

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:00 P.M., TUESDAY, NOVEMBER 14, 2006

COMMITTEE ROOM

ROOM 239, CITY HALL

MEMBERS PRESENT: *Council Member Nelson L. Malloy, Jr., Chair*
 Council Member Dan Besse, Vice Chair (in at 4:05 p.m.)
 Council Member Evelyn A. Terry (in at 4:08 p.m.)
 Council Member Molly Leight

OTHERS PRESENT: *Council Member Joycelyn V. Johnson*
 Council Member Robert C. Clark (in at 4:23 p.m.)

Chair Malloy called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda. He noted that several people were in attendance with interest in Items C-7 and C-8 and requested to pull those items for discussion.

No other items were pulled for discussion.

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

CONSENT AGENDA

9. RESOLUTION DESIGNATING THE HOUSING AUTHORITY OF WINSTON-SALEM, HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC. AND PARTNERS FOR HOME OWNERSHIP, INC. AS PREFERRED DEVELOPERS FOR THE HAPPY HILL REDEVELOPMENT AREA AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE DEVELOPMENT AGREEMENTS.
10. RESOLUTION APPROVING CHANGES TO THE CITY OF WINSTON-SALEM'S HOUSING REHABILITATION PROGRAM GUIDELINES.
7. CONSIDERATION OF A RESOLUTION RENAMING THE TRANSPORTATION CENTER FOR MR. CLARK CAMPBELL.

Chair Malloy recognized Representative Larry Womble for remarks.

Mr. Larry Womble, 1294 Salem Lake Road, thanked the Committee for allowing him to speak.

(Council Member Besse entered the meeting at 4:05 p.m.)

Mr. Womble thanked everyone who had expressed their condolences for the loss of his father last weekend. He noted that today's paper has details concerning the arrangements. Representative Womble asked Ms. Jane Calwigi to stand and recognized her as a businesswoman visiting from Kenya, Africa. He also asked the citizens in attendance with interest in the Transit Center to stand.

(Council Member Terry entered the meeting at 4:08 p.m.)

Representative Womble explained that Mr. Clark Campbell worked for the Winston-Salem Transit Authority (WSTA) for approximately 60 years and had brought distinction to the profession of bus driving unlike any other person in the history of the State. He stated that Mr. Campbell is now 84 years old and continues to work with WSTA on a part-time basis. Representative Womble requested that the City plan a celebration upon the dedication ceremony for the renaming of the Transit Center, and invite some of our federal transportation representatives.

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

Chair Malloy asked staff to ensure that appropriate arrangements are made to hold the Transit Center renaming celebration as requested by Representative Womble.

Council Member Johnson requested the visitors to stay and hear discussion of the next item, which may be of interest to them as another historic African-American item.

8. RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A LANDSCAPING AGREEMENT WITH THE YWCA FOR THE HISTORIC OAK GROVE SCHOOL.

Mr. Jerry Clark, 444 S. Peacehaven Road, Co-Chair of the Washington Town Community Association stated that the school will be turned over to the YWCA and the City. He stated that the Board Members are excited about the new venture and saddened to be turning over the operations. Mr. Clark explained that the school is the only one-room African-American school house that is still in its original location. He stated that the school was started in 1910 and housed 50 students. It was turned into a store in 1950 and is part of the history of Winston-Salem.

Ms. Florence Corpening, CEO of the YWCA, stressed the importance of the opportunity to be part of the history of Winston-Salem and Forsyth County. She noted that the Mayor and community members are working towards ensuring that Winston-Salem is an inclusive community which will be reinforced by preservation of the Oak Grove School, and she encouraged everyone to visit the school.

Mr. Derwick Paige, Deputy City Manager, explained that the agreement would provide the property be owned by the YWCA and the landscaping maintenance performed by the City.

Chair Malloy thanked Mr. Clark for the efforts of the Washington Town Community Association to restore the school and Ms. Corpening for the YWCA's willingness to play a role in keeping the school open and viable for the community.

Council Member Besse made a motion for approval of the resolution. The motion was duly seconded by Council Member Terry and unanimously carried.

ADDITIONAL ITEM

Chair Malloy welcomed Ms. Calwigg and presented her with a City of Winston-Salem paper weight on behalf of the citizens, Council Members and staff.

