



City of Winston-Salem

101 North Main Street
Winston-Salem, NC 27101

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

Monday, September 10, 2018

4:30 PM

Committee Room 239, City Hall

CALL TO ORDER

Present: Mayor Allen Joines, Chair Robert Clark, Vice Chair Denise Adams, Mayor Pro Tempore Vivian Burke, and Council Member Jeff MacIntosh.

Others Present: Council Member John Larson, Council Member Derwin Montgomery, Council Member Dan Besse, and Council Member James Taylor, Jr.

G GENERAL AGENDA

- G-1.** [18-0619](#) Resolution Authorizing Financial Assistance to Front Street Capital (East Ward). [Recommended by Finance Committee.]

Attachments: [Front Street Capital Project - CARF.doc](#)
 [Front Street Capital Project - Resolution.doc](#)
 [Front Street Capital Project - Aerial Site Map.doc](#)
 [Front Street Capital Project - Elevations.doc](#)
 [Front Street Capital Project - Replacement Parking Aerial Map.doc](#)
 [Front Street Capital Project - Project Analysis.pdf](#)

Presented by Ben Rowe, Assistant City Manager.

Council Member Taylor asked what the additional revenue would be used for. Can employees take the city vehicles home. (No because of the annual expense for gas and parking fees). What is the verbal agreement? Colemant Team is there a fee to lease and release. Out of pocket costs for taxes and lightings. (This project will be revenue neutral for both parties). WFIQ and City.

Council Member Larson asked why does the fee per year not change, where is the money going? Will we own the parking lot (No).

Council Member Montgomery said in a few years, we will not utilize this parking lot, that's why employees should take their cars home. He does not like the parking lot being built for so much money and then not need it later and will not own it.

Mayor Allen Joines said this time the tiff is going to the developer. He said this is a good deal.

Citizen, JoAnne Allen P. O. Box 284 Winston-Salem, NC 27102. She said Wake Forest Innovation Quarter and Bailey Park are given money and call it economic development. She does not have a problem with building though.

Citizen Yusef Suggs said in America, everything is for sale, the ones who are not on the committee are speaking more than those on the committee.

Mayor Pro Tempore asked how we allow people to come and speak with the tones they use. We are all human and tehre is a way to speak to people. \$1000 was given by Mr. Perkins for her campaign and she has decided to give it back to him. She said it has nothing to do with what was said, she made the decision prior to the meeting to return the money to him. She said we are on this council, and if they can do it better, than they shoudl come and take their places. If Wake Forest Innovation Quarter had not come here, another city would have their business. The city attorneys look at everything that is done before a decision is made.

Council Member MacIntosh: Motion for Approval.

Council Member Adams: Second.

Motion carried unanimously.

- G-2.** [18-0623](#) Resolution Authorizing Financial Assistance to Peters Creek Community Initiative for the Development of Peters Creek Apartments (Southwest Ward). [\$600,000]. (Recommended by Finance and Community Development/Housing/General Government Committees.)

Attachments: [Peters Creek Community Initiative - CARF](#)
 [Peters Creek Community Initiative - Resolution](#)
 [Info Regarding Peters Creek Community Initiative](#)
 [Peters Creek Community Initiative - Aerial Site Map.doc](#)
 [Peters Creek Community Initiative - Elevation.pdf](#)

Ben Rowe, Assistant City Manager, gave the staff report on behalf of Assistant City Manager Evan Raleigh.

Council Member Clark asked for the balance of the three funds where the money would be coming from. He also asked whether the County had approved their Financial Assistance yet, as well as what the land was worth.

Reverend Kelly Carpenter, of 820 Miller Street, explained that his understanding was that the County wanted the City to approve assistance first, but they had shown nothing but support for this request.

William Ray, III, of 1834 Wake Forest Road, explained they were basing the land value off of the last tax assessment, and that it was valued at \$702,000.

Council Member MacIntosh asked Mr. Lou Baldwin, of 2217 Westover Drive, if the land was worth more with or without the current motel being there. Mr. Baldwin stated that he believed that the land would be more valuable without the current motel structure on it.

Council Member Adams cautioned that the Council needed to keep in mind that when money is going out, there needs to be an income stream to replace that money to continue to be able to offer more affordable housing choices.

Council Member MacIntosh: Motion for Approval.

Council Member Adams: Second.

