



# City of Greensboro Meeting Minutes - DRAFT

## City Council Work Session

September 29, 2022, 2:00 p.m.  
Katie Dorsett Council Chamber  
300 West Washington Street, Greensboro, NC 27401

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

Absent: Mayor Pro-Tem Yvonne Johnson, Councilmember Hugh Holston

Also Present: City Manager Taiwo Jaiyeoba, City Attorney Chuck Watts, City Clerk Angela Lord, Deputy City Clerk Tebony Rosa

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### A. Call To Order

This City Council work session of the City of Greensboro was called to order at 2:05 p.m. on the above date.

Mayor Vaughan took a roll call to confirm Councilmembers in attendance; announced Mayor Pro-Tem Johnson and Councilmember Holston were absent; and Councilmember Abuzuaiter had joined via Zoom.

### B. Presentations

#### B.1 2022-1013 Garage Project Update

Assistant City Manager Larry Davis recognized Finance Director Marlene Druga and Deputy Finance Director Chris Payne.

Mr. Payne made a PowerPoint Presentation (PPP); provided an overview of the garage project facility update; expansion implementation; highlighted the police take home

vehicle policy; spoke to warehouse accommodations; to modernization challenges; outlined a concept design and timeline; Minority and Women's Business Enterprise (M/WBE) participation; the proposed contractual next steps; and spoke to bond funding sources.

Ms. Druga continued the PPP; spoke to an implementation timeline; to Limited Obligation Bonds (LOB) reimbursement; provided an overview of project financing; tax rate considerations; bond issuance protocols; bidding process; and future Council actions.

Councilmember Thurm voiced concern regarding the construction timeline; requested staff to research facility deferred maintenance; and spoke to an implementation plan.

Ms. Druga addressed the bond package considerations; debt capacity; and spoke to a timeline.

Councilmember Matheny requested staff to provide a proposed site plan drawing; to define vehicle servicing areas; and to research efficient municipal building processes for additional economic development opportunities.

Discussion took place regarding schematic drawings; use of transitional areas during construction; Field Operations Department collaborations; architectural contractual obligations; Southeast Greensboro growth opportunities; and differentiating bond funding sources.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, No. 31, which is hereby referred to and made a part of these minutes.)

## B.2 2022-969 Downtown Parking Plan

City Manager Taiwo Jaiyeoba spoke to a downtown parking study kick-off event; to length of project study; to Metropolitan Planning Organization (MPO) funding sources; and to the procurement process. City Manager Jaiyeoba highlighted the North Carolina Department of Transportation (NCDOT) challenges; federal requirements; multiple stakeholder implementation timelines; Council recommendations; economic development (ED) opportunities; provided an overview of Downtown Greensboro Inc. engagement; the accessibility and proximity goal of approximately 7000 parking spaces; spoke to environmental sustainability; and introduced Transportation Director Hanna Cockburn.

Mayor Vaughan voiced concern regarding the timeline and future ED projects; staff responsiveness; spoke to self-sustained redevelopment parking study guidelines; and to Metropolitan Planning Organization funding.

Councilmember Matheny voiced concern regarding staff responses; strategic programmatic solutions; and collaboration priorities.

Discussion ensued regarding community concerns; quality housing and retail; car-optional neighborhoods; staff communications; citywide parking deficits; capacity needs; and future infrastructure investments.

City Manager Jaiyeoba explained the challenges in delaying a parking analysis.

Ms. Cockburn made a PPP; provided an overview of the comprehensive plan goals; pandemic work-life balance impacts; Center City parking spaces; downtown Greenway area; high-level parking demand and distribution; and identified key investment outcomes.

Discussion took place regarding consultations; the procurement process evaluation challenges; and stakeholder collaborations.

Ms. Cockburn continued the PPP; spoke to service deliverables; to an implementation strategy; to community engagement; to stakeholder involvement; to projected next steps; and conducted a team exercise.

Discussion ensued regarding study analysis impacts; timelines; increased ED; multi-faceted infrastructure planning; and parking overflow, signage, and traffic lights.

Councilmember Thurm requested staff to identify metrics for future infrastructure parking space allotments; and highlighted trolley discussions.

Councilmember Hoffmann requested staff to provide short- and long-term urban living plans regarding walking distance; and premium downtown location expenditures.

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Councilmember Goldie Wells left the meeting at 3:10 pm.

### B.3 2022-970 Strategic Energy Plan

Chief Sustainability Officer Dr. Shree Dorestant made a PPP; provided an overview of "Keeping the Green in Greensboro" theme; a 2019 20-year Strategic Energy Plan (SEP) resolution adoption; SEP organization structure; community partnership engagement; spoke to prioritizing a citywide energy sustainability vision; to SEP scope requirements; to achievable transitioning goals; recommended a measurable toolkit; an educational campaign; and tangible goal assessments.

United States Green Building Council's Energy and Sustainability Consultant Dr. Vicki Foust continued the PPP; spoke to the greenhouse gas emissions inventory; renewable energy grid integration; provided an overview of electrical and gas emissions and consumption data; long-term energy goals, strategies, and actions; and citywide usage.

Councilmember Hightower voiced concerns regarding infrastructure renovations; energy efficient model considerations; and spoke to the Leadership in Energy and Environmental Design (LEED) certification.

Discussion took place regarding historical buildings; substantial long-term 'green' renovations; LEED-standard tax rebate savings; solar panel installation expense; and cost equity trends.

Dr. Foust continued the PPP; spoke to electric vehicle opportunities; diesel fuel reduction and petroleum footprints; and battery pack vehicle conversation kits.

Mayor Vaughan requested staff to collaborate with Toyota Battery Manufacturing regarding patrol and code compliance energy-efficient vehicles.

Councilmember Thurm requested staff to define the patrol vehicle idling policy.

Dr. Dorestant continued the PPP; spoke to renewable energy pathway strategies; to an implementation timeline; to progress reporting plan; and to a future webinar training.

Discussion took place regarding an Environmental Protection Agency (EPA) food waste grant; methane generation; and solar panel installation opportunities.

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**C. Adjournment**

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

The City Council Adjourned at 4:09 p.m.

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Nancy Vaughan, Mayor

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Tebony Rosa, Deputy City Clerk