



Office of the
City Manager

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Memorandum

TO: Mayor Allen Joines, Mayor Pro Tempore Vivian H. Burke, and Council Members
FROM: Ben Rowe, Assistant City Manager
DATE: December 2, 2019
SUBJECT: Responses to Questions Regarding Proposed City Contribution toward Conservation Easement for Crossnore Property
CC: Lee D. Garrity, City Manager

At the Finance Committee's meeting on November 12th, Committee Members forwarded a resolution to contribute \$100,000 toward the Piedmont Land Conservancy's campaign to raise \$7.9 million to acquire a conservation easement on 92 acres of land owned by Crossnore School & Children's Home. The Committee sent the item forward with two in favor, one opposed, and one abstaining. At the City Council's regular meeting on November 18th, Council Member Adams requested "no consideration" of the item, which moved the item to the Council's meeting on December 2nd. As a result of the discussions from these November meetings, Council Members have requested the following information:

1. Map showing location of Crossnore property under consideration
2. Remaining balance in the park land acquisition and development fund from authorized 2018 bonds
3. Remaining undesignated balances in all recreation and parks capital projects
4. Current general fund balance
5. Uses of general fund balance in FY 2018-2019
6. Map showing locations of all City parks
7. Listing of City parks by classification (i.e., neighborhood, mini/ornamental, community, district, special purpose, open space), noting new and planned parks and date of acquisition
8. Parks built in East Winston and West Winston since 1977
9. Deferred maintenance needs for City recreation and parks facilities
10. Restrictions on Crossnore property
11. Conditions to provide public parking as part of conservation easement
12. Status of conservation easement and land in the event of Crossnore School & Children's Home bankruptcy
13. Other requests for added park amenities

Map showing location of Crossnore property under consideration

Attachment A provides a map showing the 92 acres that would be preserved under the conservation easement. The land is located north of Crossnore School & Children's Home buildings and primarily consists open fields, pastures, and creeks. The conservation easement would allow for the construction of a 1.5-mile open walking trail that would be available for public use. The Piedmont Land Conservancy also would provide for public parking to access the area.



City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

Remaining balance in the parkland acquisition and development fund from authorized 2018 bonds

Currently, the parkland acquisition and development fund has a remaining balance of \$930,724. This balance reflects the recent acquisition of property at 2630 Konnoak Drive for development of a pocket park in the South Ward.

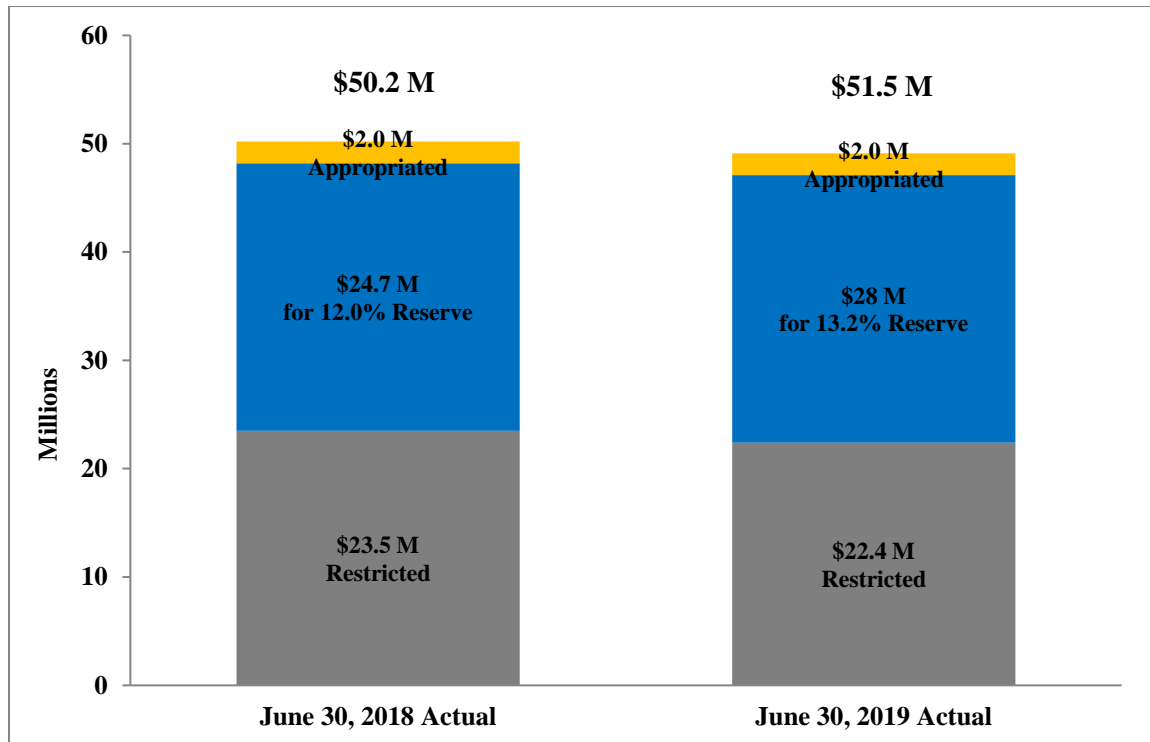
Remaining undesignated balances in all recreation and parks capital projects

