



November 12, 2010

TO: Mayor and Members of Council  
FROM: Rashad M. Young, City Manager   
SUBJECT: Items for Your Information

---

### **Contact Center Feedback**

Attached is the weekly report generated by our Contact Center for the week of 11/01/10 – 11/07/10.

### **November 16, 2010, City Council Meeting**

- **Agenda Item #11**– Alternative Sidewalk Ordinance Amendment. Attached is a memorandum from Adam Fischer, Director of Transportation, dated November 11, 2010, regarding the proposed sidewalk ordinance amendment, which provides background information on the on-going issues as well as staff recommendations.
- **Agenda Item #21**– Draft of Council Meeting Procedure Change.

### **Water Rate Scenarios**

At the November 9, 2010, City Council meeting, Council asked Staff to prepare updated rate sheets and debt service coverage tables based on three scenarios:

- 1) reduce all customer rates by 6%;
- 2) reduce City customer rates by 3% and leave the County customer rates at the current level; and,
- 3) reduce City customer rates by 3% and increase the County customer rates by 2.5 times the new City customer rate.

The attached documents include new rate sheets for the three proposals and an updated table reflecting the new debt service coverage levels and unrestricted cash reserves as a percent of operating and maintenance costs. Council has previously received information in the Manager's weekly Items for Your Information on the following dates: October 15, 2010, October 29, 2010, and November 5, 2010.

### **Panhandlers Ordinance**

In response to a request from Councilmember Dianne Bellamy-Small at the August 17, 2010 City Council meeting, Channel 13 produced a Public Service Announcement (PSA) for the Panhandlers Ordinance. This video briefly explains the new ordinance and outlines the process to obtain the free license. Panhandlers and all solicitors and vendors that do not have a fixed location must wear their privilege license around their neck on a lanyard so that their name, type of license, and date of expiration is clearly visible. The PSA concludes with contact information, phone number and address. The video will run at various times throughout the day and will continue through the next six months.

**Recent Legislation Concerning Local ABC Board**

Attached is a memorandum from Jamiah Waterman, Acting Chief Deputy City Attorney, dated November 9, 2010, outlining the recent changes in legislation concerning the local Alcohol Beverage Commission (ABC) board that was signed into law by Governor Perdue on July 21, 2010. Most of these changes went into effect October 1, 2010.

**Monthly Update from Library**

Attached are the monthly Library Incident Report by Category and the Internet Usage Statistics for the dates of September 20 to October 20, 2010.

**White Street Landfill Methane Gas Agreement**

Attached is a memorandum from John Shoffner, Economic Development Manager, dated November 10, 2010, regarding the City's agreement with ITG, as it relates to the methane gas that is generated by the White Street Landfill and staff's recommendation. A Public Hearing is planned for the December 7, 2010, City Council Meeting.

**Solid Waste RFP Process**

At the Tuesday, November 9, 2010 City Council Meeting, Council passed a motion direction staff to develop a new RFP process for solid waste disposal. At the meeting, staff committed to providing Council with a timeline for when a new RFP would be ready for Council review. We anticipate having an RFP available for review by City Council during the first two weeks of January 2011.

**Zoning Commission Meeting**

Attached are the results of the Zoning Commission Meeting on November 8, 2010.

**Public Affairs Department  
Contact Center Weekly Report  
Week of 11/01/10 - 11/07/10**

**Contact Center**

5769 calls answered this week

**Top 5 calls by area**

Water Resources

Balance Inquiry – 1845  
New Signup – 243  
Bill Extension – 219  
General Info – 191  
Cutoff – 165

Field Operations

Bulk Guidelines – 94  
Loose Leaf Collection – 60  
No Service/Garbage – 55  
Appliance Pickup – 49  
Repair Can/Garbage – 37

All others

Police/Watch Operations – 382  
Landfill/Transfer/HHW – 119  
Courts/Sheriff - 88  
Police Records - 65  
Board of Elections – 37

**Comments**

We received a total of 5 comments this week:

**Field Operations – 2 comments:**

- Citizen lives in an area where we began leaf pickup today and in her neighborhood, very few leaves have fallen. She feels this is a waste of gas and time and delays pickup of any leaves that fall until the second cycle begins.
- Caller is unhappy with leaf collection. He wants leaves picked up when they fall. Leaves in his area start falling in August. Different leaves drop at different times and the city should plan pickup schedule based on types of trees in the area.

**Transportation – 1 comment:**

- Citizen responding to sign asking for opinion about speed cushions. She does not like them because they are too high and too rough to get across. There are too many of them.

**Public Affairs – 1 comment:**

- New resident stated she was disappointed in Greensboro because there were no messages on the website or on the after-hours voice message system as to what time the City of Greensboro started trick-or-treating on Sunday.

**Water Resources – 1 comment**

- Caller says she has always suspected the city was overcharging citizens for water. Recently, her suspicions were confirmed when she read in the paper that the city has been ripping off citizens and overcharging them for water. She states it was on every newspaper and TV channel. She states that she wants the amount she has been overcharged refunded to her. She went on to add that she thanks Obama and the city for coming out and renovating her house with all new appliances and everything that they have done for her otherwise.

**Overall**

Calls relating to the water bill changes continued to increase last week. Calls about loose leaf collection and for the Board of Elections also increased. Call volume was busy through the end of the week.

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 with underlines and deleted text shown with strikethroughs.)

Section 1. That Subsections (F) through (H) of Section 30-9-10.2, Required Locations, are hereby amended to read as follows:

- (F) Sidewalks are not required along new and existing local and collector streets within industrial parks located outside of the city limits and served by City water and/or sewer, where the following conditions are found by the Transportation Director to exist:
- 1) The proposed development is within an area mostly consisting of existing industrial development, *where no sidewalks are present*,
  - 2) The character, size and density of the developments are such that pedestrian demand is expected to be limited, and
  - 3) No transit service or greenway route exists or is planned in that location.
- (G) Where sidewalks are not required to be provided, the developer shall provide a graded area without obstructions, located adjacent to the right-of-way and sufficient to allow for future sidewalk construction meeting City standards. This graded area will be kept free from landscaping (shrubs, trees, fences, walls, etc.), including landscaping that would otherwise be required by ordinance. A sidewalk easement will be conveyed to the City where required due to insufficient right-of-way.
- (H) The Transportation Director may grant a Type 1 Modification (See Sec. 30-4-11) for sidewalk requirements in this section.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

