



Agenda

Greenville City Council

April 10, 2017
6:00 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Smiley

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

- **Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VI. Appointments

1. Appointments to Boards and Commissions

VII. Consent Agenda

2. Minutes from the March 31, 2016 City Council Budget Workshop and the February 6, 2017 City Council meeting
3. Amendment to Money Purchase Plan and Trust Adoption Agreement

4. Resolution and an Interlocal Agreement with Washington County for building inspection services
5. Reclassification request for a support position in the Code Enforcement Division of the Community Development Department
6. Acceptance of Connect NC Grant for an Accessible Water Sports Facility at River Park North
7. Series Resolution for Greenville Utilities Commission's wastewater and water capital improvement projects previously approved by the City and Greenville Utilities Commission
8. Agreement with Greenville Utilities Commission for the purchase and installation of pedestrian scale poles and streetlights along Bancroft Avenue
9. Purchase order request for eleven 2017 Ford Utility Police Interceptors for the Police Department and one Knuckle Boom Truck for the Public Works Department - Sanitation Division
10. Contract award for the 2017 Street Resurfacing Project
11. Contract Award for Parking Study
12. Report on Bids and Contracts Awarded
13. Various tax refunds greater than \$100
14. Ordinance for Capital Projects in Munis
15. Budget ordinance amendment #7 to the 2016-2017 City of Greenville budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024), and Community Development Capital Projects Fund (Ordinance #17-024)

VIII. New Business

Public Hearings

16. Ordinance to annex the Charles Mack Long property involving 0.552 acres located along the western right-of-way of County Home Road and adjacent to Windsor Subdivision
17. Ordinance to annex Ochoa Properties of NC, LLC property involving 0.59 acres located along the eastern right-of-way of Corey Road and adjacent to Windsor Subdivision
18. Ordinance requested by Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-

family [Medium Density]) to OR (Office-Residential [High Density Multi-family])

19. Ordinance requested by The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])
20. Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad
21. Ordinance amending the Subdivision Ordinance to Extend the Review Time of Preliminary Plats by Ten Working Days

Other Items of Business

22. Memorandum of Understanding Between Greenville Utilities Commission and the City of Greenville Regarding Methodology Used to Administer the GUC Transfer to the City
23. Preview of the City's 2017-18 proposed General Fund budget
24. Amendments to the 2017 City Council Meeting Schedule
25. Update on pedestrian crosswalk improvements and Vision Zero plan presentation
26. Discussion of Student Housing Analysis
27. Resolution in support of collaboration to address inland flooding from major storm events in Eastern North Carolina

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Closed Session

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes
- To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: **Abstract:** The City Council fills vacancies and makes reappointments to the City's boards and commissions. Appointments are scheduled to be made to six of the boards and commissions.

Explanation: City Council appointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle & Pedestrian Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, and the Youth Council.

The City's Board and Commission Policy on the Pitt-Greenville Convention & Visitors Authority states that the City Council shall make the nomination to the County on five of the members, and appointment of County members shall be made by the Pitt County Commissioners based on the nominations of City Council. The County seats for Beatrice Henderson and Christopher Jenkins are up for nomination.

The City Council updated the Board and Commission Policy on August 15, 2016. A provision for extended vacancies was included:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nominations and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:


- Kathy Moore, Human Relations Council, Shaw University Seat
- Maurice Whitehurst - Human Relations Council, Pitt Community College Seat
- Ron Feeney - Pitt-Greenville Convention & Visitors Authority, City - Owner/Operator of hotel/motel
- Beatrice Henderson - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- Christopher Jenkins - Pitt-Greenville Convention & Visitors Authority, County - Resident not involved in tourist or convention-related business
- 12 vacant seats - Youth Council, Pitt County High Schools

Fiscal Note: No direct fiscal impact.

Recommendation: Make recommendations to the Community Appearance Commission, Environmental Advisory Commission, Greenville Bicycle & Pedestrian Commission, Human Relations Council, Pitt-Greenville Convention & Visitors Authority, and the Youth Council.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Muni_Report_2015_Appointments_to_Boards_and_Commissions_998631](#)

Appointments to Boards and Commissions

April 2017

Community Appearance Commission

Council Liaison: Council Member McLean Godley

Name	District #	Current Term	Reappointment Status	Expiration Date
Jorgette Mullins	1	Filling unexpired term	Eligible	April 2017

Environmental Advisory Commission

Council Liaison: Council Member McLean Godley

Name	District #	Current Term	Reappointment Status	Expiration Date
Emilie Kane <i>(Member of a local environmental group)</i>	4	First term	Eligible	April 2017
Ann Maxwell <i>(At-Large Member from the Greenville community)</i>	3	First term	Eligible	April 2017
Jon Weaver <i>(Building contactor/land developer/one familiar with construction techniques)</i>	3	First term	Resigned	April 2018

Greenville Bicycle & Pedestrian Commission

Council Liaison: Council Member Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
Jennifer Bennett	5	First term	Resigned	January 2020

Human Relations Council

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Kathy Moore <i>(Shaw University)</i>	3	First term	Eligible	October 2016

Maurice Whitehurst	2	Second term	Did not meet attendance requirement	Oct. 2015
<i>(Pitt Community College)</i>				

Pitt-Greenville Convention & Visitors Authority

Council Liaison: Council Member Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Ron Feeney	City	First term	Resigned	July 2017
<i>(Owner/Operator of Hotel/Motel)</i>				
Beatrice Henderson	County	First term	Eligible	July 2016
<i>(Resident not involved in tourist or convention related business)</i>				
Christopher Jenkins	County		Resigned	July 2017
<i>(Resident not involved in tourist or convention related business)</i>				

Youth Council

Council Liaison: Council Member Calvin Mercer

Name	Current Term	Reappointment Status	Expiration Date
------	--------------	----------------------	-----------------

12 spots open to the City Council

*Seats that are open to nomination from the City Council are highlighted.

Applicants for Community Appearance Commission

Lettie Micheletto
929 Bremerton Drive
Greenville, NC 27858

District #: 5

Christopher Powell
108 B Chandler Drive
Greenville, NC 27834

Application Date: 7/13/2016

Home Phone: (252) 355-8991

Business Phone: (252) 321-3640

Email: mitchell@pitt.k12.nc.us

Application Date: 6/24/2016

Home Phone: (252) 714-0286

Business Phone:

Applicants for Environmental Advisory Commission

Orrin Allen Beasley
3601 Live Oak Lane
Greenville, NC 27858

Application Date: 12/8/2015

District #: 5

Home Phone: (252) 216-6099
Business Phone: (252) 216-6099
Email: oab0119@gmail.com

Elaine U. Brestel
106 Christenbury Drive
Greenville, NC 27858

Application Date: 1/21/2014

District #: 4

Home Phone: (252) 752-2255
Business Phone:
Email: ebrestel@suddenlink.net

Sherryl Gregory
1303 E. 10th Street Apt N
Greenville, NC 27858

Application Date: 2/3/2014

District #:

Home Phone: (252) 559-9049
Business Phone:
Email:

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27858

Application Date: 1/12/2017

District #: 1

Home Phone: (252) 752-2255
Business Phone:
Email: hemmed@gmail.com

Wendy Klein
318 Rutledge Road
Greenville, NC 27858

Application Date: 2/10/2014

District #: 4

Home Phone: (252) 329-7005
Business Phone: (252) 902-9005
Email: wakspg1@suddenlink.net

Matthew Mellis
529 Spring Forest Road Apt. H
Greenville, NC

Application Date: 3/6/2014

District #: 1

Home Phone: (252) 702-3429
Business Phone: (252) 752-5938
Email: mellism@pitt.k12.nc.us

Applicants for Greenville Bicycle and Pedestrian Commission

Alvin Gardner
417 W. 4th St. Apt. B
Greenville, NC 27834

District #: 1

Daniel Hemme
3921 Nantucket Road #B
Greenville, NC 27834

District #: 1

Application Date: 1/5/2017

Home Phone:
Business Phone: (252) 258-1278
Email: pedalsnpistons@gmail.com

Application Date: 2/12/2017

Home Phone: (919) 698-0792
Business Phone: (252) 327-6729
Email: hemmedp@gmail.com

Applicants for Human Relations Council

Deborah J. Monroe
1308 Old Village Road
Greenville, NC 27834

District #: 1

Application Date: 1/15/2015

Home Phone: (252) 714-0969

Business Phone:

Email: debj.monroe@gmail.com

Bridget Moore
4128A Bridge Court
Winterville, NC 28590

District #: 5

Application Date: 8/28/2014

Home Phone: (252) 355-7377

Business Phone: (252) 355-0000

Email: bmoore2004@netzero.com

Travis Williams
3408 Evans Street Apt. E
Greenville, NC 27834

District #: 5

Application Date:

Home Phone: (252) 412-4584

Business Phone:

Email:

Applicant Interest Listing

Experience	NC National Guard
Volunteer/Prof. Associations	Fountain Wellness Ctr Board
Volunteer/Prof. Associations	Rural Fire Board
Volunteer/Prof. Associations	Meals on Wheels
Volunteer/Prof. Associations	Past Fireman

<u>Boards Assigned To</u>	
Fire District Commission	2/15/2016 to 12/31/2015
Fountain FD	

Brad Guth
113 Loran Circle
Greenville NC 27858

Day Phone: (704) 240-1095
Evening Phone: (252) 689-4323
Fax:
E-mail: bradjguth@bellsouth.net

Gender: M
Race: White
District: 6
Priority:

Applied for this board on: 4/22/2016

Application received/updated: 04/22/2016

Applicant's Attributes: Greenville ETJ
VolAg Southeast
South of the River

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>		
	<u>Organization</u>	<u>Description</u>
Education	University of Tenn Knoxville TN	MS
Education	Furman U. Greenville SC	BA
Education	Travelers Rest High School, SC	
Experience	Gaffney Main Street Program, G	Executive Director
Experience	Pride of Kinston, Kinston NC	Executive Director
Experience	City of Lincolnton, NC	Business & Community Development
Experience	Craven County Schools	Teacher
Volunteer/Prof. Associations	Lincoln County Apple Festival	

Applicant Interest Listing

Volunteer/Prof. Associations	Habitat For Humanity
Volunteer/Prof. Associations	Rotary
Volunteer/Prof. Associations	Gaston-Lincoln Comm Action/H
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Chamber
Volunteer/Prof. Associations	Lincolnton-Lincoln Co. Historic
Volunteer/Prof. Associations	United Way of Lincoln County

Ralph Hall Jr
111 Hardee Street
Greenville NC 27858

Day Phone:
Evening Phone: (252) 756-0262
Fax:
E-mail: bajhall@aol.com

Gender: M
Race: White
District: 6
Priority: 0

Applied for this board on: 2/26/2003

Application received/updated: 02/26/2003

Applicant's Attributes: District 6
Greenville ETJ
VolAg Southeast

Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)			
	Organization	Description	Date(s)
Education	University of South Carolina	Civil Engineering	1955-1957
Education	Edenton High		
Experience	Phillippines Construction	Project Manager	1962-1966
Experience	Foreign Service Staff Officer	Civil Engineer	1966-1969
Experience	Odell Associates	Hospital Construction Engineer	1969-1973
Experience	PCMH	Vice-President of Facilities	1973-2001
Volunteer/Prof. Associations	N.C. Bio-Medical Association		
Volunteer/Prof. Associations	N.C. Association of Health Care		
Volunteer/Prof. Associations	American Society of Health Care		

Applicant Interest Listing

Volunteer/Prof. Associations	American Cancer Society
Volunteer/Prof. Associations	State Board of Directors

<u>Boards Assigned To</u>	
Industrial Revenue & Pollution Control Authority	3/15/2004 to 3/15/2007

Michelle Joyner
264 Cooper Street
Winterville NC 28590

Day Phone:
Evening Phone: (252) 756-5546
Fax:
E-mail: michellejoyner28590@gma

Gender: F
Race: Other
District: 6
Priority:

Applied for this board on: 3/27/2015

Application received/updated: 03/27/2015

Applicant's Attributes: Winterville City Limits
South of the River
VolAg Southeast

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	Everest University	Criminal Justice	
Education	Farmville Central HS		
Experience	NC Education System		
Experience	Philanthropist & Civil Activist		
Experience	Asso Minister in PC & Eastern N		
Volunteer/Prof. Associations	Parks & Recreations		
Volunteer/Prof. Associations	The Civitan Club		
Volunteer/Prof. Associations	Chamber of Commerce		
Volunteer/Prof. Associations	Ruritian Club		
Volunteer/Prof. Associations	WHR Library Sci Program		
Volunteer/Prof. Associations	WH Robinson Ele School BED P		

Applicant Interest Listing

	Organization	Description	Date(s)
Education	2 years of College	Commercial Artist	
Education	High School - yes		
Experience	Retired CIA		20+ years
Volunteer/Prof. Associations	Town of Fountain		

<u>Boards Assigned To</u>			
	Fire District Commission Fountain FD		2/15/2016 to 12/31/2015

Eric Williams
527 Rachel Lane
Grimesland NC 27858

Day Phone: (252) 258-5002
Evening Phone:
Fax:
E-mail: logetw423@gmail.com

Gender: M
Race: African
District: 3
Priority:

Applied for this board on: 12/11/2014 Application received/updated: 02/01/2016

Applicant's Attributes: County Planning Jurisdiction
 South of the River
 VolAg Southeast

<u>Experience (Educ./Vol./Prof. Assoc./Military/Other Appointed Positions, etc.)</u>			
	Organization	Description	Date(s)
Education	East Carolina University		
Education	J.H. Rose High		
Experience	East Carolina University	Helpdesk Tech. Spec.	
Experience	NC National Guard Army		

<u>Boards Assigned To</u>			
	P.C. Nursing Home/Adult Care Community Advisory		3/7/2016 to 3/17/2019

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Minutes from the March 31, 2016 City Council Budget Workshop and the February 6, 2017 City Council meeting

Explanation: Proposed minutes from a budget workshop held on March 31, 2016 and a regular City Council meeting held on February 6, 2017 are presented for review and approval.

Fiscal Note: There is no direct cost to the City.

Recommendation: Review and approve proposed minutes from a budget workshop held on March 31, 2016 and a regular City Council meeting held on February 6, 2017.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Proposed Minutes of March 31 2016 Budget Workshop_1047927](#)

[Revised Proposed Minutes for the February 6 2017 City Council Meeting_1048920](#)

PROPOSED MINUTES
BUDGET WORKSHOP OF THE CITY COUNCIL
CITY OF GREENVILLE, NORTH CAROLINA
THURSDAY, MARCH 31, 2016



Having been properly advertised, the Greenville City Council held a budget workshop on Thursday, March 31, 2016 in Conference Room 337, located on the third floor at City Hall, with Mayor Pro-Tem Smith and Mayor Allen M. Thomas presiding. Mayor Pro-Tem Smith called the meeting to order at 6:00 pm.

Those Present:

Mayor Allen M. Thomas (late arrival as noted within text), Mayor Pro-Tem Kandie Smith, and Council Members McLean Godley, Rick Smiley, P. J. Connelly and Calvin Mercer

Those Absent:

Council Member Rose Glover

Also Present:

City Manager Barbara Lipscomb, City Attorney David A. Holec and City Clerk Carol L. Barwick

APPROVAL OF THE AGENDA

Upon motion by Council Member Smiley and second by Council Member Mercer, the City Council voted unanimously to adopt the agenda.

PUBLIC COMMENT PERIOD

Mayor Pro-Tem Smith opened the public comment period at 6:08 pm, explaining procedures which should be followed by all speakers.

Nancy Colville – 113 Lord Ashley Drive – Greenville

Ms. Colville stated she lives in District 5 and, first thing this morning, she saw the headline in The Daily Recluctor regarding a 5% General Fund reduction. Whether it comes through or not, it is a start in the right direction, and she was excited about it. Safety – the Police Department and Fire/Rescue – as well as streets and sidewalks, should take priority because these things benefit everyone in the City and those who come to visit here. She hopes the City Council will keep that in mind in setting the budget. There are nice things that really could be cut because they are not necessary. Calendars come to mind, because they cost about \$4,000. Most people



already have an over-abundance of calendars. Money that goes into projects that are not mandated should be closely scrutinized. They are the places to cut.

Dr. Yoshi Newman – 214 Quail Hollow Road – Greenville

Dr. Newman stated she is a new resident and a new voice to Greenville. She is committed to being here and wants to see a better Greenville. She woke up this morning and saw the same article referenced by Ms. Colville, and she was concerned. As a citizen and a voter, she wants to state clearly that she expects Greenville’s public officials to act in an educated, informed, rational and well-advised position and perspective, and to speak in that same manner. From her reading of the article today, she is not sure what the facts are, nor is she sure that Council Members Godley and Connelly do either. In this process, she feels it is very important to stand back, gather accurate information, make accurate statements and make sure the public is not sent down a detour that is not helpful and constructive. She is sure the budget is a very complicated and nuanced process. She understands that Council Members Godley and Connelly are junior members of the Council, but she requests that they pause, listen and take advice from the senior Council Members who have more experience and knowledge.

There being no one else present who wished to address the City Council, Mayor Pro-Tem Smith closed the Public Comment period at 6:13 pm.

ENTERPRISE FUNDS

City Manager Barbara Lipscomb stated she was pleased to present this third budget workshop, and that tonight’s meeting would focus on a couple of the Enterprise Funds and Internal Service Funds. She cautioned that the information which would be seen and heard tonight may not be the final data on these funds.

Assistant City Manager Michael Cowin stated much work has been done over the past couple of weeks between the Public Works Department, Finance Department and City Manager’s Office to assemble the resources that would allow Council and staff to analyze the Enterprise and Service Funds.

STORMWATER UTILITY FUND

Public Works Director Kevin Mulligan expressed his appreciation for the opportunity to tell the story of their Enterprise Funds. He then discussed major initiatives for the Stormwater Fund over the next two years:

- Town Creek Culvert – Construction to begin in the Fall of 2016, with anticipated completion being the end of 2018. The current level of service there is a 1-year storm, but it will be increased to a 25-year storm. A 0% interest loan has been obtained, which will save the City about \$5 million.



- Watershed Master Plan and Inventory Survey – The City has an inventory, for the first time, of all piping and manholes. There are 220 miles of pipe and 16,000 manholes and related structures. It is anticipated this will be before the City Council in August 2016.
- Rehabilitation of Existing Infrastructure – Ongoing work in response to the Inventory.

Assistant City Manager Cowin then discussed fund balance for the Stormwater Fund for the two prior years.

GREENVILLE CITY COUNCIL BUDGET WORKSHOP
STORMWATER FUND
PRIOR YEAR FUND BALANCE (PER AUDIT)

	June 30, 2014	June 30, 2015
Net Investment in Capital Assets	\$ 3,446,414	\$ 3,652,397
Unrestricted	3,248,163	1,614,206
Total	\$ 6,694,577	\$ 5,266,603

Note:

1. Net Investment in Capital Assets is Restricted Fund Balance and Not Available for Appropriation
2. Unrestricted Fund Balance Is Not Restricted and Is Available .
3. This is the Portion of Fund Balance That Will be Used to Fund Future Year Projects in Addition to Annual Revenues Generated by Stormwater Utility Fee Revenue

Assistant City Manager Cowin noted that the unrestricted portion will be used in conjunction with current revenues to fund a large portion of the projects being discussed.

Director Mulligan discussed the rate structure which was established in 2013 to incorporate an annual increase of \$.50 over a 5-year period, and the corresponding projected revenues:

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Monthly Rate	\$ 3.85	\$ 4.35	\$ 4.85	\$ 5.35	\$ 5.35	\$ 5.35	\$ 5.35
Revenue	\$ 4,522,239	\$ 4,834,731	\$ 5,374,886	\$ 5,928,998	\$ 5,928,998	\$ 6,047,578	\$ 6,047,578

*Mayor Thomas arrived at 6:26 pm.



Director Mulligan also discussed projected operating expenses for the Stormwater Fund in upcoming years:

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Personnel	\$ 1,261,563	\$ 1,340,336	\$ 1,438,305	\$ 1,481,598	\$ 1,511,230	\$ 1,541,455	\$ 1,572,284
Other Operating	432,004	487,813	356,372	299,194	313,299	327,686	342,361
Capital Outlay	116,439	250,000	200,000	204,000	-	-	-
Debt Service- Existing	378,791	367,427	449,486	481,274	466,836	452,831	439,246
Debt Service- Town Creek Culvert	-	-	-	-	670,000	670,000	670,000
Indirect Cost	406,056	406,056	406,056	406,056	406,056	406,056	406,056
Transfers to Other Funds	257,515	-	-	-	-	-	-
Total	\$ 2,852,368	\$ 2,851,632	\$ 2,850,219	\$ 2,872,122	\$ 3,367,421	\$ 3,398,028	\$ 3,429,947

Mayor Thomas asked if there has been any progress toward a more integrated approach to stormwater management with Pitt County.

Council Member Mercer asked if there was an inter-governmental agency that would handle this.

Director Mulligan stated that, unfortunately, there isn't an inter-governmental agency; however, there have been meetings with the Corps of Engineers, private land owners and Brian Evans, with Pitt County. They were not unfavorable, but there is a need to work on incentives.

Mayor Pro-Tem Smith needs a status report on where things stand. She said she will talk to her peers with Pitt County.

Civil Engineer Lisa Kirby noted that the Watershed Master Plan will identify partners where communities impact one another.

Director Mulligan also discussed projected capital expenditures in upcoming years:

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Watershed Master Plan	\$ -	\$ -	\$ 1,300,000	\$ 1,326,000	\$ 1,352,520	\$ 1,379,570	\$ 1,407,162
Annual Scheduled Maintenance	3,112,364	-	1,500,000	1,515,000	1,530,150	1,545,452	1,560,906
Stream Bank Stabilization	-	-	200,000	202,000	204,020	206,060	208,121
Total	\$ 3,112,364	\$ -	\$ 3,000,000	\$ 3,043,000	\$ 3,086,690	\$ 3,131,082	\$ 3,176,189



City Manager Lipscomb noted that the City Council could accelerate funding if the desire was to make a bigger impact in problem areas.

Director Mulligan reviewed projections for Unrestricted Fund Balance:

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Beginning Fund Balance	\$ 3,248,163	\$ 1,614,206	\$ 3,597,305	\$ 3,121,972	\$ 3,135,848	\$ 2,610,735	\$ 2,129,203
Revenue Less Expense	(1,442,493)	1,983,099	(475,333)	13,876	(525,113)	(481,532)	(558,559)
Financial Audit Restatement	(191,464)	-	-	-	-	-	-
Ending Fund Balance	\$ 1,614,206	\$ 3,597,305	\$ 3,121,972	\$ 3,135,848	\$ 2,610,735	\$ 2,129,203	\$ 1,570,644

Note:

1. Fund Balance Presented Above Represents Unrestricted Fund Balance. It Does Not Include Restricted Fund Balance That is Invested in Capital Assets And Not Available for Appropriation.

In summary, Director Mulligan reviewed the following key points:

- Unrestricted Fund Balance stood at \$1.6 million at the end of FY2015
- Monthly rates are scheduled to increase \$.50 for FY2017 and FY2018 in accordance with the 5-year plan
- Personnel, debt payments and indirect costs account for approximately 90% of the Stormwater Fund’s operating expenses
- The Stormwater Master Plan has identified capital projects to build the City’s infrastructure to the required level based on the City’s size and population
- The Master Plan projects are in addition to annual scheduled maintenance projects intended to repair and maintain the City’s current infrastructure
- The financial analysis has been built around the completion of approximately \$1.3 million in Watershed Master Plan projects annually and scheduled maintenance projects of approximately \$1.5 million annually

SANITATION FUND

Public Works Director Kevin Mulligan stated there was a presentation to the City Council explaining services at that time. Service was very rear-loader-based, being one of the last communities in North Carolina still doing backyard collection. Backyard collection is a great service, but it is very expensive and very labor intensive. It involved much heavy lifting, and there were a lot of injuries. If changes had not been made, the City would have been operating at an \$18 million deficit by 2020.



A gradual conversion to curbside collection was implemented and in 2016, injuries have significantly declined and the division has reduced its required personnel from 72 to 52.5. By July 2017, it is anticipated there will be no backyard collection except for special circumstances and personnel are anticipated to further reduce to 47 by 2018.

Assistant City Manager Cowin then discussed fund balance for the Sanitation Fund for the two prior years.

GREENVILLE CITY COUNCIL BUDGET WORKSHOP
SANITATION FUND
PRIOR YEAR FUND BALANCE (PER AUDIT)

	June 30, 2014	June 30, 2015
Net Investment in Capital Assets	\$ 145,011	\$ 119
Unrestricted	(1,188,256)	(1,091,707)
Total	\$ (1,043,245)	\$ (1,091,588)

Note:

1. Net Investment in Capital Assets is Restricted Fund Balance and Not Available for Appropriation.
2. Unrestricted Fund Balance Is Not Restricted and Is Available .
3. The Sanitation Fund Has Operated With a Negative Fund Balance Since Fiscal Year 2011-12.
4. It is Not Possible to Have a Negative Fund Balance. In Essence, the General Fund Has Been Floating the Sanitation Fund.
5. This is a Violation of State Statute and Was Identified As a Significant Finding in the Prior Year Audit That Must be Corrected Prior to the End of Fiscal Year 2016.

Assistant City Manager Cowin explained this is an Enterprise Fund that essentially has a negative fund balance and has been subsidized by the General Fund. The City received a nasty letter from the Local Government Commission (LGC) back in December advising that this was against auditing standards. Assistant City Manager Cowin said he did not know how prior auditors handled this, but the City's present auditors have said the Sanitation Fund cannot have a negative fund balance.

Council Member Smiley asked if someone had previously told the City this was appropriate. Surely prior auditors noted the negative balance, and if they'd said the City had to get rid of that, it would have been done.

Financial Services Director Bernita Demery stated that the LGC has changed its strategy. They were aware of the negative balance before, but knowing that Greenville had money,



there was no big concern about whether the City could support Sanitation. Since the City had a plan for Sanitation, their thoughts initially were to go along with that plan.

Director Mulligan stated the plan referenced by Director Demery included a gradual increase in Sanitation rates as the shift is made from backyard to curbside collections and discussed those, along with projected revenues as a result of these increases.

**SANITATION FUND
PROJECTED RATES AND REVENUE**

Description	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
MONTHLY RATES						
Backyard Rate	\$ 43.55	\$ 44.30	\$ 44.30	-	-	-
Curbside / Multi Family Rate	\$ 14.50	\$ 15.25	\$ 15.75	\$ 16.00	\$ 16.25	\$ 16.50
PROJECTED REVENUE						
Refuse Revenue	\$ 7,571,736	\$ 7,865,081	\$ 7,647,950	\$ 7,619,285	\$ 7,756,534	\$ 7,894,576

Director Mulligan noted the decline in revenues from 2016 to 2018, explaining that this was due to the shift from backyard service to curbside. As more customers make the change, their rate decreases, causing revenues to decline. Once full conversion is achieved, revenues will again begin to rise as curbside rates continue a gradual increase. Approximately 36,500 homes are served in total, of which about 850 are currently backyard collections. This is a significant decrease from 2012, when an estimated 5,000-5,200 were backyard collections. He then discussed the division's operating expenses, noting they are heavy in both personnel and equipment costs.

**SANITATION FUND
PROJECTED OPERATING EXPENSE**

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	% MIX
Personnel	\$ 3,178,689	\$ 2,996,244	\$ 2,973,021	\$ 3,121,396	\$ 3,261,556	\$ 3,343,095	42.2%
Other Operating	265,313	270,619	120,077	120,087	122,489	124,939	2.3%
Supplies and Materials	18,691	38,400	104,412	103,762	105,837	107,954	1.1%
Contracted Services	205,792	247,928	324,585	324,585	225,000	225,000	3.5%
Vehicle Maintenance & Repairs	170,104	508,321	438,664	449,630	451,824	463,119	5.5%
Equipment / Buildings Repairs	239,467	389,969	172,800	172,800	176,256	179,781	3.0%
Fuel	218,857	223,403	227,537	242,270	254,384	267,103	3.2%
Fleet Labor	193,606	231,916	247,277	253,458	266,131	279,437	3.3%
Commercial Labor	-	3,963	99,392	101,877	104,933	108,081	0.9%
Fleet Service Costs Fixed	1,065,945	1,066,190	1,295,000	1,295,000	1,333,850	1,373,866	16.6%
Indirect Cost	862,157	862,157	888,022	914,662	942,102	970,365	12.2%
Capital Improvement	608,034	450,000	200,000	150,000	150,000	100,000	3.7%
Transfers Out to Debt Service	57,991	105,287	110,012	107,439	373,391	375,129	2.5%
TOTAL EXPENSE	\$ 7,084,646	\$ 7,394,397	\$ 7,200,799	\$ 7,356,966	\$ 7,767,753	\$ 7,917,869	100.0%



Director Mulligan next discussed the result of revenues less expenses, and they impact made on fund balance.

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected
REVENUE LESS EXPENSE						
Revenue	\$ 7,571,736	\$ 7,865,081	\$ 7,647,950	\$ 7,619,285	\$ 7,756,534	\$ 7,894,576
Operating Expense	(7,084,646)	(7,394,397)	(7,200,799)	(7,356,966)	(7,767,753)	(7,917,869)
Adjustments for Full Accrual	(216,327)	(126,745)	150,000	150,000	150,000	150,000
Revenue Less Expense	\$ 270,763	\$ 343,939	\$ 597,151	\$ 412,319	\$ 138,781	\$ 126,707
CHANGE IN FUND BALANCE						
Beginning Fund Balance	\$ (1,043,245)	\$ (1,091,588)	\$ (747,649)	\$ (150,498)	\$ 261,821	\$ 400,602
Projected Revenue Less Expense	270,763	343,939	597,151	412,319	138,781	126,707
Financial Audit Restatement	(319,106)	-	-	-	-	-
Ending Fund Balance	\$ (1,091,588)	\$ (747,649)	\$ (150,498)	\$ 261,821	\$ 400,602	\$ 527,309

He noted that a negative ending fund balance is a State violation and is not allowed. This was identified as a significant audit finding and must be corrected prior to the end of FY2016.

Assistant City Manager Cowin stated staff is proposing a one-time loan from the Vehicle Replacement Fund in the amount of \$750,000, which will be repaid over a period of 3 years at \$250,000 per year. The Sanitation Fund typically pays the Vehicle Replacement Fund about \$1.2 million annually, so he sees this as shorting this payment in year one and repaying it over three years.

INTERNAL SERVICE FUNDS

VEHICLE REPLACEMENT FUND

Public Works Operations Manager Ken Jackson noted that the Vehicle Replacement Fund (VRF) was started in FY2007 as a means of having funding on hand prior to vehicle purchase in order to avoid interest costs. This is particularly important because timely replacement of vehicles reduces downtime, which is especially important in emergency services and Public Works. There are currently 519 vehicles and pieces of equipment that are in the VRF. Any vehicle or piece of equipment costing \$5,000 or more is a part of the fund.

Manager Jackson stated the life expectancy of the vehicle or piece of equipment is the age at which staff begins to look at the item for replacement. There is a point system used to determine when it is actually replaced. One point is assigned for each year past the life expectancy. Mileage is also a consideration, earning another point for each 2,500 miles



over 75,000. General condition is a scale of 1 to 5 points, with 1 being great condition and 5 being poor condition, and takes both interior and exterior factors into consideration. Maintenance costs are assigned from 1 to 10 points, with 1 being very good condition and 10 being very poor condition. This does not take preventive maintenance costs into account, but rather is a rating based strictly on repair costs.

Fleet Superintendent Angel Maldonado added that hours of operation are also taken into account, depending upon the type of vehicle. A fire truck may have low mileage, but high hours of operating time, and that factors into a replacement decision. Idle time puts more wear on an engine than driving time.

Following a general discussion about the rationale for the shift in vehicle types from sedans to SUV's, Council Member Godley suggested it may be time to reevaluate the guidelines for the VRF. There may be new ways to save money and the City should adjust its policies as technology changes.

Connelly asked how vehicles were purchase prior to establishing the VRF.

Financial Services Director Bernita Demery stated they were included in the annual budget and paid for through the General Fund.

Assistant City Manager Cowin addressed fund balance for the Sanitation Fund for the two prior years, noting that "net investment in capital assets" refers to the vehicles.

VEHICLE REPLACEMENT FUND
PRIOR YEAR FUND BALANCE (PER AUDIT)

	June 30, 2014	June 30, 2015
Net Investment in Capital Assets	\$ 12,629,281	\$ 7,713,007
Unrestricted	6,232,654	5,752,707
Total	<u>\$ 18,861,935</u>	<u>\$ 13,465,714</u>

Note:

- Net Investment in Capital Assets is Restricted Fund Balance and Not Available for Appropriation.
- Net Investment in Capital Assets Represents the Value of the City's Vehicle Fleet (Net of Depreciation on the Vehicles).
- Unrestricted Fund Balance Is Not Restricted and Is Available .
- However, Based on the Vehicle Replacement Fund Financial Projections, a Significant Portion of Unrestricted Fund Balance Will be Used to Fund the Purchase of Replacement Vehicles Over the Next Several Years.
- Unrestricted Fund Balance Is Projected to Reduce to Approximately \$2 Million by the End of Fiscal Year 2021

Manager Jackson discussed current and projected revenues for the VRF.



**VEHICLE REPLACEMENT FUND
PROJECTED REVENUE**

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Rental Rev. <\$35,000	\$ 910,929	\$ 988,070	\$ 1,036,866	\$ 1,036,866	\$ 1,088,709	\$ 1,093,417	\$ 1,148,088
Rental Rev. >\$35,000	517,599	625,947	721,113	859,844	1,265,222	1,442,353	1,485,624
Other Fund Rentals	1,206,794	1,140,754	1,418,846	1,431,926	1,474,884	1,474,884	1,519,130
Other Revenues	-	-	50,000	51,000	51,000	52,020	53,060
Sale of Property	219,488	106,087	223,000	227,460	227,460	232,009	236,649
TOTAL REVENUE	\$ 2,854,810	\$ 2,860,858	\$ 3,449,826	\$ 3,607,096	\$ 4,107,275	\$ 4,294,683	\$ 4,442,352

Assistant City Manager Cowin noted that a revenue in the VRF is essentially an expense in other funds such as the General Fund, Powell Bill Fund, Sanitation Fund, Stormwater Fund, Fleet Fund and Transit Fund.

Manager Jackson explained the funding formula used to charge vehicle replacement expenses to the individual departments based on their assigned vehicles.

FUNDING FORMULA

Formula for Vehicle Replacement Expense Charged to Individual Departments Based on Their Assigned Vehicles:

Departmental Vehicles Costing Less Than \$35,000:

$$\frac{[(\text{Original Cost} * \text{Inflation Factor} * \text{Expected Life}) + \text{Original Cost}]}{\text{Expected Life}}$$

Departmental Vehicles Costing Greater Than \$35,000:

Fiscal Year 2016-17:

$$\frac{[(\text{Original Cost} * \text{Inflation Factor} * \text{Expected Life}) + \text{Original Cost}]}{\text{Expected Life}} * 25.0\%$$

Fiscal Year 2017-18:

$$\frac{[(\text{Original Cost} * \text{Inflation Factor} * \text{Expected Life}) + \text{Original Cost}]}{\text{Expected Life}} * 30.0\%$$

Note: The Above Formula for Vehicles Costing Greater Than \$35,000 Applies to All Departments Except Sanitation, Transit, and Stormwater. The Formula for These Departments are Calculated at 100% (Not 25% for FY2017 and 30% for FY2018)

Further, he discussed projected revenues to be charged to the various service areas over the two upcoming fiscal years.



VEHICLE REPLACEMENT FUND
REVENUE CHARGED TO SERVICED AREAS

Department	Projected Fiscal Year 2016-17			
	< \$35,000	Rentals	> \$35,000	Total
General Fund Incl Powell Bill	\$1,036,866	\$ -	\$ 721,114	\$ 1,757,980
Transit Fund	-	77,050	-	77,050
Fleet Maintenance Fund	-	20,364	-	20,364
Sanitation Fund	-	1,295,000	-	1,295,000
Stormwater Fund	-	26,432	-	26,432
Total	\$1,036,866	\$ 1,418,846	\$ 721,114	\$ 3,176,826

VEHICLE REPLACEMENT FUND
REVENUE CHARGED TO SERVICED AREAS

Department	Projected Fiscal Year 2017-18			
	< \$35,000	Rentals	> \$35,000	Total
General Fund Incl Powell Bill	\$1,036,866	\$ -	\$ 859,844	\$ 1,896,710
Transit Fund	-	77,050	-	77,050
Fleet Maintenance Fund	-	33,444	-	33,444
Sanitation Fund	-	1,295,000	-	1,295,000
Stormwater Fund	-	26,432	-	26,432
Total	\$1,036,866	\$ 1,431,926	\$ 859,844	\$ 3,328,636

Council Member Smiley stated if the Enterprise Funds are expensed at 100%, but others are not, it seems the Enterprise Funds are subsidizing the General Fund. If the City is uncomfortable with expensing the full amount for all its vehicles and holding that money in fund balance until it's needed, then it is logical the City will have to subsidize that fund again in the future.

City Manager Lipscomb stated these numbers are not final.

Council Member Connelly asked if these funds are held in an interest bearing account.

Director Demery stated the funds are in the City's 3-5 year portfolio with an investment group so the returns are a bit higher than most others, but it is still very minimal.

Manager Jackson then discussed expenses to the VRF based on vehicles scheduled for replacement each year.

VEHICLE REPLACEMENT FUND
PROJECTED EXPENSE

Category	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Add Prior Year Encumbrances	\$ -	\$ 1,846,243	\$ 1,580,770	\$ 1,322,640	\$ 1,287,826	\$ 601,272
Vehicles Encumbered (Ordered)	4,400,000	4,801,270	4,676,640	4,767,776	4,567,205	4,760,436
Less End of Year Encumbrances	(1,846,243)	(1,580,770)	(1,322,640)	(1,287,826)	(601,272)	(1,476,955)
Projected Expense	\$ 2,553,757	\$ 5,066,743	\$ 4,934,770	\$ 4,802,590	\$ 5,253,759	\$ 3,884,753

Note:

1. End of Year Encumbrances Represent Vehicles on Order at the End of the Fiscal Year for Which Delivery and Payment Is Projected Not to Occur Until the Following Fiscal Year.



He noted that expenses are anticipated to exceed revenues over the next five years, leaving a fund balance of approximately \$2 million in the VRF at the end of FY2021.

Council Member Mercer asked if the City Manager would make a final recommendation at some point.

Fire/Rescue Chief Eric Griffin advised the City Council that he had been approached by a volunteer unit in Hyde County about one of the City's trucks on GovDeals that has been offline for some time. He stated they are aware the maintenance costs will be high, but theirs was flooded during a storm. They asked if the City would be willing to donate the truck for that small town.

FLEET MAINTENANCE FUND

Public Works Operations Manager Ken Jackson stated that Fleet Maintenance includes a Light Equipment section which covers vehicles up to one ton (Police cars, sedans, pickup trucks and ambulances), a Heavy Equipment section which covers everything above one ton (buses, garbage trucks, fire engines), auto body repair, a welding shop, a small engine shop (weed trimmers, blowers, chain saws), a tire repair section and the fuel island. Fleet Maintenance is currently outfitting vehicles with GPS software, which helps with real time route tracking and improves vehicle performance and mileage. In addition, it can generate trouble codes which are emailed to the Fleet Superintendent so problems can be addressed more quickly. A total of 80 vehicles will have GPS and 60 of those are already installed. Of these, 73 will be in Public Works and the other 7 will be in Code Enforcement.

Assistant City Manager Michael Cowin stated the Fleet Maintenance Fund has a negative fund balance, but this is a different situation from an Enterprise Fund. Internal Service funds have different criteria. Efforts are being made by Fleet Maintenance to more accurately charge for their services. This fund is well on its way to financial stability.

FLEET FUND
PRIOR YEAR FUND BALANCE (PER AUDIT)

	June 30, 2014	June 30, 2015
Unrestricted	(558,052)	(1,184,556)
Total	\$ (558,052)	\$ (1,184,556)

Note:

1. Unrestricted Fund Balance Is Not Restricted and Is Available . -
2. For the Two Fiscal Years Presented Above, Fund Balance is Negative.
3. However, Based on the Fleet Fund Financial Projections, Unrestricted Fund Balance is Projected to be Back in the Positive Over the Next Three Years.
4. A Higher Level of Costs are Being Captured and Charged Back to Service Departments With the Implementation of a New Work Management System. In Addition, Staff is Being Held More Accountable to Capture Costs to be Charged Back. Together the New Management System and Accountability Have Increased Revenues and Will Allow the Fund to Break Even.



City Manager Lipscomb noted that the impact of accurately charging for fleet services will be increased expenses in other funds.

Managed Jackson stated that Fleet Labor in the table below represents the amounts actually billed to departments. Vehicle/Equipment represents all purchased parts. Commercial Labor represents amounts paid to outside vendors. Fleet Fuel is based on projected costs of \$2.15 and \$2.20 per gallon. Motor Vehicle Rental is the revenue derived from the 3 motor pool cars. Total projected revenue is a little over \$4.2 million in FY2017 and a little more than \$4.3 million in FY2018.

FLEET FUND FY 2017 REVENUE CHARGED TO SERVICED AREAS							FLEET FUND FY 2018 REVENUE CHARGED TO SERVICED AREAS						
Fiscal Year 2016-17 Projected Revenue							Fiscal Year 2017-18 Projected Revenue						
Department	Labor	Vehicle Equipment	Commercial Labor	Fuel	Motor Pool Rental	Total	Department	Labor	Vehicle Equipment	Commercial Labor	Fuel	Motor Pool Rental	Total
Public Information	\$ 270	\$ 307	\$ -	\$ 172	\$ 384	\$ 1,133	Public Information	\$ 270	\$ 315	\$ -	\$ 176	\$ 394	\$ 1,195
Human Resources	330	75	-	63	130	1,411	Human Resources	330	77	-	132	1,446	2,055
IT	83	36	-	590	-	1,411	IT	83	37	-	580	-	2,117
Fire	62,710	116,300	78,825	47,155	-	306,990	Fire	62,710	119,208	80,796	49,670	-	312,884
EMS	30,723	42,905	15,938	46,690	-	136,256	EMS	30,723	43,978	16,337	48,900	-	139,938
Financial Service	1,944	177	21,074	344	3,345	26,884	Financial Service	1,944	182	21,601	355	3,430	27,512
Police	281,958	318,507	92,414	368,770	970	1,062,619	Police	281,958	326,470	94,725	377,440	995	1,081,588
Park & Rec	68,544	86,432	8,161	50,675	-	213,812	Park & Rec	68,544	88,593	8,366	52,150	-	217,653
Street	40,500	43,240	21,600	20,215	-	125,555	Street	41,513	44,321	22,140	21,300	-	129,274
Building & Ground	57,392	50,858	7,157	50,288	170	165,865	Building & Ground	58,826	52,129	7,335	52,604	175	171,069
Engineering	2,066	1,042	316	1,019	-	4,443	Engineering	2,117	1,058	324	1,047	-	4,556
Traffic	2,582	1,967	3,444	3,188	-	11,181	Traffic	2,646	2,016	3,530	3,316	-	11,508
Community Dev	1,555	963	693	1,516	145	4,872	Community Dev	1,555	988	711	1,555	149	4,958
Inspections	2,935	1,741	-	4,750	-	9,426	Inspections	2,935	1,785	-	4,840	-	9,560
Transit	197,375	203,067	87,231	187,020	-	674,693	Transit	197,375	208,144	89,412	199,720	-	694,511
Fleet	7,167	16,982	3,785	36,368	1,489	65,791	Fleet	7,166	18,655	3,880	37,226	1,527	68,454
Sanitation	247,277	438,664	99,392	227,537	360	1,013,230	Sanitation	253,458	449,630	101,877	242,270	370	1,047,605
Housing Authority	-	-	-	35,000	-	35,000	Housing Authority	-	-	-	36,000	-	36,000
Airport	-	-	-	3,000	-	3,000	Airport	-	-	-	3,250	-	3,250
PBStreet	52,000	36,834	18,400	17,175	-	124,409	PBStreet	35,363	37,755	18,860	18,100	-	110,078
PB Building & Ground	14,348	12,714	1,789	12,572	-	41,423	PB Building & Ground	14,707	13,032	1,834	13,151	-	42,724
PB Engineering	7,770	3,919	1,189	3,832	-	16,710	PB Engineering	7,964	4,016	1,220	3,940	-	17,140
PB Traffic	9,711	7,399	12,554	11,993	-	42,657	PB Traffic	9,953	7,584	13,278	12,474	-	43,289
Storm Water Street	50,000	45,000	10,000	38,150	-	143,150	Storm Water Street	50,633	45,250	10,000	40,170	-	146,053
Storm Water Engineering	3,300	5,000	500	1,000	-	9,800	Storm Water Engineering	4,000	6,000	500	2,000	-	12,500
Total	\$ 1,142,540	\$ 1,434,129	\$ 484,925	\$ 1,169,099	\$ 9,685	\$ 4,240,378	Total	\$ 1,136,773	\$ 1,471,233	\$ 496,796	\$ 1,222,336	\$ 9,933	\$ 4,337,071

Manager Jackson also explained the fleet funding formula:

FUNDING FORMULA

Fleet Labor

Transit Department: \$65.00 per Hour
All Other Departments: \$60.00 per Hour

Vehicle Equipment (Parts)

Actual Equipment / Part Cost + 15.0%

Commercial Labor

Actual Equipment / Part Cost + 15.0%

Fuel

Actual Cost per Gallon + 15 Cents per Gallon

Motor Pool

Actual Mileage at IRS Rate per Mile (Currently 54 Cents per Mile)



Manager Jackson addressed projected Fleet expenses for upcoming years, noting a 2.5% increase annually for the next 5 years. Personnel, supplies and fuel account for 90% of projected expenses.

