

## SUMMARY OF MINUTES

### FINANCE COMMITTEE

4:00 P.M., MONDAY, OCTOBER 8, 2007

COMMITTEE ROOM

ROOM 239, CITY HALL

---

*MEMBERS PRESENT:* Mayor Allen Joines  
Council Member Wanda Merschel, Chair  
Council Member Robert C. Clark, Vice Chair  
Council Member Vivian H. Burke  
Council Member Joycelyn V. Johnson

*OTHERS PRESENT:* Council Member Molly Leight

Chair Merschel called the meeting to order and stated that, without objection, the Committee would first consider the Consent Agenda.

Council Member Burke requested to pull Item C-5 for information. No other items were removed for discussion.

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

#### CONSENT AGENDA

##### Property Matters

C-1. CONSIDERATION OF RESOLUTION AUTHORIZING ACQUISITION OF PROPERTIES FOR OLD LEXINGTON ROAD WIDENING - *Lot 020D of Block 0728 located at 2350 Old Lexington Road and Lot 001 of Block 0821 located at 600 Glencoe Street. [\$57,200 from General Obligation Bond Funds]*

##### Finance/Budget

C-2. CONSIDERATION OF ITEMS RELATING TO THE CLEMMONSVILLE ROAD WIDENING PROJECT:

- a. RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUPPLEMENTAL MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TO INCREASE THE MAXIMUM AMOUNT OF FUNDING FOR THE CLEMMONSVILLE ROAD WIDENING PROJECT. [*\$9,625,000 from NCDOT*]
- b. PROJECT BUDGET ORDINANCE AMENDMENT TO APPROPRIATE

## ADDITIONAL FUNDS.

- c. RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EARTH TECH OF NORTH CAROLINA, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF THE CLEMMONSVILLE ROAD WIDENING PROJECT. [*\$640,000*]
- C-3. CONSIDERATION OF ITEMS AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY AND PROJECT BUDGET ORDINANCES:
- a. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.
  - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.
- C-4. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008 RELATED TO PARKING FEES AT BOWMAN GRAY STADIUM FOR WINSTON-SALEM STATE UNIVERSITY FOOTBALL GAMES.
- C-6. CONSIDERATION OF ITEMS RELATING TO CONTRACTS:
- a. RESOLUTION AWARDDING CONTRACT FOR POLICE CARS - *Capital Ford, Inc.* - *\$1,138,177.65*.
  - b. RESOLUTION AWARDDING CONTRACT FOR BACKHOES - *James River Equipment* - *\$211,932.00*.
  - c. RESOLUTION AWARDDING CONTRACT FOR TRACTORS WITH FLAIL MOWERS - *Ideal Tractor Co., Inc.* - *\$164,607*.
- C-7. CONSIDERATION OF ITEMS RELATING TO FINAL PAYMENTS ON CONTRACTS:
- a. RESOLUTION AUTHORIZING FINAL PAYMENT TO LARCO CONSTRUCTION COMPANY, A DIVISION OF NELLO L. TEER COMPANY FOR THE CITY'S STREET RESURFACING CONTRACT, 2006-2007.
  - b. RESOLUTION AUTHORIZING FINAL PAYMENT TO LARCO CONSTRUCTION COMPANY, A DIVISION OF NELLO L. TEER COMPANY FOR THE WATERWORKS ROAD WIDENING CONTRACT.
  - c. RESOLUTION AUTHORIZING FINAL PAYMENT TO SMITH-ROWE, INC. FOR PEACHTREE STREET/LEIGHT STREET GREENWAY, PHASE I, CONTRACT.

C-4. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008 RELATED TO PARKING FEES AT BOWMAN GRAY STADIUM FOR WINSTON-SALEM STATE UNIVERSITY FOOTBALL GAMES.

Council Member Burke stated she failed to request Item C-4 be discussed but would now like to do so.

In response to Council Member Burke's question, Mr. Bucky Dame, Coliseum Director, explained that Winston-Salem State University (WSSU) contacted the City regarding the ability to charge for parking and providing additional staff during football games.

Dr. Percy Caldwell, Athletics Director for WSSU, stated that it was the request of the fans to institute tailgating, but that initiative would have to be organized and staffed. He also stated that surveys were compiled at the local and national levels for comparable universities.

In response to Council Member Burke's question, Mr. Caldwell stated that alumni were notified via direct mail, news releases and television advertisements. He further stated that alumni had responded positively to the idea.

Council Member Johnson commented that the community was concerned because they had not been notified, and better communication tools should be utilized in the future for those with no direct connection to the university.

Dr. Caldwell noted that information was publicized in the *Chronicle*, the *Winston-Salem Journal*, the university website and television advertisements.

Council Member Johnson expressed concern that reserve tickets are only available for purchase on campus and requested that some of these tickets be available for purchase at the Coliseum Box Office.

Council Member Burke expressed concern that tailgating is unorganized and is inconvenient for citizens who were merely in need of parking to attend the game. She further expressed concern that citizens with no Internet access or access to university publications were unaware of the issue.

Dr. Caldwell explained that the university has worked closely with City staff to address concerns and that a separate parking pass was created for each game day to alleviate confusion.

Mr. Dame commented that it is the hope of staff that citizens will be encouraged to buy tickets and passes in advance instead of single-game purchases.

Council Member Johnson expressed concern that there are no water fountains on the concourse of Bowman Gray Stadium.

Mr. Dame stated that staff would review if water fountains were present in the past and pursue any needed steps to implement them.

Mr. Lee Garrity, City Manager, commented that there were water pressure problems at Bowman Gray Stadium but those were corrected in recent renovations.