Department of Transportation  
City of Greensboro



November 11, 2010

**TO:** Rashad Young, City Manager

**FROM:** Adam Fischer, Director of Transportation

**SUBJECT: Proposed Sidewalk Ordinance Amendment**

**Background:**

On March 19, 2002, City Council unanimously adopted the "Greensboro Walkability Policy". This Policy was developed to address growing citizen concerns expressed over lack of adequate pedestrian facilities in Greensboro and Council's realization of how important walkability is to the overall transportation system. The Walkability Policy is a comprehensive strategy to improve the pedestrian environment in Greensboro and is supported by several adopted plans such as the Comprehensive Plan, the Long Range Transportation Plan, the Consolidated Plan, and the Sustainability Action Plan. On December 3, 2002, City Council adopted new ordinance language requiring sidewalks to be built along new and existing streets in conjunction with subdivision and site plan development. The Sidewalk Ordinance is an important piece of the comprehensive strategy to improve the pedestrian environment in Greensboro and has resulted in the construction of approximately 30 miles of sidewalk by private land developers. Likewise, the City of Greensboro has installed approximately 38 miles of sidewalk since the adoption of the walkability policy in 2002. The 68 miles of sidewalk built over the past eight (8) years by private developments and by the City of Greensboro have effectively expanded Greensboro's sidewalk network. Despite these initiatives, Greensboro still has a sizable sidewalk deficiency. Greensboro Department of Transportation (GDOT) is developing plans and funding strategies to install approximately one hundred (100) miles of sidewalk over the next ten (10) years to address the most critical sidewalk needs in Greensboro as identified in the Bicycle, Pedestrian, and Greenway (BI-PED) plan which was adopted in 2006.

**Issue:**

Areas outside the City Limits that receive City water and sewer are required to follow the City of Greensboro Development Ordinance including sidewalk installation. This has caused some concern in industrial areas outside the City that were "built-out" without sidewalks prior to the adoption of the sidewalk ordinance. In response to these concerns, staff developed the following ordinance language for the Planning Board to consider at their October 20, 2010 meeting:

(F) Sidewalks are not required along new and existing local, sub-collector and collector streets within industrial parks in the City's Water and Sewer Service Area, where the following conditions are found by the Transportation Director to exist:

- i.) The proposed development is within an area mostly consisting of existing industrial development with average lot sizes of two acres or more, where no sidewalks are present;
- ii.) The character, size and density of the developments are such that pedestrian demand is expected to be limited, and the street frontage of the area is significant (at least 400 feet);
- iii.) No transit service or greenway route exists or is planned in that location.

(G) Where sidewalks are not required to be provided, the developer shall provide a graded area without obstructions, located adjacent to the right-of-way and sufficient to allow for future sidewalk construction meeting City standards. This graded area will be kept free from landscaping (shrubs, trees, fences, walls, etc.), including landscaping that would otherwise be required by ordinance. A sidewalk easement will be conveyed to the City where required due to insufficient right-of-way.

The Planning Board was concerned with the lot size and street frontage requirements, made some modifications to the proposed ordinance language, and adopted the following, which will be considered by City Council at their November 16, 2010, meeting:

(F) Sidewalks are not required along new and existing local and collector streets within industrial parks located outside of the city limits and served by City water and/or sewer, where the following conditions are found by the Transportation Director to exist:

- i.) The proposed development is within an area mostly consisting of existing industrial development,
- ii.) The character, size and density of the developments are such that pedestrian demand is expected to be limited, and
- iii.) No transit service or greenway route exists or is planned in that location.

(G) Where sidewalks are not required to be provided, the developer shall provide a graded area without obstructions, located adjacent to the right-of-way and sufficient to allow for future sidewalk construction meeting City standards. This graded area will be kept free from landscaping (shrubs, trees, fences, walls, etc.), including landscaping that would otherwise be required by ordinance. A sidewalk easement will be conveyed to the City where required due to insufficient right-of-way.

Staff recommends that the language adopted by the Planning Board be modified slightly so that sidewalks are still required for proposed development within an industrial area **where sidewalks are present**. Staff recommends that condition i) be modified as follows:

- i.) The proposed development is within an area mostly consisting of existing industrial development where no sidewalk exists,

Staff also recommends use of the following definition of industrial park to reduce the potential for future confusion or contention over the applicability of this ordinance provision:

**Industrial Park:** An area of platted development with industrial uses comprised of one (1) or more buildings containing unrelated and separately operated uses occupying individual sites, which are interrelated by the utilization of a combination of common facilities, such as driveway entrances, public or private street network, parking areas, maintenance and other services

Staff supports these changes to the development ordinance for industrial areas outside the City Limits where no sidewalks exist, as the language changes will allow more flexibility to apply sidewalk requirements in these areas.

**Other Issues:**

During discussion over the proposed ordinance language with the Planning Board, a local developer and a representative of TREBIC asked that the proposed ordinance language not be limited to industrial parks outside the City that receive City water and sewer. Staff expressed concerns to the Planning Board about not requiring sidewalks in industrial parks inside the City limits. The Planning Board decided to limit the ordinance language to apply to areas outside the City limits, but said that they would be open to future changes to the sidewalk ordinance.

**Concerns:**

There are several concerns if the ordinance language adopted by the Planning Board on 10/20/2010 is applied to industrial parks inside the City Limits:

- 1.) The language adopted by the Planning Board would allow the sidewalk exemption in certain cases in industrial parks even if sidewalks exist in the area. Staff recommends amending the language so that new developments within industrial parks where sidewalks exist provide needed sidewalk infrastructure.
- 2.) Sidewalks are generally needed in industrial parks to provide pedestrian access to and safety in the area. Industrial parks are often found in close proximity to a residential or commercial area and sidewalks provide a safe pedestrian connection. A good example of a recent residential development being built in close proximity to industrial park development is Robyn's Glen at the corner of Regional Road and Airport Center Drive.
- 3.) Sidewalks in industrial parks not only provide a link between residential and commercial areas, but they in many cases provide a needed link to existing and future transit services.
- 4.) Sustainable communities should include a mix of land uses and sidewalks in order to reduce motorized vehicular trips and reduce the carbon footprint. Mixed-use development should include industrial land-use in close proximity to residential and commercial development (similar to the old "mill village" model).
- 5.) The City plans to build twenty-nine (29) miles of sidewalk over the next ten (10) years in industrial areas to meet the pedestrian needs in those areas and to fill gaps in the sidewalk network. Some of the industrial areas targeted for sidewalk are located along Swing Road, E. Bessemer Avenue, Elm-Eugene Street, W. Market Street and W. Friendly Avenue.
- 6.) Sidewalks and pedestrian amenities are an important element of community quality of life. Quality of life is often cited as an important determinant of an area's

competitiveness in attracting and retaining economic activity including major corporate installations.

- 7.) National safety studies indicate that a section of roadway without sidewalks can be expected on average to have 2.6 times more (walking along the roadside crashes) than a street with sidewalks on both sides, and 1.2 times more such accidents than a street with sidewalks on one side (*Design and Safety of Pedestrian Facilities*, Institute of Transportation Engineers, 1998). Partly for this reason, ITE and the Federal Highway Administration recommend sidewalks on urban and suburban streets.