PROJECTED EXPENSE

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Personnel	\$ 1,397,377	\$ 1,257,936	\$ 1,419,370	\$ 1,460,560	\$ 1,504,377	\$ 1,549,508	\$ 1,595,993
Other Operating	481,826	133,275	187,348	188,745	192,520	196,370	200,298
Supplies and Materials	1,044,238	1,464,846	997,300	1,017,246	1,017,246	1,037,591	1,058,343
Fleet Fixed Cost	25,486	19,140	20,364	33,444	34,113	34,795	35,491
Fuel	1,110,488	824,461	1,138,000	1,149,000	1,190,250	1,208,328	1,241,980
Motor Pool Rental	-	290	1,489	1,527	1,558	1,589	1,620
Dues and Subscriptions	3,787	407	15,000	15,000	15,300	15,606	15,918
Travel and Training	4,131	3,916	5,000	5,000	5,100	5,202	5,306
Capital Improvement	7,158	-	35,000	23,500	135,000	215,000	35,000
Total	\$ 4,074,492	\$ 3,704,270	\$ 3,818,871	\$ 3,894,022	\$ 4,095,463	\$ 4,263,989	\$ 4,189,949

Assistant City Manager Cowin noted that revenues are projected to exceed expenses over the next 5 years by \$340,000 annually.

PROJECTED REVENUE LESS EXPENSE

Category	2015 Actual	2016 Projected	2017 Projected	2018 Projected	2019 Projected	2020 Projected	2021 Projected
Revenue	\$ 3,575,630	\$ 3,869,249	\$ 4,240,378	\$ 4,337,071	\$ 4,418,199	\$ 4,527,903	\$ 4,610,126
Expense	(4,074,492)	(3,704,270)	(3,818,871)	(3,894,022)	(4,095,463)	(4,263,989)	(4,189,949)
Difference	\$ (498,862)	\$ 164,979	\$ 421,507	\$ 443,049	\$ 322,736	\$ 263,914	\$ 420,176

In closing, Assistant City Manager Cowin stated the Fleet Maintenance Fund's Unrestricted Fund Balance is anticipated to be back in the positive by the end of FY2019.



ADJOURNMENT

Council Member Godley moved to adjourn the meeting, seconded by Mayor Pro-Tem Smith. There being no further discussion, the motion passed by unanimous vote and Mayor Thomas adjourned the meeting at 9:00 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Carol L. Barwick".

Carol L. Barwick, CMC
City Clerk

PROPOSED MINUTES
MEETING OF THE CITY COUNCIL
CITY OF GREENVILLE, NORTH CAROLINA
MONDAY, FEBRUARY 6, 2017



The Greenville City Council met in a regular meeting on the above date at 6:00 p.m. in the Council Chambers, third floor of City Hall, with Mayor Allen M. Thomas presiding. Mayor Thomas called the meeting to order, followed by the invocation and Pledge of Allegiance by Mayor Pro-Tem Kandie D. Smith.

Those Present:

Mayor Allen M. Thomas; Mayor Pro-Tem Kandie D. Smith;
Council Member Rose H. Glover; Council Member McLean Godley
Council Member Rick Smiley; Council Member P. J. Connelly;
and Council Member Calvin R. Mercer

Those Absent:

Also Present:

Barbara Lipscomb, City Manager; David A. Holec, City Attorney; Carol L. Barwick,
City Clerk; and Polly Jones, Deputy City Clerk

APPROVAL OF THE AGENDA

City Manager Barbara Lipscomb requested to remove the resolution supporting an application by Blackbeard Coffee Roasters for a Building Reuse Grant from the agenda.

Motion was made by Council Member Glover and seconded by Council Member Godley to approve the agenda with the recommended change. Motion carried unanimously.

PUBLIC COMMENT PERIOD

Paula Newman, PO Box 934, Winterville, NC

Ms. Newman stated that in 2015, she was falsely arrested and disrespected by a Greenville African-American police officer while she was using the free Wi-Fi service at the Barnes & Noble's Bookstore. Ms. Newman repeated the alleged offensive remark made by the police officer and then stated that on that day, she was not doing anything harmful to anyone, but she was arrested for disorderly conduct. As an honorably discharged veteran and a former employee with the juvenile justice correctional system, she is aware of the behavior that is associated with criminal disorderly conduct.

Kip Sloan, 300 Mary Lee Court, Winterville, NC

Mr. Sloan spoke in support of having a natatorium sports complex in Greenville and he gave estimates of the economic impact to Pitt County and Greenville as well as the operational costs for such a facility. He stated that the impact is even greater when considering parents having to take their children to Goldsboro or Rocky Mount and farther for swim meets. That money is going out of Greenville, strengthening other facilities, and helping them to operate. The opportunity and economic advantage of noncompetition will not last and if this project is turned down and other things are favored that is understandable. He and others do not want this project to come to a dead stop. They want to continue researching and working on it as a private adventure, if possible.

Uriah Ward, 218 Stancil Drive

Mr. Ward expressed his concern about the proposed STEAM (Science, Technology, Engineering, Art and Design, and Math) Project in Greenville, which had not been before the City Council until its January 2017 Planning Session. This project would be a major deviation from the Town Common Master Plan, and a change as substantial as this should receive just as much public scrutiny and input as was done with the Town Common Master Plan. Personally, he does not believe this project should be placed on the Town Common. It is a primarily indoor facility and does not conform to the rest of space, which was designed to encourage outdoor activity. The proposed STEAM Center would eat up so much of the green space. As the City Council considers projects and partnerships, he encourages the City Council not to entertain any proposal that would privatize any section of the Town Common.

Michael Saad, 307 King George Road

Mr. Saad spoke in favor of public-private partnerships being used on city-owned property, especially for the Town Common. The City does a wonderful job at a lot of services, but there are certain services that a private industry would do a better job. The Town Common has been a beautiful property for 50 years and everyone enjoys the green space. A lot of citizens believe that the City can accent and better utilize the City land by doing some things to it and the Town Common Master Plan has been developed for that.

Kristi Walters, 2231 Lexington Farms Ct.

Ms. Walters stated that as a mother, she would like to have more opportunities in STEM (science, technology, engineering, and math) and STEAM. In the future, all of the jobs are going to have some kind of tie-in with the sciences, engineering and arts, which all come together. These types of careers may retain some of the professionals in Greenville because there is a problem with keeping 21 year old citizens in Greenville. Also, this will make Greenville significantly more competitive with other tourist destinations in North Carolina and the site would still provide a wonderful space for families to enjoy.

Jim Blount, 300 Crown Point Road

Mr. Blount spoke in favor of the City Council having discussions about public-private partnerships for the Town Common. He gave examples of successful parks due to those types of partnerships, and stated that being on the riverfront is mesmerizing and things to



do on a river create a real sense of place. He congratulated the City on a very successful public-private partnership for the Town Common playground.

Jen McKinnon, 1601 E. 5th Street

Ms. McKennon spoke in opposition to having the proposed STEAM project at the Town Common. She is happy about the project potentially coming to Greenville, but that green space should be protected and should not be used for building developments such as the STEAM project. Ms. McKennon asked the City Council to seriously consider whether the City should move back to the concrete jungle of parking lots and unused buildings.

Marion Blackburn, 802 River Hill Drive

Ms. Blackburn made comments about the public-private partnership initiatives for the Town Common. It is not the idea of public-private partnerships that anyone would object to, but it is the question of scale and intensity, and it is the building that is being promoted in secret for the Town Common. The Plan that is being circulated was presented less than 10 days ago to the City Council. It is being promoted in private primarily by out-of-town developers to build a large structure on the park which belongs to the people of Greenville. There is not a STEAM Center in the Town Common Master Plan, which represents the wishes and desires of people who spent months discussing their community vision for the Town Common. If there is to be building on the Town Common, it is critical that the City acknowledges the African-Americans, who lived there before it was a public park.

Anna and John Dixon, 1006 W. Wright Road

Mrs. Dixon spoke in support of having the STEAM project in Greenville, but she also spoke in opposition to it being built on the Town Common. Wide, open, and easily accessible public green spaces are vital and precious, and they increase property value, draw people to the area, and improve quality of life. It would be devastating for her family to experience them being taken away plus the plan for such a project would completely divide the Town Common. Greenville needs spaces that citizens can share together without paying for something and shared activities such as running or playing really bring people together and make them feel that all are part of one space.

Jermaine McNair, 3262 E South Landmark Street

Mr. McNair made comments about the Imperial Warehouse site, stating that the word "gentrification" is important because the City is at a point where development starts to meet the disenfranchised. The City must determine what to do as it faces that challenge of developmental benefits versus a community that has lagged behind and is not necessarily prepared to meet that growth. In the past, as communities, people have met that challenge with fear and emotion and City planners and developers have tried to meet that emotion backed with emotion. That emotion comes in the forms of plaques, commemoratives, memorials, monuments and things of that nature, but not true development.

Mr. McNair made comments about the City creating programs instead of arguments, and stated that whatever the City Council can do to keep that conversation where the three



crossroads can meet, they could benefit the Imperial Tobacco Warehouse site where those communities meet and all can come up with a positive answer.

Don Cavellini, 101 Lancaster Drive

Mr. Cavellini asked people to remember Martin Luther King, Jr.'s image on the check given to black people that came back saying insufficient funds. Also, he stated that Mark Lamont Hill reminded an audience composed mainly of East Carolina University students on January 19 that "Part of the challenge is to get America to be as good as it promised". The question is how can the citizens do that.

Also, Mr. Cavellini made comments about housing, public partnerships and the Town Common, stating that a private developer has proposed student and market rate housing for the former Imperial Tobacco Warehouse site. Mr. Cavellini spoke in opposition of more housing, which the present residents of Greenville cannot afford. He is in favor of public partnerships such as the transportation center, affordable homes or apartments that the West Greenville residents might consider moving in. He would argue hard that the City continues its partnership between the City of Greenville and nonprofits like the Greenville Housing Authority. The Sycamore Hill Missionary Baptist Church and his neighbors want Town Common to be honored in a proper way, and the proposed STEAM project would not do so.

Bianca Shoneman, Uptown Greenville

Ms. Shoneman made comments about the value of creating alliances formed between government and public entities. She feels that those alliances create an intersection of common good while meeting public purpose. They have a long standing goal in our City of increasing our tax base while providing this really fantastic livable City. The City is on a great path with a lot of urban renewal, the City is on a great path of growth, and it is an exciting time to be Greenville. In regards to the Imperial Warehouse site, she feels that the City has gone through a bit of a public process to get to the point. At the City Council's Planning Session, a plan was heard related to the initiative to engage a private development. It is important for all to be mindful that the City is in a relationship with the development finances to meet two goals 1) to meet the common good and 2) to meet an increase the City's tax base.

Mary Miller – No Address Given

Ms. Miller spoke in opposition of placing the STEAM center on the Town Common, stating that the Town Common has been a critical place for her family during her 30 years as a resident of Greenville. It is obvious that there are not sufficient activities indoors to encourage scientific and mathematical activities, but she feels strongly that a 20-acre space is not a big green space. To put a large building on the Town Common would disrupt the peace and serenity there. It breaks her heart that the City would consider building permanent structures there other than a commemorative building for the Sycamore Hill Missionary Baptist Church.



CONSENT AGENDA

City Manager Barbara Lipscomb introduced the following items on the Consent Agenda:

- Minutes from the September 8 and October 20, 2016 City Council meetings
- Ordinance amending the Manual of Fees to delete the Citizens Academy fee
- *Removed For Separate Discussion* Authorization for Greenville Utilities Commission to initiate condemnation proceedings for property and/or easements necessary for the Southwest Bypass Electric Relocation Project
- Resolution approving the grant of right-of-way and easements to the North Carolina Department of Transportation for the Dickinson Avenue Improvement Project – (Resolution No. 010-17)
- *Removed From the Agenda* Resolution supporting an application by Blackbeard Coffee Roasters for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division
- Resolution supporting an application by Caremaster, LLC for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division – (Resolution No. 011-17)
- *Removed For Separate Discussion* Resolution supporting an application by Greenville Theatre Ventures for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division
- Resolution supporting an application by Jenni K Jewelry for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division – (Resolution No. 012-17)
- Resolution supporting an application by The Shave on Fifth for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division (Resolution No. 013-17)
- *Removed For Separate Discussion* Parking Lot License Agreement with Carolina Telephone and Telegraph Company LLC (CenturyLink)
- Resolution approving a lease agreement with U.S. Bank Equipment Finance for cardiovascular exercise equipment for the Greenville Aquatics & Fitness Center - (Resolution No. 014-17)



- Various tax refunds greater than \$100
- Report on Bids and Contracts Awarded
- Budget ordinance amendment #6 to the 2016-2017 City of Greenville budget (Ordinance #16-036) - (Ordinance No. 17-007)

Mayor Pro-Tem Smith requested to remove from under the Consent Agenda the authorization for Greenville Utilities Commission to initiate condemnation proceedings for property and/or easements necessary for the Southwest Bypass Electric Relocation Project

Council Member Connelly requested to remove two items listed under the Consent Agenda for separate discussion, including the resolution supporting an application by Greenville Theatre Ventures for a Building Reuse Grant through the North Carolina Department of Commerce Rural Economic Development Division and the parking lot license agreement with Carolina Telephone and Telegraph Company LLC (CenturyLink).

Motion was made by Mayor Pro-Tem Smith and seconded by Council Member Glover to approve the remaining items under the Consent Agenda. Motion carried unanimously.

CONSENT AGENDA ITEMS FOR SEPARATE DISCUSSION

AUTHORIZATION FOR GREENVILLE UTILITIES COMMISSION TO INITIATE CONDEMNATION PROCEEDINGS FOR PROPERTY AND/OR EASEMENTS NECESSARY FOR THE SOUTHWEST BYPASS ELECTRIC RELOCATION PROJECT

Mayor Pro-Tem Smith expressed her opposition to using the power of eminent domain granted to the City of Greenville and the Greenville Utilities Commission (GUC) to resolve this issue. She asked about the bid for the remaining parcels owned by Happy Trails, LLC, and whether there are other options for acquiring the remaining easements.

GUC Attorney Phil Dixon responded that the GUC is reluctant to initiate condemnation acts and tries to avoid them. In this case, the property owner asked the City and the GUC to initiate condemnation proceedings. This request is in connection with the 264 Southwest Bypass Project and presently, there are electric transmission lines in the road. With the widening of the road, the GUC must relocate those lines.

GUC Attorney Dixon stated that the appraised value of all four easements is approximately \$15,000. The property owner has already engaged an attorney to assist him in defending a North Carolina Department of Transportation (NCDOT) condemnation. The property owner feels that his property is worth a great deal more because it has much greater use after the road is constructed. The offer was expanded twice; however, the owner prefers the court to determine the compensation to be paid by NCDOT and GUC.



GUC Attorney Dixon stated that it is unusual to have a property owner asking for this to be done and that is the reason for initiating the condemnation. In December 2016, a 30-day notice of GUC's intent to file a condemnation action was sent to the property owner and he was told that the City and the GUC would proceed.

Council Member Glover asked whether the State has already come up with a price.

GUC Attorney Dixon responded that the State had an appraisal and made an offer, which the property owner rejected. The property owner's counsel advised him not to accept an offer from either the NCDOT or the GUC. They are not in conflict with Mr. Woody Whitichard, who is the manager of Happy Trails Farms. He is very cooperative and reasonable in terms of his dealings. He also has some leases for billboards on that site. The four parcels are appraised at \$5,401, \$3,215, \$6,457, and \$603. The offer is significantly higher than what is ordinarily done. The GUC contracted initially with TELICS to acquire nine easements and acquired five of those without any difficulty.

GUC Attorney Dixon stated that it is just a relocation of a 115 kV Transmission Line because of the widening of the highway. The GUC really has no choice but to relocate the electric transmission lines.

There being no further discussion, the motion passed with a 5:1 vote to authorize the Greenville Utilities Commission to initiate condemnation actions to acquire property and/or easements necessary for the Southwest Bypass Electric Relocation Project. Council Members Glover, Smiley, Godley, Connelly and Mercer voted in favor of the motion and Mayor Pro-Tem Smith voted in opposition.

RESOLUTION SUPPORTING AN APPLICATION BY GREENVILLE THEATRE VENTURES FOR A BUILDING REUSE GRANT THROUGH THE NORTH CAROLINA DEPARTMENT OF COMMERCE RURAL ECONOMIC DEVELOPMENT DIVISION – (Resolution No. 015-17)

Economic Development Research Manager Christian Lockamy explained that the Greenville Theatre Ventures will have a live music venue and create about 8-12 jobs. The Building Reuse grant amount will be between \$40,000 and \$60,000 from the North Carolina Department of Commerce Rural Economic Development Division. This grant helps businesses that are creating new jobs to offset their construction costs. If the new venture creates 12 jobs, there will be a \$2,000-\$3,000 (5%) match requirement from the City of Greenville.

Council Member Connelly asked about the process for obtaining one of these grants.

Research Manager Lockamy responded that a company would make contact with the City. Prior to a company being able to apply for these grants, the City must adopt a resolution showing the State of North Carolina that the City is in support of the business' application and understands the local match requirement, if the State awarded the grant to the company. Some businesses will go before a North Carolina Department of Commerce



board, which is a rigorous process. If the grant is successful, an 18-month contract is awarded to the company.

Council Member Connely asked about the number of grants that a venture could secure and is there a certain amount of funding that a venture could get.

Research Manager Lockamy responded he is aware that if companies get more than one grant, they would be required to disclose that on their applications. In this particular case, the Greenville Theatre Ventures has not received any other State incentives.

Council Member Connely stated that this particular property had a grant.

Research Manager Lockamy responded that an Environmental Protection Agency (EPA) Brownfields grant was awarded to the Greenville Theatre Ventures. A Building Reuse Program grant is different and would not impact their ability to apply for it.

Council Member Connely asked whether this venture would qualify for the job space incentive grant that the City Council discussed at its Planning Session in January.

Research Manager Lockamy responded that program has not been adopted. If it is adopted, the Office of Economic Development would have to look at that once the criteria is developed.

Council Member Connely asked if the new venture would qualify for funding under the Center City/West Greenville Business Plan Competition. What is the origin of those funds?

Research Manager Lockamy responded yes.

Assistant City Manager Merrill Flood responded that the Center City/West Greenville Business Plan Competition grants have historically been funded by General Funds. However, last year, the City used solely Community Development Block Grant (CDBG) federal dollars for that purpose.

Council Member Connely asked whether those are the funds for mostly rehabilitation and things of that nature.

Assistant City Manager Flood responded that is correct. In last year's statement, a carve-out of approximately \$60,000 was done for small business economic development loans.

Council Member Connely asked whether the jobs created would be full-time jobs.

Research Manager Lockamy responded that they would be full-time jobs and the venture will actually create part-time jobs, which would not be counted towards the grant process. The ones counted toward the grant would be a maximum of 12.



Council Member Connelly asked whether there is a cap of how many businesses can obtain this grant from the North Carolina Department of Commerce.

Research Manager Lockamy responded no. A lot of businesses are applying for the Building Reuse Grant Program grant, and the Office of Economic Development has done a great job lobbying for them. So far, all the applications have been approved.

Council Member Connelly stated that he wants this theatre to thrive and to succeed, but his concern is how much is too much for the City to put in one entity or project. Because there are other needs and businesses throughout the community, there should be a cap on what somebody or a venture can apply for in Greenville. It is estimated that the City invested between \$591,000 and \$611,000 into this venture and as far as tax dollars that is \$49,000-\$50,000 per job. When it is all said and done, \$1.6 million will be invested in this project.

Motion was made by Council Member Smiley and seconded by Council Member Godley to adopt a resolution in support of the Greenville Theatre Ventures' Building Reuse Grant application. The motion passed with a 4-2 Vote. Mayor Pro-Tem Smith and Council Members Godley, Smiley, and Mercer voted in favor of the motion and Council Members Glover and Connelly voted in opposition.

PARKING LOT LICENSE AGREEMENT WITH CAROLINA TELEPHONE AND TELEGRAPH COMPANY LLC (CENTURLINK)

Public Works Director Kevin Mulligan stated that when discussing the downtown parking needs at the 2017 City Council Planning Session, staff identified this parking lot as a potential solution to the spaces in the Police/Fire-Rescue lot that are being displaced for the Sidewalk Development Project. Staff is working with CenturyLink to secure 28 parking spaces. The agreement for those parking spaces is before the City Council this evening for consideration.

Director Mulligan stated that in the agreement, there are costs for relocating some of the fence as well as installing a driveway cut on the north side of Bonners Lane. Currently, the employees of CenturyLink are exiting the parking lot from the 5th Street side, which is the north side of that property. Their spare side would be the east side, which is being moved to the south side.

Council Member Connelly stated that his only concern is the maintenance section of the contract is very vague. If the City turns that property back over to CenturyLink, he does not want the City to be responsible for redoing the entire parking lot. In Section 11 of the agreement, it states that "During the Term, Licensor will have no maintenance responsibilities whatsoever for the Premises. Licensee will be solely responsible at its own cost and expense for the repairing and maintaining (including replacing as necessary) the Premises and any improvements on the Premises in a proper and reasonable safe condition..."



Council Member Connelly asked whose discretion determines that the maintenance needs to be done. He stated that when reviewing other City contracts dealing with leased parking lots, it has been very open ended when the City has to return it back to lessors in pristine condition, which could cost thousands of dollars.

Director Mulligan responded that CenturyLink's concern is if its gate to the north fails, their employees want to have emergency access from the south through the City's parking lot. That is the reason for moving CenturyLink's gate there so that CenturyLink is not impeded or prevented from exiting that parking lot, which is its concern. CenturyLink asked the City to resurface the lot and the City expressed its inability to do that, but CenturyLink was fine with the City's willingness to crack seal the parking lot.

City Manager Lipscomb asked if the City Council would be more comfortable with an annual walkthrough and condition check-off of the parking with both parties. Those requirements would be included in the contract.

Council Member Connelly spoke in favor of the proposed agreement and expressed his satisfaction of staff's recommendation to include an annual walkthrough and checking the condition of the parking lot.

Motion was made by Council Member Connelly and seconded by Council Member Smiley to approve the Parking Lot License Agreement with CenturyLink and authorize the expenditure of up to \$30,000 to complete the improvements in accordance with the scope of the agreement plus to include the amendment of an annual walkthrough parking condition check-off. Motion carried unanimously.

NEW BUSINESS

PRESENTATIONS BY BOARDS AND COMMISSIONS

Board of Adjustment

Chairperson Justin Mullarkey explained the purpose of the Board of Adjustment and highlighted its activities for the past year. In 2016, the Board considered 29 requests for special use permits. Typical special use permit applications include child daycare facilities, private clubs, home occupations, and auto repair. In 2016, the Board of Adjustment had three dormitory developments and two microbreweries. There are 96 different use options requiring special use approval and those cases naturally take up the bulk of the board's agenda.

Community Appearance Commission

Chairperson Scott Johnson gave an overview of the Community Appearance Commission's (CAC) responsibilities followed by a report regarding its activities over the past year. The



Commission is almost done with reviewing its handbook ensuring that the members are following the Commission's policies and procedures. The CAC has established a process to acknowledge and recognize exemplary efforts of individuals, businesses, institutions, and community groups to enhance the appearance of the City of Greenville. During the past year, the Commission has formally recognized four property owners or project sponsors for their efforts to promote architectural and landscaping excellence in the development of their properties. At the December 2016 City Council Meeting, four recipients received their biennial award. Additionally, the CAC is involved with the review and award of Neighborhood Improvement Grants receiving five applications this year and awarding six grants.

Greenville Housing Authority

Chairperson Reginald Watson explained the mission of the Greenville Housing Authority (GHA) and reported that since 1961, more than 880 affordable rental apartment and homes were built or renovated by the Housing Authority. Those units and houses made it possible to provide thousands of individuals and families with housing rental assistance. The rental assistance includes 714 conventional low-rent public housing units with a 98% occupancy rate. As part of the GHA's rental assistance to end homelessness, 40 units are reserved for the Veterans Affairs Supportive Housing Program and 126 units for the Shelter Plus Care/HOPWA.

Chairperson Watson highlighted the accomplishments of the Housing Authority in the past year including the following: 1) Designated as a "HUD High Performer" Public Housing Authority and Housing Choice Voucher Program, 2) North Carolina Housing Finance Community Partner Loan Pool Partner, 3) USDA 502 Direct Loan Certified Packager for USDA designated Region #6, 4) Provide foreclosure prevention counseling and assistance with obtaining funding from the North Carolina Foreclosure Prevention Fund, 5) Awarded Volunteer Income Tax (VITA) Grant from the VITA Coalition of the Carolinas, 6) Expanded the number of Family Self-Sufficiency (FSS) Program participants, 7) Implemented public housing security improvements through camera surveillance, lease enforcement, enhanced cooperation with the Greenville Police Department, 8) Family Self-Sufficiency Program Awarded a \$162,025 grant, and 9) National Night Out events held in six GHA communities including: Crystal Springs (Senior Community), Dubber Laney Woods, Hopkins Park, Kearney Park, East and West Meadowbrook, and Moyewood. In addition to the education and counseling services provided by its HUD Approved Housing Counseling Agency, the Greenville Housing Development Corporation developed single-family homes for sale to first-time and modest-income homebuyers in the Lincoln Park Community.

Chairperson Watson summarized the following GHA future goals and plans:

- Collaborate with the City of Greenville's Community Development Department to provide assistance to families seeking to become first-time homebuyers
- Undertake capital improvements in each community to address immediate and long term physical needs



- Completed security initiative involving the installation of additional security cameras throughout all family and elderly properties
- Forge a stronger relationship with the Greenville Police Department to continue tackling crime in the Authority's communities
- Apply for new VASH and Housing Choice Vouchers
- Ensure high quality services by maintaining "High Performer" designation for both Public housing and the Housing Choice Voucher Program
- Continue with our investment in the Lincoln Park neighborhood and development on infill lots in the West Greenville Revitalization area
- Look for additional opportunities to develop and tax credit communities
- Increase partnerships with community organizations and area ministries that offer quality of life enhanced services to families
- Implement HUD's Smoke-Free Public Housing Policy

ORDINANCE TO AMEND CHAPTER 2 OF TITLE 10 OF THE GREENVILLE CITY CODE AND THE MANUAL OF FEES RELATING TO CROSSWALK ENFORCEMENT ZONES – (Ordinance No. 17-008)

Chief of Police Mark Holtzman explained that this is not a city-wide jaywalking ordinance. The problem is there are too many unnecessary pedestrian deaths and injuries within the city limits. In 2016, five pedestrians were killed in vehicular related accidents on the City's roads with one more pedestrian killed tragically in an accident at the hospital. Some contributing factors to these deaths are 1) Pedestrians are not utilizing crosswalks, 2) Drivers are not yielding for pedestrians in crosswalks, 3) Pedestrian impairment, and 4) Lack of sidewalks/signage/mid-block crosswalks for pedestrians to utilize.

Chief Holtzman stated that the State law emphasizes that pedestrians should use crosswalks at signalized intersections. Drivers must always yield for pedestrians in crosswalks or mid-block crosswalks, if they are marked. If pedestrians are crossing streets where there are no crosswalks, there is no City jaywalking ordinance or state-wide jaywalking law in North Carolina to enforce. Currently, state law only prohibits pedestrians from crossing mid-block if they are between adjacent intersections at which traffic-control signals are in operation.

Chief Holtzman stated that the Greenville Police Department (GPD) looked at the average distance (139.5 feet) a pedestrian was from an intersecting road when being struck by a vehicle while attempting a mid-block crossing. Also, GPD looked at data for all of the City's pedestrian crashes and came up with the idea for designated crosswalk enforcement zones.

DESIGNATED CROSSWALK ENFORCEMENT ZONES

- Pedestrians will be required to use a crosswalk within 150 feet of a marked crosswalk, mid-block crosswalk, or an unmarked crosswalk (at an intersection).
- The crosswalk enforcement zone will be clearly marked using signage, flags, and/or curb painting.



- Violators observed crossing outside the crosswalk enforcement zone can be issued a \$20 civil citation.
- A warning/education period will be established prior to the issuing of tickets.

Chief Holtzman stated that by using the pedestrian crashes data, the GPD identified 13 pilot locations for crosswalk enforcement zones.

PILOT LOCATIONS

1. 10th Street and Charles Boulevard
2. 10th Street and College Hill Drive
3. 10th Street and Elm Street
4. Stantonsburg Road and Moye Boulevard
5. Stantonsburg Road and Arlington Boulevard
6. Greenville Boulevard and 10th Street
7. Greenville Boulevard and Moseley Drive
8. Greenville Boulevard and Hooker Road
9. Memorial Drive and West 5th Street
10. Charles Boulevard and 14th Street
11. Firetower Road and Arlington Boulevard
12. 5th Street and Reade Street
13. In Front of "The Boundary"

In working with the Public Works Department and the North Carolina Department of Transportation, some of those roads are already slated to be completely redone or repaved within 1-2 years. It must be decided if it makes good business sense to spend that much money to repave the roads now or to wait another year. The Public Works Department has been working with "The Boundary" developer who is considering the placement of a railing along the sidewalk to direct people up to the crosswalk. ECU offered to pay for a portion of the railing and to pay 100% for the installation of flashing beacons at 9th and Cotanche Streets. The City would wait for the proper impediments such as fencing and then go through the education piece.

Chief Holtzman gave information regarding the estimated costs of the crosswalk enforcement zones. The anticipated cost for signage, pavement markings, and sidewalk markings is between \$2,500 and \$10,500 per intersection. The cost also depends on the number of lanes at the intersections.

Chief Holtzman summarized the following future proposed mid-block crosswalk locations:

FUTURE PROPOSED MID-BLOCK CROSSWALK LOCATIONS

- ❖ Stantonsburg Rd. (W. Arlington Blvd. to W. H. Smith/W. H. Smith to Moye Blvd.)
 - Work order for new LED lighting already in place
 - Needs Signs



- In need of multiple mid-block crossings, paint on sidewalks indicating crossing zones
- ❖ E. 10th St. – Near Riverbluff (E. 10th St. and Greenville Blvd. – in front of Riverbluff)
 - In need of mid-block crossing, even if temporary until the completion of 10th Street Connector Project
- ❖ E. 10th St. (E. 10th St. & Anderson – in front of East Carolina University (paint and signage)
 - Unmarked crosswalk already there
 - Finish the diagonal mid-block crossing with fresh paint and signage

Council Member Smiley recommended that staff investigate the dramatic mid-block crossings at Cedar Lane as well. He stated that people are standing in the middle of that center turn lane regularly.

Council Member Glover recommended that staff should also consider adding another location to the GPD's list - the intersection of Greenville Boulevard and Stantonsburg Road at the corner of the hospital.

Chief Holtzman stated that the intersections should not be difficult to do with some signs coming back 150 feet and drawing attention to them. The mid-block area is where it is going to take some real coordination to get these new ones installed. There are strict rules by NCDOT when and where they can be placed, but the City must keep trying.

Chief Holtzman stated that the GPD will educate pedestrians and make safety obvious with the signage. This requested ordinance amendment focuses on where the City is having accidents and it makes a reasonable 150 feet walk to the actual crosswalk. Some of the GPD's continued efforts with pedestrian-focus are the following:

- Good Ticket Initiative
- "Safe Routes to School" events
- "Safe Communities" partner
- Governor's Highway Safety Program
- National Walk to School Day
- City of Greenville Bicycle and Pedestrian Commission
- Local bike ride events, bike rodeos, and running events

Chief Holtzman played a video of "Traffic Safety Tip of the Day". He stated that the GPD is working with the Public Information Office to create educational videos and publications for the City's website, social media, and GTV9 as other pedestrian safety efforts.

Council Member Godley asked if the \$20 citation will increase if it is not paid within a time limit.



Chief Holtzman stated that the amount of the citation increases up to \$50 if it is unpaid. Council Member Godley requested that the GPD work with and educate the students and all residents about the crosswalks and pedestrian safety.

Council Member Godley asked about when the flashing crosswalk beacon is expected to be installed near “The Boundary” and throughout the City. He stated that they seem to work in other cities.

Public Works Director Kevin Mulligan responded that the developer has committed to installing that fence, which will serve as a barricade and coral them to the crosswalk. Staff was there with the developer 10 days ago having discussions about how and where the fence will be installed and how close to the curb. The ribbon and brick are against the curb and causing an issue. The City has the equipment and would rather not install it, if no one will use it and then the first installation will be unsuccessful.

Council Member Godley asked for a scope overview of all the different crosswalks that the City will be installing.

Director Mulligan responded that a few were being installed on 5th and Elm Streets as well as in front of the Municipal Building. In the summer, the City will begin the parking deck on Greene Street and then the crosswalks at Greene Street and refresh a lot of the ones in the uptown urban core.

Council Member Godley stated that he feels that the City should enforce using the crosswalks and adhering to the policies for them. He does not want to read about any more deaths due to pedestrian accidents.

Chief Holtzman stated that this evening, staff is asking for approval of the concept and ordinance amendment. The actual spending of money will be brought back to the City Council later.

Council Member Connelly asked about when pedestrians would receive a citation.

Chief Holtzman responded that if the pedestrian crosses a street outside of the 150 feet of the crosswalk and it is a dangerous area, the pedestrian should use the crosswalk. Otherwise they will receive a citation.

Council Member Godley asked if the City will ticket drivers, who do not stop for pedestrians using the crosswalks.

Chief Holtzman responded that would be part of the Good Ticket campaign and drivers could also receive a Bad Ticket if they do not follow the ordinance.



Council Member Glover asked staff to provide the City Council with a report on the number of accidents occurring on Memorial Drive and Farmville Boulevard (the McDonald's and Hardee's area).

Chief Holtzman stated that the GPD will take a look at the area. The GPD investigates 400 accidents monthly.

Motion was made by Council Member Connelly and seconded by Council Member Godley to approve the ordinance to amend Chapter 2 of Title 10 of the Greenville City Code and the Manual of Fees relating to Crosswalk Enforcement Zones. Motion carried unanimously.

AMENDMENT TO SERVICE AGREEMENT WITH DEVELOPMENT FINANCE INITIATIVE RELATING TO THE IMPERIAL SITE PROJECT – (Resolution Nos. 016-17 and 017-17)

Economic Development Manager Roger Johnson stated that the Office of Economic Development has been doing predevelopment work to find a suitor for the Imperial site. In doing so, the City has been working with the Development Finance Initiative (DFI), which is the preeminent local government economic development partner across North Carolina. The DFI worked with about 100 different projects across the State and Greenville is not the first to use them.

Economic Development Manager Johnson explained that several Council Members are asking staff to move the project timeline from January 2018 to September 2017. Also, there is a sense of urgency to get the property back on the tax roll. In order to do that, the City Council must approve two resolutions. This is an administrative process exempting the City from the Mini Brooks Act, an act stating that there is a process that the City goes through to pick a vendor for a one time relief of the Greenville Local Preference and Retention Act, and then ultimately authorizing the City Manager to amend the contract with DFI.

Economic Development Manager Johnson stated that this will allow the City to save somewhere in the neighborhood of 60 or 90 days on the process. Failure to pass these resolutions will result in this project not meeting the September 2017 timeline. The purpose of this particular act is that the City Council's desires are met. At the closing of the Planning Retreat, there were many comments that were made by individual Council Members. As a result, DFI representatives are present this evening to listen to comments and to answer any questions.

Council Member Connelly stated there is no language in the amended contract that guarantees the fee not to exceed the \$24,000 by the third party architect. He asked if there is a reason for that.

Economic Development Manager Johnson responded there is no reason. Certainly, if this number would exceed \$24,000, staff would not bring that back to the City Council for



approval. If there is any number greater than that, the City would just revert back to the existing contract with a January 2018 deadline.

Council Member Connelly asked if the DFI would guarantee that they would come back for the \$24,000 and do the originally agreed upon architectural design.

Economic Development Manager Johnson responded that the DFI has already guaranteed that by the existing contract, which states that the DFI would do it for \$94,000.

Council Member Connelly asked if the City would have to amend the contract.

Economic Development Manager Johnson responded that the City would not execute the contract if the City fails to find a design partner for \$24,000 or less.

City Attorney David Holec stated that Section 5 of the amendment states that if the City Council approves this amendment then what comes forward is only effective in the event the City contracts on or before that date with the third party architect to conduct a site constraint analysis and test fit. If the amendment is not done, then the City could revert back to the already signed contract. It will be the City Council's direction to the City Manager that she not enter into a contract for greater than \$24,000. The City Manager actually has the authority to enter into the contract for less than \$50,000 without coming back to the City Council for this service. It is recommended that the City Council directs the City Manager to not to enter into a contract greater than \$24,000, then these amendments are not effective and the City is under the initial contract.

City Attorney David Holec stated that the City Council could also direct the City Manager to not enter into a contract greater than \$24,000 or to direct that this other contract come back for the City Council's approval.

Council Member Smiley recommended giving the City Manager authority to act as quickly as possible with the restriction of making sure that the City meets this budget target rather than asking the City Manager to bring it back to the City Council.

Motion was made by Council Member Smiley and seconded by Council Member Mercer to accept the amendment to the service agreement with the Development Finance Initiative relating to the Imperial site project with the additional direction to the City Manager not to enter into this contract, if it exceeds \$24,000.

Mayor Pro-Tem Smith asked for an explanation about the 10 years in the contract.

Economic Development Manager Johnson explained that the City signed an agreement with DFI, which they charge the City a flat fee of \$94,000. Two matching grants were used so no local proceeds have been used. The additional cost of the contract is 1.5% of the total cost of development so any development that happens during that 10-year period, DFI would be eligible for 1.5% of the total cost of that project.



Council Member Connelly stated that for clarification purposes, if the City cannot find a partner to build the project that is created by the DFI and the City decides to sell that property to another developer with a suitable project for that site and the developer has had no contact whatsoever and no relationship with the DFI, would the City still be responsible for paying that 1.5% of the total expected cost to the DFI.

City Attorney Holec responded that is correct.

Council Member Connelly stated that the City is legally bound for 10 years to pay them for a \$30 million project, which is \$450,000.

Economic Development Manager Johnson responded that is correct. That fee is not paid by the City. That fee is paid by the developer.

City Attorney Holec responded that the payment comes from the developer.

Council Member Smiley stated that the City Council has engaged the DFI to conduct a public process. The DFI is trying to take what the public says and to fit that into something which a developer can actually do to the extent that this process develops a set of requirements and goals. It is the DFI's intention to help the City Council put together a request to the development community to build this project. Council Member Smiley asked is that a fair characterization of the process that the City is in with DFI.

DFI Director Michael Lemanski responded that this is a public process lead by the public sector to get the type of private development that the public would like to see. It is an iterative process. This is a more proactive approach to try to find someone who wants to build exactly what the City is looking to see on that site. But doing so in a way that what the City is proposing is finally viable and works for a potential private sector developer. It is very different from the City selling the property, and then the private sector buys and determines what to do with the property. The only limiting factors would be the City's current zoning for the property or any that the City might try to put on the development.

Mr. Lemanski stated that a detailed market analysis was done by DFI to understand what the market could support and some time was spent already on the site analysis. This is an iterative process including getting an idea of what the market and site can support, soliciting public feedback, receiving feedback from the City Council, stakeholders, surrounding property owners, people who live in the neighborhood, and other potential groups who might have an interest in this site, and making sure that is incorporated and coming up with a program that is financially viable and accomplishes the City Council's goals and also works for the private sector.

Mayor Pro-Tem Smith asked for the DFI's interpretation of the feedback given by the City Council.



DFI Project Manager Jordan Jones responded that the DFI heard a lot of concerns about gentrification, particularly around displacement and how does the City ensure this is a kind of economic development not focused solely on students. Other concerns are making sure that the DFI's process is a very public and deliverable process and that the DFI spends more time on engaging, particularly with the residents of West Greenville. To have more conversations about these guiding public interests, and to ensure what the DFI brings to the City Council reflects what the public stated is needed in their community.

Mayor Pro-Tem Smith stated that DFI spoke about the housing part at the City Council's January 2017 Planning Retreat. She asked about the type of housing for this project.

Mr. Jones responded that DFI specifically talked about market housing. The DFI heard many concerns in the community about student housing. The DFI wants to make sure that it designs this type of development to not specifically target and serve student housing. It cannot be specifically stated that no students can live on this site. The DFI can discuss working with developers who are not interested in building 4 or 5 bedroom apartments and how the developer could build 1-2 bedroom apartments and they are leased specifically to students but are leased apartments. Some were targeting young professionals and/or retired Baby Boomers and other residents who live and work in uptown Greenville.

Mayor Pro-Tem Smith asked whether DFI envisioned any of those units being affordable for individuals who are already living in that area.

Mr. Jones responded that the DFI is thinking about 152 units and how does the public receive that and should there be a focus on affordable units within this program mix.

Mr. Lemanski responded that it is really important that the City of Greenville has a diversity of housing options so that there is the demand created for diversity, retail uses, and that makes downtown feel like everybody is downtown and everybody has a reason to come there to be entertained and engaged. The DFI has not heard a lot of demand for affordable housing, but it becomes one of the guiding public interests in many communities. If the DFI incorporates affordable housing into the project, that can mean a lot of different things to a lot of different people. The DFI is happy to make that a public interest, if there is consensus and they will have discussions about what that looks like, does that mean that the City will focus on a project that only caters to affordable units or a mix of housing units.

Mr. Jones stated that a lot of feedback was received about the long-term residents in West Greenville being displaced as rent potentially goes up. A lot of the older residents in West Greenville had concerns about how do they get ramps built and more handicap accessible restrooms in their current housing so they can stay in place for a long term and pass on their houses to family members.

Council Member Glover said that West Greenville residents are concerned that this development could displace or depress West Greenville residents even more to build something that is not affordable for the people to live in West Greenville. Nathaniel Village



is an example of affordable housing and there is another example on Hooker Road. Those places are filled before they are built because low-income people are trying to find a better place to live without an expensive utility bill.

Council Member Glover stated that other people might have different ideas about what they think it should be or want it to be. When crossing the railroad track, one is in West Greenville. There are people who are still alive and they worked at those former tobacco warehouses. She is hearing from the West Greenville residents that 1) they do not want to be displaced again and 2) why the City is not building affordable housing where they can live. Market housing can go all ways. These people cannot afford to pay \$300-\$400 monthly rent. She is concerned that this project will begin to be so big that it is too big for West Greenville.

Council Member Glover expressed her appreciation for the DFI having the meetings with the residents. Also, she stated that projects and development are being considered in two areas, which are related to the Greenville African-Americans' history, the Town Common and the Imperial site. Retail can be built at the bottom and affordable housing could be built at the top.

Mayor Thomas stated that the key is the City had a toxic site that could have been at its location for 100 years because the private landowner could not afford to clean up the land and no one can buy and clean up the property. He commends staff for working with federal funds to clean up those areas, which were poisoning everything around them including the water table. The vision is that the City Council wants to take an eyesore and turn it into a beacon for that area.

Mayor Thomas stated that the City could sell the property, but he feels that is not what this community wants. The community wants something out of market that will allow the City to accentuate West Greenville and make it something that will be a beacon of financial activity for those who are from that area and create opportunity. He would like to have seen in the presentation more about the people that the DFI met with, what feedback was involved, and whether it was by phone or face to face. This is a process and City is counting on the DFI to do a good job for the community.

Council Member Godley made comments about Greenville's affordable and uptown housing in Greenville and stated that all of these conversations are warranted as Greenville continues through this stage of growing things. There are housing opportunities offered in the uptown district and borderline West Greenville area, student and affordable housing.

Council Member Godley stated that Greenville has a similar situation as in Durham, North Carolina. In West Village in downtown Durham, North Carolina, there are old tobacco warehouses and mixed use. There are 1-2 bedroom apartments and Duke University students are living there because the campus is .01 miles away. Downtown Greenville is .01 miles away from the East Carolina University campus and naturally students would have an interest in this process.



Council Member Godley stated that the City's working with the DFI does not mean that a developer is going to come in but it means that there is a chance and he would hate for the City to miss out on this opportunity.

Council Member Smiley stated that he is hearing that there is more of an appetite for a public investment. In order to get someone to do that, the City must presumably make a better deal on the property or financing. When asking the private sector to get a less powerful project from their perspective, then the City would be asking the public to chip in some way. The DFI is going to have to put forward more than what they were originally asked to do.

Mr. Lemanski stated that it is a responsibility that the DFI takes seriously so that the City Council has the information to make informed decisions. The DFI would need a program to do a detailed financial analysis and when going there, the DFI would be able to share with the City Council what those tradeoffs might be. Based on that financial information, maybe the City Council would not want 100% affordability, but would want a mix of affordable and market rate units.

Mayor Thomas stated that there is a spectrum of opportunities. The City has the low-income tax credit type of opportunities and Nathaniel Village is not a public project, nor is the project on Hooker Road or others. They have some tax credits based on the type of housing they provide for workforce housing or lower-income housing. They are on the tax roll – they are tax producing projects. Mayor Thomas asked if they have some offsets.

Assistant City Manager Merrill Flood responded that those are low-income housing tax credit developments and they also received some funding through the City's HOME Program. \$150,000-\$400,000 in those various developments are going to help with the points that are used to judge those applications and to provide tax credits.

Mayor Thomas asked if those projects are on the tax roll.

Assistant City Manager Flood responded that is correct. They are privately held.

Mr. Jones stated that from these conversations, there are two great steps for the DFI. To have a conversation with the Greenville Housing Authority to learn more about its housing vouchers and whether they could be principally applied to the units on the site to ensure some affordable housing. There is a large vacant city-owned parcel just west of Albermarle Avenue that could be eventually a site for low-income housing project. Earlier this evening, the Greenville Housing Authority spoke about the need to find additional opportunities for local tax credits. If there is a roll, DFI could help them evaluate that site and put them in touch with developers, who do low credit housing projects. Recently, The DFI visited one of their sites where the community strongly told them they wanted just affordable housing at the site and the DFI found an affordable housing developer. They actually submitted early in January for local housing tax credits.



Council Member Connelly stated that the DFI indicated that it is working for the City, which is true, because the City technically employed the DFI to do the project. In addition, DFI is also working for the developer because the DFI must come up with a product that is marketable. The problem is if DFI does not come up with a developable project for 10 years that property could sit there. Personally, he would like for the DFI to incorporate some jobs in that area because the City is in a serious need for them. In order for people to be able to live in a \$1,200 rental unit monthly, they would have to earn \$50,000 annually.

Council Member Connelly stated that the DFI should come back to the City Council with the best marketable project possible. Personally, he does not want to see \$1 million of the City's General Funds set out there for 10 years. He voted against the contract the first time it came before the City Council because the City is tied up for 10 years now whether the City uses the DFI's services.

