



June 15, 2012

TO: Mayor and Members of Council
FROM: Denise Turner Roth, Interim City Manager *in my*
SUBJECT: Items for Your Information

IFYI HIGHLIGHTS

- LDO Text Amendments
- Cedar Brown Parking Lot Purchases
- Support of County Public & Private School Children
- City & UNCG Collaboration Featured in Law Journal Article

June 19, 2012 City Council Meeting Agenda Items

- Land Development Ordinance Text Amendment (Agenda item #18)

Attached is a memorandum from Water Resources Stormwater Engineering Supervisor Virginia Spillman, dated June 7, 2012, regarding the text amendment revision proposed by the Stormwater Management Division. This is an agenda item for the June 19, 2012 Council meeting

- Cedar Brown Parking Lot Purchases (Agenda item #38- This item was postponed from the June 5th Council Meeting)

As a follow-up to questions from Councilmember Wade at the June 5, 2012 Council meeting, attached is a memorandum from Coliseum Director Matt Brown, dated June 13, 2012, providing background information on the purchasing and improvements to the Cedar Brown lot. Also attached is a memorandum from Finance Director Richard Lusk, dated June 15, 2012, regarding the purchasing costs and revenue generated for the Cedar Brown parking lot.

Support to County Public and Private School Children

Attached is a memorandum from Libraries Interim Director Brigitte Blanton, dated June 13, 2012, providing information on the Greensboro Public Libraries' support to schools through programming and services.

City and UNCG Collaboration Featured in Law Journal Article

Attached is a memorandum from Human Relations Director Dr. Anthony Wade, dated June 13, 2012, regarding an article published in "RESOLVED" by the Charleston School of Law pertaining to the collaboration between the City of Greensboro's Human Relations Department and the University of North Carolina at Greensboro (UNCG) on the Greensboro Landlord-Tenant Dispute Program.

Contact Center Feedback

Attached is the weekly report generated by our Contact Center for the week of June 4, 2012 through June 10, 2012.

Small Group Meetings

For the week of June 8, 2012 through June 14, 2012, there were no small group meetings between City Staff and [more than two but less than five] Councilmembers.

Zoning Commission Meeting

Attached is the results from the June 11, 2012 Zoning Commission Meeting.

DTR/mm
Attachments

Water Resources Department
City of Greensboro



June 7, 2012

TO: Steven D. Drew, Director of Water Resources Department
FROM: Virginia Spillman, P.E. Engineering Supervisor Stormwater
SUBJECT: Text Amendments LDO

The purpose of this memo is to summarize the Text Amendment proposed by the Stormwater Management Division presented at the May Planning Board (5/23) and to be presented at the June City Council (6/19) meetings. The purpose of the proposed text amendment is to revise the Chapter 30 of the Land Development Ordinance (LDO) to incorporate the State's nutrient loading requirements within the existing Watershed Regulations. The nutrient rule states that any new development which increases built upon area in the City's jurisdiction shall reduce nitrogen and phosphorus loads to the thresholds established by the State. Currently, reduction of nitrogen and phosphorous is not a requirement under the City's Watershed Regulations. The Planning Board recommended denial and requested that Council instruct Legal to proceed with requesting, from the State, a delay in the required adoption. The vote was 8-0 in favor of the motion.

The Jordan Lake rules (15A NCAC 02B.0262-0273) added provisions requiring local jurisdictions to enforce stormwater management for numerous conditions, some of which include, new development, existing development, and protection of existing riparian buffers. As it specifically relates to the Jordan Lake Stormwater Management for New Development rule, staff has modified the existing LDO ordinance language with the state minimum requirements. This new ordinance language needs to be approved by the City Council with an effective date of August 1, 2012 in order for the City of Greensboro to be in compliance. Failure to adopt the rules may result in imposition of enforcement measures as authorized by G.S. 143-215.6A (civil penalties), G.S. 143-215.6B (criminal penalties) and G.S. 143-215.6C (injunctive relief).

As mentioned above, the majority of the changes proposed as part of the text amendment are needed in order to comply with State Division of Water Quality (DWQ) requirements and to meet the Jordan Lake New Development Rule. Other changes proposed are considered technical in nature and provide additional clarifying text or corrections. The text amendment is explained below:

Amendment of Chapter 30 of the Greensboro Land Development Ordinance (LDO)

- Section 1 allows modifications in Other Watershed Districts.
- Section 2 is a change to the buffer rules required by DWQ.

- Section 3 includes the proposed changes to meet the state minimum nutrient requirements and to comply with the Jordan Lake New Development Rules.
- Section 4 is an amendment to the water quality requirements and disturbed area thresholds to comply with the Jordan Lake New Development Rules.
- Sections 5-8 include new definitions and proposed changes to the definition section to comply with the rule requirements.
- Section 9 states that ordinances in conflict with the provisions of the proposed ordinance are repealed to the extent of such conflict.
- Section 10 includes effective date of the proposed ordinance (August 1, 2012).

Please let me know if I can answer any questions regarding the proposed text amendments.