To date, there is \$17,000 in undesignated funds remaining in various recreation and parks capital projects. Because a number of the projects are funded by bonds that have not been issued, the remaining balances in those projects represent unspent budget appropriations, not remaining cash. Virtually all of the balances are designated for specific facility locations or maintenance categories such as playground renovations, picnic shelter renovations, lighting improvements, or tennis court resurfacing. To reallocate funds from existing project locations or categories would require delaying or cancelling other planned projects.

Current general fund balance

The City of Winston-Salem has adopted a financial policy to maintain a minimum unassigned fund balance of 14% of estimated expenditures in the general fund. The following chart provides the change in general fund balance as of June 30, 2019. At year-end, unassigned fund balance was 13.2% of FY 2020 estimated expenditures. Overall, general fund balance increased from \$50.2 million to \$51.5 million.

GENERAL FUND BALANCE AT JUNE 30, 2018 COMPARED TO JUNE 30, 2019



While the City’s reserve has increased from 12.0% to 13.2% of general fund expenditures, the reserve currently does not comply with the financial policy. Therefore, there is no undesignated balance available to address one-time needs.

Uses of general fund balance in FY 2018-2019

The Mayor and City Council approved three budget amendments during FY 2018-2019 for the following purposes:

August 2018: Appropriated \$40,000 to provide operating support to the Partnership for Prosperity, which was created to focus on the implementation of the recommendations from the Poverty Thought Force's report

September 2018: Appropriated \$96,000 to pay the new management fee for Reynolds Park Golf Course

September 2018: Appropriated \$224,460 to cover additional part-time staffing, new equipment, and supplies for Winston Lake Golf Course to enhance the maintenance of the course

Map showing locations of all City parks

Attachment B provides a map showing the location of all City parks.

Listing of City parks by classification (i.e., neighborhood, mini/ornamental, community, district, special purpose, open space)

Attachment C lists all City parks by classification.

Parks built in East Winston and West Winston since 1977

City staff have compiled a list of City parks that were acquired since 1970. The following table notes which parks are located east and west of U.S. Highway 52. Since 1970, the City has acquired 31 parks—9 in East Winston and 22 in West Winston.

Parks located East and West of US Highway 52

EAST

Adkin 14th Street
Forest
Quarry
Reynolda
Reynolds Park
Skyland Park
Sprague
Waughtown
Winston Lake Park