Council Member Connelly stated that the most lucrative business right now is probably multi-family units and if that is going to make the project work, DFI must be honest with and tell the City that is the best product. Hopefully, that is the ultimate goal. His concern about multi-family units is there were toxins and chemicals on that property.

Mayor Thomas stated that ultimately, the market will dictate. The City's goal is to put the property back on the tax roll and make this a good project with a good mix.

Mr. Jones stated that actually the DFI started its outreach to developers and had some public engagement sessions in November 2016. The DFI worked with the Office of Economic Development and Uptown Greenville to have one session solely dedicated to having discussions with local investors and developers to get feedback about what they would like to see at the site.

Mr. Jones stated that in terms of job creation, the DFI absolutely agrees that this site is critical for economic development. Based on other projects seen in North Carolina, hopefully, this project will create a vibrant downtown and a place where employers want to locate and create jobs. Other discussions were about office space on the Imperial site to bring those jobs closer to uptown, challenges with financing, particularly, it would take some key institutions to promote the type of product that would be attractive to the developer community.

Council Member Godley stated that downtown's economy is no different from the City's economy and the United States economy. The more people Greenville can get from different backgrounds in this area, the better it is going to be. Students are on a quite limited budget. The DFI's projects are seen in Durham, Raleigh, Charlotte and other cities, there are 65 year old people living in those cities, but they are not living in downtown Greenville right now. Unless Greenville has something like that, they probably will never live there. He wants to see people of all ages living and enjoying downtown. The way to strengthen the downtown is to diversify as much as possible from people's backgrounds as well as jobs.



Mayor Thomas asked about the next step for the DFI to take, based on the City Council's feedback.

Mr. Jones responded that currently they are in the process of interviewing design partners. The amendment of the contract states a March 31 deadline and hopefully, the DFI will have the recommendation in place in the next two weeks of a firm to contract and not exceeding \$24,000. He also spoke to Council Member Glover about doing a better job with engaging the West Greenville neighborhood and co-hosting some public engagement sessions in her district. The DFI will let Council Member Glover take the lead in selecting the best location and time to set those meetings that way DFI will be accommodating as many residents in the West Greenville neighborhood as possible.

Mr. Jones stated that the DFI has presented a program with 152 residential units and what are the type of units that would like to be seen, what is the size of the units, who should they be targeting, and what is the rent amounts. This seems as though it is a policy decision and this range of uses seem to have rough consensus from the City Council. The DFI will come back before the City Council with more details on how this program could potentially look based on feedback from the City Council as well as the public.

Mayor Thomas asked whether the DFI ever sat on one their projects for 10 years.

Mr. Lemanski responded that the DFI does not have any intention of sitting on this project. They put most of their fees at risk and they only get paid if they are successful in attracting a private investor and the type of development that local governments want to see. That is why the DFI tries to align its interest with the City Council's interest because the DFI sees itself as a partner.

Council Member Glover stated that she is looking at scheduling a Town Hall and Informational Meeting in March 2017. Currently, the location has not been secured and date and time have not been finalized.

There being no further discussion, the motion passed with a 5:1 vote to accept the amendment to the service agreement with the Development Finance Initiative relating to the Imperial site project with the additional direction to the City Manager not to enter into this contract, if it exceeds \$24,000. Mayor Pro-Tem Smith and Council Members Glover, Godley, Smiley, and Mercer voted in favor of the motion and Council Member Connelly voted in opposition.

PRESENTATION BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON WEST GREENVILLE REVITALIZATION INITIATIVES AND IMPROVEMENTS

Community Development Director Ben Griffith gave the history and an overview of the housing programs that the City has been active in focusing on the West Greenville



neighborhood. He also covered what is going on now and what is going to be done in the future including some potential challenges the City might face.

Director Griffith stated that in 1992, the City Council passed a \$1 million Affordable Housing Bond, which was used to construct three subdivisions in the City. Those funds have been recirculated through the City and used for affordable housing. In 1994, the City received its entitlement designation from the U. S. Department of Housing & Urban Development (HUD), which is a significant milestone for any community to obtain that status. The establishment of the 45-Block Revitalization Program occurred in 2003 and during the following year, bonds totaling \$10 million were approved for the Center City and 45-Block Revitalization Program. (\$5 million each was approved for two areas of the City, Center City and West Greenville.) In 2014, a \$5 million General Obligation Bond provided funds for the Phase II Streetscape project along West 5th Street.

Director Griffith stated that the Center City/West Greenville Revitalization Plan was adopted in 2006 by the City Council. It is a long-term plan laying groundwork for what the City has done since 2006 and will be doing in the future. The study area was divided into the Center City, the uptown area and some other areas to the south as well as into the West Greenville area. Some of the accomplishments that have taken place since 2006 are as follows:

WEST GREENVILLE REVITALIZATION INITIATIVES & IMPROVEMENTS
REVITALIZATION EFFORTS SUMMARY 2006-2016
FUNDED BY GO BONDS, CDBG AND HOME PROGRAM

- Property Acquisitions – 68 (249 total)
- Clearance & Demolitions – 104 (204 total)
- Down Payment Assistance – 33 (124 total)
- New Construction – 25 units (36 total)
- Owner-Occupied Rehabilitations – 89 (193 total)
- Public Service (Non-Profits) Grants – 49 (107 total)
- Public Facility Improvements – 22 (23 total)

The owner-occupied rehabilitation program is the strongest and most popular program that the City's Housing Division operates with HUD and other funds.

Director Griffith stated that some other accomplishments include the establishment of the West Greenville Neighborhood Revitalization Strategy Area, increased homeownership from 17% to 30%, community infrastructure improvements, sidewalks and streetlights, streetscapes, Police Department Sub-station and the Lucille W. Gorham Intergeneration Center.

Director Griffith stated that some of the things that are next are short-term and long-term and a lot of question marks.



WEST GREENVILLE REVITALIZATION INITIATIVES & IMPROVEMENTS WHAT'S NEXT/IMPACTS

- Incremental Reductions in Funding
- Lead-Based Paint Requirements and Related Costs
- Historic District and Preservation Requirements
- Marketing of 5th Street Lots for a Commercial Center
- West 5th Street and Albemarle Avenue Areas
- West 5th Street Gateway Project – Phase II

The HUD funding has slowly decreased over the years and does not look like it will increase in the future. With that decrease in funding, HUD also increases reporting mechanisms and requirements and the paperwork and documentation that go with them. There is a lot of staff resource time and effort put into providing that information about rehabilitation and keeping HUD up-to-date. With what has been happening in Washington, D.C., there have been discussions of cuts across-the-board. No federal department has been exempted, excluding the defense department. All areas are game for cuts. HUD has battled cuts for years and years in Congress, and the City must look at the programs that are provided to its community through both CDBG and HOME, which is primarily the down payment assistance program for first homebuyers and homeowners.

Director Griffith stated that when preparing the City's current action plan and 5-Year Consolidated Plan next year, staff must look at the types of programs offered by the City, how the City administers and operates those programs and how they may change in the future depending on funding and other regulatory items that may come associated with them. Any time a rehabilitation project is done for an owner occupied home, staff is very aware of lead-based paint and its requirements and tries to minimize the impact. There are four Historic Districts of various levels in the West Greenville area. There are historic preservation requirements of those districts that must be followed adding to the cost and time of the review and making sure that all the requirements are met.

Director Griffith stated that the 2006 plan identified two primary areas, West 5th Street and Albermarle Avenue for commercial mixed-use development and they have been very slow to develop. Some lots have been cleared on West 5th Street (where the old transmission shop and other businesses were located). There are actually four parcels there and the City is in the process of aggregating and recombining those into one parcel so that it can be marketed as a single lot. Also, there is the West 5th Street Gateway Project – Phase II.

Director Griffith stated that the following are opportunities that the City should consider:

WEST GREENVILLE REVITALIZATION INITIATIVES & IMPROVEMENTS OPPORTUNITIES

- Identify and Leverage New/Alternative Funding Sources
- Recruit New Community Building Partners



- Office of Economic Development Assistance
- Pursue Public-Private Partnerships
- Close Coordination with Code Enforcement
- Others

As the City's traditional funding from HUD is in decline, the City should look at other funding sources. The North Carolina Housing Finance Agency has been good, but those are limited funds as well and generally focus more on specific projects, down payment assistance, and urgent repair. There are several nonprofits doing work in the community that do not use federal dollars and they are looking for assistance as well. Currently, the Community Housing Development Organization (CHODO) is in the community. Staff is working with the Office of Economic Development on marketing some of the City's commercial properties.

Director Griffith stated that in the context of the Housing Division, using HUD dollars especially, it is more of an intent to acquire properties and to make sure utilities are available so that a potential investor or developer could see them in place and potentially move forward with that. Regarding funding sources, the low-income housing tax credits have been a real big source for affordable housing throughout the country over the last several years, but that might change.

Director Griffith stated that moving the Code Enforcement Division back under the Community Development Department created the convenience of working closely with its staff throughout the area where there is trash, debris, and weeded lots. That helps to make areas more pleasant and inviting for neighbors as well as for potential investors.

Director Griffith stated that staff is requesting input and guidance from the City Council about ideas to incorporate into the City's Annual Action Plan.

Mayor Thomas stated that he asked staff to provide this update, which explained where the City is with some of its projects. Hopefully, the City will be able to approach some of the Transportation Investment Generating Economic Recovery (TIGER) grant program opportunities again next year. There are some ambitious opportunities in District 2 and the City must keep moving toward them.

Council Member Smiley stated that a lot of the challenges West Greenville faces is largely because of underinvestment. Historically, the City has not invested well in this part of the City. As the City tries to rectify and to invest more in that area making it a nicer place to live, the risk is the City will potentially make it too expensive for the current residents to remain in that area. The City would not want to direct investment there from fear of that reason.

Council Member Smiley stated that Atlanta is extending a trail all around the area. They found that everywhere that trail goes the property values go up immediately around the trail. People who once lived and would love to live there cannot afford the taxes anymore.



They cap what the property tax can go up to whatever it is going up citywide. If it goes up citywide by 1%, their taxes go up by 1%, but their taxes do not go up 50% or 75% just because their property has become 50% or 75% more valuable as result of investments in the area.

Council Member Smiley recommended that staff look at approaches taken by other cities. To determine whether those approaches would allow Greenville to invest in its areas that historically had challenges to make them better places to live not for other people, but for those citizens who currently lived in those areas or have lived in them for 15-20 plus years. To see whether the City can build a public policy around its investments to benefit the people who are there now and not to benefit those who will later buy their property.

Director Griffith stated that one of the things is taking a measured approach on how the City and potential developers invest in the community. Community involvement is important and one of the keys is homeownership has increased. One of the things seen about gentrification is when it occurs quickly. For example, in the Atlanta area, the railroad goes around a lot of abandoned and industrial areas and they are being snapped up and are refurbished or demolished and rebuilt. There are not a lot of homeowners who back up to that rail line.

Director Griffith stated that there is strength in the West Greenville community because the homeownership increased from 17% to 30%. Gentrification does not occur as quickly when ownership ability is in an area. It is commonly thought of where a lot of people are renting and the landlord dumps them out because of redevelopment.

Director Griffith stated staff will research some communities and report their findings to the City Council.

Council Member Connelly asked what would speed up the process of revitalizing West Greenville.

Director Griffith responded that taking the long term approach and planning for the future would be key as well as capital improvements. Such as the infusion of bond money and those investments have splurged some development and have had some long reaching effects. But the City does not have the funds and the City Council has a zillion of other things to worry about as well, so the City is not able to do that.

Director Griffith stated that with the Housing Division and using HUD dollars, a lot of it is setting the groundwork. Making sure the infrastructure is in place and perhaps assembling some properties that were dilapidated or abandoned and making that inviting for an investor to come in and to lay that groundwork.

Council Member Connelly asked about ways that the City could get private investors to invest money in the West Greenville area.



Director Griffith responded that a lot of it is the location. The other is what the City can do specifically. The City can work to make the property inviting and reducing the risks for investors by making sure adequate utilities are available and what zoning is being allowed, and infrastructure is place. If someone is going to do multi-family, they are obviously going to need an upgrade for water and sewer. The historic preservation is out of the City's hands when the City must send that to the State and that unknown is a risk factor and trying to minimize and reduce that and making it inviting for an investment.

Council Member Connelly stated in his opinion, it sounds great to lower the risk, but the interest is giving the investors the opportunity. When there is an opportunity to make money and to do great for a location, do not cut it off where potential investors want minimum risks. In a particular affordable and high traffic, crime, and drug area, investors would still be able to make a superior product there. With risk there is reward also.

Council Member Connelly asked about the number of city-owned parcels in West Greenville.

Director Griffith responded there are over 200 in West Greenville and some of them are aggregated or scattered. Unless they have been aggregated together, a lot of them are substandard and do not meet the current zoning.

Council Member Connelly stated hopefully, they can be looked at and the City can get the private sector involved as well. When things dry up, there are other sources and there is nothing better than to find people in the community to make investments.

REPORT ON PUBLIC-PRIVATE PARTNERSHIP INITIATIVES FOR THE TOWN COMMON

Council Member Godley stated actually he requested this item to be added to the agenda for one of the December 2016 City Council meetings. This is a follow-up on the City Council's 5:1 vote at its August 18, 2016 meeting to start exploring public-private partnerships related to recreational and entertainment opportunities at the Town Common.

Council Member Godley stated that the City has an awesome Town Common Master Plan now and the projects will cost millions of dollars. Hopefully, future City Councils will rank the Town Common the way this City Council has, but there are chances they might not. Starting to look at some public-private partnership opportunities now might speed up some funding opportunities.

Director of Recreation and Parks Gary Fenton reported that the popularity of public-private partnerships has skyrocketed. There is even an association called the National Council for Public-Private Partnerships (NCPPP), which is a great resource. The NCP PP defines such a partnership as a contractual agreement between a public agency and a private sector entity through which the skills and assets of these sectors are shared in delivering a service or



facility for the use of the public. In addition to the sharing of resources, these parties share potential risks and rewards in the delivery of a service or a facility.

Director Fenton stated that the City and its residents have benefited from partnerships at Town Common with outside organizations starting with the Greenville Toyota Amphitheater and more recently with the new playground. The playground came about with a partnership with Trillium Health Resources, Greenville Utilities Commission, Vidant Medical Center, area businesses and nonprofits and even individuals in the community. That allowed for 83% of the cost of that facility to be paid for with non-City funds. Additionally, the Pitt County Schools recently partnered with the City on the South Greenville Recreation Center project contributing \$600,000 in capital funds to that project plus recently providing a portion of the building’s operational cost.

Director Fenton stated that if the vision of the Tar River and Town Common could be realized, it will vastly benefit the community in regard to environmental quality, citizens’ health and Greenville’s image, quality of life and economic growth. The City cannot do this alone and must combine its resources with outside resources such as grant requests and the contributions and partnership with corporate and nonprofits. There are numerous improvements recommended in the Tar-River Legacy Plan and the Town Common Master Plan that might lend themselves to such partnership. Next week, staff will be meeting with people from the business community to discuss specific projects, their estimated costs, their potential for partnerships, and the best way of seeking and securing those partnerships. Some of those projects are at the Town Common and they are listed below under the following sketch.



Mayor Thomas asked about the size of the Civic Building.



Director Fenton responded that the Civic Building would not be massive, but it would be large enough for providing more recreational programs and groups could rent it for meetings, weddings and those kind of things.

Mayor Thomas stated for the record, there is a built component in the Master Plan.

Director Fenton stated that is correct. There is an indoor facility.

Director Fenton stated those projects under the sketch and other parts of the project could certainly lend themselves to a public-private partnership that mutually benefits both partners. Other projects elsewhere along the river might be candidates for public-private partnerships as well including the riverside overlook, a new BMX skate facility, an elevated canopy walk, and a bicycle bump track. Staff will keep the City Council posted as they move forward with trying to identify organizations that might be interested in partnering and benefiting from some of the projects at the Town Common and throughout the Tar River Legacy Plan.

Council Member Godley asked whether the Town Common is separated from the Tar River Legacy Plan due to past political reasons.

Director Fenton responded that the Town Common was separated from the Tar River Legacy Plan. The organization that prepared the Tar River Legacy Plan and ultimately the update of the Town Common Master Plan is the same organization. The original direction was not to look at the Town Common, but it is hard not to because the Town Common is obviously the center point of the seven-mile stretch.

Council Member Godley stated that in the Town Common Master Plan, a steering committee was called for to get as many people involved as possible. Maybe that is an approach to use getting as many business leaders involved to help bring in investors. Getting people from the community to promote the Town Common would help the City to raise some money.

Mayor Thomas stated that there may be citizens who are interested in putting their name on a project as a legacy. He would love to see a more formalized approach and realizes that the Recreation and Parks Department is short staffed and cannot do it all.

Director Fenton stated that the Recreation and Parks Department has another vacant position, the Special Project Coordinator, who addresses marketing, outside resources, and all the different special projects. When that position is filled, it could equal to having three positions, but it will be a start and there will be someone to delegate some things to do.

Council Member Godley stated that every day, 150 children, along with their parents, are at the new Town Common playground. It is awesome. Before the playground was built, the Town Common was empty on a Tuesday afternoon. Two months of fundraising was used to get additional funding for the new playground. The Vidant Medical Center or DMS could



be a sponsor of one of the Town Common projects and maybe the City will receive checks for \$50,000.

Director Fenton stated that fundraising was targeted for landscaping at the Town Common playground. \$100,000 contributions are obviously wanted, but the City also loves it when someone donates \$100.

Council Member Godley suggested using the City's Public Information Office to get the word out about private-public partnerships are wanted for the Town Common projects.

Council Member Godley stated the Dream Park is nice, but Greenville does not have a park pulling people from opposite sides of the City to visit, and Town Common could be that kind of park.

REVIEW OF FEBRUARY 9, 2017 CITY COUNCIL MEETING

The Mayor and City Council reviewed the agenda for the February 9, 2017 City Council meeting.

CITY MANAGER'S REPORT

No comments were made by City Manager Lipscomb.

COMMENTS BY MAYOR AND CITY COUNCIL

The Mayor and City Council made comments about past and future events.

CLOSED SESSION

Mayor Pro-Tem Smith moved to enter closed session in accordance with G.S. §143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said laws rendering the information as privileged or confidential being the Open Meetings Law, specifically Closed Session minutes; and in accordance with G.S. §143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body including consultation relating to the



lawsuits involving the City of Greenville and the heirs of Ben W. Sherrod, Jr. and WGB Properties, Inc. Council Member Godley seconded the motion, which passed by unanimous vote.

Mayor Thomas declared the City Council in Closed Session at 9:42 p.m. and called a brief recess to allow Council Members to relocate to Conference Room 337.

Upon conclusion of the closed session discussion, motion was made by Mayor Pro-Tem Smith and seconded by Council Member Godley to return to open session. Motion was approved unanimously, and Mayor Thomas returned the City Council to open session at 10:05 p.m.

ADJOURNMENT

There being no further business before the City Council, motion was made by Council Member Godley and seconded by Council Member Mercer to adjourn the meeting. Motion carried unanimously, and Mayor Thomas declared the meeting adjourned at 10:06 p.m.

Respectfully Submitted

A handwritten signature in cursive script that reads "Polly Jones".

Polly Jones
Deputy City Clerk



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Amendment to Money Purchase Plan and Trust Adoption Agreement

Explanation: **Abstract:** Since 2004, the City has had an ICMA Retirement Corporation Governmental Money Purchase Plan for the purpose of providing the mechanism for the payment of deferred compensation to the City Manager in accordance with the City Manager's employment agreement. The Plan provided for a 10% payment by the City and, until a 2016 amendment, a 3% contribution by the City Manager. The City Manager's employment agreement does not require a 3% contribution by the City Manager, so it has not occurred. In order to correct this inconsistency between the previous Policy and practice, a retroactive amendment to the Plan is required in order to maintain Internal Revenue Service compliance.

Explanation: Since 2004, the City has had an ICMA Retirement Corporation Governmental Money Purchase Plan for the purpose of providing the mechanism for the payment of deferred compensation to the City Manager in accordance with the City Manager's employment agreement. The Plan provided for a 10% payment by the City and, until a 2016 amendment, a 3% contribution by the City Manager. The City Manager's employment agreement does not require a 3% contribution by the City Manager, so it has not occurred. In order to correct this inconsistency between the Policy and practice, a retroactive amendment to the Plan is required in order to maintain Internal Revenue Service compliance.

Attached is a copy of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust Adoption Agreement effective from 2004 until 2016. At its April 14, 2016, meeting, City Council adopted a new ICMA Retirement Corporation Governmental Money Purchase Plan.

The Plan is a plan administered for the City by the ICMA Retirement Corporation -- a corporation established by the International City Managers Association (ICMA). The Plan is a retirement plan for governmental employees allowed under Section 401(a) of the Internal Revenue Code. The only eligible Participant for the Plan is the City Manager. All City employees are eligible to participate in a different retirement plan allowed under Section 401(k) of the

Internal Revenue Code.

The Plan Agreement was required to be updated in 2016. At that time, the Plan was adopted with one change from the previous Plan Agreement. The Plan continued to require that the City pay an amount equal to 10% of the City Manager's base salary – which is the amount required to be paid pursuant to the City Manager's employment agreement. But, the Plan previously required a 3% mandatory contribution by the Participant, and this was changed so that no contribution by the Participant is required. The 3% mandatory contribution is not an IRS requirement and since it is an after-tax contribution, it is not particularly advantageous to the Participant. The City Manager's employment agreement does not require any contribution by the City Manager. The best speculation as to why the 3% mandatory contribution was included in the original Plan is that the then-current City Manager wanted to make this contribution.

Starting in June, 2013, the City Manager ceased to make the 3% contribution. This was an oversight which was not in compliance with the Plan. Because of this, an Application for Voluntary Correction Program was filed with the Internal Revenue Service. The method of correction proposed to the IRS is to amend the Plan retroactively to conform to the actual administration where no contribution is required by the City Manager. The IRS accepted this method of correction. This issue was addressed prospectively when the City amended the Plan in April, 2016, to remove the mandatory contribution feature.

The proposed amendment is attached.

Fiscal Note:

Adoption of the amendment does not impact the amount of the City contribution to the Plan, which remains at 10% of the City Manager's salary.

Recommendation:

It is recommended that City Council approve the attached amendment to the Money Purchase Plan and Trust Adoption Agreement in order to proceed with the method of correction accepted by the Internal Revenue Service.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Agreement](#)

 [Money_Purchase_Pension_Plan_Amendment_1048841](#)

City of Greenville
Money Purchase Pension Plan

Amendment to the ICMA Retirement Corporation Governmental
Money Purchase Plan & Trust Adoption Agreement

Pursuant to the terms of the ICMA Retirement Corporation Governmental Money-Purchase Plan & Trust (the "Plan"), the City of Greenville North Carolina amends the above referenced plan, which was in effect from January 1, 2004, until the effective date of the Plan adopted on April 14, 2016, as follows:

Effective January 1, 2004, the two sentences of the first full paragraph of Section VI.1 of the Adoption Agreement shall read as follows:

The Employer shall contribute on behalf of each Participant 10% of earnings or \$N/A for the Plan Year (subject to the limitations of Article V of the plan). Each Participant is required to contribute 0% of earnings or \$N/A for the Plan Year as a condition of participation in the Plan

In Witness Whereof, the Employer hereby causes this Amendment to be executed on the date noted below.

City of Greenville

By: _____

Date: _____

ICMA RETIREMENT CORPORATION
GOVERNMENTAL MONEY PURCHASE PLAN & TRUST
ADOPTION AGREEMENT

Account Number 10- 8872

The Employer hereby establishes a Money Purchase Plan and Trust to be known as (the "Plan") in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust. The Plan shall be known as:

City of Greenville, NC 401 Executive Plan [906]

This Plan is an amendment and restatement of an existing defined contribution money purchase plan.

Yes No

If yes, please specify the name of the defined contribution money purchase plan which this Plan hereby amends and restates: _____

I. Employer Name: City of Greenville, NC [902]

II. The Effective Date of the Plan shall be the first day of the Plan Year during which the Employer adopts the Plan, unless an alternate Effective Date is hereby specified:
N/A

III. Plan Year will mean:
 The twelve (12) consecutive month period which coincides with the limitation year. (See Section 5.04(i) of the Plan.) [803]

The twelve (12) consecutive month period commencing on _____ and each anniversary thereafter. [803]

IV. Normal Retirement Age (not to exceed age 65) shall be age 65. ✓ [288]

V. ELIGIBILITY REQUIREMENTS:

1. The following group(s) of Employees are eligible to participate in the Plan:

- _____ All Employees
- _____ All Full-Time Employees
- _____ Salaried Employees
- _____ Non-union Employees
- _____ Management Employees
- _____ Public Safety Employees
- _____ General Employees
- X Other (specify below):
City Manager

Adopt Agreement

The group specified must correspond to a group of the same designation that is defined in the statutes, ordinances, rules, regulations, personnel manuals or other material in effect in the state or locality of the Employer.

- 2. The Employer hereby waives or reduces the requirement of a twelve (12) month Period of Service for participation. The required Period of Service shall be N/A write N/A if an Employee is eligible to participate upon employment).

[344]

If this waiver or reduction is elected, it shall apply to all Employees within the Covered Employment Classification.

- 3. A minimum age requirement is hereby specified for eligibility to participate. The minimum age requirement is N/A (not to exceed age 21). Write N/A if no minimum age is declared.

[341]

VI. CONTRIBUTION PROVISIONS

- 1. The Employer shall contribute as follows (choose one):

- Fixed Employer Contributions With Or Without Mandatory Participant Contributions.**

The Employer shall contribute on behalf of each Participant 10 % of earnings or \$ - for the Plan Year (subject to the limitations of Article V of the Plan). Each Participant is required to contribute 3 % of earnings or \$ - for the Plan Year as a condition of participation in the Plan. (Write "0" if no contribution is required.) If Participant Contributions are required under this option, a Participant shall not have the right to discontinue or vary the rate of such contributions after becoming a Plan Participant.

The Employer hereby elects to "pick up" the Mandatory/Required Participant Contribution.

Yes No

[621]

The pick-up provision specifies that the contribution is treated, for federal income tax purposes, as though it is made by the employer. The pick-up provision allows the employee to defer taxes on the employee mandatory contribution. The actual result is the same as if the contribution were a reduction in that employee's salary by the amount of the contribution. Picked up contributions are NOT exempt from Social Security tax

[Note to Employer: A determination letter issued to an adopting Employer is not a ruling by the Internal Revenue Service that Participant contributions that are picked up by the Employer are not includable in the Participant's gross income for federal income tax purposes. The Employer may seek such a ruling.

[Picked up contributions are excludable from the Participant's gross income under section 414(h)(2) of the Internal Revenue Code of 1986 only if they meet the requirements of Rev. Rul. 81-35, 1981-1 C.B. 255. Those requirements are (1) that the Employer must specify that the contributions, although designated as employee contributions, are being paid by the Employer in lieu of contributions by the employee; and (2) the employee must not have the option of receiving the contributed amounts directly instead of having them paid by the Employer to the plan.]

Fixed Employer Match of Participant Contributions.

N/A The Employer shall contribute on behalf of each Participant _____% of Earnings for the Plan Year (subject to the limitations of Article V of the Plan) for each Plan Year that such Participant has contributed _____% of Earnings or \$_____. Under this option, there is a single, fixed rate of Employer contributions, but a Participant may decline to make the required Participant contributions in any Plan Year, in which case no Employer contribution will be made on the Participant's behalf in that Plan Year.

Variable Employer Match Of Participant Contributions.

N/A The Employer shall contribute on behalf of each Participant an amount determined as follows (subject to the limitations of Article V of the Plan):

_____ % of the contributions made by the Participant for the Plan Year (not including Participant contributions exceeding _____% of Earnings or \$_____);

PLUS _____ % of the contributions made by the Participant for the Plan Year in excess of those included in the above paragraph (but not including Participant contributions exceeding in the aggregate _____% of Earnings or \$_____).

Employer Contributions on behalf of a Participant for a Plan Year shall not exceed \$_____ or _____% of Earnings, whichever is _____ more or _____ less.

2. Each Participant may make a voluntary (unmatched), after-tax contribution, subject to the limitations of Section 4.05 and Article V of the Plan.

Yes

No

3. Employer contributions and Participant contributions shall be contributed to the Trust in accordance with the following payment schedule: (please circle one choice) [611]

- | | | |
|----------------|------------------|------------------|
| 0 Bi-Weekly | 1 <u>Weekly</u> | 2 Semi-Weekly |
| 3 Bi-Monthly | 4 <u>Monthly</u> | 5 Semi-Monthly |
| 6 Bi-Quarterly | 7 Quarterly | 8 Semi-Quarterly |
| 9 Bi-Annually | 10 Annually | 11 Semi-Annually |

VII. EARNINGS

Earnings, as defined under Section 2.09 of the Plan, shall include:

- (a) Overtime Yes No
- (b) Bonuses Yes No

VIII. LIMITATION ON ALLOCATIONS

If the Employer maintains or ever maintained another qualified plan in which any Participant in this Plan is (or was) a participant or could possibly become a participant, the Employer hereby agrees to limit contributions to all such plans as provided herein, if necessary in order to avoid excess contributions (as described in Sections 5.02 and 5.03 of the Plan).

1. If the Participant is covered under another qualified defined contribution plan maintained by the Employer, the provisions of Section 5.02(a) through (f) of the Plan will apply unless another method has been indicated below.

- Other Method. (Provide the method under which the plans will limit total Annual Additions to the Maximum Permissible Amount, and will properly reduce any excess amounts, in a manner that precludes Employer discretion.)

N/A

2. If the Participant is or has ever been a participant in a defined benefit plan maintained by the Employer, and if the limitation in Section 5.03 of the Plan would be exceeded, then the Participant's Projected Annual Benefit under the defined benefit plan shall be reduced in accordance with the terms thereof to the extent necessary to satisfy such limitation. If such plan does not provide for such reduction, or if the limitation is still exceeded after the reduction, annual additions shall be reduced to the extent necessary in the manner described in Sections 5.02 and 5.02. The methods of avoiding the limitation described in this paragraph will not apply if the Employer indicates another method below.

- Other Method. (Note to Employer: Provide below language which will satisfy the 1.0 limitation of section 415(e) of the Code. Such language must preclude Employer discretion. See section 1.415-1 of the Regulations for guidance.)

N/A

- 3. The limitation year is the following 12-consecutive month period:
calendar year

IX. VESTING PROVISIONS

The Employer hereby specifies the following vesting schedule, subject to (1) the minimum vesting requirements as noted and (2) the concurrence of the Plan Administrator.

<u>Years of Service Completed</u>	<u>Percent Vesting</u>
Zero	<u>100</u> % <i>K. Kelley 11-2-04</i>
One	_____ %
Two	_____ %
Three	_____ %
Four	_____ %
Five	_____ %
Six	_____ %
Seven	_____ %
Eight	_____ %
Nine	_____ %
Ten	_____ %

- X. Loans are permitted under the Plan, as provided in Article XIII:

Yes No

[751]

- XI. The Employer hereby attests that it is a unit of state or local government or an agency or instrumentality of one or more units of state or local government.

- XII. The Plan Administrator hereby agrees to inform the Employer of any amendments to the Plan made pursuant to Section 14.05 of the Plan or of the discontinuance or abandonment of the Plan.

- XIII. The Employer hereby appoints the ICMA Retirement Corporation as the Plan Administrator pursuant to the terms and conditions of the ICMA RETIREMENT CORPORATION GOVERNMENTAL MONEY PURCHASE PLAN & TRUST.

The Employer hereby agrees to the provisions of the Plan and Trust.

XIV. The Employer hereby acknowledges it understands that failure to properly fill out this Adoption Agreement may result in disqualification of the Plan.

XV. An adopting Employer may not rely on a determination letter issued by the National or District Office of the Internal Revenue Service as evidence that the Plan is qualified under Section 401 of the Internal Revenue Code. In order to obtain reliance with respect to plan qualification, the Employer must apply to the appropriate key district office for a determination letter.

In Witness Whereof, the Employer hereby causes this Agreement to be executed on this 14th day of October, 2004.

EMPLOYER

By: *Serry A. Case*

Title: Human Resources Director

Attest: *Wanda J. Ecks*

ACCEPTED: ICMA RETIREMENT CORPORATION

Paul F. Gallagher

Title: Corporate Secretary

Norma Richardson

Attest:

NOV - 1 2004



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Resolution and an Interlocal Agreement with Washington County for building inspection services

Explanation: **Abstract:** The City's Inspections Division is currently two building inspectors short and in need of additional help due to the level of construction activity. An Interlocal Agreement with Washington County will allow them to provide personnel to the City of Greenville to assist with inspections when needed.

Explanation: At the end of 2016, the Inspections Division lost two building inspectors due to a retirement and resignation, and also lost a building inspector/plans reviewer due to a resignation. At the same time, construction activities have increased and inspectors are desperately needed. While the recruitment process for filling the vacant positions is underway, the City has contracted with two retired inspectors to fill in until replacement inspectors can be hired. An interlocal agreement with Washington County will allow their inspectors to assist the City of Greenville during peak times.

Inspection services will be provided at an hourly rate of \$45.00 per hour, not to exceed 24 hours or \$1,080.00 per week. This hourly rate is for inspections and also for the inspector's attendance at any enforcement or court proceedings, if they shall occur. The term of the agreement is for six months, beginning April 11, 2017 and terminating on October 10, 2017.

Fiscal Note: Inspection rate of \$45.00 per hour shall not exceed \$1,080.00 per week. Funding from lapsed salaries will cover the expenses.

Recommendation: Approval of the resolution and Interlocal Agreement with Washington County to provide building inspection services.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Resolution for Interlocal Agreement with Washington County for Building Inspectors 1048727](#)

 [Interlocal Agreement with Washington County for Inspection Services 1048417](#)

RESOLUTION NO. ___ - 17

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
APPROVING AN INTERLOCAL AGREEMENT WITH WASHINGTON COUNTY
RELATING TO PROVIDING BUILDING INSPECTION SERVICES WITHIN THE
TERRITORIAL JURISDICTION OF THE CITY OF GREENVILLE

WHEREAS, North Carolina General Statute 160A-413 authorizes the City of Greenville and Washington County to enter into an agreement relating to Washington County providing building inspection services to the City of Greenville;

WHEREAS, Part 1 of Article 20 of Chapter 160A of the North Carolina General Statutes empowers the City of Greenville and Washington County to enter into an interlocal agreement in order to execute an undertaking whereby a unit of local government exercises any power, function, public enterprise, right, privilege, or immunity either jointly with or on behalf of another unit of local government; and

WHEREAS, North Carolina General Statute 160A-461 provides that an interlocal agreement shall be ratified by resolution of the governing body of each unit;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the Interlocal Agreement by and between the City of Greenville and Washington County be and is hereby approved, said Agreement relating to Washington County providing the City of Greenville building inspection services within the territorial jurisdiction of the City of Greenville.

BE IT FURTHER RESOLVED by the City Council of the City of Greenville that the City Manager be and is hereby authorized to execute the aforementioned Interlocal Agreement for and on behalf of the City of Greenville.

This the 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

**NORTH CAROLINA
PITT COUNTY**

**INTERLOCAL
AGREEMENT**

THIS AGREEMENT, made and entered into this the ____ day of April, 2017, by and between the City of Greenville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, Party of the First Part and hereinafter referred to as GREENVILLE, and Washington County, a political subdivision of the State of North Carolina established and operating pursuant to the laws of the State of North Carolina, Party of the Second Part and hereinafter referred to as COUNTY;

WITNESSETH:

WHEREAS, GREENVILLE and COUNTY have agreed to cooperate with each other in order to provide building inspection services within the territorial jurisdiction of GREENVILLE;

WHEREAS, North Carolina General Statute 160A-413 authorizes GREENVILLE and COUNTY to enter into an agreement relating to a county providing inspection services to a city; and

WHEREAS, Part 1 of Article 20 of Chapter 160A of the North Carolina General Statutes empowers GREENVILLE and COUNTY to enter into an interlocal agreement in order to execute an undertaking whereby a unit of local government exercises any power, function, public enterprise, right, privilege, or immunity either jointly with or on behalf of another unit of local government;

NOW, THEREFORE, for and in consideration of the mutual benefits, covenants, and promises contained herein, the parties hereto agree as follows:

1. In accordance with the terms and conditions of this Agreement, COUNTY will provide to GREENVILLE the services of an experienced building inspector in order to provide inspection services within the territorial jurisdiction of GREENVILLE, said building inspector being hereinafter referred to as the Assisting Officer. The Assisting Officer shall be certified in the State of

North Carolina as a Level II or Level III Inspector in the trades of Building, Plumbing, Mechanical, and Electrical. Prior to providing the Assisting Officer, COUNTY shall identify to GREENVILLE the person who will be the Assisting Officer. GREENVILLE has the authority, at any time, to approve or disapprove the person who COUNTY provides as the Assisting Officer. If GREENVILLE disapproves the person, and provided that COUNTY has another person available, then COUNTY shall identify another person as the Assisting Officer. The inspection services will be provided at a maximum of three (3) days per each week during the term of this Agreement on a schedule mutually agreed upon by GREENVILLE and COUNTY. With the written agreement of the city manager of GREENVILLE and the county manager of COUNTY, the services may be provided a lesser or greater number of days per week.

2. GREENVILLE will pay COUNTY for the provision of inspection services within the territorial jurisdiction of GREENVILLE by the Assisting Officer at the rate of FORTY FIVE AND NO 100THS DOLLARS (\$45.00) for every hour that the Assisting Officer is providing inspection services for GREENVILLE and for any time required for conducting or participating in code or statutory enforcement proceedings or court proceedings arising from the inspection services provided under this Agreement, and for his commuting time in traveling to and from the worksite designated by GREENVILLE and the jurisdiction of COUNTY. The payment of said hourly rate is the full compensation which GREENVILLE will pay COUNTY for the provision of inspection services within the territorial jurisdiction of GREENVILLE by the Assisting Officer. Payment will be made within fifteen (15) days after the receipt by GREENVILLE of an invoice from COUNTY for the inspection services within the territorial jurisdiction of GREENVILLE by the Assisting Officer provided during the previous month.

3. While providing inspection services within the territorial jurisdiction of

GREENVILLE, the Assisting Officer will have the same authority as building inspectors employed by GREENVILLE and shall be subject to the supervision of the Chief Building Inspector of GREENVILLE.

4. It is understood and agreed that at all times, the Assisting Officer is an employee of COUNTY and is not an employee of GREENVILLE. The Assisting Officer shall not receive any employee benefits from GREENVILLE. COUNTY shall provide the Assisting Officer employee benefits which are regularly provided to its employees pursuant to its policies.

5. COUNTY shall ensure that the Assisting Officer is covered, during the time the Assisting Officer is providing inspection services within the territorial jurisdiction of GREENVILLE, by the Workers Compensation insurance which COUNTY regularly provides to its employees pursuant to its policies.

6. GREENVILLE will provide the Assisting Officer with a vehicle while the Assisting Officer is conducting inspection services within the territorial jurisdiction of GREENVILLE. COUNTY will be responsible for providing the Assisting Officer any commuting expense to and from the territorial jurisdiction of GREENVILLE which COUNTY regularly provides to its employees pursuant to its policies.

7. GREENVILLE will hold harmless and indemnify COUNTY for any claims or damages, other than workers compensation related claims, resulting from the provision of inspection services within the territorial jurisdiction of GREENVILLE by the Assisting Officer which are within the scope of the authority of the Assisting Officer as a building inspector.

8. The term of this Agreement shall be for a period of six (6) months commencing on April 11, 2017, and terminating on October 10, 2017, unless sooner terminated pursuant to the provisions of paragraph 9. This Agreement may be extended for additional terms of six (6) months

upon mutual written agreement of the county manager of COUNTY and city manager of GREENVILLE.

9. This Agreement may be terminated by mutual agreement of the parties or by either party, at any time, by the provision of at least fifteen (15) days written notice to the other party. GREENVILLE will pay COUNTY for all services rendered prior to the effective date of termination.

10. All notices, approvals, consents, requests or demands required or permitted to be given under this Agreement shall be in writing and shall be deemed sufficiently given when deposited in the mail, first-class postage prepaid, and addressed to the respective parties as follows:

CITY OF GREENVILLE:

City Manager
City of Greenville
P.O. Box 7207
Greenville, NC 27835

WASHINGTON COUNTY:

County Manager
Washington County
PO Box 1007
Plymouth, NC 27962

Or to such other addresses as either party shall subsequently designate by notice given in accordance with this section.

11. IRAN DIVESTMENT ACT CERTIFICATION - The COUNTY hereby certifies that it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. The COUNTY shall not utilize in the performance of this Agreement any subcontractor that is identified on the Iran Final Divestment List. GREENVILLE hereby certifies that it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. GREENVILLE shall not utilize in the performance of this Agreement any subcontractor that is identified on the

Iran Final Divestment List.

12. E-VERIFY COMPLIANCE - The COUNTY shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statues. Further, if the COUNTY utilizes a subcontractor in the performance of this Agreement, the Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statues. GREENVILLE shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statues. Further, if GREENVILLE utilizes a subcontractor in the performance of this Agreement, GREENVILLE shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statues.

13. This Agreement constitutes the entire understanding of the parties.

14. This Agreement shall be binding upon the successors and assigns of the parties.

15. The parties will make and execute all further instruments and documents required to carry out the purposes and intent of this Agreement.

16. This Agreement shall not be modified or otherwise amended except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, in duplicate originals, as of the day and year first above written, all pursuant to authority duly granted.

CITY OF GREENVILLE

WASHINGTON COUNTY

By: _____
Barbara Lipscomb, City Manager

By: _____
Curtis S. Potter, Interim County Manager

APPROVED AS TO FORM:

BY: _____
David A. Holec, City Attorney

PRE-AUDIT CERTIFICATION:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____ Date _____
Bernita W. Demery, Director of Financial Services

Account Number _____

Project Code (if applicable) _____

APPROVED AS TO FORM:

Curtis S. Potter, County Attorney
Washington County

PRE-AUDIT CERTIFICATION

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Missy Dixon, Financial Officer
Washington County



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Reclassification request for a support position in the Code Enforcement Division of the Community Development Department

Explanation: **Abstract:** To maximize effectiveness and efficiency, the Code Enforcement Division of the Community Development Department is proposing to reclassify a vacant Staff Support Specialist I position to a Staff Support Specialist II position.

Explanation: The Code Enforcement Division is requesting to reclassify a vacant Staff Support Specialist I position (Pay Grade 105) to Staff Support Specialist II (Pay Grade 107) in order to align the duties with the classification. Effective FY 16/17, the Code Enforcement Division was transferred from the Police Department to the Community Development Department. The Staff Support Specialist I position reports directly to the Division Head of the Code Enforcement Division and serves as the timekeeper for payroll purposes, prepares payment and voucher requests, coordinates travel and training for the Division, and performs other duties typically associated with the Staff Support Specialist II classification. Human Resources staff evaluated the duties and recommended the classification of Staff Support Specialist II for the position. The reclassification will provide parity between the incumbents in the Staff Support Specialist II classification and the vacant staff support position within the Code Enforcement Division. A competitive selection process will be conducted to fill the vacant and reclassified position.

Fiscal Note: No fiscal impact for FY 16/17, as sufficient personnel funds are available in the department budget to cover the request.

For FY 17/18, \$2,766.40 is the annual difference in salary as a result of the reclassification from Pay Grade 105 to 107. This amount can be absorbed by the department budget.

Recommendation: Approve the reclassification request.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Acceptance of Connect NC Grant for an Accessible Water Sports Facility at River Park North

Explanation: **Abstract:** An 80/20 matching grant of \$179,272 was recently approved by the NC Recreation and Parks Authority in support of a project to link all of River Park North's boating facilities into a single accessible site. This grant will provide access to all park visitors, regardless of ability. The total project cost of \$224,090 includes a City share of \$44,818.


Explanation: North Carolina's *Connect NC* program included \$3,000,000 to fund local parks grants to benefit children and veterans with disabilities. On December 5, 2016, City Council approved applying for \$179,272 in *Connect NC* grant funds in support of a \$224,090 project to create an Accessible Water Sports Facility at River Park North.


The City recently received notice from NC Governor Roy Cooper that its application for \$179,272 had been approved for funding by the North Carolina Parks and Recreation Authority.

Fiscal Note: The total project cost is \$224,090. The required match by the City is \$44,818 and is budgeted within the current Facilities Improvement Program. The grant provides the balance of the funding and totals \$179,272.

Recommendation: Council accept the *Connect NC* grant in the amount of \$179,272 for the development of an accessible water sports facility at River Park North.

Attachments / click to download

 [Letter from Governor Cooper regarding Connect NC grant](#)

 [NTC Connect NC Bond Grant at RPN 1047319](#)



Memo

To: Merrill Flood, Assistant City Manager
From: Gary Fenton, Director of Recreation and Parks
Date: March 8, 2017
Re: Connect NC Bond Grant

A handwritten signature in black ink, appearing to be 'GF', is written over a light blue rectangular background.

In December 2016, through the *Connect NC* bond grant program, staff submitted a request for an accessible watersports facility at River Park North (RPN). Developed in March 2016, this Connect NC program included one-time funding of \$3 million to fund parks and recreation grants to benefit children and/or veterans with disabilities. \$9.5 million in grant requests were submitted.

On Friday, March 3rd, our request for \$179,272 was approved by the NC Parks and Recreation Authority.

The bond program offered up to \$500,000 in funding per project, and required a local match of \$1 for every \$4 requested. The total cost of the proposed accessible watersport facility is \$224,090, so our required portion of that is \$44,818. Since \$45,000 was budgeted within the *Facilities Improvement Program (F.I.P.)* targeting RPN Pedal Boat Access, these funds will serve as the required match.

Note: With the initial concurrence of *Recreation Resources Services (RRS)*, who managed the application process, we included \$11,766 (within that total project cost of \$224,090) for adaptive equipment, including two adaptive kayaks, one adaptive pedal boat, and adaptive boat accessories. However, this type of equipment is a bit of a “gray area” within the grant guidelines, and at the moment RRS is unsure whether such equipment will qualify for grant funding. If it does not, \$11,776 would be deducted from our total award.