Motion carried unanimously.

G-3. [18-0632](#) Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2018-2019 – Federal Housing Funds. [Recommended by Finance Committee.]

Attachments: [September 2018 Budget Amendment - Federal Housing Funds - CARF](#)
[September 2018 Budget Amendment - Federal Housing Funds- PBO](#)

Patrice Toney, Budget Director, gave the staff report.

Council Member Adams: Motion for Approval.

Council Member MacIntosh: Second.

Motion carried unanimously.

C CONSENT AGENDA

The following Consent items were pulled by Council Member MacIntosh: 2 and 4

The following Consent items were pulled by Council Member Adams: 1, 8, and 18

The following Consent items were pulled by Council Member Clark: 3 and 15

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

Council Member MacIntosh: Second.

Motion carried unanimously.

C-1. [18-0639](#) Information on the New City Web Site and Mobile Application.

Attachments: [Council Informational Memo New Web Site and Mobile Application September 2018.doc](#)

Tom Kureczka, Chief Information Officer, gave the staff report.

Council Member Adams stated this is an upgrade for City Link and will allow citizens to be able to see where they stand in regards to an answer to any issues they are concerned with. She also stated this was huge for us to become service providers and is excited to see the simulated launch before it goes live to give feedback.

Council Member MacIntosh stated the current website was developed six years ago, and asked if we could expect to see a routine of new developments every 5 years. Mr. Kureczka stated that we can not future proof our new website and mobile applications as technology is constantly improving, but he hoped that with the new provider we would be able to make subtle changes more often to keep up with the growth of technology.

Council Member Montgomery critiqued the current website and stated that when it was new, while it was an extreme improvement, it was not as advanced as it could have been at the time.

Mayor Pro Tempore Burke asked for information on how many people use our current website and what areas are utilized the most.

This item was Information Only.

C-2. [18-0641](#) Information Regarding the New CityLink Call Center Solution.

Attachments: [Council Informational Memo Customer Relationship Management System September 2018.doc](#)

Council Member MacIntosh stated that his questions with the new CityLink Call Center Solution were answered with the previous item relating to the new City Web Site and Mobile Application.

This item was Information Only.

- C-3.** [18-0610](#) Consideration of Items Pertaining to the FY2018 Byrne Justice Assistance Grant: [Recommended by Finance and Public Safety Committees.]

Resolution Authorizing an Interlocal Agreement Between the City of Winston-Salem, North Carolina and the County of Forsyth, North Carolina to Share a 2018 Byrne Justice Assistance Grant Program Award.

Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2018-2019.

Attachments: [2018 JAG CARF](#)
 [2018 JAG Resolution](#)
 [2018 Justice Assistance Grant - PBO](#)

Council Member Clark asked for a clarification on if the splitting of the grant money received was 50/50 with the City and the County. Police Chief Catrina Thompson clarified that the numbers were split 50/50, and the final amounts were predetermined by the Forsyth County Sheriff Deputy.

Council Member Adams: Motion for Approval.

Council Member Clark: Second.

Motion called unanimously.

- C-4.** [18-0656](#) Resolution of the City Council of the City of Winston-Salem, North Carolina, Authorizing the Execution and Delivery of a Supplemental Series Indenture in Order to Modify Terms of Bonds Previously Issued by the City. [Recommended by Finance Committee.]

Attachments: [2018 September 17 Supplemental Series Indenture 2015 W&S Bonds Refunding CARF](#)
 [Winston-Salem 2015 Rev Bonds Rate Reduction - 2018 - edits to v.2](#)
 [Term Sheet Rate Change 7-26-18 \(002\)](#)

Lisa Saunders, Chief Financial Officer, gave the staff report.

Council Member MacIntosh asked for Mrs. Saunders to give a more simple explanation of what this Resolution was. Mrs. Saunders explained that this Resolution would essentially save the City \$150,000, per year.

Council Member MacIntosh: Motion for Approval.

Mayor Pro Tempore Burke: Second.

Motion carried unanimously.

- C-5.** [18-0631](#) Ordinance Amending the Project Budget Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2018-2019. [Recommended by Finance Committee.]

Attachments: [September 2018 Budget Amendment - CARF](#)
 [September 2018 Budget Amendment - PBO](#)

This item was approved by Consent Vote.

