

**DURHAM CITY COUNCIL WORK SESSION
Thursday, April 21 2022 @ 1:00 p.m.
IN-PERSON & REMOTE MEETING
DRAFT MINUTES**

The Durham City Council held a regular Work Session on the above date and time in the City Hall Council Chamber, 101 City Hall Plaza, and virtually via Zoom with the following members present: Mayor Elaine O’Neal and Council Members Javiera Caballero, DeDreana Freeman, Jillian Johnson and Leonardo Williams. Excused Absence: Mayor Pro Tempore Mark-Anthony Middleton.

Also present: City Manager Wanda Page, City Attorney Kimberly Rehberg and City Clerk Diana Schreiber.

[CALL TO ORDER]

Mayor O’Neal called the meeting to order and welcomed everyone to the Work Session.

Mayor Pro Tempore Middleton had received an excused absence at the April 4, 2022 Council Meeting and did not require a motion today.

[ANNOUNCEMENTS BY COUNCIL]

Mayor O’Neal asked her colleagues if they had any announcements.

Council Member Johnson reminded all that the deadline to register to vote was April 22, 2022; and that same day registration and early voting was available starting Thursday, April 28, 2022.

Council Member Freeman announced early voting; acknowledged Equitable Food Oriented Development Partnership conversation was occurring at Duke World Food Policy Center with Communities in Partnership and Sanford School of Public Policy; and welcomed Dr. Jules H. Veron, USA Deputy Secretary of Agriculture in Durham.

Council Member Caballero announced an upcoming meeting featuring ARPA on Wednesday, May 18, 2022 from 2-3 p.m.

Mayor O’Neal highlighted the Lincoln Community Health Center by sending greetings; and started her tour of small local businesses with Discover Durham Susan Amey at the Lakewood Shopping Center and businesses in East Durham. She intended to span across the city by meeting with small businesses.

[PRIORITY ITEMS OF THE CITY MANAGER, CITY ATTORNEY AND CITY CLERK]

City Manager Page announced her priority items:

12) The Upper Neuse River Basin Association (UNRBA) FY2023 Budget. This was a presentation item.

19) Forever Home Durham, FY22 Update; 20 min presentation, supplemental item to the agenda.

Council Member Williams arrived at the meeting at 1:06 p.m.

MOTION by Council Member Freeman, seconded by Council Member Johnson, to accept the City Manager's Priority Items was passed at 1:07 p.m. by the following vote: Ayes: Mayor O'Neal and Council Members Caballero, Freeman, Johnson and Williams. Noes: None. Excused Absence: Mayor Pro Tempore Middleton.

The City Attorney's Office did not have any priority item; however, City Attorney Rehberg introduced new Assistant Attorney Carlos Hernandez and General Counsel of Community Development Department.

City Clerk Schreiber requested that Agenda Item 14) Durham Vaccine Equity Project be referred back to the City Clerk's Office.

MOTION by Council Member Freeman, seconded by Council Member Johnson, to accept the City Clerk's Priority Items was passed at 1:09 p.m. by the following vote: Ayes: Mayor O'Neal and Council Members Caballero, Freeman, Johnson and Williams. Noes: None. Excused Absence: Mayor Pro Tempore Middleton.

Mayor O'Neal read the items on the printed agenda and the following items were pulled for further discussion. Item 4) To Select Applicants for the At-Large Council Vacancy and Forward to the Interview Stage was pulled by the public for additional discussion. Presentation items were Items 12 and 19.

SUBJECT: PUBLIC COMMENT SPEAKER (NO AGENDA ITEM NUMBER)

Mayor O'Neal announced the following individuals as public comment speakers:

James Chavis, Durham resident, addressed concerns with racial prejudice in the City of Durham and expressed concerns about land purchases at Long Meadows, land formerly worked by slaves.

Jessy Gibson, Durham resident, spoke to way to enhance the Civilian Police Review Board; spoke to investigation of renegade local officers and their arrests of Durham citizens; and urged Council to find ways to draft policy that were more equitable against citizens' complaints against police misconduct.

Mayor O'Neal announced that Item 17, Consolidated Annexation- Griffin Place had been pulled.

City Attorney Rehberg stated that speakers were not received at Work Sessions related to public hearing items. Mayor O'Neal requested the speakers return on May 2, 2022, 7 p.m. at the Regular Council Meeting to make their comments.

