



## Summary

### Finance Committee

*Council Member Robert C. Clark, Chair*  
*Council Member Denise D. Adams, Vice Chair*  
*Council Member Vivian H. Burke*  
*Council Member Jeff MacIntosh*

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Monday, May 14, 2018

4:30 PM

Council Chamber Room 230, City Hall

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#### CALL TO ORDER

**Present:** Mayor Allen Joines, Chair Robert C. Clark, Council Member Jeff MacIntosh, Council Member Denise Adams.

**Absent:** Mayor Pro Tempore Vivian H. Burke

**Others Present:** Council Member Dan Besse, and Council Member John Larson

Chair Clark called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Items C-6 and C-11 were pulled by Council Member MacIntosh. Items C-7, C-10, C-11, C-12, C-13 and C-14 were pulled by Chair Clark.

**Council Member Adams:** Motion to approve the balance of the consent Agenda.

**Council Member MacIntosh:** Second.

**Present:** 3 - Council Member Robert C. Clark, Council Member Denise D. Adams and Jeff MacIntosh

**Absent:** 1 - Vivian H. Burke

#### G GENERAL AGENDA

- G-1.**    [18-0340](#)    Consideration of Items Regarding the Proposed November 6, 2018 General Obligation Bond Referendum: [Recommended by Finance Committee.]
- Resolution of the City Council of the City of Winston-Salem, North Carolina Directing the Publication of Notice of Intention to Apply to the Local Government Commission for Approval of Bonds.

**Attachments:**    [CARF - 2018 GO Bond Referendum 05212018](#)  
[Resolution Directing Notice of Publication - Winston-Salem 2018 Referendum 05212018](#)

**A motion was made by Council Member Adams, seconded by Council Member MacIntosh, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:**    3 -    Council Member Clark, Council Member Adams and Council Member MacIntosh

**Absent:**    1 -    Mayor Pro Tempore Burke

- G-2.**    [18-0359](#)    Public Hearing on Resolution Authorizing the City Manager to Amend the East End Development Agreement Between the City of Winston-Salem and S.G. Atkins Community Development Corporation to Acquire Commercially-Zoned Properties for Economic Development Purposes. [Recommended by Finance and Community Development/Housing/General Government Committees.]

**Attachments:**    [CARF - East End Property Acquisition.docx](#)  
[Resolution - East End Property Acquisition.docx](#)  
[2014 Economic Development Bond Spending Summary - 5.9.18.pdf](#)

**A motion was made by Council Member Adams, seconded by Council Member MacIntosh, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:**    3 -    Council Member Clark, Council Member Adams and Council Member MacIntosh

**Absent:**    1 -    Mayor Pro Tempore Burke

- G-3.**     [18-0360](#)     Resolution Authorizing Financial Assistance to 1001 S. Marshall MM, LLC for Community Development Purposes Pursuant to N.C.G.S. 160A-458.3. [Recommended by Finance Committee.]

**Attachments:**   [CARF - 1001 S. Marshall St..docx](#)  
                          [Resolution - 1001 S. Marshall St..docx](#)  
                          [1001 S. Marshall St. Project Summary \(Revised\).pdf](#)

Mr. Evan Raleigh re-introduced this item.

Bill Shruever with Cross Street Partners 327 Warren Avenue Baltimore, MD, spoke about phases, and community access. He also talked about fundraisers from non-profit organizations.

Mr. Bill Bryan said they are eager to break ground this summer.

Chair Clark agrees asked that language be included in the item that other funding be in place prior to City's funding.

A motion was made by Council Member Adams, seconded by Council Member MacIntosh, that this Resolution be Approved as Amended. The motion carried by the following vote:

**Aye:**   3 -   Council Member Clark, Council Member Adams and Council Member MacIntosh

**Absent:** 1 -   Mayor Pro Tempore Burke

- G-4.**     [18-0327](#)     Consider Economic Development Assistance to Mayfair Street Partners. (Northwest Ward).

**Attachments:**   [Info Only Regarding Additional Financial Assistance to Mayfair Street Partners - CARF.doc](#)  
                          [Info Only Regarding Additional Financial Assistance to Mayfair Street Partners - Renderings.pdf](#)

Chair Clark said he understands that China is no longer buying U.S. recycling. He inquired what is being done with those materials now.

This Report was Information Only.