Should this occur it would be unfortunate, but at this point we feel lapse salaries might be used to fund this need, as the equipment is integral to providing the project’s services and achieving the program’s goals.

Project Details: River Park North was developed prior to the Americans with Disabilities Act (ADA), so some existing facilities were constructed without accessibility in mind. In June of 2015 the Universal Design Institute identified 15 RPN elements that failed to meet accessibility standards. The accessible outdoor water sports facility corrects a third of these, through:

- Developing accessible parking spots near the ADA fishing pier
- Developing an accessible route-of-travel to fishing pier
- Providing access to trash receptacles along route-of-travel to fishing pier
- Adding accessible benches, grill, trash receptacles and picnic tables near fishing pier
- Developing an accessible boating facility

Furthermore, kayaks, jon boats, pedal boats, fishing piers and picnic areas are currently spread across five sites on two ponds, and customer interactions associated with boat rentals, fishing gear, fishing permits, and concession sales must be completed at the Nature Center Office, far from the desired recreational activity. Existing routes of travel between these amenities, between the main office and these amenities, and from our accessible parking lot are currently **not** ADA compliant, nor are the amenities themselves.

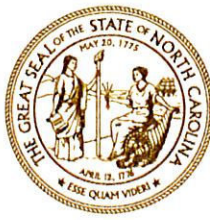
This project joins these amenities at a single, universally accessible site near our ADA compliant fishing piers and accessible parking lot.

Included is an on-site, accessible cashier's office that will allow all necessary transactions to occur within the immediate proximity of the activity. Additionally, the onsite presence of staff at the cashier's office will allow us to significantly expand the rental hours for our pedal boat fleet. This facility will not require additional part-time staff hours, as we will simply relocate one of two staff members who work at the main office during peak season to the on-site cashier's office.

Grant acceptance and the accompanying budgetary amendment item will be brought before Council in April. We anticipate work will begin sometime this fall, depending on when grant funds are received.

Please let me know if here are any questions.

cc: Dean Foy, Parks Superintendent
Christopher Horrigan, Parks Coordinator, River Park North
Becky Derderian, Grants Accountant, Financial Services



STATE OF NORTH CAROLINA
OFFICE OF THE GOVERNOR

ROY COOPER
GOVERNOR

March 15, 2017

The Honorable Allen Thomas
Mayor
City of Greenville
200 West Fifth Street
Greenville, North Carolina 27834

Dear Mayor Thomas:

I am pleased to announce that the North Carolina Parks and Recreation Authority has approved a matching grant in the amount of \$179,272 from the Connect NC Bond for the Accessible Water Sports Facility project. Thank you for your efforts to make the City of Greenville and our state a better place to live. Your project will help ensure that all people, including children and veterans with disabilities, can enjoy amazing recreation opportunities.

Mr. Neal Lewis, Chairman of the Parks and Recreation Authority, will contact you with his congratulations as well as information about how to begin the project.

We look forward to assisting you in meeting the parks and recreation needs in your community.

With kind regards, I am

Very truly yours,
A handwritten signature in black ink that reads "Roy Cooper".

Roy Cooper

cc: Neal Lewis, Chairman, Parks and Recreation Authority



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Series Resolution for Greenville Utilities Commission’s wastewater and water capital improvement projects previously approved by the City and Greenville Utilities Commission

Explanation: **Abstract:** Series Resolution for Greenville Utilities Commission’s (GUC) wastewater and water capital improvement projects previously approved by the City and GUC.

Explanation: Greenville Utilities Commission (GUC) has three (3) wastewater and one (1) water capital improvement project(s) that were previously approved by the City and GUC and have a combined budget totaling approximately \$13.5 million. Long-term financing was designated as the revenue source for all four projects. GUC was awarded approximately \$11.5 million in State Revolving Fund Loans by the Department of Environmental and Natural Resources- Division of Water Quality (DENR) also known as the Department of Environmental Quality (DEQ). The Local Government Commission (LGC) has reviewed and approved the loans. The loans provide 20-year financing with low interest rates ranging from one-half (1/2) of the bond buyers index to 0% for the following water and wastewater projects:

SCP-117 WWTP* Ultraviolet Disinfection Equipment Replacement	\$2,098,250	
SCP-118 WWTP* Southside Pump Station Upgrade		\$6,176,450
SCP-122 WWTP* Rehabilitation of Wastewater Treatment Plant Air Distribution System		\$1,718,086
WCP-122 WTP** Water Main Rehabilitation Phase 1		\$1,500,000

Total \$11,492,786

(*WWTP – Wastewater Treatment Plant)

(**WTP – Water Treatment Plant)

The remaining \$2 million budget associated with the projects will be funded through other long-term financing, such as revenue bonds as needed. The GUC Board adopted a Series Resolution at its regular meeting on March 16, 2017 and

recommends similar action by City Council.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached series resolution

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Series Resolution](#)

A regular meeting of the City Council of the City of Greenville, North Carolina was held in the City Council Chamber at the City Hall in Greenville, North Carolina, the regular place of meeting, on April ___, 2017 at 6:00 P.M.

Present: Mayor Allen M. Thomas, presiding, and Council members

Absent: _____

* * * * *

Mayor Thomas introduced the following resolution, a copy of which had been provided to each Councilmember and which was read by its title:

RESOLUTION NO. 17-

SERIES RESOLUTION AUTHORIZING THE INCURRENCE OF ADDITIONAL INDEBTEDNESS EVIDENCED BY STATE REVOLVING LOAN FUND PROGRAM NOTES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$11,492,786 PURSUANT TO THE PROVISIONS OF SECTION 216 OF THE BOND ORDER ADOPTED BY THE CITY COUNCIL ON AUGUST 11, 1994, AMENDED AND RESTATED AS OF APRIL 13, 2000.

WHEREAS, the City of Greenville, North Carolina (the "City"), a municipal corporation in Pitt County, North Carolina, owns certain public utility or public service enterprise facilities comprising an electric system, a natural gas system, a sanitary sewer system and a water system, within and without the corporate limits of the City (collectively, the "Combined Enterprise System"), and

WHEREAS, in accordance with Chapter 861 of the 1991 Session Laws of North Carolina, the Greenville Utilities Commission (the "Commission") has been created for the proper management of the public utilities of the City, within and without the corporate limits of the City, with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the public utilities of the City, including the Combined Enterprise System; and

WHEREAS, the Federal Clean Water Act Amendments of 1987, the Federal Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Act

authorize the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems; and

WHEREAS, the City Council of the City (the “City Council”) adopted, on August 11, 1994, a bond order, which, among other things, authorizes and secures Greenville Utilities Commission Combined Enterprise System Revenue Bonds of the City, which order was amended and restated as of April 13, 2000 (the “Order”); and

WHEREAS, Section 216 of the Order authorizes the incurrence or assumption of Additional Indebtedness (as defined in the Order) for any lawful purpose of the City related to the ownership or operation of the Combined Enterprise System (as defined in the Order); and

WHEREAS, the Commission and the City Council have determined that it is necessary to acquire, construct and pay for a portion of the cost of certain additional improvements to the Combined Enterprise System, which improvements are described in Appendix A attached hereto and constitute Additional Improvements; and

WHEREAS, the Commission and the City Council have determined to finance a portion of the cost of paying for such Additional Improvements by incurring Additional Indebtedness evidenced by State Revolving Loan Fund Program Notes referred to herein as the “State Revolving Fund Promissory Notes”; and

WHEREAS, the City Council has received information to the effect that the City will be able to satisfy the requirements of Section 216 of the Order with respect to the State Revolving Fund Promissory Notes; and

WHEREAS, pursuant to Section 216 of the Order, the State Revolving Fund Promissory Notes are to have such terms and provisions as may be provided by a series resolution to be adopted by the City Council prior to the incurrence of said Additional Indebtedness; and

WHEREAS, the Commission has adopted a resolution to the effect that it approves the provisions of this resolution and recommends to the City Council that the City Council adopt this series resolution authorizing and setting forth the terms and provisions of the State Revolving Fund Promissory Notes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES HEREBY DETERMINE AND RESOLVE, as follows:

Section 1. Definitions. Capitalized words and terms used in this series resolution (this “Resolution”) and not otherwise defined herein shall have the meanings given to them in the Order.

Section 2. Authorization of the State Revolving Fund Promissory Notes. (A) The State Revolving Fund Promissory Notes. Pursuant to the Enabling Act and Section 216 of the Order, the City Council hereby authorizes the incurrence of Additional Indebtedness evidenced by a State Revolving Fund Program Notes (as defined in the Order) designated “Greenville Utilities Commission Combined Enterprise System State Revolving Loan Fund Program Notes” (the

“Promissory Notes”) in an aggregate principal amount of up to \$11,492,786 for the purpose of providing funds, together with any other available funds, for (1) paying, or reimbursing the Commission for paying, a portion of the Cost of the Additional Improvements described in Appendix A hereto and (2) paying expenses incidental and necessary or convenient thereto.

(B) Note Provisions. The Promissory Notes shall be executed on such date, be effective as of such date, shall bear interest at the rate, shall be repaid, subject to prepayment, in the amounts and on the dates, all as hereinafter provided.

(C) Interest Payment Dates. Interest on the Promissory Notes shall begin to accrue on the unpaid principal balance thereof from the original estimated completion date for said Additional Improvements as established by the General Manager of the Commission or any officer of the Commission authorized by the General Manager of the Commission (an “Authorized Officer of the Commission”) and shall be payable semi-annually on or before each May 1 and each November 1 until the principal balance of the Promissory Notes are paid or prepaid in accordance with its terms. The first interest payment shall be due not earlier than six (6) months nor later than twelve (12) months after the date of completion of Additional Improvements relating to the applicable Promissory Note as certified by the Department of Environmental and Natural Resources – Division of Water Quality (“DENR”), also known as the Department of Environmental Quality (DEQ).

(D) Principal Payment Dates. Principal on the Promissory Notes shall be payable annually on or before each May 1, all as set forth in the Promissory Notes. The first principal payment shall be due not earlier than six (6) months after the date of completion of said Additional Improvements to the applicable Promissory Note as certified by the DENR.

(E) Prepayment of the Promissory Notes. The Promissory Notes shall be pre-payable in accordance with its terms.

Section 3. Delegation and Standards. The City Council hereby delegates to any Authorized Officer of the Commission, subject to the limitations contained herein, the power to determine and carry out the following with respect to the Promissory Notes:

(A) Principal Amount. To determine the aggregate principal amount of the Promissory Notes, the aggregate principal amount of all Promissory Notes, not to exceed \$11,492,786, to be sufficient for the purposes described in Section 2(A) of this Resolution;

(B) Interest Rates. To determine the interest rates on the Promissory Notes, which interest rates shall not exceed the lesser of four percent (4%) per annum and one-half (1/2) the prevailing national market rate as derived from the Bond Buyer’s 20-Bond Index in accordance with North Carolina G.S. 159G-40(b) for the applicable priority review period;

(C) Repayment of Series Promissory Notes. To determine a schedule for the payment of the principal amount of the Promissory Notes, such principal payment schedule not to extend more than twenty (20) years after the first principal payment date as established in Section 2(D) of this Resolution;

(D) Execution Date and Effective Date. To determine the date of execution of the Promissory Notes and the effective date of the Promissory Notes;

(E) Other Provisions. To determine any other provisions deemed advisable and not in conflict with the provisions of this Resolution or the Order.

Section 4. Ratification of Previous Actions. City Council hereby ratifies and approves any previous actions taken by the General Manager of the Commission or any other Authorized Officer of the Commission relating to any Promissory Note and related documents including the execution of such Promissory Notes and related documents so long as such actions were not inconsistent with this Resolution.

Section 5. Series Certificate. The General Manager of the Commission or an Authorized Officer of the Commission shall execute a certificate or certificates evidencing determinations or other actions taken pursuant to the authority granted in this Resolution, and any such certificate or certificates shall be conclusive evidence of the action taken.

Section 6. Form of the Promissory Notes. Each Promissory Note as described in Appendix B shall be substantially in the form attached hereto in Appendix B, with such variations, omissions and insertions as are required or permitted by this Resolution or the Order.

Section 7. Method of Payment of the Promissory Notes. All principal and interest on the Promissory Notes which is payable and is punctually paid or duly provided for shall be made payable by the Commission to DENR on or before each principal and interest payment date.

Section 8. Application of Proceeds of the Promissory Notes. Moneys received by the City or the Commission pursuant to the Promissory Notes shall be deposited to the credit of the appropriate Greenville Utilities Commission Capital Projects Fund.

Section 9. Application of Certain Revenues. In accordance with the provisions of Section 507 of the Order and after making the payments required by paragraphs (a) - (e) thereof, the Commission shall withdraw from the Operating Checking Account moneys held for the credit of the Appropriate Operating Funds in such amounts as shall be necessary for the purpose of making principal and interest payments on the Promissory Notes to DENR.

Section 10. LGC Approval of the Promissory Notes; Execution of the Promissory Notes. The City Council recognizes that the North Carolina Local Government Commission (the "LGC") has approved the incurrence of Additional Indebtedness evidenced by the Promissory Notes in accordance with the terms and provisions of this Resolution. Based upon the LGC approval of the incurrence of such Additional Indebtedness evidenced by the Promissory Notes as hereinabove requested, the form of the Promissory Notes presented to the City Council for its consideration is hereby approved in all respects, and the General Manager of the Commission or an Authorized Officer of the Commission are hereby authorized to signify such approval by the execution of the Promissory Notes in substantially the form presented, taking into account among other items any changes made pursuant to the delegation set forth in Section 3 of this Resolution, such execution to be conclusive evidence of the approval thereof by the City. Previous execution by the General Manager of the Commission or an Authorized Officer of the

Commission of any Promissory Notes listed on Appendix B are hereby ratified so long as such Promissory Notes are consistent with the provisions of this Resolution.

Section 11. Authorization to City and Commission Officials. The officers, agents and employees of the City and the Commission are hereby authorized and directed to do all acts and things required of them by the provisions of the Promissory Notes, the Order and this Resolution for the full, punctual and complete performance of the terms, covenants, provisions and agreements therein.

Section 12. Effective Date. This Resolution shall take effect immediately upon its adoption.

Adopted this the ____th day of April, 2017.

Allen M. Thomas
Mayor

[SEAL]

ATTEST:

Carol L. Barwick
City Clerk

APPENDIX A

THE ADDITIONAL IMPROVEMENTS

The Additional Improvements referenced in the resolution to which this is Appendix A include but are not limited to preliminary engineering design, easements, site acquisition, engineering analyses, surveys, environmental assessment and permitting, geotechnical investigations, wetlands delineations and construction of .

SCP-117 WWTP	Ultraviolet Disinfection Equipment Replacement	2,098,250
SCP-118 WWTP	Southside Pump Station Upgrade	6,176,450
SCP-122 WWTP	Rehabilitation of Wastewater Treatment Plant Air Distribution System	1,718,086
WCP-122 WTP	Water Main Rehabilitation Phase I	1,500,000
<u>TOTAL</u>		<u>\$11,492,786</u>

APPENDIX B

Listing of Promissory Notes

1. SCP-117 WWTP	Ultraviolet Disinfection Equipment Replacement	CS370487-09	2,098,250
2. SCP-118 WWTP	Southside Pump Station Upgrade	CS37-487-11	6,176,450
3. SCP-122 WWTP	Rehabilitation of Wastewater Treatment Plant Air Distribution System	CS370487-12	1,718,086
4. WCP-122 WTP	Water Main Rehabilitation Phase I		1,500,000
<u>TOTAL</u>			<u>\$11,492,786</u>

APPENDIX B

North Carolina Infrastructure Finance Section Revolving Fund Project No. _____

PROMISSORY NOTE

For value received, the Greenville Utilities Commission herein referred to as the "Unit," hereby promises to pay the State of North Carolina the principal sum of XXX Dollars (\$X,XXX) with interest on the unpaid principal sum, from the scheduled date of completion for a loan made to the Unit by the Department of Environment and Natural Resources for a XXX Project, herein referred to as the "Project," until said principal sum shall be paid.

Interest will accrue at the rate of XX percent per annum on the unpaid principal sum from the Water Pollution Control Revolving Fund. The first payment is due not earlier than six months nor later than twelve months after the scheduled date of completion of the Project by The Department of Environment and Natural Resources - Division of Water Infrastructure. All payments will be made semi-annually, payable on or before May 1 and November 1. (see attached maturity schedule).

The principal sum shall be repaid in not more than 20 annual installments on May 1, the first principal payment is due not earlier than six months after the scheduled date of completion of the Project. The scheduled date of completion of the project is XX,XX,XXXX.

The Unit may be required by the North Carolina Department of Environment and Natural Resources to prepay this note in whole and any further commitment of funds may be withdrawn if the Unit fails to: (i) adopt on or before completion of Project, place into effect, and agree to maintain until the principal sum is paid, a schedule of fees, charges, and other available funds, that will adequately provide for proper operation, maintenance, and administration of the project and for repayment of all principal of and interest on loans; (ii) arrange for necessary financing of the Project within one year of the date of acceptance of a revolving loan; (iii) award a contract for construction of the Project within one year of the date of acceptance of a revolving loan.

The principal sum will be used entirely within the intent of Water Pollution Control Revolving Fund for the purpose of acquiring, constructing and equipping the Project.

The Unit shall keep the Project continuously insured against such risks as are customarily insured against. In case of material damage to the Project, prompt notice shall be given to Department of Environment and Natural Resources. Proceeds from any insurance settlement shall either be used to reduce the unpaid principal amount or replace, repair, rebuild or restore the Project, in the discretion of the unit.

The Project will be made accessible for inspection by any duly authorized representative of the State.

This note is not secured by a pledge of the faith and credit of the State of North Carolina or of the Unit, but is payable solely from the revenues of the Project or benefited systems, or other available funds.

Payments of principal and interest on this Note shall be made directly to Department of Environment and Natural Resources. All obligations of the Unit hereunder shall terminate when all sums due and to become due pursuant to this Note have been paid. This Note shall be governed by, and construed in accordance with, the laws of the State of North Carolina.

The Unit agrees that any other monies due to the unit of local government from the State may be withheld by the State and applied to the payment of this obligation whenever the unit fails to pay any payment of principal or interest on this note when due.

The obligation of the Unit to make payments on this Note and observe all conditions herein stated shall be absolute and unconditional. The Unit shall not suspend or discontinue any such payment on this Note for any cause including, without limitation, failure to complete the Project, failure of title to all or any part of the Project, destruction or condemnation of all or any part of the Project.

In Witness, Whereof, the Greenville Utilities Commission caused this Note to be executed as of this date.

By: _____
Authorized Representative _____

ACKNOWLEDGMENT OF EXECUTION

State of _____
County of _____

This _____ day of _____, 20____, personally came before me who, being by me duly sworn, says that he is the authorized representative of Greenville Utilities Commission and that the said writing was signed by him, in behalf of said governmental unit by its authority duly given. And the said authorized representative acknowledged the said writing to be the act and deed of the said governmental unit.

My Commission Expires: _____

(NOTARIAL SEAL)

Notary Public



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Agreement with Greenville Utilities Commission for the purchase and installation of pedestrian scale poles and streetlights along Bancroft Avenue

Explanation: **Abstract:** The City's Housing Division proposes to purchase and install pedestrian scale poles and streetlights on Bancroft Avenue as a continuation of the West 5th Street Streetscape Project, as provided in the 2006 Center City/West Greenville Revitalization Plan.

Explanation: The Housing Division of the Community Development Department is proposing to change the utility poles and streetlights on the west side of Bancroft Avenue and install pedestrian-scale poles and streetlights on the east side of Bancroft Avenue. This will tie the type of lights on Bancroft Avenue to the style of lights on West 5th Street that was part of Phase I of the West 5th Street Streetscape Project.

The City has committed to install sidewalks and improve street lighting along Bancroft Avenue with the construction of new homes as provided in the 2006 Center City/West Greenville Revitalization Plan. The new streetlights will stop at Fleming Street until NCDOT completes the 10th Street Connector Project. The new lights will have energy-efficient LED bulbs, which are less expensive to operate and provide increased lighting for pedestrian safety and crime prevention.

Greenville Utilities Commission (GUC) has advised that the cost for the purchase and installation of the new pedestrian scale poles and light fixtures will be \$179,760. Since these are special order items, payment for purchase and installation is required in advance. City Housing Division staff desires to complete the purchase to include it in the current Community Development Block Grant (CDBG) program year in order to help meet HUD's timeliness requirement for the expenditure of CDBG funds. In order to facilitate the purchase and street light installation, an agreement with Greenville Utilities Commission has been developed and is also attached for approval. City staff will provide a presentation showing the pole and streetlight types, as well as their

proposed locations at the City Council meeting.

Fiscal Note:

Cost will be \$179,760, which is reimbursable through the City's Community Development Block Grant program.

Recommendation:

Approve the purchase and installation of pedestrian scale poles and streetlights on Bancroft Avenue, a continuation of the West 5th Street Streetscape Project, authorize the City Manager or designee to execute the agreement with GUC, and expedite the purchase so that it may be included in the current CDBG program year.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Proposed Lighting Plan](#)
 - [Bancroft Avenue Pedestrian Lights](#)
 - [GUC_Lighting_Contract_1049202](#)
-

**NORTH CAROLINA
PITT COUNTY**

AGREEMENT

THIS AGREEMENT, made and entered into this the ___ day of April, 2017, by and between the CITY OF GREENVILLE, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, Party of the First Part and hereinafter referred to as CITY, and the GREENVILLE UTILITIES COMMISSION, a commission organized and existing pursuant to the laws of the State of North Carolina, Party of the Second Part and hereinafter referred to as GUC;

WITNESSETH:

WHEREAS, CITY has undertaken a project to replace street lights and install new pedestrian lights on Bancroft Avenue between West Fifth Street and Fleming Street in the Lincoln Park Neighborhood, hereinafter referred to as the PROJECT; and

WHEREAS, GUC has agreed to acquire and install the lights for the PROJECT and the CITY has agreed to pay GUC for said acquisition and installation;

NOW, THEREFORE, for and in consideration of the mutual benefits, covenants, and promises contained herein, the parties hereto agree as follows:

1. GUC shall furnish all labor, tools, materials, and equipment for the acquisition and installation of the street lights and pedestrian lights for the PROJECT, said lights being the lights listed in the Contract Budget which is included as Attachment B and said lights to be installed in accordance with the design created by The East Group, P.A. as shown on the map labelled as Bancroft Avenue Lighting Project which is included as Attachment C. Said Attachment B and Attachment C are attached hereto and incorporated herein by reference.

2. CITY shall pay GUC the amount of ONE HUNDRED SEVENTY NINE THOUSAND SEVEN HUNDRED SIXTY AND NO 100THS DOLLARS (\$179,760.00). GUC shall invoice the

CITY within five (5) business days after the execution of the Agreement for payment of said amount. Payment shall be made by the CITY to GUC within fifteen (15) days of the receipt of the invoice from GUC.

3. GUC shall place the order for the acquisition of the street lights, pedestrian lights, and materials for the PROJECT within three (3) business days of its receipt of payment from the CITY in accordance with section 2 above. GUC shall commence the installation of the street lights and pedestrian lights for the PROJECT within ten (10) business days of its receipt of the street lights, pedestrian lights, and materials for the PROJECT.

4. ATTACHMENTS FOR HUD COMPLIANCE - The Project Outcomes and Department of Housing and Urban Development Regulatory Citations are listed on the attached Attachment A which is incorporated herein by reference. The Contract Budget is listed on the attached Attachment B which is incorporated herein by reference.

5. IRAN DIVESTMENT ACT CERTIFICATION - GUC hereby certifies that it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. GUC shall not utilize in the performance of this Agreement any subcontractor that is identified on the Iran Final Divestment List. GREENVILLE hereby certifies that it is not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58. GREENVILLE shall not utilize in the performance of this Agreement any subcontractor that is identified on the Iran Final Divestment List.

6. E-VERIFY COMPLIANCE - GUC shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if GUC utilizes a subcontractor in the performance of this Agreement, the Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. GREENVILLE shall

comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, if GREENVILLE utilizes a subcontractor in the performance of this Agreement, GREENVILLE shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

7. All changes and amendments to this Agreement shall be in writing and signed by the parties.

8. This Agreement represents the entire agreement and understanding of the parties and there are no other agreements oral or in writing between the parties. The persons executing this Agreement declare and assert they have the authority and ability to bind their party to the terms and conditions of this Agreement.

9. This Agreement shall be interpreted and enforced under the laws of the State of North Carolina.

10. The parties agree to execute this Agreement in duplicate originals. Each party shall maintain a fully executed original Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, in duplicate originals, as of the day and year first above written, all pursuant to authority duly granted.

(Signatures on next page)

GREENVILLE UTILITIES COMMISSION

By: _____
Anthony C. Cannon
General Manager/CEO

APPROVED AS TO FORM:

Phillip R. Dixon, Commission Attorney
Greenville Utilities Commission

PRE-AUDIT CERTIFICATION

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Jeff W. McCauley, Chief Financial Officer
Greenville Utilities Commission

CITY OF GREENVILLE

By: _____
Barbara Lipscomb
City Manager

APPROVED AS TO FORM:

David A. Holec, City Attorney
City of Greenville

PRE-AUDIT CERTIFICATION:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: _____ Date _____
Bernita W. Demery, CPA, Director of Financial Services

Account Number _____

Project Code (if applicable) _____

ATTACHMENT A

Project Outcomes:

1. Improve vehicle and pedestrian safety with improved lighting

Department of Housing and Urban Development Regulatory Citations

- Activities Benefiting LMI Area 24 CFR 570.208(a)(1)(i)

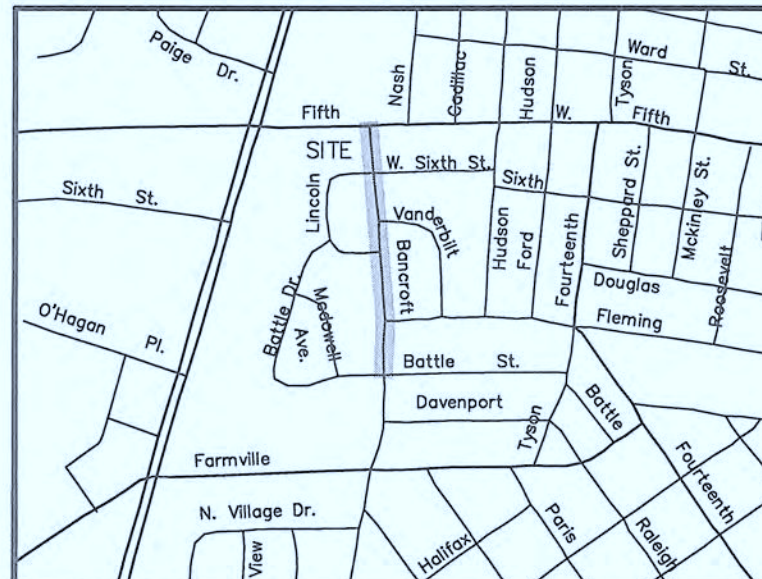
Bancroft Avenue is located in Lincoln Park Subdivision in Census Tract 7.01. Which is by definition a Low-Moderate Income Census Tracts per 2014 IRS 42(d)(5)(B) Qualified Census Tract.

**ATTACHMENT B
CONTRACT BUDGET
Street Light and Pedestrian Lighting for a portion of Bancroft Avenue**

Type of Light	Number of Fixtures	Unit Cost	Total Cost
Arm Mounted Street Lights (type A1)	11	\$3,000.00	\$33,000.00
Pedestrian Lights (type A)	7	\$3,300.00	\$23,000.00
Pedestrian Lights (Type C)	3	\$3,300.00	\$9,900.00
Steel Poles	8	\$4,000.00	\$32,000.00
Sales Tax	-	-	\$6,860.00
Labor Estimate	-	-	\$75,000.00
Total			\$179,760.00

NOTE: Funding for this project is not in the budget for Public Works nor Greenville Utilities Commission.

Davis Bacon does not apply under Department of Labor Rule Field Operation Handbook 15(d)(9)(b)

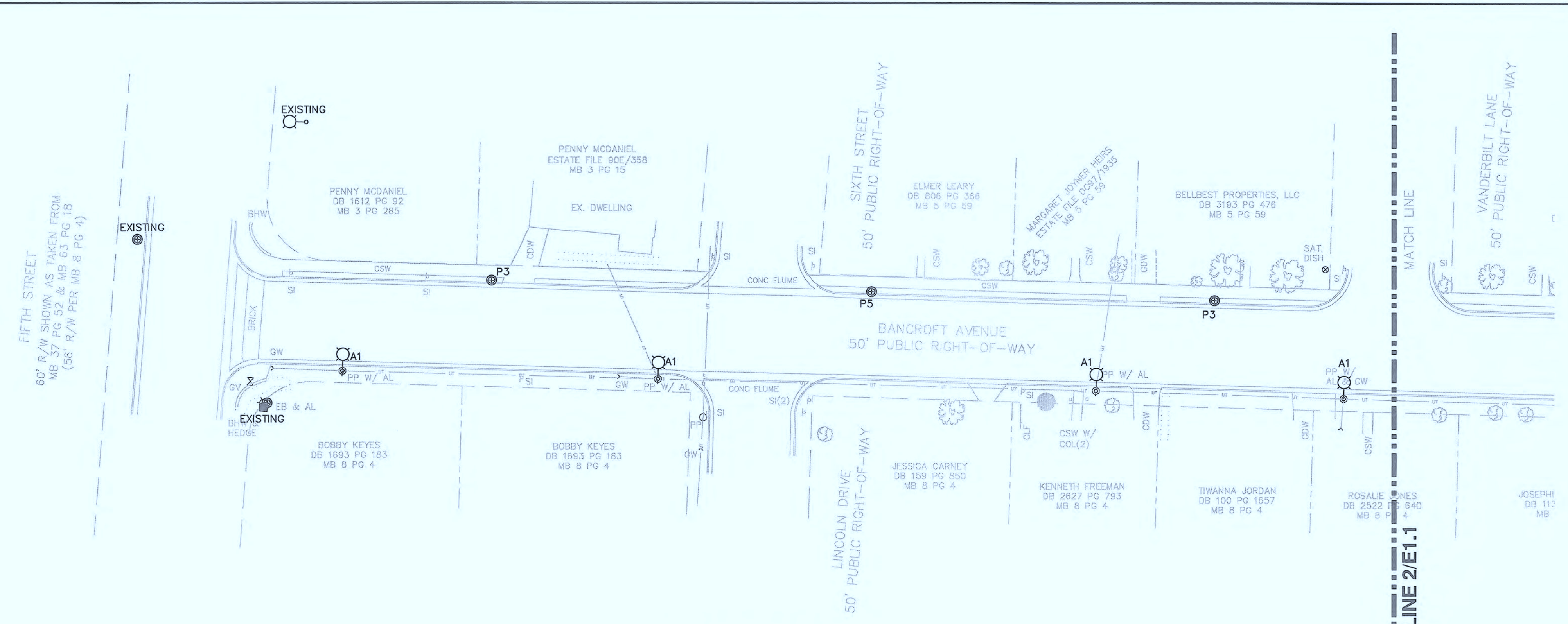


VICINITY MAP
NOT TO SCALE

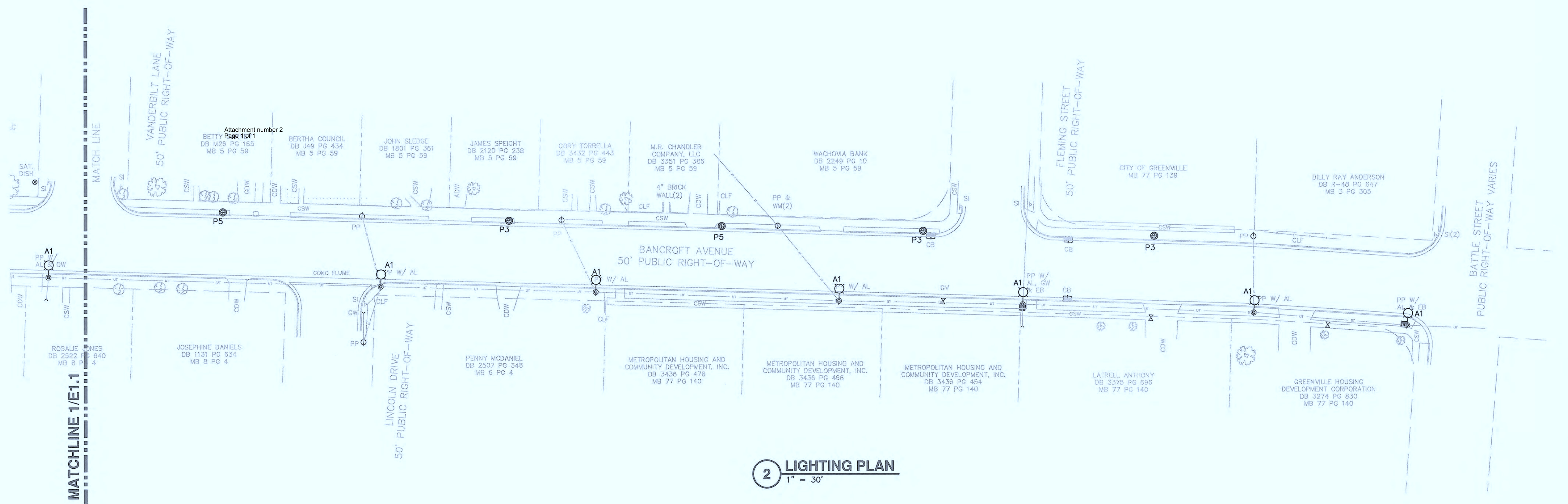
NOTES:
1) PROPERTY LINES AND PROPERTY OWNERSHIP TAKEN FROM PITT COUNTY GIS.
2) THIS SITE IS LOCATED IN ZONE X AND IS NOT IN A SPECIAL FLOOD ZONE AS TAKEN FROM N.F.I.P. RATE MAP DATED 07/07/14 COMMUNITY PANEL NUMBER 3720467800K.

LEGEND

- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ADW = ASPHALT DRIVEWAY
- AL = AREA LIGHT
- CB = CATCH BASIN
- CDW = CONCRETE DRIVEWAY
- CLF = CHAIN LINK FENCE
- CMB = CREPE MYRTLE BUSH
- CSW = CONCRETE SIDEWALK
- EB = ELECTRIC BOX
- FH = FIRE HYDRANT
- FOC = FIBER OPTIC POST/SIGN
- GDW/SDW = GRAVEL OR SOIL DRIVEWAY
- GW = GUY WIRE
- MH = MANHOLE/JUNCTION BOX
- CDT = CEDAR TREE
- DWT = DOGWOOD TREE
- CMT/CMB = CREPE MYRTLE TREE/BUSH
- MT = MAPLE TREE
- OT = OAK TREE
- PCT = PECAN TREE
- PT = PINE TREE
- ST = SWEET GUM TREE
- T = TREE
- PP = POWER POLE
- TB = TELEPHONE BOX
- TSS = TRAFFIC SIGNAL BOX
- WV = WATER VALVE
- UT = OVERHEAD UTILITY LINE
- ⊙ = POLE TOP MOUNTED LIGHT FIXTURE
- ⊙ = ARM MOUNTED LIGHT FIXTURE



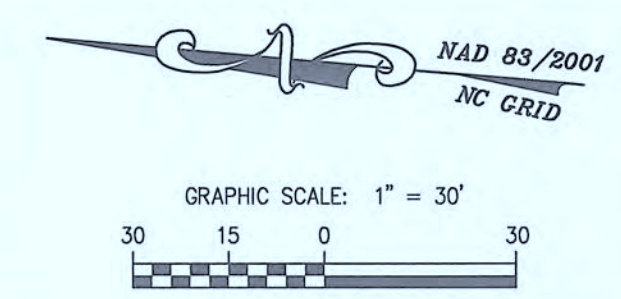
1 LIGHTING PLAN
1" = 30'



2 LIGHTING PLAN
1" = 30'

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	VOLTAGE	MANUFACTURER & MODEL NO. *	MOUNTING HEIGHT
A1	ARM MOUNTED LED STREET LIGHT FIXTURE TYPE III	LED/100W/4000	120V	STRESSCRETE GROUP - K205-P4PS-III-100-SSL-7030-120V-KPL10-PEBC-BK	23' AFG ON 8' ARM
P3	POLE MOUNTED LED PEDESTRIAN LIGHT FIXTURE - TYPE III	LED/39W/40K	120V	HOLOPHANE - AWDE2-P20-40K-AS-M-BK-3-F-S-BK-H-RBM-BK	16' AFG ON POLE
P5	POLE MOUNTED LED PEDESTRIAN LIGHT FIXTURE - TYPE V	LED/39W/40K	120V	HOLOPHANE - AWDE2-P20-40K-AS-M-BK-5-F-S-BK-H-RBM-BK	16' AFG ON POLE

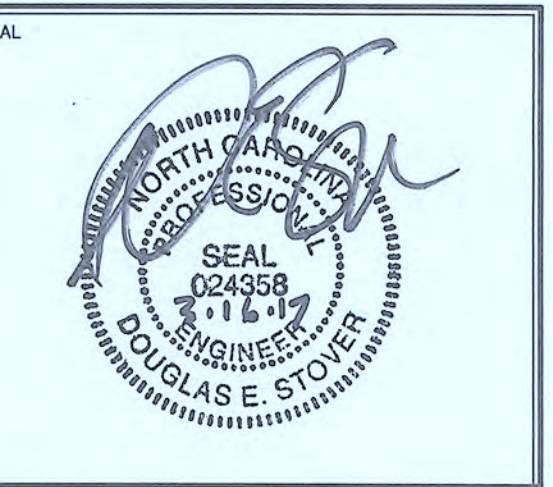


Engineering Architecture
Surveying Technology

Corporate Office
324 Evans Street
Greenville, NC 27858
Tel 252.758.3746 Fax 252.830.3954
www.eastgroup.com

Branch Office
4325 Lake Boone Trail, Suite 311
Raleigh, NC 27607
Tel 919.784.9330 Fax 919.784.9331

NC Engineering License No. C-0206
NC Architectural License No. 50213
NC Landscape Architectural License No. C-427



REV	DATE	DESCRIPTION	BY	CHK
0	3/17/17	CONSTRUCTION DOCUMENTS	CDB	DES

TEG PROJECT NO. 20170039

CLIENT PROJECT NO. ----

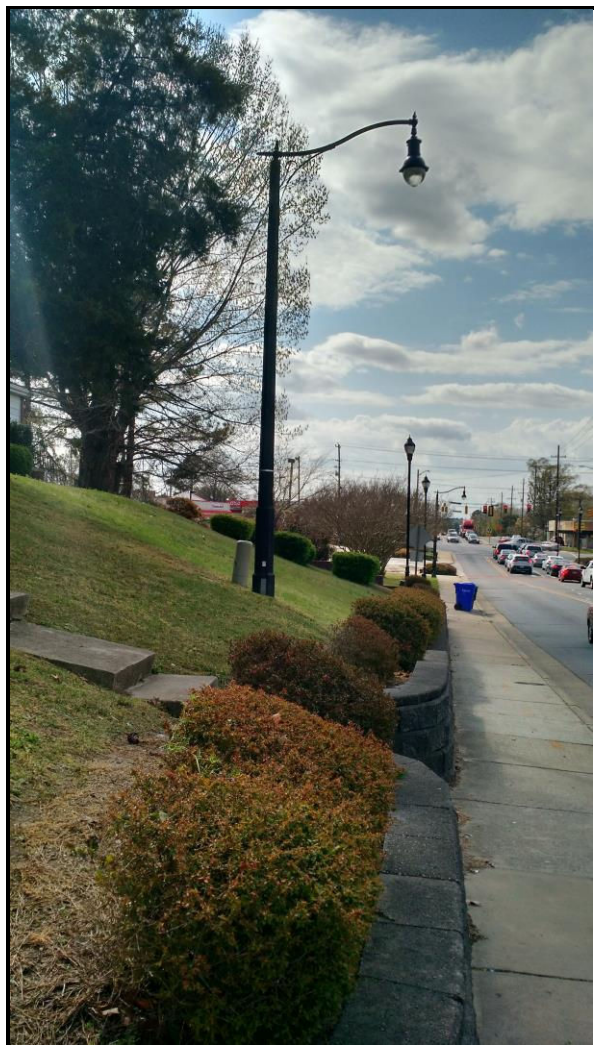
PROJECT TITLE
BANCROFT AVENUE LIGHTING PROJECT

DRAWING TITLE
LIGHTING PLAN

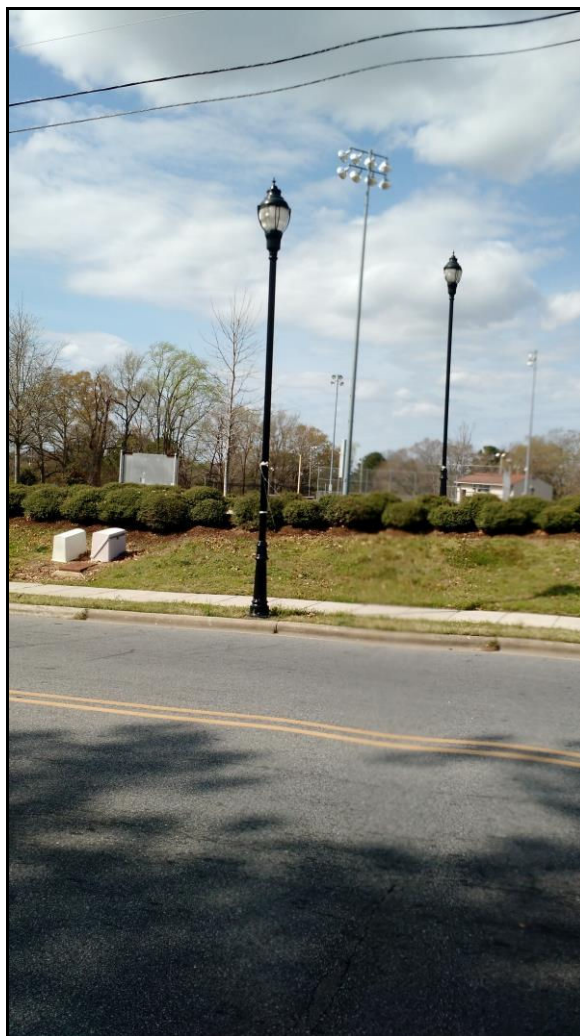
DRAWING NO.
E1.1

THIS DRAWING IS THE PROPERTY OF THE EAST GROUP, P.A. ANY USE, REUSE, REPRODUCTION, DISPLAY OR SALE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF THE EAST GROUP, P.A. IS STRICTLY PROHIBITED. © COPYRIGHT, THE EAST GROUP, P.A. 2017.

Type "C" Pedestrian Streetlights



Type "A" Pedestrian Streetlights





City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Purchase order request for eleven 2017 Ford Utility Police Interceptors for the Police Department and one Knuckle Boom Truck for the Public Works Department - Sanitation Division

Explanation: **Abstract:** The Public Works Department and the Police Department request approval to purchase eleven (11) Ford Utility Police Interceptors and one (1) Knuckle Boom Truck. Six Ford Utility Police Interceptors will replace six damaged police units. In addition, as previously approved by Council, five police vehicles and one knuckle boom truck are being added to the fleet.

Explanation: The Public Works Department and the Police Department request approval for purchasing eleven (11) Ford Utility Police Interceptors at a cost of \$392,134.59 through the NC Sherriff Association Contract BID #15-01-0611 and one (1) Knuckle Boom Truck at a cost of \$168,092.68 through the National Joint Power Alliance (NJPA #07013-PII). The vehicles were approved by City Council due to vehicle accidents and as a part of the Police and Public Works Departments' request to add to the fleet. Six Ford Utility Police Interceptors will replace six damaged police units, and, as previously approved by Council, five police vehicles and one knuckle boom truck are being added to the fleet.

Fiscal Note: The requested Ford Utility Police Interceptors were approved due to vehicle accidents and as additional vehicles to the Police Fleet. (Budget Amendment - Item 2 dated 11/15/2016 for \$79,000, Budget Amendment - Item C dated 10/24/2016 for \$158,000, and Budget Amendment Item B dated 2/10/2017 for \$197,000). The remaining funds will be used to purchase equipment (ie: light bars, dividers, etc.). The funding for the Knuckle Boom Truck is from the Sanitation enterprise capital outlay budget of \$200,000.00.

The addition of the knuckle boom truck will increase the monthly expense to the Vehicle Replacement Fund by approximately \$2,800.


The addition of five Ford Utility Police Interceptors will increase the monthly expense to the Vehicle Replacement Fund by approximately \$4,500 (assuming a

100% charge-back).

Recommendation: City Council approve the purchase order request for eleven (11) Ford Interceptors from the North Carolina Sherriff Association Contract BID #15-01-0611 and approve the purchase order request for One (1) Knuckle Boom Truck from Petersen Industries through the National Joint Power Alliance (NJPA).