The City has utilized a couple of options in the past to reduce development costs associate with economic development projects. These options include the use of economic development bond funds for the installation of the required infrastructure such as sidewalks. In addition, NCDOT has funded required roadway and sidewalk improvements as an economic development incentive.

Please let me know if you need additional information.

AF

cc: Bob Morgan, Deputy City Manager  
Andy Scott, Assistant City Manager



City of Greensboro  
City Council  
Agenda Item

<b>TITLE:</b> Motion to adopt the Council Meeting format change to become effective February 1, 2011	
<b>Department:</b> Legislative	<b>Meeting Date:</b> November 16, 2010
<b>Contact 1:</b> Mayor Knight	<b>Public Hearing:</b> n/a
<b>Phone:</b> Ext. 2397	<b>Advertising Date / Advertised By:</b> n/a
<b>Contact 2:</b> Betsey Richardson	<b>Council District:</b> All
<b>Phone:</b> Ext. 2396	<b>Authorized Signature:</b>
<b>Attachments:</b> Proposed Format Change; Sample Agendas; Speaker from the Floor Sign Up Sheet	

**PURPOSE:**

Changes to the format for City Council meetings will facilitate more functional delivery of services to city residents, and afford city staff a better opportunity to understand and react to issues raised by citizens and businesses in connection with interactions with city government. Council is requested to approve the recommended changes in the meeting format.

**BACKGROUND:**

Regular meetings for the Greensboro City Council are set in the Code of Ordinances with respect to administration. An amendment to the ordinances is required when the time and/or date for regular City Council meetings is proposed to be changed. The City Council last amended the Code of Ordinances in 1997 when it adopted a twice monthly regular meeting format in place of the previous three-time monthly meeting format. Interested stakeholders including members of the bar association, Neighborhood Congress, developers, the North Carolina League of Municipalities, and others have been contacted to alert them to this proposed change, and to afford an opportunity to speak to the matter at this City Council meeting.

The City Clerk will be reseated next to the City Manager and City Attorney, and will introduce each agenda item. This places the Clerk in an improved position to document the meeting as it progresses, and it provides an enhanced sense of decorum to the meeting. It is proposed that the speaking time for public hearing zoning items be changed from twenty minutes pro and con, and rebuttals from five minutes pro and con to fifteen minutes pro and con and five minutes rebuttals which are consistent with times permitted by the Zoning Commission. By making presentation times before City Council and Zoning Commission consistent, applicants will avoid the necessity of changes in documents and narratives, thus saving time and expense. Zoning Commission meetings occur one week after the items have been presented to City Council allowing adequate time for applicants to make appeals to the City Council.

City Council meeting format changes are delineated in the first attachment to this memo.

Citizens who wish to address city council during the public comment period will be required to register one week in advance of speaking, on a first-come, first-serve basis. This is similar to other cities policies that resulted in improved council and staff follow up on citizen concerns and issues and the ability to group speakers on similar topics, thus enhancing and monitoring time limits for speakers (three minutes each/ thirty minutes maximum). (Note: NC statute requires each City Council to provide a reasonable amount of time at least once each month for speakers on non-agenda matters who speak before it).

It is believed the enumerated changes will result in improved service to our citizens, organizations and businesses by establishing more regularity in meeting structure, timely access to City Council each month on public hearing and business issues ability of non-agenda item speakers to appear and speak at times that afford access to necessary transit before and after the meeting. The changes should enhance staff's ability to understand issues beforehand that come to Council, and be better prepared to respond and offer assistance as needed.

Agenda Item: 21

The recommended changes are consistent with best practices in several major North Carolina Cities and with guidance provided through the North Carolina League of Municipalities and Institute of Government.

**BUDGET IMPACT:**

..

There is no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

It is recommended that City Council adopt this meeting format change, effective with the first regular City Council meeting in February, 2011. This will allow sufficient time to instruct staff about the changes, as well as other interested stakeholders.

## CITY COUNCIL MEETING CHANGES

- The first Tuesday televised Council meeting will consist of presentations, consent items, public hearings, and City Manager addenda as required.
- The third Tuesday televised Council meeting will consist of presentations, consent items, business items, City Manager addenda, Speakers from the Floor on **non-agenda items**, and Mayor and City Council comments and board and commission appointments.
- The fourth Tuesday Work Session will consist of updates and presentations of staff from 4:00 to 6:30 p.m. and Speakers from the Floor at the conclusion of the Work Session but no later than 6:30 p.m.
- Closed Sessions will take place at 4:00 prior to the first and/or third Tuesday Council meeting if required.
- Special meetings will continue to be called as deemed necessary.
- The City Clerk will introduce the items on the agenda.
- Speakers to **agenda items** will be required to sign up at the door on the night of the Council meeting. Speakers will be allotted three minutes per speaker.
- Speakers to zoning items will be allotted fifteen minutes for each side with a five minute rebuttal period.
- Speakers from the Floor on **non-agenda items** will be required to sign up using the Request & Petition of Citizens form one week prior to the meeting with the City Clerk or the Deputy City Clerk and will be able to speak at the second Council meeting and from 6:30 – 7:00 p.m. at Council Work Sessions. The form and instructions will be available to download on the City website with phone number, email address, mailing address and fax number of the appropriate personnel in the City Clerk's office.
- The City Clerk will provide the Manager and Mayor a listing of speakers from the Floor and the topic they wish to speak on prior to the City Council meeting and Work Session.
- If adopted, this process will become effective February 1, 2011 and due notice will be given to the public of the change.

**REGULAR MEETING**  
**FIRST TUESDAY OF THE MONTH**

DATE  
5:30 P.M.  
COUNCIL CHAMBER

1. Invocation
2. Pledge of Allegiance to the Flag
3. Recognition of Courier
4. Council Procedure for Conduct of the Meeting

PRESENTATIONS

**CONSENT AGENDA ITEMS**  
**(One Vote)**

**PUBLIC HEARING ITEMS**

ADDENDUM WHEN NEEDED

Attachments for Council's Information:

1. Report of Disbursements (if available)

**INFORMATION FOR THE PUBLIC**

- For safety purposes, all packages, handbags and briefcases will be visually inspected by security prior to individuals entering the Council Chambers.
- At hearings involving rezoning applications, proponents and opponents shall be provided 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 **three (3)** minutes rebuttal.
- Speakers who wish to speak to other agenda items will be allowed a maximum of **three (3)** minutes.
- **Speakers on non-agenda items will be allowed to speak at the second Council meeting of the month and for thirty minutes at the conclusion of the City Council Work Session on the fourth Tuesday of the month but no later than 6:30 p.m.**
- **Speakers on non-agenda items will be required to sign up the week before the Council meeting with the City Clerk and may contact the City Clerk at 336.373.2397 or by email at \_\_\_\_\_.**
- A closed session may be held at this meeting.
- The Council will consider all public hearing and **consent** items listed on the agenda. If the meeting continues to 11:00 p.m., Council will adjourn the meeting after all agenda items have been considered; speakers from the floor and Council comments at the end of the meeting will not be heard. Council reserves the right to change the conduct of the meeting.
- Prior to the date of the meeting, contact Channel 13 at 333-6922 if you have electronic presentations.
- Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City Clerk's Office at 373-2397 or 333-6930 (TDD).
- Citizens attending public meetings of the Greensboro City Council will be provided free parking after 5:00 p.m. in the public lot located at Washington/Eugene Streets, Governmental Center, Greensboro, NC.
- **The next regular City Council meeting will be held on Tuesday, \_\_\_\_\_, 2011 at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building.**

..