GENERAL AGENDA

1. RESOLUTION AUTHORIZING A COOPERATION AGREEMENT BETWEEN THE CITY OF WINSTON-SALEM AND THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM FOR THREE PROJECTS WITHIN THE HAPPY HILL HOPE VI DEVELOPMENT.

Mr. Paige presented a brief report on the item and noted that the Finance Committee voted to approve the item.

(Council Member Clark entered the meeting at 4:23 p.m.)

Council Member Besse inquired if this information had been included in budgets for the City and the Housing Authority of Winston-Salem (HAWS).

Mr. Paige explained that HAWS included this funding in their budget, the City has not yet budgeted for the project. He indicated that the City's Fiscal Year 2007-2008 budget will include the funding.

Dr. Monica Lett, Director of Housing/Neighborhood Development, indicated that HAWS would not be reimbursed for these taxes anyway until the next fiscal year.

Mr. Paige stated that this agreement is based on the fact that the LLC now owns the public housing unit, and HAWS would not receive its tax credits without the agreement. He stated that the agreement will not change the status of previously received tax revenue.

Council Member Leight made a motion for approval of the item. The motion was duly seconded by Council Member Besse and unanimously carried.

2. CONSIDERATION OF A BUDGET ORDINANCE CREATING THE POSITION OF ECONOMIC DEVELOPMENT SPECIALIST (SMALL BUSINESS LIAISON).

Mr. Paige gave a brief overview of the item and stated that the Finance Committee decided to have the item brought back to Committee with additional funding information. He noted that Mr. Blair was in attendance to answer any questions.

Council Member Besse expressed his support for the City's need for this type of position.

By consensus, it was agreed to hold the item in Committee until the Finance Committee's questions are answered.

3. CONSIDERATION OF A BUDGET ORDINANCE CREATING THE POSITION OF

NEIGHBORHOOD ASSISTANCE SPECIALIST.

Mr. Paige presented a summary of the staff report. In response to Council Member Terry, he indicated that although Code Enforcement Strategy Areas household information was derived from 1990 Census data, as the individuals begin working with the community the areas will be adjusted according to need.

Council Member Terry requested that staff adjust the Code Enforcement Strategy Areas to include information regarding current household Census data.

In response to Council Member Leight, Mr. Paige indicated that the positions would be funded using existing resources.

Council Member Besse stated that even if the areas need to be divided differently, the positions could still be implemented.

In response to Chair Malloy, Mr. Paige stated that those personnel would mostly be mobile, attending neighborhood meetings and speaking with residents, but they will have space available at recreation centers in their areas. He stressed that there will be high expectations placed on those individuals and the staff will be hand-picked.

Chair Malloy inquired about the extent of coordination with other departments.

Mr. Paige explained that the positions would be crossing over departmental lines and working with all of the positions and departments within City government.

Council Member Johnson stated that there are highly qualified individuals that have been with the City for years and stressed the importance of not being age-discriminatory in choosing candidates for the positions.

Mr. Ritchie Brooks, Housing Services Director, gave an example of a difficult call that may need to be handled and explained how involved those calls can be and the number of City departments or other government agencies and private agencies that may be involved in solving the problem. He noted that very patient and qualified individuals will need to be considered for these positions and capable of identifying and suggesting potential policy changes.

Ms. Nancy Gould, 231 Van Hoy Avenue, expressed concern that the language of the job description may compromise the position as having political affiliation if referred to as a representative of a Council Member, and suggested that the position be referred to as a representative of the City.

Council Member Terry suggested that the job description include the possibility of the need for some extra-governmental activities in instances that require involvement by other agencies and policy changes for other agencies.

Council Member Leight pointed out that these positions will be of great assistance to staff and City Council in their ability to spot problems in the system and make suggestions for improvements.

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

4. REPORT ON A PROPOSED CITIZEN CONTACT CENTER.

Mr. Dennis Newman, Chief Information Officer, presented the staff report. In response to Council Member Leight's inquiry, he stated that staff has not yet determined the data on the largest customer-facing departments.

Council Member Clark inquired about the use of the building the City will purchase that is located across from the Samaritan Inn.