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Ford Quote 1](#)

 [Ford Quote 2](#)

 [Peterson Quote](#)



Asheville Ford Lincoln
611 Brevard Rd., Asheville, North Carolina, 288062201
Office: 828-253-2731 Fax: 828-258-6012

Customer Proposal

Prepared for:

Angel Maldonado
City of Greenville NC

Prepared by:

Jeffrey Williams
Office: 828-279-4933
Email: jwilliams@ashevilleford.com

Date: 02/22/2017

Vehicle: 2017 Utility Police Interceptor Base
AWD

Quote ID: 0222201706





Asheville Ford Lincoln
611 Brevard Rd., Asheville, North Carolina,
288062201
Office: 828-253-2731

**2017 Utility Police Interceptor, Sport
Utility**

AWD Base(K8A)
Price Level: 725 Quote ID: 0222201706

Table of Contents

Description	Page
Cover Page	1
Table of Contents	2
Selected Options	3
Pricing - Single Vehicle	6
Window Sticker	7



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport
 Utility

AWD Base(K8A)
 Price Level: 725 Quote ID: 0222201706

Selected Options

Code	Description
Base Vehicle	
K8A	Base Vehicle Price (K8A)
Packages	
500A	Order Code 500A <i>Includes:</i> - Engine: 3.7L V6 Ti-VCT FFV - Transmission: 6-Speed Automatic - 3.65 Axle Ratio - GVWR: 6,300 lbs - Tires: P245/55R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes center caps and full size spare. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes driver 6-way power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar, passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both front seatbacks. - Radio: MyFord AM/FM/CD/MP3 Capable Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display.
Powertrain	
99T	Engine: 3.5L V6 EcoBoost 131 MPH top speed. <i>Includes:</i> - Deflector Plate - 3.16 Axle Ratio
44C	Transmission: 6-Speed Automatic
NONAX	3.16 Axle Ratio
STDGV	GVWR: 6,300 lbs
Wheels & Tires	
STDTR	Tires: P245/55R18 AS BSW
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes center caps and full size spare.</i>
65L	Wheel Covers (18" Full Face Wheel Cover)
Seats & Seat Trim	
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes driver 6-way power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar, passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both front seatbacks.</i>
Other Options	
113WB	113" Wheelbase
PAINT	Monotone Paint Application

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor Sport
 Utility

AWD Base(K8A)
 Price Level: 725 Quote ID: 0222201706

Selected Options (cont'd)

Code	Description
STDRD	<p>Radio: MyFord AM/FM/CD/MP3 Capable</p> <p><i>Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display.</i></p>
66A	<p>Front Headlamp Lighting Solution</p> <p>Recommend using Cargo Wiring Uplift Package (67G) or Ultimate Wiring Package (67U).</p> <p><i>Includes base LED low beam/incandescent (halogen) high beam headlamp with high beam wig-wag function and (2) white rectangular LED side warning lights. Wiring and LED lights included. Controller not included.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Grille LED Lights, Siren & Speaker Pre-Wiring
66C	<p>Rear Lighting Solution</p> <p>Recommend using Cargo Wiring Uplift Package (67G) or Ultimate Wiring Package (67U).</p> <p><i>Includes (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open). LED lights only. Wiring and controller not included.</i></p>
67U	<p>Ultimate Wiring Package</p> <p>Recommend Police Wire Harness Connector Kits 47C and 21P.</p> <p><i>Includes contours through 2nd row: channel for wiring, wiring harness instrument panel to rear cargo area (overlay), (2) light cables - supports up to (6) LED lights (engine compartment/grille), (1) 10-amp siren/speaker circuit engine cargo area and rear hatch/cargo area wiring - supports up to (6) rear LED lights. Does not include LED lights, side connectors or controller.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Rear Console Plate - Grille LED Lights, Siren & Speaker Pre-Wiring
153	<p>Front License Plate Bracket</p>
43D	<p>Dark Car Feature</p> <p><i>Courtesy lamps disabled when any door is opened.</i></p>
17T	<p>Red/White Dome Lamp in Cargo Area</p>
21L	<p>Front Warning Auxiliary LED Lights</p> <p><i>Includes driver side - red / passenger side - blue.</i></p>
21W	<p>Forward Indicator Pocket Warning LED Lights</p> <p><i>Includes warn, park, turn (driver side - red / passenger side - blue).</i></p>
60A	<p>Grille LED Lights, Siren & Speaker Pre-Wiring</p>
63B	<p>Side Marker LED Sideview Mirrors</p> <p>Recommend using Cargo Wiring Uplift Package (67G), Ready for the Road Package (67H) or Ultimate Wiring Package (67U).</p> <p><i>Includes driver side - red / passenger side - blue. Located on backside of exterior mirror housing. LED lights only. Wiring and controller not included.</i></p>
51R	<p>Driver Only LED Spot Lamp (Unity)</p>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor Sport

Attachment number 1

Page 5 of 8

Utility

AWD Base(K8A)

Price Level: 725 Quote ID: 0222201706

Selected Options (cont'd)

Code	Description
76D	Deflector Plate
53M	SYNC Basic (Voice-Activated Communications System) <i>Includes single USB port and single auxiliary audio input jack.</i>
52P	Hidden Door-Lock Plunger/Rr-Door Handles Inoperable
18W	Windows - Rear-Window Power Delete <i>Operable from front driver side switches.</i>
85R	Rear Console Plate
549	Heated Sideview Mirrors
595	Remote Keyless Entry Key Fob w/o Key Pad <i>Does not include PATS.</i>
76R	Reverse Sensing
17A	Aux Air Conditioning
16D	Badge Delete <i>Deletes the Police Interceptor badging on rear liftgate and the Interceptor badging on front hood (EcoBoost).</i>

Interior Colors

9W_01 Charcoal Black

Primary Colors

YZ_02 Oxford White

Upfit Options

ZBL Option 21L Blue / Blue

ZBY Option 66A to be Blue/ Blue
PIU Front Headlamp lighting solution to be Blue/ Blue

ZBN Option 21W Blue/ Blue
Front Pocket warning lights Blue / Blue

ZBV Option 66C Blue/ Blue
Rear Lighting Solution to be Blue/ Blue

ZBT Mirror Lights to be Blue/Blue

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017

Item # 9



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

Attachment number 1
 2017 Utility Police Interceptor Sport
 Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 0222201706

Pricing - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	\$41,882.00
<i>Pre-Tax Adjustments</i>	
Description	
Fleet Concession	-\$2,600.00
DEALER DISCOUNT	-\$3,623.83
Total	\$35,658.17

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017

Item # 9



Asheville Ford Lincoln
 6111 Brevard Rd., Asheville, North Carolina, 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 0222201706

Major Equipment

- (Based on selected options, shown at right)
- EcoBoost 3.5L V-6 DOHC w/gasoline direct injection 365hp
- 6 speed automatic w/OD
- * 4-wheel ABS
- * Traction control
- * Advance Trac w/Roll Stability Control
- * Tinted glass
- * Bluetooth wireless streaming
- * Rear child safety locks
- * Variable intermittent speed-sensitive wipers wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Tachometer
- * Underseat ducts
- * 60-40 folding rear split-bench
- * Axle to end of frame: 46.5"

Fuel Economy



City
16 mpg

Hwy
21 mpg

Selected Options

Selected Options	MSRP
STANDARD VEHICLE PRICE	\$31,510.00
Order Code 500A	N/C
113" Wheelbase	STD
Monotone Paint Application	STD
Paint Table : Primary	\$0.00
Engine: 3.5L V6 EcoBoost	\$3,295.00
Front License Plate Bracket	N/C
Oxford White	N/C
Charcoal Black	N/C
Driver Only LED Spot Lamp (Unity)	\$395.00
Wheel Covers (18" Full Face Wheel Cover)	\$60.00
Front Headlamp Lighting Solution	\$850.00
Rear Lighting Solution	\$455.00
Dark Car Feature	\$20.00
Red/White Dome Lamp in Cargo Area	\$50.00
Front Warning Auxiliary LED Lights	\$550.00
Forward Indicator Pocket Warning LED Lights	\$640.00
Side Marker LED Sideview Mirrors	\$290.00
SYNC Basic (Voice-Activated Communications System)	\$295.00
Windows - Rear-Window Power Delete	\$25.00

Item # 0

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina, 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 0222201706

Hidden Door-Lock Plunger/Rr-Door Handles Inoperable	\$160.00
Heated Sideview Mirrors	\$60.00
Reverse Sensing	\$275.00
Aux Air Conditioning	\$610.00
Badge Delete	N/C
Remote Keyless Entry Key Fob w/o Key Pad	\$260.00
Ultimate Wiring Package	\$550.00
Transmission: 6-Speed Automatic	Included
GVWR: 6,300 lbs	Included
Tires: P245/55R18 AS BSW	Included
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
Radio: MyFord AM/FM/CD/MP3 Capable	Included
Deflector Plate	Included
3.16 Axle Ratio	Included
Grille LED Lights, Siren & Speaker Pre-Wiring	Included
Rear Console Plate	Included

SUBTOTAL	\$40,350.00
Destination Charge	\$945.00

TOTAL \$41,295.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017



Asheville Ford Lincoln
611 Brevard Rd., Asheville, North Carolina, 288062201
Office: 828-253-2731 Fax: 828-258-6012

Customer Proposal

Prepared for:

Angel Maldonado
City of Greenville NC

Prepared by:

Jeffrey Williams
Office: 828-279-4933
Email: jwilliams@ashevilleford.com

Date: 02/22/2017

Vehicle: 2017 Utility Police Interceptor Base
AWD

Quote ID: 1122201601





Asheville Ford Lincoln
611 Brevard Rd., Asheville, North Carolina,
288062201
Office: 828-253-2731

**2017 Utility Police Interceptor, Sport
Utility**

AWD Base(K8A)
Price Level: 725 Quote ID: 1122201601

Table of Contents

Description	Page
Cover Page	1
Table of Contents	2
Selected Options	3
Pricing - Single Vehicle	6
Window Sticker	7



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility

AWD Base(K8A)
 Price Level: 725 Quote ID: 1122201601

Selected Options

Code	Description
Base Vehicle	
K8A	Base Vehicle Price (K8A)
Packages	
500A	Order Code 500A <i>Includes:</i> - Engine: 3.7L V6 Ti-VCT FFV - Transmission: 6-Speed Automatic - 3.65 Axle Ratio - GVWR: 6,300 lbs - Tires: P245/55R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes center caps and full size spare. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes driver 6-way power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar, passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both front seatbacks. - Radio: MyFord AM/FM/CD/MP3 Capable Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display.
Powertrain	
99T	Engine: 3.5L V6 EcoBoost 131 MPH top speed. <i>Includes:</i> - Deflector Plate - 3.16 Axle Ratio
44C	Transmission: 6-Speed Automatic
NONAX	3.16 Axle Ratio
STDGV	GVWR: 6,300 lbs
Wheels & Tires	
STDTR	Tires: P245/55R18 AS BSW
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes center caps and full size spare.</i>
65L	Wheel Covers (18" Full Face Wheel Cover)
Seats & Seat Trim	
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes driver 6-way power track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar, passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both front seatbacks.</i>
Other Options	
113WB	113" Wheelbase
PAINT	Monotone Paint Application

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport

Attachment number 2

Page 4 of 8

Utility

AWD Base(K8A)

Price Level: 725 Quote ID: 1122201601

Selected Options (cont'd)

Code	Description
STDRD	<p>Radio: MyFord AM/FM/CD/MP3 Capable</p> <p><i>Includes clock, 6 speakers and 4.2" color LCD screen center-stack Smart Display.</i></p>
66A	<p>Front Headlamp Lighting Solution</p> <p>Recommend using Cargo Wiring Uplift Package (67G) or Ultimate Wiring Package (67U).</p> <p><i>Includes base LED low beam/incandescent (halogen) high beam headlamp with high beam wig-wag function and (2) white rectangular LED side warning lights. Wiring and LED lights included. Controller not included.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Grille LED Lights, Siren & Speaker Pre-Wiring
66C	<p>Rear Lighting Solution</p> <p>Recommend using Cargo Wiring Uplift Package (67G) or Ultimate Wiring Package (67U).</p> <p><i>Includes (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) mounted to inside liftgate glass and (2) backlit flashing linear high-intensity LED lights (driver's side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open). LED lights only. Wiring and controller not included.</i></p>
67U	<p>Ultimate Wiring Package</p> <p>Recommend Police Wire Harness Connector Kits 47C and 21P.</p> <p><i>Includes contours through 2nd row; channel for wiring, wiring harness instrument panel to rear cargo area (overlay), (2) light cables - supports up to (6) LED lights (engine compartment/grille), (1) 10-amp siren/speaker circuit engine cargo area and rear hatch/cargo area wiring - supports up to (6) rear LED lights. Does not include LED lights, side connectors or controller.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Rear Console Plate - Grille LED Lights, Siren & Speaker Pre-Wiring
153	Front License Plate Bracket
43D	<p>Dark Car Feature</p> <p><i>Courtesy lamps disabled when any door is opened.</i></p>
17T	Red/White Dome Lamp in Cargo Area
21L	<p>Front Warning Auxiliary LED Lights</p> <p><i>Includes driver side - red / passenger side - blue.</i></p>
21W	<p>Forward Indicator Pocket Warning LED Lights</p> <p><i>Includes wam, park, turn (driver side - red / passenger side - blue).</i></p>
60A	Grille LED Lights, Siren & Speaker Pre-Wiring
63B	<p>Side Marker LED Sideview Mirrors</p> <p>Recommend using Cargo Wiring Uplift Package (67G), Ready for the Road Package (67H) or Ultimate Wiring Package (67U).</p> <p><i>Includes driver side - red / passenger side - blue. Located on backside of exterior mirror housing. LED lights only. Wiring and controller not included.</i></p>
51R	Driver Only LED Spot Lamp (Unity)

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017

Item # 9



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility

AWD Base(K8A)
 Price Level: 725 Quote ID: 1122201601

Selected Options (cont'd)

Code	Description
76D	Deflector Plate
53M	SYNC Basic (Voice-Activated Communications System) <i>Includes single USB port and single auxiliary audio input jack.</i>
52P	Hidden Door-Lock Plunger/Rr-Door Handles Inoperable
18W	Windows - Rear-Window Power Delete <i>Operable from front driver side switches.</i>
85R	Rear Console Plate
59E	Keyed Alike - 1435x
549	Heated Sideview Mirrors
76R	Reverse Sensing
17A	Aux Air Conditioning
16D	Badge Delete <i>Deletes the Police Interceptor badging on rear liftgate and the Interceptor badging on front hood (EcoBoost).</i>

Interior Colors

9W_01 Charcoal Black

Primary Colors

YZ_02 Oxford White

Upfit Options

ZBL	Option 21L Blue / Blue
ZBN	Option 21W Blue/ Blue <i>Front Pocket warning lights Blue / Blue</i>
ZBT	Mirror Lights to be Blue/Blue
ZBV	Option 66C Blue/ Blue <i>Rear Lighting Solution to be Blue/ Blue</i>
ZBY	Option 66A to be Blue/ Blue <i>PIU Front Headlamp lighting solution to be Blue/ Blue</i>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina,
 288062201
 Office: 828-253-2731

Attachment number 2
 2017 Utility Police Interceptor Sport
 Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 1122201601

Pricing - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	\$41,672.00
<i>Pre-Tax Adjustments</i>	
Description	
DEALER DISCOUNT	-\$3,623.90
Fleet Concession	-\$2,600.00
Total	\$35,448.10

 Customer Signature

 Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017

Item # 9



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina, 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 1122201601

Major Equipment

(Based on selected options, shown at right)
 EcoBoost 3.5L V-6 DOHC w/gasoline direct injection 365hp

6 speed automatic w/OD

- * 4-wheel ABS
- * Traction control
- * Advance Trac w/Roll Stability Control
- * Tinted glass
- * Bluetooth wireless streaming
- * Rear child safety locks
- * Variable intermittent speed-sensitive wipers wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Tachometer
- * Underseat ducts
- * 60-40 folding rear split-bench
- * Axle to end of frame: 46.5"

Exterior:Oxford White

Interior:Charcoal Black

- * Brake assistance
- * P 245/55R18 BSW AS W-rated tires
- * Air conditioning
- * AM/FM stereo with seek-scan, single in-dash CD player, MP3 decoder, auxiliary audio input, external memory control
- * LED brakelights
- * Dual power remote heated mirrors
- * 18 x 8 steel wheels
- * Driver and front passenger seat mounted side airbags
- * Rear window defroster
- * Message Center
- * Reclining front bucket seats
- * Audio control on steering wheel

Fuel Economy



City
16 mpg

Hwy
21 mpg

Selected Options

STANDARD VEHICLE PRICE	MSRP
Order Code 500A	\$31,510.00 N/C
113" Wheelbase	STD
Monotone Paint Application	STD
Paint Table : Primary	\$0.00
Engine: 3.5L V6 EcoBoost	\$3,295.00
Front License Plate Bracket	N/C
Oxford White	N/C
Charcoal Black	N/C
Driver Only LED Spot Lamp (Unity)	\$395.00
Keyed Alike - 1435x	\$50.00
Wheel Covers (18" Full Face Wheel Cover)	\$60.00
Front Headlamp Lighting Solution	\$850.00
Rear Lighting Solution	\$455.00
Ultimate Wiring Package	\$550.00
Dark Car Feature	\$20.00
Red/White Dome Lamp in Cargo Area	\$50.00
Front Warning Auxiliary LED Lights	\$550.00
Forward Indicator Pocket Warning LED Lights	\$640.00
SYNC Basic (Voice-Activated Communications System)	\$295.00

Item # 0

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or for pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017



Asheville Ford Lincoln
 611 Brevard Rd., Asheville, North Carolina, 288062201
 Office: 828-253-2731

2017 Utility Police Interceptor, Sport Utility
 AWD Base(K8A)
 Price Level: 725 Quote ID: 1122201601

Hidden Door-Lock Plunger/Rr-Door Handles Inoperable	\$160.00	
Windows - Rear-Window Power Delete	\$25.00	
Heated Sideview Mirrors	\$60.00	
Reverse Sensing	\$275.00	
Aux Air Conditioning	\$610.00	
Badge Delete	N/C	
Side Marker LED Sideview Mirrors	\$290.00	
Transmission: 6-Speed Automatic	Included	
GVWR: 6,300 lbs	Included	
Tires: P245/55R18 AS BSW	Included	
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included	
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included	
Radio: MyFord AM/FM/CD/MP3 Capable	Included	
Deflector Plate	Included	
3.16 Axle Ratio	Included	
Grille LED Lights, Siren & Speaker Pre-Wiring	Included	
Rear Console Plate	Included	

SUBTOTAL	\$40,140.00
Destination Charge	\$945.00

TOTAL \$41,085.00

Attachment number 2
 Page 8
 Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or for pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
 Prepared for: Angel Maldonado, City of Greenville NC
 By: Jeffrey Williams Date: 02/22/2017



Quote No 20170215
Quote Date 3/13/2017
Page 1

NJPA Contract No: 07013-PII

Bill To

CITY OF GREENVILLE, NC
P.O. BOX 7207
GREENVILLE, NC 27835-7207
US

Ship to

AMICK EQUIPMENT, INC.
MEBANE, NC
US

END USER: GREENVILLE, NC (CITY OF)

No Chassis Before: JULY

Customer No 2949 Slpsn 5 Payment terms Net 30
Loc 03 PPD/COL Ship via DRIVE AWAY Ship Date A.S.A.P.

Qty Ordered UOM Item No Unit price Disc Extended price

1.00 EA LOADER 42,576.00 2.00 41,724.48

AS CONFIGURED BELOW
PAINT LOADER: PI WHITE

Feature/Kit Components- LOADER

1.00	EA	0.TL3	1.00		41,790.00
		MODEL TL3 BASE LOADER			
1.00	EA	03.11SAI	1.00		0.00
		HEAVY DUTY SWING MOTOR			
1.00	EA	10.16 HDHI	1.00		483.00
		HDHI OUTRIGGER STROBE			
1.00	EA	07.10S860	1.00		0.00
		STANDARD BUCKET 60"			
1.00	EA	10.04 BUWL	1.00		0.00
		BOOM-UP WARNING LIGHT/AUDIBLE ALARM			
1.00	EA	12.05 HG	1.00		303.00
		HOSE GUARDS- HEAD & VALVE BANK			
1.00	EA	12.36 HD	1.00		0.00
		HD CONTROL BOX			
		THROTTLE ENGINE KILL & HORN			
1.00	EA	12.02 TP	1.00		0.00
		TANDEM PUMP IN LIEU OF SINGLE			
		18 GMP			
1.00	EA	11.02	1.00		0.00
		LOADER SINGLE COLOR (ENAMEL)			
		AS DEFINED BELOW			

1.00 EA 8.0 DUMP BODY 23,519.00 2.00 23,048.62

AS CONFIGURED BELOW
PAINT BODY: PI WHITE

Feature/Kit Components- 8.0 DUMP BODY

1.00	EA	8.29 2030-HDX	1.00		22,127.00
		MODEL HDX-2030 HARDOX BODY			
		1/8" SIDES, 3/16" FLOOR			
1.00	EA	8.36 PISWLCD	1.00		828.00
		PI SELF-WINDING LOAD COVERING			
		DEVICE (ADD-ON)			
1.00	EA	8.40 S-BD	1.00		0.00
		STANDARD BARN DOORS FOR BODY			
1.00	EA	8.47 WL-BW	1.00		0.00
		WIRE LOOM FOR BODY WIRING			
1.00	EA	10.09 LED	1.00		0.00
		LED TYPE BODY LIGHTS, 15 EA.			
1.00	EA	10.10 LED FLASH	1.00		308.00
		AMBER LED FLASHERS IN REAR			
		CORNER POST			
1.00	EA	8.77ANSI	1.00		0.00
		ANSI Z245 PACKAGE			

Quote



Quote No 20170215
Quote Date 3/13/2017
Page 2

NJPA Contract No: 07013-PII

Bill To

CITY OF GREENVILLE, NC
P.O. BOX 7207
GREENVILLE, NC 27835-7207
US

Ship to

AMICK EQUIPMENT, INC.
MEBANE, NC
US

END USER: GREENVILLE, NC (CITY OF)

No Chassis Before: JULY

Customer No 2949
Sispsn 5
Payment terms Net 30

Loc 03
PPD/COL
Ship via DRIVE AWAY
Ship Date A.S.A.P.

Qty Ordered	UOM	Item No	Unit price	Disc	Extended price
1.00	EA	11.03 ADD, LOADER & BODY SAME COLOR (PI COLOR NOT BLACK OR ORANGE)	1.00		256.00
1.00	EA	NI-CHASSIS ENTER DESCRIPTION HERE NJPA COMMISSION 2018 INTERNATIONAL	102,571.00	2.00	100,519.58

JASON LANGSTON

SubTotal 165,292.68
Delivery 2,800.00
Tax 0.00
Total Quote 168,092.68

Signature

Date

Item # 9



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Contract award for the 2017 Street Resurfacing Project

Explanation: **Abstract:** The 2017 Street Resurfacing Project will provide milling, resurfacing, ADA improvements, striping, and signal loop replacement on numerous City-maintained streets. The list of streets included in this year's contract covers various streets across the city. Rose Brothers Paving Company, Inc. of Ahoskie, NC, submitted the lowest bid for this year's contract in the amount of \$3,944,684.

Explanation: Bids for the 2017 Street Resurfacing Project were originally scheduled for opening on March 15, 2017. Only two bids were submitted. Staff, per State law, rejected the bids and returned them unopened to the bidders. Staff readvertised the project and received bids on March 24, 2017. Three bids were received on the rebid date.

A list of streets to be resurfaced under this project is attached. The lowest responsible bid was received from Rose Brothers Paving Company, Inc. in the amount of \$3,944,684.

For the FY17 budget, Council approved \$1,700,000 for the Annual Street Resurfacing Program, with a portion funded with Powell Bill Funds and the remaining from the General Fund. In addition to streets programmed under the annual resurfacing program, some major City streets designated to be resurfaced with Bond proceeds were also included in this contract.

The project includes a total of 28.16 lane miles to be resurfaced. In addition to milling and resurfacing of each street, there is an estimated quantity of base repair, ADA ramp upgrades, upgraded signal detection equipment, and pavement markings. The average cost per lane mile under this contract is \$140,081.11 per lane mile. Of that total, \$30,170 per lane mile is for the estimated base repair required.

Fiscal Note: The proposed budget for this project, including a 10% contingency, is \$4,339,152. Funding for this project is \$1,700,000 from the Street Resurfacing Program as approved by City Council for the FY17 budget and the remaining \$2,639,152 is from the 2015 General Obligation Bond proceeds.

Recommendation: City Council award a construction contract for the 2017 Street Resurfacing Project to Rose Brothers Paving Company, Inc. in the amount of \$3,944,684.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [2017 Street Resurfacing Information](#)

 [2017 Street Resurfacing Map](#)

2017 Street Resurfacing Project

BID SUMMARY SHEET

City of Greenville, North Carolina

Engineering Division

Re-Bid Opening: March 24, 2017 @ 2:00 p.m.

<i>Contractor</i>	<i>Rec'd Addendum 1 & 2</i>		<i>5% Bid Bond</i>		<i>M/WBE Submitted</i>		<i>NCA Form Submitted</i>		<i>Total Base Bid/Alternate 1</i>
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	
Rose Brothers Paving Company, Inc.	X		X		X		X		\$3,944,684.00
Barnhill Contracting Company	X		X		X		X		\$3,996,644.94
S. T. Wooten Corporation	X		X		X		X		\$4,465,741.00

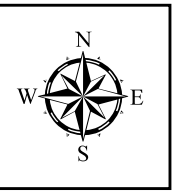
List of Streets for Milling and Resurfacing

STREET LISTING FOR RESURFACING AND MILLING

Street Name	From	To	Milling (SY)	Estimated 4" Base Repair (Tons)	Resurfacing (Tons)	Thickness (inches)
Beasley Dr	Service Dr	W Arlington Blvd	4201	480	471	2
Medical Dr	Beasley Dr	Stantonsburg Rd	4862	160	545	2
Mooring Ln	Melody Ln	Van Nortwick St	325.5	30	101	1.5
Rockport Dr	Allen Rd	Street End	2815	320	237	2
Van Nortwick St	W Moore St	W Dudley St	661.5	70	222	1.5
Brimley Dr	SW Greenville Blvd	Street End	619.5	0	209	1.5
Country Club Dr	Street End	S Memorial Dr	609	0	199	1.5
Country Club Dr	S Memorial Dr	Street End	2740.5	0	571	1.5
Glenwood Ave	S Memorial Dr	Sunset Ave	3498	200	294	1.5
Harvey Dr	Sunset Ave	Sunset Ave	1785	110	201	2
Hooker Rd	W Arlington Blvd	SW Greenville Blvd	37289	0	4183	2
Mall Dr	SW Greenville Blvd	S Memorial Dr	9976	0	1117	2
Manchester St	Hooker Rd	Brimley Dr	598.5	130	194	1.5
Peed Dr	S Memorial Dr	Street End	2583	0	869	1.5
Rollins Dr	SW Greenville Blvd	Peed Dr	0	0	365	1.5
Sunset Ave	Glenwood Ave	W Arlington Blvd	3917	0	439	2
W Arlington Blvd	S Memorial Dr	Hooker Rd	11489	650	1288	2
E 1 st St	N Summit St	N Warren St	15955	1440	1798	2
E 4 th St	S Elm St	Forest Hill Ct	3981	0	336	1.5
N Elm St	E 1 st St	Willow St	5334	480	599	2
S Elm St	E 1 st St	E 14 th St	26704	2350	2996	2
Willow St	N Elm St	N Harding St	1155	0	347	1.5
Oxford Rod	E 10 th St	York Rd	690	0	1204	1.5
Thackery Rd	Upton Ct	Townes Dr	1365	380	456	1.5
York Rd	Sir Raleigh Ct	King George Rd	1837.5	0	391	1.5
Belvedere Dr	SW Greenville Blvd	Greenwood Dr	1554	0	535	1.5

Lindenwood Dr	Belvedere Dr	Crestline Blvd	2867	0	240	1.5
W Victoria Ct	Evans St	Street End	493.5	280	163	1.5
Eastbrook Dr	SE Greenville Blvd	Luci Dr	399	0	142	1.5
Luci Dr	Eastbrook Dr	SE Greenville Blvd	3423	0	288	1.5

2017 Resurfacing Project





City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Contract Award for Parking Study

Explanation: **Abstract:** The Office of Economic Development is requesting award of a contract to Walker Engineering, Inc. of NC for consulting services to prepare a Comprehensive Parking Plan for a project area that primarily includes the uptown area for a total amount of \$59,930. The study is expected to begin in April of 2017 with completion projected in approximately 6 months.

Explanation: The Office of Economic Development requests City Council approve an award of a contract for consulting services to Walker Engineering, Inc. The scope of services for this project is broken out by task as follows:

- Task 1 – Project Kickoff and Parking Supply/Demand Analysis \$13,020
- Task 2 – Community Engagement \$ 8,900
- Task 3 – Alternatives Analysis \$ 8,480
- Task 4 – Parking Management Policies and Practices \$13,520
- Task 5 – Deliverables and Presentation \$16,010

At the January 30, 2016 Planning Session meeting of City Council, staff provided a report on parking in the Uptown area. The Council was advised of several proposed projects that would impact the supply of parking in the uptown area. One of the recommended actions during that meeting was to update the parking master plan. The parking master plan update was to occur following the approvals of some of the proposed projects presented.

In April of 2016, City Council discussed citizens' concerns related to escalating parking demands and related challenges in the uptown area. To begin assessing those concerns, the Parking Task Force was formed in May of 2016. In December of 2016, staff presented the Parking Task Force recommendations to City Council. Staff is in the process of implementing many of those recommendations "in house"; however, the Task Force also recommended that the City hire a parking consultant to provide expertise on high cost (parking structures), high impact (rates, meter locations, etc.) parking improvements so that the City can maximize parking efficiency and user satisfaction and get the

most out of public investments. At the January 27-28, 2017 City Council planning retreat, staff advised Council that the parking study process would be moving forward with hiring a consultant to complete a parking study.

City staff then sent out a Request for Qualifications (RFQ) for consulting services to prepare a Comprehensive Parking Plan for a project area that includes the uptown core and surrounding area. The City received six proposals from the following firms: VHB, Rich & Associates Inc., Lansing Melbourne Group, Kimley-Horn, Kittelson & Associates, Inc., and Walker Engineering. A Comprehensive Parking Plan Committee consisting of Roger Johnson, Kevin Mulligan, Rik DiCesare, Stacy Pigford, Bianca Shoneman, and Corey Barrett reviewed all six proposals thoroughly. The top three scoring proposals were from Kittelson & Associates, Inc., Walker Engineering, and Kimley-Horn. The committee interviewed the top three contenders. Based on those interviews, the committee selected Walker Engineering, Inc. Walker prepared the last parking study for the City in 2010. Staff now requests that City Council approve a contract for services between the City of Greenville and Walker Engineering, Inc. for \$59,930.

Fiscal Note: Funds are available in the Office of Economic Development's FY 2016-17 budget to pay the \$59,930 lump-sum fee.

Recommendation: Staff recommends that City Council award the contract for the parking study to Walker Engineering, Inc., for a lump-sum amount of \$59,930.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Walker contract](#)



WALKER
PARKING CONSULTANTS

WALKER PARKING CONSULTANTS
13860 Ballantyne Corporate Place
Suite 140
Charlotte, NC 28277

Office: 704-247-6230
www.walkerparking.com

EXHIBIT A: PROFESSIONAL SERVICES PROPOSAL

March 22, 2017

Roger Johnson
Economic Development Manager
City of Greenville
201 West 5th Street
Greenville, NC 27835

Re: Professional Services Proposal
City of Greenville – Comprehensive Parking Study
Walker Proposal No. 17CLT002

Dear Roger:

Walker Parking Consultants is pleased to submit this proposal to conduct a comprehensive parking study of the uptown core and surrounding areas. We have based our proposal on the City of Greenville Request for Qualifications and our meeting on March 16, 2017. The following proposal includes Walker's understanding of the project, proposed scope of services, and professional fees.

PROJECT UNDERSTANDING

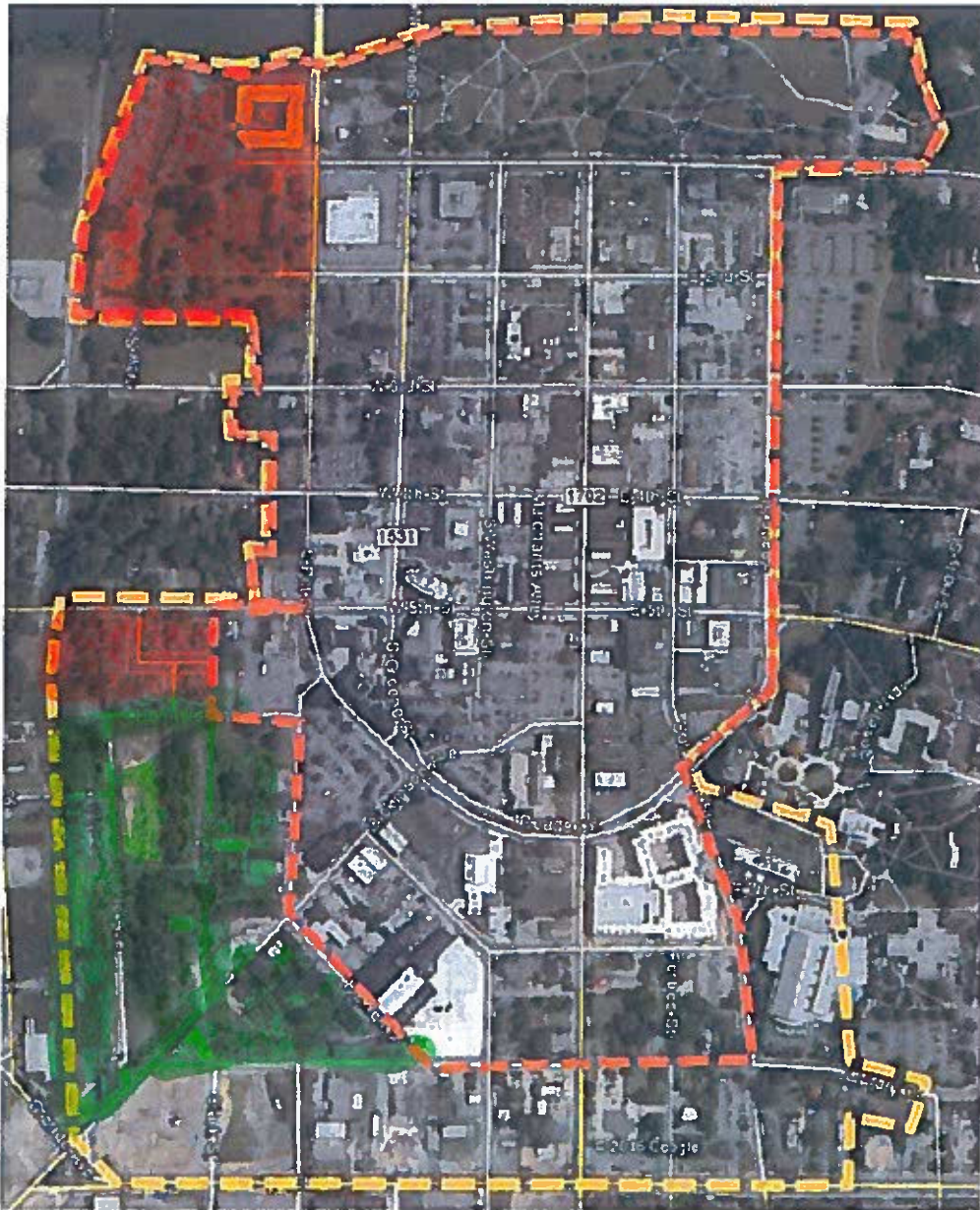
It is our understanding that the City of Greenville wants to conduct a parking study of the uptown and surrounding areas. The goal of the study will be to gain an understanding of the current operational profile of the parking system, document the current supply and demand, and project future parking needs, including the need for additional parking facilities. The City also would like consulting related to best practices in policy and management of its parking resources.

STUDY AREA BOUNDARY

Based on discussion with City staff the study area boundary was further defined and is illustrated on Figure 1. The orange dashed line represents the original study area boundary as suggested in the RFQ while the red dashed line illustrates the boundary proposed by Walker and approved by City staff.



FIGURE 1: Original and Revised/Approved Study Area Boundary



Source: Walker Parking Consultants, 2017



CONFIRMATION OF STAFFING ROLES AND RESPONSIBILITIES

In response to City staff questions regarding project staffing, roles, and responsibilities, the following is to confirm Walker Parking Consultant's commitment to the project. Michael Connor will serve as project manager, will guide the project through its completion, will participate in all meetings and interviews, and will take the lead in all public presentations. Joey Rowland will serve as principal-in-charge, Geoff Posluszny will be the parking operations consultant, John Gettings will be the parking planner/analyst, and John Dorsett will provide quality control and quality assurance.

STATEMENT OF WORK

TASK 1 – PROJECT KICK-OFF AND PARKING SUPPLY/DEMAND ANALYSIS

OBJECTIVE: Before an effective parking plan can be formulated, a clear understanding of current parking conditions is required. During this phase of the project we will collect inventory, usage, turnover, and characteristic data for all existing public and private parking facilities within the study area. Current and future parking adequacy will be analyzed and presented.

1. Meet with City representatives to kick-off the project, finalize project parameters, review project background and obtain previous reports, area maps, and other background information.
2. Obtain and review background information to be provided by the City. A request for information (RFI) will be provided which details the information that would be required/desired to include but not be limited to parking related codes/ordinances, parking inventory and occupancy data, land use data within the study area, parking standard operating procedures, and known, proposed, and potential development information.
3. Identify and document all on-street parking supply, off-street public parking supply, and all private off-street supply where we are granted access for the purpose of this study. The inventory will note characteristics of the parking supply such as any restrictions (time or user group), loading zones, pricing, general condition and a brief description of the supply. It is understood that the City will provide some assistance in the collection of this data.
4. Conduct parking occupancy counts of City owned/operated parking facilities during a typical weekday utilizing the detailed breakdowns recorded during the parking supply inventory of all parking in the study area. Six counts of the City owned/operated lots/garage and one survey of public/restricted off-street spaces will be made during a recognized peak period. Typically, the public



WALKER
PARKING CONSULTANTS

Roger Johnson
City of Greenville
Comprehensive Downtown Parking Study
Page 4

owned/operated survey hours are 8AM, 11AM, 3PM, 5PM and 7PM so as to record the curvature of parking activity in an urban area. Specific times will be discussed with City staff. It is understood that the City will provide some assistance in the collection of this data.

5. Perform an hourly parking occupancy, parked duration, and vehicles per space turnover study in the form of a license plate surveys for all on-street parking spaces in the study area. The license plate inventory will utilize industry leading technology (Genetec license plate recognition equipment) to document license plate number, location and timestamp.
6. Create and calibrate a parking demand model using City provided land use information, field recorded public and private on- and off-street occupancy data, and Walker Parking Consultant's shared parking model to assess typical weekday parking demand on a block-by-block basis.
7. Determine the surplus or shortfall within the area under current conditions, and create tabular and graphic illustrations of the parking system adequacy on a block-by-block basis.
8. Obtain build-out plans from City representatives and adjust the demand model to show future parking demand generated by approved and/or proposed developments in the area covering a 0 to 5 and 5 to 10-year planning horizon.

TASK 2: COMMUNITY ENGAGEMENT

OBJECTIVE: The City of Greenville and Walker Parking Consultants both desire community input during this project. This input is a critical element to the success of developing and implementing a viable parking plan. Walker's intended objective of eliciting stakeholder participation is to gather intelligence regarding different views of the City's parking conditions and potential remedies.

1. Conduct six to eight interviews with key stakeholders and focus groups with participants representing the various interests of the community. Individual focus groups typically include no more than eight participants to ensure an effective and efficient meeting. The interviews would be scheduled by City staff and occur during one day/visit. Stakeholders/groups to be interviewed include:
 - Various City Departments
 - Members of the Parking Task Force
 - County Government/Courts
 - Downtown Resident Representatives
 - Downtown Business Owners/Managers



WALKER
PARKING CONSULTANTS

Roger Johnson
City of Greenville
Comprehensive Downtown Parking Study
Page 5

- Property Owners/Developers
 - Downtown Churches
 - East Carolina University
2. Working with City staff, an electronic questionnaire (Survey Monkey) will be developed and posted through the City's website to gather information from the general public. Results of the questionnaire will be used to inform our project team and help shape future parking policy. Additionally, a more focused parking questionnaire will be developed and submitted to various City departments and their employees that work within the study area. City staff would be responsible for its distribution and collection while Walker would be responsible for tabulation and dissemination.
 3. The first of two public forums will be conducted early in the process to elicit information from the general public. This would be an evening event scheduled and publicized by City staff. The goal is to broadcast the purpose of the study, educate the audience on parking best management practices, gather insight and opinion on downtown parking, and assess the public's willingness to accept change.
 4. A second evening public forum would be conducted following the preparation of a draft report to City staff. Comments received during this forum would be, where appropriate, incorporated into a final report.

TASK 3 – SITE ALTERNATIVES ANALYSIS

OBJECTIVE: With the understanding gained from the completion of Tasks 1 and 2 above, Walker assess the need and feasibility of building additional parking supply within the study area. Alternative sites as presented by the City and its stakeholders will be evaluated to include net capacity, development costs, and annual debt service and operating/maintenance costs.

1. Review the operations of the Uptown parking deck, including use, pricing structure, current mode of operation (ungated pay-by-plate meters) with enforcement, and best practices for operating.
2. Identify potential locations for new parking facilities (surface and/or structured). External variables that will be considered are desirable density, phasing of construction, and incorporation of other uses (such as retail) in any proposed facility. The various locations would then be evaluated and ranked using these and other criteria to determine the most opportune location/configuration.
3. Determine an order of magnitude project cost including estimated operational expenses to enable a comparison of the costs of each alternative on an "apples to apples" basis.



4. Evaluate the various alternatives on the basis of qualitative criteria to be agreed upon by the City. A weighted matrix will be used to achieve more objectivity and to rank the alternatives.
5. Meet with the City via teleconference to discuss the conceptual designs and present the matrix analysis to agree upon weighting and other considerations.
6. Develop a recommended plan for improvements, including phasing of components corresponding to projected needs.

TASK 4 – PARKING MANAGEMENT POLICIES AND PRACTICES

OBJECTIVE: A review of parking policies and practices includes an objective look at the rules that govern parking and the activities that are employed to enforce these rules. The overall objective of this task is to provide a professional outsider's perspective with the aim to help make the parking system the best it can be. To succeed at meeting this objective, we consider stakeholder input, historical policies and practices, the character of the city, the organizational structure and functionality with respect to its parking operation, and develop a parking management plan that suggests opportunities for improvements.

1. Obtain and review city parking policies, practices, and ordinances relating to parking.
2. Review the City's organizational structure and the staffing associated with its parking assets. Recommend changes.
3. Review and comment on parking rates, time restrictions or lack thereof, loading zones, and enforcement hours.
4. Review existing parking equipment and recommend upgrades where necessary for both on-street and off-street public parking.
5. Review and comment on existing parking signage and identify opportunities for improvement.
6. Identify for the City's consideration, other customer-service enhancements that do not exist in Greenville, such as such as parking apps, smart-meters, websites, dynamic wayfinding, and demand responsive pricing.

TASK 5: DELIVERABLES AND PRESENTATION

OBJECTIVE: In this task, the work that has been done by Walker will be organized and presented in the form of a plan for improving and enhancing the overall parking system.



The plan will include overall parking accessibility needs, and support future expansion and (re)development. Areas for which recommendations and strategies may be developed can include, but not be limited to:

- New parking principles and initiatives
- Parking system management and operational strategies
- Options for strategically adding future parking spaces to support current and future needs
- Options for maximizing the use of existing resources
- Options for the application of technology to enhance the delivery of parking services
- Strategies for supporting positive parking experiences for all user groups

Implementation strategies, such as pilot programs and timing for certain strategies, will accompany recommended modifications/ enhancements for the parking system.

The parking plan will be mutually developed with the City and guided by input from the community. This process will bring clarity to the recommended options and provide an implementation timetable. After the plan has been developed and approved by the City, Walker will prepare materials suitable for public presentation and participate with appropriate City representatives to present the plan.

1. Prepare a draft parking plan documenting existing and future conditions, community engagement findings and parking plan recommendations, and provide the City with an electronic copy. We will meet via conference call or web meeting with the City to review and discuss the draft plan and make appropriate adjustments before finalizing the draft plan.
2. Prepare materials for public presentation of the finalized draft plan for input.
3. Participate with appropriate City officials in presenting the plan at one (1) public meeting.
4. Prepare the final plan documents and provide the City with an electronic copy in PDF Format.



Roger Johnson
City of Greenville
Comprehensive Downtown Parking Study
Page 8

PROFESSIONAL FEE

We propose to perform the above scope of services in for a lump sum design fee of **\$59,930**. This fee includes all reimbursable expenses. The fee may be broken out by task as follows:

Task 1 – Project Kick-Off and Parking Supply/Demand Analysis	\$13,020
Task 2 – Community Engagement	\$8,900
Task 3 – Alternatives Analysis	\$8,480
Task 4 – Parking Management Policies and Practices	\$13,520
Task 5 – Deliverables and Presentations	\$16,010
<hr/>	
Total	\$59,930

AUTHORIZATION

Trusting that this meets with your approval, we ask that you sign in the space below to confirm your authorization for us to proceed. Per our discussion, we will follow with a standard AIA Agreement.

Sincerely,

WALKER PARKING CONSULTANTS

Joey, D. Rowland, P.E.
Managing Principal

AUTHORIZATION: CITY OF GREENVILLE

Accepted by: _____

Printed Name: _____

Title: _____

Date: _____

AIA® Document B102™ – 2007

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the 22nd day of March in the year 2017
(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

Roger Johnson Economic Development Manager City of Greenville
201 West 5th Street
Greenville, NC 27835
252-329-4510
RDJohnson@GreenvilleNC.gov

and the Architect:

(Name, legal status, address and other information)

Joey D. Rowland, P.E.
Walker Parking Consultants
13860 Ballantyne Corporate Place, Suite 140
Charlotte, NC 28277
704-247-6230
Joey.Rowland@WalkerParking.com

for the following Project:

(Name, location and detailed description)

City of Greenville
Comprehensive Parking Study, Uptown Core and Surrounding Areas
Greenville, NC

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

init.

TABLE OF ARTICLES

- 1 ARCHITECT'S RESPONSIBILITIES**
- 2 OWNER'S RESPONSIBILITIES**
- 3 COPYRIGHTS AND LICENSES**
- 4 CLAIMS AND DISPUTES**
- 5 TERMINATION OR SUSPENSION**
- 6 COMPENSATION**
- 7 MISCELLANEOUS PROVISIONS**
- 8 SPECIAL TERMS AND CONDITIONS**
- 9 SCOPE OF THE AGREEMENT**

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:

(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2)

See Exhibit A for Architect's Scope of Services

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

- .1 General Liability
\$1,000,000
- .2 Automobile Liability
\$1,000,000
- .3 Workers' Compensation
\$1,000,000

.4 Professional Liability

\$1,000,000

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 2.2 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of consulting services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Sections 5.3 and 5.4, the license granted in this Section 3.3 shall terminate.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes

Init.

of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 GENERAL

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2007, General Conditions of the Contract for Construction, if applicable. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 MEDIATION

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this Section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

Arbitration pursuant to Section 4.3 of this Agreement

init.

