

SUMMARY OF MINUTES

FINANCE COMMITTEE

4:00 p.m., Monday, June 13, 2016

COMMITTEE ROOM

Room 239, City Hall

MEMBERS PRESENT: Mayor Allen Joines
Council Member Robert C. Clark, Chair
Council Member Denise D. Adams, Vice Chair
Council Member Vivian H. Burke
Council Member Derwin L. Montgomery

OTHERS PRESENT: Council Member Molly Leight
Council Member Jeff MacIntosh
Council Member James Taylor, Jr. (arrived at 4:08p.m.)
Council Member Dan Besse (arrived at 4:32 p.m.)

Chair Clark called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda. Council Member Burke pulled Items C-6(a), (b) and (e) and Item C-8 for discussion. No other items were removed.

Council Member Adams made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Burke and carried unanimously.

CONSENT AGENDA

Property Matters

- C-1. RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY AT 2619 BETHABARA ROAD FOR NEW PARK CONSTRUCTION (NORTH WARD).
- C-2. RESOLUTION AUTHORIZING THE SALE OF CERTAIN CITY-OWNED PROPERTY AT 426 WEST CLEMMONSVILLE ROAD UNDER THE UPSET BID PROCEDURE N.C.G.S. 160A-269 (SOUTHEAST WARD). [*\$35,000*]

Community and Economic Development

- C-3. RESOLUTION DESIGNATING WHITAKER PARK DEVELOPMENT AUTHORITY, INC. AS THE BEST QUALIFIED DEVELOPER AND ESTABLISHING A PUBLIC HEARING DATE FOR APPROVAL OF THE PUBLIC-PRIVATE PARTNERSHIP CONTRACT IN ACCORDANCE WITH G.S.143-128.1C. Public Hearing: August 15, 2016.
- C-4. CONSIDERATION OF ITEMS RELATING TO THE DOWNTOWN WINSTON-SALEM BUSINESS IMPROVEMENT DISTRICT:
- a. RESOLUTION AWARDED A CONTRACT WITH THE DOWNTOWN WINSTON-SALEM PARTNERSHIP TO PROVIDE SERVICES WITHIN THE DOWNTOWN WINSTON-SALEM BUSINESS IMPROVEMENT DISTRICT.
 - b. ORDINANCE AMENDING CHAPTER 2 OF THE CITY CODE ENTITLED "ADMINISTRATION".
- C-6. CONSIDERATION OF ITEMS RELATED TO CONTRACTS:
- c. RESOLUTION AWARDED CONTRACT FOR STRUCTURE ADJUSTMENTS – *Ascent Construction Solutions, LLC - \$149,875.000 (Estimated Amount).*
 - d. RESOLUTION AWARDED CONTRACT FOR SIDEWALK CONSTRUCTION ALONG OLD TOWN DRIVE – *Dalton Contracting, LLC - \$122,789 (Estimated Amount).*
 - f. RESOLUTION AWARDED CONTRACT FOR ROAD SALT – *The Detroit Salt Company, LLC. - \$202,440 (Estimated Amount).*
 - g. RESOLUTION AWARDED PURCHASE ORDER FOR CONVENTIONAL CAB TRUCK WITH HOOK LIFT HIST BODY – *White's Tractor and Truck Co., LLC. - \$128,540.67 (Estimated Amount).*
 - h. RESOLUTION AWARDED A PURCHASE ORDER FOR VEHICLE PARTS AND SUPPLIES – *NAPA Auto Parts, Inc. - \$150,000 (Estimated Amount).*
 - i. RESOLUTION AWARDED PURCHASE ORDERS FOR AUTO AND TRUCK TIRES – *Goodyear Tire & Rubber Company - \$100,000 (Estimated Amount); Parrish Tire Company, Inc. - \$120,000 (Estimated Amount); Mock Tire & Automotive, Inc. - \$70,000 (Estimated Amount); and Snider Tire Company - \$160,000 (Estimated Amount).*
 - j. RESOLUTION AWARDED PURCHASE ORDERS FOR EQUIPMENT FOR THE FLEET DEPARTMENT WITH CERTAIN SOLE SOURCE VENDORS – *Various Vendors - \$982,000 (Estimated Amount).*

