

SUMMARY OF MINUTES

FINANCE COMMITTEE

4:30 p.m., Monday, August 8, 2016

COMMITTEE ROOM

Room 239, City Hall

COMMITTEE MEMBERS: Council Member Denise D. Adams, Vice Chair
Council Member Vivian H. Burke
Council Member Derwin L. Montgomery

OTHERS PRESENT: Council Member Jeff MacIntosh
Council Member Molly Leight
Council Member James Taylor, Jr. (arrived at 5:42 p.m.)
Council Member Dan Besse (arrived at 6:06 p.m.)
Mayor Allen Joines

Vice Chair Adams called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Council Member Montgomery pulled Items C-2 and C-4 for discussion. 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 Burke and carried unanimously.

CONSENT AGENDA

Property Matters

- C-1. RESOLUTION AUTHORIZING THE ACQUISITION OF PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS FOR THE WINSTON LAKE GOLF COURSE WATER LINE PROJECT BY DEED OR CONDEMNATION (NORTHEAST WARD).

Community and Economic Development

- C-3. RESOLUTION AUTHORIZING FUNDING TO HABITAT FOR HUMANITY OF FORSYTH COUNTY, INC. FOR REHABILITATION OF A DUPLEX ON NORTH CHERRY STREET (NORTH WARD). [\$65,000].

Environmental Health

- C-5. RESOLUTION ACCEPTING A NORTH CAROLINA CLEAN WATER STATE REVOLVING FUND LOAN FOR THE SOUTH FORK INTERCEPTOR, KERNERS MILL FORCE MAIN AND PUMP STATION IMPROVEMENTS. [*\$11,699,526*].
- C-6. RESOLUTION ACCEPTING A NORTH CAROLINA CLEAN WATER STATE REVOLVING FUND LOAN FOR THE SANITARY SEWER EVALUATION STUDIES AND COLLECTION SYSTEM REHABILITATION PROJECTS. [*\$12,861,396*].

Finance/Budget

- C-7. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.
- C-8. CONSIDERATION OF ITEMS REGARDING REYNOLDS PARK ROAD BRIDGE REPLACEMENTS:
- a. RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR REYNOLDS PARK ROAD BRIDGE REPLACEMENT PROJECT - *Morton Thomas and Associates, Inc.* - *\$527,033.66 (Estimated Amount)*.
 - b. RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT FOR REYNOLDS PARK ROAD BRIDGE REPLACEMENT PROJECT - *Smith-Rowe, LLC* - *\$3,321,112.06 (Estimated Amount)*.
- C-9. CONSIDERATION OF ITEMS RELATING TO CONTRACTS:
- a. RESOLUTION AWARDDING CONTRACT FOR SIDEWALK CONSTRUCTION ALONG GERALD STREET (EAST WARD) - *Mayes Landscaping and Concrete, Inc.* - *\$108,875 (Estimated Amount)*.
 - b. RESOLUTION AWARDDING CONTRACT FOR HEPA FILTER MAINTENANCE - *EVO Corporation* - *\$82,295 (Estimated Amount)*.
 - c. RESOLUTION AWARDDING CONTRACT FOR THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT CRAWFORD PARK (NORTHEAST WARD) AND REYNOLDS PARK (SOUTHEAST WARD) - *Barrs Recreation, LLC* - *\$199,546.65*.
 - d. RESOLUTION AWARDDING CONTRACT FOR FURNITURE AT THE LOWERY STREET BUILDING (EAST WARD) - *Delve Interiors, LLC* - *\$214,003.52*.
 - e. RESOLUTION AWARDDING PURCHASE ORDER FOR AUDIO/VIDEO EQUIPMENT AND INSTALLATION AT THE LOWERY STREET

BUILDING (EAST WARD) - *Clark-Powell Associates, Inc.* - \$107,146.03.

