



Minutes

Finance Committee

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

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Monday, January 14, 2019

4:30 PM

Committee Room 239, City Hall

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**CALL TO ORDER**

**Present:**

**Council Member Robert Clark, Chair**  
**Denise Adams, Vice Chair**  
**Mayor Pro Tempore Burke**  
**Council Member Jeff MacIntosh**

**Others Present:**

**Mayor Allen Joines**  
**Council Member John Larson**  
**Council Member Dan Besse**  
**Council Member Annette Scippio**  
**Council Member James Taylor**

*Chair Clark called the meeting to order and asked the City Manager to give an update on the recent storm.*

*Mr. Garrity introduced August Vernon, Emergency Management Director, to provide an update on the weather and its impacts on the City.*

*Mr. Garrity commended City Staff for their diligent work clearing roads and down trees through out the city.*

*Chair Clark recognized Representative Montgomery as well as County Commissioner Fleming El-Amin.*

**C CONSENT AGENDA**

*Chair Clark stated without objection, the Committee would first consider the Consent Agenda. He removed Items C-1, C-5, and C-10 for discussion. No other items were removed.*

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

**Aye:** 4 - Council Member Clark, Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

- C-2.** [19-0027](#) Consideration of Resolution Certifying and Declaring the Results of the Special Bond Referendum on the Bond Order Authorizing the Issuance of \$43,700,000 General Obligation Street and Sidewalk Bonds, the Issuance of \$21,100,000 General Obligation Public Safety Facilities Bonds, the Issuance of \$31,000,000 General Obligation Parks and Recreation Bonds, the Issuance of \$11,700,000 General Obligation Housing Bonds and the Issuance of \$14,500,000 General Obligation Economic Development Bonds Held for the City of Winston-Salem, North Carolina on November 6, 2018. (Recommended by Finance Committee).

**Attachments:** [CARF - 2018 01222019 GO Bond Referendum Results](#)  
[Winston-Salem 2018 GO Referendum - Resolution Certifying Results 01222019](#)

**Approved by Consent Vote.**

- C-3.** [19-0035](#) Consideration of Items Pertaining to the Acceptance of a Grant Award from the Walmart Foundation: (\$5,000) [Recommended by Finance and Public Safety Committees].

Resolution Authorizing Acceptance of a Grant Award from the Walmart Foundation.

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

**Attachments:** [Walmart CARF](#)  
[Walmart Grant Resolution](#)  
[Walmart Grant National Night Out - PBO](#)

**Approved by Consent Vote.**

- C-4.** [19-0065](#) Fiscal Year 2017-2018 Community Agencies Report.

**Attachments:** [Cover Sheet INFO - FY 2017-18 Community Agency Funding Report](#)  
[FY 17-18 Community Agencies Report](#)

**This Report was Information Only.**

- C-6.** [19-0064](#) Consideration of Items Relating to the 2018 Homeland Security Grant Program through the North Carolina Department of Public Safety's Emergency Management Division: (\$12,159) [Recommended by Finance and Public Safety Committees].

Resolution Authorizing Acceptance of a 2018 Homeland Security Grant Program Award Through the North Carolina Department of Public Safety's Emergency Management Division.

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

**Attachments:** [2018 NCDEM Grant - CARF](#)  
[2018 NCDEM Grant - RES](#)  
[2018 NCDEM Budget Ordinance](#)

**Approved by Consent Vote.**

- C-7.** [19-0036](#) Resolution Authorizing Permission to Apply for a Tenth Year of Grant Funding from the North Carolina Governor's Highway Safety Program to Support Continued Operation of the Forsyth County Driving While Intoxicated (DWI) Task Force. (Recommended by Finance and Public Safety Committees).

**Attachments:** [2019 GHSP DWI Request Grant \(Year 10\) CARF](#)  
[2019 GHSP DWI Request Grant \(Year 10\) Resolution](#)

**Approved by Consent Vote.**

- C-8.** [19-0069](#) Resolution Authorizing the City Manager to Enter into an Agreement with Wake Forest Baptist Health for Biometric Screening Services (\$105,000). [Recommended by Finance Committee].

**Attachments:** [FY 18-19 Biometrics Screening Contract - CARF](#)  
[FY 18-19 Biometrics Screening Contract - RES](#)  
[Exhibit A - Wake Forest Baptist Health - Bid List-Workforce Demographics 1-22-19](#)  
[Exhibit B - Biometric Screening Proposal Scoring Summary 1-22-2019](#)

**Approved by Consent Vote.**

- C-9.** [19-0037](#) Resolution Authorizing Acquisition of Fee Simple, Temporary Construction Easements, Permanent Utility Easements, and Utility Easements for the Meadowlark Drive Improvement Project by Deed, Condemnation, or Dedication (West Ward). [Recommended by Finance Committee].

