

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the page, creating a modern, dynamic feel.

2025 Legislative Priorities for the Winston-Salem City Council

2025 Legislative Priorities

- ▶ The legislative package contains 3 bills (2 statewide bills and one local bill) and 3 resolutions (2 opposing/seeking the repeal of problematic legislation and 1 seeking funding for certain city projects/activities).

PROPOSED BILL #1- A Bill to Be Entitled an Act Granting Additional Authority to Local Governments to Assist or Incentivize Developers of Affordable Housing.

- ▶ If enacted, the first bill will allow the city reduce or waive system development (“SDFs”) fees for parcels devoted to affordable housing.
- ▶ SDFs are one-time charge assessed against **new development** to pay for facilities (water and wastewater infrastructure) needed to support growth or to recoup costs for existing facilities.
- ▶ SDFs are used to pay annual debt service or to fund future expansion related projects.
- ▶ Fees are based on a comprehensive financial study and updated every five years.



SYSTEM DEVELOPMENT FEE SCHEDULE

Meter Size	FY 2023-24		FY 2024-25		FY 2025-26		FY 2026-27		FY 2027-28	
	Water	Wastewater	Water	Wastewater	Water	Wastewater	Water	Wastewater	Water	Wastewater
5/8" or 3/4"	\$795	\$2,246	\$806	\$2,554	\$811	\$2,707	\$816	\$2,861	\$816	\$2,861
1"	\$1,987	\$5,614	\$2,014	\$6,384	\$2,027	\$6,768	\$2,040	\$7,153	\$2,040	\$7,153
1 1/2"	\$3,974	\$11,229	\$4,028	\$12,767	\$4,054	\$13,536	\$4,081	\$14,305	\$4,081	\$14,305
2"	\$6,358	\$17,966	\$6,444	\$20,428	\$6,486	\$21,658	\$6,529	\$22,889	\$6,529	\$22,889
3"	\$11,921	\$33,686	\$12,082	\$38,301	\$12,162	\$40,609	\$12,242	\$42,916	\$12,242	\$42,916
4"	\$19,868	\$56,143	\$20,136	\$63,835	\$20,269	\$67,681	\$20,403	\$71,527	\$20,403	\$71,527
6"	\$39,737	\$112,286	\$40,272	\$127,670	\$40,539	\$135,361	\$40,806	\$143,053	\$40,806	\$143,053
8"	\$63,579	\$179,657	\$64,435	\$204,271	\$64,862	\$216,578	\$65,290	\$228,885	\$65,290	\$228,885
10"	\$95,368	\$269,486	\$96,652	\$306,407	\$97,293	\$324,868	\$97,935	\$343,328	\$97,935	\$343,328
12"	\$210,604	\$595,114	\$213,439	\$676,648	\$214,857	\$717,415	\$216,274	\$758,182	\$216,274	\$758,182

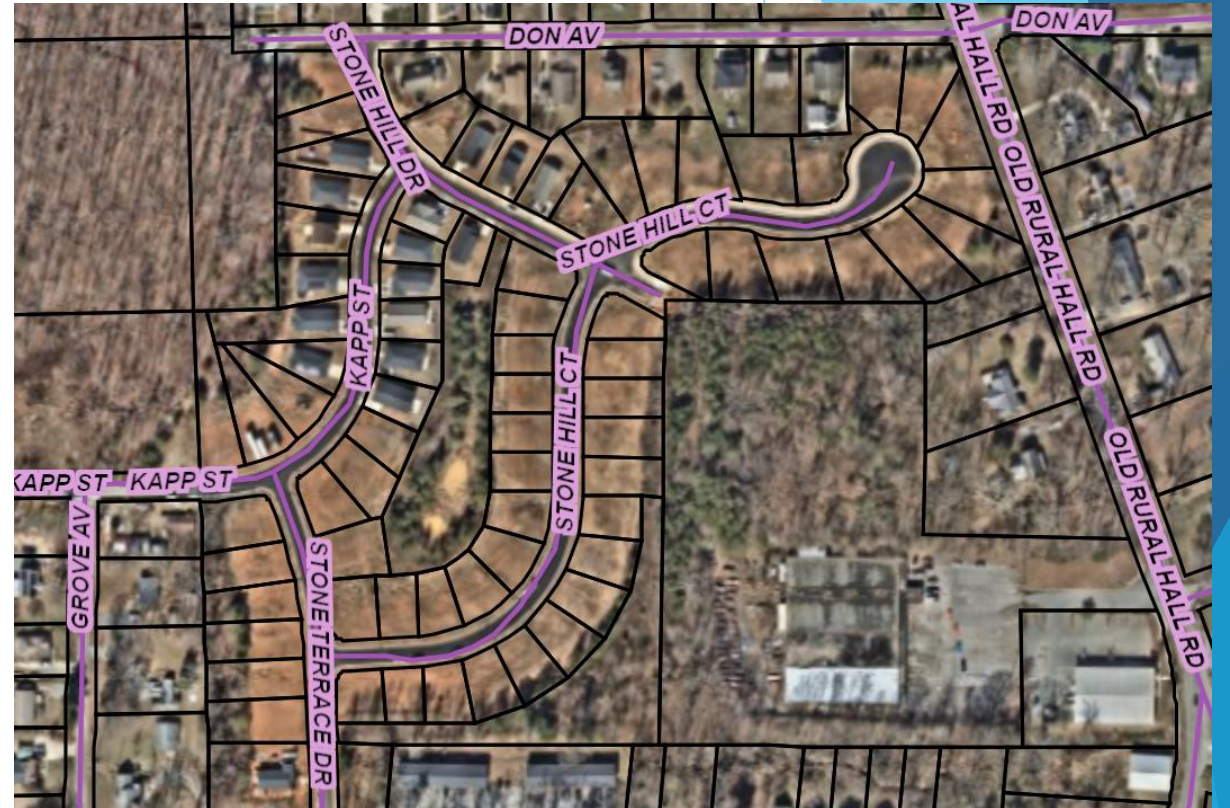
- Fiscal Year (FY) is July 1-June 30, e.g. FY 2023-24 is July 1, 2023 through June 30, 2024

