



AGENDA

Henderson City Council Special Meeting

Monday, 5 November 2012 6:00 P.M.

R. G. (Chick) Young, Jr. Council Chambers, Municipal Building

134 Rose Avenue

Henderson, North Carolina

Mayor and City Council Members

Mayor James D. O'Geary, Presiding

Councilmember James C. Kearney, Sr.

Councilmember Sara M. Coffey

Councilmember Michael C. Inscoe

Councilmember D. Michael Rainey

Councilmember Brenda G. Peace—Jenkins

Councilmember Garry D. Daeke

Councilmember Vernon L. Brown

Councilmember George M. Daye

City Officials

A. Ray Griffin, Jr., City Manager

John H. Zollicoffer, Jr., City Attorney

Esther J. McCrackin, City Clerk

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

a) Consideration of Approval of 1) Resolution 12-A-14, Acceptance of the 2012 BJA Bullet Proof Vest Partnership Grant in the amount of \$4,198.50, and 2) Ordinance 12-79 FY13 Budget Amendment #18, Amending Fund 55: Establishing Budget for Above Mentioned Grant. (CAF 12-A-67) [See Tab #1]

- Resolution 12-A-14
- Ordinance 12-79

b) Consideration of Approval of Flint Hill CDBG Catalyst Grant Application Concept. (CAF 12-76) [See Tab #2]

IV. WORK SESSION

a) Consideration of Approval of 1) Resolution 12-92, Approving an Engineering Contract with McGill Associates to Perform Engineering Services Related to Improvements of the Sandy Creek Pump Station; and 2) Ordinance 12-78, FY13 Budget Amendment #17, Amending the CIP Sewer Fund Relative to the Engineering Services for the Sandy Creek Pump Station Improvements Project. *(CAF 12-B-36) [See Tab #3]*

- Resolution 12-92
- Ordinance 12-78

b) Declaration of Surplus Property. *[See Tab #4]*

V. CLOSED SESSION

a) Pursuant to G.S.§143-318.11 (a)(5) regarding acquisition of real property

VI. ADJOURNMENT

City Council Minutes
Special Called Meeting
5 November 2012

PRESENT

Mayor James D. O'Geary, Presiding; and Council Members James C. Kearney, Sr., Sara M. Coffey, D. Michael Rainey, Brenda G. Peace-Jenkins, Garry D. Daeke, Vernon L. Brown., and George M. Daye.

ABSENT

Council Member Michael C. Inscoc.

STAFF PRESENT

City Manager Ray Griffin, City Attorney John Zollicoffer, Jr., City Clerk Esther J. McCrackin, Assistant City Manager, Frank Frazier, Planning and Community Development Director Erris Dunston and Henderson Water Reclamation Facility Manager Tom Spain.

CALL TO ORDER

The 5 November 2012 Special Called Meeting, was called to order by Mayor James D. O'Geary at 6:01 p.m. in the R. G. "Chick" Young, Jr. Council Chambers, Municipal Building, 134 Rose Avenue, Henderson, NC.

ROLL CALL

The City Clerk called the roll and advised Mayor O'Geary that a quorum was present.

Mayor O'Geary asked the City Clerk to begin the meeting with the New Business items.

NEW BUSINESS

Resolution 12-A-14, Acceptance of the 2012 BJA Bullet Proof Vest Partnership Grant in the amount of \$4,198.50, and Ordinance 12-79 FY13 Budget Amendment #18, Amending Fund 55: Establishing Budget for Above Mentioned Grant. (*Reference: CAF 12-A-67; Resolution 12-A-14; Ordinance 12-79*)

City Manager Griffin said Police Chief Sidwell was bringing good news and asked the Chief to come forward. Chief Sidwell said bulletproof vests are a mandatory part of the uniform for street officers and once again the City has been approved to receive this 50% matching grant in

the amount of \$4,198.50. City Manager Griffin added the Finance Department does not deal with cents so the budget amendment only shows \$4,199.00 as revenue/expense.

There was no discussion. Mayor O'Geary asked for Council's pleasure.