## C CONSENT AGENDA

A motion was made by Council Member MacIntosh, seconded by Council Member Adams, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:**   3 -   Council Member Clark, Council Member Adams and Council Member MacIntosh

**Absent:** 1 -   Mayor Pro Tempore Burke

- C-1. [18-0320](#) Resolution Authorizing the Acceptance of a Gift Deed from the Baynes Family, LLC (Southeast Ward). [Recommended by Finance Committee.]

**Attachments:** [Acceptance of Gift Deed -The Baynes Family, LLC - CARF](#)  
[Acceptance of Gift Deed-The Baynes Family, LLC - RESOLUTION](#)  
[Acceptance of Gift Deed-The Baynes Family, LLC - EXHIBIT A](#)  
[Acceptance of Gift Deed - The Baynes Family, LLC - MAP](#)

**Unanimous Approval by Consent Vote.**

- C-2. [18-0321](#) Public Hearing on Resolution Authorizing an Exchange of Property between the City of Winston-Salem and Hubbard Realty of Winston-Salem, Inc. pursuant to N.C.G.S. 160A-271 and Acceptance of a Gift Deed of Land from the Conservation Fund (North Ward). [Recommended by Finance Committee.]

**Attachments:** [Exchange of Property - Long Creek and Hubbard Realty - CARF revised](#)  
[Exchange of Property - Long Creek and Hubbard Realty - RESOLUTION](#)  
[Exchange of Property-Long Creek and Hubbard Realty - MAP](#)

**Unanimous Approval by Consent Vote.**

- C-3. [18-0358](#) Resolution Authorizing Acquisition of Temporary Access Easements for the High Cliffs Road Emergency Access Acquisition Project by Deed or Condemnation (North Ward) [Recommended by Finance Committee.]

**Attachments:** [High Cliffs Road Emergency Access Acquisition Project - CARF](#)  
[High Cliffs Road Emergency Access Acquisition Project - RESOLUTION](#)  
[High Cliffs Road Emergency Access Acquisition Project - EXHIBIT A](#)  
[High Cliffs Road Emergency Access Acquisition Project - MAP](#)

**This item was approved by unanimous consent vote.**

- C-4.**     [18-0323](#)     Resolution Authorizing Fee Simple Acquisition by the North Carolina Department of Transportation an Agency of the State of North Carolina Relating to the U.S. 421/Business 40 Pavement Reconstruction, Bridge Replacement, and Interchange Modification Project Phase IV and Pursuant to N.C.G.S. 160A-274 (South Ward). [Recommended by Finance Committee.]

**Attachments:**   [Fee Simple Acquisition - NCDOT U.S. 421-Business 40 Phase IV - CARE](#)  
[Fee Simple Acquisition - NCDOT U.S. 421-Business 40 Phase IV - RESOLUTION](#)  
[Fee Simple Acquisition - NCDOT U.S. 421-Business 40 Phase IV - EXHIBIT A](#)  
[Fee Simple Acquisition - NCDOT U.S. 421-Business 40 Phase IV - MAP](#)

**This item was approved by unanimous consent vote.**

- C-5.**     [18-0324](#)     Resolution Authorizing the Sale of Fee Simple, Permanent Utility Easements, and Permanent Drainage Utility Easements to the North Carolina Department of Transportation Relating to the US Highway 52/Future I-74 Interchange with NC Highway 65 on the Winston-Salem Northern Beltway, Pursuant to N.C.G.S. 160A-274. [Recommended by Finance Committee.]

**Attachments:**   [Acquisitions - US Hwy 52 and I-74 Interchange - CARE](#)  
[Acquisitions - US Hwy 52 and I-74 Interchange - RESOLUTION](#)  
[Acquisitions - US Hwy 52 and I-74 Interchange - EXHIBIT A](#)  
[Acquisitions - US Hwy 52 and I-74 Interchange -MAP](#)

**This item was approved by unanimous consent vote.**

- C-6.**     [18-0326](#)     Public Hearing on Resolution Authorizing Execution of a Lease for Surplus Space in the Union Station Building at 300 South Martin Luther King, Jr. Drive under the Provisions of N.C.G.S. 160A – 272 (East Ward). [Finance Committee forwarded this item to Council with one in favor, none opposed, and two abstaining.]

