



City of Greensboro

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

Meeting Minutes - Draft City Council Work Session

Tuesday, April 16, 2019

3:30 PM

Plaza Level Conference Room

I. Call To Order

This City Council work session of the City of Greensboro was called to order at 3:31 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Nancy Vaughan, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Yvonne J. Johnson, Michelle Kennedy, Justin Outling, Tammi Thurm, and Goldie Wells.

Absent: Councilmember Nancy Hoffmann.

Also present were City Manager David Parrish, Deputy City Attorney Terri Jones, Budget & Evaluation Director Larry Davis, Neighborhood Development Director Stan Wilson and Cathy Justice, City Clerk Office.

II. Presentations

ID 19-0270 Good Repair Update

City Manager David Parrish, recognized Stan Wilson, Neighborhood and Development Director, to update Council on a proposed Good Repair Ordinance for Non-Residential Buildings and Structures.

Mr. Wilson made a PowerPoint presentation; spoke to minimum standards for non-residential building options; to thresholds for repairs or demolition; and compared policies for the International Property Management Code (IPMC) with other municipalities.

Deputy City Attorney Terri Jones spoke to North Carolina General Statute §160A-439; to non-residential property maintenance requirements; to the need for Greensboro minimum standard requirements; to current residential building codes; to IPMC reviews every three years; to a familiar IPMC code; and to modifications for Greensboro.

Mayor Pro-Tem Johnson requested staff obtain input from Triad Real Estate and Building Industry Coalition (TREBIC) and the Landlords Association prior to ordinance adoption.

Discussion took place regarding similarities between IPMC and other municipality codes; current practices for non-residential structures; health and safety concerns; and appropriate standards.

Deputy City Attorney Jones explained North Carolina legislation allowances.

Councilmember Hightower inquired about non-residential property triggers.

Discussion continued regarding public safety issues; blight in neighborhoods; procedures for historical properties; and sufficient staffing.

Deputy City Attorney Jones advised adoption of the ordinance as minimum standards for non-residential properties.

City Manager Parrish recounted Council consensus to adopt IPMC.

Councilmember Hightower voiced concerns for burdens on businesses; requested staff to research solutions; and availability of grant programs.

Mr. Wilson verified staff would review solutions including available programs; staffing levels; and costs involved.

Councilmember Outling requested staff to add additional code compliance officers; address tools needed to enforce codes; a robust program for acute issues; and a threshold trigger.

Mayor Nancy Vaughan entered the meeting at 3:55 p.m.

Discussion took place regarding standards for major and minor violations; IPMC consistency; regular updates; and the need for adoption of time constraints for action to non-compliant structures.

Councilmember Hightower voiced concerns with current Minimum Housing Commission (MHC) process.

Deputy City Attorney Jones outlined the process to determine whether to vacate or repair a property; and spoke to the securing of properties and to property liens.

Discussion continued regarding council direction; community engagement forums; including TREBIC and other related entities; and the need for a public hearing.

City Manager Parrish confirmed the summary of the IPMC draft code would be similar to the residential code; spoke to minor and major violation triggers; to the timeline for implementation; to community input; to drop-in meetings; and to providing an update to Council.

It was the consensus of Council to move forward with the Good Repair Code.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer B, Exhibit No. 10 which is hereby referred to and made a part of these minutes)

ID 19-0162 Budget Cycle Review

City Manager Parrish recognized Larry Davis, Budget & Evaluation Director to present the budget review.

Mr. Davis made a PowerPoint presentation; spoke to a formal recommendation in May; to opportunities in communities; to investments in staff and facilities; to goals for the fiscal year 2019-2020 budget; to minimum wage increases; to the Minority/Women Business Enterprise Plan implementation; to recycling program revisions; to 2016 bond project implementation; to infrastructure maintenance; to general fund revenues and expenditures; to a 4% increase to Water Resources fund; to fee increases for Greensboro Transit Authority (GTA) Fund; and to the operating budget for the Performing Arts Center.

Councilmember Hightower voiced concerns regarding GTA fares; reduction in services; requested staff to research funds from other sources to prevent fare increases; inquired about other alternatives; and stated she would not support a fare increase.

City Manager Parrish explained the recommendation would not cut services; and spoke to an enhancement of service areas.

Mr. Davis outlined the next steps; spoke to an upcoming formal presentation; to tentative work sessions; to a public hearing; and to a proposed budget adoption on June 18.

City Manager Parrish explained the budget schedule process.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer B, Exhibit No. 10 which is hereby referred to and made a part of these minutes)

ID 19-0271 Recess to Closed Session

Moved by Mayor Pro-Tem Yvonne Johnson, seconded by Councilmember Abuzuaiter to go into closed session pursuant to N.C.G.S. Sections 143-318.11(a) (3) to discuss and consider the qualifications, competence, performance, character, fitness, conditions of appointment, and conditions of initial employment of a prospective public officer or employee; and to prevent disclosure of information that is confidential pursuant to N.C.G.S. §160A-168. The motion carried by voice vote.

Council recessed to closed session at 4:35 p.m.

Council reconvened into open session at 5:45 p.m. with all members in attendance except Councilmember Hoffmann.

Moved by Councilmember Kennedy, seconded by Councilmember Wells to return to open session. The motion carried by voice vote.

III. Adjournment

Moved by Councilmember Thurm, seconded by Mayor Pro-Tem Johnson to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 5:46 P.M.

CATHY JUSTICE
CITY CLERK OFFICE

NANCY VAUGHAN
MAYOR