



February 15, 2013

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

IFYI HIGHLIGHTS

- LED Traffic Signals
- NCDOT Property Sales for Urban Loop
- Advertising Liens

Council Follow-Up Items

❖ **LED Traffic Signals**

As a follow-up to a question by Councilmember Wilkins at the January 28, 2013 Work Session, attached is a memorandum from Transportation Traffic Signal Section Manager Joe Mullinax, dated February 14, 2013, regarding the cost savings in switching all traffic signal lamps to LED light technology.

February 19, 2013 City Council Meeting Agenda Items

❖ **Agenda Items 11 & 12: NCDOT Property Sales for Urban Loop**

As a follow-up to questions from Council at the February 5, 2013 City Council Meeting, attached is a memorandum from City Engineer Ted Partrick, dated February 8, 2013, providing additional information on the four proposed properties for the Urban Loop. Two of these properties are on the agenda for the February 19, 2013 Council meeting.

❖ **Agenda Item 15: Advertising Liens**

Attached is a memorandum from Collection Division Manager Teresa Childress, dated February 8, 2013, regarding the City's general statute that requires the City to advertise liens as a first step in the foreclosure process.

Contact Center Feedback

Attached is the weekly report generated by our Contact Center for the week of February 4, 2013 through February 10, 2013.

Small Group Meetings

Attached is the small group meeting report for the week of February 7, 2013 through February 15, 2013, between City Staff and [more than two but less than five] Councilmembers.

DTR/mm
Attachments

cc: Office of the City Manager
Global Media

Department of Transportation
City of Greensboro



February 14, 2013

TO: Adam Fischer, P.E. Director of Transportation
FROM: Joe Mullinax, P.E. Traffic Signal Section Manager
SUBJECT: Cost Savings using LED Traffic Signals

The Greensboro Department of Transportation initiated a program to switch all traffic signal lamps from incandescent light bulbs to Light Emitting Diode (LED) light technology in 2001. GDOT maintains 486 signalized intersections and the change-out was completed in 2007.

A typical intersection with eight signal heads using 150-watt incandescent bulbs consumes approximately 657,000 watts of electricity annually. The same intersection, with LED lamps, consumes 78,840 watts of electricity annually. This results in an annual electrical cost savings of about \$840 per month per intersection.

The cost to convert the typical intersection to LED technology is approximately \$800.00. The upgrade pays for itself in electrical cost savings alone in less than one year. Also, the longevity of the LED lamps exceeds that of incandescent bulbs resulting in additional savings realized from reduced required maintenance due to burn-outs.

JM

cc: Chris Spencer, P.E. Engineering Division Manager



February 8, 2013

TO: David Parrish, Assistant City Manager

FROM: Ted Partrick, City Engineer

SUBJECT: Sale of Four Properties to NCDOT for Urban Loop
February 5, 2013, Council Agenda Items 21, 22, 23, 24

In response to a Council request for additional information on two of the items from the February 5 agenda, the following summary information is being provided. The areas of the properties proposed for sale are taken from the appraisals and the proposed deeds, which are in agreement.

Item 21 Resolution authorizing conveyance in the amount of \$178,000 of property located at 3501 Drawbridge Parkway.

11.692 Acres of right-of-way and 0.226 acres of permanent drainage easements are the amounts of property proposed for sale. This property is entirely within the flood plain and approximately 75% within the floodway itself. A bridge is being built at this location.

The description of the property that was furnished by the North Carolina Department of Transportation deed is being revised. The amount of property and its appraised value is correct and will not change. A portion of the City parcel at 3521 Drawbridge Parkway will be included in this proposed sale.

This item was **postponed** by Council for later consideration. The property description will be revised prior to re-submittal to Council for approval.

Item 22 Resolution authorizing conveyance in the amount of \$417,450 of property located at 3521 Drawbridge Parkway.

20.886 Acres of right-of-way is the amount of property proposed for sale. This property is entirely (98%, approximately) within the flood plain and approximately 20% within the floodway itself. A bridge is being built at this location.

The description of the property that was furnished by the North Carolina Department of Transportation deed is being revised. The amount of property and its appraised value is correct and will not change. No portion of the City parcel at 3521 Drawbridge Parkway is included in this proposed sale.

This item was **postponed** by Council for later consideration. The property description will be revised prior to re-submittal to Council for approval.

Item 23 Resolution authorizing conveyance in the amount of \$467,650 of property located at 2870 Horse Pen Creek Road.

4.225 Acres of right-of-way and 0.079 acres of permanent utility easements are the amounts of property proposed for sale. This property is a portion of Carolyn Allen Park. The appraised amount includes both the value of the property being purchased and damages to the value of the remaining park property.