**Attachments:** [Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - CARF.doc](#)  
[Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - RESOLUTION.doc](#)  
[Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - EXHIBIT A.doc](#)  
[Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - EXHIBIT B.doc](#)  
[Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - EXHIBIT C.doc](#)  
[Meadowlark Drive Improvements Property Acquisition by Deed, Condemnation, or Dedication - MAP.pdf](#)

**Approved by Consent Vote.**

- C-11. [19-0039](#) Resolution Authorizing an Extension of a Lease Agreement with KDM of Wilmington, LLC, or Assigns, Providing a Site for a Leaf Mulching Facility for the Sanitation Department (North Ward). [Recommended by Finance Committee].

**Attachments:** [Property Lease - KDM of Wilmington - Leaf Mulching Facility - Lease Extension - CARF.doc](#)  
[Property Lease - KDM of Wilmington - Leaf Mulching Facility - Lease Extension - RESOLUTION.doc](#)  
[Property Lease - KDM of Wilmington - Leaf Mulching Facility - Lease Extension - MAP.pdf](#)

**Approved by Consent Vote.**

- C-12. [19-0040](#) Consideration of Items Related to the Burke Mill Road Corridor Study (South, Southwest Wards): [\$150,000] (Recommended by Finance Committee).

Resolution Authorizing the City Manager to Enter into an Agreement with John Davenport Engineering, Inc. for Professional Engineering Services for the Burke Mill Road Corridor Study.

Project Budget Ordinance Amendment to Appropriate Funds for Project Expenditures.

**Attachments:** [Burke Mill Study - CARF](#)  
[Burke Mill Study - Resolution](#)  
[Burke Mill Road Study - PBO](#)  
[Burke Mill Study - Exhibit A](#)  
[Burke Mill Study - Exhibit B](#)

**Approved by Consent Vote.**

- C-13.** [19-0041](#) Consideration of Items Related to the Relocation of the Existing Traffic Signal Control Cabinet at the Intersection of Fourth Street and Patterson Avenue (East Ward): [Recommended by Finance Committee].

Authorizing the City Manager to Enter into an Agreement with Landmark Builders for the Acceptance of Funds to Relocate the Existing Traffic Signal Control Cabinet at the Intersection of Fourth Street and Patterson Avenue.

Project Budget Ordinance Amendment to Appropriate Funds for Project Expenditures.

**Attachments:** [Cabinet Relocation 4th Street @ Patterson Avenue - CARF](#)  
[Cabinet Relocation 4th @ Patterson Avenue - Resolution](#)  
[Cabinet Relocation 4th @ Patterson Avenue - PBO](#)

**Approved by Consent Vote.**

- C-14.** **19-0043** Resolution Approving a Change Order with Reynolda Electric Company, Inc. for Additional Services for Street and Security Lighting Maintenance throughout the City (\$50,000). [Recommended by Finance Committee].

**Attachments:** [StreetLightMaintenanceContract-ChangeOrder-Reynolda - CARF](#)  
[StreetLightMaintenanceContract-ChangeOrder-Reynolda - Resolution](#)

**Approved by Consent Vote.**

- C-15.** [19-0045](#) Resolution Approving City Participation in a Drainage Project Across Private Property - 2170 Nettlebrook Drive (North Ward). [Recommended by Finance and Community Development/Housing/General Government Committees].

**Attachments:** [CARF\\_Nettlebrook 70\\_30.doc](#)  
[Resolution 2170 Nettlebrook Drive 70-30.docx](#)  
[Exhibit\\_2170Nettlebrook.pdf](#)

**Approved by Consent Vote.**

- C-16.** [19-0050](#) Resolution Approving Change Order with Bar Construction for Hanes Park Renovation Project (Northwest Ward). [Recommended by Finance Committee].

**Attachments:** [BAR Construction & MLA Design Hanes Park Change Orders -CARF](#)  
[BAR Construction & MLA Design Hanes Park Change Orders -RESOLUTION](#)

**Approved by Consent Vote.**

- C-17.** [19-0052](#) Resolution Approving a Change Order with Stimmel Associates, P.A., for Architectural and Engineering Services for Quarry Park Development, Phase 2 (Southeast Ward) [\$270,000]. (Recommended by Finance Committee).

