



City of Greensboro Meeting Minutes - DRAFT

City Council Special

October 10, 2022, 10:00 am

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

Present: Mayor Nancy Vaughan, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Absent: Mayor Pro-Tem Yvonne Johnson

Also Present: City Manager Taiwo Jaiyeoba, City Attorney Chuck Watts, City Clerk Angela Lord, Deputy City Clerk Tebony Rosa

A. Call to Order

Mayor Vaughan called the special meeting to order at 10:00 A.M.; explained the purpose of the meeting; conducted a roll call attendance; and stated Mayor Pro-Tem Johnson would be absent.

B. Matters to be Discussed

B.1 2022 - 1052 Resolution Regarding Temporary Housing Shelter Options and Authorize the Purchase of Pallet Houses

City Manager Taiwo Jaiyeoba highlighted concerns for persons experiencing homelessness; spoke to the need to address; and recognized Assistant City Manager Nasha McCray to present the item.

Assistant City Manager McCray made a PowerPoint Presentation (PPP); spoke to collaboration; to permanent housing goals; to pilot projects; highlighted the Doorway Project, a pallet shelter; outlined temporary housing solutions; an upcoming Request For Proposal; project goals; and spoke to the need for families with children resources. Assistant City Manager McCray reviewed the Safe Parking program; spoke to safe parking options; outlined program requirements; referred to hotel options for families with children; highlighted existing temporary and emergency housing; reviewed white flag shelter options; explained permanent housing transition goals; identified location considerations; highlighted the proximity to service providers; and opened floor for questions.

Discussion took place regarding heating systems; ventilations; expansion options; design; restroom provisions; electrical and sewer connectivity; shelter longevity; assembly options; bathroom availability and cost; and a 6 am exit requirement.

Mayor Vaughan requested staff research a partnership with Proctor and Gamble for temporary laundry facilities.

Councilmember Hightower requested an extension time to 7 a.m.; and for staff to research use of Regency Inn for Safe Drive location.

Discussion continued regarding families to be housed in a hotel setting; transportation assistance; collaboration with Continuum of Care (COC), Urban Ministry, and the Interactive Resource Center; and white flag funding.

City Manager Jaiyeoba explained staff would present proposals for the COC at the October 18, 2022 City Council meeting.

Discussion ensued regarding areas of persons experiencing homelessness in Districts 1 and 2; support systems; transportation and social services access; stakeholder outreach and engagement; on site case management; homelessness data collection; need for a gathering place; proposed community room; water and sewer requirements; and supply and demand concerns.

Councilmember Hightower requested consideration of weekend options.

Councilmember Thurm spoke to the need of bathroom facilities along the Greenway.

Discussion continued regarding public perception of Council action; the need for solutions; and program sustainability.

Councilmember Matheny referenced questions submitted to City Manager's office prior to the meeting; a sole source vendor; safety concerns; the Technical Review Committee; voiced concerns with use of Regency Inn; case management; and use

of residential units. Councilmember Matheny voiced concern with a one-mile service radius; the need for a campus approach; spoke to community justice; and requested staff provide data on the use of the Regency Inn to house residents.

Assistant City Manager McCray explained pop up shelter production; partnerships with the Planning Department; and standard regulations.

Neighborhood Development Director Michelle Kennedy clarified availability of housing units; housing voucher implementation; explained a temporary immediate response; and service provider locations.

Mayor Vaughan spoke to the United States Army guidelines; requested staff research raising the 23 degree threshold for white flag shelters; requested staff to provide information to City Council within a two-week timeframe; inquired if Guilford County provide rooms; referenced funding for hotel accommodations during pandemic; and requested staff provide an accurate homeless and couch surfing point and time count.

Discussion ensued regarding a eight or nine month timeline; a city-wide focus; the need for partnerships and funding; and for internships and a mentor protégé program.

Scott Jones spoke to COC involvement; a tiny house community; voiced concern with pallet houses; with building code compliance; and spoke to hotel options.

Toad, representing the homeless community voiced concern with pallet houses; with the IRC; spoke to the usage of port-a-potty; and requested Council table the item for further discussions.

Emma Holland spoke to services connectivity; voiced concerns with the timeline; regarding partnership involvement; the need for long-term solutions; and stakeholder involvement.

Discussion continued regarding pursuit of partnerships; permanent solutions; task force frustrations; futuristic investments; fire ratings; assembly process; short and long term funding allocations; visionary solutions; weather related fatalities; and Greensboro Housing Authority (GHA) and COC collaboration.

Councilmember Thurm requested an amendment staff action to be pending approval by the Fire Marshal and the Technical Review Committee.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer E, Exhibit No. 33 which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Thurm
Seconded By Councilmember Wells

Motion to adopt as amended as approved.

Ayes (7): Mayor Vaughan, Councilmember Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Thurm, and Councilmember Wells

Noes (1): Councilmember Matheny

Absent (1): Mayor Pro-Tem Johnson

Carried (7 to 1)

335-22 Resolution Regarding Temporary Housing Shelter Options and Purchase of Pallet Houses

WHEREAS, in preparation for the upcoming winter season, several temporary shelter options are recommended to provide safe places for families and individuals while investments in permanent supportive housing are developed;

WHEREAS, programs such as Safe Parking, Pallet Houses and Winter Shelter can provide temporary shelter and services in designated locations;

WHEREAS, the City will pursue a sole source exception to the competitive bidding requirements to acquire Pallet House units from Pallet PBC, Inc., which can be deployed as a clustered village shelter plan or as scattered temporary housing in response to disasters;

WHEREAS, the estimated cost to acquire the Pallet Houses is \$535,014.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That it approves the recommended upcoming homelessness activities and authorizes the City Manager to execute grant documents pending Fire Marshal and Technical Review Committee approvals. And, that it further approves a sole source purchase contract with Pallet PBC, Inc., in the estimated amount of \$535,014.00 for the purchase of Pallet House units and authorizes the City Manager to finalize purchase terms.

(Signed) Tammi Thurm

C. **Adjournment**

Moved by Councilmember Thurm, seconded by Councilmember Holston, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 11:41 a.m.

Nancy Vaughan, Mayor

Angela R Lord, City Clerk