

DURHAM CITY COUNCIL WORK SESSION
Thursday, June 6, 2019 @ 1:00 p.m.
2nd Floor Committee Room – 101 City Hall Plaza

The Durham City Council held a Work Session on the above date and time in the City Council Committee Room located at 101 City Hall Plaza with the following members present: Mayor Steve Schewel, Mayor Pro Tempore Jillian Johnson and Council Members Vernetta Alston, Javiera Caballero, DeDreana Freeman, Mark-Anthony Middleton and Charlie Reece. Absent: None.

Also present: City Manager Tom Bonfield, Interim City Attorney Kimberly Rehberg and City Clerk Diana Schreiber.

Mayor Schewel called the meeting to order and welcomed all in attendance.

Mayor Schewel asked for announcements by Council. There were no announcements by members of Council.

Mayor Schewel asked for Priority Items from the City Manager, City Attorney and City Clerk.

City Manager Bonfield advised that agenda Item #36, Approval of Dedicated Housing Funds to Volunteers of America of the Carolinas (VOAC) to Provide Services for Homelessness Coordinated Entry with Diversion, had been added to the agenda and asked if Council desired to take action on the item at the Work Session.

MOTION by Council Member Middleton, seconded by Council Member Freeman, to accept the City Manager's priority item. Motion passed unanimously.

There were no priority items from the Interim City Attorney City.

City Clerk Schreiber advised that Work Session Agenda Item# 6, Durham City-County Environmental Affairs Board – Appointments, required Council to choose two nominees for each of the two categories. No motion was required on the Priority Item.

Mayor Pro Tempore Johnson asked for clarification regarding the Workforce Development Board and how many of the seats were Council expected to appoint.

Mayor Schewel read the Work Session Agenda Items on the printed agenda and pulled the following items for further comment and/or discussion: Items #10, 11, 13, 19, 21, 23, 34, and 36.

Mayor Schewel asked for a motion to suspend the rules and vote on Item #36.

Mayor Pro Tempore Johnson asked for the length of the contract term for Item #36.

Reginald Johnson, Director of the Department of Community Development, stated that the contract term was for two years.

MOTION, by Council Member Middleton, seconded by Council Member Alston, to suspend the rules and vote on Item #36. Motion passed unanimously.

MOTION by Mayor Pro Tempore Johnson, seconded by Council Member Alston, to approve Item #36. Motion passed unanimously.

Mayor Schewel announced it was time for Citizen's Matters.

SUBJECT: CITIZEN'S MATTER: MOLLY STILLMAN (ITEM 28/ PR 23307)

To receive comments from Molly Stillman regarding fighting human trafficking and providing resources for shutting down illicit massage parlors in Durham.

Ms. Stillman asked for a victim's rights center to be constructed in Durham and asked that massage parlors be shut down since she believed that some were fronts for human trafficking.

Mayor Pro Tempore Johnson thanked Ms. Stillman for her presentation and stated that many African-Americans would be troubled by equating human trafficking with chattel slavery.

SUBJECT: CITIZEN'S MATTER: CHARLES MORRIS (ITEM 29/ PR 13308)

To receive a video presentation from Charles Morris regarding how Durham's future Greenway connectivity will be negatively impacted if the proposed RDU Quarry utilizing land that is co-owned by the City of Durham is allowed to proceed.

Mr. Morris presented a video regarding Umstead Recreation Area.

SUBJECT: CITIZEN'S MATTER: MATT THOMPSON (ITEM 30/ PR 13311)

To receive comments from Matt Thompson regarding RDU Quarry and Powers of joint municipalities operating airports (NCGS 63-56-f).

Mr. Thompson spoke to the RDU Quarry Lease and its effect on greenways.

SUBJECT: CITIZEN'S MATTER: DAVID ANDERSON (ITEM 31/ PR 13312)

To receive comments from David Anderson regarding the proposed RDU rock quarry.

Mr. Anderson explained that Umstead State Park and the East Coast Greenway are regional assets that contribute to the area's quality of life and attractiveness to

businesses. The proposed RDU rock quarry project will damage these assets. As one of the four owners of the land and a sponsor of RDU, stated that he believed the City of Durham has the right and obligation to weigh-in on the decision and evaluate the decision based on what was in the citizens' best interest.

Mr. Anderson stated that RDU did not look at the damage and implications the area could sustain if they moved forward. He urged the City Council to join in on the lawsuit since Durham was a partial owner of the land.

SUBJECT: CITIZEN'S MATTER: MARK STOHLMAN – (ITEM 32/ PR 13313)

To receive comments from Mark Stohlman regarding the RDU Airport lease to Wake Stone.

Mr. Stohlman advised that he was the former Mayor of Morrisville. He spoke in support of ongoing discussions between the City of Durham and the quarry company, Wake Stone, in regard to constructing a quarry on Airport Authority land. He said that since Durham was one of the owners that they should be involved.

