



# City of Greensboro

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

## Meeting Minutes - Draft Community Services Committee

Tuesday, April 12, 2016

5:00 PM

Council Chamber

### **Call to Order**

This Community Services Committee meeting of the City of Greensboro was called to order at 5:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 4 - Chairperson Jamal T. Fox, Vice Chair Sharon M. Hightower, Councilmember Nancy Hoffmann and Councilmember Justin Outling

Also present were Interim Assistant City Manager Barbara Harris, City Attorney Tom Carruthers, and Deputy City Clerk Angela R. Lord

### **Council Procedure for Conduct of the Meeting**

Councilmember Fox explained the Council procedure for conduct of the meeting.

### **I. CONSENT AGENDA (One Vote)**

**Moved by Councilmember Outling, seconded by Councilmember Hoffmann to refer the consent agenda to Council. The motion carried by voice vote.**

1. [ID 16-0319](#) Resolution Adopting the City of Greensboro Keeley Park Master Plan Update
2. [ID 16-0072](#) Resolution Authorizing Match Grant Application for 2016 Parks and Recreation Trust Fund (PARTF) Grant for Keeley Park Phase II Project
3. [ID 16-0202](#) Resolution Listing Loans and Grant for City Council Approval
4. [ID 16-0274](#) Motion to Approve the Minutes of the Committee Meeting of March 8, 2016

Motion to approve the minutes of the Community Services Committee meeting of March 8, 2016 was adopted.

### **II. GENERAL BUSINESS AGENDA**

5. [ID 16-0225](#) Resolution Approving the Bid in the Amount of \$3,000,436 and Authorizing Execution of Contract 2016-0150 with Holden Building Company, Inc. for the Construction of the Community Building/Memorial to Women at Barber Park

Interim Assistant City Manager Harris recognized Parks and Recreation Deputy Director Nasha McCray to make a presentation on the item.

Ms. McCray made a PowerPoint Presentation (PPP); spoke to Phase 2 of the Barber Park project; outlined project details; spoke to the community building and the memorial to women; additional improvements to the site; highlighted details regarding Safety Town; spoke to a future maintenance facility; referenced budget concerns; spoke to funding partnerships; provided an overall site and master plan; spoke to the proposed location of the

buildings; provided images for the building elevation; spoke to a multiple purpose room; and to the proposed design.

Discussion took place regarding the cost; and the type of kitchen that would be included.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 17 which is hereby referred to and made a part of these minutes)

**Moved by Councilmember Hightower, seconded by Councilmember Hoffmann, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

### **III. INFORMATIONAL ITEMS**

6. [ID 16-0299](#) Public Hearing Authorizing Submission of the 2016-2017 Annual Action Plan Application for US Department of Housing and Urban Development (HUD) Formula Grant Funds on Behalf of the Greensboro/Guilford/Burlington/Alamance HOME Consortium And Resolution Authorizing Submission

Interim Assistant City Manager Harris stated items #6-10 were informational items for the Annual Action Plan; and recognized Community Planning Manager Cynthia Blue to present the items.

Ms. Blue made a PowerPoint Presentation (PPP); spoke to consolidated goals; the timeframe for public comment; outlined grant information; Federal funding; stated Federal funds were spread out over problematic areas; outlined regulations for grant funds; spoke to the next steps; stated there would be a public hearing at the April 19th City Council meeting; and outlined key benefits of investing HUD program funds.

Discussion took place regarding housing development vouchers; and the success rate of the program.

Councilmember Fox inquired about the Partners Ending Homelessness; and requested an update on the success rate of the program.

Interim Assistant City Manager Harris stated staff would invite the group to attend the May Committee meeting.

Discussion continued regarding the search for a new director for the program.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 17 which is hereby referred to and made a part of these minutes)

7. [ID 16-0300](#) Public Hearing Authorizing Submission of the Annual Action Plan Application for Community Development Block Grant (CDBG) Program Funds and the Conduct of CDBG Program Activities for the 2016-2017 Fiscal Year
8. [ID 16-0302](#) Public Hearing Authorizing Submission of the Annual Action Plan Application for HOME Consortium Funds and the Conduct of HOME Consortium Activities for the 2016-2017 Fiscal Year
9. [ID 16-0304](#) Public Hearing Authorizing Submission of the Annual Action Plan Application for Emergency Solutions Grant (ESG) Funds and the Conduct of ESG Program Activities for the 2016-2017 Fiscal Year
10. [ID 16-0307](#) Public Hearing Authorizing Submission of the Annual Action Plan

---

Application for Housing Opportunities for Persons With AIDS (HOPWA)  
Program Funds and the Conduct of HOPWA Program Activities for the  
2016-2017 Fiscal Year

11. [ID 16-0222](#) Greensboro Farmer's Market, Inc. Report

Interim Assistant City Manager Harris stated the item was the 2015 Annual Report; and recognized Margaret Arbuckle to present the item.

