

## SUMMARY OF MINUTES

### COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:03 P.M., TUESDAY, JULY 10, 2007

COMMITTEE ROOM

ROOM 239, CITY HALL

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

*OTHERS PRESENT:* Council Member Joycelyn V. Johnson (in at 4:18 p.m.)  
Council Member Robert Clark (in at 5:42 p.m.)

Chair Malloy called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda.

#### CONSENT AGENDA

1. RESOLUTION AMENDING THE *LEGACY* COMPREHENSIVE PLAN BOUNDARY FOR THE CITY AND TOWN CENTERS GROWTH MANAGEMENT AREA (GMA 1) FOR A PROPOSED URBAN MIXED-USE/BASEBALL STADIUM COMPLEX (BROOKSTOWN DEVELOPMENT PROJECT).

Mr. Derwick Paige, Deputy City Manager, requested that Item 1 be pulled from the Consent Agenda as the Finance Committee recommended this item be included with all baseball stadium complex items to Council on August 6. He further stated that the light and noise threshold recommendations for the proposed stadium were discussed in the Finance Committee and Council Member Merschel had requested additional time to discuss the item within her ward.

*(Council Member Besse in at 4:05 p.m.)*

A motion was made by Council Member Leight that the full item be presented to Council on August 6. The motion was duly seconded by Council Member Terry and unanimously carried.

2. RESOLUTION CONSIDERING AND ADOPTING APPROPRIATE AND VERIFIABLE PERCENTAGE GOALS FOR PARTICIPATION BY MINORITY AND WOMEN OWNED BUSINESSES FOR THE STROLLWAY EXTENSION PROJECT CONTRACT.

In response to Council Member Besse's inquiry, Mr. Paige updated the Committee on the status of the project.

Mr. John Allen, Business Development Administrator, added that several updates were scheduled for the strollway extension project such as landscaping, furniture, light posts, brickwork on sidewalks, planters, tree replacements and crosswalks.

Council Member Besse requested a breakdown of the costs of the project and the status of the south extension to the North Carolina School of the Arts and from Waughtown Street to the North Carolina School of the Arts. Mr. Paige gave updates of each project and stated that the state has delayed the sidewalk installation. He also stated that the timeframe of the transfer of funding from Salem College to the enhancements of the old Waughtown bridge was six to eight months.

In response to Chair Malloy's inquiry, Mr. Paige commented that staff is working with the State Department of Transportation, but they are not sure if the money has been budgeted for the project, even though the work on the sidewalk has been completed. It is thought that the money has been budgeted, but may have been allocated to a different area.

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

*(Council Member Johnson in at 4:18 p.m.)*

#### GENERAL AGENDA

1. PRESENTATION OF MINORITY AND WOMEN BUSINESS ENTERPRISE PROGRAM FISCAL YEAR 2005-2006 ANNUAL REPORT. *[Item continued from the June Committee Meeting.]*

Mr. Allen presented a brochure and gave background information on the Minority and Women Business Enterprise Program. He stated that subcontracting is the only City spending that is required to be tracked for MWBE, and MWBE percentage share for subcontracted work was 15.86%. A ten week course in business start up is offered each year.

In response to Council Member Leight's question, Mr. Allen commented that other categories listed reflect any goods or services that the City provides in one year's time. He also stated that the City's overall purchasing from MWBE is less than one percent. He then clarified that procurement, as it is outlined in the brochure, reflects the streamlining of departmental purchasing with the use of city-issued credit cards, rather than requiring multiple requests for checks.

In response to Council Member Terry's concern, Mr. Allen stated that the City's overall costs may be increased if staff goes outside of the mandated categories to seek out MWBE businesses and vendors.

Mr. Paige clarified that procurement costs are set goals, rather than stated mandates for each department. While the City does seek out MWBE vendors, the lowest responsible bidder is still chosen.

In response to Council Member Terry's question, Mr. Allen stated that there is no follow up or tracking of participants from the MWBE training program, unless specifically requested.

In response to Chair Malloy's concern, Mr. Paige stated that staff is not uncomfortable with the cultivation procedures of MWBE businesses, but more can always be done. He further stated that the biggest challenge is a lack of MWBE vendors and firms that are capable of providing services that the City is seeking. Many of the MWBE firms have little or no access to capital and young people are no longer encouraged to go into these trades. Mr. Allen confirmed that even when capable MWBE firms are found, the City will always choose the lowest responsible bidder.