Litigation in a court of competent jurisdiction

Other (Specify)

§ 4.3 ARBITRATION

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 4.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.4 CONSOLIDATION OR JOINDER

§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the

interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 5.7.

§ 5.7 Termination Expenses are in addition to compensation for the Architect's services and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect.

§ 5.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 6.3.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect for services described in Section 1.1 as set forth below, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.

(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

Lump Sum Fee of \$59,930 *

* Compensation includes all Reimbursable Expenses

(Paragraphs deleted)

§ 6.3 COMPENSATION FOR USE OF ARCHITECT'S INSTRUMENTS OF SERVICE

If the Owner terminates the Architect for its convenience under Section 5.5, or the Architect terminates this Agreement under Section 5.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of the Project as follows:

N/A

Init.

§ 6.4 PAYMENTS TO THE ARCHITECT

§ 6.4.1 An initial payment of (\$) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid forty five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

1.5% per month

§ 6.4.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.4.4 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 7.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 7.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 7.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 7.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 7.8 If the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order

Init.

to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B102–2007, Standard Form Agreement Between Owner and Architect
- .2 AIA Document E201–2007, Digital Data Protocol Exhibit, if completed, or the following:
- .3 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

Exhibit A, Professional Services Proposal Dated March 22, 2017.

This Agreement entered into as of the day and year first written above.

OWNER

ARCHITECT

(Signature)



(Signature)

(Printed name and title)

Joey D. Rowland, P.E., Managing Principal

(Printed name and title)

Additions and Deletions Report for AIA® Document B102™ – 2007

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:16:43 on 03/22/2017.

PAGE 1

AGREEMENT made as of the 22nd day of March in the year 2017

...

Roger Johnson Economic Development Manager City of Greenville
201 West 5th Street
Greenville, NC 27835
252-329-4510
RDJohnson@GreenvilleNC.gov

...

Joey D. Rowland, P.E.
Walker Parking Consultants
13860 Ballantyne Corporate Place, Suite 140
Charlotte, NC 28277
704-247-6230
Joey.Rowland@WalkerParking.com

...

City of Greenville
Comprehensive Parking Study, Uptown Core and Surrounding Areas
Greenville, NC

PAGE 2

See Exhibit A for Architect's Scope of Services

...

\$1,000,000

...

\$1,000,000

...

\$1,000,000

PAGE 3

Additions and Deletions Report for AIA Document B102™ – 2007 (formerly B141™ – 1997 Part 1). Copyright © 1917, 1926, 1948, 1951, 1953, 1958, 1961, 1963, 1966, 1967, 1970, 1974, 1977, 1987, 1997 and 2007 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This document was produced by AIA software at 14:16:43 on 03/22/2017 under Order No.5846683571 which expires on 01/04/2018, and is not for resale.

User Notes:

Item # 11
(134526683571)

\$1,000,000

PAGE 5

~~_____~~ Litigation in a court of competent jurisdiction

PAGE 6

Lump Sum Fee of \$59,930 *

* Compensation includes all Reimbursable Expenses

§ 6.2 COMPENSATION FOR REIMBURSABLE EXPENSES

§ 6.2.1 Reimbursable Expenses are in addition to compensation for the Architect's professional services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- ~~.1 Transportation and authorized out-of-town travel and subsistence;~~
- ~~.2 Long distance services, dedicated data and communication services, teleconferences, Project-Web sites, and extranets;~~
- ~~.3 Fees paid for securing approval of authorities having jurisdiction over the Project;~~
- ~~.4 Printing, reproductions, plots, standard form documents;~~
- ~~.5 Postage, handling and delivery;~~
- ~~.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;~~
- ~~.7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;~~
- ~~.8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;~~
- ~~.9 All taxes levied on professional services and on reimbursable expenses;~~
- ~~.10 Site office expenses; and~~
- ~~.11 Other similar Project-related expenditures.~~

§ 6.2.2 For Reimbursable Expenses, the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus an administrative fee of ~~_____~~ percent (~~_____~~%) of the expenses incurred:

...

N/A

PAGE 7

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:16:43 on 03/22/2017 under Order No. 5846683571 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B102™ – 2007, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

Managing Principal

(Title)

3/22/17

(Dated)

§ 6.4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid (~~—~~)forty five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

%—1.5% per month

PAGE 8

Exhibit A, Professional Services Proposal Dated March 22, 2017.

...

Joey D. Rowland, P.E., Managing Principal



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Report on Bids and Contracts Awarded

Explanation: **Abstract:** The Director of Financial Services reports monthly the bids and/or contracts awarded over a certain dollar threshold by the Purchasing Manager and City Manager.

Explanation: The Director of Financial Services reports that the following bids and contracts were awarded during the month of March.

Date Awarded	Description	Vendor PO Number	Amount	MWBE Vendor?	Does Local Preference Apply?
3/15/2017	2018 International 7400 4x2 Truck	White's Tractor & Truck Co. 17000368 Note: NC Sheriff's Association Cooperative Contract	\$74,862.06	No	No
3/15/2017	(18) Panasonic Toughbook Computers	Wireless Communications Inc. 17000369	\$55,279.44	No	No
		Rob's Hydraulics Inc.			

3/16/2017	2017 Hyundai Excavator	17000371 Note: NC State Contract	\$106,837.49	No	No
3/17/2017	2017 F-350 Chassis XL 4x2 SD Crew Cab 179" WB DRW	Asheville Ford LLC 17000375 Note: NC Sheriff's Association Cooperative Contract	\$70,381.22	No	No
3/17/2017	Refuse Collector	Scranton Manufacturing Company Inc. 17000376 Note: National Joint Powers Alliance Cooperative Contract	\$184,692.10	No	No

Fiscal Note:

Funding for the bids and contracts awarded are included in the City of Greenville's 2016-2017 budget ordinance.

Recommendation:

That award information be reflected in the City Council minutes.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Computers for Police](#)



Request for Verbal/Written Quotations

City of Greenville
Financial Services/Purchasing
P.O. Box 7207
201 West Fifth Street
Greenville, NC 27835
Telephone: 252-329-4664
Fax: 252-329-4464

Requestor	Vendor 1	Vendor 2	Vendor 3
	Local <input checked="" type="checkbox"/> MWBE <input type="checkbox"/>	Local <input type="checkbox"/> MWBE <input checked="" type="checkbox"/>	Local <input type="checkbox"/> MWBE <input type="checkbox"/>
Department: IT Department	Wireless Communications	GovDirect	CDWG
Requestor: Chris Ward			
Date: 3-13-17			

No.	Description	Quantity	Unit of Measure	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
1	Panasonic CF-19ZE0017M	18		2,711.62	48,809.16	2,738.49	49,292.82	3,023.99	54,431.82
2	PANASONIC : Emissive Backlit Keyboard for CF-19ZE0017M Single Unit	18		241.87	4,353.66	225.85	4,065.30	264.54	4,761.72
3	PANASONIC: 4GB MEMORY for CF-19	18		98.06	1,765.08	90.69	1,632.42	106.49	1,916.82
4	BACKLIT-KB - PANASONIC : Integrate Panasonic Backlit KB	18		19.53	351.54	16.10	289.80	21.55	387.90
5	Shipping	1		0.00	0.00	0.00	0.00	0.00	0.00

Subtotal	55,279.44	55,280.34	61,498.26
Tax	3,869.56		4,304.88
Total	59,149.00		65,803.14

Note: All pricing shall include all discounts and freight. Additionally, all pricing should be FOB Destination to the City of Greenville. A copy of this Request for Verbal Quotes Form shall be forwarded to the Purchasing Division as an attachment to the purchase order requisition and will be filed with applicable purchase order for proper documentation of award and compliance with all City policies and procedures.



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Various tax refunds greater than \$100

Explanation: **Abstract:** Pursuant to North Carolina General Statute 105-381, refunds are being reported to City Council. These are refunds created by a change or release of value for City of Greenville taxes by the Pitt County Tax Assessor. Pitt County Commissioners have previously approved these refunds; they are before City Council for their approval as well. These refunds will be reported as they occur when they exceed \$100.

Explanation: The Director of Financial Services reports refunds of the following taxes:

<u>Payee</u>	<u>Adjustment Refunds</u>	<u>Amount</u>
Canseco, Miguel Angel C.	Registered Property Tax	112.61
Willoughby, Elvie	Registered Property Tax	668.47

Fiscal Note: The total to be refunded is \$781.08.

Recommendation: Approval of tax refunds by City Council

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance for Capital Projects in Munis

Explanation: **Abstract:** This ordinance is to replace the original ordinance approved for capital project funds during the transition to the Munis financial software. The original ordinance showed the approval of each fund type by fund level; however, a further breakdown by specific capital project is necessary.


Explanation: The attached ordinance is an updated ordinance for all multi-year capital project funds that were set up in October 2015. This is to serve as a replacement to the ordinance #15-053. The original ordinance showed the approval of each fund type by fund level; however, a further breakdown by specific capital project is necessary. Therefore, this ordinance shows that each fund type has appropriations (expenditures) that are broken out by specific project and repeals ordinance #15-053.

The attached ordinance will include the adjusted budgets for each capital project for the city. This ordinance is not requesting additional funding; therefore no approval for additional funding is needed. Additionally, there have been no changes to the original purposes, for the projects, that have already been approved by City Council.

Fiscal Note: No fiscal change.

Recommendation: City Council review and approve the replacement capital project ordinance as set up in Munis

Attachments / click to download

 [New Ordinance Establishing Funds in Munis 2 1049137](#)

ORDINANCE NO. 17-024

CITY OF GREENVILLE, NORTH CAROLINA
PROJECT BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville for the following projects:

ENTERPRISE CAPITAL PROJECTS FUND

Spec Fed/State/Local Grant	\$	195,490	
State Revolving Loans		13,340,571	
Transfer from Other Funds		8,095,615	
Total Enterprise Capital Project Funds Revenue			<u>\$ 21,631,676</u>

RECREATION AND PARKS CAPITAL PROJECTS FUND

Spec Fed/State/Local Grant	\$	1,350,000	
Transfers from Other Funds		2,483,517	
Bond Proceeds		2,100,000	
Total Recreation and Parks Capital Projects Fund Revenue			<u>\$ 5,933,517</u>

PUBLIC WORKS CAPITAL PROJECTS FUND

Occupancy Tax	\$	88,000	
Transfers from Other Funds		7,564,369	
Spec Fed/State/Loc Grant		15,052,766	
Other Income		2,645,313	
Bond Proceeds		9,096,803	
Total Public Works Capital Projects Fund Revenue			<u>\$ 34,447,251</u>

GREENWAYS CAPITAL PROJECTS FUND

Spec Fed/State/Loc Grant	\$	2,579,921	
Transfers from Other Funds		718,525	
Total Greenways Capital Projects Fund Revenue			<u>\$ 3,298,446</u>

STREET IMPROVEMENT BOND CAPITAL PROJECTS FUND

Bond Proceeds	\$	15,850,000	
Total Street Improvement Bond Capital Project Fund Revenue			<u>\$ 15,850,000</u>

COMMUNITY DEVELOPMENT CAPITAL PROJECTS FUND

Spec Fed/State/Loc Grant	\$	132,500	
Other Income		1,388,040	
Transfer from Other Funds		435,500	
Bond Proceeds		15,046,293	
Total Community Development Capital Project Fund Revenue			<u>\$ 17,002,333</u>

INFORMATION TECHNOLOGY CAPITAL PROJECTS FUND

Transfer from Other Funds	\$	2,500,000	
Total Information Technology Capital Project Fund Revenue			<u>\$ 2,500,000</u>

FIRE/RESCUE CAPITAL PROJECTS FUND

Spec Fed/State/Loc Grant	\$	600,000	
Transfers from Other Funds		496,842	
Total Fire/Rescue Capital Project Fund Revenue			<u>\$ 1,096,842</u>

POLICE CAPITAL PROJECTS FUND

Transfers from Other Funds	\$	3,484,000	
Bond Proceeds		1,519,484	
Total Police Capital Project Fund Revenue			<u>\$ 5,003,484</u>

Section 2: Appropriations. It is estimated that the following appropriations will be available for the City of Greenville for the following projects:

ENTERPRISE CAPITAL PROJECTS FUND

Item # 14

Stormwater Drainage Maintenance Improvement Project	\$	1,281,000	
Town Creek Culvert Project		16,707,671	
Watershed Masterplan Project		3,643,005	
Total Enterprise Capital Projects Fund			<u>\$ 21,631,676</u>

RECREATION AND PARKS CAPITAL PROJECTS FUND

Play Together Construction Grant	\$	1,000,000	
South Greenville Reconstruction		3,499,500	
Town Common		985,932	
West Side Park Acquisition		122,153	
Total Recreation and Parks Capital Projects Fund			<u>\$ 5,933,517</u>

PUBLIC WORKS CAPITAL PROJECTS FUND

Statonsburg Rd./10th Street Connector Project	\$	6,044,950	
Thomas Langston Rd. Project		3,980,847	
GTAC Project		9,336,917	
Energy Efficiency Project		777,600	
King George Bridge Project		1,328,803	
Energy Savings Equipment Project		2,591,373	
Convention Center Expansion Project		4,688,000	
Pedestrian Crossing		210,761	
Street Improvements Project		5,488,000	
Total Public Works Capital Projects Fund			<u>\$ 34,447,251</u>

GREENWAYS CAPITAL PROJECTS FUND

Greenways Capital Projects Fund	\$	3,298,446	
Total Greenways Capital Projects Fund			<u>\$ 3,298,446</u>

STREET IMPROVEMENT BOND CAPITAL PROJECTS FUND

Resurfacing	\$	10,000,000	
Capital Improvements		5,850,000	
Total Street Improvement Bond Capital Project Fund			<u>\$ 15,850,000</u>

COMMUNITY DEVELOPMENT CAPITAL PROJECTS FUND

West Greenville Revitalization Project	\$	6,102,764	
Center City Revitalization Project		5,330,417	
GUC Energy Improvement		100,000	
Energy Efficiency Revolving Loan Project		275,000	
4th Street Parking Garage Project		5,194,153	
Total Community Development Capital Projects Fund			<u>\$ 17,002,334</u>

INFORMATION TECHNOLOGY CAPITAL PROJECTS FUND

ERP Project	\$	2,500,000	
Total Information Technology Capital Projects Fund			<u>\$ 2,500,000</u>

FIRE/RESCUE CAPITAL PROJECTS FUND

Emergency Operations Center	\$	1,096,842	
Total Fire/Rescue Capital Projects Fund			<u>\$ 1,096,842</u>

POLICE CAPITAL PROJECTS FUND

New Technology for Public Safety	\$	1,519,484	
Police Storage Facility		3,484,000	
Total Police Capital Projects Fund			<u>\$ 5,003,484</u>

Section 3: Repeal. Ordinance No. 15-053 and its amendments are hereby repealed.

Section 4. Effective Date. This ordinance shall become effective upon its adoption.

ADOPTED this the 10th day of April 10, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Item # 14



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Budget ordinance amendment #7 to the 2016-2017 City of Greenville budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024), and Community Development Capital Projects Fund (Ordinance #17-024)

Explanation: **Abstract:** This budget amendment is for the City Council to review and approve proposed changes to the adopted 2016-2017 budget and other funds as specified.

Explanation: Attached for consideration at the April 10, 2017 City Council meeting is an ordinance amending the 2016-2017 City of Greenville budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024), and Community Development Capital Projects Fund (Ordinance #17-024).

For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

Item	Justification	Funds Amended	Net Adjustment
A	Move expenses associated with Parking from the Community Development budget, where expenses were charged in the past, to the CMO/Economic Development budget where funds should be to cover expenses associated with Parking.	-General Fund	\$67,820
B	Move funding to Recreation & Parks associated with the land acquisition for Westside Park.	-General Fund -R&P Cap Proj Fund	< \$149,000> \$149,000
C	Move remaining funds from the Powell	-General	\$12,286

	Bill that were encumbered and dedicated to the King George Road.	Fund/Powell Bill -Public Works Capital Project	<\$12,286>
D	Adjust line items within Sheppard Memorial Library budget as requested by staff and approved by SML Board.	-Sheppard Memorial Library	\$36,389
E	Recognize United Way funds being received through donations.	-General Fund	\$5,164
F	Appropriate fund balance within the Convention and Visitors Authority budget as requested by staff and approved by the CVA Board.	-CVA	\$78,000
G	Recognize money received from GUC for the Energy Efficiency Program. This program assists homeowners in making their homes more energy efficient if they have an income less than 100% of median adjusted for the household size.	-CD Capital Projects	\$125,000
H	Establish Imperial Site Project Fund within the Community Development Capital Projects fund and recognize the funds budgeted for the project.	-CD Capital Projects	\$1,040,000
I	This budget amendment carries over parking residual funds from prior year for future parking needs.	-General Fund -Capital Reserve	< \$7,119> \$7,119
J	Recognize funds received from the NC Department of Commerce for building reuse grants issued by the Office of Economic Development (OED).	-General Fund -Spec Rev Grant Fund	<\$10,500> \$220,500
K	Appropriate federal forfeiture funds to cover the cost of a Biased Based Policing Study to be done by ECU. Approved at 1/9/17 Council Meeting.	-General Fund	\$9,900

Fiscal Note:

The budget ordinance amendment affects the following funds:

<u>Fund Name</u>	<u>2016-17 Budget per Amend #6</u>	<u>Amend #7</u>	<u>2016-17 Budget per Amend #7</u>
General	\$85,131,904	\$22,183	\$85,154,087
Debt Service	\$5,505,438	-	\$5,505,438
Stormwater Utility	\$6,544,434	-	\$6,544,434
Facility Improvement	\$2,326,152	-	\$2,326,152
Vehicle Replacement	\$5,303,743	-	\$5,303,743

Special Revenue Grant	\$5,172,798	\$220,500	\$5,393,298
Public Works Capital Projects	\$34,447,251	\$12,286	\$34,459,537
Transportation	\$2,634,012	-	\$2,634,012
Health	\$12,885,572	-	\$12,885,572
Rec & Parks Capital Projects	\$5,673,348	\$149,000	\$5,822,348
Capital Reserve	\$2,083,419	\$7,119	\$2,090,538
Fleet Maintenance	\$4,240,378	-	\$4,240,378
Sanitation	\$7,647,951	-	\$7,647,951
CD – Housing	\$1,417,781	-	\$1,417,781
Sheppard Memorial Library	\$2,511,039	\$36,389	\$2,547,428
FEMA – Hurricane Matthew Project	\$2,000,000	-	\$2,000,000
Pitt-Greenville Convention and Visitors Authority (CVA)	\$1,215,824	\$78,500	\$1,294,324
CD Capital Projects	\$17,313,476	\$1,165,000	\$18,478,476

Recommendation: Approve budget ordinance amendment #7 to the 2016-2017 City of Greenville budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024), and Community Development Capital Projects Fund (Ordinance #17-024).

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Budget Amendment Contingency and Fund Balance](#)

[BUD_AMEND_7_1046015](#)

**ORDINANCE NO. 17-
CITY OF GREENVILLE, NORTH CAROLINA**

Ordinance (#7) Amending the 2016-2017 City of Greenville Budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024) and Community Development Capital Projects Fund (Ordinance #17-024).

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES ORDAIN:

Section I: Estimated Revenues and Appropriations. General Fund, of Ordinance #16-036 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	2016-17 Budget per Amend #6	Budget Amendment #7								Total Amend #7	2016-17 Budget per Amend #7
		A.	B.	C.	E.	I.	J.	K.			
ESTIMATED REVENUES											
Property Tax	\$ 32,444,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,444,935
Sales Tax	17,831,023	-	-	-	-	-	-	-	-	-	17,831,023
Video Prog. & Telecom. Service Tax	914,621	-	-	-	-	-	-	-	-	-	914,621
Rental Vehicle Gross Receipts	130,763	-	-	-	-	-	-	-	-	-	130,763
Utilities Franchise Tax	7,158,899	-	-	-	-	-	-	-	-	-	7,158,899
Motor Vehicle Tax	1,383,674	-	-	-	-	-	-	-	-	-	1,383,674
Other Unrestricted Intergov't	874,012	-	-	-	-	-	-	-	-	-	874,012
Powell Bill	2,220,065	-	-	-	-	-	-	-	-	-	2,220,065
Restricted Intergov't Revenues	1,725,740	-	-	-	-	-	-	9,900	9,900	1,735,640	
Licenses, Permits and Fees	4,427,874	-	-	-	-	-	-	-	-	4,427,874	
Rescue Service Transport	3,096,519	-	-	-	-	-	-	-	-	3,096,519	
Parking Violation Penalties, Leases,	378,386	-	-	-	-	-	-	-	-	378,386	
Other Sales & Services	343,328	-	-	-	-	-	-	-	-	343,328	
Other Revenues	1,791,967	-	-	-	5,164	-	-	-	5,164	1,797,131	
Interest on Investments	500,000	-	-	-	-	-	-	-	-	500,000	
Transfers In GUC	6,498,420	-	-	-	-	-	-	-	-	6,498,420	
Other Financing Sources	-	-	-	-	-	-	-	-	-	-	
Appropriated Fund Balance	3,411,678	-	-	-	-	7,119	-	-	7,119	3,418,797	
Total Revenues	\$ 85,131,904	\$ -	\$ -	\$ -	\$ 5,164	\$ 7,119	\$ -	\$ 9,900	\$ 22,183	\$ 85,154,087	
APPROPRIATIONS											
Mayor/City Council	\$ 378,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378,265	
City Manager	2,725,711	67,820	-	-	-	-	(10,500)	-	57,320	2,783,031	
City Clerk	244,879	-	-	-	-	-	-	-	-	244,879	
City Attorney	455,059	-	-	-	-	-	-	-	-	455,059	
Human Resources	2,803,537	-	-	-	5,164	-	-	-	5,164	2,808,701	
Information Technology	3,136,382	-	-	-	-	-	-	-	-	3,136,382	
Fire/Rescue	14,339,758	-	-	-	-	-	-	-	-	14,339,758	
Financial Services	2,491,809	-	-	-	-	-	-	-	-	2,491,809	
Recreation & Parks	8,496,997	-	(149,000)	-	-	-	-	-	(149,000)	8,347,997	
Police	23,629,055	-	-	-	-	-	-	9,900	9,900	23,638,955	
Public Works	10,896,770	-	-	(12,286)	-	-	-	-	(12,286)	10,884,484	
Community Development	2,666,825	(67,820)	-	-	-	-	-	-	(67,820)	2,599,005	
OPEB	500,000	-	-	-	-	-	-	-	-	500,000	
Contingency	6,275	-	-	-	-	-	-	-	-	6,275	
Indirect Cost Reimbursement	(1,432,859)	-	-	-	-	-	-	-	-	(1,432,859)	
Capital Improvements	250,000	-	-	-	-	-	-	-	-	250,000	
Total Appropriations	\$ 71,588,463	\$ -	\$ (149,000)	\$ (12,286)	\$ 5,164	\$ -	\$ (10,500)	\$ 9,900	\$ (156,722)	\$ 71,431,741	
OTHER FINANCING SOURCES											
Transfers to Other Funds	\$ 13,543,441	\$ -	\$ 149,000	\$ 12,286	\$ -	\$ 7,119	\$ 10,500	\$ -	\$ 178,905	\$ 13,722,346	
Total Other Financing Sources	\$ 13,543,441	\$ -	\$ 149,000	\$ 12,286	\$ -	\$ 7,119	\$ 10,500	\$ -	\$ 178,905	\$ 13,722,346	
Total Approp & Other Fin Sources	\$ 85,131,904	\$ -	\$ -	\$ -	\$ 5,164	\$ 7,119	\$ -	\$ 9,900	\$ 22,183	\$ 85,154,087	

**ORDINANCE NO. 17-
CITY OF GREENVILLE, NORTH CAROLINA**

Ordinance (#7) Amending the 2016-2017 City of Greenville Budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024) and Community Development Capital Projects Fund (Ordinance #17-024).

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES ORDAIN:

Section II: Estimated Revenues and Appropriations. Capital Reserve Fund, of Ordinance #16-036 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	I.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
Transfer from General Fund	\$ 460,000	\$ 7,119	\$ 7,119	\$ 467,119
Appropriated Fund Balance	1,623,419	-	-	1,623,419
Total Revenues	\$ 2,083,419	\$ 7,119	\$ 7,119	\$ 2,090,538
APPROPRIATIONS				
Transfer to Capital Project Fund	\$ 2,083,419	\$ -	\$ -	\$ 2,083,419
Increase in Reserve	-	7,119	7,119	7,119
Total Appropriations	\$ 2,083,419	\$ 7,119	\$ 7,119	\$ 2,090,538

Section III: Estimated Revenues and Appropriations. Sheppard Memorial Library Fund, of Ordinance #16-036 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	D.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
City of Greenville	\$ 1,197,058	\$ -	\$ -	\$ 1,197,058
Pitt County	581,096	-	-	581,096
Pitt County - Bethel/Winterville	12,000	-	-	12,000
Town of Bethel	21,108	-	-	21,108
Town of Winterville	165,300	-	-	165,300
State Aid	191,774	(1,587)	(1,587)	190,187
Desk/Copier Receipts	128,775	(11,000)	(11,000)	117,775
Interest	1,000	-	-	1,000
Capital - County Funded	100,000	-	-	100,000
Capital - Friends / Perkins	-	30,000	30,000	30,000
Other Revenues	82,500	6,758	6,758	89,258
Greenville Housing Authority	10,692	-	-	10,692
Appropriated Fund Balance	19,736	12,218	12,218	31,954
Total Revenues	\$ 2,511,039	\$ 36,389	\$ 36,389	\$ 2,547,428
APPROPRIATIONS				
Personnel	\$ 1,540,385	\$ -	\$ -	\$ 1,540,385
Operations	808,962	(10,877)	(10,877)	798,085
Greenville Housing Authority	10,692	-	-	10,692
Capital	151,000	47,266	47,266	198,266
Total Appropriations	\$ 2,511,039	\$ 36,389	\$ 36,389	\$ 2,547,428

**ORDINANCE NO. 17-
CITY OF GREENVILLE, NORTH CAROLINA**

Ordinance (#7) Amending the 2016-2017 City of Greenville Budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024) and Community Development Capital Projects Fund (Ordinance #17-024).

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES ORDAIN:

Section IV: Estimated Revenues and Appropriations. Pitt-Greenville Convention and Visitors Authority Fund, of Ordinance #16-036 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	F.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
Occupancy Taxes	\$ 947,100	\$ -	\$ -	\$ 947,100
Miscellaneous Revenue	27,560	-	-	27,560
Appropriated Fund Balance	241,164	78,500	78,500	319,664
Total Revenues	\$ 1,215,824	\$ 78,500	\$ 78,500	\$ 1,294,324
APPROPRIATIONS				
Personnel	\$ 444,274	\$ -	\$ -	\$ 444,274
Operating	731,550	78,500	78,500	810,050
Capital Outlay	40,000	-	-	40,000
Total Appropriations	\$ 1,215,824	\$ 78,500	\$ 78,500	\$ 1,294,324

Section V: Estimated Revenues and Appropriations. Public Works Capital Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	C.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
Tax Revenue	\$ 88,000	\$ -	\$ -	\$ 88,000
Transfers from Convention Center	400,000	-	-	400,000
Bond Proceeds	9,096,803	-	-	9,096,803
Restricted Intergovernmental	15,052,766	-	-	15,052,766
Capital Lease	2,591,373	-	-	2,591,373
Transfer from Powell Bill	1,430,729	12,286	12,286	1,443,015
Transfer from General Fund	5,439,972	-	-	5,439,972
Transfer from West Third Street	109,498	-	-	109,498
Transfer from Stormwater Utility	80,170	-	-	80,170
Transfer from Public Transportation	104,000	-	-	104,000
Investment Earnings	33,440	-	-	33,440
Other Revenues	20,500	-	-	20,500
Total Revenues	\$ 34,447,251	\$ 12,286	\$ 12,286	\$ 34,459,537
APPROPRIATIONS				
Stantonsburg Rd./10th St Con Project	\$ 6,044,950	\$ -	\$ -	\$ 6,044,950
Thomas Langston Rd. Project	3,980,847	-	-	3,980,847
GTAC Project	9,336,917	-	-	9,336,917
Energy Efficiency Project	777,600	-	-	777,600
King George Bridge Project	1,328,803	12,286	12,286	1,341,089
Energy Savings Equipment Project	2,591,373	-	-	2,591,373
Convention Center Expansion Project	4,688,000	-	-	4,688,000
Pedestrian Improvement Project	210,761	-	-	210,761
Street Improvements Project	5,488,000	-	-	5,488,000
Total Appropriations	\$ 34,447,251	\$ 12,286	\$ 12,286	\$ 34,459,537

**ORDINANCE NO. 17-
CITY OF GREENVILLE, NORTH CAROLINA**

Ordinance (#7) Amending the 2016-2017 City of Greenville Budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024) and Community Development Capital Projects Fund (Ordinance #17-024).

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES ORDAIN:

Section VI: Estimated Revenues and Appropriations. Special Revenue Grant Fund, of Ordinance #11-003 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	J.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
Special Fed/State/Loc Grant	\$ 4,513,265	\$ 210,000	\$ 210,000	\$ 4,723,265
Transfer From General Fund	579,533	10,500	10,500	590,033
Transfer From Pre-1994 Entitlement	80,000	-	-	80,000
Total Revenues	\$ 5,172,798	\$ 220,500	\$ 220,500	\$ 5,393,298
APPROPRIATIONS				
Personnel	\$ 1,052,069	\$ -	\$ -	\$ 1,052,069
Operating	2,814,054	220,500	220,500	3,034,554
Capital Outlay	1,306,675	-	-	1,306,675
Total Appropriations	\$ 5,172,798	\$ 220,500	\$ 220,500	\$ 5,393,298

Section VII: Estimated Revenues and Appropriations. Community Development Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7				
	2016-17 Budget per Amend #6	G.	H.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES					
Transfers In/CD Small Business	\$ 4,997,546	\$ -	\$ -	\$ -	\$ 4,997,546
Transfers/Ctr City Rev Project	160,500	-	-	-	160,500
Transfers/Trans From Energy Eff	275,000	-	-	-	275,000
Transfer from General Fund	308,606	-	1,040,000	1,040,000	1,348,606
Rstrc Intgv/Spec ST Fed Grant	125,000	125,000	-	125,000	250,000
Rstrc Intgv/Grant Proceeds	7,500	-	-	-	7,500
Investment Earnings	402,176	-	-	-	402,176
Bond Proceeds	10,048,747	-	-	-	10,048,747
Comm Dev/Sale of Property	393,749	-	-	-	393,749
Rental Income	157,563	-	-	-	157,563
Other Revenues	437,089	-	-	-	437,089
Total Revenues	\$ 17,313,476	\$ 125,000	\$ 1,040,000	\$ 1,165,000	\$ 18,478,476
APPROPRIATIONS					
GUC Energy Improvement Project	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
West Greenville Revitalization Proj	6,102,764	-	-	-	6,102,764
Center City Revitalization Project	5,330,417	-	-	-	5,330,417
Wayfinding Project	311,142	-	-	-	311,142
Energy Efficiency Revolving Loan Proj	275,000	125,000	-	125,000	400,000
4th Street Parking Garage Project	5,194,153	-	-	-	5,194,153
Imperial Site Project	-	-	1,040,000	1,040,000	1,040,000
Total Appropriations	\$ 17,313,476	\$ 125,000	\$ 1,040,000	\$ 1,165,000	\$ 18,478,476

**ORDINANCE NO. 17-
CITY OF GREENVILLE, NORTH CAROLINA**

Ordinance (#7) Amending the 2016-2017 City of Greenville Budget (Ordinance #16-036), Public Works Capital Projects Fund (Ordinance #17-024), Capital Reserve Fund (Ordinance #16-036), Special Revenue Grants Fund (Ordinance #11-003), Recreation & Parks Capital Projects Fund (Ordinance #17-024) and Community Development Capital Projects Fund (Ordinance #17-024).

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES ORDAIN:

Section VIII: Estimated Revenues and Appropriations. Recreation and Parks Capital Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #7			
	2016-17 Budget per Amend #6	B.	Total Amend #7	2016-17 Budget per Amend #7
ESTIMATED REVENUES				
Restricted Intergovernmental	\$ 1,350,000	\$ -	\$ -	\$ 1,350,000
Transfer from General Fund	2,068,695	149,000	149,000	2,217,695
Transfer from Debt Service	32,500	-	-	32,500
Transfer from Capital Reserve	122,153	-	-	122,153
Bond Proceeds	2,100,000	-	-	2,100,000
Total Revenues	\$ 5,673,348	\$ 149,000	\$ 149,000	\$ 5,822,348
APPROPRIATIONS				
South Greenville Renovations & Add	\$ 3,238,000	\$ -	\$ -	\$ 3,238,000
Trillium Park Equipment Project	1,001,331	-	-	1,001,331
Town Common Renovations	985,932	-	-	985,932
Westside Park Acquisition & Dev	122,153	149,000	149,000	271,153
Tar River	325,932	-	-	325,932
Total Appropriations	\$ 5,673,348	\$ 149,000	\$ 149,000	\$ 5,822,348

Section IX: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed:

Adopted this 10th day of April, 2017

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

City of Greenville
Budget Amendment #7
Fiscal Year 2016-17

GENERAL FUND

Fund Balance Appropriated per Amendment #7

	General Fund	Powell Bill Fund	Total
2016-17 Adopted Budget Ordinance			
Purchase of Imperial Site	\$ 1,040,000	\$ -	\$ 1,040,000
Budget Contingency	38,808	-	38,808
Powell Bill Carryover	-	717,186	717,186
Subtotal	\$ 1,078,808	\$ 717,186	\$ 1,795,994
Capital Project Carryover From FY2015-16			
Fire/Rescue #3 Parking Lot Project	\$ 139,551	\$ -	\$ 139,551
Tar River Study	136,932	-	136,932
Public Works Dept Carryover	191,187	-	191,187
Town Common Improvements	260,534	-	260,534
Mast Arm Poles Project	100,000	-	100,000
City Hall Lobby Renovation Project	34,719	-	34,719
Fire/Rescue Defibrillators	35,500	-	35,500
Historical Loan Pilot Projects	70,000	-	70,000
Subtotal	\$ 968,423	\$ -	\$ 968,423
Economic Development Carryover			
Revolving Loan Fund	\$ 110,000	\$ -	\$ 110,000
The Boundary Property Tax Credit	175,000	-	175,000
Subtotal	\$ 285,000	\$ -	\$ 285,000
Other Appropriations			
King George Road Bridge Project	\$ -	\$ 164,761	\$ 164,761
Police Vehicles	\$ 197,500	\$ -	\$ 197,500
Parking Residuals	\$ 7,119	\$ -	\$ 7,119
Subtotal	\$ 204,619	\$ 164,761	\$ 369,380
Total Appropriated as of Amendment #7	\$ 2,536,850	\$ 881,947	\$ 3,418,797

City of Greenville
Budget Amendment #7
Fiscal Year 2016-17

GENERAL FUND

General Fund Contingency Available for Appropriation per Amendment #7:

2016-17 Contingency Fund Budget \$ 150,000

Appropriations As of Amendment #7:

Pedestrian Bridge Study (20% Match)	\$	(5,000)	
Governor's Crime Commission Grant (20% Match)		(27,725)	
Recreation and Parks Credit Card Chip Readers		(7,000)	
Security Cameras at South Greenville Rec Center		(6,000)	
Uptown Greenville Contract		(50,000)	
Uptown Brewing Company (5% Match)		(3,000)	
South Greenville Rec Center LEAD		(45,000)	
		(143,725)	

Contingency Available for Appropriation per Amend #7 \$ 6,275



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance to annex the Charles Mack Long property involving 0.552 acres located along the western right-of-way of County Home Road and adjacent to Windsor Subdivision

Explanation: **Abstract:** The City received a voluntary annexation petition to annex the Charles Mack Long property involving 0.552 acres located along the western right-of-way of County Home Road and adjacent to Windsor Subdivision. The subject area contains one (1) single-family residence.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 27, 2017
2. City Council public hearing date: April 10, 2017
3. Effective date: June 30, 2017

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.552
4. Voting District: 5
5. Township: Winterville
6. Zoning: RA20 (Residential-Agricultural)

8. Land Use: Existing: One single-family residence
Anticipated: One single-family residence
9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	1 x 2.18*	2
Current Minority	-----	0
Estimated Minority at full development	2 x 43.4%	1
Current White	----	0
Estimated White at full development	2 - 1	1

* average household size

10. Rural Fire Tax District: Rural Winterville
11. Greenville Fire District: Station #3 (Distance of 4.5 miles)
12. Present Tax Value: \$91,624
Estimated Future Tax Value: \$91,624

Fiscal Note: The total estimated tax value at full development is \$91,624.

Recommendation: Approve the attached ordinance to annex the Charlie Mack Long property

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Survey](#)

[Ordinance Charlie Mack Long 1047917](#)

ORDINANCE NO. 17-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 10th day of April, 2017, after due notice by publication in The Daily Reflector on the 27th day of March, 2017; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Charlie Mack Long” involving 0.552 acres as prepared by Gary S. Miller & Associates, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the western right-of-way of County Home Road and adjacent to Windsor Subdivision.

GENERAL DESCRIPTION:

Lying and being located in Winterville Township, Pitt County, NC and being more particularly described as follows:

Beginning at a point located on the western right-of-way of SR 1725 – County Home Road said point also being located at the intersection of the northeast property corner of the property belonging to Charlie Mack Long as recorded in Deed Book 2594, Pages 31-33 and the southeast property corner of the property belonging to Windsor Pool Association, Inc. as recorded in Deed Book 568, Page 821 and Map Book 45, Page 29, Pitt County Registry; thence running along the western right-of-way of SR 1725 – County Home Road S 12°09’29” E, 227.75 feet to a point located on the western right-of-way of SR 1725 – County Home Road; thence leaving said right-of-way S 77°18’40” W, 1.03 feet to an existing iron pipe; thence continuing S 77°18’40” W, 104.91 feet to an existing iron pipe; thence continuing S 77°18’40” W, 0.67 feet to a point; thence N 12°31’21” W, 2.60 feet to an existing iron pipe; thence continuing N 12°31’21” W, 217.83 feet to a point; thence N 73°26’28” E, 108.33 feet to the point of beginning containing 0.552 acres. Said described property also being known as Pitt County Tax Parcel No. 20262.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Attachment number 1
Page 2 of 2

Section 5. This annexation shall take effect from and after the 30th day of June, 2017.

ADOPTED this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

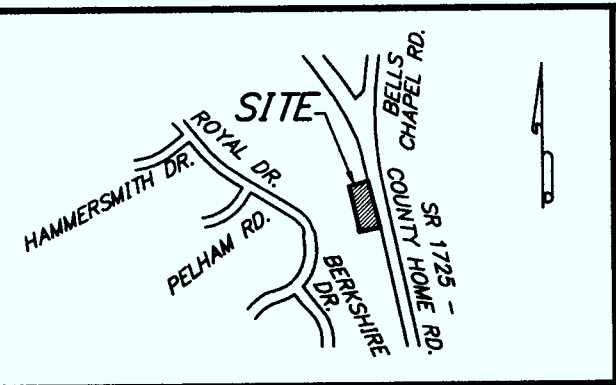
I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____th day of _____, 2017.

Notary Public

My Commission Expires: _____

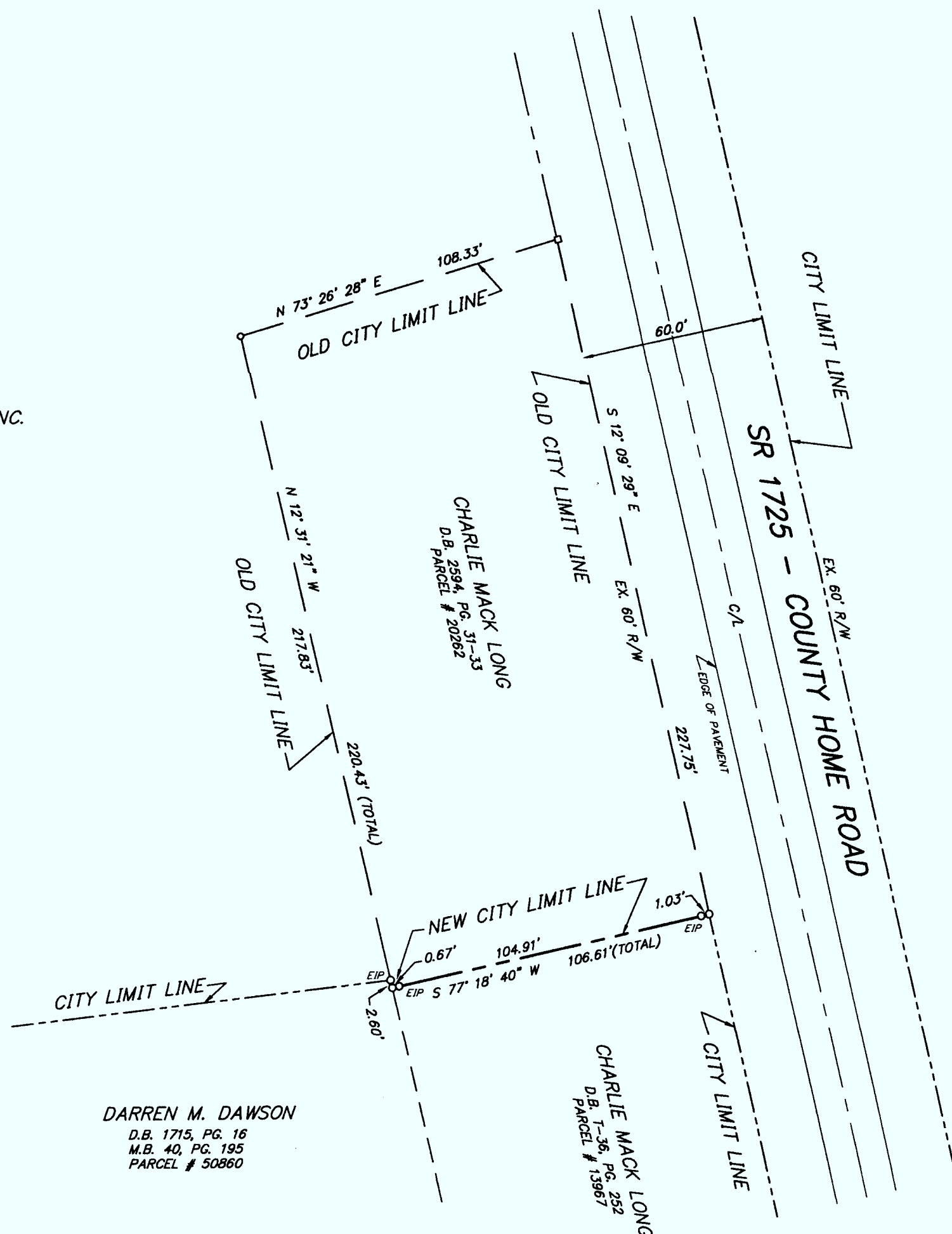
1047917



VICINITY MAP 1" = 1,000'

WINDSOR POOL ASSOCIATION, INC.
 D.B. 568, PG. 821
 M.B. 45, PG. 29
 PARCEL # 54578

Attachment number 2
 Page 1 of 1



LEGEND:

EIP - EXISTING IRON PIPE
 R/W - RIGHT OF WAY
 C/L - CENTERLINE

NOTES:

1. NO POINTS SET UNLESS OTHERWISE NOTED.
2. THIS MAP IS EXEMPT FROM GS 47-30 AS PER GS 47-30 (J).

LEGEND

NEW CITY LIMIT

OLD CITY LIMIT

CITY LIMIT



SURVEYOR'S CERTIFICATION

I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2594, PAGE 31-33, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2594, PAGE 31-33, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (1) (d). THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 16th DAY OF FEBRUARY, 2017.

SIGNED _____
 PROFESSIONAL LAND SURVEYOR NO. L-2562

ANNEXATION MAP FOR CHARLIE MACK LONG BEING TAX PARCEL # 20262		MAP NO.	PLATS RECORDED	BOOK	PAGE
SURVEYED: MCP DRAWN: BLW CHECKED: TEM					
APPROVED: GSM DATE: 02-16-17 SCALE: 1" = 40'					

MAP SHOWING AREA ANNEXED BY
 THE CITY OF GREENVILLE, N.C.

DATE: _____ ORDINANCE NO. _____ AREA: 0.552 AC.
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

GARY S. MILLER & ASSOCIATES, P.A.
 LAND SURVEYORS
 1803 South Charles Blvd.
 Greenville, N.C. 27838
 Phone (252) 756-7878
 Fax (252) 756-0785
 License # C-0225



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance to annex Ochoa Properties of NC, LLC property involving 0.59 acres located along the eastern right-of-way of Corey Road and adjacent to Windsor Subdivision

Explanation: **Abstract:** The City received a voluntary annexation petition to annex Ochoa Properties of NC, LLC property involving 0.59 acres located along the eastern right-of-way of Corey Road and adjacent to Windsor Subdivision. The subject area is currently undeveloped and is anticipated to yield one (1) single-family residence.

ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: March 27, 2017
2. City Council public hearing date: April 10, 2017
3. Effective date: June 30, 2017

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 0.59
4. Voting District: 5
5. Township: Winterville
6. Zoning: R15S (Residential-Single-family [Low Density])

8. Land Use: Existing: Vacant
Anticipated: One (1) single-family residence

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	1 x 2.18*	1
Current Minority	-----	0
Estimated Minority at full development	1 x 43.4%	1
Current White	----	0
Estimated White at full development	2 - 1	1

* average household size

10. Rural Fire Tax District: Rural Winterville

11. Greenville Fire District: Station #3 (Distance of 4.5 miles)

12. Present Tax Value: \$25,200
Estimated Future Tax Value: \$205,200

Fiscal Note: The total estimated tax value at full development is \$205,200.

