



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Draft City Council Work Session

Thursday, December 11, 2014

12:00 PM

Plaza Level Conference Room

1. Call To Order

This City Council work session of the City of Greensboro was called to order at 12:17 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Councilmembers Marikay Abuzuaite, Mike Barber, Jamal Fox, Sharon Hightower, Nancy Hoffmann, Yvonne J. Johnson, Zack Matheny and Tony Wilkins.

Absent: Mayor Nancy Vaughan.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Acting Deputy City Clerk, Angela R. Lord.

Councilmember Wilkins requested support from Council to direct City Manager Jim Westmoreland to research a public safety day or event; and for City Manager Westmoreland to bring Council options for a public safety appreciation day.

Discussion ensued regarding the number of employees; and Hanes Library already having something similar.

All Councilmembers present, except Councilmember Hightower approved the proposal.

Councilmember Wilkins stated Mayor Vaughan supported the proposal.

2. Presentations

ID 14-0856 Closed Session - Tom Carruthers

Moved by Councilmember Hoffmann, seconded by Councilmember Fox to go into closed session to preserve the attorney-client privilege between the City Attorney and Council and give instructions to the City Attorney concerning the settlement of a claim pursuant to N.C.G.S. 143-318.11 (a)(3); and to discuss matters relating to the location or expansion of industries or other businesses, including potential economic development incentives that may be offered in negotiations pursuant to N.C.G.S. 143-318.11 (a)(4).

Council recessed to closed session at 12:21 p.m.

Council reconvened at 1:52 p.m. with all members present except Councilmember Hightower.

Moved by Councilmember Fox, seconded by Councilmember Matheny to return to open session.

ID 14-0857 Greensboro Housing Authority (GHA) Overview - Tina Akers Brown

City Manager Westmoreland referenced Council's request for an update on the Greensboro Housing Authority (GHA); and introduced Tina Akers Brown to present the item.

Councilmember Hightower returned to the meeting at 1:54 p.m.

Ms. Brown made a PowerPoint Presentation (PPP); spoke to the mission of GHA; provided the history of the Housing Authority; spoke to the North Carolina General Statute Chapter 157 regulations; and outlined the makeup of the GHA Board of Commissioners.

Councilmember Hightower inquired as to the procedure for appointments; as to the requirements for Commissioners; referenced Commissioners from Districts 3 and 4; voiced concern for Districts without representation; and referenced a conversation with Mayor Vaughan regarding appointments.

Mayor Pro-Tem Johnson clarified that as Mayor she never made appointments.

Ms. Brown spoke to the laws that regulate Mayoral appointments.

Discussion ensued regarding Mayor Vaughan appointing by name only; nominations; former Mayor Robbie Perkins' history of making appointments; current Commissioner positions; the next appointment to be made in June 2015; upcoming reappointments; and District 1 being owed a representative.

Ms. Brown continued by describing jurisdictions; County representation; stated GHA was the third largest Housing Authority in the state; spoke to people being served; and provided demographics.

Councilmember Barber inquired as to Greensboro's Housing Authority being larger than the Raleigh Housing Authority; spoke to eliminating affordable housing; to getting the income up in the community; job creation; Economic Development; and assisting those in need.

Ms. Brown confirmed GHA was larger than Raleigh; spoke to mixed public housing; provided number of children accommodated; spoke to recommendations made by a real estate developer; skill sets of board members; to transformation at the GHA; and to district representation.

Councilmember Wilkins asked if Council had the authority to make mid-term appointments.

Discussion ensued regarding the Mayor making appointments; and clarifying appointments could not be made mid-term.

Ms. Brown spoke to public housing and income; voucher participants; population demographics; referenced impacts of the GHA; funding sources; to capital funds; and to the back log need of approximately \$30 million. Ms. Brown continued by referencing trends; spoke to housing assistance payments; grants; stated GHA had been approved for the Rental Assistance Demonstration Program (RAD); spoke to changing from public housing operating funds to a project based voucher; a portfolio grant award from HUD; stated GHA had applied for revenue bonds; and provided information on Hampton Homes.

