

## SUMMARY OF MINUTES

### PUBLIC WORKS COMMITTEE

5:40 P.M., TUESDAY, SEPTEMBER 9, 2008

COMMITTEE ROOM

ROOM 239, CITY HALL

---

*MEMBERS PRESENT:* Council Member Joycelyn V. Johnson, Chair  
Council Member Dan Besse  
Council Member Robert C. Clark

*MEMBER ABSENT:* Council Member Evelyn A. Terry, Vice Chair

*OTHERS PRESENT:* Council Member Molly Leight

Chair Johnson called the meeting to order and stated that the Committee would first consider the Consent Agenda. She requested to pull items C-3, C-5 and C-6 and asked if any items needed to be pulled for discussion. Council Member Besse requested to pull Item C-1. No other items were removed for discussion.

Council Member Clark made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Besse and carried unanimously.

#### CONSENT AGENDA

#### C-2. CONSIDERATION OF ITEMS RELATED TO FEDERAL EMERGENCY MANAGEMENT ASSISTANCE (FEMA) GRANT FUNDING:

- a. RESOLUTION APPROVING CITY PARTICIPATION IN A FLOODING ASSISTANCE PROJECT ACROSS PRIVATE PROPERTY AND APPROVAL OF A FEMA GRANT PROJECT AT 550 KINARD DRIVE. [*\$26,342 from Stormwater Funds.*]
- b. RESOLUTION APPROVING CITY PARTICIPATION IN A FLOODING ASSISTANCE PROJECT ACROSS PRIVATE PROPERTY AND APPROVAL OF A FEMA GRANT PROJECT AT 164 QUEENSBURY ROAD. [*\$26,013 from Stormwater Funds.*]
- c. RESOLUTION APPROVING A DESIGNATION OF APPLICANT'S AGENT FORM ALLOWING STAFF TO EXECUTE AND FILE APPLICATIONS FOR FEMA GRANT ASSISTANCE.

- C-4. RESOLUTION FIXING DATE FOR A HEARING ON PETITION TO CLOSE AND ABANDON A PORTION OF BUNTING LANE IN THENORTH WARD (Council Member Malloy) – *Petition of A. Dennis Peck. Public Hearing: October 27, 2008.*
- C-7. RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONGESTION MITIGATION AND AIR QUALITY AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- C-8. RESOLUTION APPROVING REVISED PROJECT DESCRIPTION FOR THE BROAD STREET ROAD IMPROVEMENT PROJECT.
- C-9. CITY MANAGER REPORT ON PROPOSED KEY WORK ITEMS FOR FY 08-09.
- C-10. CITY/COUNTY UTILITY COMMISSION EXECUTIVE SUMMARY.
- C-11. APPROVAL OF PUBLIC WORKS COMMITTEE SUMMARY OF MINUTES - *August 12, 2008.*
- C-1. UPDATE ON STREETCAR FINANCING OPTIONS.

Mr. Stan Polanis, Department of Transportation Director, stated that possible financing options for streetcars are listed in the report that was provided to Committee Members and noted that the federal government does not see the economic potential that would be provided by streetcar transportation, and opposes funding for it. Mr. Polanis also stated that possible funding options are federal grants, tax increment financing (TIF), leveraged real estate, or the construction of a shorter rail system that could potentially be funded by private contributors. He further stated that streetcar transportation is growing in popularity within the United States and economic development seems to follow it.

Mr. Gregory M. Turner, Assistant City Manager/Public Works, stated that federal, state and local funding will be needed to make streetcar transportation a reality in this area. He also stated that staff needs to further research what type of system to pursue.

Council Member Besse noted that streetcars are not only valuable for transportation, but for economic development as well, as it boosts property value and aids in downtown revitalization. He requested staff further explore the option of Project Development financing, including TIF bonds, private financing and a percentage of revenue from increase property taxes.

Chair Johnson requested that several methods of transportation be reviewed to determine what will be the most efficient for the City.

Council Member Besse stated that streetcar transportation will enhance the viability of other transportation systems and that streetcar transportation should be an addition to the City's current bus transportation system and not an alternative.

Mr. Polanis stated that a light rail system is likely to develop from a Piedmont Authority for Regional Transportation initiative making it more likely to receive federal funding.

Council Member Besse noted that an advantage of a streetcar system is that construction would be street level and less invasive than a commuter rail system, so it would also take less time to build.