Recommendation: Approve the attached ordinance to annex the Ochoa Properties of NC, LLC property

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Survey](#)

[Ordinance Carlos Ochoa 1048036](#)

ORDINANCE NO. 17-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 6:00 p.m. on the 10th day of April, 2017, after due notice by publication in The Daily Reflector on the 27th day of March, 2017; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "Ochoa Properties of NC, LLC" involving 0.59 acres as prepared by Gaskins Land Surveying, PA.

LOCATION: Lying and being situated in Winterville Township, Pitt County, North Carolina, located along the eastern right-of-way of Corey Road and adjacent to Windsor Subdivision.

GENERAL DESCRIPTION:

Beginning at a point in the eastern right-of-way of Corey Road (SR 1709), said point being the southwestern corner of Lot 1 as shown on the map entitled "Windsor Estates Subdivision, Section I, Block B" as recorded in Map Book 33 Page 182, Pitt County Register of Deeds; thence with the southern line of Lot 1, S 77°37'01" E 255.00' to a point, said point being the southeastern corner of Lot 1 and in the western line of Lot 18 as shown on the map entitled "Windsor Estates Subdivision, Section I, Block B" as recorded in Map Book 33 Page 182, Pitt County Register of Deeds; thence S 12°22'59" W 100.00' to a point in the western line of Lot 164 as shown on the map entitled "Windsor Estates Subdivision, Section V, Phase III" as recorded in Map Book 36 Page 35, Pitt County Registry, said point also being the northeastern corner of Deed Book 118 Page 368; thence with the northern line of Deed Book 118 Page 368, N 77°37'01" W, 255.00' to a point located in the eastern right-of-way of Corey Road (SR 1709) and being the northwestern most point of Deed Book 118 Page 368; thence with said right-of-way N 12°22'59" E 100.00' to a point of beginning. Containing 0.59 acres. Being the same property as shown on Map Book 43 Page 28 and described in Deed Book 3501 Page 176 (excluding the right-of-way of Corey Road).

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district five. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district five.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2017.

ADOPTED this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

NORTH CAROLINA
PITT COUNTY

I, Polly Jones, a Notary Public for said County and State, certify that Carol L. Barwick personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this ____th day of _____, 2017.

Notary Public

My Commission Expires: _____

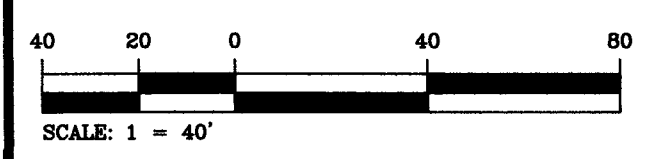
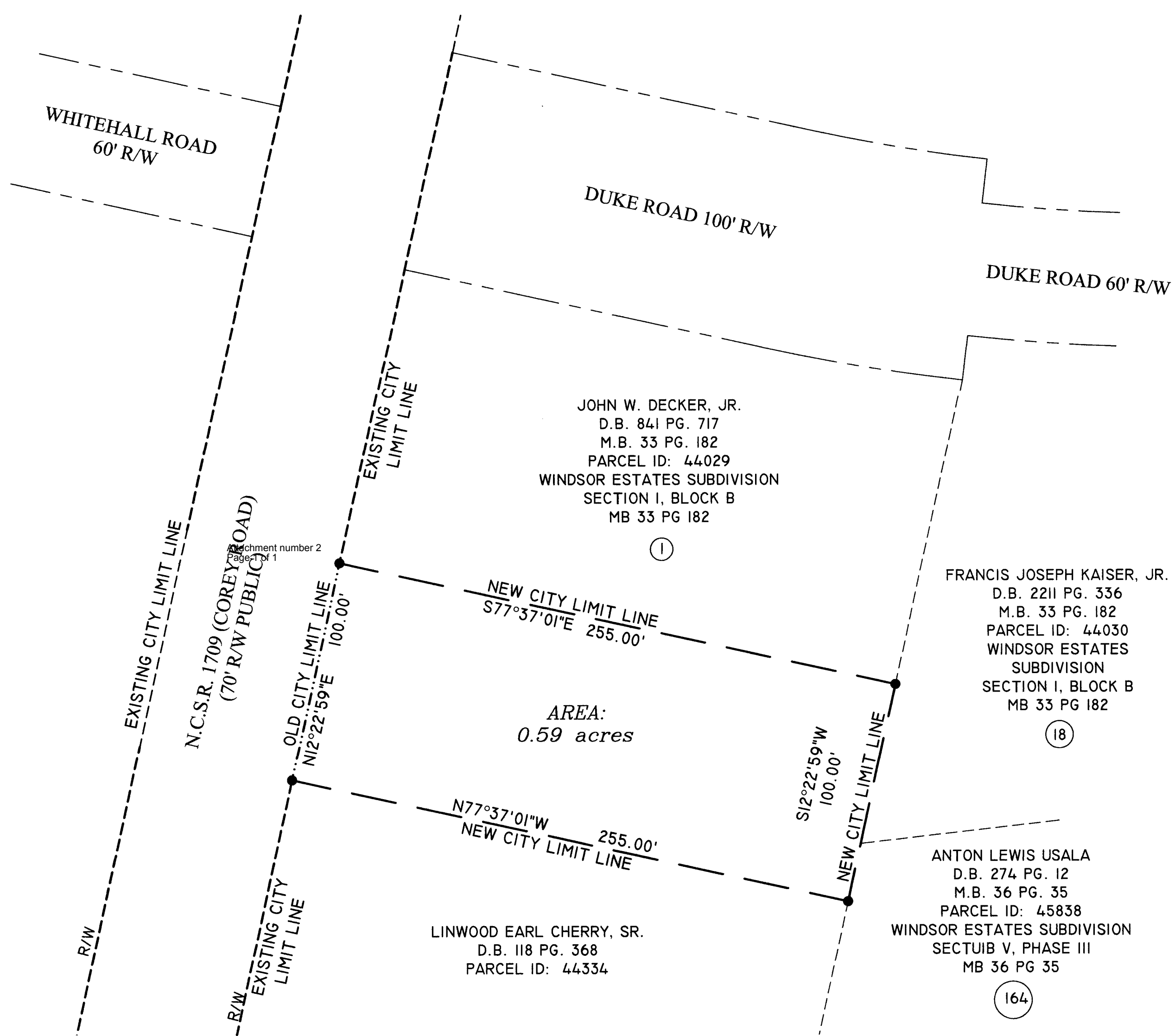
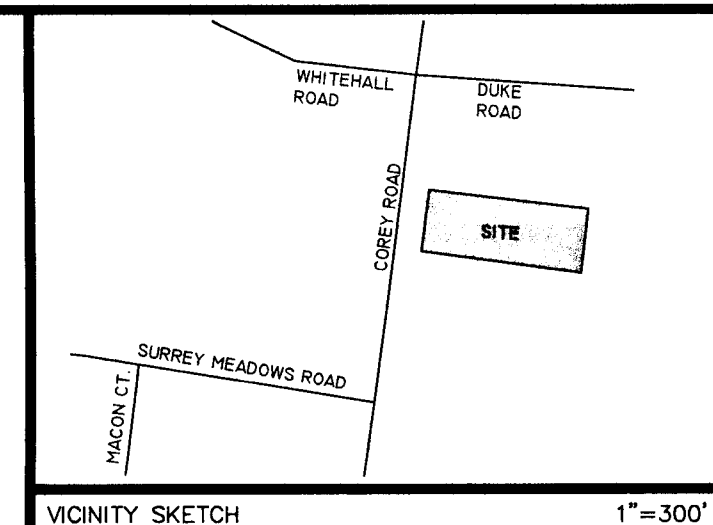
1048036

LEGEND

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- EIA EXISTING AXLE
- ECM EXISTING CONC MONUMENT
- SIP SET IRON PIPE
- CALCULATED POINT
- R/W RIGHT OF WAY
- MBL MINIMUM BUILDING LINE
- EXISTING CITY LIMITS
- - - NEW CITY LIMITS
- NEW CITY LIMITS



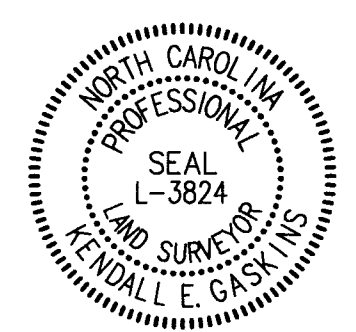
MB 43 PG 28



SURVEYOR'S CERTIFICATION
 I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK N/A, PAGE N/A, OR FROM BOOKS REFERENCED HEREON). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 3501, PAGE 176, OR AS A REFERENCED HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1: N/A; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F) (1) (D), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION.
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 31ST DAY OF JANUARY, 2017.
 SIGNED: _____
 PROFESSIONAL LAND SURVEYOR NO. L-3824

REVIEW OFFICER
 STATE OF NORTH CAROLINA
 COUNTY OF PITT

I, _____ REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED TO MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____



OCHOA PROPERTIES OF NC LLC
 WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA
 CLIENT: OCHOA PROPERTIES OF NC LLC
 2952 SHERWIN DOWNS DR
 GRIMESLAND, NC 27837

MAP NO.	MAPS RECORDED	BOOK	PAGE
	MAP FOR RECORD FOR LINWOOD E. CHERRY	43	28

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____ AREA _____

Gaskins Land Surveying, P.A.
 PROFESSIONAL LAND SURVEYING
 PHONE: 252-244-0599
 FAX: 252-244-5899
 PO BOX 354
 VANCEBORO, NC 28586
 C-3023

SURVEYED: KEG	APPROVED: KEG
DRAWN: KEG	DATE: 1/31/2017
CHECKED: KEG	SCALE: 1"=40'



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 7, 2017.
On-site sign(s) posted on March 7, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 28, 2017.
Public hearing legal advertisement published on March 27 and April 3, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends university institutional (UI) along the northern right-of-way of East 5th Street between Reade Street and Eastern Street transitioning to university neighborhood (UN) to the north.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multifamily residential

Thoroughfare/Traffic Report Summary (PWD-Engineering Division):

Based on the analysis comparing the existing zoning (100 daily trips) and requested rezoning, the proposed rezoning classification could generate approximately 67 trips to and from the site on East 5th Street, which is a net *decrease* of 33 less trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

History/Background:

In 2005, the subject property was part of a large scale rezoning as part of the Task Force on Preservation of Neighborhoods and Housing Objective 6 to rezone neighborhoods that are predominantly single-family in character to single-family only zoning.

Present Land Use:

The Wesley Foundation and associated multi-family building

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

The property is part of the locally-designated College View Historic District.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R6S - One (1) single-family residence
South: OR - ECU Main Campus
East: R6S - Sigma Phi Epsilon Fraternity House

West: R6 - Sycamore Hill Apartments

Density

Currently, the site contains one multi-family building (8 beds) and a 9,500 square foot institutional building (including 7 beds).

Under the proposed zoning, the site could accommodate 10 multi-family units (1 bedroom).

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its March 21, 2017 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination that although the rezoning request is in compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Attachments](#)
 - [Ordinance Ward Holdings LLC 17 04 1048467](#)
 - [Minutes Ward Holdings 17 04 1048524](#)
 - [List of Uses OR 1019442](#)
-

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10th day of April, 2017, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES
HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from R6S (Residential-Single-family) to OR (Office-Residential).

TO WIT: Wesley Foundation Properties

LOCATION: Located at the northeastern corner of East 5th Street and Holly Street.

DESCRIPTION: Being that property identified as Pitt County Tax Parcel 27878 and 27879, owned by the Wesley Foundation of Greenville, NC, recorded in Deed Book S 38 Page 654 and Deed Book G 36 Page 617, located in the City of Greenville, Greenville Township, Pitt County, North Carolina, bounded on the south by East Fifth Street, on the west by South Holly Street, on the north by Ian Kiel McAdam and wife, Sally Welker McAdam and on the east by Sigma Phi Epsilon and being more particularly described as follows:

Beginning at an existing iron pipe, said point being the southwestern corner of the Ian Kiel McAdam and wife, Sally Welker McAdam property recorded in Deed Book 2777 Page 603; thence with the southern property line of the McAdam's S 60°26'52" E 73.92 feet to an existing iron pipe; thence N 30°00'52" E 9.84 feet to an existing iron pipe; thence S 60°21'21" E 36.13 feet to an existing iron pinch top pipe, said pipe marking a corner of the Sigma Phi Epsilon property recorded in Deed Book W 34 Page 221 and Deed Book W 34 Page 629; thence with the property line of Sigma Phi Epsilon S 61°20'08" E 37.12 feet to a point witnessed by a bent iron pipe; thence S 29°52'21" W 149.88 feet to an existing iron pipe located in the northern right-of-way of East Fifth Street; thence with the northern right-of-way of East Fifth Street N 60°38'11" W 147.11 feet to a point marking the intersection of the northern right-of-way of East Fifth Street and the eastern right-of-way of South Holly Street; thence with the eastern right-of-way of South Holly Street N 29°50'25" E 140.00 feet to the **Point of Beginning**; having an area of 0.49 acres more or less and being a portion of Lot 1, Block A and all of Lot 2 Block A of College View Subdivision recorded in Map Book 1, Page 84; and also identified as Pitt County Parcel Numbers 27878 and 27879, and shown on a Rezoning Map prepared by Rivers and Associates, Inc., drawing number Z-2621 dated January 24, 2017 and herein incorporated by reference.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1048467

Excerpt from DRAFT the Planning & Zoning Commission Minutes (3/21/2017)

Ordinance requested by Ward Holdings, LLC to rezone 0.49+/- acres located at the northeastern corner of the intersection of East 5th Street and South Holly Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family])
– APPROVED

Ms. Gooby delineated the property. It is located in the central section of the city at the corner of East 5th Street and Holly Street. This rezoning consists of two lots. The property is in the locally-designated College View Historic District. This area is mainly residential and institutional uses. The neighbor was rezoned to single-family in 2005. The Future Land Use and Character Map recommends university-institutional along the frontage of East 5th Street. This character is mainly comprised of the ECU main campus and the surrounding facilities then transitions to university-neighborhood to the north. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Mr. Maxwell stated he is concerned about the amount of owner-occupied dwellings and that the neighborhood is about 90% rental.

Chairman King opened the public hearing.

Jim Ward, the applicant, spoke in favor of the request. He has a contract to purchase the property. The Wesley Foundation is relocating to Jarvis Memorial Church. He wishes to revitalize this area. This is a unique property that has been grandfathered as an institutional/multi-family use. By this rezoning, the property will become a conforming use. There are multiple safeguards for historic properties to maintain the integrity of the buildings. He intends to give a facelift to the grounds and upgrade the aesthetics.

Mr. Maxwell asked Mr. Ward of his intentions.

Mr. Ward stated that this is not an assemblage project. The renters in the house want to stay in place through the 2017-18 school year. He plans to have a different campus ministry group in the building.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

Mr. Maxwell asked what is the purview of the Historic Preservation Commission.

Ms. Gooby explained that the commission has purview over the grounds and the exterior. Some minor changes may be approved by staff. The commission can put a 365-day delay on demolition requests.

Ms. Leech stated that the character of the neighborhood has changed. It is ideal to have students in close proximity to ECU and understands the struggles of the homeowners.

Motion made by Mr. Schrade, seconded by Mr. Herring, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXISTING ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b(1). Master Plan Community per Article J
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) Residential: None*

(3) Home Occupations (see all categories):

- a. Home occupation; not otherwise listed
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- t. Guest house for a college and other institution of higher learning

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade. None*

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories). None*

PROPOSED ZONING

OR (Office-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales incidental

(2) Residential:

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home

- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- q. Room renting

(3) *Home Occupations (see all categories):**None

(4) *Governmental:*

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) *Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) *Recreational/ Entertainment:*

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) *Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

(9) *Repair:** None

(10) *Retail Trade:*

- s. Book or card store, news stand
- w. Florist

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)

*(13) Transportation:** None

(14) Manufacturing/ Warehousing: * None

*(15) Other Activities (not otherwise listed - all categories):** None

OR (Office-Residential)

Special Uses

*(1) General:** None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):** None

(4) Governmental:

- a. Public utility building or use

*(5) Agricultural/ Mining:** None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

(7) Office/ Financial/ Medical:

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:** None

(10) Retail Trade:

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

*(12) Construction:** None

(13) Transportation:

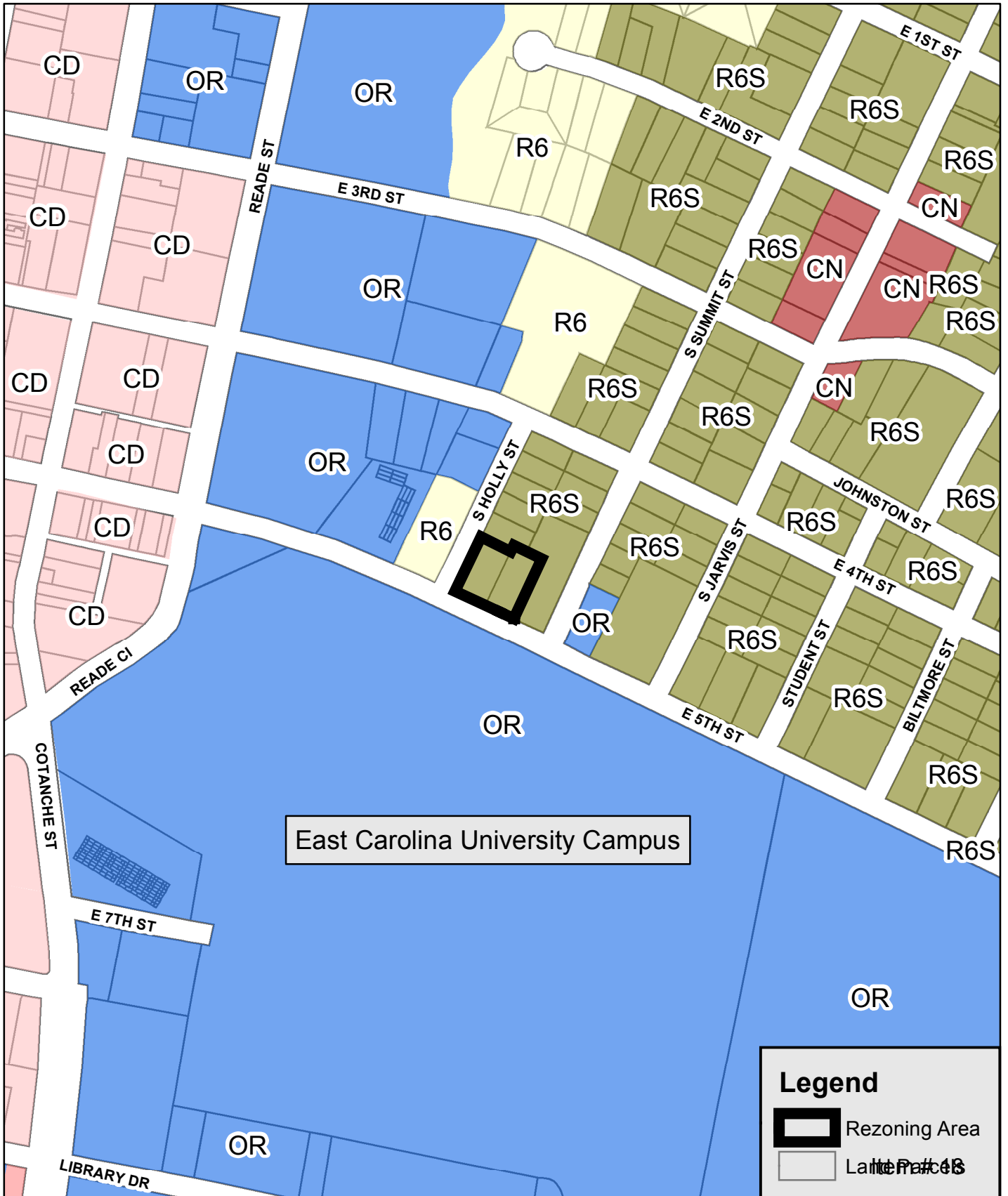
- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing: * None*

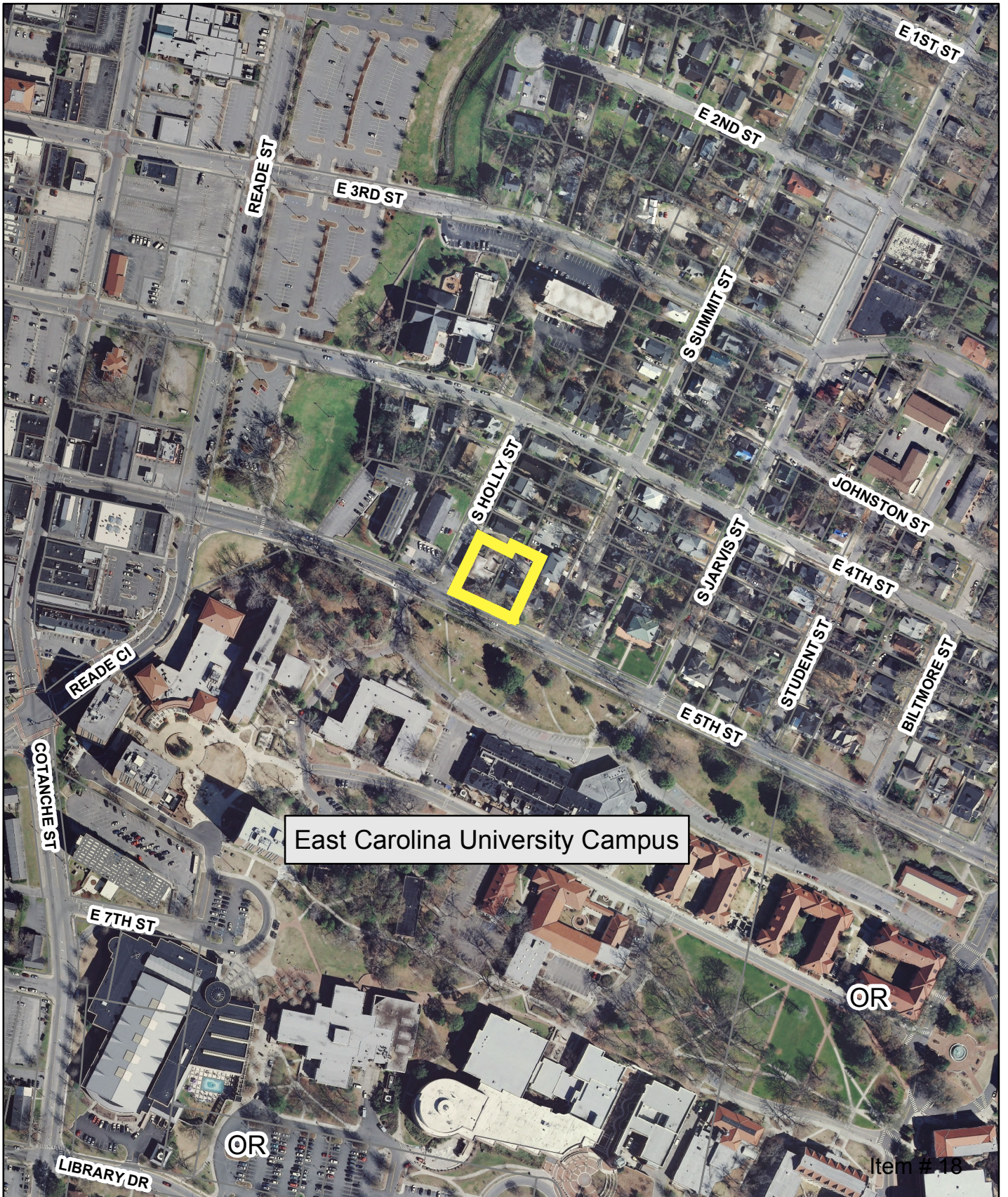
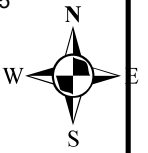
(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

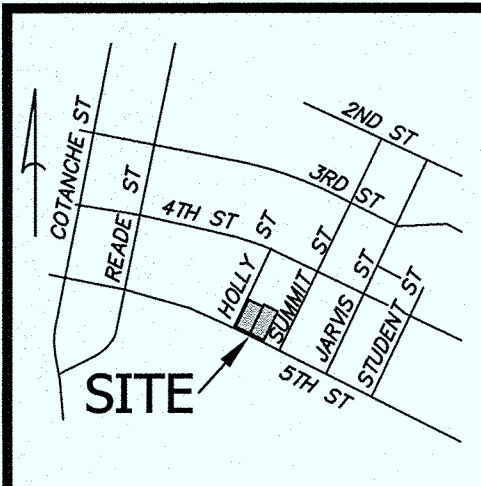
Ward Holdings, LLC
From: R6S To: OR
0.49+/- acres
March 1, 2017



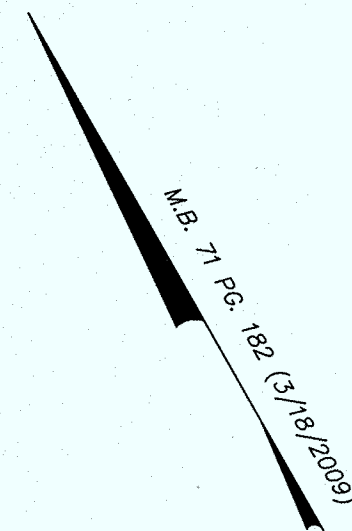
Ward Holdings, LLC
From: R6S To: OR
0.49+/- acres
March 1, 2017



East Carolina University Campus



VICINITY MAP
SCALE: 1" = 1000'

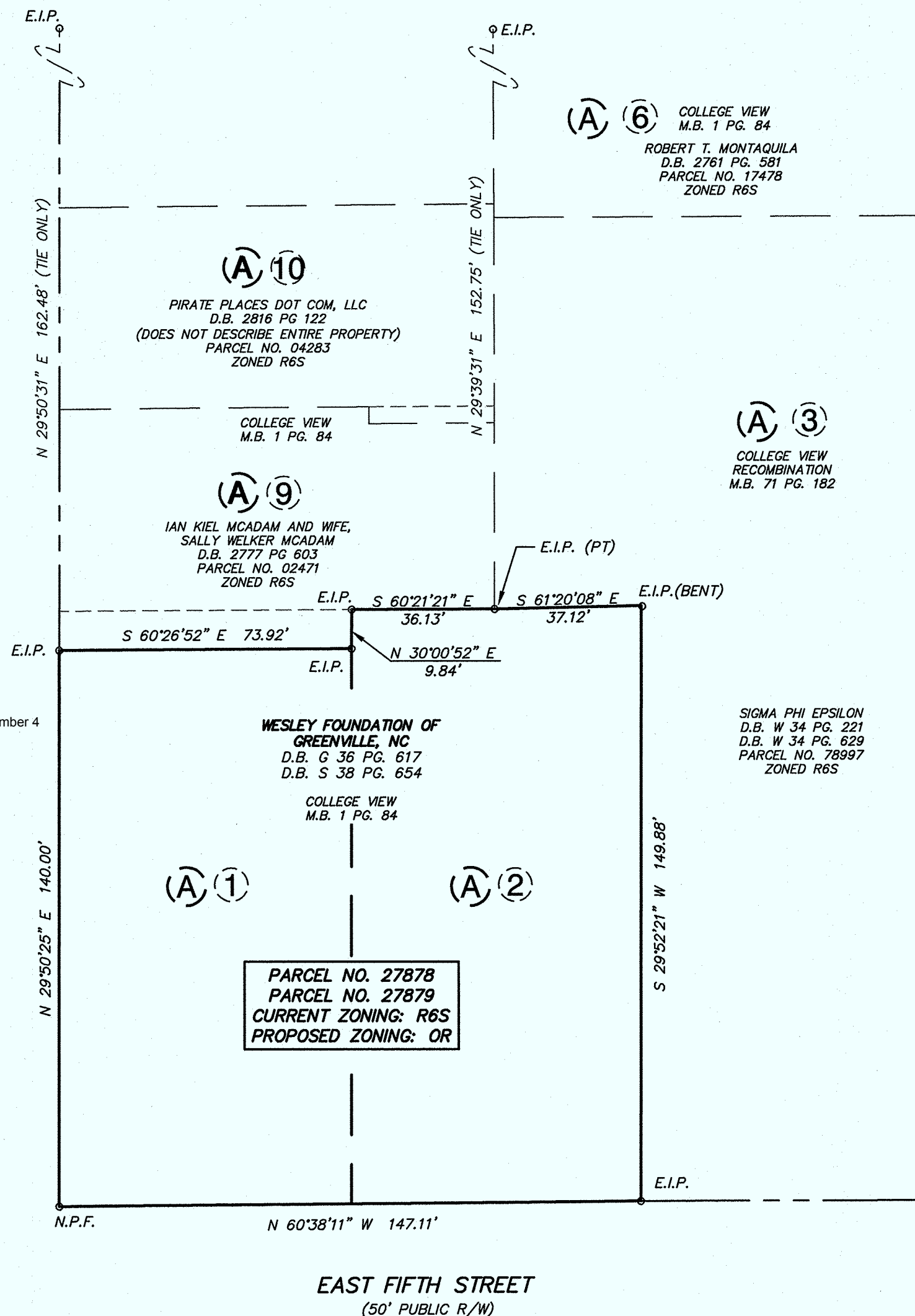


BIG EAST PROPERTIES, LLC
D.B. 3137 PG. 647
PARCEL NO. 20800
ZONED R6

Attachment number 4
Page 3 of 5

SOUTH HOLLY STREET
(50' PUBLIC R/W)

SUMMIT STREET
(50' PUBLIC R/W)



(A) ⑥ COLLEGE VIEW
M.B. 1 PG. 84
ROBERT T. MONTAQUILA
D.B. 2761 PG. 581
PARCEL NO. 17478
ZONED R6S

(A) ⑩
PIRATE PLACES DOT COM, LLC
D.B. 2816 PG. 122
(DOES NOT DESCRIBE ENTIRE PROPERTY)
PARCEL NO. 04283
ZONED R6S

(A) ③
COLLEGE VIEW
RECOMBINATION
M.B. 71 PG. 182

(A) ⑨
IAN KIEL MCADAM AND WIFE,
SALLY WELKER MCADAM
D.B. 2777 PG. 603
PARCEL NO. 02471
ZONED R6S

SIGMA PHI EPSILON
D.B. W 34 PG. 221
D.B. W 34 PG. 629
PARCEL NO. 78997
ZONED R6S

WESLEY FOUNDATION OF
GREENVILLE, NC
D.B. G 36 PG. 617
D.B. S 38 PG. 654
COLLEGE VIEW
M.B. 1 PG. 84

PARCEL NO. 27878
PARCEL NO. 27879
CURRENT ZONING: R6S
PROPOSED ZONING: OR

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE.
5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) WEB SITE ON JANUARY 30, 2017.
6. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
7. ADDRESS IS 501 & 503 EAST FIFTH STREET.
8. ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) AND HAS NOT BEEN VERIFIED OR ACCURACY OR CORRECTNESS.

LEGEND:

ACRES	AC.
SQUARE FEET	S.F.
NUMBER	NO.
PAGE	PG.
MAP BOOK	M.B.
NOW OR FORMERLY	N/F
DEED BOOK	D.B.
RIGHT OF WAY	R/W
REZONING LINE	—————
RIGHT OF WAY LINE	—————
ADJOINER LINE	—————
PLAT LOT LINE	—————
PLATTED LOT INFORMATION	(B) ③
PINCH TOP	(PT)
EXISTING IRON PIPE	E.I.P.
NO POINT FOUND	NPF

REZONED AREA

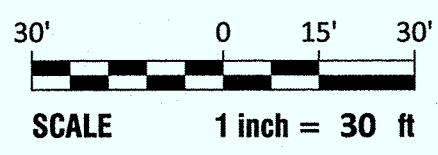
0.49 AC ±(21,292.4 SF ±)

REFERENCE:

- D.B. G 36 PG. 617
- D.B. S 38 PG. 654
- M.B. 1 PG. 84
- P.N. 27878
- P.N. 27879

OWNER:

WESLEY FOUNDATION OF GREENVILLE, N.C.
501 E. FIFTH STREET
GREENVILLE, NC 27858



EAST CAROLINA UNIVERSITY
PARCEL NO. 37964
ZONED OR

REVISIONS: #1 - 03/13/2017 - PER CITY COMMENTS AND REVIEW.

CERTIFICATION

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY BY ME ON JANUARY 24, 2017 AND OR MAPS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d., THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF JANUARY, 2017.

SIGNED: *Patrick W. Hartman*
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262

PROFESSIONAL SEAL

NORTH CAROLINA
PROFESSIONAL LAND SURVEYOR
L-4262
PATRICK W. HARTMAN

DATE: 01/24/2017

SURVEY DG/RB DRAFT PH/KB
DESIGN CHECK PH

NC License: F-0334

Rivers
& ASSOCIATES, INC.
riversandassociates.com Since 1918

Engineers
Planners
Surveyors
Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135

REZONING MAP FOR:
WARD HOLDING, LLC
501 & 503 E. FIFTH STREET
CITY OF GREENVILLE, GREENVILLE TWP., PITT CO., N.C.

SCALE 1" = 30'	DRAWING NO. Z-2621	PROJECT NO. 2017004	SHEET 1 OF 1
-------------------	-----------------------	------------------------	-----------------

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family])

Explanation: **Abstract:** The City has received a request from The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on March 7, 2017.
On-site sign(s) posted on March 7, 2017.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 28, 2017.
Public hearing legal advertisement published on March 27 and April 3, 2017.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of Fire Tower Road and Charles Boulevard, transitioning to office/institutional (OI) then traditional neighborhood, medium-high density (TNMH).

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

Primary Uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary Uses:

Institutional (neighborhood scale)

Office/Institutional:

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:

Office

Institutional/Civic

Thoroughfare/Traffic Report Summary (PWD-Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 499 trips to and from the site on Charles Boulevard, which is a net increase of 308 trips per day.

During the review process, measures to mitigate traffic will be determined.

History/Background:

In 1989, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) as part of a large-scale ETJ extension and was zoned RA20 (Residential-Agricultural).

Present Land Use:

Farmland and one (1) mobile home.

Water/Sewer:

Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is available at Charles Boulevard.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints on the subject property.

Surrounding Land Uses and Zoning:

North: CG - Farmland; RA20- One (1) mobile home residence and five (5) single-family residences

South: RA20 - Farmland (under common ownership)

East: RA20 - Farmland (under common ownership)

West: RA20 - Farmland (under common ownership)

Density Estimates:

Under the current zoning, staff would anticipate the site to yield 15-20 single-family lots.

Under the proposed zoning, staff would anticipate the site to yield 70-75 multi-family units (1, 2 and 3 bedrooms).

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

"In general compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (or addendum to the plan), (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the

requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission voted 7-1 to deny the request at its March 21, 2017 meeting.

If the City Council determines to approve the zoning map amendment, a motion to adopt the attached zoning map amendment ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the zoning map amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the request to rezone and to make a finding and determination, that although the request is in general compliance with the adopted comprehensive plan, in this instance the denial of the rezoning request is reasonable and in the public interest due to the potential uses under the proposed rezoning and due to there being a more appropriate zoning classification that promotes the safety and general welfare of the community.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Attachments](#)
- [Letter from Crystal Baity](#)
- [Ordinance ___ The Woda Group 1048468](#)
- [Minutes ___ The Woda Group 1048526](#)
- [List of Uses RA20 to R6 1047495](#)

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING
JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10th day of April, 2017, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character designation and is located in a Preferred Growth Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]).

TO WIT: Hugh and Ida Lynn Stox Property

LOCATION: Located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive.

DESCRIPTION: Beginning at a point on the southern right-of-way of NCSR 1729 (Bells Fork Road), said point being located S 41°06'50" W 40.88' from an existing P.K. Nail located in the centerline intersection of NCSR 1729 (Bells Fork Road) and NCSR 1874 (Southridge Drive). From the above described beginning, so located, running thence as follows:

Leaving the southern right-of-way of NCSR 1729 (Bells Fork Road) S 03°24'36" W 129.13' to the point of curvature, thence with a curve to the right an arc distance of 168.63' having a radius of 750.00' and a chord bearing S 09°51'04" W 168.27' to a point, thence S 83°57'59" W 803.12' to a point, thence N 01°05'11" E 292.77' to a point on the southern right-of-way of NCSR 1729 (Bells Fork Road), thence with the southern right-of-way of NCSR 1729 (Bells Fork Road), N 83°57'59" E 794.74' and N 85°50'30" E 39.36' to the point of beginning containing 5.50 acres and being a portion of the property described in Deed Book 3228, Page 680 of the Pitt County Register of Deeds.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1048468

Excerpt from DRAFT the Planning & Zoning Commission Minutes (3/21/2017)

Ordinance requested by The Woda Group, Incorporated to rezone 5.50 acres located along the southern right-of-way of Bells Fork Road at its intersection with Southridge Drive from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) – DENIED

Ms. Gooby delineated the property. It is located in the southeastern section of the city along Bells Fork Road. There is a mobile home located on the property and the rest is farmland. Most of the area is single-family and agricultural. There is commercial at the intersection of Charles Boulevard and Fire Tower Road. This rezoning could generate a net increase of 308 trips per day. Under the current zoning, the site could yield 15-20 single-family lots. Under the proposed zoning, staff would anticipate 70-75 multi-family units. The Future Land Use and Character Map recommends commercial at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional then traditional neighborhood medium-high density. The zoning districts associated with this character are R6, R6A and R6S. This map is not site specific or dimensionally specific. In staff's opinion, the request is general in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Nick Surak, Vice President of The Woda Group, Inc., spoke in favor of the request. The Woda Group does affordable housing and is based in Ohio. They have already completed two jobs in NC. They had a market study prepared that shows there is a need in the city.

Mr. Collins asked about traffic.

Mr. Surak stated that any development will generate traffic.

Jon Day, broker of the applicant, spoke in favor, this property is near the commercial at Charles Boulevard and Fire Tower Road. The site is within walking of the retail uses. The density will be about 14 units per acre. Two property owners came to his office to see the plans. They are trying to reach out to the neighborhood. The request is in general compliance with the comprehensive plan.

Ida Lynn Stox, owner of property, our family has owned the property for 80 years. This development will provide tax base and the rental market is strong.

Melissa Norris, representing Tonya Grey, Ida Garner, Eleanor Jones, Willie Judge, Daniela Batchelor, and Laurie Crutchfield, spoke in opposition. She stated that traffic has increased significantly. There are 38 businesses at Bells Fork area. This intersection is the highest-rated for accidents in Greenville. Since the business is out-of-state, there is a concern they would not be a good neighbor.

Ms. Reid ask Ms. Norris if she had met with the applicant.

Ms. Norris stated that Mrs. Stox came to her house to share the plans. We have not changed our opinion.

Terry Best, representing his mother, Ruth Best, spoke in opposition. His mother has owned her property for 50 years. This area has been agricultural. He is concerned about traffic.

Betty Andrews, spoke in opposition, mainly concerned with traffic. There are certain times when traffic is terrible.

Ms. Leech stated that she was concerned that the traffic study only uses a 2% increase in growth when calculating traffic when there could be a lot of development that may be more than 2%. She asked if the property owner would be required to do measures to mitigate traffic.

Ms. Gooby explain that the developers may be required to do some measures, such as a decel lane. There are improvements that are being planned for the Charles Boulevard and Fire Tower Road intersection that may alleviate some of the traffic in the future.

Mary Gladys Waters, spoke in opposition, traffic is the main concern. There are several apartment complexes at Signature Drive and there have been a lot of car accidents there.

Ms. Reid asked Ms. Waters if she could you work with the developers to ease her concerns.

Mrs. Waters stated that she didn't think developers could alleviate her concerns over traffic.

Laura Crutchfield, spoke in opposition, the Bells Fork Road intersection is one of the most dangerous intersections in Pitt County. We see red lights every day from accidents because of this intersection. This is an unsafe decision. There is no other access. This will set a precedent for future multi-family.

Crystal Baity, spoke in opposition, her main concern is that high density multi-family isn't compatible with surrounding land uses. If they would consider a lower density, it could alleviate some concerns.

Al Waters, spoke in opposition, this is low income housing being put near his home. His home will suddenly lose its value. He has lived in his home for 31 years.

Marti Michaels, Cherry Oaks resident, spoke in opposition, people can't make a left out of Cherry Oaks on Fire Tower Road. This will add more traffic.

Hugh Stox, property owner, spoke in rebuttal in favor, he bought a house at Signature Drive at the stop light so there could be another entrance from this property. Southridge Drive is a cul-de-sac so all the traffic has to use Bells Fork Road. There are alternate ways to get out of this development.

Ms. Norris, spoke in rebuttal in opposition, the stop light at the Signature Drive won't alleviate any traffic at this intersection

Chairman King closed the public hearing and opened for board discussion.

Ms. Darden is concerned about traffic.

Overton asked about density.

Ms. Gooby stated that this zoning district would allow up to 17 units per acre. Staff anticipates 70-75 units per acre, which is about 14 units per acre. The next zoning district would allow up to 9 units per acre.

Ms. Darden asked to table the request because she is concerned about traffic.

Ms. Bellis stated that a traffic study could be a compromise.

Ms. Gooby reminded the commission that Charles Boulevard is a NC-DOT maintained street and there are other improvements in the general area that are being planned.

Motion made by Mr. Collins, seconded by Mr. Herring, to recommend denial of the proposed amendment, to advise that, although it is consistent with the Comprehensive Plan and other applicable plans, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency and other matters. Voting in favor: Herring, Bellis, Collins, Schrade, Darden, Leech and Overton. Voting in opposition: Reid. Motion passed.

