

SUMMARY OF MINUTES

FINANCE COMMITTEE

4:30 p.m., Monday, October 10, 2016

COMMITTEE ROOM

Room 239, City Hall

MEMBERS PRESENT: Mayor Allen Joines (departed at 5:48 p.m.)
Council Member Robert C. Clark, Chair
Council Member Denise Adams, Vice Chair
Council Member Vivian H. Burke
Council Member Derwin L. Montgomery

OTHERS PRESENT: Council Member Jeff MacIntosh
Council Member James Taylor, Jr. (arrived at 5:30 p.m.)

Chair Clark called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda and asked if any items needed to be removed for discussion. Council Member Burke and Chair Clark requested to pull Items C-3 and C-7(e). No other items were removed.

Council Member Montgomery made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Adams and carried unanimously.

CONSENT AGENDA

- C-1. CONSIDERATION OF A RESOLUTION AUTHORIZING EXECUTION OF A LEASE FOR SURPLUS CITY-OWNED PROPERTY AT 115 NORTH MAIN STREET UNDER THE PROVISIONS OF N.C.G.S. 160A-272. (SOUTH WARD).
- C-2. RESOLUTION AUTHORIZING EASEMENT ACQUISITIONS FOR THE LANTERN RIDGE GREENWAY CONNECTION BY DEED OF CONDEMNATION (WEST WARD). [\$7,970]
- C-4. RESOLUTION AUTHORIZING FEE SIMPLE AND TEMPORARY CONSTRUCTION ACQUISITION OF PROPERTIES FOR EBERT STREET – 2014 BOND PROJECTS BY DEED OR CONDEMNATION (SOUTHWEST WARD). [\$9,625]
- C-5. RESOLUTION ACQUIRING FEE SIMPLE AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE ARDMORE ROAD SIDEWALK PROJECT BY DEED OF CONDEMNATION (SOUTH WARD). [\$5,540]

C-6. RESOLUTION AUTHORIZING THE ABANDONMENT OF A SEWER EASEMENT IN THE BARRINGTON OAKS DEVELOPMENT.

C-7. CONSIDERATION OF ITEMS RELATED TO CONTRACTS:

- a. RESOLUTION AWARDED PURCHASE ORDER FOR POLICE PURSUIT VEHICLES – Ginn Chrysler Jeep Dodge, LLC - \$1,516,914.
- b. RESOLUTION AWARDED PURCHASE ORDER FOR REAR LOADING REFUSE TRUCKS – *Triad Freightliner of Greensboro, Inc.* - \$1,705,780.
- c. RESOLUTION AWARDED PURCHASE ORDER FOR CHEVROLET TAHOE SPECIAL SERVICE VEHICLES – *Modern Automotive Network, LLC* - \$209,616.
- d. RESOLUTION AWARDED CONTRACT FOR POLICE UNIFORMS – *D & E Distributors, Inc. dba Harrison's Public Safety* - \$304,000. (Estimated Amount).
- f. RESOLUTION AWARDED CONTRACT FOR SELF-CONTAINED BREATHING APPARATUS EQUIPMENT – *Municipal Emergency Services, Inc.* - \$185,056.
- g. RESOLUTION AWARDED CONTRACT FOR PURCHASE OF TURNOUT GEAR – *Atlantic Emergency Solutions, Inc.* - \$162,171.62.
- h. RESOLUTION AWARDED CONTRACT FOR CONSTRUCTION OF WINSTON LAKE GOLF COURSE RESTROOM FACILITY – *DreamBuilt Construction, Inc.* - \$365,385. (Estimated Amount).
- i. RESOLUTION AWARDED CONTRACT FOR UNION STATION RESTORATION AND RENOVATION – PHASE 2 (EAST WARD) – *New Atlantic Contracting, Inc.* - \$11,099,000. (Estimated Amount).
- j. RESOLUTION APPROVING A CONTRACT FOR SOFTWARE MAINTENANCE AND SUPPORT SERVICES FOR PAYROLL AND HUMAN RESOURCES – *Sum Total Systems* - \$407,582.
- k. RESOLUTION APPROVING A CONTRACT FOR HAZEN AND SAWYER TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE LOCKLAND PARK DRAINAGE IMPROVEMENT PROJECT [*\$190,655*] (SOUTHWEST WARD).

C-8. CONSIDERATION OF ITEMS RELATING TO A CONTRACT FOR CONSTRUCTION OF BOWMAN GRAY METHANE REMEDIATION PROJECT: (EAST WARD).

