



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, August 13, 2018

4:30 PM

Committee Room 239, City Hall

CALL TO ORDER

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

Absent: Chair Robert Clark

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

Vice Chair Adams called the meeting to order.

G GENERAL AGENDA

- G-1.** [18-0526](#) Consideration of Items Related to Financial Assistance to Mayfair Street Partners (Northwest Ward): [Recommended by Finance Committee.]

Resolution Authorizing Financial Assistance to Mayfair Street Partners Pursuant to N.C.G.S. 160a-458.3.

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

Attachments: [Mayfair Street Partners Financial Assistance - CARF.doc](#)

[Mayfair Street Partners Financial Assistance - Resolution.doc](#)

[Mayfair Street Partners Financial Assistance - PBO.doc](#)

[Mayfair Street Partners Financial Assistance - Merschel Plaza Rendering.pdf](#)

Evan Raleigh, Assistant City Manager presented this item. This project was presented previously in May, but is back for action for the redevelopment of Merschel Plaza.

Council Member MacIntosh said this is a win-win situation.

Mayor Joines agrees that it will generate a lot of money, includes public bathrooms, sewers, sidewalks. Will start the demolition of the 3rd street bridge.

Mayor Pro Tempore Burke said she would like to get this started.

Council Member Larson said he is pleased that it is finally happening. Anxious to move forward. It will be the central park of Winston-Salem.

Council Member Montgomery explained that the park will be for all citizens, not just those in the immediate area.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

- G-2.** [18-0595](#) Public Hearing on Resolution Approving Economic Development Assistance to Cook Medical Pursuant to N.C.G.S. 158-7.1. (North Ward). [Recommended by Finance Committee.]

Attachments: [Cook Medical - CARF.doc](#)
 [Cook Medical - Resolution.doc](#)
 [Cook Medical - Project Analysis Form.doc](#)

Evan Raleigh, Assistant City Manager presented this item. This is presented for economic approval. Mr. Bill Leak and Mr. Scott Sewell would like the project .

Mayor Joines vouched that they are not leaving if they do not get this project, it just fits within the fabric of our city.

Council Member MacIntosh said we are not making money from this project.

Mayor Pro Tempore Burke said we are going to bring more life into that area and create for jobs and opportunities.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

- G-3.** [18-0596](#) Public Hearing on Resolution Approving Economic Development Assistance to National General Insurance Company Pursuant to N.C.G.S. 158-7.1. (North Ward). [Recommended by Finance Committee.]

Attachments: [National General Insurance - CARF.doc](#)
 [National General Insurance - Resolution.doc](#)
 [National General Insurance - Project Analysis Form.doc](#)

Evan Raleigh, Assistant City Manager presented the information for this item. Explained that National General Insurance Company needs room for expansion.

Jill Atherton with Chamber of Commerce gave information about job growth this would bring to Winston-Salem.

Nicole Pemberton with National General Insurance gave specifics on what to expect with the company expansion. They would start with hiring high school students and move up.

Mayor Pro Tempore Burke clarified that we make sure city residents have a job, not just those with degrees.

Council Member MacIntosh said we should look at this as more than 600 more jobs when counting current employees. This brings more growth to the North Ward.

Mayor Joines said it is great to see the expansion happening.

A motion was made by Mayor Pro Tempore Burke, seconded by Council Member MacIntosh, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

- G-4.** [18-0525](#) Consideration of Request for Financial Assistance from Front Street Capital (\$522,725). [East Ward].

Attachments: [Bailey South-Morris Building Project - Information Item.doc](#)
[Bailey South-Morris Building Project - Elevations.doc](#)
[Bailey South-Morris Building Project - Map.doc](#)

Evan Raleigh, Assistant City Manager gave a presentation on this item regarding Front Street Capital.

Council Member Larson had concerns about the amount of money, Mr. Raleigh and Mr. Kelly Mitter explained where the money would all come from and how much would be needed.

Council Member Besse said to get as close to it as possible.

Council Member Adams said this is an additive to get this started.

This Report was Information Only.

- G-5.** [18-0536](#) Consideration of Request for Financial Assistance from the Peter's Creek Community Initiative (\$600,000). [Southwest Ward].