**Attachments:**   [Union Station Lease Memo.doc](#)  
[Union Station\\_2014-12-08 Option B Level 1.pdf](#)  
[Union Station\\_2014-12-08 Option B Level 2.pdf](#)  
[Union Station\\_2014-12-08-Option B Level 3.pdf](#)  
[Execution of Lease - Union Station Building - CARF.doc](#)  
[Execution of Lease - Union Station Bldg - RESOLUTION.doc](#)  
[Execution of Lease - Union Station Bldg - MAP.pdf](#)

The presentation was made by Mr. Kirk Bjorling, Real Estate Administrator and Mr. Greg Turner, Assistant City Manager.

Lou Baldwin is the representative for Elizabeth Pizza.

Council Member MacIntosh asked for a rough estimate of the cost for the grease trap and the ventilating system. He also suggested a percentage lease be explored based on the success of the restaurant.

Chair Clark asked for a breakdown of the \$283,000 to paid for by the City. He inquired about how the real estate agent is being compensated. He would like closure on all expenses. He also requested a map of the building's occupancy.

Council Member Larson asked for details on how much has been spent on Union State to date.

A motion was made by Council Member Adams, seconded by Council Member Clark, that this Resolution be Approved as Amended. The motion carried as follows:

- C-7.**     [18-0341](#)     Proposed Amendments to The Benton Qualified Management Agreement

**Attachments:**   [The Benton Qualified Management Agreement - Information Item](#)

**This Resolution was Information Only.**

- C-8.**     [18-0348](#)     Resolution of the City Council of the City of Winston-Salem, North Carolina, Authorizing the Negotiation of an Amendment to an Installment Purchase Contract and Providing for Certain Other Related Matters Thereto. [Recommended by Finance Committee.]

**Attachments:**   [CARF - 2018 COPS Refinancing\\_05212018](#)  
[Initial Resolution - Winston 2018 LOBs \(2\)](#)

**This item was approved unanimously by consent vote.**

- C-9.**     [18-0306](#)     Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2017-2018 - HOME Funds for The Enclave II Project. (North Ward). [Recommended by Finance Committee.]

**Attachments:**   [Enclave II 2018 CARF](#)  
                          [Enclave II 2018 - PBO](#)

**This item was approved unanimously by consent vote.**

- C-10.**     [18-0240](#)     Consideration of Items Related to an Improvement Project in the Patterson/Glenn RUCA Area (Northeast Ward): [Recommended by Finance Committee.]

Resolution Approving the Allocation of Funds for a Facade Improvement and Streetscape Enhancement Project in the Patterson/Glenn RUCA Area.

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2017-2018.

**Attachments:**   [CARF - Patterson-Glenn-Greenway Facade Improvement Project \(3\)](#)  
                          [Resolution - Patterson-Glenn Facade Improvement and Streetscape Enhancement Project \(3\)](#)  
                          [Patterson Glenn RUCA Facade and Streetscape Improvements - PBO](#)  
                          [Patterson-Glenn Facade Project - Elevation \(3\)](#)  
                          [Patterson-Glenn Facade Project - Property Owner Map](#)

**This item was approved unanimously by consent vote.**

- C-11.**     [18-0312](#)     Resolution Authorizing the City Manager to Enter into an Agreement with MIG Inc. to Provide a Downtown Winston-Salem Streetscape Master Plan. [Recommended by Finance Committee.]

**Attachments:**   [DowntownStreetscapeMay2018 - CARF](#)  
                          [DowntownStreetscapeMay 2018 - Resolution](#)

**This item was approved unanimously by consent vote.**

- C-12.** [18-0297](#) Consider Economic Development Assistance to Whitaker Park Development Authority, Inc. (North Ward)

**Attachments:** [Info Only Regarding Additional Financial Assistance to WPDA - CARF.doc](#)

Assistant City Manager Derwick Paige gave the report on this item.

He discussed plan to connect Akron Drive to Shorefair Drive.

Mayor Joines is in strong support of this project.

This Report was Information Only.

- C-13.** [18-0350](#) Resolution of Support for Use of North Carolina Department of Transportation Contingency Funding for the Roadway Network at Whitaker Park. [Recommended by Finance Committee.]

**Attachments:** [NCDOT Funding - Whitaker Park - CARE Support - NCDOT Grant RES](#)

This item was approved unanimously by consent vote.

Chair Clark requested a map of teh project.

- C-14.** [18-0322](#) Consideration of Amendments to the FY 2017-18 Budget Ordinances for the City of Winston-Salem, North Carolina: [Recommended by Finance Committee.]