**REGULAR MEETING**  
**THIRD TUESDAY OF THE MONTH**  
**DATE**  
**5:30 P.M.**  
**COUNCIL CHAMBER**

1. Invocation
2. Pledge of Allegiance to the Flag
3. Recognition of Courier
4. Council Procedure for Conduct of the Meeting

PRESENTATIONS

**CONSENT AGENDA ITEMS**  
**(One Vote)**

**BUSINESS ITEMS**

ADDENDUM

**PUBLIC COMMENT PERIOD**

Speakers from the Floor (Each speaker will be allowed a maximum of three (3) minutes on non-agenda items and cannot cede their time to another speaker. Speakers from the floor will be limited to a maximum of thirty (30) minutes.)

Matters to be discussed by the Mayor and Members of the Council (if time permits)  
-Boards and Commissions Appointments

Matters to be presented by the City Manager (if time permits)

Attachments for Council's Information:

1. Report of Disbursements (if available)

**INFORMATION FOR THE PUBLIC**

- **For safety purposes, all packages, handbags and briefcases will be visually inspected by security prior to individuals entering the Council Chambers.**
- At hearings involving rezoning applications, proponents and opponents shall be provided 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 **three (3)** minutes rebuttal.
- Speakers who wish to speak to other agenda items will be allowed a maximum of **three (3)** minutes.
- **Speakers on non-agenda items will be allowed to speak at the second Council meeting of the month and for thirty minutes at the conclusion of the City Council Work Session on the fourth Tuesday of the month but no later than 6:30 p.m..**
- **Speakers on non-agenda items will be required to sign up the week before the Council meeting with the City Clerk and may contact the City Clerk at 336.373.2397 or by email at \_\_\_\_\_.**
- A closed session may be held at this meeting.
- The Council will consider all **consent and** business items listed on the agenda. If the meeting continues to 11:00 p.m., Council will adjourn the meeting after all agenda items have been considered; speakers from the floor and Council comments at the end of the meeting will not be heard. Council reserves the right to change the conduct of the meeting.
- Prior to the date of the meeting, contact Channel 13 at 333-6922 if you have electronic presentations.
- Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City Clerk's Office at 373-2397 or 333-6930 (TDD).
- Citizens attending public meetings of the Greensboro City Council will be provided free parking after 5:00 p.m. in the public lot located at Washington/Eugene Streets, Governmental Center, Greensboro, NC.
- **The next regular City Council meeting will be held on Tuesday, \_\_\_\_\_, 2011 at 5:30 p.m. in the Council Chamber of the Melvin Municipal Office Building.**

COUNCIL WORK SESSION  
FOURTH TUESDAY  
DATE  
4:00 P.M.  
PLAZA LEVEL CONFERENCE ROOM

ITEMS

**PUBLIC COMMENT PERIOD**

Speakers will be allotted thirty minutes at the conclusion of the Work Session but no later than 6:30 p.m. **Speakers will be required to sign up the week before the Work Session with the City Clerk and may contact the City Clerk at 336.373.2397 or email at \_\_\_\_\_.** (Each speaker will be allowed a maximum of three (3) minutes on non-agenda items and cannot cede their time to another speaker.)

**Prior to the date of the Work Session, contact Channel 13 at 333-6922 if you have electronic presentations.**

**Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City Clerk's Office at 373-2397 or 333-6930 (TDD).**

## REQUEST & PETITION OF CITIZENS TO THE GREENSBORO CITY COUNCIL

The City Council meets in regular session on the first and third Tuesdays of each month. On the first Tuesday, requests by citizens will **not** be heard; on the third Tuesday, requests by citizens will be heard after the addendum items; at the work session held on the fourth Tuesday of the month, requests by citizens will be heard **at the conclusion of the work session but no later than 6:30 p.m.** Requests by citizens to appear on the City Council agenda should be addressed to the City Clerk. In an effort to aid the citizens and the city council, use of this form is required.

If there is additional back-up information a citizen wishes to present to the City Council, it should be submitted along with this form. Speakers will be allotted three minutes each at the meeting. All information submitted with this form becomes public information and is subject to release at the request of the public and news media. Thank you.

PLEASE PRINT ALL INFORMATION: E-MAIL \_\_\_\_\_

NAME \_\_\_\_\_ TELEPHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

ORGANIZATION / INDIVIDUAL REPRESENTED: \_\_\_\_\_

I WISH TO ADDRESS THE CITY COUNCIL ON: \_\_\_\_\_  
(Date)

TOPIC: Statement of presentation you wish to make and statement of action you wish Council to take. Attach additional sheets if needed.

---

---

---

---

---

\_\_\_\_\_  
Signature

**THIS FORM MUST BE RETURNED BY MONDAY, 12:00 NOON, ONE WEEK PRIOR TO THE SCHEDULED MEETING\*.** Once this form is submitted, no further reminder will be given; it will be up to the citizen to attend the appropriate meeting. Citizens may call the City Clerk's office to confirm receipt of their form and submittal to the appropriate city council agenda date and time.

PLEASE RETURN THIS FORM TO: CITY CLERK  
300 W. WASHINGTON STREET  
GREENSBORO, NC 27401  
336.373.2397

**MAIL TO:** P. O. BOX 3136  
GREENSBORO, NC  
27402

FAX 336.574.4003

**EMAIL:** [betsey.richardson@greensboro-nc.gov](mailto:betsey.richardson@greensboro-nc.gov)

**\*NOTE:** IF A HOLIDAY FALLS IN THE TIME FRAME, PLEASE CALL THE CLERK'S OFFICE TO DETERMINE DEADLINE.

## Rate Decrease Scenarios Effect on Key Ratios

### Rate Decrease FY 10-11 (January through June 2011)

Key Assumptions (Option 1):	Impact (Option 1):
<ul style="list-style-type: none"> <li>- Rescind July 1, 2010 Water &amp; Sewer Rate Increase for City residents</li> <li>- No rate increases for the next (4) years</li> <li>- Use MCI payment to Retire \$5,040,000 in Outstanding Debt and Eliminate the FY 10-11 \$27,300,000 Bond Issue with PAYGO funding of Incinerator replacement and clearwell replacement totaling \$22,696,455</li> <li>- Maintain Unrestricted Cash at 50% of O&amp;M Expenses</li> <li>- City/County Trust Fund proceeds reserved for Unplanned Economic Development projects</li> </ul>	<ul style="list-style-type: none"> <li>- Fall Below Minimum Debt Service Coverage Goal</li> <li>- Reduce Debt Service Cost Next (3) Years</li> <li>- FY 14-15: Fund Required Debt Service Reserve of \$8,760,000 when Coverage Ratio drops to 1.50 per Bond Covenant</li> <li>- Delay \$32.8 million in PAYGO capital improvements or include them in FY12-13, FY13-14 &amp; FY14-15 Bond Issues</li> <li>- Alternate: Inc. Rates as shown &amp; restore PAYGO projects</li> </ul>