Attachments: [Peter's Creek Community Initiative - Information Item.doc](#)
[Peter's Creek Community Initiative - Elevation.pdf](#)
[Peter's Creek Community Initiative - Map.docx](#)

Mr. Damon Dequenne presented the Martin Luther King beautification project. We can move forward when other things are determined. Needs to be added to another agenda.

This Report was Information Only.

Additional Item:

Mr. Ken Rasheed, 1338 Argonne Blvd. Winston-Salem, NC signed up to speak about the difference in appearances for neighborhoods. He said that the average person in the room would not understand.

He inquired about the owners in the shopping center on Martin Luther King, Jr. Drive obtaining financial assistance to clean up the area.

Would the Burger King on Martin Luther King Drive be allowed in Buena Vista? The Auto repair shops in his part of town are in poor conditions.

He asked what financial incentives are being given to those on 5th Street and Martin Luther King, Jr. Drive?

Mayor Pro Tempore Burke said it's all correct, when you're "Black like Me", you work all day and want the same things as everyone else. It's depressing for those who have to pass or live in this part of town and see these areas everyday. This is not new to the people here, it has been brought up before.

We have city employees, inspector and council who see this and are still not moving like they should be.

As a tax payer, you have every right to say something.

Council Member Adams voiced her concern as well about the North Ward. Said Mr. City Manager, we need to come up with other ways to improve the urban fare of Winston-Salem.

Council Member Montgomery said the same thing as Mr. Raseed.

Council Member Besse said there is money available for these areas.

Council Member Adams said Martin Luther King, Jr. Drive needs more than just grass.

Mayor Pro Tempore Burke thanked Mr. Rasheed for coming and sharing his concerns.

C CONSENT AGENDA

The following Consent items were pulled by Council Member Larson: 1, 2, 3, and 14.

The following items were pulled by Council Member Adams: 3, 5, 11, and 16.

The following item was pulled by Council Member MacIntosh: 12, and Council Member Montgomery asked to pull Item 4.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that the Balance of the Consent Agenda be Approved. The motion carried by the following vote:

- C-1.** [18-0533](#) Resolution Authorizing the Sale of a Certain City-Owned Vacant Lot on Graytuck Drive Under the Upset Bid Procedure (N.C.G.S. 160A-269) (Southeast Ward). [Recommended by Finance Committee.]

Attachments: [Property Disposition - Upset Bid Vacant Lot Graytuck Drive - CARF](#)
[Property Disposition - Upset Bid Vacant Lot Graytuck Drive - RESOLUTION](#)
[Property Disposition - Upset Bid Vacant Lot Graytuck Drive -MAP](#)

Council Member Larson questioned why the City would give up a parking deck it

already owns to rent a vacant lot for parking that the City would have to rent. He said the land is in Council Member Taylor's Ward and he wants to make sure he is aware and approved it.

Mr. Kirk Bjorling, Real Estate Administrator answered and said that Council Member Taylor is aware and has approved this item.

This item will be presented and discussed further during the next City Council meeting.

A motion was made by Mayor Pro Tempore Burke, seconded by Council Member MacIntosh, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

C-2. [18-0531](#)

Resolution Authorizing Easement Acquisition by the North Carolina Department of Transportation Relating to the U.S. 421/Business 40 Pavement Reconstruction, Bridge Replacement, and Interchange Modification Project and Pursuant to N.C.G.S. 160A-274 (North Ward). [Recommended by Finance Committee.]

Attachments: [Easement Acquisition - NCDOT U.S. 421-Business 40 - CARF](#)
[Easement Acquisition - NCDOT U.S. 421-Business 40 - RESOLUTION](#)
[Easement Acquisition - NCDOT U.S. 421-Business 40 - EXHIBIT A](#)
[Easement Acquisition - NCDOT U.S. 421-Business 40 - MAP](#)

Council Member Adams stated that she pulled this item to get clarification on modifications to the easement on 8th Street and would like to make sure the owner of the business on the corner is okay with this.

Mr. Kirk Bjorling, Real Estate Administrator said that this property on 8th Street only concerns City property and it will not involve the business on the corner.

Council Member Larson asked if this relates to the closing of Business 40. Mr. Bjorling stated yes, it is to increase mobility in other parts of the City during the closing of Business 40.

Council Member Larson asked why the Council is just hearing about this, when the closing will happen in a couple of months and when will this start.