Mr. Garrity explained that plans are proceeding for purchase and use of the building and noted that space is available for location of the permanent 311-center. He pointed out the advantage of having the Contact Center in close proximity of the 911-call center.

In response to Council Member Clark, Mr. Newman stated that there may also be an opportunity for equipment sharing.

Chair Malloy inquired about the number of employees that would be located in the Contact Center.

Mr. Newman explained that with the initial first three departments, there would be less than 10 individuals and when the full center is in place, there would be approximately 30 employees.

Mr. Garrity noted that the City of Charlotte has 90 employees in their Contact Center. He responded to Chair Malloy's question, stating that the center would be marketed with a slogan name similar to those in the staff report and callers directed to call the one number for all needs, unless it is an emergency.

Mr. Newman explained to Council Member Terry that the software to be used would be customized for the City's needs.

Council Member Clark pointed out that the Finance Committee voted to bring the item back in December with funding requirements.

Council Member Johnson noted that there was also discussion of whether or not to address the item now or bring in with through the budget process.

Mr. Newman stated that if funding is dealt with through the budget process, there would be a six month delay in establishing the Contact Center. He stated that if a budget amendment is adopted in December, staff could begin establishing the Contact Center immediately.

Council Member Besse stressed the importance of the Contact Center, and expressed his desire for obtaining the funding as soon as possible without endangering any other programs.

Council Member Terry suggested staff investigate funding options from all possible sources.

By consensus, it was agreed to bring the item back to Committee in December with information regarding funding.

5. CONSIDERATION OF ITEMS RELATING TO THE CITY'S STRATEGIC PLAN:

- a. REVIEW OF STRATEGIC PLAN DRAFT.
- b. RESOLUTION ADOPTING THE CITY'S 2006-2009 STRATEGIC PLAN.

Mrs. Martha Wheelock, Assistant City Manager, gave an overview of the item.

Council Member Terry made a motion for approval of the resolution. The motion was duly seconded by Council Member Leight and unanimously carried.

6. DISCUSSION OF THE CITY'S POLICY RELATED TO GRASS AND VEGETATION IN THE CURBLINE.

Mr. Paige explained that the City Code states it is a property owner's responsibility to maintain the grass between the curblineline and the edge of the property. He indicated that the City cannot maintain that grass with current resources, and noted that this would be a Citywide issue. Mr. Paige stated that under the current policy, the City can cite a property owner if the property has to be abated.

Mr. James Mitchell, Vegetation Management Director, stated that staff leaves door hangers on properties in question and owners generally take care of the problem. He noted that about 2% of the time an abatement letter must be sent, and staff has not yet had to spray a curblineline area through the abatement process.

Council Member Leight suggested putting information in water bills advising property owners of the ordinance.

Mr. Mitchell stated that advertising has been run on TV-13 and will be continued.

Council Member Johnson requested that advertising be run on regular television channels as well as TV-13.

Chair Malloy expressed concern with requiring property owners to maintain grass in an area where the City installed curbing and sidewalk.

Council Member Leight noted that, similar to snow removal, it would be a massive project for the City to undertake maintenance of the curblines.

Council Member Terry stated that property owners should take responsibility of the issue and suggested notification of property owners at the beginning of cutting season.

Council Member Clark pointed out that it is a matter of a property owner taking pride in their property.

Mr. Paige noted that staff will also pursue door hangers to be printed in Spanish to assist Hispanic residents.

ADDITIONAL ITEMS

Council Member Johnson inquired about the date for the annual Bulb Blitz.

Mr. Mitchell indicated that it had been rescheduled for December 2, 2006 due to issues with the bulb shipments.

Chair Malloy inquired about the status of site distance issues at the corner of 14th Street and University Parkway.

Mr. Mitchell explained that a large number of shrubs would have to be removed to solve the site distance problem at the corner. He stated that staff has installed "No Turn on Red" signs at the corner. In response to Chair Malloy's concern, Mr. Mitchell explained that the shrubs at the intersection are pruned at the same time; however, due to the fact that the shrubs at opposite corners are different varieties, the ones at this corner grow faster and require more maintenance. He indicated that the shrubs at the intersection were last pruned in June or July.

Chair Malloy requested the schedule of the next scheduled pruning at the intersection.

ADJOURNMENT: 5:30 p.m.