for this project will come from 2022 voter approved Fire Station renovation bond.

**ACCOUNT NUMBER:**

494.40.4099049.6013

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council to Approve the Contract with Samet Corporation.



DATE: April 10, 2024

TO: Alex Gossett, Fire Department

FROM: Allison Staton, M/WBE Compliance Officer

SUBJECT: M/WBE Memo for 2022-048A - Fire Station 14 Renovation Project  
Design Build, Change Order 1

The M/WBE Office reviewed the documentation submitted by Samet Corporation for the above contract to determine continued compliance with the M/WBE Program Plan. On October 18, 2022, the Council approved the design-build delivery method for the Fire Station 14 Renovation Project. The goals established for the project were MBE 16% and WBE 16%. The M/WBE Office had advanced input in the specification process and respondents were awarded points for the utilization of M/WBE firms.

Samet Corporation was selected as the Design-Build Team for the Fire Station 14 Renovation Project and was requested to develop the GMP (Guaranteed Maximum Price) for the project. The City awarded a contract for \$299,975.00 in July 2023, to cover starting cost. Change Order #1 for \$3,869,395.00, to complete the GMP amount will increase the total contract to \$4,169,370.00. Samet Corporation met the goals with MBE 16.03% (\$694,963.00) and WBE 16.02% (\$667,800.00). The firm has committed to subcontracting to the following M/WBE firms.

ID	Name	County	Description	Original Contract Amount	Change Order Amount	Total Contract Amount	Total Contract %
MBE	Brown Door Construction	Guilford	Installation	\$0.00	\$ 11,045.00	\$11,045.00	0.26%
MBE	Gilgeours Construction Corporation	Guilford	Signage and Window Treatments	\$0.00	\$ 21,000.00	\$21,000.00	0.50%
MBE	*GP Supply Company	Guilford	Plumbing & HVAC Pipe Materials	\$0.00	\$ 66,180.00	*\$66,180.00	0.95%
MBE	Northedge, LLC	Forsyth	Metal panel, Drywall, Air Barrier, Caulking	\$0.00	\$363,000.00	\$363,000.00	8.71%
MBE	Old Timers Roofing	Guilford	Roofing	\$0.00	\$ 60,000.00	\$60,000.00	1.44%
MBE	Santis Flooring LLC	Guilford	Flooring Install	\$0.00	\$ 2,766.00	\$2,766.00	0.07%
MBE	United Maintenance Group	Guilford	Mentor Protégé	\$8,357.00	\$ 30,615.00	\$38,972.00	0.93%
MBE	Vega Construction Company, Inc.	Surry	Masonry	\$0.00	\$132,000.00	\$132,000.00	3.17%



WBE	American Building Service, Inc.	Guilford	Daily Cleaning, Trash, General Labor	\$0.00	\$ 53,351.00	\$53,351.00	1.28%
WBE	Carolina Classic Window & Glass, Inc.	Guilford	Storefront, Curtain Wall, Glass & Glazing	\$0.00	\$ 60,840.00	\$60,840.00	1.46%
WBE	DCH Enterprises, Inc.	Surry	Painting & Epoxy Floor	\$0.00	\$ 88,950.00	\$88,950.00	2.13%
WBE	EMR Services Inc.	Davidson	Demolition & Asbestos	\$0.00	\$ 54,575.00	\$54,575.00	1.31%
WBE	Industrial & Commercial Insulation	Guilford	Pipe Installation	\$0.00	\$ 8,730.00	\$8,730.00	0.21%
WBE	Piedmont Fence Inc.	Forsyth	Install Fencing	\$0.00	\$ 29,668.00	\$29,668.00	0.71%
WBE	True-Line Concrete Construction, Inc.	Forsyth	Concrete	\$0.00	\$371,686.00	\$371,686.00	8.91%

\*The M/WBE Program Plan on page 17, Section V. (F) Counting Participation and Commercially Useful Function, (8. b), states that materials or supplies 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 the total amount of \$66,180.00 (\$39,708.00).

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: Butch Shumate, Engineering and Inspections Facilities Manager  
Eric Eley, M/WBE Sr. Program Mgr.  
Marjorie Manzanares, M/WBE Construction Project Coordinator  
Shadi Zeidan, Interim M/WBE Coordinator

RESOLUTION AUTHORIZING CONTRACT TO RENOVATE FIRE STATION 14  
LOCATED 3633 SUMMIT AVENUE FROM SAMET CORPORATION  
IN THE AMOUNT OF \$3,869,395

WHEREAS, fire station 14 located 3633 Summit Avenue is being renovated with voter approved bond funds;

WHEREAS, Greensboro Fire Department and Samet Corporation have agreed for the scope of work for the project and guaranteed maximum price of \$3,869,395; 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 Samet Corporation for the aforementioned renovation project for \$3,869,395.



