

SUMMARY OF MINUTES

FINANCE COMMITTEE

4:30 p.m., Monday, December 12, 2016

COMMITTEE ROOM

Room 239, City Hall

MEMBERS PRESENT: Mayor Allen Joines
Council Member Robert C. Clark, Chair
Council Member Denise D. Adams, Vice Chair
Council Member Vivian H. Burke
Council Member Jeff MacIntosh

OTHERS PRESENT: Council Member Derwin L. Montgomery
Council Member John C. Larson (arrived at 4:39 p.m.)

Chair Clark called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda. Council Member Adams pulled Items C-2(b), C-4 and C-6(e). Council Member MacIntosh also pulled Item C-4. Item C-3 was pulled by Chair Clark.

Council Member Burke 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

Property Matters

- C-1. RESOLUTION AUTHORIZING FEE SIMPLE ACQUISITION OF PROPERTY FOR ARDMORE ROAD BY DEED OR CONDEMNATION – 2014 BOND PROJECTS (SOUTH WARD).
- C-2. CONSIDERATION OF ITEMS AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY:
 - a. RESOLUTION AUTHORIZING THE SALE OF CERTAIN CITY – OWNED PROPERTY AT 112 MARVIN BOULEVARD UNDER THE UPSET BID PROCEDURE (N.C.G.S. 160A-269) (NORTH WARD). [*\$25,000*]
 - c. RESOLUTION AUTHORIZING THE SALE OF A CERTAIN CITY-OWNED VACANT LOT AT 3425 BURKE MILL ROAD UNDER THE UPSET BID PROCEDURE (N.C.G.S. 160A-269) (SOUTH WARD). [*80,000*]

- C-5. RESOLUTION AUTHORIZING FINAL PAYMENT FOR ROAD WIDENING ALONG COLE ROAD.
- C-6. CONSIDERATION OF ITEMS RELATED TO CONTRACTS:
- a. RESOLUTION AWARDED PURCHASE ORDER FOR ENCLOSED CAB TRACTORS – *James River Equipment Carolinas, LLC* - \$206,940.
 - b. RESOLUTION AWARDED PURCHASE ORDER FOR A FIRE LADDER TRUCK – *Kovatch Mobile Equipment Corp.* - \$1,277,089.
 - c. RESOLUTION AWARDED PURCHASE ORDER FOR TANDEM AXLE TRUCK WITH DO-ALL BODY – *White's Tractor and Truck Co., LLC.* - \$117,506.
 - d. RESOLUTION AWARDED PURCHASE ORDER FOR PARKING ENFORCEMENT VEHICLES – *Carolina Industrial Equipment, Inc.* - \$56,528.
 - f. RESOLUTION AWARDED CONTRACT FOR CONCRETE PIPE – *Foltz Holdings, LLC.* - \$181,129.90.
 - g. RESOLUTION AWARDED CONTRACT FOR ASPHALTIC CONCRETE – *Yadkin Valley Paving, Inc.* - \$2,059,263.75. (*Estimated Amount*).
- C-7. RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH THE TOWN OF KERNERSVILLE FOR THE USE OF \$80,000 IN SURFACE TRANSPORTATION FEDERAL FUNDS ALLOCATED TO THE WINSTON-SALEM URBANIZE AREA.
- C-8. APPROVAL OF FINANCE COMMITTEE SUMMARY OF MINUTES – *November 14, 2016.*
- C-2. CONSIDERATION OF ITEMS AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY:
- b. RESOLUTION AUTHORIZING THE SALE OF CERTAIN CITY-OWNED VACANT LOT AT 1101 SHRUB STREET UNDER THE UPSET BID PROCEDURE (N.C.G.S. 160A-269) (NORTH WARD). [*\$80,000*]

Mr. Kirk Bjorling, Real Estate Administrator, gave the staff presentation on this item.

