



City of Greensboro Meeting Minutes - DRAFT

City Council Special

October 22, 2024, 5:30 pm

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

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

Absent: Councilmember Nancy Hoffmann

Also Present: City Manager Trey Davis, City Attorney Chuck Watts, and City Clerk Angela Lord

A. Call to Order

These City Council minutes are a general account of the October 22, 2024 Special 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 meeting of the City of Greensboro was called to order at 5:30 P.M. on the above date in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Vaughan confirmed Councilmembers in attendance; recognized Councilmember Thurm would participate via zoom; and stated for the record that Councilmember Hoffmann would be absent.

B. Moment of Silence

The meeting opened with a moment of silence.

C. Pledge of Allegiance

Mayor Vaughan recognized Councilmember Wells to lead the Pledge of Allegiance to the Flag.

D. Council Procedure for Conduct of the Meeting

Mayor Vaughan explained the Council procedure for conduct of the meeting.

E. General Business Agenda

E.1 2024 – 755 Resolution to Support One of the Two Resolution Options for Remediation of Bingham Park and Former Hampton School Site

Mayor Vaughan read the item into the record; and recognized City Manager Trey Davis.

City Manager Trey Davis recognized staff and outside representatives in attendance; highlighted community engagement; spoke to quality of life; and to the need for Council direction.

Parks and Recreation (P & R) Director Phil Fleishmann made a PowerPoint Presentation (PPP); spoke to remediation for Bingham Park and Hampton Elementary School; provided a review of the history; highlighted staff to make presentations; recognized the North Carolina Department of Environmental Quality (NCDEQ) representatives; and provided an overview of topics to be discussed.

P & R Senior Manager Kobe Riley continued the PPP; provided a park history overview; and highlighted public meetings.

Support Manager, Jerry Paul with S&ME continued the PPP; spoke to the pre-regulatory landfill site history of Bingham Park and Hampton School sites ; and to remedial investigation results.

Mr. Fleishmann continued to explain clean-up options; outlined new updated cost estimates; the option a with cap and cover system and a full remediation of Hampton school site for park usage; the availability of option funding; and an estimated 12.4 million cost.

Mayor Pro-Tem Johnson inquired about comparative projects.

Mr. Fleishmann explained additional information would be provided during the presentation; outlined option B for full remediation of both properties; spoke to a

full redeveloped without limitations; to mixed use opportunities at the Hampton site; outlined cost estimations between \$42.3 - \$43.3 million; explained request by the community; petitions received; highlighted a previously considered option to use the White Street Landfill; and stated that option would no longer be considered.

Mr. Riley continued the presentation; outlined project details for both proposed options; and provided images.

Office of Sustainability and Resilience Richard Lovett spoke to the need for disposal of material; to investigation of landfills; criteria and selection; referenced community concerns regarding the White Street Landfill; provided information on Great Oak and Uwharrie landfills; outlined considerations for both; project duration; and project costs.

Mr. Paul outlined health and safety concerns; spoke to risk to workers and the public; and outlined work requirements and action levels.

Mr. Fleischmann spoke to identification of funding sources; voiced concerns regarding a potential state and federal fund loss; spoke to city financial commitments; to park construction plans; to a multi-year project; explained the details of options A & B resolutions; and opened the floor for questions.

The following speakers voiced concerns regarding the proposed options:

Josie Williams; Lakeisha Williams; Stephen Sills; Courtney Ullah; Will Hendrick; Cheryl Johnson; Chad Martin; Kathy Colville; Patriia Richmond-Macfoy; Kesha Cunningham; Lewis Brandon; Desiree Best; Kay Brandon; Lynard Williams; Ben Smith and Terry Jones; Walter Richmond; and Bryon Gladden.

Mayor Pro-Tem Johnson left the meeting at 6:53 P.M. and returned at 6:58 P.M.

Discussion took place regarding concerns and inquiries of options A & B; potential toxin leakages; erosion barriers; maintenance requirements; soil migration and contaminates; landscape options; a feasibility study; Greenway access; community connectivity; Hampton site options; highest and best use; participation of NCDEQ; and funding concerns.

Mayor Pro-Tem Johnson voiced support for Option B.

Councilmember Matheny left the meeting at 7:29 P.M. and returned at 7:31 P.M.

Discussion continued regarding additional funding options; amenities; City obligations; a monitored process; reporting requirements; contract service costs; extension allowances; State funding management; the need for funding;

contingency allowances; a multi-staged project; a previous similar project at Barber Park; stream bank agreements; park lighting; concerns with future Council actions; public meetings; funding invested in the Windsor Chavis project; tipping fees; attempts for full remediation funding; disqualifiers for certain funding options; American Rescue Act (ARP) funding restrictions; the need to look for other solutions versus moving forward; and concerns for funding expiration dates.