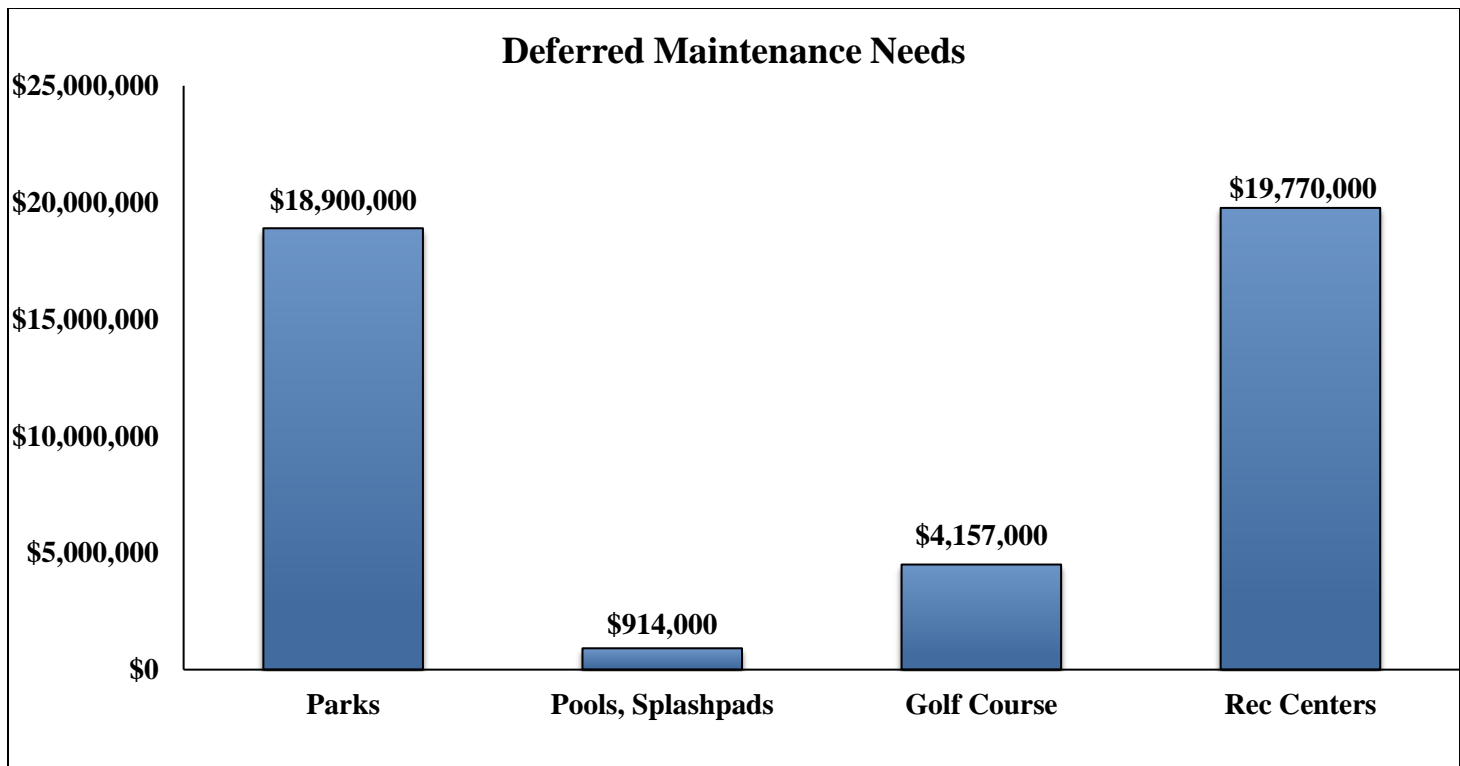
WEST

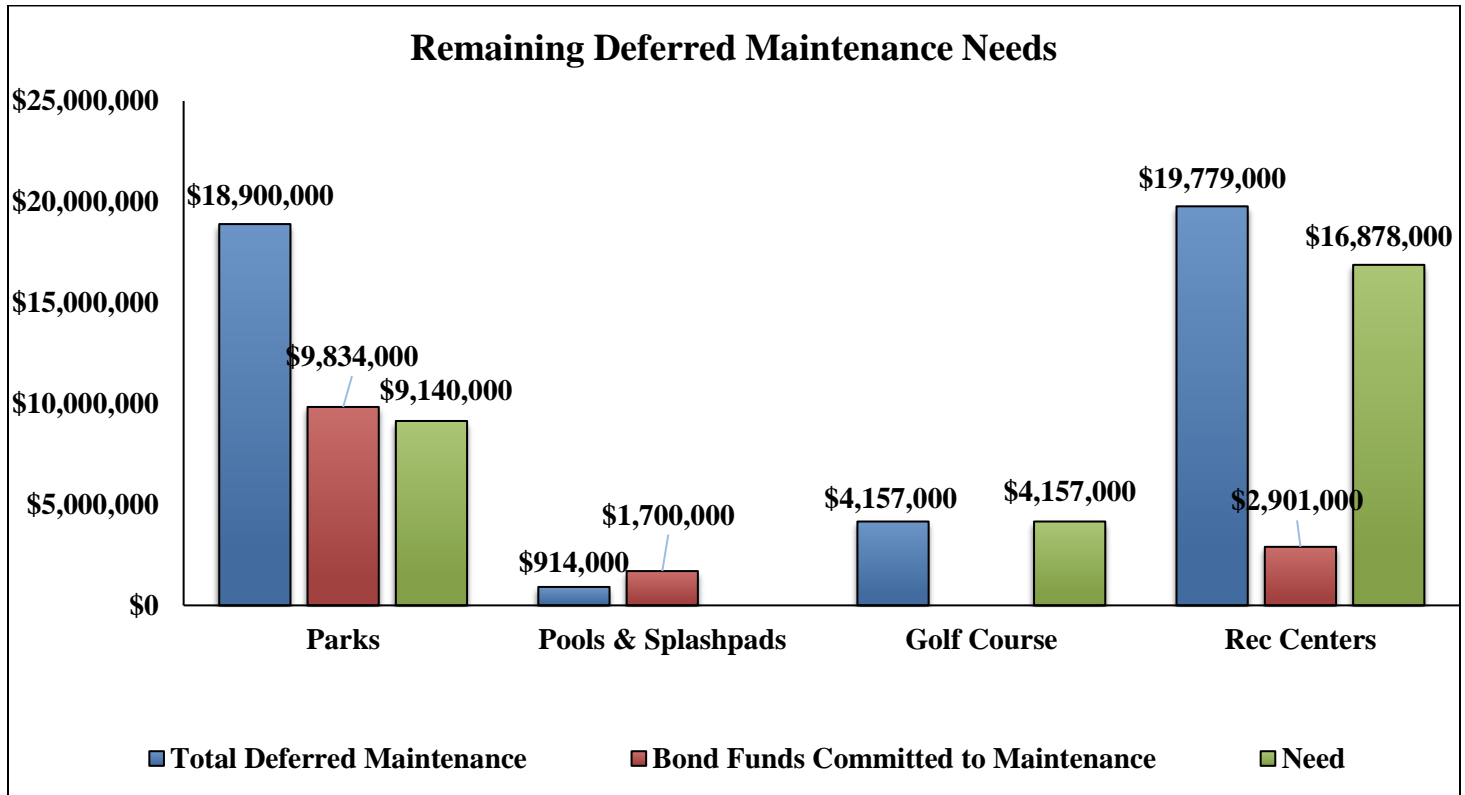
Blum	Lockland
Bon Air	Long Creek
Central	Malloy
Granville	Meadowlark
Greenway	Miller
Hanes Hosiery	Polo
Hanes	Shaffner
Hathaway	Stratford
Jamison	South Park
Konnoak	Washington
Link Rd Park	Whitaker

Deferred maintenance needs for City recreation and parks facilities

In the summer of 2017, the City's Recreation and Parks Department contracted with Stewart, an engineering firm, to conduct a comprehensive assessment of all of its facilities, including parks, recreation centers, swimming pools, and golf courses. Stewart presented its report in March 2019. The report identified \$43.8 million in deferred maintenance needs. The City already has appropriated funding to address some of the most critical needs, including \$6.38 million in 2018 bonds and two-thirds bonds designated for recreation facility renewal. To address further the findings from the Stewart assessment, the adopted capital budget for FY 2019-2020 includes \$1.84 million to fund maintenance and repairs, primarily for the City's recreation centers.

The following charts provide a breakdown of the deferred maintenance needs by facility category and note how much of the needs are being addressed by bond funds. After accounting for bonds funds, the remaining deferred maintenance needs total \$30.2 million.





Restrictions on Crossnore property

There are restrictive covenants regarding the use of My Aunt's House on the property, but nothing else regarding the use (or prohibited use) of the property. There might be some utility easements on the property, but any such utility easements will not affect the ability to put the conservation easement where it is being planned to go.

Conditions to provide public parking as part of conservation easement

Kevin Redding, Executive Director of the Piedmont Land Conservancy (PLC), has indicated that the conservation easement agreement will allow for parking areas on both the east and west sides. The PLC already has identified with Crossnore where they intend for the western trailhead (parking and access point) to be located. PLC staff are going to meet with representatives for the Boston-Thurmond neighborhood in the coming weeks to seek their input on the best location for the trailhead on their side.