C-3. CONSIDERATION OF ITEMS AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY AND PROJECT BUDGET ORDINANCES:

- a. ORDINANCE AMENDING THE ANNUAL APPROPRIATION AND TAX LEVY ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.

Council Member Clark requested clarity from staff regarding the ownership of a cell phone tower located near Robinhood Road that will affect the project.

Mr. Kirk Bjorling, Real Estate Administrator, noted that staff had been unable to contact the owner of the cell phone tower.

Mr. Ron Seeber, City Attorney, stated that several letters had been sent and several attempts were made to contact the owner to no avail. If no response is received, the City Council may have to consider condemnation.

C-5. CONSIDERATION OF ITEMS RELATED TO AWARDED CONTRACT FOR WINSTON-SALEM AIRPORT BUSINESS PARK CONSTRUCTION:

- a. RESOLUTION AWARDED CONTRACT FOR CONSTRUCTION OF WINSTON-SALEM AIRPORT BUSINESS PARK, PHASE 1 - *Triangle Grading & Paving, Inc.* - \$626,551.10 (*Estimated Amount*).
- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.

Council Member Burke commented that with the many improvements in the area, funding should be dedicated to improving the communities around the airport. She further commented that while enhancements have been made along the Liberty Street Corridor and Martin Luther King Jr. Drive Corridor, there are other surrounding areas that need improvement. She also commented that with potential business coming to the area east of Highway 52, efforts should be made to improve the area.

A motion was made by Council Member Burke to approve the item. The motion was duly seconded by Council Member Clark and carried unanimously.

GENERAL AGENDA

- G-1. RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY FOR A POLICE FIRING RANGE - *Lots 001B, 001D and 001E of Block 4723 located off Snyder Farm Road and Rolling*

*Hill Drive in the Tobaccoville Area of Northwest Forsyth County. [\$1,152,000 from Certificates of Participation]*

Mr. Gregory M. Turner, Assistant City Manager/Public Works, stated that property for the proposed firing range recently underwent a distressed property sale for \$899,750.80 and the land had been appraised at \$1,152,000.

In response to Council Member Clark's question, Mr. Turner stated that staff organized a meeting with adjoining property owners and five individuals were present. He further stated that staff would organize additional meetings if needed.

Council Member Clark requested to know the exact distance of the proposed firing range from surrounding homes.

Mr. Turner commented that the firing range will be fully baffled and located 500 – 1000 feet from surrounding homes.

In response to Council Member Burke's question, Mr. Turner stated the budget for this project was public knowledge because the meetings in which it was discussed were public.

In response to Council Member Burke's inquiry, Mr. Seeber commented that the financing process for the project is public information and cannot be kept confidential.

In response to Council Member Johnson's question, Mr. Turner stated that there will be a relief facility for staff to train and exercise. He further stated that staff will be working with a design consultant for the staff area within the facility. Mr. Turner also noted that the ability to use local contractors for the project will vary between the construction and the design of the facility.

Council Member Johnson requested that staff consider the Goler Institute for assistance with the project. She also requested that signs be posted indicating that although the property is publicly owned, due to safety issues, it is not open to the public.

In response to Council Member Clark's question, Mr. Turner stated that funding will come from enhanced Certificates of Participation (COPs).

Mr. Garrity commented that the City currently has \$1,500,000 in COPs and in the future, staff may request enough funding to cover the project, or the cost may be split between the City and Forsyth County.

Mr. Turner noted that the classroom facility is currently under construction, and the fire training facility construction will begin soon.

In response to Mayor Joines concern, Mr. Bjorling stated that the land appraisal was requested by the current property owner, but it has been reviewed by staff and is in-line with the assessed value of the land.

In response to Council Member Clark's question, Mr. Turner stated that comparable land acquisitions

were priced at approximately \$15,000 per acre, while this project is currently priced at approximately \$6,000 per acre.

Mr. Bjorling commented that the property is worth the appraised amount and pointed out the added value that it will bring to the City. The property is already assembled, provides a convenient training location for staff, and elevation and tree buffers are already in place. He further commented that while a railroad line currently crosses the property, it will provide an additional noise buffer and will not inhibit the project.

Mayor Joines commented that the taxable deed stamps prove the property is worth the appraised value. He also commented that a more convenient training facility is needed for City and County staff as they currently travel to Thomasville for training.

Chair Merschel expressed concern that the distressed sale amount is the value of the property and that the City may have acted too quickly with the offer of \$1,130,000.

Mr. Turner noted that staff has negotiated the price with the current property owner and it is the property owner's intent to harvest the timber from the property, sell the timber, and use those profits to offset the purchase price. If this were to occur, it would no longer be categorized as a distressed property.

Mr. Bjorling noted that if the City purchases the property in its current state, the City would be able to use the existing trees as buffering for the project.

Mr. Garrity commented that staff would take direction from the Committee on this item and relay that offer to the current property owner.

In response to Chair Merschel's question, Mr. Garrity commented that there is no contract currently in place between the City and the property owner.

Mayor Joines commented that if the Committee is concerned with the value of the distressed sale, they could ok another amount that staff could offer.

Council Member Johnson made a motion that the Committee enter into Closed Session to discuss the land acquisition. The motion was duly seconded by Council Member Clark and carried unanimously.

The Committee entered into Closed Session at 4:52 p.m.

At 5:10 p.m., Council Member Burke made a motion to end Closed Session and resume Regular Session. The motion was duly seconded by Council Member Clark and unanimously carried.

#### EXTRA ITEM

Council Member Burke noted that she does not feel that the City is being treated fairly in recognition of its efforts with the Piedmont Triad Partnership. She requested that the issue be brought before the Finance Committee to assess the value of the City's participation in the partnership and provide

suggestions for bringing more commerce into Winston-Salem.

ADJOURNMENT: 5:13 p.m.