- f. RESOLUTION AWARDED PURCHASE ORDER FOR SPEX FINGERPRINT SYSTEM UPGRADE - *Horiba Jobin Yvon, Inc.* - \$39,500.
- g. RESOLUTION AWARDED PURCHASE ORDER FOR TANDEM AXLE DUMP TRUCKS - *White's Tractor and Truck Co., LLC* - \$1,357,716.
- h. RESOLUTION AWARDED PURCHASE ORDER FOR FRONT LOADING REFUSE TRUCKS - *Piedmont Peterbilt, LLC* - \$482,856.
- i. RESOLUTION AWARDED PURCHASE ORDER FOR REAR LOADING REFUSE TRUCK - *Piedmont Peterbilt, LLC* - \$159,619.
- j. RESOLUTION AWARDED PURCHASE ORDER FOR SCOW BED DUMP TRUCKS - *White's Tractor and Truck Co., LLC* - \$335,400.
- k. RESOLUTION AWARDED PURCHASE ORDER FOR RADIOS AND THE SALE OF TRADE-IN PROPERTY FOR THE CITY OF WINSTON-SALEM FIRE DEPARTMENT - *Motorola Solutions, Inc.* - \$32,884.20.
- l. RESOLUTION REJECTING ALL BIDS FOR RENOVATIONS TO FIRE STATION #7 (WEST WARD) AND FIRE STATION #9 (NORTHEAST WARD).

General Government

- C-2. RESOLUTION APPROVING A PUBLIC-PRIVATE PARTNERSHIP CONTRACT WITH WHITAKER PARK DEVELOPMENT AUTHORITY, INC. IN ACCORDANCE WITH N.C.G.S. 143-128.1C (NORTH WARD).

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

In response to Council Member Montgomery, Mr. Paige stated the City has made the Whitaker Park Development Authority aware of their need to adhere to the contracting goals and MWB/E participation through the bidding process as normally established.

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

- C-4. CONSIDERATION OF ITEMS RELATED TO THE BROWN ELEMENTARY SCHOOL SITE (EAST WARD):
- a. RESOLUTION TO RESCIND PERMANENT FINANCING FOR THE BROWN ELEMENTARY SCHOOL SITE.

Mr. Larry Woods, Chief Executive Officer, of the Housing Authority of Winston-Salem, gave a presentation on this item.

In response to Council Member Montgomery, Mr. Woods stated there has been no change in direction for the Senior Building. The Raleigh/North Carolina Housing Administration only receives six to nine submissions on a year. Our goal is to put in a submission for this year, but we were not successful in meeting all the requirements. We had to go in a different route in terms of how we would bring in a developer because we knew we needed an enhancement for the nine percent tax credit. We believe we have that enhancement in hand and now we are seeking a developer.

Mr. Woods stated HAWS presently is not seeking any financial support from the City; however, they may request a letter of support for our project. We became aware of the allocated funds recently when discussing the item today. We own the property and we are in compliance. Mr. Ritchie Brooks requested HAWS send a letter formerly requesting the funds be re-allocated according to the City Council's desires.

In response to Council Member Burke, Mr. Lee Garrity, City Manager, explained City Council can choose to re-allocate the funds to different projects. If so and at a later date HAWS comes back, the City would have to check availability. The bond monies are limited currently.

In response to Council Member Burke, Mr. Woods stated the application process runs January through March and he will not know if they will need funds until May or June of 2017.

Mr. Paige stated there is a process where projects may anticipate the need for funds and a commitment could be requested earlier to allocate future funding. In this case, HOME Funds may be an option.

Council Member Adams requested a structure be put in place to provide updates on the status of projects i.e. financial. She noted other projects need funding currently.

In response to Council Member MacIntosh, Mr. Woods stated the only delay HAWS had is with the submission of the tax credit. There is only one submission a year; HAWS missed the 2016 deadline but he stated that HAWS does not need funds from the City because it received funding from a prior project that did not work out two years ago.

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

GENERAL AGENDA

G-1. CONSIDERATION OF AN ITEM RELATED TO FINANCIAL ASSISTANCE TO GOLER COMMUNITY DEVELOPMENT CORPORATION:

a. RESOLUTION AUTHORIZING A LAND LEASE AT KIMBERLEY PARK

AND FINANCIAL ASSISTANCE TO GOLER COMMUNITY DEVELOPMENT CORPORATION TO DEVELOP A HYDROPONICS/AQUAPONICS JOB TRAINING FACILITY (NORTH WARD). [*\$962,000*].