Council Member Rainey moved the approval of Resolution 12-A-14, *Acceptance of the 2012 BJA Bullet Proof Vest Partnership Grant in the amount of \$4,198.50, and Ordinance 12-79 FY13 Budget Amendment #18, Amending Fund 55: Establishing Budget for Above Mentioned Grant*. Motion seconded by Council Member Coffey and APPROVED by the following vote: YES: Kearney, Coffey, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: Inscoc. (See Resolution Book 2, p.277-A; Ordinance Book 8, p. 509)

Flint Hill CDBG Catalyst Grant Application Concept. (Reference: CAF 12-76)

City Manager Griffin said this is a continuation of discussions regarding the Catalyst Grant which began with a public hearing and then a community meeting where Flint Hill residents shared ideas on how they felt the grant monies could be best spent. The application concept being discussed this evening is based on the feedback received at the community meeting. Mr. Griffin then asked Planning and Community Development Director Erris Dunston, along with Rick Seekins from the Kerr-Tar Regional Council of Governments (COG) to present the broad concept.

Ms. Dunston showed a short PowerPoint presentation showing an overall snapshot of the concept of the grant. She said the City is familiar with all but one phase of the grant, saying the City has never worked with the Public Services portion. Ms. Dunston felt the grant could address many, but not all, of the concerns expressed by citizens such as transient housing, renovations, rental property, demolition, drainage problems, along with street and creek issues. The grant could also address parks and recreation facilities which were also expressed as concerns. She said if awarded the grant, it would be a three cycle process with each cycle creating an approximate thirty (30) month obligation. She again stressed if awarded, the grant would not correct all the issues within the Flint Hill area.

Council Member Rainey asked what percent of the grant would go toward each segment and at this time Rick Seekins began his presentation. Mr. Seekins distributed a handout which is incorporated by reference and hereby made part of these minutes (*see Attachment A*). He explained the project would consist of three grants and three phases of \$500,000 each. He emphasized his vision of attempting to partner this grant with other grants. He also envisions neighborhoods/churches/etc. in the Flint Hill area being willing to step in and help with improving the area. Mr. Seekins reiterated if the application is approved, the funds will be limited compared to the problems in the area, so he suggested working within a concentrated area, such as the area highlighted on Ms. Dunston's PowerPoint map. This concentrated area includes homeowners, a park, vacant properties and structures in need of demolition. Mr. Seekins sees each segment of the grant building on the prior segment and said it will take time to pinpoint specifics and to breakdown in detail how the funds will be used. He did feel after clean

up occurs and structures are demolished, the third phase should address recreation areas/activities and mentioned a State Trust Fund for recreation which might supplement the Catalyst Grant in this area.

Council Member Rainey confirmed the grant would provide \$500,000 for each cycle. City Manager Griffin said yes; \$1.5M over three funding cycles is what the City is hoping to obtain. Mr. Rainey then asked who would determine the level of needs for the projects. Mr. Seekins said Council would make the final decision. Mr. Rainey also asked about the lien process currently in place. City Manager Griffin said the Tax Department now places a lien on properties prior to beginning the foreclosure process.

Council Member Coffey asked who would oversee the spending. Mr. Seekins said the City, and added the COG would be available to offer any assistance necessary and reminded Council that there will be administrative costs involved throughout the process. Mr. Griffin said assistance from COG staff would be necessary to assist with grant administration due to the City's limited staff.

Council Member Kearney suggested a vacant lot be used for a garden or be adopted by a neighbor so it does not quickly revert into another blighted area. He also asked about whether new housing would be public, private, multi-family, etc. Mr. Seekins said again the details had not been determined and Council would make the final decision. Mr. Kearney then suggested the recreation portion begin early in the process as he understood it could take upwards of two years to become involved with the State Trust Fund.

Council Member Peace-Jenkins remembered both a Catalyst Grant and a Capacity Grant being presented earlier to Council and asked why the City is proceeding with the Catalyst Grant. Mr. Griffin said Council decided to go with the Catalyst Grant for two specific reasons: the Capacity Grant was only offered this year and it was only to prepare staff on how to write grants where the Catalyst Grant is geared toward infrastructure and neighborhood needs. Ms. Peace-Jenkins also inquired about the availability of programs to prepare individuals for home ownership.

Mr. Seekins said there are excellent programs available, and he was disappointed that individuals attending the community meeting expressed no interest in such programs.