Mr. Bjorling reminded Council that this item has been presented last year and it was authorized. NCDOT has notified the City that they need some additional utilities on this property, do this is a supplement from the original plan. Work stated in this area two weeks ago.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

- C-3. [18-0532](#)** Resolution Authorizing the Acquisition of a Permanent Bus Shelter Easement on Property Located on New Walkertown Road and Big House Gaines Boulevard by Deed or Condemnation (East Ward).
[Recommended by Finance Committee.]

Attachments: [Property Acquisition - Big House Gaines Bus Shelter - CARF](#)
[Property Acquisition - Big House Gaines Bus Shelter - RESOLUTION](#)
[Property Acquisition - Big House Gaines Bus Shelter - EXHIBIT](#)
[Property Acquisition - Big House Gaines Bus Shelter - MAP](#)

Council Member Adams asked Council Member Larson to speak on his concerns. He asked about the location and shelter of a bus shelter (East Ward). Curious if there is enough land and shade to place these bus stops.

Ms. Toneq McCullough, Director of Transportation, said this location is located where the residents come up over that corner. Initially a bench was requested but DOT decided to build a shelter so that's why the additional easement was necessary.

Council Member Larson requested discussion from Public Works on the design of bus stops (shade conditions and general appearances).

Council Member Montgomery said that is where people catch the bus now, so it is the reason to have the shelter there. He is also pleased with the design of the new bus stop.

Mayor Pro Tempore Burke said she was going to mention the same thing that Council Member Montgomery said. Right now the mothers with children actually just sit on a stone, this will actually enhance the area.

Council Member Larson voiced concern about the money being enough to make the area how it needs to be.

Council Member Montgomery again mentioned an easement will make the difference.

Mr. Kirk Bjorling, Real Estate Administrator discussed numbers and measurements.

A motion was made by Mayor Pro Tempore Burke , seconded by Council Member MacIntosh, that this Committee Recommend Approval to City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

- C-4.** [18-0590](#) Resolution Authorizing the City of Winston-Salem to Apply for a FY 2018 U.S. Department of Labor YouthBuild Grant (\$1,100,000). [Forwarded without Recommendation by Finance Committee. Recommended by Community Development/Housing/General Government Committee.]

Attachments: [YouthBuild Grant Application - CARF.doc](#)
 [YouthBuild Grant Application - Resolution.docx](#)
 [YouthBuild Grant Application - Memo Update.docx](#)

Council Member Montgomery said he votes yes to another YouthBuild grant, but not just focus on instruction. Wanted to know the portions of the grant.

Council Member Adams asked how much of the grant would be used for housing of low income and homeless people.

Mr. Ken Millock, Director of Business Inclusion and Advancement, said plans are in place to keep construction part of YouthBuild. Concentrate on building and construction, in addition to housing for low income and homeless people.

Council Member Montgomery said that this continues to be brought up but nothing is really being said.

Wants to know what else can be done.

Assistant City Manager Evan Raleigh mentioned that this application is still being talked about.

By consensus, this item was forwarded to Council without Recommendation.

Council Member Besse arrived at 4:45 p.m.

- C-5.** [18-0552](#) Resolution Awarding Contract for Public Art Services - Kisha Bari and Jasmin Chang - \$200,000. [Recommended by Finance and Community Development/Housing/General Government Committees.]

Attachments: [CARF - WSPP](#)
 [RES - WSPP](#)
 [Exhibit A - bid list -Portrait Project](#)
 [Exhibit B - Score Sheet -Portrait Project](#)
 [WSPP to Committees](#)

Meridith Martin, Assistant to the City Manager presented for Public Art Services.

Council Member Adams asked for a final schedule, what does the community inclusion look like. She would like for communities to be able to decide what their art will look like. She would like to see a way to have complete communities together.

Art will start in the next two months.

Council Member Adams asked to keep the community in the loop.

A motion was made by Mayor Pro Tempore Burke, seconded by Council Member MacIntosh, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

- C-6.** [18-0572](#) Resolution Awarding Purchase Order for Trans-Aid Buses - Creative Bus Sales, Inc. - \$622,695. [Recommended by Finance Committee.]