Annual Debt Service Coverage (times Net Revenue can cover Debt Service)	Actual 2008	Actual 2009	Actual 2010	Estimated 2011	Estimated 2012	Estimated 2013	Estimated 2014	Estimated 2015
<b>Actual Results</b>	2.58	2.23	2.45					
<b>Current Projections - July Rate Inc. of 6%, 0%, 2.5%, 0% &amp; 10.5%</b>				1.96	2.06	2.00	2.03	2.00

#### OPTION 1

<b>Rescind 6% Rate Increase January to June 2011</b>				1.84				
<b>with No Rate Increase July 2011, 2012, 2013 &amp; 2014</b>					1.80	1.65	1.67	1.31
<b>or with July Rate Inc. of 4.65%, 3.65%, 0.0% &amp; 10.5%</b>					2.00	2.00	2.02	2.00

#### OPTION 2

<b>Reduce Rate Inc. to 3% inside City Jan. 1; leave County rates as is</b>				1.91				
<b>with July Rate Inc. of 0.0%, 3.65%, 0.0% &amp; 10.5%</b>					2.00	2.00	2.02	2.00

#### OPTION 3

<b>Reduce Rate Inc. to 3% Jan. 1 and Inc. outside City rate from 2.0 times</b>				1.95				
<b>to 2.5 times inside rate with July Rate Inc. of 0.0%, 3.0%, 0.0% &amp; 10.5%</b>					2.05	2.01	2.04	2.00

Goal = 85% to 100% of Aa1 median (1.99 to 2.34)

Moody's MEDIAN (Aaa) 2.74      Moody's MEDIAN (Aa1) 2.34      Moody's MEDIAN (Aa2) 2.22

Unrestricted Reserves as a Percentage of O&M (Unrestricted Cash per Statement of Net Assets)	Actual 2008	Actual 2009	Actual 2010	Estimated 2011	Estimated 2012	Estimated 2013	Estimated 2014	Estimated 2015
<b>Actual Results</b>	52.2%	60.7%	69.2%					
<b>Current Projections - July Rate Inc. of 6%, 0%, 2.5%, 0% &amp; 10.5%</b>				55.9%	54.2%	55.2%	58.3%	58.5%

#### OPTION 1

<b>Rescind 6% Rate Increase January to June 2011</b>				56.2%				
<b>with No Rate Increase July 2011, 2012, 2013 &amp; 2014</b>					50.0%	50.0%	50.0%	50.0%
<b>or with July Rate Inc. of 4.65%, 3.65%, 0.0% &amp; 10.5%</b>					54.8%	55.5%	58.4%	59.2%

#### OPTION 2

<b>Reduce Rate Inc. to 3% inside City Jan. 1; leave County rates as is</b>				59.0%				
<b>with July Rate Inc. of 0.0%, 3.65%, 0.0% &amp; 10.5%</b>					57.4%	58.0%	60.8%	61.8%

#### OPTION 3

<b>Reduce Rate Inc. to 3% Jan. 1 and Inc. outside City rate from 2.0 times</b>				60.7%				
<b>to 2.5 times inside rate with July Rate Inc. of 0.0%, 3.0%, 0.0% &amp; 10.5%</b>					60.7%	61.7%	65.2%	66.6%

Goal = 85% to 100% of Aa1 median (81.1% to 95.4%)

Moody's MEDIAN (Aaa) 96.9%      Moody's MEDIAN (Aa1) 95.4%      Moody's MEDIAN (Aa2) 75.6%

## Examples of Typical Average Water and Sewer Bills

Assumes 6 Units of Consumption

	Within City Limits		Outside City Limits	
<b>2009 rate (before 7-1-10)</b>	\$34.70		\$69.40	
<b>2010 rate (current)</b>	\$36.75		\$73.50	
<b>Revision 1-1-11:</b> revise inside City limits to 3% increase; Outside City limits remains same (6%)	\$35.77	3.084%	\$73.50	5.908%
<b>Revision 1-1-11</b> revise inside City limits to 3% increase; Outside City changed to 2.5 times inside City limits	\$35.77		\$89.48	28.934%

## City of Greensboro – 2009 Water and Sewer Rates

### Quarterly Residential Accounts

Billed every three months / Inside the City

#### Water

Billing and availability fee *	\$8.85
Up to 9 units	\$1.60 per unit
10th through the 30th units	\$2.30 per unit
31st through the 60th units	\$2.90 per unit
61st and greater units	\$4.00 per unit

#### Wastewater

Billing and availability fee *	\$8.85
All units	\$2.85 per unit

\* Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$14.25 for customers inside the City.

### Monthly Residential Accounts

Water	Inside	Outside
Billing and availability fee **	\$2.95	\$5.90
Up to 3 units	\$1.60 per unit	\$3.20 per unit
4th through the 10th unit	\$2.30 per unit	\$4.60 per unit
11th through the 20th unit	\$2.90 per unit	\$5.80 per unit
21st and greater units	\$4.00 per unit	\$8.00 per unit

#### Wastewater

Billing and availability fee **	\$2.95	\$5.90
All units	\$2.85 per unit	\$5.70 per unit

\*\* Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$4.75 for customers inside the City and \$9.50 for customers outside the City.

### Non-Residential Accounts

#### Volume Charges (in addition to billing and availability fee)

Water	Inside	Outside
All Units	\$2.30 per unit	\$4.60 per unit

  

Wastewater	Inside	Outside
All Units	\$2.85 per unit	\$5.70 per unit

#### Billing and Availability Fees\*\*\*

Meter Size	Inside	Outside
5/8"	\$2.95	\$5.90
3/4"	\$4.75	\$9.50
1"	\$15.00	\$30.00
1 1/4"	\$36.00	\$72.00
1 1/2"	\$60.00	\$120.00
2"	\$100.00	\$200.00
3"	\$200.00	\$400.00
4"	\$315.00	\$630.00
6"	\$600.00	\$1,200.00
8"	\$965.00	\$1,930.00

\*\*\* Fees are billed per service provided, so if water and wastewater are provided, a separate fee will be charged for each.

