

**DURHAM CITY COUNCIL WORK SESSION**  
**Thursday, March 24, 2016 @ 1:00 p.m.**  
**2<sup>nd</sup> Floor Committee Room – 101 City Hall Plaza**

Present: Mayor William V. "Bill" Bell and Council Members Eddie Davis, Jillian Johnson, Don Moffitt and Steve Schewel. Excused Absence: Mayor Pro Tempore Cora Cole-McFadden and Council Member Charlie Reece.

Also present: City Manager Thomas J. Bonfield, City Attorney Patrick Baker and City Clerk D. Ann Gray.

The meeting was called to order by Mayor Bell welcoming all in attendance.

**SUBJECT: EXCUSE MAYOR PRO TEMPORE COLE-MCFADDEN**

**MOTION** by Council Member Moffitt seconded by Council Member Schewel to excused Mayor Pro Tempore Cole-McFadden from the March 24<sup>th</sup> work session meeting was approved at 1:06 p.m. by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

Mayor Bell asked if there were any announcements from the Council. There were no announcements.

Mayor Bell recognized City Manager Bonfield for priority items as noted below:

- Agenda Item #13 – Employment and Training 2015-2017 Grant Project Ordinance – asked the Council to suspend the rules and vote on the item; to allow for a new grant project ordinance to be created, the associated budgets to be created and ensure 70% of the restored WIOA Formula Grant funds to be expended by June 30, 2016

A motion was made and properly seconded to accept the City Manager's priority item.

Referencing House Bill 2 that was passed by the General Assembly, City Attorney Baker stated he and his staff were reviewing what its passage would mean for the City of Durham; and would be providing the Council with a memo next week.

There were no priority items from the City Clerk.

After the Mayor read each item on the printed agenda, the following items were pulled for further comments; further discussion; and/or action by the Council:

**SUBJECT: EMPLOYMENT AND TRAINING 2015-2017 GRANT PROJECT ORDINANCE  
SUPERSEDING GRANT PROJECT ORDINANCE #14891**

**MOTION** by Council Member Moffitt seconded by Council Member Schewel to suspend the rules of the City Council and take action on the above-mentioned subject was approved by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel.

**March 24, 2016**

Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

**MOTION** by Council Member Moffitt seconded by Council Member Johnson to authorize the City Manager to accept the "Employment and Training Grant" by executing the grant documents; and

To adopt the City of Durham Employment and Training 2015-2017 Grant Project Ordinance Superseding Grant Project Ordinance #14891 was approved at 1:10 p.m. by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

**ORDINANCE #14913**

**SUBJECT: PATRICE NELSON**

To receive comments from Patrice Nelson regarding funding needed for affordable housing.

On behalf of Patrice Nelson, the Chair of Urban Ministries David Sotolongo, spoke in support of affordable housing for persons making 30% of the medium income or less; and stated he was very concerned with the future for the homelessness population in Durham. He also referenced the positive outcomes that had occurred for persons that utilized Urban Ministries specifically locating housing; and noted the partnerships they have collaborated with which had been beneficial. He stated they were pleased with their efforts thus far; however, stated there were still hundreds of persons coming to the shelter finding it very difficult to afford housing in Durham. Mr. Sotolongo asked the Council to increase the stock of affordable housing and to support and promote creative services for construction of affordable homes to assist persons making less than 30% of the medium income.

The City Council informed Mr. Sotolongo that the Council would be holding a workshop on affordable housing on Thursday, April 7<sup>th</sup> at 9 a.m.; and encouraged him to attend.

**SUBJECT: LIZ KAZAL**

To receive comments from Liz Kazal regarding community efforts to bring more solar power to the City and steps the City can take to help promote more solar power.

On behalf of Liz Kazal, Dave Rogers Executive Director of Environment North Carolina, addressed the Council requesting their support to adopt a resolution to support making Durham a world-class solar city; committing to a clean energy future becoming a true energy leader.

Council Member Moffitt requested the item be referred to the City administration for a response on the proposed resolution and implications.

City Manager Bonfield stated they would follow-up and come back to the Council with a response.

**March 24, 2016**

**SUBJECT: JOHN TARANTINO**

John Tarantino provided a song selection regarding ethics and integrity in government.