Mayor Vaughan and Councilmembers Thurm, Matheny and Abuzuaiter voiced support for Option A.

Councilmember Thurm requested staff continue to research additional funding.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer G, No. 37, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Hightower

Seconded By Councilmember Wells

Ayes (6): Mayor Vaughan, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Matheny, Councilmember Thurm, and Councilmember Wells

Noes (2): Mayor Pro-Tem Johnson, and Councilmember Holston

Absent (1): Councilmember Hoffmann

Carried (6 to 2)

268-24 RESOLUTION AUTHORIZING ACTIONS RELATED TO BINGHAM PARK REMEDIATION PROJECT

(Resolution A / Option A waste containment and cover at Bingham Park and full remediation at Hampton School)

WHEREAS, Bingham Park is a 12-acre neighborhood park located at 500 Bingham Street, Greensboro that served the Cottage Grove, Willow Oaks, East Side Park, and other nearby communities from the 1970s through its full closure;

WHEREAS, from the 1920s until the 1950s a waste incinerator and pre-regulatory landfill operated on the property that later became Bingham Park;

WHEREAS, due to the operation of the incinerator and landfill, soil contamination occurred at Bingham Park and a portion of the former William M. Hampton Elementary School property located at 2301 Trade Street (hereafter, "Properties");

WHEREAS, testing led by the North Carolina Department of Environmental Quality (“NC DEQ”) and its contracted consultants have revealed that potential human exposure risks are present due to high concentrations of heavy metals including arsenic, iron, manganese, and lead and semi-volatile organic compounds in the soil on the properties, findings which are consistent with the operation of an incinerator;

WHEREAS, due to the history and contamination that is present, these properties will remain closed and unusable until soil remediation occurs, and the contamination may limit potential sale or redevelopment of portions of the former Hampton School property;

WHEREAS, in 2020 residents formed the Bingham Park Environmental Justice Team to educate the public and the surrounding neighborhoods about Bingham Park, build awareness, and receive ideas, and the team supports the reconstruction of a new park and full remediation, including soil removal;

WHEREAS, in consultation with the NC DEQ the City has considered several options for addressing the contamination present at Bingham Park including limited waste relocation with a cover system, stream bank stabilization, tree restoration, and full remediation;

WHEREAS, the City of Greensboro has been working with local, state, and federal officials to support and fund the remediation of Bingham Park and has led preliminary park planning efforts including community engagement to look at future uses of the Properties;

WHEREAS, the NC DEQ has pledged \$7 million towards the remediation of the property through its pre-regulatory landfill program, \$1.05 million in federal Transportation, Housing, and Urban Development funds has been allocated, and State House Bill 259 includes up to an \$11 million allocation to be split between remediation projects at Bingham Park and downtown Greensboro sites at the City’s discretion with Council authorization;

WHEREAS, the former Hampton School property contains approximately 3 acres of waste, which needs to be remediated to allow for future unrestricted community use;

WHEREAS, the installation of a waste containment and cover system at Bingham Park is the most cost effective, quickest, and presents fewer logistical impacts during completion in contrast to full remediation;

WHEREAS, after the waste containment and cover system is installed, the Bingham Park property's topography and waste consolidation and cover system will limit park amenities to include a walking trail;

WHEREAS, should this resolution be adopted the Parks and Recreation Department requests that a portion of the former Hampton School site include a new neighborhood park with amenities that may include but are not limited to a picnic shelter, playground, and adult fitness equipment; and

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

- The City supports remediation via a waste containment and cover system, at Bingham Park;
- The City supports full remediation of contaminated areas of the former Hampton School site;
- The City authorizes the allocation of \$10,000,000 of the funds received for remediation from State House Bill 259 to support remediation of the Properties;
- The City is committed to finding ways to fund the balance of the remediation of the Properties as necessary;
- The City supports the use of a properly permitted and lined municipal solid waste landfill other than White Street Landfill to receive waste from the Properties;
- The City expresses its full support for the construction of a new neighborhood park on a portion of the former Hampton School site; and
- The City hereby authorizes the initiation of the development of the remedial action plan for the Properties consistent with the parameters of this resolution and supports review of the plan along with the preparation of the associated bid documents necessary.

(Signed) Sharon Hightower

F. Adjournment

Moved by Councilmember Hightower, seconded by Councilmember Thurm to increase the City Attorney's salary by \$2000 a month effective October 31, 2024 for a total salary of \$315,670; stated the increase would be for additional compensation due to increased responsibilities such as managing the Minority Women Business Enterprise (MWBE) Division and lobbying activities. The motion carried 8-0 by a voice vote.

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

The City Council Adjourned at 8:40 P.M.

Nancy Vaughan, Mayor

Angela R. Lord, City Clerk