Meter Size	Meter Fee
5/8" or 3/4"	\$ 159.00
1"	\$ 182.00
1 1/2"	\$ 1,094.00
2"	\$ 1,252.00
3"	\$ 2,097.00
4"	\$ 3,493.00
6"	\$ 5,985.00
8"	\$ 9,584.00
10"	\$ 12,399.00

- Meter fees will be reviewed and updated annually on July 1

Stone Crossing

- ▶ 59 single-family homes
- ▶ 5/8" meter for each home
- ▶ System Dev. Fees $\$3,041 \times 59 = \$179,419$
based upon the fees for FY 2023-2024



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PROPOSED BILL #2 - A Bill to Be Entitled an Act to Amend the Enabling Laws Relating to City-County Planning and Zoning in Forsyth County and the City of Winston-Salem”

- If enacted, the second bill will allow City Council to authorize the Planning Board to make final decisions regarding certain rezoning matters, such as those that are noncontroversial/without opposition, which such expedite the approval process for developers. For example, clean-up text amendments.

PROPOSED BILL #3 - “A Bill to Be Entitled an Act to Amend the Enabling Laws Relating to the Civil Service Board of the City of Winston-Salem”

- If enacted, the third bill will amend the Civil Service Board (“CSB”) legislation enacted by the NC General Assembly in August 2023 despite opposition from Winston-Salem and Greensboro.

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- ▶ Citizen Police Review Board (“CPRB”) versus Civil Service Board (“CSB”)

- ▶ **CPRB** (Created by City Council 2/15/1993)

Hears appeals of citizen complaints filed against police dept. employees; only makes recommendations to city manager; No final authority; no subpoena power.

- ▶ **CSB** (Bill passed by NCGA in August 2023)

Hears appeals from employees in the classified service. Terminations, suspensions, involuntary transfers, reductions in rank, denial of promotions, or raise in pay to which the employee would be entitled. Makes final decisions with regards to such. Can overturn the decision of city manager. Has subpoena power.

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- ▶ In August 2023, the North Carolina General Assembly enacted legislation requiring the cities of Greensboro and Winston-Salem to create a civil service board (“CSB”) to, amongst other things, hear employee appeals from employees in the classified service in the police and fire departments, except the Chief of Police, the Deputy Chief of Police, Assistant Chiefs of Police, the Fire Chief, the Deputy Fire Chief, and Assistant Fire Chiefs.
- ▶ The CSB is authorized to hear appeals from employees in the classified service relating to terminations, suspensions, reductions in rank, transfers against the employee’s will and denials of a promotion or raise in pay to which the employee would be entitled.
- ▶ The CSB is a five-member board with two people elected by the employees in the certified service in the police and fire departments (one per department), one person appointed by mutual agreement of the police and fire chiefs, one

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person appointed by city council and the last person appointed by the other four members of the CSB.

- ▶ The current legislation allows for the election/ appointment/selection of former employees to said CSB, provided they have been separated from city employment for a period of not less than seven consecutive years prior to service on the CSB.
- ▶ This bill, if enacted, would include the additional requirement that the former city employee must have been separated in good standing from city employment, and without a sustained conduct violation(s) or disciplinary action(s), in particular one that would make the former employee ineligible for rehire by the city, as determined by the city. Examples of such include violations related to truthfulness and excessive use of force.
- ▶ Given the authority of this board to overturn the decisions of the police chief, fire chief, and even the city manager, it is imperative that the integrity of the board and the impartiality of its membership be maintained free from undue influence and bias, or at least the perception of such. The bill, if enacted, would help guard against such.

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Three Resolutions (2 regarding problematic legislation and 1 seeking funding for certain city projects/activities)

- ▶ RESOLUTION 1 - Seeks the repeal of Section 160D-912.1 enacted by Senate Bill 607, which would require the city to essentially compensate, twice, sign owners for signs removed (after 10/1/21) in accordance with the sign ordinance adopted by the Winston-Salem City Council in 2007, although the city, through the 17-year amortization period, has allowed such owners to recoup their investment.
- ▶ RESOLUTION 2 - The second resolution seeks the repeal of language recently added to Section 160D-601(d), via Senate Bill 382, regarding downzoning in nonresidential areas which essentially removes any future zoning authority in such areas. For example, if a municipality wished to amend its zoning ordinances to further limit the zoning districts within which a fertilizer plant (now only allowed in GI-General Industrial/Setback of 400 feet) could operate,

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it would not be able to do so without the written consent of every property owner whose property would become nonconforming (“grandfathered”) for such use. If the city wanted to change where motor vehicle repair and maintenance shops could be located, it would have to obtain the written consent of every shop/property owner whose property would be made nonconforming by the zoning change.

- ▶ [RESOLUTION 3](#) - Seeks funding for affordable housing, the purchase of a ladder truck for Fire Station 19, and to address significant stormwater issues.

Questions?