- k. RESOLUTION AWARDDING A PURCHASE ORDER FOR AUTO AND TRUCK PARTS AND SUPPLIES – *Auto Supply Company, Inc.* - \$130,000 (Estimated Amount); *Carquest Auto Parts* - \$90,000 (Estimated Amount); and *Auto Zone Stores, LLC* - \$35,000 (Estimated Amount).
 - l. RESOLUTION AWARDDING PURCHASE ORDER FOR TOWING SERVICES – *Davis Garage, Inc.* - \$120,000 (Estimated Amount).
 - m. RESOLUTION AWARDDING CONTRACT FOR SPRAYGROUND AT REYNOLDS PARK POOL – *DreamBuilt Construction, Inc.* - \$297,250 (Estimated Amount).
 - n. RESOLUTION AWARDDING CONTRACT FOR SPRAYGROUND AT SEDGE GARDEN PARK.
- C-7. CONSIDERATION OF ITEMS RELATED T CONTRACT FOR WINSTON LAKE AQUATIC PARK:
- a. RESOLUTION AWARDDING CONTRACT FOR WINSTON LAKE AQUATIC PARK – *Bar Construction Company* - \$4,713,000 (Estimated Amount).
 - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.
- C-9. CONSIDERATION OF AMENDMENTS TO THE FISCAL YEAR 2015-2016 BUDGET ORDINANCES FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA:
- a. ORDINANCE AMENDING THE ANNUAL APPOPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.
 - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.

Transportation

- C-10. CONSIDERATIONS OF ITEMS RELATED TO THE BUSINESS 40 PROJECT BETTERMENTS:
- a. RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PEDESTRIAN AND SIDEWALK IMPROVEMENTS ON CLOVERDALE AVENUE AND MILLER STREET.

- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.

General Government

C-11. APPROVAL OF FINANCE COMMITTEE SUMMARY OF MINUTES – May 9, 2016.

- a. RESOLUTION APPROVING FUNDING TO THE S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION TO COMPLETE A DESIGN STUDY FOR THE MARTIN LUTHER KING, JR. DRIVE/WAUGHTOWN STREET AREA. [*\$80,000*]
- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE FISCAL YEAR 2014-2015.

C-6. CONSIDERATION OF ITEMS RELATED TO CONTRACTS.

- a. RESOLUTION APPROVING A CONTRACT WITH DATA NETWORK SOLUTIONS, INC. FOR COMPUTER STORAGE EQUIPMENT – *Data Network Solutions, Inc. \$309,754.00.*

Mr. Tom Serrin, Information Systems Department, gave a presentation on this item.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member Burke and carried unanimously.

- b. RESOLUTION AWARDED CONTRACT FOR DITCH MAINTENANCE – *Carolina Asphalt Paving, Inc. - \$361,250 (Estimated Amount).*

Mr. Jerry Bates, City/County Purchasing Director gave a presentation on this item.

In response to Chair Clark, Mr. Bates stated these are ditches mostly along ribbon streets that must be re-trenched.

In response to Council Member Burke, Mr. Gregory Turner, Assistant City Manager, stated the jobs are inspected by the City's Department of Transportation and the Street Division.

Council Member Burke made a motion to approve this item. The motion was duly seconded by Council Member Adams and carried unanimously.

- e. RESOLUTION AWARDED CONTRACT FOR CONCRETE BASE STREETS REHABILITATION – *APAC-Atlantic, Inc., Thompson-Arthur Division - \$3,097,298 (Estimated Amount).*

Mr. Bates gave a presentation on this item. In response to Council Member Adams, Mr. Turner, stated these are the only streets that were identified as having problems. There are other concrete base streets but none that we anticipate have evidence of failing sub-surface conditions.

In response to Council Member Adams, Mr. Turner stated when the City issues contracts they have a completion date and liquidated damages require them to complete or pay those damages. He indicated additional information about the project will be provided to Council.

Chair Clark indicated this is not a typical street repair project, and stated he would be willing to sign off on a letter of explanation to the residents affected by this issue.

Council Member Burke inquired about the number of local companies currently contracted for Street projects with the City.

Council Member Burke made a motion to approve this item. The motion was duly seconded by Council Member Adams and carried unanimously.

C-8. RESOLUTION AUTHORIZING THE CITY MANAGER TO WAIVE BONDING REQUIREMENTS BELOW THE STATUTORY LIMITS.

Mr. Derwick Paige, Assistant City Manager gave a presentation on this item.

In response to Chair Clark, Mr. Lee Garrity, City Manager stated the bond requirements would be waived prior to bidding.

In response to Council Member MacIntosh, Mr. Bates stated the City has only had to seek damages for non-performance one time within the last six and half years.

Council Member Montgomery made a motion to approve this item. The motion was duly seconded by Council Member Adams and carried unanimously.

Council Member Adams indicated she would like to discuss Item C-5.