### All Sprinkler Accounts

	Inside	Outside
Billing and availability fee ^	\$4.75	\$9.50
Water	\$4.00 per unit	\$8.00 per unit

^ Fee shown applies to customers with 3/4" meters. Refer to chart above for other meter sizes or if converted from quarterly to monthly.

One Unit Equals 748 Gallons

## City of Greensboro Water and Sewer Rates (effective July 1, 2010)

### Monthly Residential Accounts

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
Billing and availability fee **	\$3.15	\$6.30
Up to 3 units	\$1.70 per unit	\$3.40 per unit
4th through the 10th unit	\$2.45 per unit	\$4.90 per unit
11th through the 20th unit	\$3.05 per unit	\$6.10 per unit
21st and greater units	\$4.25 per unit	\$8.50 per unit
<b>Wastewater</b>	<b>Inside</b>	<b>Outside</b>
Billing and availability fee **	\$3.15	\$6.30
All units	\$3.00 per unit	\$6.00 per unit

\*\* Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$5.05 for customers inside the City and \$10.10 for customers outside the City.

**One Unit Equals 748 Gallons**

### All Sprinkler Accounts

	<b>Inside</b>	<b>Outside</b>
Billing and availability fee ^	\$5.05	\$10.10
Water	\$4.25 per unit	\$8.50 per unit

^ Fee shown applies to customers with 3/4" meters. Refer to Billing and Availability chart for other meter sizes.

**One Unit Equals 748 Gallons**

### Non-Residential Accounts

#### Volume Charges (in addition to billing and availability fee)

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
All Units	\$2.45 per unit	\$4.90 per unit
<b>Wastewater</b>	<b>Inside</b>	<b>Outside</b>
All Units	\$3.00 per unit	\$6.00 per unit

#### Billing and Availability Fees\*\*\*

<b>Meter Size</b>	<b>Inside</b>	<b>Outside</b>
5/8"	\$3.15	\$6.30
3/4"	\$5.05	\$10.10
1"	\$16.00	\$32.00
1 1/4" ****	\$38.00	\$76.00
1 1/2"	\$64.00	\$128.00
2"	\$106.00	\$212.00
3"	\$212.00	\$424.00
4"	\$334.00	\$668.00
6"	\$636.00	\$1,272.00
8"	\$1,023.00	\$2,046.00

\*\*\* Fees are billed per service provided, so if water and wastewater are provided, a separate fee will be charged for each.

\*\*\*\* 1 1/4" Meters will no longer be set

**City of Greensboro Water and Sewer Rates ( potentially effective January 1, 2011)  
Changes to a 3% (from 6%) increase for inside accounts only**

**Monthly Residential Accounts**

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
Billing and availability fee **	\$3.05	\$6.30
Up to 3 units	\$1.65 per unit	\$3.40 per unit
4th through the 10th unit	\$2.38 per unit	\$4.90 per unit
11th through the 20th unit	\$3.00 per unit	\$6.10 per unit
21st and greater units	\$4.12 per unit	\$8.50 per unit
<b>Wastewater</b>		
Billing and availability fee **	\$3.05	\$6.30
All units	\$2.93 per unit	\$6.00 per unit

\*\* Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$4.90 for customers inside the City and \$10.10 for customers outside the City.

**One Unit Equals 748 Gallons**

**All Sprinkler Accounts**

	<b>Inside</b>	<b>Outside</b>
Billing and availability fee ^	\$4.90	\$10.10
Water	\$4.12 per unit	\$8.50 per unit

^ Fee shown applies to customers with 3/4" meters. Refer to Billing and Availability chart for other meter sizes.

**One Unit Equals 748 Gallons**

**Non-Residential Accounts**

**Volume Charges** (in addition to billing and availability fee)

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
All Units	\$2.38 per unit	\$4.90 per unit
<b>Wastewater</b>		
All Units	\$2.93 per unit	\$6.00 per unit

**Billing and Availability Fees\*\*\***

<b>Meter Size</b>	<b>Inside</b>	<b>Outside</b>
5/8"	\$3.05	\$6.30
3/4"	\$4.90	\$10.10
1"	\$15.00	\$32.00
1 1/4" ****	\$37.00	\$76.00
1 1/2"	\$62.00	\$128.00
2"	\$103.00	\$212.00
3"	\$206.00	\$424.00
4"	\$325.00	\$668.00
6"	\$618.00	\$1,272.00
8"	\$994.00	\$2,046.00

\*\*\* Fees are billed per service provided, so if water and wastewater are provided, a separate fee will be charged for each.

\*\*\*\* 1 1/4" Meters will no longer be set

**City of Greensboro Water and Sewer Rates ( potentially effective January 1, 2011)  
Changes to a 3% (from 6%) increase for inside accounts; uses 2.5 factor for outside**

**Monthly Residential Accounts**

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
Billing and availability fee **	\$3.05	\$7.63
Up to 3 units	\$1.65 per unit	\$4.13 per unit
4th through the 10th unit	\$2.38 per unit	\$5.95 per unit
11th through the 20th unit	\$3.00 per unit	\$7.50 per unit
21st and greater units	\$4.12 per unit	\$10.30 per unit
<b>Wastewater</b>		
Billing and availability fee **	\$3.05	\$7.63
All units	\$2.93 per unit	\$7.33 per unit

\*\* Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$4.90 for customers inside the City and \$12.25 for customers outside the City.

**One Unit Equals 748 Gallons**

**All Sprinkler Accounts**

	<b>Inside</b>	<b>Outside</b>
Billing and availability fee ^	\$4.90	\$12.25
Water	\$4.12 per unit	\$10.30 per unit

^ Fee shown applies to customers with 3/4" meters. Refer to Billing and Availability chart for other meter sizes.

**One Unit Equals 748 Gallons**

**Non-Residential Accounts**

**Volume Charges** (in addition to billing and availability fee)

<b>Water</b>	<b>Inside</b>	<b>Outside</b>
All Units	\$2.38 per unit	\$5.95 per unit
<b>Wastewater</b>		
All Units	\$2.93 per unit	\$7.33 per unit

**Billing and Availability Fees**\*\*\*

<b>Meter Size</b>	<b>Inside</b>	<b>Outside</b>
5/8"	\$3.05	\$7.63
3/4"	\$4.90	\$12.25
1"	\$15.00	\$37.50
1 1/4" ****	\$37.00	\$92.50
1 1/2"	\$62.00	\$155.00
2"	\$103.00	\$257.50
3"	\$206.00	\$515.00
4"	\$325.00	\$812.50
6"	\$618.00	\$1,545.00
8"	\$994.00	\$2,485.00

\*\*\* Fees are billed per service provided, so if water and wastewater are provided, a separate fee will be charged for each.