In response to Council Member Adams, Mr. Bjorling stated information concerning whether or not the County would be a part of purchasing this vacant lot as economic gain would be reported back to Council prior to the December 19th meeting.

Council Member Burke stated residents living next to these small lots would be a great thing for the City as these people would keep the lots up and the City would not have to conduct unnecessary inspections.

Council Member Adams made a motion to move this item forward to Council without a recommendation. The motion was duly seconded by Council Member Burke and carried unanimously.

C-3. RESOLUTION AUTHORIZING AN EXTENSION OF A LEASE AGREEMENT WITH KDM OF WILMINGTON, LLC PROVIDING A SITE FOR A LEAF MULCHING FACILITY FOR THE SANITATION DEPARTMENT (NORTH WARD).

Mr. Bjorling gave the staff presentation on this item.

In response to Chair Clark, Mr. Bjorling stated the Shorefair Drive lot previously used for leaf waste storage is no longer the designated area due to it being incorporated with the cemetery.

In response to Chair Clark, Mr. Lee Garrity, City Manager, stated the Shorefair Drive lot has also had some stormwater runoff issues that do not comply with the stormwater permits.

Chair Clark requested staff provide the tax value for this property. He also requested Mr. Bob Leak, of Winston-Salem Business Inc., be contacted to find out if there is a suitable site in Whitaker Park for a leaf mulching facility.

By consensus, the Committee agreed to hold this item for consideration.

C-4. CONSIDERATION OF ITEMS RELATING TO THE USE OF THE OUTSIDE COUNTY UTILITY SERVICES FUND:

- a. RESOLUTION AUTHORIZING USE OF THE OUTSIDE COUNTY UTILITY SERVICES FUND FOR THE IDOLS ROAD BUSINESS PARK. [*\$690,000*].
- 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.

Mr. Derwick Paige, Assistant City Manager, gave the staff presentation on this item.

In response to Council Member Burke, Mr. Paige stated this is a zero percent interest loan.

In response to Council Member Adams, Mr. Paige stated the use of these funds for a community and business development purpose typically provides for water and sewer infrastructure. The funds could be used for infrastructure for general economic development purposes.

Mrs. Angela Carmon, City Attorney, stated the County also used the grant monies for purposes other than economic development. As long as both bodies agree on the use of the funds, then it is okay.

In response to Council Member Adams, Mrs. Carmon stated there are two different resolutions one from the City and one from the County. They both state the funds will be used for economic development but do not specifically indicate water and sewer.

In response to Council Member MacIntosh, Chair Clark stated the funds come from water and sewer sales outside of Forsyth County.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

C-6. CONSIDERATION OF ITEMS RELATED TO CONTRACTS:

- e. RESOLUTION AWARDDING CONTRACTS FOR FURNITURE AND FURNISHINGS FOR THE M.C. BENTON JR. CONVENTION CENTER – *PMC Commercial Interiors, Inc. - \$105,335.52; West Jefferson Office Equipment, Inc. - \$9,177.93.*

Mr. Jerry Bates, Purchasing, gave the staff report on this item.

In response to Council Member Adams, Mr. Bates stated Edge Office, LLC is located in Raleigh. This company is not a Minority/Women Business Enterprise (M/WBE). Rivers Edge Company was sent a document, and they chose not to bid.

In response to Council Member MacIntosh, Mr. Bates stated the old furniture from the Convention Center will be sold at an auction.

Council Member Adams requested charts, going forward, columns, and distinct pictures be made available to Committee to determine which businesses are M/WBE organizations and which ones are not.

Council Member Adams asked staff to look into legislation sponsored by Congresswoman Alma Adams to help ease the burdens of small businesses and the disadvantages they face. The credit card purchases made by some cities and states have been questioned regarding their practice relating to M/WBE standards.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

Mr. Garrity introduced the new Budget Director for the City of Winston-Salem, Ms. Patrice Toney.