**Attachments:** [Stimmel - Quarry Park Development, Ph 2 - Change Order-CARF](#)  
[Stimmel - Quarry Park Development, Ph 2 - Change Order-RESOLUTION](#)

**Approved by Consent Vote.**

- C-18.** [19-0049](#) Resolution Authorizing a Change Order with Norwood Architecture & Design, Inc. for Architectural and Engineering Services for Salem Lake Park Improvements, Phase 2 (East and Southeast Wards) [\$306,000]. (Recommended by Finance Committee).

**Attachments:** [Norwood - Salem Lake ParkImprovements, Ph 2 - Change Order-CARF](#)  
[Norwood - Salem Lake ParkImprovements, Ph 2 - Change Order-RESOLUTION](#)

**Approved by Consent Vote.**

- C-19.** [19-0053](#) Resolution Authorizing a Change Order with Steele Group Architects, PLLC, for Architectural and Engineering Services for Winston Lake Park Redevelopment, Phase 2 (East Ward) [\$411,125]. (Recommended by Finance Committee).

**Attachments:** [Steele - Winston Lake Park Redevelopment, Ph 2 - Change Order-CARF](#)  
[Steele - Winston Lake Park Redevelopment, Ph 2 - Change Order-RESOLUTION](#)

**Approved by Consent Vote.**

- C-20.** [19-0058](#) Resolution Awarding Contract for the Purchase and Installation of Playground Equipment at Fourteenth Street Park (East Ward), Greenway Park (North Ward) and Sprague Street Park (Southeast Ward) - Cunningham Associates, Inc. - \$200,101.98. (Recommended by Finance

Committee).

**Attachments:** [CARF - Playground Equipment 1-21-19.docx](#)  
[RE - Playground Equipment 1-21-19.doc](#)  
[Exhibit A - Workforce Demographics - 1-22-19xlsx.pdf](#)

**Approved by Consent Vote.**

**C-21.** [18-0841](#) Approval of Finance Committee Summary of Minutes - November 19, 2018.

**Attachments:** [Summary - Finance 11-19-2018](#)

**Approved by Consent Vote.**

**C-1.** [19-0075](#) Resolution Approving the 2019 Federal Action Plan for the City of Winston-Salem. (Recommended by Finance and Community Development/Housing/General Government Committees).

**Attachments:** [CARF - 2019 Federal Action Plan](#)  
[Resolution - 2019 Federal Action Plan](#)  
[2018 Federal Action Plan Winston-Salem YEAR END REPORT](#)  
[2019 Federal Action Plan Winston-Salem FINAL DRAFT](#)  
[2019 Congressional Calendar from Strategics](#)

*Vice Chair Denise Adams pulled this item.*

*Evan Raleigh, Assistant City Manager, introduced Mrs. Leslie Bezingo with Strategics Consulting.*

*Ms. Bezingo gave a brief overview of the 2019 Federal Action Plan.*

*Vice Chair Adams stated it should be a priority for the City to lower the unemployment rate and help the citizens get better paying jobs. She also noted the importance of affordable housing, workforce, and the Farm Bill explaining people from the Urban Core need to be able to get where the food is.*

*Mayor Pro Tempore Burke stated the need to make sure the agencies in the City are doing their jobs and being held accountable.*

*Vice Chair Adams asked for this item to be placed on the City's website.*

*Council Member MacIntosh noted that citizens can speak with their representatives if they have questions and concerns.*

**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:** 4 - Council Member Clark, Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

- C-5.**     [19-0047](#)     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:**   [January 2019 Budget Amendment - CARF](#)  
[January 2019 Budget Amendment - PBO](#)

*Vice Chair Adams pulled this item and inquired about the condition of the ballpark.*

*Ben Rowe, Assistant City Manger, explained that staff has been routinely meeting with the ballpark staff to address the issues. This Project Budget Ordinance is appropriating money to help address some of those issues.*

*Council Member Adams directed staff to be proactive with the maintenance on the ballpark.*

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

**Aye:** 4 - Council Member Clark, Council Member Adams, Mayor Pro Tempore Burke and Council Member MacIntosh

- C-10.**     [19-0038](#)     Resolution Authorizing Modification and 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).