Status of conservation easement and land in the event of Crossnore School & Children's Home bankruptcy

Kevin Redding also indicated that the PLC's typical easement agreement includes language that states that in the event of unity of ownership between the easement and underlying fee holders (for whatever reason), that the doctrine of merger will not extinguish the conservation easement or the restrictions on development. For example, if PLC (or a successor in interest) somehow acquires title to the Crossnore property, then

the restrictions on development, etc. that are in the easement will survive and continue to run with the land.

Other requests for added park amenities

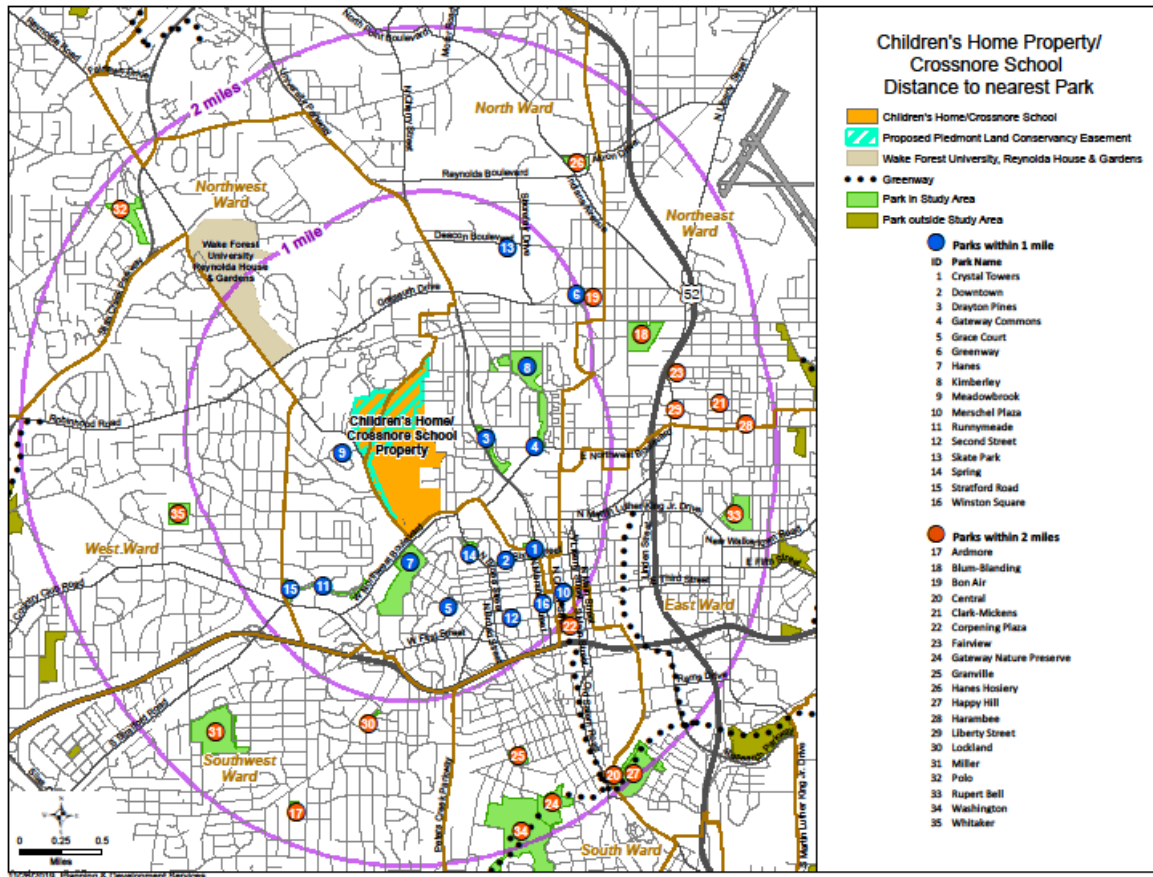
Council Members have requested the addition of the following park amenities.