In response to Council Member Johnson's concern, Mr. Paige responded that the ten week training program is designed to cultivate the population to attract MWBE businesses, to get them up and running, and active. At her request, he also stated that he will look into having the training courses listed on TV-13 and research how often the procurement cards are audited.

In response to Council Member Besse's request, Mr. Allen stated that there are approximately 400 MWBE listed firms. Council Member Besse also requested an annual survey of the MWBE firms to see who bid for City jobs and if not, why. He also suggested that staff contact Winston-Salem State University and North Carolina A&T State University to see if a program could be incorporated at the senior college level. Mr. Allen commented that he will look into that request, but a possible challenge is that four-year colleges view themselves as having a different role than community colleges and it appears that technical training is a more crucial need as opposed to four year formal training.

In response to Council Member Besse's inquiry, Council Member Johnson stated that Goler Development Minority Enterprise has a program that will match MWBE firms with capital for projects.

Council Member Terry commented that Wake County has a resource that provides deconstruction rather than demolition, where any usable items from the removal of a structure are recycled and reused. She requested that staff provide a report on that type of project for the City.

Chair Malloy requested that staff follow up with MWBE businesses and find a way to create more opportunities and train the workforce to meet the needs of local industries.

Council Member Besse commented that the Piedmont Triad Partnership is accepting another round of grant applications that involves other partners in the region in a cooperative training program.

Mr. Paige stated that two Workforce Initiative and Regional Economic Development grants were submitted in May. Staff was asked to revamp these grants, so they will incorporate the suggestions that have been made today.

2. PRESENTATION ON HISTORIC PRESERVATION TOOLS AND INCENTIVES. *[Item continued from the June Committee Meeting.]*

Ms. LeAnn Pegram and Ms. Michelle McCullough, Project Planners, Planning Department, gave a presentation from the Historic Resources Commission.

In response to Council Member Johnson's request, Ms. Pegram stated that applications could still be received for the 100<sup>th</sup> Historic Marker to be placed in the City and that the Resource Guide provided to Committee Members would also be placed in City libraries.

3. PRESENTATION ON MODULAR HOMES AND DESIGN REQUIREMENTS ON SINGLE-FAMILY HOMES (REQUEST OF COUNCIL MEMBER JOHNSON).

Mr. Glenn Simmons, Principal Planner, Planning Department gave the presentation.

Council Member Johnson stated that some pictures of modular homes in the presentation were in fact, Habitat for Humanity project homes. She also expressed her concern with the fact that UDO-81 had not resolved these issues, and that the poor examples of modular homes were more prevalent in African American neighborhoods. She further commented that these types of homes will only contribute to the

decline of these neighborhoods. She requested that before a permit is granted for a modular home that staff review the project to see that it meets required guidelines and help increase the net value of these neighborhoods.

In response to Council Member Leight's question, Mr. Simmons commented that while infill guidelines were set four years ago, that resolving one issue, often creates another. Chuck Davidson, Project Planner, Planning Department stated that zoning regulates these types of issues.

Council Member Terry expressed her concern that fine lines of distinction for modular homes were set by Housing and Urban Development. She expressed a need for staff to discuss those standards and make sure they are followed when these homes are built. She is also concerned with the appearance of modular homes but understands that there is a need for affordable housing. She further stated that the housing program should work with preferred developers to look at the plans and determine the impact they will have on neighborhoods.

Council Member Johnson stated that 50 foot lots and other small lots may also be a cause of these housing issues.

Ms. Glynis Jordan, Deputy Director of Planning, commented that staff could approach prospective homebuilders and make them aware of the concern for affordable housing and share their concerns of repeat home designs.

*(Council Member Clark in at 5:42 p.m.)*

Council Member Johnson stated that staff should keep the momentum for this issue and continue to work toward positive results for the community.

Ms. Jordan stated that staff will continue to work on infill regulations and work with inspections to see that the needs of the community are met.

Chair Malloy requested that a report be available by October to discuss infill regulations and any meetings that have taken place with homebuilders. He also requested that Ms. Mellin Parker, Director of Housing and Neighborhood Development, and Mr. Ritchie Brooks, Director of Neighborhood Services, participate in these meetings.

In response to Chair Malloy's question, Mr. Paige stated that staff is still waiting on the return of the portrait of Representative Larry Womble to be placed back in the Reynolds Park Recreation Center.

ADJOURNMENT: 5:47 p.m.