

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

5:00 P.M., TUESDAY, AUGUST 10, 2010

COMMITTEE ROOM

ROOM 239, CITY HALL

MEMBERS PRESENT: *Council Member Dan Besse, Chair*
 Council Member Denise D. Adams, Vice Chair
 Council Member James Taylor, Jr.
 Council Member Molly Leight

OTHERS PRESENT: *Council Member Derwin L. Montgomery*
 Council Member Robert Clark (in at 5:42 p.m.)

Chair Besse called the meeting to order and stated that, without objection, the Committee would first consider the Consent Agenda. Chair Besse requested to pull Items C-1 and C-2. Council Member Taylor requested to pull Item C-5. No other items were removed for consideration.

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

CONSENT AGENDA

- C-3. REPORT ON IKON RENEWAL AGREEMENT FOR PRINT SHOP, MAIL DELIVERY, COPY MACHINES, AND NETWORK PRINTING.

- C-4. RESOLUTION AUTHORIZING CONTINUED LIVE AIRING AND REPLAYING OF COMMITTEE MEETINGS AND THE RELATED PURCHASE AND INSTALLATION OF NEW TELEVISION EQUIPMENT.

- C-6. RESOLUTION SUPPORTING A SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE PIEDMONT TRIAD REGION BY THE PIEDMONT AUTHORITY FOR REGIONAL TRANSPORTATION.

- C-7. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *July 13, 2010.*

C-1. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.

- a. Willie Ray Bostic 3800 Old Greensboro Road

Mr. Bruce Bailiff, Housing and Conservation Administrator, gave an overview of the property and noted that staff requests that this item be continued while repairs are made to the property.

Chair Besse stated that based upon staff's recommendation, by consensus, this item would remain in Committee while repairs are made.

C-2. ORDINANCE ORDERING THE NEIGHBORHOOD SERVICES DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)]. [Items continued from the February meeting of the Community Development/Housing/General Government Committee.]*

- a. Decature Shouse, Heirs 1840 Bethania Rural Hall Road
c/o William Shouse
- b. William Conrad, Heirs 1420 Bethania Rural Hall Road

Chair Besse stated that based upon staff's recommendation, by consensus, these items would remain in Committee while repairs are made.

C-5. RESOLUTION AUTHORIZING SUBMISSION OF CONTINUUM OF CARE HOMELESS GRANT APPLICATION, ACCEPTANCE OF GRANT FUNDS, AND EXECUTION OF SUBGRANTEE AGREEMENTS.

Ms. Mellin Parker, Housing/Neighborhood Development Director, stated that the Continuum of Care Homeless Assistance Grant provides funding to 23 local agencies that provide housing and assistance for homeless individuals and families.

Council Member Taylor expressed concern that there were some local programs left unfunded and requested that staff ensure funds are not misused. He also questioned if there was a monitoring system in place for fund usage.

Ms. Parker noted that the programs submit funding reports to the Department of Housing and Urban Development (HUD), which are open and can be viewed in the Housing/Neighborhood Development office.

Council Member Adams noted the low housing achievement levels of the Salvation Army and Hosana House and questioned if any corrective action plan was in place to increase the efficiency of these programs.

Ms. Parker stated that staff does monitor each of the participating programs, but due to the systemic problems with the groups these two organizations serve (homeless individual women with mental illness and/or co-occurring substance abuse disorders), it is the hardest population to reach and consistently engage in treatment.

In response to Council Member Adams' question regarding the return of unused funds, Ms. Parker stated that staff evaluates future funding based upon the funds allocated and utilized by each program.

In response to Chair Besse's question, Mr. Derwick Paige, Deputy City Manager, stated that the contract with each program is reimbursable and they are required to submit invoices. He also stated that the reimbursement may only be a pro-rata share rather than an equal share each month, as program expenses may vary.

In response to Chair Besse's inquiry, Ms. Parker noted that Housing/Neighborhood Development financial staff review each invoice that is submitted before reimbursement is offered and they also monitor onsite efficiency of the programs.

Council Member Adams expressed concern at the participation levels in some of the programs and requested that staff ensure any previously unfunded programs are given an opportunity to provide service to the community.

Chair Besse requested that staff provide an update on participation levels in these programs and meet with Council Member Adams before the October meeting.

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

GENERAL AGENDA

G-1. PRESENTATION ON PIEDMONT TRIAD AIRPORT AUTHORITY MASTER PLAN.

Mr. Ted Johnson, Executive Director of the Piedmont Triad International Airport (PTIA) along with Ms. Stephanie Freeman, Public Relations Director, gave the presentation.

Chair Besse noted that the Piedmont Authority for Regional Transportation (PART) is considering the location of a facility that will provide a connection between the airport and Winston-Salem.

Mr. Johnson noted on the map where a potential PART location would be, but the project may not take place until 2030 or later.

