

- C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.
- a. Eugene Attucks 321 15th Street
- C-3. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE. *[Repairs more than 65% of value of structure (<65)]*.
- a. Jonda L. Corne 1323 Houston Street
- b. Virginia Baldwin 244 W. 23rd Street
- c. Eugene Attucks 321 E. 15th Street
Accessory Bldg.
- d. Virginia Baldwin 1320 Waughtown Street
- e. Kevin E. Davis 1460 Douglas Street
Accessory Bldg.
- f. C.W. Myers Trading Post 1915 E. 26th Street
- C-4. RESOLUTION AUTHORIZING ACCEPTANCE AND EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE HOUSING AUTHORITY OF WINSTON-SALEM AND THE CITY OF WINSTON-SALEM COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT.
- C-5. CONSIDERATION OF A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC ART DONATION FROM ARTSFEST WINSTON-SALEM.
- C-6. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *July 12, 2011*.
- C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.
- b. Goldfloss #3 Trust 1003 Goldfloss Street
- c. Goldfinger #7 Trust 1007 Goldfloss Street

Mrs. Martha Wheelock, Assistant City Manager, recognized ARTSfest co-founders Cathy Stanley and Kathleen Ramich in attendance and the public art donation they provided which was on display in the corner. It will be placed in Grace Court Park by the September 24 ARTSfest event. She also recognized Mr. Eric Elliot from the West End Association, present in support of ARTSfest.

Council Member Taylor noted that staff has attempted for some time to salvage these properties. He requested that they be photo-documented and that a salvage group be allowed to remove any valuable or historic items from the properties.

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

GENERAL AGENDA

G-1. PRESENTATION REGARDING THE TEN-YEAR PLAN TO END CHRONIC HOMELESSNESS.

Ms. Andrea Kurtz, Director, Ten-Year Plan to End Chronic Homelessness, gave the presentation.

In response to Chair Besse's questions, Ms. Kurtz stated that the definition of chronically homeless is one that has been homeless for one year or longer or has had four homeless episodes within three years and has a disability. She also stated that the Homeless Management Information System database (HMIS) is a state-maintained program and it is difficult to have data coded or reported and broken down to a county or city level. She further stated that database is funded through Continuum of Care Homeless Grants and Department of Housing and Urban Development funds.

Chair Besse requested a name and contact number for maintenance personnel of the HMIS database so that staff or City Council may reach out to them and urge them to work towards breaking down information so the City may see if the programs it is utilizing are working.

In response to Council Member Leight's question regarding emotional and mental disabilities, Ms. Kurtz stated that mental disabilities are a huge hindrance to providing help to the homeless population. She also stated that mental health services have undergone major overhauls nearly every year since she has served on the commission which makes it difficult for both providers and patients to receive services.

Council Member Adams expressed concern that while there is funding in place, there is a lack of data to ensure that it is being effectively utilized and showing what programs are working.

Council Member Montgomery expressed support for the work that is being done with the homeless population, but noted that staff needs to be able to utilize data that has been collected to sufficiently reduce the population, see where programs are lacking and what improvements can be made.

In response to Council Member Taylor's inquiry, Ms. Kurtz stated that singles stay in shelters longer because the general public is more inclined to help children rather than adults, and there are more resources for families because of the focus on children. There is also somewhat of a funding gap at the Federal, State and local levels.

Council Member Leight expressed her support of the Homeless Emergency and Rapid Transition to Housing system as it appears to keep citizens in homes once they are placed.

G-2. RESOLUTION AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY BY PRIVATE SALE (N.C.G.S. 160A-279) TO THE NORTHWEST CHILD DEVELOPMENT CENTERS AND FINANCING THE SALE OF THE LAND.

Mr. Derwick Paige, Deputy City Manager, indicated that staff is reviewing some component of forgiveness and some component of cost for Northwest Childcare Development Centers (NWCDC) to obtain the land to build a childcare facility. The total value of the property is \$362,000, with an opportunity for forgiveness of up to \$2,500 per job created and another opportunity for forgiveness based upon City taxes paid over a ten-year period, for total forgiveness of \$158,000, and an up-front payment to the City of \$203,754. The City would then take a subordinated deed of trust on the property and there would be forgiveness each year for the first ten years. At the end of that ten year period, if there is any obligation, NWCDC will have to make payments over five years. If additional jobs are created or higher taxes are paid, the City will forgive the loan amount sooner than anticipated.

In response to Chair Besse's questions, Mr. Paige explained that the Target Area Business Assistance Program was created in the late 1990's and has several criteria. A business must be located in a designated area within a Neighborhood Revitalization Strategy Area (NRSA), where 60% of the buildings must be vacant or below minimum housing code. Businesses may receive up to \$2,500 per job, \$2,000 of which is based upon a job paying more than \$8 per hour and the remaining \$500 based upon the individual residing within the NRSA. The general Economic Development Program provides a maximum of \$1,000 per job created. He also stated that as far as job creation, the NWCDC currently has a wait list of over 100 children, which will create jobs to allow new individuals to seek employment, or workers from a smaller facility may apply and then those positions can be back-filled.

In response to Council Member Taylor's question about the financial feasibility of the project, Mr. Paige stated that based upon a facility with the capacity to hold 190 children, after year two of operation, NWCDC will see a net profit. Their fees are \$165 to \$185 per child, per week, so they have the potential for \$130,000 monthly revenues with anticipated expenses of approximately \$124,000.