SUBJECT: TO SELECT APPLICANTS FOR THE AT-LARGE COUNCIL VACANCY (ITEM 4/ PR 15370)

Ms. Brenda Pollard, 1902 Cedar Street, thanked Council for the processing of the At-Large vacancy; and was honored to be allowed to apply to serve the city.

Mayor O'Neal requested clarification from Council about which applicants were selected to be interviewed by Council.

It was the consensus of Council that applicants who received four votes or more be approved to move forward to the interview phase.

To clarify the upcoming process:

Monday, May 2, 4 pm. Finalists' interviews. City Council Chamber.
Tuesday, May 3, 6 pm. Public Comment/Hearing of supporters of the at-large council member finalists. City Council Chamber.

The Clerk announced the names of the finalists:

Mr. Nate Baker
Dr. Schnequa Nicole Diggs
Dr. Monique Holsey-Hyman
Dr. Henry C McKoy, Jr.

Council vote to appoint the finalist at the May 5, 2022 Work Session at 1 p.m. It was consensus that the finalists be in-person in the Chamber to interview. Council Member Johnson recommended the public hearing be held in-person and virtually; with 30 minutes for each finalist consisting of 3 minutes for maximum of 10 persons.

It was consensus of Council to make their selection at the May 5, 2022 Work Session. Following the selection, the finalist will be administered the oath of office as the newly appointed member of the Durham City Council.

[PRESENTATIONS]

SUBJECT: UPPER NEUSE RIVER BASIS ASSOCIATION (UNRBA) FY2023 BUDGET (ITEM 12/PR 15363)

Michelle Woolfolk, Public Works Department, provided the staff report for the item and displayed a PowerPoint Presentation, titled 'Upper Neuse River Basin Association Budget Resolution, Stormwater and GIS Services, April 21, 2022'. Ms. Woolfolk explained the process that had extended over a ten-year period. She spoke to excessive algae and turbidity in Falls Lake's water.

The UNRBA Members are: Municipalities of Butner, Creedmoor, Durham, Hillsborough, Raleigh, Stem and Wake Forest. Counties include: Durham, Franklin, Granville, Orange, Person and Wake; and the South Granville Water and Sewer Authorities.

The presentation consisted of the following:

Falls Lake Rules were effective January 2011 to reduce nitrogen and phosphorus in Falls Lake.

Stage II: \$946 million in 2010.

Estimated Stage II costs as \$1,400 per household per year

Multi-year UNRBA Stage II Re-examination timeline

Nutrient Management Accomplishments since 2005-2007

Graphs of Nitrogen and Phosphorus reaching Falls Lake by land use/source

FY2023 UNRBA Budget Categories

Guidelines for Revised Strategy- examples

Falls Lake Team listed

Council appreciated Public Works' staff on the presentation.

Ms. Woolfolk spoke to the advantages and disadvantages of algae production in the Lake; and the importance of the nutrients of nitrogen and phosphorous. She continued explain how rainwater drained into Ellerbe Creek and its watershed.

SUBJECT: FOREVER HOMES, INC. FY 2022 UPDATE (ITEM 19/ PR 15373)

Reginald Johnson, Director of the Community Development Department, gave the staff report with a PowerPoint presentation, titled 'Community Development Department FY23, April 21, 2022'.

The presentation included the following:

Rapidly Increasing Housing Prices

Cost-burdened Renter Households in Durham

Snapshot: Availability of Affordable Units in the market

Why is City Assistance Required?

Rental Income at Market Rate and Affordable Housing/Subsidy levels

Forever Home, Durham & Funding

Funding Sources not within Forever, Home Durham

Progress to Date related to rental units created/preserved/homeownership opportunities created/ homeless persons in permanent housing/ low income households stabilized.

Rental Housing Development and Preservation statistics

Additional Activities not included in Forever Home Durham funding

Forever Home, Durham MWBE Contracting

Forever Home, Durham Neighborhood Stabilization

COVID-19 Response

FY22-23 Priorities

Rental Housing/ Homelessness/ Neighborhood Stabilization

Challenges

Summary

Mayor O'Neal requested Council's comments.

Council Member Williams asked about Dillard Street Apartments and how they were included in the count; and asked what types of adjustments were being offered. And asked how many Forever Durham units were being constructed for purchased versus for rent.

Director Johnson mentioned that Dillard Street was included conceptually by not financially. The number of units being built would need to be clarified as follow-up.

Council spoke of external pressures on the cost of homes; corporations such as Apple, Nike, Google, were coming to Durham and creating 20-30,000 jobs in the Triangle over the next five years.