CVS

cc: Kenney McDowell, P.E. Deputy Director, Water Resources Department

Greensboro Coliseum Complex
City of Greensboro



June 13, 2012

TO: Denise T. Roth, Interim City Manager
FROM: Matt Brown, Director
SUBJECT: Cedar Brown Lot Purchase

I hope the following information will help provide answers to questions raised by City Councilmember Wade regarding the recovery of the cost to purchase and improve the former Cedar Brown Plant on West Lee Street for use as a secondary parking facility for the Greensboro Coliseum Complex.

Our comments below are based on retired Coliseum Business Manager Laura Smith and my best recollection of the process involved with the initial purchase of the Cedar Brown lot and our subsequent success in negotiating a long term lease arrangement with University of North Carolina at Greensboro (UNCG) and the research provided by the Finance Department.

The City Council strongly advocated for the purchase of what was at the time an eye sore along West Lee Street after a fire had destroyed the former plant and the remaining buildings were torn down. At the War Memorial Commission's urgent request to consider acquiring the site for additional parking for the Coliseum and to relieve the necessity of having to use an expensive shuttling system for major events.

Subsequently, the Coliseum was able to secure a long term lease agreement with UNCG for use of the parking lot during the day for their students.

As the Finance Department research noted, the Coliseum contributed or incurred over \$770,000 in expenses for payments to the General Fund to cover the cost of the paving of the lot. The City Manager's Office thereafter agreed that the initial cost of the purchase of the lot would be paid from the General Fund and that the Coliseum would retain the annual Lease Payment from UNCG to offset their General Fund transfer.

Subject to the approval of the new lease agreement with UNCG, by the end of this new term, the City would have received through the payments paid to the Coliseum, a total amount that will exceed the initial cost to purchase and improve the lot.

I hope this helps answers any questions regarding this matter.

MB/jd

cc: Rick Lusk, Finance Director



June 15, 2012

TO: Denise Turner Roth, Interim City Manager
FROM: Richard L. Lusk, Finance Director
SUBJECT: Cedar Brown Property Costs

The following information is in response to questions from Councilmember Wade at the June 5, 2012 Council Meeting regarding the recovery of the cost to purchase and improve the former Cedar Brown Plant on West Lee Street for use as a secondary parking facility for the Greensboro Coliseum Complex.

The Cedar Brown property was purchased in November 1999, at a cost of \$1,660,541 and was funded with certificates of participation issued by the City in 1998. In 2002, the lot was improved and paved, costing an additional \$750,000. The Coliseum operation contributed \$770,000 to the project to date.

Additionally, lease agreements with University of North Carolina at Greensboro (UNCG) for use of the lot span 25 years, commencing in January 2002, and will generate an additional \$2,095,000 in lease revenue to the City as a whole. Ten and half years of the lease terms are complete with \$975,000 collected from UNCG to date.

RLL/md

cc: Matt Brown, Coliseum Director



June 13, 2012

TO: Denise T. Roth, Interim City Manager
FROM: Brigitte Blanton, Acting Library Director
SUBJECT: Support to Guilford County Public and Private School Children

The following describes the Greensboro Public Library's support to schools through programming and services.

In fiscal year 2010-11, the Greensboro Public Library offered 2,400 programs for youths, with a total participation of 65,439. These programs ranged from pre-school storytimes to job and career readiness workshops. As a public library, it is important to support the developmental and educational needs of our children. The library strives to develop, promote, and implement programs that positively impact the lives of students and parents.

Listed below are the areas (examples are included) in which the Greensboro Public Library supports public and private school children:

- **Community Awareness**
 - Library Visits to Schools
 - School Visits to the Public Library
 - Presentation to the Board of Education
 - Newspaper Articles focusing on the role of public libraries in the education of children

- **School Readiness Programming & Resources**
 - Preschool & Toddler Programs
 - Family Place Education program for Parents of preschoolers

- **Resources & Programs to Support the School Curriculum**
 - Research Workshop for Middle School Students and Parents
 - Online Homework Help

- **Reading Motivation & Enrichment**
 - Weekly Afterschool Programs for school age children
 - Summer Reading Program

- Dia de Los Ninos, Dia de Los Libros Celebration

- **Middle & High School Programs and & Services**
 - College/Job Readiness Workshops
 - Financial Aid Workshops
 - High School Poet Laureate (this event is co-sponsored by the Guilford County Schools)
 - Teen Volunteer Opportunities
 - Teen Poetry Project
 - Teen Digital Media Project (videos created by students are presented on GCS TV)

- **Support of Guilford County School Initiatives**
 - Achieve Guilford
 - 3 Million Books Campaign (students will get credit for the books that they read as part of the library's Summer Reading Program)

Greensboro Public Library continually works to enhance and develop the services offered to children. As part of the process for continuing improvement, the library is working to increase collaboration with Guilford County Schools and other nonprofit agencies that support the education of children.