Attachments: [CARF - Trans-Aid Buses 8-20-18.docx](#)

[RE - Trans-Aid Buses 8-20-18.docx](#)

[Exhibit A - Equipment Replacement Information and Demographics -Trans-aid Buses 8-20-18.pdf](#)

This Resolution was Recommended for Approval by Consent Vote.

- C-7.** [18-0573](#) Resolution Awarding Purchase Order for Firefighter Protective Turnout Gear - Stevens Fire Equipment, Inc. - \$418,460. [Recommended by Finance Committee.]

Attachments: [CARF - Turnout Gear 8-20-18.docx](#)

[RE - Turnout Gear 8-20-18.docx](#)

[Exhibit A - Workforce Demographics - Stevens Fire Equipment 8-20-18.pdf](#)

This Resolution was Recommended for Approval by Consent Vote.

- C-8.** [18-0574](#) Resolution Awarding Purchase Order for Tiller Fire Apparatus Equipment - Safe Industries, Inc. - \$109,840.75. [Recommended by Finance Committee.]

Attachments: [CARF - Tiller Fire Apparatus Equipment 8-20-18.docx](#)

[RE - Tiller Fire Apparatus Equipment 8-20-18.docx](#)

[Exhibit A -Tiller Equipment Bid List and demographics 8-20-18.pdf](#)

This Resolution was Recommended for Approval by Consent Vote.

- C-9.** [18-0575](#) Resolution Awarding Purchase Order for One Fire Pumper Truck - The Sutphen Corporation - \$523,027.38. [Recommended by Finance Committee.]

Attachments: [CARF - Pumper Truck for WSFD 8-20-18.docx](#)

[RE - Pumper Truck 8-20-18.docx](#)

[Exhibit A - Workforce Demographics - Pumper Truck 8-20-18.pdf](#)

This Resolution was Recommended for Approval by Consent Vote.

- C-10.** [18-0576](#) Resolution Awarding Purchase Order for Scow Bed Dump Trucks - Triad

Freightliner of Greensboro, Inc. - \$239,181. [Recommended by Finance Committee.]

Attachments: [CARF - Scow Bed Dump Trucks 8-20-18.docx](#)
[RE - Scow Bed Dump Trucks - 8-20-18.docx](#)
[Exhibit A - Scow Bed Dump Trucks 8-20-19.pdf](#)

This Resolution was Recommended for Approval by Consent Vote.

C-11. [18-0578](#) Resolution Awarding Construction Contract for Happy Hill Phase I Renovations (East Ward) - Bar Construction Co., Inc. - \$3,891,741.50. [Recommended as Amended by Finance Committee.]

Attachments: [CARF - Happy Hill Park \(1\) 8-20-18.docx](#)
[RE - Happy Hill Park 8-20-18.docx](#)
[CAC Good Faith Comments -Happy Hill Park.doc](#)
[Exhibit A - bid list - Happy Hill Park 8-20-18.pdf](#)
[Exhibit B - Workforce Demographics - Bar Construction 8-20-18.pdf](#)
[Happy Hill Good Faith Effort Memo.docx](#)

Council Member Taylor arrived at 4:53 p.m.

Council Member Montgomery asked why the goals are set so high, makes the City look like the goal was not fulfilled. The public needs to be aware of this.

Mayor Pro Tempore Burke asked how good faith efforts are monitored.

Evan Raleigh, Assistant City Manager said citizens are charged with the tasks as well as the staff with maintaining goals. We need to be a little more forceful.

Robert Prestwood, City Engineer said the department has developed a way to move the shotgun houses.

Mayor Pro Tempore Burke said it is a very strong history with Happy Hill Phase 1 renovations.

Council Member MacIntosh mentioned there could be conditions could be improved.

Council Member Montgomery said the undeveloped land around Happy Hill is a housing development issue.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval as Amended to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

- C-12.** [18-0582](#) Resolution Awarding Purchase Order for RTS Bus Rehabilitation - Complete Coach Works, Inc. - \$1,909,383.82. [Recommended by Finance Committee.]

Attachments: [CARF - RTS Bus Rehabilitation 8-20-18.docx](#)
[RE - RTS Bus Rehabilitation 8-20-18.docx](#)
[Exhibit A - Workforce Demographics - RTS Bus Rehabilitation 8-20-18.pdf](#)

Council Member MacIntosh wanted to bring awareness to what is being done to help the situation with getting in and out of downtown during the business 40 closure. He is also delighted with the current bus situations. We are not buying new buses but rehab what we have. He asked for a general overview from DOT.