Councilmember Hightower inquired as to rumors regarding Hampton Homes.

Ms. Brown clarified there would not be a turnover of the property; spoke to Greensboro properties; GHA being their own developer; not selling GHA properties; referenced plans for renovations and upgrades; and physical needs assessments. Ms. Brown continued by speaking of Claremont Courts; partnering with Laurel Street Residential Developers in Charlotte; spoke to issuing multi-family housing revenue bonds; outlined the approval process; spoke to conduit borrowing; and referenced upgrades planned for Claremont Courts.

City Manager Westmoreland inquired of City Attorney Tom Carruthers about internal revenue code requirements for the City.

City Attorney Carruthers spoke to the approval per tax code; referenced the structure of the tax code; and emphasized there was no cost or liability for the City.

Councilmember Fox inquired as to the minority participation on projects; and as to a timeline for work to be done at Claremont Courts.

Ms. Brown clarified the project had an approximate timeline of a year; spoke to minority participation; legal requirements on the Housing Authority; HUD requirements; referenced a monthly internal review; and spoke to minority funding percentages. Ms. Brown stated a day unit would be available for residents during renovations; spoke to overnight accommodations if needed; and stated GHA was not looking into relocations.

Discussion took place regarding contractors completing projects in a timely manner; and unanticipated issues.

Councilmember Fox voiced appreciation for the presentation; and requested updates periodically.

Discussion took place regarding open communication; collaboration on the master development plan for Smith Homes; the application process; applicant waiting list; applying online or at the GHA office; displacement fears; affordable housing; the Heritage House; and people being banned from the GHA due to violent or criminal behavior.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer W, Exhibit No.31 which is hereby referred to and made a part of these minutes)

ID 14-0858 Proposed Panhandling Ordinance Changes - Tom Carruthers

City Attorney Carruthers made a PowerPoint Presentation (PPP); outlined the Panhandling Ordinance revisions; and spoke to the removal of the two strike restriction.

Councilmember Wilkins asked about traffic accidents at intersections due to panhandlers; and requested staff to research and report back to Council.

Assistant City Manager Wesley Reid confirmed he would research for Council.

City Attorney Carruthers stated panhandling was constitutionally protected; the City's restrictions were constitutional; referenced cases on the west coast; the 4th Circuit laws; and stated the City's laws were appropriate. City Attorney Carruthers spoke to panhandling violations; referenced priority calls for the Police Department; panhandling restrictions; and spoke to protecting the community.

Councilmember Wilkins requested a copy of the panhandling restricted areas.

Councilmember Barber voiced his opinion against panhandling; spoke to ignorance of the law; and to cost involved with helping people in need.

Councilmember Matheny referenced calls from private land owners; and spoke to panhandlers tearing up City landscapes.

Councilmember Hoffmann referenced conversations with Former Police Chief Miller; and spoke to safety and security.

Councilmember Hightower referenced panhandlers walking through private shopping centers and approaching citizens; elimination of the problem; and stated some type of scrutiny needed to be in place.

Councilmember Matheny left the meeting at 2:42 p.m.

City Attorney Carruthers spoke to the number of people denied panhandling licenses; the data bank; restrictions to certain areas; and unnecessary use of the jail system.

Assistant City Manager Reid stated there had been 788 Police responses since April 2014 associated with panhandlers.

Councilmember Barber moved to accept the proposal; and to eliminate the language regarding non-violent criminals.

City Attorney Carruthers clarified Councilmember Barber's motion as to delete Item 1 of the proposal; and to keep Item 4 for Tuesday's council agenda.

The motion FAILED 3-4.

It was the consensus of Council to remove the item from the December 16th Council agenda.

City Attorney Carruthers referenced a speaker from the floor at a previous Council meeting; and Council's directives regarding the item.

3. Adjournment

Moved by Councilmember Hightower, seconded by Councilmember Hoffmann, to adjourn the meeting. The motion carried by voice vote.

THE WORK SESSION ADJOURNED AT 2:51 P.M.

ANGELA R. LORD
ACTING DEPUTY CITY CLERK

NANCY VAUGHAN
MAYOR