SUBJECT: CITIZEN'S MATTER: ISABEL MATTOX (ITEM 33/ PR 13309)

To receive comments from Isabel Mattox regarding the City of Durham's rights regarding the RDU Airport Authority's lease of the Oddfellows property to be used for a rock quarry.

Ms. Mattox advised that she was representing the Umstead Coalition whose goal was to protect the development of a rock quarry. She further indicated that the RDU Airport Authority had attempted to lease government owned property.

SUBJECT: PUBLIC COMMENT – TAMARA DUNN

Tamara Dunn spoke out in opposition of the development of a rock quarry. She asked council to intervene on behalf of herself and others in the Umstead Coalition in order to disallow the sale from RDU Airport Authority to Wake Stone.

Mayor Schewel stated that he did not support taking action with the Rock Quarry matter because the land was in Wake County; however, if their Wake County counterparts wanted the Durham City Council's participation, he could be open to it.

SUBJECT: RESOLUTION IN OPPOSITION TO ANTI-SEMITISM AND ISLAMOPHOBIA (ITEM 9/ PR 13303)

Council Member Middleton stated that the resolution was free standing and not reactionary. He also thanked the Council for their substantive feedback regarding the drafting of the Resolution.

Mayor Schewel stated there was a speaker to the item.

Deborah Friedman of 1109 East Hard Scrabble Drive in Hillsborough, spoke in opposition to the resolution and requested that the City of Durham adopt the State Department's definition of Anti-Semitism.

SUBJECT: WORKFORCE HOMESTEAD, INC. - PROJECT LOAN COMMITMENT MODIFICATION AND AMENDMENT VERMILION TOWNHOMES – 1311 COOK ROAD (ITEM 10/ PR 13289)

Mayor Pro Tempore Johnson asked if Workforce Homestead, Inc. was a for-profit company.

Reginald Johnson, Director of the Department of Community Development, advised that it was a for-profit company.

Mayor Pro Tempore Johnson stated that before the Council were to put money into the project, she wanted assurance that they would not try and earn profits from it.

Director Johnson advised that his Department was still finalizing negotiations with the company and indicated that they were allowed to have certain fees recouped.

Mayor Pro Tempore Johnson asked if the company could voluntarily withdraw the fee.

Director Johnson replied that they could voluntarily withdraw the fee and that the City was still negotiating; however, they would probably not have the results of the negotiations by the June 17, 2019 Council Meeting.

Assistant Manager of the Department of Community Development Karen Lado advised that the portion of the fee was profit and developer time. She stated that staff would appear back before Council in August with the specific details locked down.

City Manager Bonfield advised that the funding would not be available until the time of the final agreement.

Council Member Reece asked how much would be spent on the project in funding and other resources.

Director Johnson advised that his Department would not be able to put out as many applications as usual since they had not planned for the expenditure and provided details on the funding totals for CDBG and the Dedicated Housing Fund

Council Member Reece asked how many housing units would the funds have preserved.

Director Johnson responded that funds are used on a project specific basis.

SUBJECT: APPROVAL OF DEDICATED HOUSING FUNDS TO VOLUNTEERS OF AMERICA OF THE CAROLINAS (VOAC) TO PROVIDE SERVICES FOR HOMELESSNESS COORDINATED ENTRY WITH DIVERSION (ITEM 11/ PR 13268)

Mayor Schewel asked for clarification on Coordinated Entry and Centralized Intake.

Director Johnson deferred to a representative who advised that Centralized Intake required a team of folks that would navigate clients around the adult services division of DSS. Coordinated Entry was designed as a system of policy and procedures that documented how clients moved through the homeless system.

Council Member Freeman asked if the Department of Community Development could share the RFP process with the Council.

Director Johnson advised that he would provide the information to Council.

SUBJECT: GRANT PROJECT ORDINANCE (GPO) FOR 2018 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) LEAD-BASED PAINT HAZARD REDUCTION AND HEALTHY HOMES PROGRAM GRANT (ITEM 13/ PR 13295)

Council Member Reece asked how the grant project had changed over time.

Director Johnson stated that through ongoing conversations with HUD, he learned that there was a disconnect between what was being applied for as opposed to what was being awarded and has since worked to find a remedy.

Council Member Reece expressed concern for community partners that were being removed from the equation.

Faith Gardner, Assistant Director of Neighborhood Improvement Services, spoke to the RFP process and conversations with HUD that touched base with the city's RFP compliance.

Council Member Freeman asked what the scoring mechanism for the RFP process was and if racial equity was being taken into account. She also suggested that the Racial Equity Taskforce be made a part of the conversation as they pertained to evaluating the scoring for RFP submissions.

SUBJECT: CONTRACT WITH NORTH CAROLINA DEPARTMENT OF COMMERCE, DIVISION OF WORKFORCE SOLUTIONS (DWS) TO PROVIDE NCWORKS ONE STOP CAREER CENTER OPERATOR SERVICES FROM JULY 1, 2019 – JUNE 30, 2020 (ITEM 21/ PR 13270)

Council Member Freeman asked why the number of participants decreased from 275 to 250.