- Brown and Douglas Splash Pad/Restroom (North Ward)
- Granville Park erosion/pathway improvements (South Ward)
- Gym at Old Town Recreation Center (Northwest Ward)
- New park in Union Cross area (East Ward)
- Creek/Stream rehabilitation at Runnymede (Northwest Ward), Shaffner (West Ward), and Bowen (Northeast Ward)
- Resurfacing Oak Summit and Kimberley Park tennis courts/safety village (Northeast & North Wards)
- Winston Lake Golf Course creek bank stabilization (High priority for staff – East & Northeast Wards)
- Spring Park (Northwest Wards)
- Parkland playground shade structure (South Ward)
- Blum Park drainage improvements around playground (Northeast Ward)

If you have any questions or need additional information, please do not hesitate to contact me.

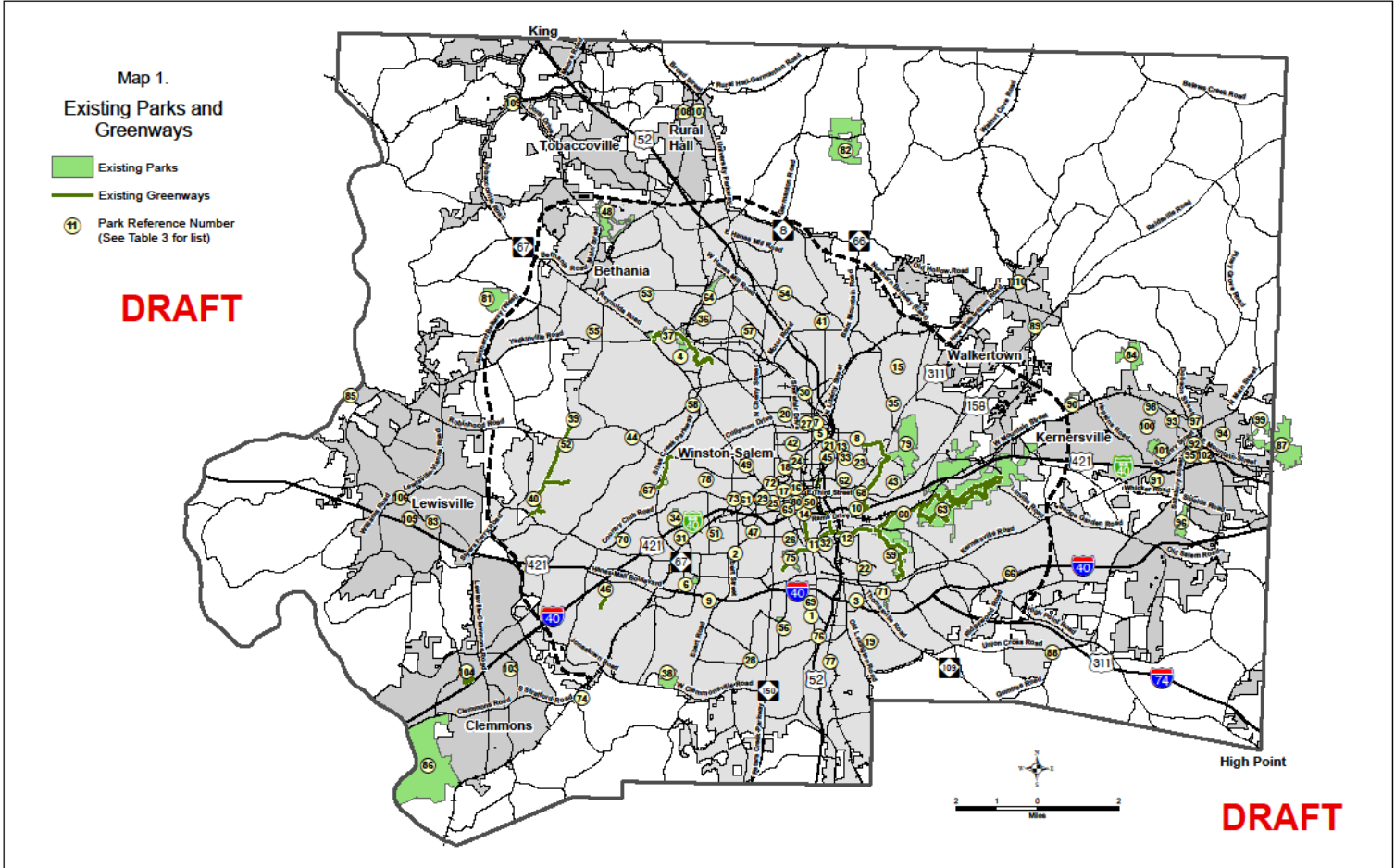
ATTACHMENT A

Proposed Piedmont Land Conservancy Conservation Easement at Crossnore School & Children's Home Property