Council Member Kearney felt it would be good to have a staff grant writer and suggested further discussion during the FY 13-14 budget process.

The City Manager Griffin then reminded Council that if this concept is agreeable, a public hearing will need to be held on November 26th and the final application needs to be submitted in Raleigh on November 30th. He commented many view the City as beginning projects but never complete them and felt if awarded this grant, it should create synergy to make a meaningful difference in the Flint Hill community. Mr. Griffin commended Ms. Dunston, Mr. Seekins and Mr. Cireillo (another COG staff member), for their hard work on putting together this concept, and said they still have a lot of work to do before the 26th.

Council Member Peace-Jenkins asked how the City can be sure it can obtain this grant. Mr. Seekins said there is no guarantee but assured Council they would do their very best in competing for the funds. Mr. Seekins also re-emphasized they would work hard to look for partnership dollars.

There was no further discussion. Mayor O'Geary then asked for the pleasure of Council.

Council Member Rainey moved the approval of the *Flint Hill CDBG Catalyst Grant Application Concept* as presented. Motion seconded by Council Member Daeke and APPROVED by the following vote: YES: Coffey, Rainey, Peace-Jenkins, Daeke, Brown, Daye and Kearney. NO: None. ABSTAIN: None. ABSENT: Inscoc.

WORK SESSION

Approving Bids for Sandy Creek Project (*Reference: CAF 12-139; Resolution 12-92*)

City Manager Griffin asked Assistant City Manager Frank Frazier to brief Council on this project. Mr. Frazier said this is part of the upgrade to the Sandy Creek pump station and stated the contract with McGill has been approved by the City Attorney; however Henderson Water Reclamation Facility Director Tom Spain and Mr. Frazier are still working on the fees with McGill and said the final agreement will be available at the November 26th meeting. Because of the firm deadlines, he wanted Council to have this information now, and Mr. Griffin asked Council to contact Mr. Frazier with any questions they may have prior to the next Council meeting.

Council Member Daeke asked what the interest rate is for this project. Mr. Frazier said he thought it was approximately 2.11%.

City Manager Griffin added \$36,000 would not be covered by the grant; however, this amount has been included in the budgeted 44 CIP Capital Reserve Sewer Funds.

It was the consensus of Council to bring this forward to the next Council meeting.

Surplus Property

City Manager Griffin said no action is required of Council; however, he was advising Council of the surplus property in case they had any questions and/or objections to the proposed sale prior to being listed on GovDeals.

Council Member Kearney asked if Council could bid on surplus items. City Attorney Zollicoffer said it is best for Council to not place bids.

CLOSED SESSION

City Clerk McCrackin said an additional item would be added to the Closed Session pursuant to G.S. §143-318.11 (a)(6) regarding a Personnel Matter.

Mayor O’Geary then asked if Council was prepared to move into Closed Session and stated there would be no report subsequent to the Closed Session.

Council Member Rainey moved for Council to convene in closed session pursuant to G.S. §143-318.11(a)(5) regarding Acquisition of Real Property and G.S. §143-318.11(a)(6), a Personnel Matter. Motion seconded by Council Member Daye and unanimously approved.

Council Member Rainey moved for Council to convene in open session. Motion seconded by Council Member Kearney and unanimously approved.

With no further business, Mayor O’Geary asked if Council was prepared to adjourn.

ADJOURNMENT

Council Member Peace-Jenkins moved for adjournment. Motion seconded by Council Member Rainey and unanimously approved. The meeting adjourned at 7:40 p.m.

James D. O’Geary, Mayor

ATTEST:

Esther J. McCrackin
City Clerk

Report to Honorable Mayor James D. O'Geary and the Members of the Henderson City Council

Regarding draft plan for submission of a grant application by the City of Henderson for funding as part of the North Carolina Department of Commerce's Community Development Block Grant 2012-2012 Catalyst Program.

Kerr-Tar COG Staff and the Planning Department have worked jointly on preparation of materials that can lead to preparation of a grant application to the CDBG Catalyst Grant Program. As part of that work, we have prepared and presented information to an initial Public Hearing indicating the City's interest on submission of an application for that funding. As a result of that initial public hearing, a strong community support for the grant program was identified along with an equally strong indication of a wish for community leaders to be involved in that planning effort. As a result of that successful Public Hearing soliciting public involvement in the grant preparation process another public meeting was conducted on October 29, 2012. The following report on the emerging focus of the grant application is a result of that process, as well as an in depth analysis by the planning staffs of the community needs and composition as related to the grant availability.