- C-9. CONSIDERATION OF AMENDMENTS TO THE FISCAL YEAR 2016-17 BUDGET ORDINANCES FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA:
- a. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE FISCAL YEAR 2016-2017.
 - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE FISCAL YEAR 2016-2017.
- C-10. DISCUSSION OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MCGUIRE WOODS CONSULTING, LLC.
- C-11. RESOLUTION APPROVING FUNDING TO S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION TO COMPLETE THE EAST END MASTER PLAN.
- C-12. CONSIDERATION OF ITEMS RELATED TO THE RELOCATION OF TRAFFIC SIGNAL CABINETS:
- a. RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE RELOCATION OF TRAFFIC SIGNAL CABINETS.
 - b. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.
 - c. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.
- C-13. RESOLUTION AUTHORIZING THE REPAIR OF DAMAGED RETAINING WALLS WITH BOND SIDEWALK FUNDS IN THE EAST WARD.
- C-14. RESOLUTION DECLARING CERTAIN CITY OWNED EQUIPMENT SURPLUS AND AUTHORIZING THE SALE THEREOF.
- C-15. APPROVAL OF FINANCE COMMITTEE SUMMARY OF MINUTES – *September 12, 2016.*
- C-3. RESOLUTION AUTHORIZING THE ISSUANCE OF A QUIT CLAIM DEED TO THE BOARD OF TRUSTEES FOR FORSYTH TECHNICAL COMMUNITY COLLEGE (NORTHEAST WARD).

Mr. Kirk Bjorling, Real Estate Administrator, gave a brief report on this item.

In response to Council Member Burke, Mr. Bjorling stated this location is in north Winston-Salem (in the northeast ward) in the old strip shopping center on Patterson Avenue near Germanton Road.

Council Member Burke made a motion for approval. The motion was duly seconded by Council Member Adams and it carried unanimously.

C-7. CONSIDERATION OF ITEMS RELATED TO CONTRACTS:

- e. RESOLUTION AWARDDING CONTRACTS FOR FURNITURE AND FURNISHINGS FOR POLICE DISTRICTS #1 AND #3 (Northeast Ward and Southwest Ward) *Simmons Office Interiors, Inc.* - \$201,847.94, *PMC Commercial Interiors, Inc.* - \$71,116.00, *Delve Interiors, LLC* - \$23,093.72.

Mr. Robert Prestwood, City Engineer, gave a brief report on this item.

In response to Council Member Burke, Mr. Prestwood stated both stations are currently under construction. District #3 is located on Stratford Road while District #1 is located on Northpoint Boulevard and is being redesigned. Completion for both projects is projected for spring of 2017.

Council Member Adams made a motion for approval. The motion was duly seconded by Council Member Montgomery and carried unanimously.

GENERAL AGENDA

G-1. CONSIDERATION OF ITEMS RELATING TO THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS (ROLLING HILLS APARTMENTS) SERIES 2016:

- a. RESOLUTION APPROVING FINANCE TEAM AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS (ROLLING HILLS APARTMENTS), SERIES 2016. [*\$7,800,000*]
- b. RESOLUTION AUTHORIZING ISSUANCE AND SALE OF MULTIFAMILY HOUSING REVENUE BONDS (ROLLING HILLS APARTMENTS), SERIES 2016.

Mrs. Lisa Saunders, Chief Financial Officer, gave the staff report on this item.

In response to Chair Clark, Mrs. Saunders stated the revenue bonds will be rated based on the project revenues of the bonds.

Council Member Montgomery made a motion for approval. The motion was duly seconded by Council Member Adams and it carried unanimously.

G-2. CONSIDERATION OF ITEMS AUTHORIZING MODIFICATIONS TO AGREEMENT FOR RENTAL ASSISTANCE WITH THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM:

- a. RESOLUTION AUTHORIZING MODIFICATIONS TO AGREEMENT FOR RENTAL ASSISTANCE WITH THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM (HAWS).
- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.

At this time, Council Member Adams made a motion to excuse Council Member Montgomery from voting on Items G-2 and G-3. The motion was duly seconded by Council Member Burke and it carried unanimously.

Mr. Ritchie Brooks, Director Community Business & Development gave the staff presentation on this item.

In response to Council Member Burke, Mr. Lee Garrity, City Manager responded saying the Choice Neighborhood project will be brought back to Council in November.

Council Member Burke made a motion to approve this item. The motion was duly seconded by Council Member Adams. The motion carried with three in favor and one excused.

G-3. RESOLUTION AUTHORIZING SUBMISSION OF YOUTH HOMELESSNESS DEMONSTRATION PROGRAM APPLICATION AND EXECUTION OF AGREEMENTS.