Chair Johnson requested that the item be brought back to Committee in December.

C-3. ORDINANCE AMENDING SECTION 75-35 OF THE CITY CODE RELATING TO CITY PARTICIPATION IN DRAINAGE PROJECTS ACROSS PRIVATE PROPERTY.

In response to Chair Johnson's question of how staff is making the community aware of updates and changes, Mr. Turner stated that staff will work with the Marketing and Communications Department to provide information to citizens and that Council Members will receive information in their Strategic Plan updates. He also stated that an item was presented at the September 8 Finance Committee meeting regarding the City's participation in 70/30 projects for citizens who have financially suffered due to severe flooding although they possess flood insurance. Council Member Burke requested a list of properties that have requested City assistance but do not have flood insurance and thereby do not qualify for the 70/30 program.

Council Member Clark made a motion to approve the item. The motion was duly seconded by Council Member Besse and carried unanimously.

C-5. UPDATE ON ELECTRIC DRIVE STREET CLOSING PETITION. *[Item continued from the August Public Works Committee meeting.]*

Mr. Turner reviewed the details of the property as well as any permits that have been obtained by the property owner, access to the property and any potential traffic concerns.

Council Member Clark requested that the information included in the Agenda Book be provided to the citizens in attendance with interest in this item.

In response to Council Member Leight's question, Mr. Turner stated that, to his knowledge, Tax Lot 012 was zoned residential.

Council Member Besse noted that there is a misimpression that an existing portion of Electric Drive has been petitioned for closure, while in actuality, a portion of the road extension, known as a paper road, is petitioned for closure. If closed, this portion of the road will prevent further extension of the existing Electric Drive and the land will be divided equally among the adjoining property owners.

In response to Chair Johnson's question regarding the Community Appearance Commission's involvement, Mr. Turner stated that Forsyth County took the property owner to court because of back taxes. The court delegated to the County on behalf of the City and County the authority to auction the land, so it was never owned by the City. Heirs of the original property owner were uncommunicative, therefore the back taxes built up and the property was auctioned.

Chair Johnson requested that an update on this item be brought back to the October Public Works Committee meeting.

C-6. RESOLUTION APPROVING A REVISED POLICY ON ROAD CLOSURES AND ABANDONMENTS.

Chair Johnson stated that she did not have any questions on this item.

Council Member Clark made a motion to approve the item. The motion was duly seconded by Council Member Besse and carried unanimously.

GENERAL AGENDA

G-1. RESOLUTION ADOPTING A GREENHOUSE GAS EMISSIONS REDUCTION TARGET AND ESTABLISHING THE COMMUNITY SUSTAINABILITY PROGRAM COMMITTEE.

Mrs. Wheelock stated that Mr. Randy Rogers, Property Maintenance Superintendent, has worked with the International Council for Local Environmental Initiatives (ICLEI) on a greenhouse gas (GHG) emissions inventory audit in the interest of the City's commitment to sustainability. The report will complete milestones two and three which cover the review of the inventory audit and recommended goals for proceeding. Milestones four and five are the implementation and monitoring of a program. She also stated that staff used software provided by ICLEI, community and City departmental support to complete the tasks. Staff recommends adoption of the resolution so it can proceed to milestones four and five. She further stated that it is recommended to establish a position within the Property Maintenance Department to manage sustainability and a committee structure to manage any additional work.

Mr. Rogers presented a summary of the GHG emissions report and recommendations.

Mr. Charlie Wilson stated that GHG emissions are a life and death problem and noted that while the City itself may not emit a large amount of GHG, City policies dictate a large part of the overall GHG emissions. He also stated that alternative methods of transportation should be encouraged, such as walking or riding a bike.

Council Member Clark requested a separate graph to highlight the City's electrical usage. He also noted that Utilities accounts for 72% of the total GHG emissions from electricity and natural gas and questioned whether or not Duke Energy could generate electricity differently to reduce emissions. He further noted that tradeoffs for emissions from streetlights could come from running the streetlights fewer hours each day or by utilizing different bulbs that are more energy efficient, and requested to know how water could be pumped more efficiently. Council Member Clark stated that offsets, such as purchasing land and planting trees, could help reduce GHG emissions.

Mr. Rogers stated that Duke Energy is in the process of installing solar panels throughout the state to generate electricity rather than the use of coal energy. He also stated that staff would bring back specific recommendations to the Committee for possible trade-offs and would ensure that the most efficient equipment and processes are being utilized.