- C-6.** [18-0622](#) Ordinance Amending the Annual Appropriation and Tax Levy Ordinance for the City of Winston-Salem, North Carolina for the Fiscal Year 2018-2019 - Winston Lake Golf Course. [Recommended by Finance Committee.]

Attachments: [Winston Lake Golf Course - Consideration of Ordinance Amending the Project Budget](#)
 [Winston Lake Golf Course - Annual Appropriation and Tax Levy](#)

This item was approved by Consent Vote.

- C-7.** [18-0637](#) Resolution Authorizing the Quitclaim Abandonment of Sewer Main Infrastructure and Easements for the Welden Subdivision Phase I Project. [Recommended by Finance Committee.]

Attachments: [Property Abandonment - Welden Subdivision Phase I Project - CARF.doc](#)
 [Property Abandonment - Welden Subdivision Phase I Project - RESOLUTION.doc](#)
 [Property Abandonment - Welden Subdivision Phase I Project - EXHIBIT A.doc](#)
 [Property Abandonment- WeldenSubdivision Phase 1 Project-Map.pdf](#)

This item was approved by Consent Vote.

- C-8.** [18-0670](#) Resolution Authorizing the Sale of Certain City-Owned Property on Eighth Street and Ninth Street Under the Upset Bid Procedure (N.C.G.S. 160A-269) (North Ward and East Ward). [Finance Committee forwarded this item to Council with three in favor, none opposed and one abstaining.]

Attachments: [Property Disposition - 8th St and 9th St Upset Bid - CARF-.doc](#)
[Property Disposition - 8th St and 9th St Upset Bid - RESOLUTION.doc](#)
[Property Disposition - 8th St and 9th St Upset Bid - MEMORANDUM.docx](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT A.doc](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT B.pdf](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT C.pdf](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT D.pdf](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT E](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT F.pdf](#)
[Property Disposition - 8th St and 9th St Upset Bid - EXHIBIT G.pdf](#)

Kirk Bjorling, Real Estate Administrator, gave the staff report.

Council Member Adams thanked the public-private partnerships that we currently have going on to bring economic development to our City.

Council Member Montgomery recommended that the Council consider marking the funds received from the sale to go towards the housing funds to help with creating more affordable housing in the City.

Council Member MacIntosh stated that he was 100% behind Council Member Montgomery with creating more affordable housing in the City, but was worried about the precedent this could set for the City to begin selling properties for more funds.

Council Member Clark asked for staff to look at this and present some more information regarding where funds from properties sales currently go.

Council Member Adams: Motion for Approval.

Council Member MacIntosh: Second.

Motion carried with the following vote:

Aye: Council Member Clark, Council Member Adams, Council Member MacIntosh.

Abstain: Mayor Pro Tempore Burke.

- C-9.** [18-0643](#) Resolution Authorizing the City Manager to Enter Into An Agreement with Aetna for the Provision of a Medicare Advantage Plan for Retirees. [Recommended by Finance Committee.]

Attachments: [Aetna Medicare Advantage Renewal for 2019 - CARF](#)
 [Aetna Medicare Advantage Renewal for 2019 - Resolution](#)

This item was approved by Consent Vote.

- C-10.** [18-0645](#) Resolution Awarding Contract for Winston-Salem Fire Department Physical Examination Services - The Mobile Doc, PLLC - \$516,000. [Recommended by Finance Committee.]

Attachments: [CARF - WSFD Physicals 9-17-18.doc.docx](#)
 [RE - WSFD Physicals 9-17-18.doc.docx](#)
 [Exhibit A - WSFD Physicals Bid List and demographics 9-17-18.pdf](#)
 [Exhibit B - Score Sheet -WSFD Physicals 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-11.** [18-0646](#) Resolution Awarding Purchase Order for Dodge Charger Police Pursuit Vehicles - Performance Automotive Group, Inc. - \$571,610. [Recommended by Finance Committee.]

Attachments: [CARF - Dodge Charger PPV 9-17-18.docx](#)
 [RE - Dodge Charger PPV 9-17-18.docx](#)
 [Exhibit A Replacement 26 Dodge Chargers.xlsx 9-17-18.pdf](#)
 [Exhibit B- Bid List and Demographics.xlsx 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-12.** [18-0647](#) Resolution Awarding Purchase Order for Motor Grader - James River Equipment Carolinas, LLC - \$219,571.84. [Recommended by Finance Committee.]

