

SUMMARY OF MINUTES

FINANCE COMMITTEE

4:00 P.M., MONDAY, FEBRUARY 11, 2008

COMMITTEE ROOM

ROOM 239, CITY HALL

MEMBERS PRESENT: Council Member Wanda Merschel, Chair
Council Member Vivian H. Burke
Council Member Joycelyn V. Johnson

MEMBERS ABSENT: Robert C. Clark, Vice Chair

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.

Chair Merschel requested to pull Items C-4(b) and C-4(d). Council Member Burke requested to pull Items C-1(a) and C-1(c). Council Member Johnson requested to pull item C-2. No other items were removed for discussion.

Council Member Johnson 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 ITEMS RELATING TO LEASE AGREEMENTS:
- b. RESOLUTION AUTHORIZING A LEASE AGREEMENT WITH DAVID G. SOUTHERN FOR THE POLICE DEPARTMENT'S SPECIAL ENFORCEMENT TEAM, GANG UNIT AND K-9 UNIT - 400 Northgate Park Drive. [Payment of \$42,504 per year.]

Finance/Budget

- C-3. RESOLUTION AUTHORIZING A COMMITMENT OF FUNDS TO EXPERIMENT IN SELF-RELIANCE, INC. FOR THE VOLUNTEER INCOME TAX ASSISTANCE/EARNED INCOME TAX CREDIT PROGRAM. [\$5,000 from Housing Finance Assistance Fund.]

- C-4. CONSIDERATION OF ITEMS RELATING TO CONTRACTS:

- a. RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT WITH THE TOWN OF BETHANIA FOR EXTENSION OF CITY FIRE SUPPRESSION SERVICES INTO THE TOWN LIMITS OF BETHANIA. *[Receipt of \$21,720 per year.]*
 - c. RESOLUTION AWARDED CONTRACT FOR PURCHASE OF ONE HYDRAULIC EXCAVATOR UNDER THE BID PROCEDURE WAIVER OF N.C.G.S.143-129(G) - *James River Equipment Company - \$144,875.*
 - e. RESOLUTION AWARDED CONTRACT TO MICROSOFT INCORPORATED FOR THE PURCHASE OF SOFTWARE LICENSING AND MAINTENANCE SERVICES - *Microsoft Corporation - \$611,667.*
- C-5. CONSIDERATION OF AMENDMENTS TO THE FY 07-08 ANNUAL APPROPRIATION/TAX LEVY AND PROJECT BUDGET ORDINANCES RELATED TO THE CITIZEN CONTACT CENTER BUDGET ADJUSTMENTS:
- 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-6. RESOLUTION AUTHORIZING THE CITY MANAGER TO DESIGNATE A TRUSTEE AND SUBSTITUTE TRUSTEE FOR EXECUTION OF APPROPRIATE LOAN DOCUMENTS.

General Government

- C-7. RESOLUTION APPROVING CITY PARTICIPATION IN A DRAINAGE PROJECT ACROSS PRIVATE PROPERTY - *2801 Northbridge Road. [\$11,970 from Stormwater Fund.]*

Property Matters

- C-1. CONSIDERATION OF ITEMS RELATING TO LEASE AGREEMENTS:
- a. RESOLUTION AUTHORIZING THE LEASE OF JOE WHITE TENNIS CENTER TO THE RANDY PATE TENNIS ACADEMY, INC. *[Receipt of \$21,600 per year.]*

In response to Council Member Burke's question, Mr. Tim Grant, Director, Recreation and Parks, stated that others will still be able to use the facility and the same management agreement will be

followed. He also stated that there will be a fee associated with the use of the facility.

Council Member Burke made a motion to approve the item. The motion was duly seconded by Chair Merschel and carried unanimously.

- c. RESOLUTION APPROVING AGREEMENT BETWEEN THE CITY OF WINSTON-SALEM AND WAKE FOREST UNIVERSITY FOR THE USE OF SALEM LAKE FOR COLLEGIATE ROWING.

In response to Council Member Burke's inquiry, Mr. Grant noted that Wake Forest University will utilize the lake early in the morning and late in the afternoon, so they will not interfere with other uses of the lake.

In response to Council Member Johnson's question, Mr. Grant stated that once the agreement is completed by the City Attorney's office, the dock will be constructed within five days for use.

Council Member Johnson asked staff to contact the citizen who called the Council Member regarding this issue.

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

Community and Economic Development

- C-2. RESOLUTION AMENDING A DOWNTOWN DEVELOPMENT AGREEMENT WITH ONE PARK VISTA, LLC.

Mr. Derwick Paige, Deputy City Manager provided a brief description of the item, stating that an agreement will allow the construction of a short-term parking lot where a demolished building once stood. He also stated that prior to the plans of One Park Vista, LLC, it was determined that a parking lot would be constructed. He further stated that a demand for additional greenspace will allow the City to work with the same elevations but create a greenspace along with some amenities. Mr. Paige also noted that some temporary parking will be available under the walkover, but it will go away once Civic Plaza is completed.