Adria Graham Scott, Business Services Manager in the Office of Economic and Employment Development, advised that there was a new contractor coming on board as of July 1, 2019 after the negotiations take place.

Mayor Pro Tempore Johnson asked who the previous contractor was and if their goals would be reflected in the new contractor's goals.

Manager Scott advised that until June 30, 2019 that BDSI was the contractor and that the new goals would be shifting slightly for the upcoming contractor.

Mayor Pro Tempore Johnson asked if there were benchmarks that the Department was trying to hit.

Manager Scott said that there were certain guidelines.

Mayor Pro Tempore Johnson asked for annual data once the new vendor came on board.

Council Member Freeman asked if there was any coordination with other similar services.

Manager Scott stated that there was no coordination with other similar services since they intended on serving different groups.

SUBJECT: CONTRACT FOR THE PROVISION OF PRE-EMPLOYMENT PSYCHOLOGICAL TESTING (ITEM 23/ PR 13271)

Mayor Pro Tempore asked what kind of testing was being used.

Haley Gingles, Marketing and Communication Director and representative with Law Enforcement Services Group dba FMRT Group, advised that they use five different tests to compile information on officer candidates and then utilized the information for in-person clinical exams.

Mayor Pro Tempore Johnson asked what the five types of tests were.

The tests were California Personality Inventory Test, Brain Assessment, IQ Test, PAI Test and a writing test.

Mayor Pro Tempore Johnson asked what performance indicators the tests were measuring.

Ms. Gingles stated that they were looking for signs that the individual would be a good officer.

Mayor Pro Tempore Johnson asked if there was a way for the tests to read deception.

Ms. Gingles advised that aspects of the test were able to read deception and hesitation.

Mayor Pro Tempore Johnson asked what the City of Durham Police Department gets after the testing.

Ms. Gingles advised that the Police Department would receive a comprehensive report as to whether or not a person was suitable to serve.

SUBJECT: FISCAL YEAR 2019-20 BUDGET AND 2020-25 CAPITAL IMPROVEMENT PLAN (CIP) (ITEM 34/ PR 13291)

Chris Tiffany spoke to the budget and suggested extending the terms of the Racial Equity Taskforce members and asked about the racial inequities in the budget.

SUBJECT: FEASIBILITY STUDY FOR DURHAM CENTRAL KITCHEN (ITEM 26/ PR 13304)

To receive a presentation by Food Insight Group regarding the feasibility study for the proposed Durham Central Kitchen.

Mayor Schewel spoke in support of the item and suggested that the item would require additional contributions from other community partners such as the Durham County Board of Commissioners.

Council Member Middleton spoke in support of the item and to helping the Durham Public School System.

Council Member Reece asked how the item was different from other community organizations that did not always receive funding.

Mayor Schewel responded that four other partners had already signed on to assist with the item.

Council Member Caballero spoke in support of the item and to help the Durham Public School System.

Mayor Pro Tempore Johnson spoke in support of the item and highlighted that the Durham Public Schools had asked for the assistance.

**SUBJECT: MAYOR'S COUNCIL FOR WOMEN ANNUAL REPORT
(ITEM 35/ PR 13310)**

To receive the Mayor's Council for Women's Annual Report from Dolly Reeves.

Ms. Reeves highlighted the accomplishments of the Mayor's Council for Women in their first full year.

Mayor Pro Tempore thanked Ms. Reeves for participating on the Council.

City Clerk Schreiber announced Council's nominations to the following boards, committees and commissions:

Durham Convention Center Authority: Roberta Madalena.

Recreation Advisory Committee: Eric Tullis and Frank White

Human Relations Commission: Mikel Barton, Pierce Freelon, Thomas Cadwallader, Alexandra Valladares, Joy Spencer and Lana Dennis.

Workforce Development: Jeffrey Frederick (private sector), Arie Medoff (private sector), Ernest Mills (private sector), Quillie Coath, Jr. (out of school youth organization), Kenneth Angeli (state employment service) and Julia Pack (Durham Public Schools).

Durham City County Environmental Affairs Board: Jasmine Stammes (Equity and Environmental Justice), Quynch-Chi Vo (At-Large)

Settling the Agenda – June 17, 2019 City Council Meeting

City Manager Bonfield referenced the following items for the June 17, 2019 City Council Meeting: Consent Agenda Items #1 through #25 and 35; General Business Agenda Item #34 and General Business Agenda - Public Hearing Item #27.

MOTION by Council Member Caballero, seconded by Council Member Alston, to settle the agenda as stated by the City Manager for the June 17, 2019 City Council Meeting. Motion passed unanimously.

Being no further business to address, the Work Session was adjourned at 2:47 p.m.

Diana Schreiber, NCCMC, CMC
City Clerk