GENERAL AGENDA

G-1. RESOLUTION APPROVING A CONTRACT WITH STRATES SHOWS, INC. TO PROVIDE THE CARNIVAL FOR THE DIXIE CLASSIC FAIR.

Mr. David Sparks, Fair Director, provided an overview of the key provisions in the proposed contract with Strates Show, Inc.

Council Member Adams requested a report be provided at the strategic planning workshop on improvements at the fairgrounds.

In response to Council Member MacIntosh, Mr. Sparks stated the City and Strates Shows plan to discuss how the additional \$50,000 will be used, including options for increased advertising new sponsorships, or facility improvements.

He stated spectacular rides are those that typically are the signature pieces that are tall, flashy, and the most thrilling rides.

In response to Council Member Larson, Mr. Sparks stated the gross receipts from spectacular rides are shared at a lower percentage rate due to the increased cost to provide them.

In response to Council Member Montgomery, Mr. Sparks stated the automatic renewal after five years would go into effect at the approval at the Fair Planning Committee and the Public Assembly Facilities Commission.

Council Member Montgomery suggested the Public Assembly Facilities Commission notify Council of those automatic renewal changes when they are made.

Council Member Burke suggested the City Manager look more closely at how they could diversify the employment at the Fairgrounds facilities.

Council Member Burke made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

G-2. CONSIDERATION OF ITEMS AUTHORIZING THE CITY OF WINSTON-SALEM TO PROVIDE FINANCIAL ASSISTANCE TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR THE ACQUISITION, DEMOLITION, AND REHABILITATION OF NEW HOPE MANOR APARTMENTS: *[Item continued from the November 14, 2016, Committee meeting.]*

- a. RESOLUTION AUTHORIZING THE CITY OF WINSTON-SALEM TO PROVIDE FINANCIAL ASSISTANCE TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR THE ACQUISITION, DEMOLITION, AND REHABILITATION OF NEW HOPE MANOR APARTMENTS. *[\$1.6 million]*

b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.

Mr. Ritchie Brooks, Community and Business Development Director, gave a staff report on this item.

In response to Chair Clark, Mr. Brooks stated the City's portion of the acquisition would be \$900,000. The demolition cost to the City would be \$200,000, and the City's cost for rehab/repair would be \$500,000.

He stated the City would provide \$700,000 as a deferred loan, and the loan would be amortized for 20 years at zero percent interest.

Mr. Larry Woods, Housing Authority of Winston-Salem (HAWS), gave a brief update on this item.

Council Member Adams requested staff report back to the Committee on how other HAWS projects, receiving deferred loans and grants, from the City have been structured.

In response to Council Member MacIntosh, Mr. Woods stated meetings would be scheduled with all of the residents to work with them one- on-one to determine how to meet their needs.

Council Member Burke made a motion to approve the financial assistance to HAWS with the Pilot included. The motion was duly seconded by Council Member Adams and carried unanimously.

G-3. RESOLUTION APPROVING THE ALLOCATION OF ADDITIONAL REVITALIZING URBAN COMMERCIAL AREAS (RUCA) III MATCHING FUNDS FOR THE PATTERSON/GLENN AREA.

Mr. Ken Millet, Community and Business Development, gave the staff report on this item.

Council Member Adams requested a report on how the funding is broken up for this project.

In response to Council Member MacIntosh, Mr. Millet stated funds are available for all of the projects that have been submitted.

Council Member Montgomery stated the RUCA project has made a big difference in the community.

In response to Council Member Larson, Mr. Millet stated this project's construction began in April of this year. Mr. Amer has some potential tenants in line to rent the spaces.

Mr. Ali Amer, 1800 N. Patterson Avenue, gave a brief presentation on this item, noting the building is 20,000 square feet.

Council Member Adams requested staff provide pictures and a detailed checklist of items used to complete this project.

Council Member Burke made a motion to approve this item. The motion carried with Council Member Burke and MacIntosh. Council Member Clark and Adams abstaining.

ADJOURNMENT: 5:53 p.m.