Council Member Caballero inquired if the increased interest rates and prices would slow down the housing market in Durham.

Director Johnson responded that interest rates would not negatively slow the market in Durham; however, the increase impacted the number of affordable units and impacted the level of available subsidies. Related to prices, the number of affordable homes often increased during down-turns.

Council Member Williams inquired how the Council could pre-empt development by corporate clients that ensured the City could keep up with the housing demand.

Mayor O'Neal inquired about the imbalance of how the city should build units versus those being constructed in the market, at-large; and what could be done about it as a policy making board.

Director Johnson addressed innovation such as tiny houses and how to get the market to enter the arena; and summarized, the free market had a role in the overarching economy.

Council Member Freeman encouraged the dialogue regarding affordable housing and income. It was necessary to talk about how to increase folks' income above minimum wage jobs. She urged Council to make sure that \$130 million circulated to black and brown local businesses and requested setting up an appointment with Director Johnson to discuss further.

Mayor O'Neal addressed the housing element within the Crime Cabinet discussions; spoke to home stability being inversely correlated with crime; and asked if from the Council's vantage point, should there be a taskforce or a series of town halls to discuss housing issues. She also requested organizations who could assist residents in home buying classes, sponsored by the Community Development Department. Staff would follow-up with Council related to information on home-buying classes.

Assistant Director Karen Lado spoke to pre-certification processes and pre-qualification letters for those persons interested in owning a home. Financial counseling was incorporated into the program and then closing on the loan was the last stage. Community Development staff was available to support those persons interested in home-ownership.

Council Member Williams noted there were over 26,000 job vacancies in Durham and that there had to be focus on access to jobs and opportunities. It was necessary to build for home ownership and renting.

Council Member Freeman encouraged conversations to include advocates for veterans, seniors and other set populations, including refugees; and supported the town hall venue to discuss housing issues.

Council Member Caballero spoke to preemption of state law that prevent cities from devising tools to help local government set a more aggressive approach in the area of affordable housing. She spoke to creating processes with local builders to construct market rate housing and noted there was opportunity to continue work with the development community to include affordable housing, such as expediting those projects containing affordable housing.

Council Member Johnson appreciated the presentation; agreed with her colleagues about market pressures and that the economy had made the situation more serious; the scope of the problem was local, state and national combined with the global housing crisis. She noted the solution to the crisis needed to come from the federal and state levels to provide massive amounts of publically subsidized housing. Housing is a human right.

Mayor O'Neal urged Council to address housing as a Council and favored documentation of the issue by indicating what the City could control, what required a national movement and what could be achieved locally.

Council Member Williams supported a city register for local employment advertisements, such as a centralized location for job advertisements and availability. He spoke to strengthening the local business community by offering a location where local jobs could be posted; admitted local employers paid employees well in Durham and supported local employers having a place to advertise local job vacancies, possibly through the Department of Economic and Workforce Development.

Council Member Freeman spoke to a planner to address issues across departments to connect multiple resources to one issue.

Mayor O'Neal challenged her colleagues to come up with a list for the next Work Session with a list of asks, the questions Council wants answered. For example, what would Council want to happen at the federal, state and local government levels and would this entail a taskforce of town hall; where were the road blocks and allow for brainstorming. We needed to understand and create a visionary kind of approach. Where are we now, where do we want to go and what are the roadblocks, and asked her colleagues to devise a framework for moving forward. She encouraged Ms. Wallace to organize the framework process.

City Clerk Schreiber announced the two appointments to the Human Relations Commission:

Ebony L Sneed was nominated to the African American person vacancy; and

Hayley Thompson was nominated to the category of Other Person.

SETTLING THE AGENDA – MAY 2, 2022 REGULAR CITY COUNCIL MEETING]

City Manager Page announced the agenda for the May 2, 2022 Regular City Council Meeting agenda: Consent Agenda Items: 1 through 13 and General Business Agenda – Public Hearings: Items 15 through 18.

MOTION by Council Member Caballero, seconded by Council Member Johnson, to approve the City Manager's Agenda was approved at 3:37 PM by the following vote: Ayes: Mayor O'Neal and Council Members Caballero, Freeman, Johnson and Williams. Noes: None. Excused Absence: Mayor Pro Tempore Middleton.

Being no additional business to transact, Mayor O'Neal adjourned the Work Session at 3:37 p.m.

Diana Schreiber, MPA, NCCMC, CMC
City Clerk