Council Member Taylor expressed his support of the project and as the downtown area grows, the service is more than necessary.

In response to Chair Besse's inquiry, Mr. Paige noted the City acquired the property in 2007-2008. It was in third loan position to Goler Community Development Corporation (CDC) behind Local Initiative Support Corporation (LISC) and BB&T, so the City stepped in to prevent foreclosure by paying off the LISC and BB&T loans. The City assumed the title to the land, allowed Goler CDC first right of refusal and Goler CDC is in the process of developing proposals for land use.

In response to Council Member Adams' questions, Mr. Paige stated after the sale of the property to NWCDC, the balance owed on the land will be \$508,000. He also stated that Goler CDC has a 12 month extension to May 2012 and the ability to request an additional extension to May 2013 as long

as progress is being made toward development. The amount owed on the land would have to be paid to the City unless another deal was structured for Goler CDC to assume the title to the land for development. Goler CDC is still considering a mixed use development, including residential and retail space, and it hopes to go public with a proposal within six months regarding moving forward. He further stated that no payments have been received on the property since the original LISC loan in 2008.

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

G-3. DISCUSSION OF ORDINANCE AMENDING CHAPTER 2 OF THE CITY CODE RELATING TO ADMINISTRATION:

- a. DISQUALIFICATION OF CONTRACTORS TO BID ON CONSTRUCTION CONTRACTS.
- b. REGULAR, SPECIAL AND EMERGENCY MEETINGS.
- c. ORDINANCE, RESOLUTIONS AND MOTIONS.

Mrs. Angela I. Carmon, City Attorney, summarized that various sections of Chapter 2 of the City Code could be amended to address recent concerns raised by City Council and staff. Section 2-3 will give the City Manager additional reasons to disqualify certain contractors from working on subsequent projects, based upon previous experiences.

In response to Council Member Taylor's inquiry regarding Section 2-3(a)10: Failure to satisfy contractual M/WBE requirements, Mrs. Carmon noted that as that area did not contain a strike-through nor an underline, it was not being changed, and the experiences she outlined did not apply to that area.

Council Member Montgomery requested that language be included that when the City Manager disqualifies a contractor, that the information be provided to City Council.

Mrs. Carmon reminded the Committee Members that contractors still have the right to appeal any disqualification to the City Council.

Council Member Leight noted that while she supports the recommended changes, she does not necessarily approve of the City Council acting in a judicial manner as it has in some cases.

Mrs. Carmon outlined that Section 2-33(b) will allow for a special or emergency meeting to be called by a majority of members instead of two. Section 2-33(g)2 will allow staff to notify City Council of Special meetings via phone and electronic means, versus personal delivery. Also, if during a City Council meeting, a date is set for a future Special meeting, the presence of any members constitutes a notice, and those who may be absent will be notified via phone or electronically. Section 2-40(e) will allow for an item that has received a vote of "no consideration" to be discussed at a second reading, prior to the vote.

In response to Chair Besse's question, Mrs. Carmon stated that substitute motions on a second reading will be allowed and she will clarify that in the amendment.

Mrs. Carmon noted that Section 2-40(a and b) will allow for the late addition of items to an agenda, following the standard 48-hour rule, based upon a majority vote of Council Members at that meeting.

Chair Besse noted that if members were not present at a previous meeting, they would have no knowledge that an additional item would be considered, which is not currently allowed, unless by unanimous approval. By consensus, an item will only be added with a unanimous vote.

Mrs. Carmon noted that Section 2-40(f) stipulates that ordinances not receiving a two-thirds majority vote require a second reading, and the second reading rule stipulates that no discussion will be heard from the floor.

Chair Besse expressed hesitation to allow discussion at the second reading because it could cause the same discussions to be held twice.

Council Member Montgomery noted that additional conversation might be beneficial on a second reading as a member's vote may be swayed.

Council Member Adams noted that additional information may have been presented between the two readings.

Chair Besse suggested that Committee Members provide additional comments to Mrs. Carmon before an action item is brought back in September.

G-4. DISCUSSION RELATING TO POSSESSION AND DISCHARGE OF FIREARMS.

Mrs. Carmon noted that the General Assembly recently amended gun laws to eliminate the City's broad authority to prohibit handguns in parks. While it can prohibit concealed handguns in recreation facilities, the statute does not provide definitions outlining the complex multi-purpose nature of parks. Staff has provided definitions and incorporated those in an amended ordinance to allow the City to prohibit concealed handguns in the described areas.

Council Member Taylor requested a cost analysis for additional signage needed to post in the various areas for notification of the new rules.

Mrs. Carmon noted that staff may also need to develop a list of specific facilities for inclusion in the ordinance prior to bringing an action item before the Committee again in September.

In response to Council Member Leight's question, Mrs. Carmon stated that a park in its entirety cannot be listed as a playground and this was the legislation's way of removing broad authority from municipalities, by allowing concealed handguns within parks, less any areas where children may be.

Council Member Montgomery questioned what can be done to make the City's passive parks more active.

Mrs. Carmon noted that even if individuals are prohibited from having concealed handguns at a playground, they can still have them locked in the glove compartment of their vehicles.

ADJOURNMENT: 7:52 p.m.