# City of Greensboro

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

## Agenda Report

File Number: 2024-300

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### Agenda Item# I.8

**Agenda Date:** 4/16/2024. **Department:** Legislative/City Council  
**Meeting Type:** Council Meeting **Category:** General Business Agenda

**Title:** 2024-300 Boards and Commissions List for April 16, 2024

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

- |  |  |
|--|--|
| <input type="checkbox"/> Safest City                     | <input type="checkbox"/> Most Skilled Workforce                                      |
| <input type="checkbox"/> Easiest Place to Do Business    | <input type="checkbox"/> Most Connected City   |
| <input type="checkbox"/> Youth Sports Capital            | <input type="checkbox"/> Hub of Recreation and Entertainment                         |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Customer Service/Transparency</u> |

**Council District:** All

**Public Hearing:** No

**Advertising Date/By:** N/A

**Contact 1 and Phone:** Angela Lord, Ext 2396

**Contact 2 and Phone:** Quiwanaki Ramsey, Ext 2396

**PURPOSE:**

The City Clerk's office maintains records of Council appointed Boards and Commissions rosters, vacancies and a data bank list of interested residents. The Clerk's office transitioned to Board Manager in November 2023. The public facing website platform to view rosters and vacancies can be assessed at <https://www.greensboro-nc.gov/government/boards-and-commissions>. To review the data bank listing click <https://bm-admin-greensboro-nc.escribemeetings.com/> and navigate to the Analytics tab. Further detail on how to find the tab can be found in the Board Manager Handbook provided to you earlier this year.

All applications received in the past 2 years has been integrated into the e-Scribe Board Manager platform as of January 2023.

**BACKGROUND:**

N/A

**BUDGET IMPACT:**

N/A

**ACCOUNT NUMBER:**

N/A

*Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."*

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council to consider appointments as needed.



# City of Greensboro

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

## Agenda Report

File Number: 2024-288

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### Agenda Item# O.1.

**4/16/2024**

**Meeting Type:** Special Meeting **Category:** Informational Purposes

**Title:** 2024 -288 M/WBE Utilization Report for April 16, 2024

**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:** Eric Eley, 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 April 16, 2024 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.

**April 16, 2024  
Greensboro City Council Meeting  
Summary of M/WBE Utilization**

Council ID Number	Project	Business Category	Total Contract Amount	Change Order Amount	M/WBE Prime Awarded Amount	Goal Setting Committee Goals or Contractor Committed Participation		Subcontracting Goals/Commitments Achieved		M/WBE Prime or Subcontracting Award Amount		Total M/WBE Contract Award Amount	Total M/WBE Contract Utilization %	Notes
						MBE	WBE	MBE	WBE	MBE	WBE			
*2024-236	2022-048A - Fire Station 14 Renovation Project (Design Build, Change Order 1)	Construction	\$4,169,370.00	\$3,869,395.00		16.00%	16.00%	16.03%	16.02%	\$694,963.00	\$667,800.00	\$1,362,763.00	32.69%	*Chart Amount Represents Total Award. Relevant Notes Reflects M/WBE Program Plan (60%) Requirement
2024-239	2019-071B - Bridge Maintenance and Repair CEI (2019-20), Change Order 1	Construction	\$430,000.00	\$155,000.00		20.00%	0.00%	13.66%	0.00%	\$58,750.00	\$0.00	\$58,750.00	13.66%	
2024-247	2021-054A - TZO WRF Primary Clarifier 1-4 Rehabilitation Project	Construction	\$12,062,100.00	\$0.00		11.00%	7.00%	1.60%	8.00%	\$192,993.60	\$964,968.00	\$1,157,961.60	9.60%	
2024-263	Sanitary Sewer Evaluation Study and Rehabilitation Design Assistance	Professional	\$1,007,700.00	\$0.00		0.00%	0.00%	10.88%	0.00%	\$109,600.00	\$0.00	\$109,600.00	10.88%	Supplemental Agreement
<b>Totals</b>			<b>\$17,669,170.00</b>	<b>\$4,024,395.00</b>						<b>\$1,056,306.60</b>	<b>\$1,632,768.00</b>	<b>\$2,689,074.60</b>	<b>15.22%</b>	
<b>Total M/WBE Percentages</b>										<b>5.98%</b>	<b>9.24%</b>	<b>15.22%</b>		
<b>RELEVANT NOTES</b>														
* M/WBE Utilization Per the M/WBE Program Plan (60%) Suppliers Requirement: MBE 15.07% and WBE 9.24% for total M/WBE utilization of 15.07%.														