**SUBJECT: FY2016-17 BUDGET DEVELOPMENT GUIDELINES**

The administration recommended that the City Council adopt the budget development guidelines to be used for the development of the FY2016-17 Budget and Capital Improvement Plan.

Council Member Schewel referenced the budget initiative added considering further expenses enhancing the quality of life and inquired if it needed to be mentioned on the revenue side as well.

Budget Director Bertha Johnson replied it could be added on the revenue side as well.

Council Member Johnson inquired about the bid tax keeping it at 7 cents.

Council Member Moffitt suggested a future discussion take place on what was meant by quality of life "what is included and what is not included."

City Manager Bonfield stated he had spoken with Geoff Durham and Lewis Myers indicating that it would be appropriate for them to come before the Council to speak about the new initiatives.

**SUBJECT: BID REPORT – FEBRUARY 2016**

To receive a report and to record into the minutes bids which were acted upon by the City Manager during the month of February 2016.

Council Member Moffitt inquired about the \$25,000 aerial photography purchase.

Jonathan Hawley, of the Purchasing Department, stated he would confer with the Public Works Department to obtain information on the purchase.

The administration will provide an email response to Council regarding the aerial photography purchase.

**SUBJECT: EMPLOYER FITNESS TRACKING DASHBOARD AND FITNESS TRACKERS – CONTRACT WITH FITBIT**

The staff report noted that the City of Durham strives to establish an exceptional, diverse, engaged, and healthy workforce; and the administration recommended the execution of a contract with Fitbit, Inc. to gain access to an employer fitness tracking dashboard and to offer discounted fitness trackers to benefits-eligible employees as a part of the City's new employee wellness program.

At the request of Council Member Schewel, Human Resources Director Regina Youngblood explained how the dashboard would work; stated for tracking purposes the city administrator

**March 24, 2016**

would be able to see the employee's name; their department; their title; steps they have taken during the day and active minutes; noted each individual had the ability to choose what they wanted to share; noted the information obtained would be used for challenges to incentivize individuals to be more active during the day; and stated in the future once they see how well the program is adopted, they might use to base the wellness rate on. Also, she spoke on some devices being able to track blood pressure; sleep cycles; and the very basic devices would track ones steps; active minutes, the amount of calories burned in one day.

Council Member Moffitt suggested a council policy be developed stating that the information collected would not be shared with anyone outside the City.

**SUBJECT: INTERGOVERNMENTAL AGREEMENT WITH U. S. GEOLOGICAL SURVEY FOR A LOWER ELLERBE CREEK GROUNDWATER/SURFACE WATER INTERACTION STUDY**

The staff reported noted that Public Works updated a water quality evaluation tool that predicts nitrogen and phosphorus both on land and streams of the Ellerbe Creek watershed; they have recently identified an unknown source of nitrogen in lower Ellerbe Creek. The U. S. Geological Survey will conduct a study of groundwater discharge to lower Ellerbe Creek to determine if nutrients in groundwater are the unknown source of nitrogen. The project is anticipated to be completed in 24 months; total project cost is \$100,000 with the U. S. Geological Survey contributing \$40,000 and the City of Durham contributing \$60,000.

Council Member Schewel asked what was groundwater; and what would be done if it was discovered that the nitrogen source was non-source point groundwater; and what would be the source of the nitrogen.

John Cox, of the Public Works Department, noted groundwater was water that was literally in the ground; stated they were not entirely certain as to what the source was; and at the present everything was being attributed to existing development in the City; and stated if they find a source that was not an existing development they could retrofit; however, it would not change the contribution; and they needed to identify and quantify it.

**SUBJECT: MOOGFEST FUNDING AND ECONOMIC IMPACT**

The staff report indicated that Moogfest was the newest large multi-day festival event to be located in downtown Durham; festival will take place in Durham May 19-22, 2016 and was moving from Asheville, North Carolina. The staff recommended the City Council receive a presentation and consider funding the request from Moogfest for the 2016 festival.

A Powerpoint presentation was presented by Casey Steinbacher and Emmy Parker regarding the Moogfest festival.