BB/pcs

**Human Relations Department
City of Greensboro**



June 13, 2012

TO: Denise T. Roth, Interim City Manager

FROM: Dr. Anthony Wade, Human Relations Director

SUBJECT: City and UNCG Collaboration featured in Law Journal Article

The Greensboro Landlord-Tenant Dispute Program (GLTDP) recently distinguished itself by receiving visibility as a juried article published in "RESOLVED," the Journal of Alternative Dispute Resolution by the Charleston School of Law in Charleston, South Carolina. The article, written by Dr. Sherrill W. Hayes, Dr. Cathie Wittie, and Jessica Roberts of UNCG, in collaboration with Robert Nunn of the Human Relations Department, highlights the collaboration between Greensboro's Human Relations Department and UNCG's Graduate Program in Conflict and Peace Studies.

Launched in April 2010 and primarily using graduate students, the GLTDP is a conflict management program initially designed to address and resolve disputes between landlords and tenants that did not fall under Greensboro's Fair Housing Ordinance and/or Federal Fair Housing guidelines. It has since grown into a responsive, community-based partnership that pulls together resources from students and faculty at UNCG, staff and programs within the City of Greensboro, and a range of non-profit agencies in the Greensboro community.

While the program is only in its third year, the successes thus far demonstrate best practices in government and higher education partnership and community engagement. The program has met the informational needs of residents and provided a forum for addressing disputes and has developed the groundwork for a long-term partnership. GLTDP has become an effective system that is responsive to both clients and stakeholders through its incorporation of human and technological resources at both the municipal and university level.

Strategies to facilitate greater awareness of both the program and article have been provided by Public Affairs including them in the "Top Stories" and "People News" sections on CityNet, with a link to the article, as well as the link to the article on the Landlord-Tenant Dispute Program page on the City's external website. A news release will be sent to local media outlining the article and providing more information on the Landlord-Tenant Dispute Program, and submitting Robert Nunn for "Achievers" in the Business Achievements section in the News & Record's Sunday edition. The article can be viewed online at <http://adrepub.charlestonlaw.edu/>

AW/mm

**Public Affairs
Contact Center Weekly Report
Week of 6/4/12 - 6/10/12**

Contact Center

5184 calls answered this week

Top 5 calls by area

Water Resources

Balance Inquiry – 1250
Bill Extension – 125
New Sign up – 212
Cutoff Requests – 138
General Info – 122

Field Operations

Bulk Guidelines – 97
HHW/Landfill/Transfer – 94
Repair Can/Garbage – 64
No Service/Garbage – 57
Dead animal pick-up - 52

All others

Police/Watch Operations – 275
Courts/Sheriff – 77
Overgrown Lots – 77
Privilege License – 57
Police Records – 48

Comments

We received a total of **1** comment this week:

Parks & Recreation – 1 comment:

- The first time I was there [Keeley Park], I felt completely satisfied with the staff on duty, cleanliness and safety. It was an over all enjoyable park. I look forward to going again and again!

Overall

Calls about overgrown lots and dead animals increased last week, and overall call volume remained very busy through the end of the week.

ZONING COMMISSION RESULTS

MEETING OF JUNE 11, 2012

AGENDA ITEM	REQUEST/LOCATION	**PROPOSED USE <small>* (Not binding if not stated as a condition)</small>	ACTION/VOTE	STAFF RECOMMENDATION	STATUS	SPEAKERS
Z-12-04-005	County RS-30 to City PI	All uses permitted in the PI zoning District	Favorable Recommendation	Approval	July 17, 2012 City Council Meeting	1 for; 0 opposed
	4229 Short Farm Road		9 to 0			
	City of Greensboro					
Z-12-06-001	LI to PUD	All uses permitted in the PUD (Planned Unit Development) zoning district except all residential uses, sexually oriented businesses, bars, brew pubs, night clubs and cemeteries.	Approved	Approval	Final unless appealed	1 for; 0 opposed
	1060 Gatewood Avenue		9 to 0			
	Dwayne Eric Sturdivant for Pinnacle Towers, Inc.					
Z-12-06-002	CD-RM-8 to CD-C-M	All uses allowed in the C-M (Commercial-Medium) zoning district except any use with a drive-thru.	Approved	Approval	Final unless appealed	2 for; 0 opposed
	2116 and 2120 Merritt Drive		9 to 0			
	S & C Enterprise, Inc. for G & T Properties					
Z-12-06-003	CD-RM-18 and CD-C-M to CD-RM-26	Multifamily uses limited to a density of not more than 20 units per acre	Approved	Approval	Final unless appealed	1 for; 2 opposed
	West of South Elm-Eugene Street and north of Wolfetrail Road		9 to 0			
	Marc Isaacson for Atlas 1 SPE LLC.					
Z-12-06-004	R-3 to CD-C-M	All office uses allowed in the C-M (Commercial-Medium) zoning district and movie and other theaters.	Approved	Approval	Final unless appealed	2 for; 0 opposed
	4094 Battleground Avenue		9 to 0			
	Henry Isaacson for Cross of Christ Lutheran Church					
Z-12-06-005	R-5 to CD-LI	Automobile, boat and motorcycle repair services	Approved	Approval	Final unless appealed	1 for; 0 opposed
	112 Aunt Mary Avenue		9 to 0			
	Curtis Moore for Maurice Wray					

** Please see staff report for full list of conditions and uses

If you have any questions about these results, please contact Frederick Boateng or Mike Kirkman at 336-373-2144