In response to Council Member Johnson's question, Mr. Paige stated that other lots within the general vicinity provide parking within a reasonable walking distance. He also stated that there is a need for better signage regarding available parking.

Council Member Johnson requested that staff look at the parking deck located at Fourth and Cherry Streets, as it is under-utilized. She also requested that staff look at possible shuttle services to transport citizens from parking areas to their destination during peak hours or after work hours. She noted that some hills in central downtown pose a walking challenge.

Council Member Burke stated that safe and comfortable parking is a concern and a shuttle service would be a good addition.

Mr. Paige noted that some local entrepreneurs are discussing the development of valet parking at various downtown locations.

Mr. James Painter, 131 Springdale Avenue, stated that the City has promised more downtown public parking in the past. He also stated that during daytime business hours, his customers don't want to park in a deck and then walk to his store, because they would rather park closer on the street. He further stated that there is a clear need for surface parking in the downtown area that is convenient to local retailers. Mr. Painter also noted that if more greenspace is created, that will give vagrants and loiterers more places to hang out, especially in Winston Park on Fourth Street, where they frequently sleep at night.

In response to Council Member Burke's question, Mr. Lee Garrity, City Manager, stated that the Police Department Foot Patrol usually clears people out of the park at night.

Mr. Painter noted that vagrants often sleep under the walkway proposed for future parking and people are afraid to park there for that reason. He further noted that the City could lease parking spaces from other companies.

Mr. Jason Thiel, President, Downtown Winston-Salem Partnership (DTWSP), 500 W. 4th Street, complimented Mr. Painter and his ideas for parking. He stated that one distinction of the downtown area is that people enjoy walking past active buildings and the central core of downtown needs to be a walkable, pedestrian area. He also stated that he does not want to see the downtown area become more like the suburbs, and suggested that trailblazing signs could be placed at the interstate, leading people to parking decks.

In response to Council Member Johnson's question, Mr. Thiel noted that the DTWSP funded a study of the location of trailblazing signs that will be completed by the summer and indicated that signs could be installed by the end of 2008 with approximately \$150,000 in funding. He also noted that the possibility of opening parking decks for free on evenings and weekends is being considered.

Mr. Kerry Avant, 1645 Westbrook Plaza Drive, stated that the proposed temporary parking lot will be housed on ground that the City has committed to be part of the Civic Plaza. He also stated that the building structure in that area is scheduled to be complete by July 1, 2008, and the temporary lot may never be built. He further stated that there is a clause in the agreement that gives the City the ability not to construct a lot, and as the Civic Plaza moves forward, it may be a waste of money and time to construct a lot. Mr. Avant also noted that the beginnings of additional greenspace can be installed with no additional funding from the City, and the area will still be aesthetically pleasing.

Council Member Johnson noted that the original plan was for a short term, surface lot with greenspace when another residential development was projected for that space.

In response to Council Member Burke's question, Mr. Garrity stated that the City's plan is to construct 12 parking spaces under the walkway and still plan for greenspace.

In response to Council Member Burke's inquiry, Mr. Avant stated that one unit is sold and one unit has been reserved.

Mr. Brent Scally, 428 Glade Street, stated that he supports a proposal consistent with the downtown

plan. He also stated that parking at the front door of every store is not needed, but rather bring the citizens to the edge of downtown and create a pedestrian walking environment where they can access the stores. He further noted that greenspace can be constructed for less than a parking lot.

Mr. Barrett Painter, 735 Walnut Street, stated that he co-owns property with his father, James Painter. He also stated that he has heard no concrete plan to address the lack of parking in the central core of downtown although more people and businesses have moved into the downtown area. Less parking is available, and more parking is needed and warranted. Mr. Painter stated that he understands the need for greenspace, but the parking issue needs to be addressed to continue bringing people to the downtown area.

Council Member Burke requested that staff communicate with Mr. Painter regarding a plan for addressing the parking issues.

Council Member Johnson requested that staff place the downtown parking item on the March Public Works Committee Agenda.

Chair Merschel noted that parking has become an issue as the downtown area has grown. She suggested that staff meet with entrepreneurs who may be interested in the possibility of valet parking. She also suggested that staff find ways to increase walking traffic and on-street parking, install more greenspace, and to ensure that One Park Vista is a successful venture, look at other opportunities and options for parking.

Council Member Burke stated that it would be a good idea to bring all interested parties together to reach a common goal. She also stated that more efforts need to be made to make visiting downtown a safe and pleasant experience.

Council Member Johnson made a motion to send the item to full Council without a recommendation, pending additional information on parking and safety after 10 p.m. The motion was duly seconded by Council Member Burke and carried unanimously.