Mr. Brooks gave a brief report on this item.

In response to Chair Clark, Mr. Brooks responded this is a motion to approve the filing of the application and the continuum of care is responsible for implementing the policies.

In response to Council Member Adams, Mr. Brooks stated the Youth Advisory Board has not been appointed for this program and Mayor Joines will appoint those persons to that board.

Council Member Adams requested information in regards to what the criteria would be for the persons interested in being on this board.

Council Member Burke made a motion for approval. The motion was duly seconded by Council Member Adams and carried unanimously.

G-4. RESOLUTION AUTHORIZING A COMMITMENT OF FUNDS TO S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION FOR THE ENTERPRISE CENTER.
[\$165,000]

Mr. Brooks briefly reported on this item.

In response to Council Member Burke, Mrs. Carol Davis, Executive Director, S.G. Atkins Community Development Corporation, stated all of the 34 business currently in the business center pay a monthly rental fee.

In response to Council Member Burke, Mrs. Davis responded there are several people from the Hewitt Business Center (West Salem Square) interested in the facility. One applicant has signed a lease.

In response to Council Member Adams, Mrs. Davis stated only five chefs at a time are allowed due to space available. There are limits based on the requirements for refrigeration and storage. She noted contracts are for 12- month agreements.

In response to Council Member MacIntosh, Mrs. Davis indicated the grease traps were installed during the last phase of the renovation.

In response to Chair Clark, Mrs. Davis stated there is room for approximately eight to ten more tenants in the business center.

Council Member Burke requested a report brought back to Council on how the center will function. She also asked that staff investigate options for anyone displaced by the project.

Chair Clark suggested working with the Food Bank's Triad Community Kitchen for synergy of the two programs.

Council Member Adams made a motion for approval. Council Member Burke duly seconded and it carried unanimously.

G-5. ORDINANCE DESIGNATING CERTAIN PROPERTY AS A HISTORIC LANDMARK – *The John L. and Emma L. Gilmer House, 605 West Cascade Avenue, Winston-Salem and a Portion of an Unopened Alley. [Item continued from the September meetings of the Finance and Community Development/Housing/General Government Committees.]*

Ms. Michelle McCullough, Planning Department, gave the staff presentation on this item.

In response to Council Member Adams, Ms. McCullough stated the Historic Resources Commission (HRC) is responsible for ensuring the historical features are retained.

In response to Council Member Montgomery, Ms. McCullough stated HRC makes decisions on where the historic preservations are made based on special significance and integrity and its importance to our culture.

Mr. Richard Sickles, owner of the Gilmore House, 605 West Cascade Avenue stated he is a proud owner of the home and pointed out its location beside Washington Park.

Council Member Burke made a motion for approval. The motion was duly seconded by Council

Member Clark and carried with two in favor, two opposed. Voting in favor of the item were Council Members Clark and Burke, with Council Member Adams and Montgomery voting in opposition. This item will be heard at City Council's November 7 meeting.

Council Member Burke requested consideration be given to the Bon Aire Avenue houses, Patterson Avenue, Cherry Street and 25th Street houses for historic preservation.

G-6. INFORMATION ON WINSTON-SALEM LAKE YMCA. (EAST WARD)

Mr. Derwick Paige, Assistant City Manager, introduced this item.

Mr. Curt Hazelbaker, President and CEO of the YMCA, 1600 Dellinger Drive, and Clemmons gave a report on this item.

Council Member Adams requested information on financial data in the last five years on the maintenance of this facility.

Mr. Hazelbaker stated the top floor of the YMCA is not closed. There was a dance group renting the space and they outgrew it. There is an exercise class there currently in the space.

In response to Council Member Burke, Mr. Hazelbaker stated the facility does not have enough membership revenue to support the cost to operate the facility. The YMCA has invested over \$800,000 into the facility, in the last five years on pool equipment, handicap doors, HVAC equipment, flooring and roofing. The pool gets inspected every year. The facility has about 1,800 members. The senior population makes up 72% of the membership and third party insurance companies pay their fees.

In response to Council Member Montgomery, Mr. Hazelbaker responded financial assistance is available to members. No one is turned away. Most of the equipment is owned, however, the cardio equipment is on lease. The YMCA is a social place and the senior participation is a great opportunity.

In response to Council Member MacIntosh, Mr. Garrity stated this item is not in the City's Capital Plan.

Council Member Montgomery, He also inquired about the expected relationship of the City to the Center.

Chair Clark requested a floor plan on for the YMCA, as well as locations of all the City's other recreation facilities.

ADJOURNMENT: 6:05 p.m.