In response to Council Member Leight's question, Mr. Johnson confirmed that the Federal Inspections Station is the same as U.S. Customs and its incorporation is due to an increased number of requests for customs at PTIA.

In response to Chair Besse's question, Mr. Johnson stated that the Foreign Trade Zone could be located anywhere in the airport or offsite, and it does not have to be located in the same place as Customs.

Ms. Freeman noted that PTIA is actively recruiting low-fare airlines to provide the best service to travelers. In response to Council Member Adams' question, she stated that PTIA has received no complaints regarding low-fare carrier Allegiant Airlines and that it caters mostly to vacationers and families.

G-2. UPDATE ON IMPLEMENTATION OF THE CITY'S ETHICS POLICY AND DRAFT POLICY FOR COUNCIL MEMBERS PURSUANT TO STATE LAW. *[Continued from the July meeting of the Community Development/Housing/General Government Committee.]*

Mr. Alan Andrews, Assistant City Attorney, presented the proposed ethics policy for Council Members.

Chair Besse noted that the language within the proposed policy has several terms that should be more clearly defined or clarified, such as the term "improper influence." He also noted missing references to situations such as a conflict of interest or the attempt to use financial influence.

Mr. Andrews noted that staff could incorporate specific examples or definitions of terms in the policy as requested by the City Council.

Council Member Clark in at 5:42 p.m.

Council Member Clark noted that he would prefer more concrete verbiage to help Council Members make ethical decisions. He questioned if staff could glean language from the State's policy or reference the City's previously adopted policy to help provide more specific information.

Mr. Andrews noted that it will be difficult to create an inclusive list of all ethical/non-ethical options, but staff will provide more information at the next update.

Chair Besse expressed concern that the model policy provides no process for a majority of the City Council to determine if a Council Member acted unethically.

Council Member Leight suggested that a Committee of the Whole may be called if a claim is brought forward for any Council Member and she also questioned if a Council Member is obligated to bring a claim forward to the entire City Council.

In response to Council Member Montgomery's question, Mrs. Angela I. Carmon, City Attorney, stated that there is no possibility of bringing a claim to the City Council in Closed Session because that is not a permitted purpose of Closed Session at this time.

Council Member Adams stated that she cannot support a censure process until specific steps are outlined.

Council Member Taylor noted that he is not in favor of a censure procedure.

Mr. Andrews noted that staff could create a procedure for investigation of a claim but that information will be open to the public.

Council Member Taylor expressed concern that whether or not an allegation against a Council Member is true or false, the claim could drastically affect a Council Member's life, personally and politically.

Council Member Montgomery noted that there is no need to have an ethics policy if there is no censure procedure and that every elected public official knows that allegations, whether true or false, are a risk that come with the position.

Council Member Leight suggested that if one Council Member suspects another or unethical behavior, he/she should bring it to the attention of the City Attorney's Office for determination of an ethics violation.

Chair Besse stated that by consensus, this item will be continued to the September meeting, at which time the Committee will review it again and that staff should incorporate suggestions and comments made during today's discussion.

Mrs. Carmon noted that while a suspected action of a Council Member may not rise to the level of being criminal or a violation of State statute, it may still be unethical, in which case, some recourse should be taken.

Council Member Leight requested a copy of the City's adopted ethics policy.

G-3. PRESENTATION BY THE TEN-YEAR PLAN COMMISSION ON HOMELESSNESS.

Ms. Andrea Kurtz, Director of the Ten-Year Plan Commission on Homelessness, gave the presentation.

Chair Besse requested to know a comparison of year-to-year figures of chronically homeless individuals. He also expressed concern that the program may not effectively be reaching those citizens who refuse to end their homelessness.

In response to Council Member Taylor's question regarding outreach to homeless veterans, Ms. Kurtz stated that her staff is working with organizations to obtain funding to build housing facilities, it has received vouchers for homeless veteran housing and her staff works with the Veterans' Administration to offer assistance.

Council Member Clark requested to know the percentage of local homeless citizens that are veterans.

Ms. Kurtz noted that the definition of homeless is an individual sleeping in an area not meant for human habitation, transitional housing, homeless shelters and/or a soup kitchen. She also provided the HUD definition of homeless and noted that it is much more detailed. Based upon these definitions, she noted that the most recent count of homeless citizens has increased, probably due to the economy and the amount of individuals out of permanent housing.

G-4. DISCUSSION REGARDING PRIORITIES FOR FUNDING OF STUDIES FOR POTENTIAL NATIONAL REGISTER DISTRICTS.

G-5. DISCUSSION ON ENHANCED PUBLIC OUTREACH EFFORTS CONCERNING PROPOSED REZONING MATTERS.

Due to the time, Chair Besse stated that by consensus, Items G-4 and G-5 will be held until the September meeting and should be placed high on the agenda.

ADJOURNMENT: 6:35 p.m.