Mr. Paige gave the staff presentation on this item.

Mr. Michael Suggs, Goler Community Development Corporation, 889 N. Liberty Street, Winston-Salem, North Carolina, gave a brief presentation on this item.

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

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

G-2. RESOLUTION AUTHORIZING MODIFICATIONS TO A PREVIOUSLY APPROVED ECONOMIC DEVELOPMENT PROJECT WITH CATERPILLAR INC.

Mr. Paige gave the staff presentation on this item.

In response to Council Member Burke, Mr. Eric Newkirk, Caterpillar Inc., stated that presently there are 80 employees with Caterpillar locally that reside in Winston-Salem and more than half of them live in Forsyth County.

He stated, there are a variety of jobs available and the requirements vary based upon the Job.

In response to Council Member Montgomery, Mr. Newkirk stated Caterpillar currently has a total of 250 employees.

Council Member Adams requested additional information on contract jobs versus the full-time jobs. The Council would like to see more jobs offered at Job Fairs represented by Caterpillar Inc.

Council Member Burke made a motion to approve this item. The motion was duly seconded by Council Member Montgomery. The motion carried with Council Members Burke and Adams voting in favor and Council Member Montgomery abstaining from the vote.

G-3. CONSIDERATION OF ITEMS AUTHORIZING A LOAN TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR NEW HOPE MANOR (NORTHEAST WARD):

a. RESOLUTION AUTHORIZING A LOAN TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR NEW HOPE MANOR. [*\$1,700,000*].

Mr. Ritchie Brooks, Director of Community Development and Housing, gave the staff presentation on this item.

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

In response to Council Member Leight, Mr. Brooks stated you only find an owner for an order to repair after the order has been issued the unfit conditions are not repaired within the time frame specified in the order, and the unit is still occupied. We have a minimum housing code that only requires the minimum. When you repair minimally, it is difficult to maintain it to a standard position and over a period of time it falls back into disrepair.

Council Member Burke made a motion to forward this Item to Council without a recommendation. The motion was duly seconded by Council Member Adams. The motion was carried with Council Members Adams and Burke in favor and Council Member Montgomery abstaining.

- G-4. RESOLUTION AWARDDING CONTRACT FOR INVESTMENT CONSULTING SERVICES FOR THE CITY OF WINSTON-SALEM.

By consensus, the Committee agreed to hold this item until its September meeting.

- G-5. CONSIDERATION OF AN ITEM RELATED TO THE ALLOCATION OF ADDITIONAL FUNDS FOR THE PATTERSON/GLENN AREA:

- a. RESOLUTION APPROVING THE ALLOCATION OF ADDITIONAL REVITALIZING URBAN COMMERCIAL AREA (RUCOA) III MATCHING FUNDS FOR THE PATTERSON/GLENN AREA (NORTHEAST WARD). [*\$202,100*].
- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.

Mr. Brooks gave a staff presentation on this item.

In response to Council Member MacIntosh, Mr. Brooks stated there will not be room for parking on the street in front of the building. Parking will be available on each side of the entrance.

In response to Council Member Montgomery, Mr. Brooks stated the City is working with two other applicants to the north of this project; one is being partially funded and seeking additional funds while the other applicant is seeking funding to repair the roof of the establishment.

Council Member Montgomery made a motion to approve this item. This motion was duly seconded by Council Member Adams and approved unanimously.

- G-6. RESOLUTION RESCINDING THE APRIL 18, 2016 RESOLUTION OF THE WINSTON-SALEM CITY COUNCIL EXPRESSING SUPPORT FOR THE ISSUANCE OF REVENUE BONDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF AN AFFORDABLE HOUSING DEVELOPMENT (ROLLING HILLS APARTMENTS).

By consensus, the Committee agreed to hold this item until its September meeting.

- G-7. RESOLUTION APPROVING GRANTS FROM SUCCESSFUL OUTCOMES AFTER RELEASE (SOAR) CONTINGENCY FUNDING.

Mr. Ben Rowe, Assistant City Manager, gave the staff presentation on this item.

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

At the request of Council Member Taylor of the Public Safety Committee, this item will be further discussed in the Public Safety Committee.

ADJOURNMENT: 6:10 p.m.