\*\*\*\* 1 1/4" Meters will no longer be set



November 9, 2010

**TO:** Becky Jo Peterson-Buie, Interim City Attorney

**FROM:** Jamiah Waterman, Acting Chief Deputy City Attorney

**SUBJECT:** Recent Legislation Concerning Local ABC Boards

On July 21, 2010, Governor Perdue signed into law H.B. 1717. This legislation makes sweeping changes to the operation and oversight of local ABC boards. Many of these changes impact the City of Greensboro by virtue of the City Council's role as the "appointing authority" for the Greensboro ABC Board. I will highlight the pertinent changes below. The changes were effective October 1, 2010, unless specified otherwise.

- Effective January 1, 2011, The Greensboro ABC Board ***shall*** submit a copy of its monthly enforcement report to the City Council no later than five (5) business days after it receives the report. The enforcement report details arrests, violations and other enforcement efforts.
- The City Council ***may***, with the approval of the ABC Commission, reduce the size of the Greensboro ABC Board from five (5) members to three (3) members.
- Typically board members shall not be compensated more than \$150.00 per board meeting. However, the City Council ***may***, with the approval of the ABC Commission, set compensation above \$150.00 per board meeting.
- Any newly hired general manager of the Greensboro ABC Board cannot earn a salary exceeding the salary authorized for the Clerk of Superior Court for Guilford County unless the salary is approved by the City Council.
- The Greensboro ABC Board ***may*** either use the State's reimbursement policies set out in N.C.G.S. § 138-6 or use the City's travel policies for reimbursement of its board members and employees. If the ABC Board wishes to use the City's reimbursement policies the City Council, in its sole discretion, ***shall*** first confirm that the ABC Board's policy conforms to the City's travel policies and that the City approves the policy. Any excess expenses not covered by the policy ***shall*** only be paid with the prior authorization of the City's finance officer.

- The general manager, each store manager, the finance officer and each board member must be bonded in an amount not less than \$50,000.00. The City Council *may* increase the amount of the bond required for any employee or board member who handles Board funds.
- The ABC Board's budget together with a budget message *shall* be submitted to the City Council no later than June 1 of each year. The adopted budget, including any amendments, *shall* be filed with the City.
- The City Council, in its sole discretion, *may* consent to the City's finance officer serving as the finance officer for the Greensboro ABC Board.
- The Greensboro ABC Board *shall* submit its annual audit to the City Council. The Greensboro ABC Board *shall* also submit to any other audits and submit any reports demanded by the City Council.
- It is now unlawful for the ABC Commission or any of its members to attempt to coerce the City Council to appoint a particular person as a member of the Greensboro ABC Board.
- The ABC Commission has the authority to determine whether the Greensboro ABC Board is meeting established performance standards. If the Greensboro ABC Board is not meeting its standards, the City Council, in consultation with the ABC Commission, *shall* develop and deliver a performance improvement plan to the board. If the Board continues to fail to meet the performance standards the ABC Commission may close stores, close the board or merge the board with another local board.
- The City Council *may* remove any board member or board employee for cause. Cause is defined as: disqualification of the individual under the law; a violation of the ABC laws; failure to complete training required by law or the Commission; engaging in any conduct constituting moral turpitude; or engaging in conduct which brings the local board or the ABC system into disrepute. The steps to remove any board member or board employee are outlined below:
  1. The City Council shall first provide to the person written findings of fact supporting the removal.
  2. The City Council shall also provide the person with notice of the availability of a hearing before the Commission.
  3. If the person requests a hearing, the removal is stayed until the Commission makes its decision. However, the Commission may determine that the public interest requires the person's immediate removal.
  4. The Commission must hold the hearing within fifteen (15) days of the person's request. The hearing is informal, but the person or their counsel may examine all evidence and present evidence in their own behalf. The standard of review by the Commission is de novo. The City Council will be represented by a Commission hearing officer. It takes a vote of two-thirds (2/3) of the Commission's members to remove the employee or board member. The Commission shall make findings of fact and conclusions of law. The

written decision must be delivered to the person and the City Council within fifteen (15) days of the hearing.

5. The person may appeal the Commission's decision to the Court of Appeals. The standard of review for an appeal shall be abuse of discretion. The sole remedy for a local board member or employee shall be the reinstatement of the board member or employee to the local board with back pay. All awards for back pay shall be paid by the local board from which the board member or employee was removed.
6. These procedures are in addition to the local board's procedures concerning the disciplinary action of its employees.

Please let me know if I may be of further assistance.

JKW

# Boards and Commissions Roster

## " ABC Board

ABC Board Members	District	Initial Date of Appointment	Current Term Expires
Roger Cotton	4	6/5/2007	7/3/2013
Robert J. Feldes	5	12/16/2008	7/3/2012
Yolanda Leacraft	1	8/4/2008	7/3/2011
Nancy Stewart	1	6/21/2005	7/3/2011
Jesse Warren	3	2/4/2003	7/3/2010

**Greensboro Public Library**  
**Library Incident Report by Category**  
**September 20-October 20, 2010**

<b>Incidents by Category</b>	<b>Central Library</b>	<b>Benjamin Branch</b>	<b>Glenwood Branch</b>	<b>Hemphill Branch</b>	<b>Kathleen Edwards Family Branch</b>	<b>McGirt-Horton Branch</b>	<b>Vance-Chavis Branch</b>	<b>Total no. of Incidents</b>	<b>Total no. of Bans</b>
Assault	2	0	0	1	0	0	0	3	1
Alcohol	1	0	0	0	0	0	0	1	0
Communicating Threat	2	0	0	0	0	0	0	2	1
Computer Misuse	0	0	0	1	0	0	0	1	0
Customer Complaint	1	0	0	0	0	0	0	1	0
Disorderly Conduct	9	0	0	0	0	0	1	10	9
Drug Paraphernalia	1	0	0	0	0	0	0	1	0
Eating	1	0	0	0	0	0	0	1	1
Fire	0	0	0	0	0	0	0	0	0
Indecent Behavior	0	0	0	0	0	0	0	0	0
Littering	0	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0
Medical	0	0	0	0	0	0	0	0	0
Missing Person	1	0	0	0	0	0	0	1	0
Panhandling	0	0	0	0	0	0	0	0	0
Pornography	3	0	0	0	0	0	0	3	2
Sleeping	5	0	0	0	0	0	0	5	5
Smoking	0	0	0	0	0	0	0	0	0
Theft	5	0	0	0	0	0	0	5	2
Trespassing	3	0	0	0	0	0	0	3	0
Unattended Child	0	0	0	3	0	0	0	3	0
Vandalism	3	0	0	0	0	0	0	3	1
Weapons	1	0	0	0	0	0	0	1	1
Warrant	0	0	0	0	0	0	0	0	0
Other*	0	0	0	1	0	0	0	1	0
<b>Grand Total</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>45</b>	<b>23</b>

\*Police inquiry made at Hemphill Library about parking lot vandalism of city vehicles.