Finance/Budget

C-4. CONSIDERATION OF ITEMS RELATING TO CONTRACTS:

- b. RESOLUTION AWARDED CONTRACT FOR CONSTRUCTION OF ROOFING OF POLICE EVIDENCE TRAINING FACILITY - *Allied Roofing Company, Inc.* - \$468,250.

In response to Chair Merschel's question, Mrs. Martha Wheelock, Assistant City Manager, stated that the roof is a portion of the project that could move forward while other areas are being refined. Council Member Johnson made a motion to approve the item with the understanding that the Minority/Women Business Enterprise (MWBE) goal will be met.

Mr. Paige stated that the roof is so specialized that there was little opportunity for MWBE participation, but the contractor did agree to the MWBE goals set forth for the project.

The motion for approval was duly seconded by Council Member Burke and carried unanimously.

In response to Council Member Burke's question, Mr. Marshal Mathers, City/County Purchasing Director, stated that Allied Roofing is located in Kernersville.

- d. RESOLUTION AWARDDING CONTRACT TO STRATEGIC TECHNOLOGIES INCORPORATED FOR THE PURCHASE OF AN ELECTRONIC STORAGE SOLUTION - *Strategic Technologies Incorporated* - \$369,606.

In response to Chair Merschel's question, Mr. Dennis Newman, Chief Information Officer, stated that the City has two large storage units of different ages that will need to be replaced. Strategic Technologies Incorporated will replace both units up front, rather than replacing one now and replacing another in three years, saving the City a substantial amount of money.

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

GENERAL AGENDA

- G-1. CONSIDERATION OF ITEMS RELATING TO AN INSTALLMENT PURCHASE CONTRACT:
 - a. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN INSTALLMENT PURCHASE CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO.
 - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2007-2008.

Mrs. Denise Bell, Chief Financial Officer, stated that this item is a change to the December Certificates of Participation (COPs) issuance item as the City has been unable to complete negotiations for the direct purchase of the Bryce A. Stuart (BAS) Municipal Building. She also stated that the building could be purchased by Risk Acceptance Management Corporation (RAMCO) whereby ownership could be transferred to the City, but the payoff of outstanding loans on the building would add a substantial amount to the purchase price. Mrs. Bell noted that the purchase of the building will remove it from the COPs project list and the price will be reduced, the Winston-Salem Entertainment-Sports Complex, firearms training facility and other items will be added to the project list instead.

In response to Chair Merschel's question, Mrs. Bell stated that the early purchase of the building will allow for an approximate savings of \$3 million over seven years. She also stated that the City will build equity on the property. She further stated that RAMCO currently owns the fifth floor and part of the fourth floor in the BAS Building, with which the Wingate Hotel is cross-collateralized. RAMCO will take the title of the hotel until all loans are paid off, and 50% of the value of the hotel will be put up to ensure the lease terms are met and that payments are made. Mrs. Bell also noted that the hotel will eventually be purchased back by Southeastern Hospitality.

In response to Council Member Johnson's question, Mrs. Ann Jones, Budget Director, stated that all interested parties will be made aware of any actions taken and all were invited the Budget Workshop on March 3, 2008.

Council Member Johnson made a motion to approve the item. The motion was duly seconded by Chair Merschel and carried unanimously.

In response to Council Member Burke's question, Mrs. Wheelock stated that staff has undertaken an independent study of all the facilities to develop a framework to address any structural needs before they become large and costly.

Mr. Garrity stated that the Property Maintenance Department assesses the nature of all City-owned buildings and any structural needs they may have.

Mrs. Wheelock noted that there has been a disconnect with Public Assembly Facilities and repairs that are needed, however, staff is working to correct that problem.

G-2. ORDINANCE AMENDING CHAPTER 2, ARTICLE III OF THE CITY CODE BY DELETING DIVISION 11, THE GREATER WINSTON-SALEM SPORTS COMMISSION.

Mrs. Wheelock stated that staff has worked with various groups for one year to address funding issues and the Commission has not been functioning as a body. The best option would be to dissolve the Commission to allow for a reinvigorated review to replace the existing commission.

In response to Council Member Johnson's question, Mrs. Wheelock stated that the Commission worked cooperatively with the Public Assembly Facilities Commission.

In response to Chair Merschel's question, Mrs. Wheelock stated that the Committee is not being asked to take action on financing, rather just to dissolve the commission.

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

G-3. RESOLUTION APPROVING THE CONSTRUCTION OF A BASEBALL CONCESSIONS BUILDING IN HANES PARK.

Mr. Garrity stated that staff would like to withdraw this item and bring back after further review.

ADDITIONAL ITEMS

Council Member Johnson noted that the Mayor had sent a letter of financial literacy and stated that the National League of Cities has a toolkit for financial literacy.

Council Member Burke requested that staff coordinate all interested parties to make sure everyone is aware of the toolkit and options.

Mr. Garrity reviewed the upcoming budget schedule.

ADJOURNMENT: 5:05 p.m.