Ms. Arbuckle, 1100 Buckingham Road, stated she represented the Greensboro Farmers Market; verbally presented a PowerPoint Presentation; stated the market was located in Councilmember Fox's district; recognized Parks and Recreation Director Wade Walcutt as the liaison to the board; stated the Farmer's Market was in it's 5th year; spoke to the operations of the market; board elections; the advisory committee; and recognized the Executive Director that was in attendance. Ms. Arbuckle spoke to an increase of customer base; highlighted the SNAP program; spoke to grants received; a children's program; the Harvest Room; a weekly newsletter; workshops for vendors; partnering with organizations for events; outlined the mission; plans to be opened on Wednesday's; and invited everyone to visit the market.

Discussion took place regarding the vendor participation on Wednesdays; the market being a warm and inviting place to go; and appreciation to the Board for their efforts.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 17 which is hereby referred to and made a part of these minutes)

12. [ID 16-0316](#) Update on Amendments to Ch 11 of Greensboro Code of Ordinances  
(Minimum Housing Code)

Interim Assistant City Manager Harris spoke to a request for an update on the Minimum Housing Code; and recognized Division Manager for Code Compliance Beth Benton to present the item.

Ms. Benton made a PowerPoint Presentation (PPP); outlined the purpose of the housing code; Post RUCO revisions from 2013; highlighted civil penalties implemented in March 2014; spoke to time extensions; the submittance of quarterly reports; provided results of a twelve month assessment; and spoke to owners that represented 90% of noncompliance civil penalties.

Councilmember Hightower requested the names of the five entities; for the total amount of the penalties; and spoke to figuring out a way to make the collections.

Ms. Benton provided the names of The Agapions, Dogwood Manor Townhomes LLC, the Marwan Mujali Estate, Spring Manor Apartments LLC, and Joel Bowden; confirmed she would provide the total amount of penalties; spoke to the definition of civil penalties in the housing ordinance; stated the goal was compliance and preservation of the housing stock; outlined the results of the 2015 revisions; new provisions to address issue with housing code ordinance; orders to repair and to demolish; reductions in civil penalties; property liens; highlighted results from the past few years; spoke to additional improvements and outcomes; calls from investors; and the current number of houses on the pending demolition list.

Ms. Harris clarified that prior to the ordinance revisions that made the civil penalties restorative rather than punitive, the funds had been due to the school board; and that since the lowering of the fees, the funds came to the City.

City Attorney Carruthers referenced previous discussions; spoke to the goal to provide adequate and good housing; stated staff had determined that criminal sanctions were counter productive; that is was not municipal money; spoke to modification of the ordinance; and confirmed the old penalties would not be collected.

Discussion took place regarding collection of new fees; the amount of outstanding fees; the cost of demolition; potential mortgages; single family ownership properties; case work loads; lien tax assessments; the Planning Department making safe housing a priority; the rate of inspections; a complaint driven process; the next steps

with home repairs; and new fee funds going to the General Fund account.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 17 which is hereby referred to and made a part of these minutes)

#### Matters to be discussed by the Committee Members

Councilmember Fox asked for department updates; and spoke to free ice cream being offered by Ben and Jerry's.

Parks and Recreation Director Wade Walcutt provided an update on the Cultural Center and the LeBaurer Park projects; spoke to funding provided by Jane Van Dyke and Carolyn LeBaurer; the project being catalysts for Downtown; and organizations working together to make sure the projects stayed on track.

#### Matters to be presented by the City Manager

Interim Assistant City Manager Harris recognized Libraries Director Bridgett Blanton for receiving the 2015 Kovacs Award for Outstanding Achievement.

Ms. Blanton expressed thanks for the recognition; spoke to the passion of the Board of Trustees; and stated Youth services would be handing out information at the Grasshoppers for the Ready Set Read summer reading program.

#### Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

#### **Adjournment**

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

THE COMMUNITY SERVICES COMMITTEE MEETING ADJOURNED AT 6:26 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

JAMAL FOX  
CHAIR