Attachments: [CARF - Motor Grader-Sourcewell 9-17-18.docx](#)
 [RE - Motor Grader-Sourcewell 9-17-18.docx](#)
 [Exhibit A - Workforce Demographics-James River Equipment Carolinas LLC 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-13.** [18-0648](#) Resolution Awarding Purchase Order for Rear Loading Refuse Trucks - Carolina Environmental Systems, Inc. - \$569,967. [Recommended by Finance Committee.]

Attachments: [CARF - Rear Loading Refuse Trucks -Sourcewell 9-17-18.docx](#)
[RE - Rear Loading Refuse Trucks-Sourcewell 9-17-18.docx](#)
[Exhibit A Replacement and Demographics 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-14.** [18-0649](#) Resolution Awarding Purchase Order for Side Loading Refuse Truck - Carolina Environmental Systems, Inc. - \$285,855. [Recommended by Finance Committee.]

Attachments: [CARF - Side Loading Refuse Truck -Sourcewell 9-17-18.docx](#)
[RE - Side Loading Refuse Truck-Sourcewell 9-17-18.docx](#)
[Exhibit A - workforce Demographics 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-15.** [18-0653](#) Resolution Awarding Purchase Order for Leaf Loaders - Old Dominion Brush Company - \$402,000. [Recommended by Finance Committee.]

Attachments: [Leaf Loaders 9-17-18.docx](#)
[Leaf Loaders 9-17-18.docx](#)
[Leaf Loaders 9-17-18.pdf](#)

Johnnie Taylor, Director of Operations, gave the staff report.

Council Member Clark asked what we were buying. Mr. Taylor told him these were the pull behind leaf loaders.

Council Member Adams: Motion for Approval.

Council Member MacIntosh: Second.

Motion carried unanimously.

- C-16.** [18-0654](#) Resolution Awarding Purchase Order for Pumper Equipment - Atlantic Emergency Solutions, Inc. - \$199,455.90. [Recommended by Finance Committee.]

Attachments: [Pumper Equipment for WSFD 9-17-18.docx](#)
[Pumper Equipment for WSFD 9-17-18.docx](#)
[Pumper Equipment 9-17-18.pdf](#)

This item was approved by Consent Vote.

- C-17.** [18-0655](#) Resolution Accepting the Fiscal Year 2018 Annual Tax Settlement and Adoption of an Order to Collect Current Taxes for 2018 (Fiscal Year 2018-2019) and Delinquent Taxes from 2009 through 2017. [Recommended by Finance Committee.]

Attachments: [18 September 17 TAX COLLECTION-CARE](#)
[18 September 17 TAX COLLECTION-Resolution](#)
[18 TAX COLLECTION Exhibit A](#)

This item was approved by Consent Vote.

- C-18.** [18-0644](#) Resolution Awarding Contract with T-Square Golf, LLC for Managing Services at Reynolds Park Golf (Southeast Ward) - Initial Contract Term 5 years, Beginning November 1, 2018. [Recommended by Finance Committee.]

Attachments: [CARF - Reynolds Park Golf Course Management Services - 9-17-18.docx](#)
[Reynolds Park Golf Course Management Services - Resolution 9-10-18](#)
[Reynolds Park Golf Course Management Services - Annual Appropriation and Tax Levy Ordinance](#)
[Exhibit A -Golf Course Management Services Bid List and demographics 9-17-18.pdf](#)
[Exhibit B - Score Sheet -Reynolds Park Golf Course Management Services 9-17-18.pdf](#)

William Royston, Recreation and Parks Director gave the staff report.

Mayor Pro Tempore asked how many golf courses the City owns, and why we stopped running the Reynolds Park Golf Course in house.

Mrs. Royston said that we had not run the Golf Course ourselves for many years.

Council Member Taylor asked if the proposing company had made any efforts to comply with the City's MWBE standards.

Harold Kincaid, the President of T-Squared Golf, said that he would be happy to have an open dialogue with how they can get more minorities on staff.

Council Member Adams: Motion for Approval.

Council Member MacIntosh: Second.

Motion carried unanimously.

- C-19.** [18-0658](#) Approval of Finance Committee Summary of Minutes - August 13, 2018.

Attachments: [August 2018 Finance Committee Minutes](#)

This item was approved by Consent Vote.

ADJOURNMENT

6:04 p.m.