ATTACHMENT B

Location of All City Parks



ATTACHMENT C

City Parks by Classification

Map # refers to Map 1 in Parks and Open Space Plan Update Map #	Park Name	Classification	Acreage
4	Bethabara	Community	30.15
5	Blum-Blanding	Community	18.89
8	Bowen Blvd./Hansel B. Thomas	Community	18.86
12	Civitan	Community	36.47
22	Forest	Community	9.18
23	Fourteenth Street	Community	6.84
24	Gateway Commons	Community	10.59
28	Griffith	Community	6.31
30	Hanes Hosiery	Community	6.28
35	Helen Nichols	Community	8.31
40	Jamison	Community	36.34
41	Jerry King	Community	20.34
42	Kimberley	Community	25.45
56	Parkland	Community	24.29
58	Polo	Community	14.87
62	Rupert Bell	Community	17.84
67	Shaffner	Community	56.22
70	South Fork/Our House	Community	14.14
71	Sprague	Community	20.05
78	Whitaker	Community	10.16
6	Bolton	District	36.93
29	Hanes	District	34.92
36	Hine	District	38.46
38	Hobby	District	93.53
39	Jefferson	District	25.15
48	Long Creek	District	159
51	Miller	District	39.44
60	Reynolds	District	232.06
64	Sara Lee Soccer	District	46.58
75	Washington	District	76.93
79	Winston Lake	District	397.67
7	Bon Air	Mini/Ornamental	0.41
13	Clark/Mickens	Mini/Ornamental	1.48
16	Crystal Towers	Mini/Ornamental	2.2
17	Downtown	Mini/Ornamental	1.09
18	Drayton Pines	Mini/Ornamental	7.8
25	Grace Court	Mini/Ornamental	1.22
27	Greenway	Mini/Ornamental	3.21
47	Lockland	Mini/Ornamental	1.87

Map # refers to Map 1 in Parks and Open Space Plan Update Map #	Park Name	Classification	Acreage
49	Meadowbrook	Mini/Ornamental	1.36
50	Merschel Park	Mini/Ornamental	0.55
61	Runnymede	Mini/Ornamental	4.52
73	Stratford Road	Mini/Ornamental	4.32
72	Spring	Mini/Ornamental/Open Space	4
2	Ardmore	Neighborhood	4
3	Belview	Neighborhood	6.28
10	Brushy Fork	Neighborhood	4.36
11	Central	Neighborhood	5.09
15	Crawford	Neighborhood	20.37
19	Easton	Neighborhood	26.66
21	Fairview	Neighborhood	2.57
26	Granville	Neighborhood	6.09
31	Hanestown	Neighborhood	2.35
32	Happy Hill	Neighborhood	28.28
33	Harambee	Neighborhood	1.1
34	Hathaway	Neighborhood	17.27
43	Kingston Greens	Neighborhood	0.74
44	Leinbach	Neighborhood	9.46
45	Liberty Street Park	Neighborhood	1.47
46	Little Creek	Neighborhood	33.83
53	Nelson L. Malloy Jr.	Neighborhood	3.96
54	Oak Summit	Neighborhood	14.96
55	Old Town	Neighborhood	15.66
57	Piney Grove	Neighborhood	29.55
65	Second Street	Neighborhood	0.77
66	Sedge Garden	Neighborhood	20.83
68	Skyland	Neighborhood	14.97
69	South	Neighborhood	5.25
74	Ward	Neighborhood	5.77
77	Weston	Neighborhood	13.89
1	Anderson Drive-Luther Street	Open Space	0.29
9	British Woods	Open Space	10.8
59	Quarry	Regional	228.2
63	Salem Lake	Regional	1,488.18
14	Corpening Plaza	Special Purpose	2.36
20	Fairgrounds Skate	Special Purpose	N/A
37	Historic Bethabara	Special Purpose	118.4
80	Winston Square	Special Purpose	1.06
52	Muddy Creek Greenway	Undeveloped	15.75
76	West Clemmons Road	Undeveloped	4.91