Ordinance Amending the Annual Appropriation and Tax Levy Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2017-2018.

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2017-2018.

**Attachments:** [May 2018 Budget Amendment - CARF.doc](#)  
[May 2018 Budget Amendment - AATLO.docx](#)  
[May 2018 Budget Amendment - PBO.docx](#)

This item was approved unanimously by consent vote.

- C-15.** [18-0299](#) Resolution Approving the Fiscal Year 2018-2019 Operating Memorandum Between the City of Winston-Salem and the Risk Acceptance Management Corporation. [Recommended by Finance Committee.]

**Attachments:** [2018 May 21 RAMCO - CARF](#)  
[2018 May 21 RAMCO - Resolution](#)  
[2018 May 21 RAMCO - Memorandum](#)

**This item was approved unanimously by consent vote.**

- C-16.** [18-0301](#) Resolution Awarding Purchase Order for Trench Rollers - H & E Equipment Services, Inc. - \$140,875. [Recommended by Finance Committee.]

**Attachments:** [CARF - Trench Roller 5-21-18.docx](#)  
[RE - Trench Roller 5-21-18.docx](#)  
[Exhibit A - bid list and demographics - trench rollers 5-21-18.pdf](#)

**This item was approved unanimously by consent vote.**

- C-17.** [18-0302](#) Resolution Awarding Construction Contract for City Hall Boilers Replacement (South Ward) - Professional Air Systems, LLC - \$107,163 (Estimated Amount). [Recommended by Finance Committee.]

**Attachments:** [CARF - City Hall Boilers 5-21-18.docx](#)  
[RE - City Hall Boilers 5-21-18.docx](#)  
[Exhibit A - bid list & demographics - City Hall Boilers 5-21-18.pdf](#)

**This vote was approved unanimously by consent vote.**

- C-18.** [18-0317](#) Resolution Awarding Contract for Fiber Optic Cable Maintenance Services - Performance Cabling Technologies, Inc. - Amount not to Exceed \$135,000. [Recommended by Finance Committee.]

**Attachments:** [CARF - Fiber Optic Cable Maintenance 5-21-18 REV 5-1-18.docx](#)  
[RE - Fiber Optic Cable Maintenance 5-21-18 REV 5-1-18.docx](#)  
[Exhibit A -Bid List-Demographics -Fiber Optic Cable Maintenance Scoring 3-26-18.pdf](#)  
[Exhibit B - Fiber Optic Cable Maintenance Scoring 3-26-18.pdf](#)

**This vote was approved unanimously by consent vote.**

- C-19.** [18-0304](#) Resolution Awarding Contract for Fuel Deliveries at City Locations - James River Solutions, LLC - \$22,992.12 (Estimated Amount). [Recommended by Finance Committee.]

**Attachments:** [CARF - Fuel Deliveries 5-21-18.doc](#)  
[RE - Fuel Deliveries 5-21-18.doc](#)  
[Exhibit A - Fuel Deliveries at City Locations 5-21-18.pdf](#)

**This vote was approved unanimously by consent vote.**

- C-20.** [18-0305](#) Resolution Approving Contract with Key Services, Inc. for Computer End Point Support Services. [Recommended by Finance Committee.]

**Attachments:** [CARF Computer Endpoint Support Services May 2018.doc](#)  
[Resolution Computer Endpoint Support Services May 2018.docx](#)  
[CARF Exhibit A - bid list and demographics- Computer End Point Support Services 5-21-18.pdf](#)  
[CARF Exhibit B - Computer End pointSupport Services Scoring Sheet 5-21-18.pdf](#)

**This item was approved unanimously by consent vote.**

- C-21.** [18-0300](#) Resolution Declaring Certain City Owned Equipment Surplus and Authorizing the Sale Thereof. [Recommended by Finance Committee.]

**Attachments:** [CARF - Surplus Vehicles and Equipment 5-21-18.docx](#)  
[RE - Surplus Vehicles and Equipment 5-21-18.docx](#)  
[Exhibit A - surplus list 5-21-18.pdf](#)

**This item was approved unanimously by consent vote.**

- C-22.** [18-0285](#) Approval of Finance Committee Summary of Minutes - April 9, 2018.

**Attachments:** [Finance Committee Summary 040918.pdf](#)

**This vote was approved unanimously by consent vote.**

## ADJOURNMENT

**The meeting adjourned at 5:33 p.m.**