This sale was **approved** by Council.

Item 24 Resolution authorizing conveyance in the amount of \$4,250 of property located at 3747 Near Battleground Avenue.

0.167 Acres of right-of-way and 0.055 acres of temporary construction easement are the amounts of property proposed for sale. The property proposed for sale is within the flood plain. The parcel is entirely within the flood plain with approximately 80% within the floodway.

This sale was **approved** by Council.

TP

cc: Butch Simmons, Director, Engineering & Inspections



February 8, 2013

TO: Rick Lusk, Finance Director
FROM: Teresa Childress, Collections Division Manager
SUBJECT: Advertising Liens

Lien Advertising Process

According to General Statute 105-369, it is required that the City advertise liens on real property as the first step in the foreclosure process. If the City does not advertise, it does not affect the validity of the liens, but without this necessary step, the City cannot use foreclosure as a collection remedy. It is sometimes necessary to foreclose when all other collection remedies have been exhausted. According to the City Charter Section 6.83, utility liens must be advertised for four successive weeks and State Statutes require that special assessment liens (nuisance abatements, boarding up of structures, and demolition of substandard structures) be advertised no earlier than March 1. Historically, the City has advertised both utility and special assessment liens for four successive weeks in a local newspaper publication during the month of March each year. Prior to advertising, the collection procedures are as follows:

- Notices are mailed to debtor
- Collection calls made to debtor and/or mortgage company (special assessments)
- Debt is submitted to the NC Debt Set-Off Program 60 days past due date
- Letter notifying debtor of intent to advertise is mailed 30 days prior to publication

The cost of newspaper advertising is partially absorbed by the City, and is primarily shared with the debtor. An advertising fee is calculated by the City each year, based on the previous year's lien advertising costs and a small amount is included for inflation and administrative costs. That amount is added to the original amount owed on each delinquent account after the advertising process has been completed and must be paid in order to satisfy the lien.

Other methods of advertising can be used, i.e. Greensboro Television Network (GTN), internet, etc., but they cannot be used in lieu of the newspaper advertisement per State Statute. A newspaper with general paid circulation in the City must be used; it does not necessarily have to be the largest, but it cannot be based on the following:

- Newspapers with only a few subscribers
- Newspapers with subscribers in only a certain portion of the City

- Free newspapers or internet-only
- Newspapers in existence for less than six months
- Monthly newspapers

After review of payment activity during the four week advertising period in 2012, an additional 10% of assessments and 5% of utility liens were paid as a result of the advertising, above and beyond the substantial payments received after the "Intent to Advertise" letter was received by the debtor. To achieve advertising cost savings, we recommend using a different publication that meets state requirements this year and expect total advertising costs to be approximately \$18,240 - \$22,800, a reduction of \$5,760 - \$7,200 from previous years.

In addition, we plan to post the advertised lien detail on the City's website, for expanded coverage but it is not recommended to use GTN due to the more than 500 entries that would need to repeatedly scroll on the screen.

TC

cc: Marlene Druga, Deputy Finance Director

**Public Affairs
Contact Center Weekly Report
Week of 2/4/13 – 2/10/13**

Contact Center

4957 calls answered this week

Top 5 calls by area

Water Resources

Balance Inquiry – 1170
IVR/Pay by Phone – 349
New Sign up – 199
General Info – 137
Bill Extension – 135

Field Operations

Bulk Guidelines – 76
Mattress Collection – 61
HHW/Landfill – 58
Bulk/Recycle Calendar – 55
No Service/Garbage – 54

All others

Police/Watch Operations – 272
Courts/Sheriff – 74
Privilege License – 50
HR/Employment – 30
Inspections – 27

Comments

We received a total of **2** comments this week:

Field Operations - 2 comments:

- Caller reported a pothole on Lendew St. last week. He wanted to compliment the crew because the repair was completed quickly and they did an excellent job.
- Customer thinks additional brown can should be at no charge. To charge for can discourages recycling.

Overall

Calls about the Mattress Go Round collection program increased last week. Otherwise, we received the normal mix of calls. Call volume remained steady for the week.



SMALL GROUP MEETINGS

Date	Councilmember	Person Contacted / Department	Subject	Council Notification Date
February 13, 2013	Councilmember Abuzuaiter Councilmember Kee	City Manager Roth	East Greensboro	February 15, 2013
February 14, 2013	Mayor Pro Tem Johnson Councilmember Bellmay-Small Councilmember Vaughan	City Manager Roth Assistant City Manager Scott	MWBE Disparity Study	February 15, 2013
February 15, 2013	Councilmember Abuzuaiter Councilmember Hoffmann	City Manager Roth Assistant City Manager Scott	MWBE Disparity Study	February 15, 2013