Moogfest organizers are working closely with the City's special events review committee and have also requested \$62,500 in funding from both the City and Durham County to support the community programming components of the event. The Durham Convention and Visitors Bureau provided an economic overview of Moogfest compared to the other major festivals held in Spring and Summer that are supported by the City of Durham.

**March 24, 2016**

It was noted that Durham's Moogfest would be 4 days/3 nights; 250+ performing and participating talent; 300 plus volunteers; 100 plus staff; 15 plus locations; and the festival would be very walkable.

Council Member Davis stated he was supportive of the festival; however, was concerned about the lack of using the Hayti Heritage Center as a venue for programming.

Ms. Parker stated they were in the process of working with the Hayti Heritage Center, but was unable to divulge the information.

Cicely Mitchell, representing the Art of Cool Festival, requested that the City donate an additional \$20,000 for their upcoming festival. For the Art of Cool Festival in 2016 the City will contribute \$5,000; a decrease of \$3,000 from the previous year. Ms. Mitchell stated the additional funds would allow them to bring adequate production and power to the Durham Armory; their festival was their major program; and their mission is to expand the audience for jazz and jazz-influenced music. She stated they are locally born, raised, diverse and affordable and a soulful music festival alternative rapidly increasing in regional and national prominence; and noted last year the festival saw an attendance increase of 94%.

Council Member Moffitt inquired if the up-fits to the Armory would be permanent.

Ms. Mitchell replied the up-fits would be temporary rentals. She stated the rentals would include extra stage space, lighting, sound equipment and a generator.

Mayor Bell was supportive of providing more funds for the Art of Cool Festival; but requested more information on the budget detailing the \$20,000.

Council Member Schewel stated he was hopeful that an increase in funding the Art of Cool could be accomplished, but was not sure if the City would be able to provide the entire amount of \$20,000.

City Manager Bonfield stated he was not aware of the additional funding request and would have the staff review the request.

**SUBJECT: DISCUSSION ON GENTRIFICATION**

To define and discuss gentrification in Durham.

Mayor Bell stated the term "gentrification" has been used in many ways, by many groups, by many people; and stated since his tenure as Mayor there had never been a discussion on how gentrification was identified.

The Mayor suggested defining gentrification relevant to the City of Durham and identifying neighborhoods that were prone to gentrification. In addition to defining gentrification, the Mayor wanted to be able to quantify gentrification with maps based on census tract data and income levels. Maps were provided to the Council showing gentrification in Raleigh and Charlotte; and to begin the process, the Mayor recommended the same be duplicated for Durham. He stated there were two factors; median household income and median home value; and it's a level, you meet that level, then your tract is prone to gentrification, if you are above that level, then your tract is not prone, he said.

**March 24, 2016**

The Mayor stated gentrification was not all bad, in all cases, however, he noted if you are the one being impacted by it then you might take a different view on it.

Council Member Schewel referenced a recent presentation by Melissa Norton pertaining to gentrification.

Mayor Bell stated with all the information that had been provided, would allow the City to have a good base to begin building on before drafting the definition of gentrification.

**Settling the Agenda – April 4, 2016 City Council Meeting**

City Manager Bonfield announced the following items for the April 4, 2016 City Council Meeting agenda: Consent Items 1; 2; 4; 6 thru 16; General Business Agenda Items 3 and 17; Public Hearings Items 18 thru 24.

**MOTION** by Council Member Moffitt seconded by Council Member by Council Member Davis to settle the agenda for the April 4, 2016 City Council Meeting as stated by the City Manager was approved at 3:03 p.m. by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

**Closed Session**

**MOTION** by Council Member Schewel seconded by Council Member Moffitt to hold a closed session to seek instruction in negotiating the material terms of a proposed contract for the acquisition, purchase, option, exchange, or lease of real property, pursuant to G.S. 143-318.11(5) was approved at 3:04 p.m. by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

**Open Session**

**MOTION** by Council Member Moffitt seconded by Council Member Johnson to return to open session was approved at 4:03 p.m. by the following vote: Ayes: Mayor Bell and Council Members Davis, Johnson, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro Tempore Cole-McFadden and Council Member Reece.

No action was taken in open session.

There being no further business to come before the Council, the meeting was adjourned at 4:03 p.m.

D. Ann Gray, MMC, NCCMC  
City Clerk