We propose a three year program that includes the following program goals:

- Take advantage of all possible Catalyst funds,
- Arrange program strategies to allow greater partnerships, in
 - Programs and
 - Funding
- Identify an **area of concentrated service** which will be
 - the focus of a concentrated set of services to implement a wholesale improvement in the quality of life in that area, and
 - the model of improved community revitalization for the rest of Henderson
 - located within the Flint Hill community, and
 - Includes a mixture of homeownership and rental property, dilapidated housing and housing which can be revitalized and improved, and includes a variety of other characteristics that make it suitable for Catalyst funding.
 - That area of concentrated services is still being analyzed, but will be selected prior to grant application submission.

We are recommending a three year strategy that will accomplish the goals noted above. We feel that three years is necessary to accomplish our goals because:

- It will take that long to implement the various activities that are allowed in the Catalyst Program and which will provide the maximum benefit to the **area of concentrated service**, including
 - Remove dilapidated housing units (20 of these have been identified in the Flint Hill community alone.)
 - Identify owner-occupied housing units needing rehabilitation, and begin the process of improving them.

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- Along with housing units needing repair, we will identify areas of debris and weed infestation and blight and design a plan for clearing that blight.
- Identify organizations and agencies within the area of concentrated service that are willing and eager to develop programs and services that will build community pride and beauty, and design capacity development programs to encourage and build those groups, and
- Several of the activities that are planned for the area of concentrated service will take more than one year to plan and implement. Activities in this category include the capacity building programs and programs of community revitalization which need to have areas of development with which to work
 - For example, infrastructure improvements for revitalized homes cannot be implemented until the housing improvements are made, or
 - Consolidation of small vacant lots into larger usable lots on which housing and community improvements can be built.

During the first year's activities, the Plan is to:

- Identify owner occupied housing that is in need of repair,
- Identify infrastructure needs for housing units in the **area of concentrated service**,
- Identify dilapidated houses in need of demolition, and proceed with demolition,
- Identify organizations and agencies in or adjacent to the **area of concentrated service** that are eager to develop community services that are needed in the area, but whom lack the organizational capacity and often the funding, to implement those programs, and
- Initiate a capacity building program for at least two of those agencies, and
- Identify agencies, organizations, and funding sources in the Henderson community that could become partners in the provision of services within the **area of concentrated service** and leverage their interest with Catalyst funds to expand services in the area.
- Solicit interest from public and/or private investors with an interest in constructing affordable housing units within the area of concentrated service, and begin the process of engaging those groups, and planning for infrastructure support of supplement their investment; at the same time develop a partnership and build its capacity to manage the housing units being developed.

During the second year of the project, the strategy is to design and implement the following:

- Implement the housing construction project,
- Implement and continue the capacity building programs initiated in year one,
- Continue the rehabilitation activities begun in year one,
- Design and implement community revitalization projects to improve infrastructure and services to the new housing and to the rehabilitated houses,

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- Begin to identify the needs and possible locations for community recreation center(s) within the area of concentrated service, including construction or rehabilitation services within existing building if possible, the infrastructure needed to serve those buildings, and to identify community organizations that might operate the community centers and to start capacity building programs to better equip them.

During the third year of program, the strategy is to design and implement the following programs:

- Continue to design and implement infrastructure upgrades within the **area of concentrated service**, continuing and completing the infrastructure service that supplements the various housing projects begun in the area and also
- Beginning infrastructure improvements that focus more in public areas within the area of concentrated service, such as street lighting along improved roadways within the area, and including development of passive and active recreational opportunities within the area. This component will focus on small, unused or unusable parcels that can become "pocket parks" throughout the area of concentrated service.
- Continue and complete the housing construction activities, including both owner-occupied housing rehabilitation and developing public or transitional housing begun in Year two, and
- Begin to evaluate the success of the program and to identify projects of success that can be applied to other areas of Flint Hill and of Henderson that need similar services. This is the result of using the area of concentrated service as the model for expanded revitalization of the blighted areas of Henderson.

Project Area