**Greensboro Public Library Internet Usage Statistics**  
**9:00 a.m. 9/20/2010 - 9:00 p.m. 10/20/2010**

**Background Information:**

- Number of overall web hits - 100% of web hits for the period in question  
96,371,266
  
- Number hits on the porn category – (percent)  
80,711 (.08%) eight hundredths of one percent
  
- Number of computer users  
45,113



November 10, 2010

**TO:** Andrew S. Scott, Assistant City Manager

**FROM:** John Shoffner, Economic Development Manager

**SUBJECT:** White Street Landfill Methane Gas Agreement with ITG

The City has received a request from ITG dated 11/1/10 to extend for one additional year the 10/19/07 ED incentive agreement that provides them with access to up to 100% of the methane gas generated by Phase II of the City's White Street landfill. The current agreement ends on December 31, 2010.

It is felt that a one year agreement providing continued access to the gas will not conflict or prohibit the City's longer-term efforts to convert the waste-gas stream into a revenue source. Options that are being considered include: (1) purchasing a generator that would be powered by the methane gas to generate electricity that could in turn be sold back into the power grid or used to power the City's Townsend water treatment plant electrical requirements, (2) converting to liquid gas that could be transported off-site and used to fuel vehicle fleets, (3) purchasing of a fuel cell that could be powered by the gas and used to produce clean energy similar to the generator option, or (4) investing in technology to clean up the gas such that it could be sold back into the natural gas distribution infrastructure. All of these options will require capital investment to implement. In order to properly determine the value of the gas and its estimated useful life, a final decision will also need to be made on whether to reopen the landfill or keep it closed to new organic matter. If it stays closed, the methane gas supply has likely peaked and will gradually decline over time. If the landfill is reopened to new organic matter, the supply of methane gas will increase as the new material decomposes thereby increasing the life and potential revenue stream associated with the gas. We feel it will take approximately a year or more to fully review and make a final decision on the methane gas longer-term options. In that interim period, if the agreement with ITG is not approved, the methane gas generated by the landfill will be flared via our emissions control device.

North Carolina General Statute section 158.7.1 requires a local government that enters into an economic development agreement to hold a public hearing. In order to present this matter to City Council for action to be taken at the December 7, 2010 meeting, we need to be able to present the economic impact realized by retaining the existing jobs and capital investment at the White Oak plant and the incentive value of providing access to the methane gas for an additional year. Thus, we still need a letter from ITG requesting that the City consider continuing to allow them access to the methane gas generated by the landfill and stating what they are committing to in regards to retaining jobs, average wages and capital investment in Greensboro in exchange for access to the gas.

Per the 9/24/10 IFYI methane gas memo, City staff has researched the appropriate methodology to fairly value the methane gas generated by decomposition of organic matter at the White Street landfill and proposes using the Henry Hub natural gas spot price as of the date of the public hearing as a proxy for

the value of the methane gas that would be transferred to the White Oak plant. Henry Hub is the pricing point for natural gas futures contracts traded on the New York Mercantile Exchange and for the North American natural gas market. The physical location of the Henry Hub is Erath, Louisiana.

The Henry Hub spot price was \$4.02 per million Btu "MMBtu" as of 9/22/10. The price is expected to average \$4.54 per MMBtu for all of 2010 and increase to \$4.76 MMBtu in 2011. The actual price may be more or less and is dependent on the recovery of industrial production, the weather, and supplies of natural gas.

City staff plans to present the ITG request to access the methane gas for the period of January 1, 2011 through December 31, 2011 at the December 7<sup>th</sup> City Council meeting. We will also share an analysis of the value of retaining the White Oak manufacturing jobs and the plant as a going concern in Greensboro for consideration by Council as a decision on the request is deliberated. Consideration of the request will be a public hearing item and citizens will have an opportunity to speak on the matter.

JS

**ZONING COMMISSION RESULTS\*\***

**MEETING OF NOVEMBER 8, 2010**

AGENDA ITEM	REQUEST/LOCATION	PROPOSED USE <small>* (Not binding if not stated as a condition)</small>	ACTION/VOTE	STAFF RECOMMENDATION	STATUS	SPEAKERS
Z-10-09-003	LI to CB	All uses allowed in the CB (Central Business) zoning district	Approved	Approval	Final (Unless Appealed)	1 for; 0 opposed
	321 East Friendly Avenue		7 to 0			
	Richard L. Moore for Weaver Foundation, LLC					
Z-10-11-001	RS-5 to CD-PI	Educational Facilities	Approved	Approval	Final (Unless Appealed)	1 for; 0 opposed
	4603-4615 Yanceyville Road		7 to 0			
	Guilford County Board of Education for Carrolland Corporation					
Z-10-11-002	County AG and County RS-40 to City CD-PI	Educational Facilities	Favorable Recommendation	Approval	January 18, 2011 City Council Meeting	1 for; 0 opposed
	4617 - 4621 and 4701-4703 Yanceyville Road		7 to 0			
	Guilford County Board of Education for Rachel G. Norton and Reedy Fork Baptist Church					
Z-10-11-003	CD-RM-18 to CD-RM-18	312 Multi-Family Dwelling Units	Approved	Approval	Final (Unless Appealed)	1 for; 2 opposed
	3636 McConnell Road		7 to 0			
	Steve Cline for Innisbrook Village, LLC.					
Z-10-11-004	R-3 and C-M to CD-LI	All uses allowed in the LI (Light Industrial) zoning district <b>except</b> any use with a drive-thru, convenience stores with fuel pumps, passenger terminals, all indoor and outdoor recreation	Approved	Approval	Final (Unless Appealed)	2 for; 4 opposed
	A Portion of 4717-4733 US Highway 29 North		7 to 0			
	Thomas A. Baynes et al					
Z-10-11-005	PUD to CD-C-M	All uses allowed in the C-M (Commercial-Medium) zoning district <b>except</b> bus and rail terminals, taxi dispatch terminals, sexually oriented business and recycling collection points	Approved	Approval	Final (Unless Appealed)	1 for; 0 opposed
	1819-1827 Spring Garden Street and 953-999 Chapman Court		7 to 0			
	Trace SP, LLC					
Z-10-11-006	R-3 to CD-C-N	Professional or Medical Offices	Approved	Denial	Final (Unless Appealed)	2 for; 0 opposed
	107 Lindley Road		7 to 0			
	James Roane for ITAC-50, LLC					
Z-10-11-007	R-3 to CD-O	All uses allowed in the O (Office) zoning district <b>except</b> Retreat Centers	Approved	Approval	Final (Unless Appealed)	1 for; 0 opposed
	411 Dolley Madison Road		7 to 0			
	Donald E. Johnson for Estate of Almeda G. Brown					

To view agenda with zoning conditions and maps, please visit our web site at: <http://www.greensboro-nc.gov/departments/Planning/boards/zoning/>

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