C-5. RESOLUTION AUTHORIZING UP TO \$236,000 IN ADDITIONAL PERMANENT FINANCING FOR THE DEVELOPMENT OF 64 UNITS OF RENTAL HOUSING FOR FAMILIES, TO BE KNOWN AS ROCKWOOD AT OLIVER'S CROSSING APARTMENTS (SOUTH WARD). *Items continued from the April and May meetings of the Finance and Community Development/Housing/General Government.*

Mr. Ritchie Brooks, Director of Community Business and Development gave the Staff presentation on this item.

In response to Chair Clark, Angela Carmon, City Attorney stated the total cost of the damages exceeded \$280,000 and \$40,000 was recovered.

In response to Council Member Montgomery, Mr. Brooks stated the petitioner could benefit from the loans they had requested from the City which would assist them along with the HOME funds however there is no obligation to the City to disperse additional funding. The responsibility is on the developer.

In response to Chair Clark, Mrs. Carmon stated, the petitioner sued the seller of the property. They got \$40,000 and this was not all of what they needed for repairs.

Council Member Adams made a motion to deny this item for additional assistance. The motion was duly seconded by Council Member Burke and carried unanimously.

GENERAL AGENDA

G-1. RESOLUTION AUTHORIZING THE CITY OF WINSTON-SALEM TO PARTICIPATE IN THE SUBMISSION OF A CHOICE NEIGHBORHOODS PLANNING GRANT WITH THE HOUSING AUTHORITY OF WINSTON-SALEM.

Mr. Ritchie Brooks, Director of Community Business and Development, gave the staff presentation on this item.

Council Member Adams requested more details to the distribution of the use of the grant funds and how the funds will be allocated.

In response to Council Member Montgomery, Mr. Brooks stated the Housing Authority of Winston-Salem staff, believes this is the best for the development of the project. As the lead agent, HAWS is not solely responsible for the work being done.

In response to Chair Clark, Mr. Brooks stated staff has seen the proposal for funding the project, and at this point, most details have not been established.

In response to Chair Clark, Mr. Paige, Assistant Manager stated this is the initial request. HAWS only has a general idea of what the needs are at this time. The details will be developed if the grant is approved.

Council Member Montgomery requested information on screening and case management.

Mayor Allen Joines suggested staff amend the resolution, giving Council more flexibilities.

Council Member Clark made a motion to forward this item to Council with the amended language without a recommendation. The motion was duly seconded by Council Member Burke. The motion carried three in favor, none opposed and one abstaining. Voting in favor were Council Members Clark, Adams, and Burke, with Council Member Montgomery abstaining from the vote.

G-2. INFORMATION REGARDING A REQUEST FOR ASSISTANCE FROM THE HOUSING AUTHORITY OF WINSTON-SALEM FOR THE REDEVELOPMENT OF NEW HOPE MANOR APARTMENTS.

Mr. Brooks gave the presentation on this item.

Council Member Burke requested a breakdown of spending for this project.

Council Member Adams requested staff bring visuals such as maps to see where projects such as G-1 and G-2 are located and their appearance.

Chair Clark requested staff bring back to Council the cost of this project.

G-3. RESOLUTION APPROVING VARIOUS LEASE AGREEMENTS AND ESTOPPELS NECESSARY TO EFFECTUATE THE SALE OF THE DOWNTOWN MARRIOTT AND EMBASSY SUITES HOTELS TO HOSPITALITY VENTURES MANAGEMENT GROUP.

Mr. Ben Rowe, Assistant City Attorney introduced Mr. Richard Jones, Senior Vice-President of Hospitality Ventures Management, 140 Mirrorwood Lane, Alpharetta, Georgia.

Mr. Jones gave a brief overview on this item.

In response to Council Member Montgomery, Mr. Jones stated no major changes are anticipated. Hospitality Ventures Management wants to promote Winston-Salem as a destination to conduct business.

Council Member Adams requested details of the project be provided to the residents in these specific areas. She also suggest that Marketing and Communications Department advertises information regarding the project.

Mayor Joines noted that in the past, conducting business with the private sector was a way to institute a reduction in the City's operating losses.

In response to Council Member Taylor, Mrs. Carmon stated there will be no changes in the lease agreement.

Mr. Jones explained all of the original employees will be retained.

In response to Council Member MacIntosh, Mr. Rowe stated this would be a 30 year loan.

Council Member Montgomery made a motion to move the item forward without a recommendation. The motion was duly seconded by Council Member Adams and carried unanimously.

G-4. REPORT ON DEMOLITION ASSESSMENT AT 4640 INDIANA AVENUE.

Mr. Paige gave a staff presentation on this item.

Mr. George Richardson, 2505 Lewis Street, stated he intends to repair the property and has been compliant with all requests.

The Committee Members requested more details for action and agreed to bring this back in August.

ADJOURNMENT: 6:15 p.m.