**Attachments:**   [Modification and Execution of Lease - Union Station Building - CARF.doc](#)  
[Modification and Execution of Lease - Union Station Bldg - RESOLUTION.doc](#)  
[Modification and Execution of Lease - Union Station Bldg - EXHIBIT A.pdf](#)  
[Modification and Execution of Lease - Union Station Bldg - MAP.pdf](#)

*Chair Clark pulled this item and requested this item be held in committee for a month.*

*Kirk Bjorling, Real Estate Director, gave the staff report.*

*A discussion ensued regarding the modifications and terms of the lease.*

*Council Member Scippio noted that the Union Station renovation is beautiful,*



*and wants it to become a big part of the East Ward.*

*Chair Clark requested information regarding the price of the modifications, the terms of the commission arrangements on the lease as well as establishing terms regarding the responsibility of the building such as unlocking and locking the building.*

*Council Member Scippio requested information regarding the exclusion that is in the lease, that does not allow any other food or drink establishments to be in the building.*

**This Resolution was Continued to the Finance Committee on 2/11/2019.**

## **G GENERAL AGENDA**

- G-1.**     [19-0018](#)     Resolution Ratifying Action Taken on November 15, 2018 and Authorizing City Manager, or His Designee, to Accept Less than Full Repayment of Construction Loans to S.G. Atkins Community Development Corporation.

**Attachments:**   [CARF-Loan Forgiveness](#)  
                          [RES-Construction Loan Shortage](#)

*Ms. Marla Newman, Community Development Director, gave the staff report.*

*A discussion ensued regarding terms and conditions of this item.*

*Mayor Pro Tempore Burke noted she hopes that the Council will continue to stay excited about this project, because a lot of work has been performed.*

*Mayor Allen Joines stated that he is for this project, but is concerned about how the Resolution was worded, as it is very broad and recommended limiting the pay back loss to \$20,000.*

*Council Member Scippio would like information regarding how the tax reevaluation process of Forsyth County affected this neighborhood.*

*Chair Clark requested the following information: specifics on the contract amount, appraisal verses purchase price and if they are dependent on each other, square footage and specifics of the houses, and policy and procedures going forward with items like this such as giving the City Manager authority to accept less but not to exceed a certain amount.*

*Mayor Pro Tempore Burke asked Mrs. Newman for a report to show the houses sold by the City.*

*Council Member Taylor stated that another developer started this project, but*

*failed, and S.G. Atkins CDC stepped in to solve the problems with the affordable housing crisis.*

**This Resolution was Continued to the Finance Committee, on 2/11/2019.**

- G-2.**     [19-0025](#)     Consideration of Deobligation of Uncommitted HOME Funds from Program Year 2014.

**Attachments:**   [INFO Item Deobligation](#)  
[CDBG and HOME Recapture Reprogram Guidelines](#)

*Mr. Garrity, City Manager, addressed the Committee and pointed out that past personnel made a mistake regarding this item, but feels policy and procedures are in place now to prevent this type error from happening again.*

*Marla Newman, CD Director, gave the staff report.*

*Vice Chair Adams requested detailed analysis of the corrective action procedures that will take place to prevent this from happening again in the future.*

- G-3.**     [18-0853](#)     Citizens' Bond Oversight Committee Quarterly Report.

**Attachments:**   [INFO CARF - Citizens' Bond Oversight Committee Report.pdf](#)  
[CBOC December 2018 Report.pdf](#)

*Mrs. Pender Randon, Chair of the Citizens' Bond Oversight Committee presented the committees final report.*

*Mayor Joines thanked Ms. Pendon and the entire Committee for all their hard work and dedication.*

*Mayor Pro Tempore Burke noted that the committee members are volunteers, and donate a lot of their time to making the City better.*

*Chair Clark asked Lisa Saunders, Chief Financial Officer, for a memo with the future bonds that will be sold and issued.*

- G-4.**     [19-0070](#)     Information on Proposed Uses of \$20 Million in Limited Obligation Bond Financing.

**Attachments:**   [Proposed Uses of \\$20 Million in LOBS - INFO](#)

*Ben Rowe, Assistant City Manager, gave the staff report.*

*Vice Chair Adams asked for more information regarding the current projects, and requested suggestions of other projects that could potentially receive money*

*and how those projects would help the poorer communities.*

*Council Member Scippio asked about plans for the current Kalidium building.*

*Elizabeth Dampier, Executive Director of Kalidium, 400 W Hanes Mill Road Winston-Salem, gave a brief commentary of the current Board of Directors intentions as well as listed ways in which the Kalidium and the Board are expanding diversity.*

*Chair Clark asked for more information on all projects on the list especially Bankruptcy Court and the park.*

*Council Member Besse stated he does not believe this package is well-balanced noting there is a lot of input for Bond packages, but thought this package received little input and recommendations.*

*Vice Chair Adams requested a list of all of the collaborations between the City and the County and how those were initiated.*

## **ADJOURNMENT**

*There being no further business to come before the Committee, the meeting adjourned at 6:13 p.m.*