Toneq McCullough, Director of Transportation, said the City has been awarded \$9 million dollars to rehab buses on eight routes and have park areas for those who ride the buses. Transit riders will be able to continue to ride the bus.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

- C-13.** [18-0583](#) Consideration of Items Related to Parking Lot Improvements at the Black-Phillips-Smith Government Center (Northeast Ward): Dalton Contracting, LLC - \$99,870. [Recommended by Finance Committee.]

Resolution Awarding Construction Contract for Parking Lot Improvements at the Black-Phillip-Smith Government Center.

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

Attachments: [CARF - Black Phillips Smith parking lot DR 8-20-18.docx](#)
[RE - Black Phillips Smith 8-20-18.docx](#)
[Exhibit A - Bid List and demographics - BPS Parking Lot Improvements.xlsx 8-20-18.pdf](#)
[PBO - Black-Phillips-Smith Repairs.docx](#)

This Resolution was Recommended for Approval by Consent Vote.

- C-14.** [18-0580](#) Resolution Approving an Amendment to the Sewer System Construction and Operation Agreement with the Town of Walkertown. [Recommended by Finance Committee.]

Attachments: [Walkertown Sewer Amendment II - CARF](#)
[Walkertown Sewer Amendment II - RES](#)

Council Member Larson asked about the sewage system and fees regarding this project.

Damon Dequanne, Assistant City Manager, said that some was held in overage. The Utility Commission agreed that the citizens of Walkertown pay the same amount as the citizens in Winston-Salem for water/sewage fees.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

C-15. [18-0557](#)

Consideration of Items Relating to Federal Transit Administration Enhanced Mobility of Seniors and Individuals with Disabilities Funds (Section 5310) for Fiscal Year 2018 Allocation: [Recommended by Finance Committee.]

Resolution Authorizing the City Manager to Enter Into Agreements With Grant Subrecipients for Allocated Pass-Through Federal Transit Administration Funds for Section 5310, Enhanced Mobility of Seniors and Individuals With Disabilities, for the Winston-Salem Urban Area.

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

Attachments: [Section5310FundsAugust2018 - CARF](#)
[Section5310FundsAugust2018 - Resolution](#)
[Section5310FundsAugust2018 - PBO](#)
[Section5310FundsAugust2018 - Attachment A- Scores](#)
[Section5310FundsAugust2018 - Attachment B- FundsandRecommendations](#)

This Resolution was Recommended for Approval by Consent Vote.

C-16. [18-0562](#)

Consideration of Items Relating to Federal Transit Administration Job Access Reverse Commute (JARC), Section 5307 Funds for Fiscal Year 2018 Allocation: [Recommended by Finance Committee.]

Resolution Authorizing the City Manager to Enter Into Agreements With Grant Sub-Recipients for Allocated Pass-Through Federal Transit Administration Funds for Section 5307, Job Access and Reverse Commute (Jarc) Funds, for the Winston-Salem Urban Area.

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

Attachments: [Section5307FundsAugust2018 - CARF.doc](#)
[Section5307FundsAugust2018 - Resolution](#)
[Section5307FundsAugust2018 - PBO](#)
[Section5307FundsAugust2018 - Attachment A- Scores](#)
[Section5307FundsAugust2018 - Attachment B- FundsandRecommendations](#)

Council Member Adams pulled this item for explanation.

Toneq McCullough, Director of Transportation, presented how the funds will be used. Some further training will need to be done to make sure they are on the same page following federal regulations.

A motion was made by Council Member MacIntosh, seconded by Mayor Pro Tempore Burke, that this Committee Recommend Approval to the City Council, due back on 8/20/2018. The motion carried by the following vote:

Aye: 3 - Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

Absent: 1 - Council Member Clark

C-17. [18-0579](#) Consideration of Amendments to the FY 2018-19 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 2018-2019.

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

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

This Resolution was Recommended for Approval by Consent Vote.

C-18. [18-0586](#) Approval of Finance Committee Summary of Minutes - June 11, 2018.

Attachments: [Finance Committee Minutes](#)

This Resolution was Recommended for Approval by Consent Vote.

ADJOURNMENT

6:35 p.m.