Council Member Besse requested a more thorough breakdown of the 72% Utilities emissions source in Figure 6 on page 5 of the report to show the amount of emissions generated through heating, cooling and pumping water.

Mr. Rogers noted that figures were collected from a single source but staff can review sub-metering and other calculations to derive the requested figures.

In response to Council Member Besse's question, Mr. Lindsey Smith, Property Maintenance, stated that streetlights, heating and cooling account for less than 5% of all Utilities electrical consumption.

Council Member Besse requested that the Community Action Plan include a bullet point stating to promote the use of alternative transportation measures within the community, as alternative transportation may help to decrease the overall amount of GHG emissions produced by the City. He also requested that the GHG report be made available online.

In response to Council Member Leight's question, Mr. Rogers stated that the installation of solar panels will offset only a small percentage of Duke Energy's production needs currently fueled by coal power.

In response to Council Member Leight's inquiry, Mr. Turner stated that there is currently no new technology to make streetlights more energy efficient. He noted that light-emitting diode lighting is more costly and does not burn as bright, but does require less energy.

In response to Council Member Besse's comment regarding limitations, Mr. Rogers stated that staff would set goals that will allow for future technologies.

Council Member Clark requested that staff ensure efficient pumps and motors are used within Utilities to reduce GHG emissions.

Mr. Turner noted that utility stations are being designed to minimize pumping and consume less energy, and noted that older equipment consumes more electricity. He also stated that there is currently one water and one sewer plant being renovated with new technologies.

Ms. Elyse Jung, 521 Lynhaven Court, questioned how recommendations would be made for operations that are jointly managed by the City and County.

Mr. Turner stated that it would not be an issue for joint operations that are managed by the City, such as Inspections, Utilities, Planning and Transportation, as they are dictated by policies set by the City Council. Any County managed operations, such as the tax office of Board of Elections would be mandated by County policy.

In response to Ms. Jung's question, Mr. Rogers stated that information provided by Duke Energy was based on County reports and data for the Winston-Salem area was extruded.

Mr. David Wright, American Institute of Architects, City of Winston-Salem President, 119 Brookstown Avenue, Suite 100, stated that he would encourage staff to consider incentives to builders and developers to increase the efficiency of buildings. He also stated that in addition to water pumping, staff should also consider water conservation methods, allowing the use of gray water and the capture

and collection of rain water. He further stated that projected levels of reducing GHG emissions is low and by increasing mass transit options, GHG emissions levels will continue to rise. Mr. Wright noted that the U.S. Conference of Mayors has also adopted a 2030 resolution to reduce GHG emissions immediately by 50% and to be carbon-neutral by 2030.

Council Member Besse requested that any information discovered by Mr. Wright on the permitted use of gray water in residential areas, be provided to Council.

Mr. Turner noted that there is some legislation being discussed to loosen the restrictions on the use of gray water.

Mr. Wright expressed concern that during a previous drought situation, the City did not impose any mandatory restrictions on water usage and he encourages water conservation at all times.

Mr. Turner noted that decisions for restrictions must be made carefully based on local drought conditions, and staff will not impose restrictions upon citizens unless necessary.

Council Member Besse made a motion to approve the item. The motion was duly seconded by Council Member Clark and carried unanimously.

Mrs. Wheelock noted that the week of September 15 is the City's "Go Green" Week and includes a week of activities supporting sustainability initiatives and also noted that the City is involved in the North Carolina League of Municipalities "Green Challenge."

#### ADDITIONAL ITEM – RESOLUTION APPROVING CITY PARTICIPATION IN A DRAINAGE PROJECT ACROSS PRIVATE PROPERTY – 780 and 766 Arbor Road.

Council Member Clark presented an item regarding a large sink hole threatening the 780 Arbor Road property and the driveway of the 766 Arbor Road property. He requested that the City allow for a 70/30 project to work with the homeowner to repair the damage as soon as possible due to the urgency of the threat to the structure at 780 Arbor Road.

Mr. Turner noted that staff can remedy the situation but needs to determine what method to utilize as there are sanitary sewer lines, natural gas lines and other utilities nearby posing a potential hazard. He noted it will cost approximately \$100,000 to repair the damage.

Council Member Clark made a motion to approve the item contingent upon the agreement of all involved property owners. The motion was duly seconded by Council Member Besse and carried unanimously.

ADJOURNMENT: 7:00 p.m.