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle-Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

RA20 (Residential-Agricultural)
Special Uses

(1) *General*:* None

(2) *Residential*:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) *Home Occupations (see all categories)*:

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/Entertainment*:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

R6 (Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/Financial/Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/Rental/Vehicle- Mobile Home Trade: None*

(12) Construction:

- a. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

R6 (Residential)
Special Uses

(1) *General*:* None

(2) *Residential*:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- l. Group care facility
- n. Retirement center or home
- p. Board or rooming house
- r. Fraternity or sorority house
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) *Home Occupations (see all categories)*:

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/Mining*:* None

(6) *Recreational/Entertainment*:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/Financial/Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- m. Multi-purpose center
- t. Guest house for a college and other institutions of higher learning

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/Rental/Vehicle-Mobile Home Trade*:* None

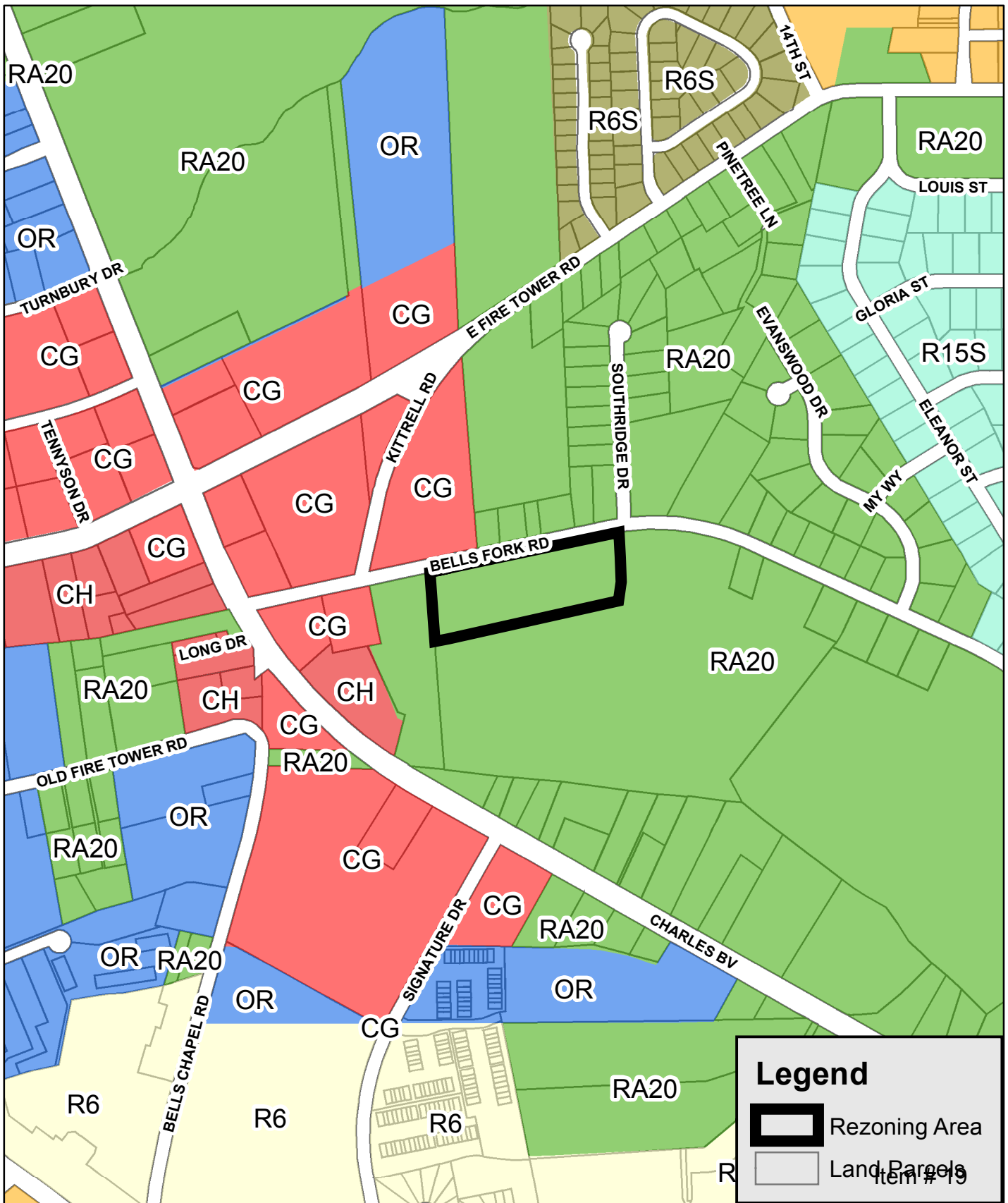
(12) *Construction*:* None

(13) *Transportation*:* None


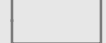
(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

The Woda Group, Incorporated
From: RA20 To: R6
5.50 acres
March 1, 2017



Legend

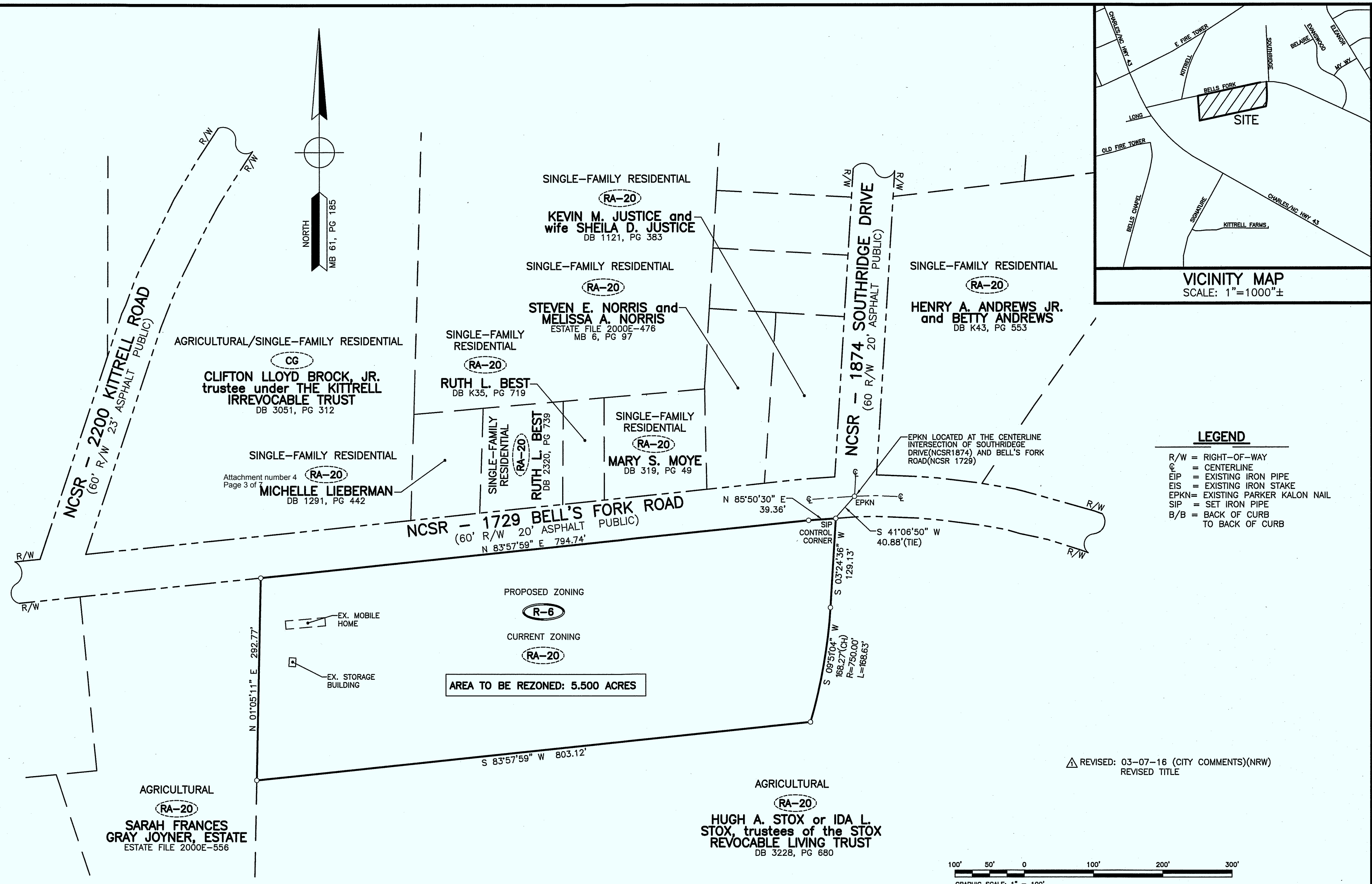
-  Rezoning Area
-  Land Parcels

Item # 19

The Woda Group, Incorporated
From: RA20 To: R6
5.50 acres
March 1, 2017



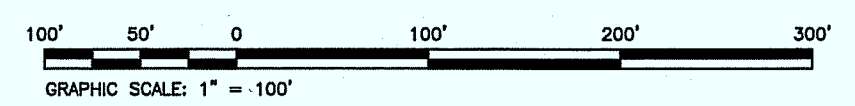
Y:\DRAWINGS\17-014 THE WODA GROUP\REZONING MAP.dwg Tue, Mar 07, 2017-4:42pm RWELLS



LEGEND
 R/W = RIGHT-OF-WAY
 CL = CENTERLINE
 EIP = EXISTING IRON PIPE
 EIS = EXISTING IRON STAKE
 EPKN = EXISTING PARKER KALON NAIL
 SIP = SET IRON PIPE
 B/B = BACK OF CURB TO BACK OF CURB

AREA TO BE REZONED: 5.500 ACRES

△ REVISED: 03-07-16 (CITY COMMENTS)(NRW)
 REVISED TITLE



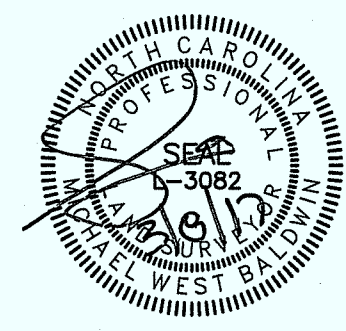
SHEET 1 OF 1 REZONING MAP A PORTION OF TAX PARCEL #07238 TAX MAP #4696-14-9587

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | |
|--|--|
| SARAH FRANCES GRAY JOYNER, ESTATE
2345 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858 | STEVEN E. NORRIS and MELISSA A. NORRIS
2237 BELLS FORK ROAD
GREENVILLE, NC 27858 |
| CLIFTON LLOYD BROCK, JR. trustee under THE KITTRELL IRREVOCABLE TRUST
3302 ALVIN ROAD
GRIMESLAND, NC 27837 | KEVIN M. JUSTICE and wife SHEILA D. JUSTICE
2241 BELLS FORK ROAD
GREENVILLE, NC 27858 |
| MICHELLE LIEBERMAN
2221 BELLS FORK ROAD
GREENVILLE, NC 27858 | HENRY A. ANDREWS JR. and BETTY ANDREWS
2305 BELLS FORK ROAD
GREENVILLE, NC 27858 |
| RUTH L. BEST
2229 BELLS FORK ROAD
GREENVILLE, NC 27858 | HUGH A. STOX or IDA L. STOX, trustees of the STOX REVOCABLE LIVING TRUST
2311 BELLS FORK ROAD
GREENVILLE, NC 27858 |
| MARY S. MOYE
P.O. BOX 99
SIMPSON, NC 27879 | |

NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- REFERENCE: A PORTION OF A PROPERTY AS SHOWN ON A MAP IN MAP BOOK 61, PAGE 185 OF THE PITT COUNTY REGISTER OF DEEDS



CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 02/06/17

△ THE WODA GROUP, INC.

REFERENCE: A PORTION OF PROPERTY DESCRIBED IN DEED BOOK 3228, PAGE 680 OF THE PITT COUNTY REGISTER OF DEEDS
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: IDA LYNN STOX
 ADDRESS: 2311 BELLS FORK ROAD
 GREENVILLE, NC 27858
 PHONE: (252) 714-5099

	SURVEYED: N/A	APPROVED: MWB
	DRAWN: NRW	DATE: 02/06/17
ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390	CHECKED: MWB	SCALE: 1" = 100'

Case No: 17-05

Applicant: The Woda Group, LLC

Property Information

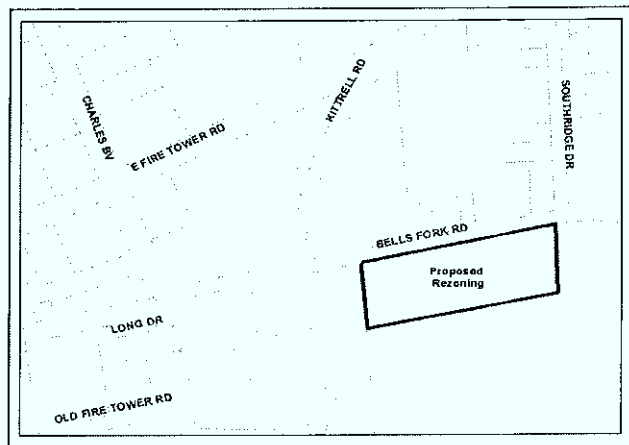
Current Zoning: RA20 (Residential-Agricultural)

Proposed Zoning: R6 (Residential [High Density Multi-Family])

Current Acreage: 5.5 acres

Location: Bells Fork Rd, east of Charles Boulevard

Points of Access: Charles Boulevard via Bells Fork Rd



Location Map

Transportation Background Information

1.) Charles Blvd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane, curb & gutter	4-lanes with raised median
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	18,040 (*)	Ultimate Design ADT: 39,700 vehicles/day (**)
Design ADT:	29,900 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along Charles Blvd that service this property.

- Notes:**
- (*) 2014 NCDOT count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 191 -vehicle trips/day (*) **Proposed Zoning:** 499 -vehicle trips/day (*)

Estimated Net Change: increase of 308 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Charles Blvd are as follows:

- 1.) Charles Blvd , North of Site (70%): “No build” ADT of 18,040
- Estimated ADT with Proposed Zoning (full build) – 18,389
- Estimated ADT with Current Zoning (full build) – 18,174
- Net ADT change = 215 (1% increase)**

2.) Charles Blvd , South of Site (30%): "No build" ADT of 18,040

Estimated ADT with Proposed Zoning (full build) – 18,190

Estimated ADT with Current Zoning (full build) – 18,097

Net ADT change = 93 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 499 trips to and from the site on Charles Blvd, which is a net increase of 308 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE	PUBLIC/PRIVATE STREETS OR R.R.	
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)			
Multi-Family Development (2)	C	B	B	B	B	Residential (1) - (2)	Non-Residential (3) - (5)	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.

Ms. Gooby,

I'm concerned about a rezoning on the agenda tonight proposed by the Woda Group on Bells Fork Road.

I have a conflict with another meeting tonight and wanted to know if there is a way to express my concern or opposition by email that can be shared with the planning and zoning commission members?

I live in Cherry Oaks neighborhood which is close to this proposed development. I and many of my neighbors exit our neighborhood from Evanswood onto Bells Fork and then to Charles or south to 43.

I'm very concerned about the potential to add 75 units and hundreds more cars from the proposed redevelopment onto a country road like Bells Fork. It is a two-lane narrow road without curb, guttering, shoulders or sidewalks. I'm concerned about the safety and welfare of the existing homes and neighborhood.

We are surrounded by RA20 (mainly farmland) and R15S zoning and I do not agree with the proposed rezoning to R6. If the property is to be developed, we should maintain the character of the surrounding neighborhoods with residential, low-density homesites (not high density).

As evidenced by discussion at the city council meeting on Monday night, March 20, I would ask the planning and zoning commission to take a close look at whether we need additional high density, multi-family development so far out from the city center? This is an example of sprawl that should be kept in check.

The proposed rezoning does not border Charles (Hwy. 43), so there is no assurance that anyone living in the proposed development would be able to enter or exit onto Charles in the future. No visible easement exists in the planning documents available online.

Thank you for your consideration,

Crystal Baity
302 Eleanor Street
Greenville NC 27858



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad

Explanation: **Abstract:** The City has received a request from Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad.

Comprehensive Plan:

Current Land Use Character: Residential, Low-Medium Density

Residential areas with primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot sizes range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent:

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary Uses:
Single-family detached residential

Secondary Uses:

Two-family residential
Institutional/civic (neighborhood scale)

Proposed Land Use Character: Office/Institutional

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary Uses:

Office
Institutional/Civic

History:

On September 8, 2016, the City Council adopted Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update Horizons: Greenville's Comprehensive Plan. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center, and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, public hearings were advertised in The Daily Reflector. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, reevaluate the community's priorities, and create a renewed vision for Greenville.

The Comprehensive Plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

Horizons 2009-2010 is the City's previous Comprehensive Plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the Horizons 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2-day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

1. Infill and redevelopment are priorities
2. Quality design
3. Greater intensity of development in some locations
4. Create well-connected places
5. A vibrant Uptown
6. Create neighborhoods, maintain established ones
7. Protect natural features/amenities
8. Sustainable development practices

Similarities to the past plan:

1. Reduce "strip commercialization" emphasize nodal development

2. Incorporate mixed uses
3. Promote inter-connectivity
4. Create walkable (human-scale) developments

In conclusion, the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses. A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

On August 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map to the City Council.

On September 8, 2016, the City Council voted unanimously to approve of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Thoroughfare/Traffic Report Summary (PWD-Engineering Division):

Based on the uses permitted by the requested land use, the proposed land use classification could generate 1,850 trips to and from the site on Regency Boulevard, which is a net increase of 893 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the current Future Land Use and Character Map recommendations for this area still fulfill the principles that guided the Comprehensive Plan Committee. There have been no unexpected changes in development patterns that would warrant an amendment to the Future Land Use and Character Map since its adoption on September 8, 2016.

Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map are the results of multiple opportunities of public engagement and input from all interested parties.

The Planning and Zoning Commission voted 7-1 to approve the request at its March 21, 2017 meeting.

Staff recommends denial of the request.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Attachments](#)
 - [Letter](#)
 - [Ordinance FLUCM Happy Trial Farm and Jack Allen 1048746](#)
 - [Minutes HTF and Jack Allen 1048603](#)
-

ORDINANCE NO. 17-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
AMENDING HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10th day of April, 2017 at 6:00 p.m. in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the Horizons 2026: Greenville's Community Plan was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 15-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the Horizons 2026: Greenville's Community Plan serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. The Future Land Use and Character Map is hereby amended by re-designating the "Residential, Low-Medium Density" category to the "Office and Institutional" category for the area described as being located at the southwestern corner of the intersection of Regency Boulevard and the Seaboard Coastline Railroad.

Beginning at a point where the southern right-of-way of Regency Boulevard intersects the western right-of-way of Seaboard Coastline Railroad. From the above described beginning, so located, running thence as follows:

With the western right-of-way of Seaboard Coastline Railroad, S 22° 09' 02" W 493.32', thence leaving the western right-of-way of Seaboard Coastline Railroad, N 84° 25' 41" W 1,406.10' to a point, thence N 47° 52' 29" W 259.60' to the point of curvature, thence with a curve to the left an arc distance of 11.48' having a radius of 260.00' and a chord bearing N 46° 36' 34" W 11.48' to a point, thence N 85° 03' 35" W 69.78' to a point, thence N 89° 34' 41" W 143.37' to a point, thence S 81° 23' 07" W 143.38' to a point, thence S 76° 52' 01" W 282.11' to a point, thence N 13° 07' 59" W 300.00' to a point on the southern right-of-way of Regency Boulevard, thence with the southern right-of-way of Regency Boulevard, N 76° 52' 01" E 282.11' to the point of curvature, thence with a curve to the right an arc length of 381.16' having a radius of 1,210.00' and a chord bearing N 85° 53' 29" E 379.58' to the point of tangency, thence S 85° 03' 35" E 1,552.69' to the point of

curvature, thence with a curve to the right an arc length of 107.00' having a radius of 2,990.00' and a chord bearing S 84° 02' 04" E 106.99' to the point of tangency, thence S 83° 00' 34" E 178.54' to the point of beginning containing 22.655 acres and being a portion of the properties described in Deed Book 3233, Page 618, Deed Book 3233, Page 621 and Deed Book 3041, Page 601 all of the Pitt County Register of Deeds.

Section 2. That the Director of Community Development is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 1048746

Excerpt from DRAFT the Planning & Zoning Commission Minutes (3/21/2017)

Ordinance requested by Happy Trail Farms, LLC and Jack Jones Allen to amend the Future Land Use and Character Map for 22.655 acres from the Residential, Low-Medium Density (LMDR) land use character to the Office/Institutional (OI) land use character for property located at the southwestern corner of the intersection of Regency Boulevard and the CSX Railroad - APPROVED

Ms. Gooby stated this is a request to amend the Future Land Use and Character Map which is part of Horizons 2026: Greenville's Community Plan, which was adopted September, 2016. This property is located along Regency Boulevard adjacent to the CSX Railroad and west of Shamrock Subdivision. The property is vacant. There is single-family to the north and office and single-family to the east. The property to the south is vacant. This request could generate a net increase of 893 trips per day. Currently, the property is zoned multi-family and single-family. This request is for office/institutional. The intent of this character is to serve as a transition between intense commercial and neighborhoods or as a buffer along major thoroughfares. This property is located along the south side of Regency Boulevard has the same character as the north side of Regency Blvd. This has the same land use character as the subject property. Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map were adopted in September, 2016. Starting in 2015, the Comprehensive Planning Committee held 9 meetings, 2 open houses and a two-day workshop. Two of the meetings and the workshop was specifically held to gather input from all interested parties on the Future Land Use and Character Plan Map. These meeting were advertised and open to the public. There are 8 principles that were used to guide future growth and development. The current character is for Residential, Low-Medium Density (LMDR). In staff's opinion, the current plan fulfills the principles that guided the Comprehensive Planning Committee. There have been no changes in the development pattern that warrant a land use map change. There were multiple opportunities for input from all interested parties. To my knowledge, there were no comments received for this area related to land use. Staff recommends denial.

Chairman King opened the public hearing.

Mr. Overton asked what zoning district would be allowed in the office/institutional character.

Ms. Gooby stated the office zoning district. It is a non-residential character.

Mike Baldwin, representative for the applicants, spoke in favor of the request. He stated that while the plan was just adopted this property has been under contract. The Wal-Mart has office zoning abutting it. Their intent is to connect to the office zoning with an intervening multi-family project. Office is more aesthetically pleasing and safer for the remaining residential. The President of the Shamrock Homeowners' Association submitted a letter in support of this request.

Ms. Reid asked if anyone attended any of the comprehensive plan update meetings.

Mr. Baldwin stated that because of circumstances we were unable to comment on the situation at that time.

No one spoke in opposition.

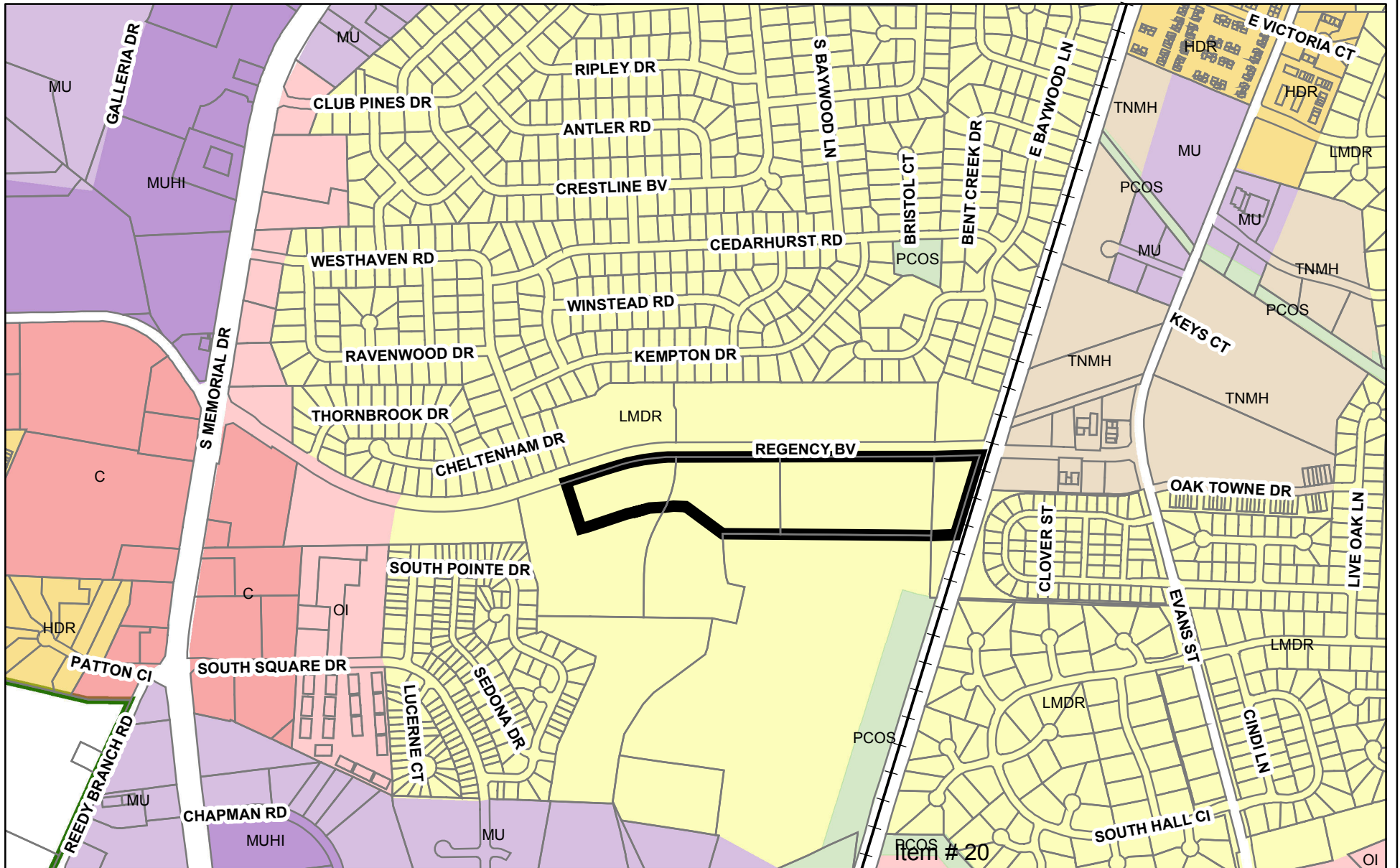
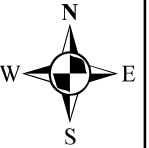
Chairman King closed the public hearing and opened for board discussion.

Ms. Reid was concerned of setting a precedent of making changes to the map.

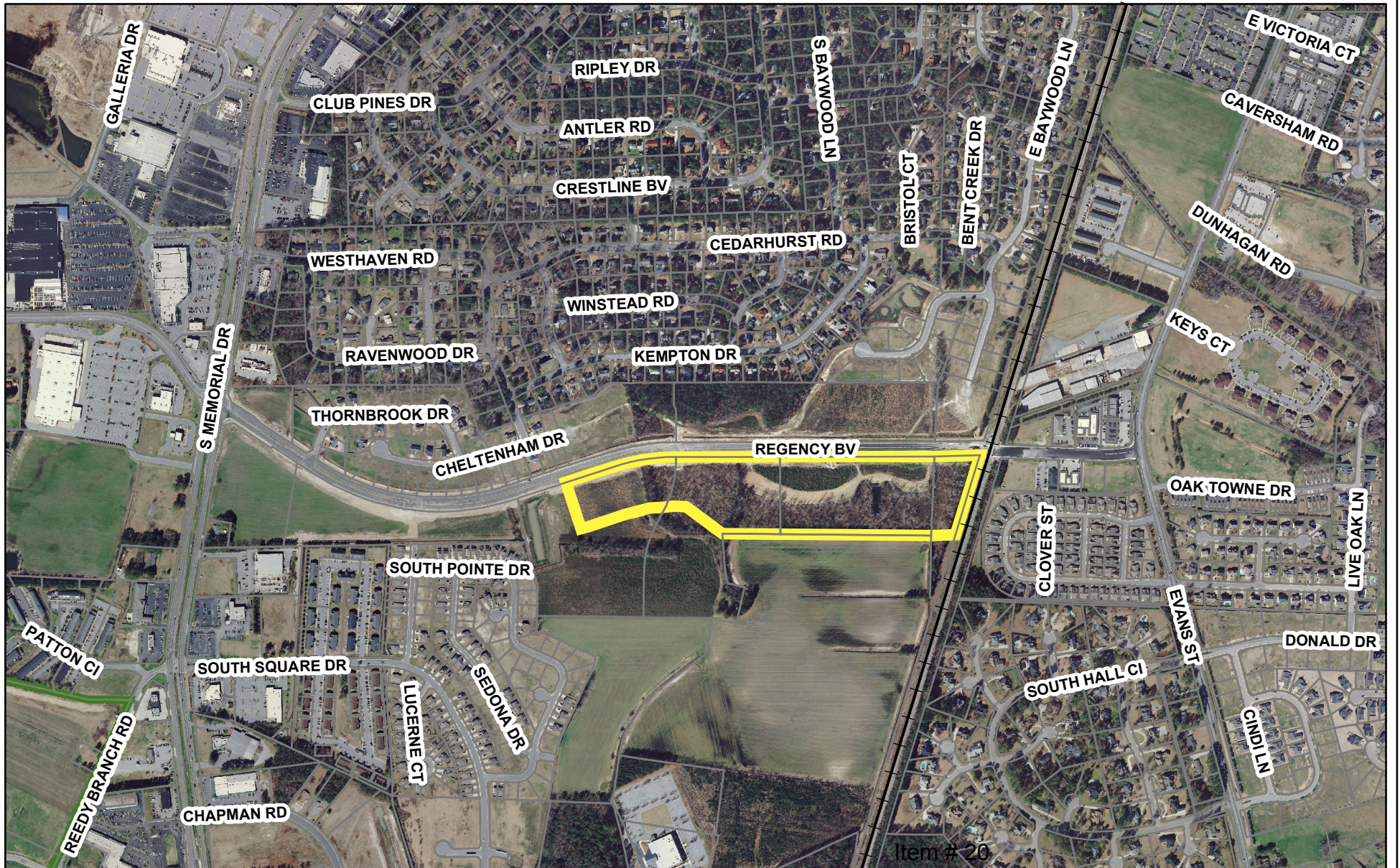
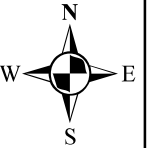
Mr. Maxwell stated there was a lot of time and effort put into the update.

Motion made by Mr. Collins, seconded by Mr. Overton, to recommend approval of the proposed amendment. Voting in favor: Herring, Bellis, Collins, Schrade, Darden, Leech and Overton. Voting in opposition: Reid. Motion passed.

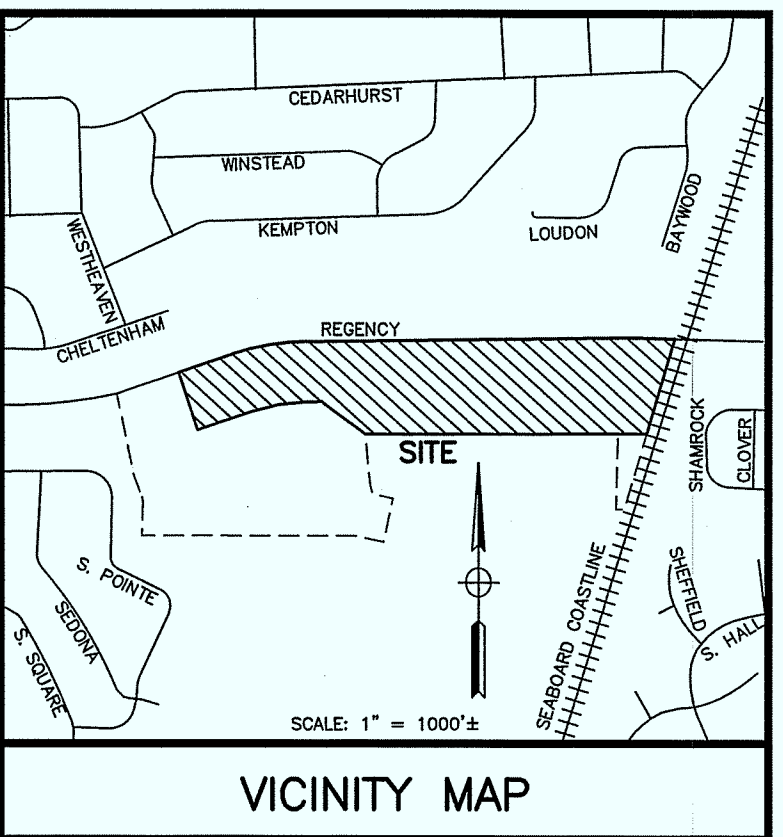
Happy Trail Farms, LLC and Jack Jones Allen
From: LMDR (Residential, Low-Medium Density)
To: OI (Office/Institutional)
22.655 acres
February 7, 2017



Happy Trail Farms, LLC and Jack Jones Allen
From: LMDR (Residential, Low-Medium Density)
To: OI (Office/Institutional)
22.655 acres
February 7, 2017



Item # 20



VACANT
RDCK DEVELOPMENT, LLC
DB 2209, PG 44
MB 65, PG 185

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

VACANT
REGENCY PLACE, LLC
DB 1970, PG 886
MB 51, PG 56

RESIDENTIAL
SHAMROCK SUBDIVISION
PHASE 4
MB 61, PG 23

RESIDENTIAL
SOUTH HALL SUBDIVISION
SECTION 2
MB 36, PG 167

PARCEL #74010
TAX MAP #4676-62-5100
PARCEL #74011
TAX MAP #4676-71-1839
PARCEL #74012
TAX MAP #4676-82-0318
PARCEL #74329
TAX MAP #4676-82-6384

GRAPHIC SCALE: 1" = 100'

NOTES
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. REFERENCE: MAP BOOK 65, PAGE 154, OF THE PITT COUNTY REGISTER OF DEEDS.

SHEET 1 OF 1
LAND USE MAP
PLAN AMENDMENT REQUEST
**HAPPY TRAIL FARMS, LLC
& JACK JONES ALLEN**
REFERENCE: DEED BOOK 3233, PAGE 618, DEED BOOK 3233, PAGE 621 AND DEED BOOK 3041, PAGE 601 OF THE PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, NC

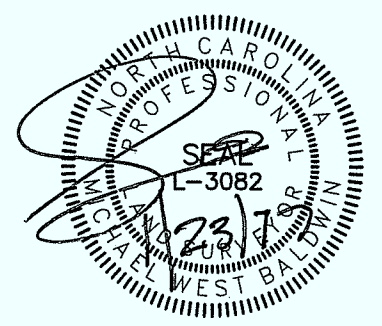
OWNERS: HAPPY TRAIL FARMS, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252) 916-9028

JACK JONES ALLEN
ADDRESS: 1076 JACK JONES RD.
WINTERVILLE, NC 28590
PHONE: (252) 756-3498

**Baldwin Design
Consultants, PA**
LICENSE# C-3498
ENGINEERING - LAND PLANNING - SURVEYING
708-D CROMWELL DRIVE
GREENVILLE, NC 27858 252.756.1390

SURVEYED: N/A
APPROVED: MWB
DRAWN: MAH
DATE: 01/16/2017
CHECKED: MWB
SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY
CHECKED: MAH
DATE: 01/12/2017



CURRENT LAND USE PLAN = RESIDENTIAL, LOW TO MEDIUM DENSITY
PROPOSED LAND USE PLAN AMENDMENT REQUEST = OFFICE AND INSTITUTIONAL

ACRES = 22.655

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

LOT 95 WESTHAVEN
SANA SADIA MAHMOOD and IMRANA KHALID
509 CHELTENHAM DRIVE
GREENVILLE, NC 27834

LOT 94 WESTHAVEN
TYRONE JUAN TRAPP and wife, LAUREN M. LEE
505 CHELTENHAM DRIVE
GREENVILLE, NC 27834

LOT 93 WESTHAVEN
FRANK M. BLYTHE and BERNADETTE BLYTHE
501 CHELTENHAM DRIVE
GREENVILLE, NC 27834

LOT 92 WESTHAVEN
DAVID BRIAN JERNIGAN
2031 PINETOPS CRISP ROAD
PINETOPS, NC 27864

LOT 91 WESTHAVEN
DOUGLAS WAYNE MOORE
and wife, CATHERINE MOORE
441 CHELTENHAM DRIVE
GREENVILLE, NC 27834

LOT 90 WESTHAVEN
DEREK OREL ALLEN
and wife, JACQUELINE SHANTEL ALLEN
437 CHELTENHAM DRIVE
GREENVILLE, NC 27834

COOPER ISLAND DEVELOPMENT, LLC
PO BOX 608
GREENVILLE, NC 27835

DRKK DEVELOPMENT, LLC
106 REGENCY BOULEVARD
GREENVILLE, NC 27834

REGENCY PLACE, LLC
115 REGENCY BOULEVARD
GREENVILLE, NC 27834

LOT 17 SHAMROCK
MICHAEL W. WEIR
and wife, JOANN WEIR
404 SHAMROCK WAY
GREENVILLE, NC 27834

LOT 18 SHAMROCK
LYNNE PERKINGS
4521 EASTERN PINES ROAD
GREENVILLE, NC 27834

LOT 19 SHAMROCK
JAMES E. MILLS and wife, MARTHA D. MILLS
408 SHAMROCK WAY
GREENVILLE, NC 27834

LOT 20 SHAMROCK
JAMES CURTIS GORDON
and wife, CAROL BOSWELL GORDON
410 SHAMROCK WAY
GREENVILLE, NC 27834

LOT 21 SHAMROCK
ELLA LEE PENCOCST
412 SHAMROCK WAY
GREENVILLE, NC 27834

LOT 22 SHAMROCK
KENNETH N. WALKER
and wife, SUZANNAH A. WALKER
414 SHAMROCK WAY
GREENVILLE, NC 27834

LOT 15 SOUTH HALL
LOUIS DWANE SUTTON
and wife, LOU ANNE BALDREE SUTTON
3801 SHEFFIELD COURT
GREENVILLE, NC 27834

LOT 16 SOUTH HALL
SCOTT M. SHOOK
and wife, KAREN S. SHOOK
3800 SHEFFIELD COURT
GREENVILLE, NC 27834

JACK JONES ALLEN and wife, ORA A. ALLEN
1076 JACK JONES ROAD
WINTERVILLE, NC 28590

FENNER LESLIE ALLEN, ETALS
1119 JACK JONES ROAD
WINTERVILLE, NC 28590

HAPPY TRAIL FARMS, LLC
PO BOX 1863
GREENVILLE, NC 27835

JACK JONES, LLC
148 JERUSALEM ROAD
SEVEN SPRINGS, NC 27578

LOT 46 SOUTH POINT
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

LOT 45 SOUTH POINT
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

LOT 44B SOUTH POINT
LYNN W. EVANS
and wife, KRISTEN L. EVANS
237 CHURCHILL DRIVE
GREENVILLE, NC 27858

LOT 44A SOUTH POINT
ALEXANDER P. PENNINO
and wife, MONIQUE K. EVANS
2340 124th STREET #2
COLLEGE POINT, NY 11356

LOT 43 SOUTH POINT
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 42 SOUTH POINT
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 41 SOUTH POINT
S & K WAINRIGHT HOLDINGS LLC
3277 SPEIGHT SEED FARM ROAD
WINTERVILLE, NC 28590

LOT 40B SOUTH POINT
HEATHER HOUSE
221 B SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 40A SOUTH POINT
NANCY W. ADAMS
221 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LOT 39B SOUTH POINT
RANDOLPH F. HOBBS, JR.
and wife, KELLY C. FLEMING
3605 PRESTWICK PLACE
GREENVILLE, NC 27834

LOT 39A SOUTH POINT
WILLIAM H. FLEMING
and wife, KELLY C. FLEMING
3605 PRESTWICK PLACE
GREENVILLE, NC 27834

LOT 38B SOUTH POINT
WILLIAM H. FLEMING
and wife, KELLY C. FLEMING
3605 PRESTWICK PLACE
GREENVILLE, NC 27834

LOT 38A SOUTH POINT
RHONDA M. SPENCER
213 A SOUTH POINTE DRIVE
WINTERVILLE, NC 28590

LANGSTON FARMS LLC
3718 VEEZEY STREET
WASHINGTON, DC 20016

(2)
VACANT/PARTIALLY WOODED
R-9S
COOPER ISLAND DEVELOPMENT, LLC
DB 3497, PG 28
MB 65, PG 154

(3)
VACANT/PARTIALLY WOODED
R-9S
COOPER ISLAND DEVELOPMENT, LLC
DB 3497, PG 28
MB 65, PG 154

SINGLE-FAMILY
R-9S
WESTHAVEN SOUTH
PHASE 11
MB 69, PG 115

(4)
VACANT
R-9S
RDCK DEVELOPMENT, LLC
DB 2209, PG 44
MB 65, PG 185

NC HWY 11 - MEMORIAL DRIVE
PUBLIC R/W PAVEMENT WIDTH VARIES
R/W

(7)
AGRICULTURAL
O
LANGSTON FARMS, LLC
DB 1845, PG 459
MB 65, PG 154

(R-6A)
DUPLICES
R-6A
SOUTH POINTE
SECTION 2 & 3
MB 65, PG 185

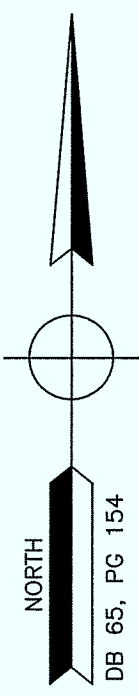
VACANT/PARTIALLY WOODED
R-6A
HAPPY TRAIL FARMS, LLC
DB 3233, PG 618
Attachment number 3
Page 3 of 5
MB 65, PG 154

VACANT/PARTIALLY WOODED
R-6A
HAPPY TRAIL FARMS, LLC
DB 3233, PG 621
MB 65, PG 154

WOODED
R-6S
JACK JONES ALLEN and wife, ORA A. ALLEN
DB 3041, PG 601
MB 65, PG 154

AGRICULTURAL
RA-20
FENNER L. ALLEN, ETAL
DB 993, PG 324

AGRICULTURAL
RA-20
JACK JONES, LLC
DB 1054, PG 823
DB 0-37, PG 448



LEGEND
R/W = RIGHT-OF-WAY
EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE
SIP = SET IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
C/L = CENTERLINE
DB = DEED BOOK
NPS = NO POINT SET
EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE

Case No: 17-01

Applicant: Happy Trail Farms, LLC and Jack Jones

Property Information

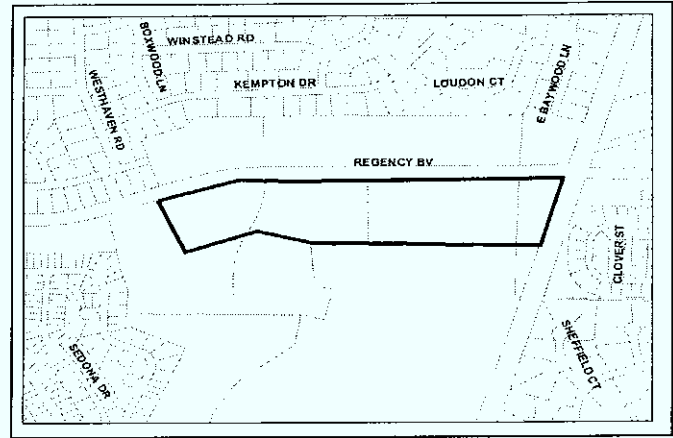
Current Zoning: LMDR (Residential, Low-Medium Density)

Proposed Zoning: OI (Office/Institutional)

Current Acreage: 22.655 gross acres

Location: Regency Blvd, west of railroad tracks

Points of Access: Regency Blvd



Location Map

Transportation Background Information

1.) Regency Blvd- City maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4 lane with median	no change
Right of way width (ft)	100	no change
Speed Limit (mph)	45	no change
Current ADT:	9,760 (*)	
Design ADT:	39,700 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Regency Blvd that service this property.

- Notes:**
- (*) 2014 City count adjusted for a 2% annual growth rate
 - (**) Traffic volume based an operating Level of Service D for existing geometric conditions
- ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Land Use: 957 -vehicle trips/day (*) **Proposed Use:** 1,850 -vehicle trips/day (*)

Estimated Net Change: increase of 893 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed land use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Regency Blvd are as follows:

- 1.) Regency Blvd , West of Site (50%): “No build” ADT of 9,760
- Estimated ADT with Proposed Zoning (full build) – 10,685
 - Estimated ADT with Current Zoning (full build) – 10,239
 - Net ADT change = 446 (4% increase)**

2.) Regency Blvd , East of Site (50%): "No build" ADT of 9,760

Estimated ADT with Proposed Zoning (full build) – 10,685

Estimated ADT with Current Zoning (full build) – 10,239

Net ADT change = 446 (4% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1850 trips to and from the site on Regency Blvd, which is a net increase of 893 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

March 20, 2017

City of Greenville Planning Board
Ben Griffith, Director of Community Development
Mayor Allen Thomas
Councilmember P.J. Connelly
Chantae Gooby, Planner II

Via Electronic Mail

Ladies and Gentlemen:

We, as members of the Board of Directors of the Homeowners Association of Shamrock Subdivision, wish to speak in favor of support of the change requested by Happy Trail Farms, LLC and Jack Jones Allen from LMDR (Residential, Low-Medium Density) to OI (Office/Institutional).

There are a number of reasons for our support, including a more cohesive appearance on Regency, which already has offices on the other side of the railroad track, as well as providing for more quiet neighbors who will be absent on weekends and at night.

Shamrock subdivision is already dealing with future disruption to take place on Evans when the Department of Transportation widens our road and destroys the barrier we currently have between our neighborhood and 45 mph traffic.

We are asking that you approve this request.

Sincerely,

Shamrock HOA Board
Mary Snow Hill
Collett Dilworth
June Cherry
Ken Webster
Janice Waters



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Ordinance amending the Subdivision Ordinance to Extend the Review Time of Preliminary Plats by Ten Working Days

Explanation: **Abstract:** The City of Greenville Planning and Zoning Commission initiated a text amendment to the Subdivision Ordinance to extend the review time of preliminary plats by 10 working days.

Explanation: Greenville's Subdivision Ordinance requires that all preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the City's Planning and Zoning Commission, at least twenty (20) working days prior to the scheduled meeting date of the Planning and Zoning Commission. In addition, plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee not less than six (6) working days prior to the scheduled meeting date.

During the Planning and Zoning Commission meeting held on September 20, 2016, the Commission discussed the review time with staff and asked what percentage of preliminary plats were continued and why. In summary, staff explained the existing short review time of preliminary plats is not enough time for review by all agencies. (See Exhibit A, Excerpt of Approved Planning and Zoning Commission Meeting Minutes, September 20, 2016).

At the September 20, 2016 meeting, Lead Planner Mike Dail stated preliminary plats were frequently continued to subsequent Planning and Zoning Commission meetings because the review cycle is only 20 working days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. Mr. Dail stated the plats are routed to about ten agencies for review of technical requirements. Preliminary plats with comments are then returned to the surveyor. The surveyor then needs to make corrections but then may find significant issues in review comments which causes postponements. Once corrections are made, the revised preliminary plats are brought back to the City and are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989, and now there are more standards, regulations,

and technical requirements to consider.

Commissioner Bellis asked what staff recommended for a time frame. Mr. Dail stated to add another 10-20 working days to the required review time.

During the Planning and Zoning Commission meeting held on December 20, 2016, the Commission's agenda included a discussion item on this subdivision text amendment to extend the review time on preliminary plats. During the meeting, staff stated the proposed extension would allow 25 days of review before the first public notice. It gives an opportunity for review, changes, and sit-down meetings to decide to proceed or hold the project before public advertisements and notices are sent. Once preliminary plats are advertised, it must come before the Commission for a vote to continue the item. Staff stated the extended process would reduce continuances. After receiving a staff presentation and discussing the need to extend the review time, the Commission unanimously approved a motion to initiate this text amendment. (See Exhibit B, Excerpt of Approved Planning and Zoning Commission Meeting Minutes, December 20, 2016).

As directed by the Planning and Zoning Commission, on January 17, 2017, the Commission held a public hearing to consider approval of the text amendment to the subdivision ordinance by extending the review time of preliminary plats by 20 working days. The Commission unanimously recommended approval of the text amendment. (See Exhibit C, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, January 17, 2017).

City Council Direction to Staff to Hold a Town Hall Meeting with the Development Community: This item was considered by Greenville City Council during an advertised public hearing on February 9, 2016. Mike Dail, Lead Planner, presented the ordinance noting the Planning and Zoning Commission initiated the amendment. After Mr. Dail's presentation, Mayor Thomas stated he believes there is a need to hold a town hall meeting in order for the development community to discuss the amendment as well as other development review procedures that are currently in place. City Council unanimously approved a motion to continue this item until the March 20 Council meeting so staff could hold the town hall meeting and return to Council on the development community's response to the proposed twenty day extension for preliminary plat reviews.

Summary of Town Hall Meeting with Development Community: In response to the City Council's direction, City staff held a town hall meeting on March 6, 2017 at the Sheppard Memorial Library. Staff members from the City of Greenville (Departments of Community Development, Public Works, and Fire/Rescue), GUC (Departments of Gas, Water/Sewer, and Electric), and NCDOT, who conduct plan reviews, presented slides, supplied handouts, and answered questions on 9 different review procedures. A total of twenty City/GUC/NCDOT staff members were in attendance. Prior to the meeting, the City Manager's Office notified City Council of the scheduled town hall meeting through the February 22, 2017 Notes to Council package. Mayor Allen Thomas and Council Member Rose Glover attended the town hall meeting and

participated in the discussions.

Fourteen members of the local development community attended the meeting composed of surveyors, engineers, architects and developers. Attendees received a presentation of the proposed subdivision ordinance text amendment along with a summary of various plan review procedures. Mike Dail presented the proposed subdivision ordinance text amendment to extend the review time of preliminary plats by 20 working days. Mr. Dail presented the same notes he reviewed with the Planning and Zoning Commission and City Council regarding the basis of the request and why more review time was proposed by the Planning and Zoning Commission, and why staff agrees more review time is necessary.

Following Mr. Dail's presentation, several attendees from the development community commented they would not be in favor of doubling the review time. Mr. Dail responded that the main objective of the ordinance is to improve the review process by adding more time so multiple agency reviewers can evaluate applications and resolve issues before public notices are mailed and applications are advertised with the goal to reduce continuations at the Planning and Zoning Commission meetings. The sentiment of the discussion was that extending the review time by 20 days was too long, but 10 days might be acceptable.

March 20, 2017 City Council Meeting: During the City Council's March 20, 2017 meeting, staff provided a recap of the Town Hall Meeting and stated the consensus from the development community was that extending the review time by twenty days was too long, but that ten days seemed to be acceptable. The City Council unanimously approved a motion to continue the item and send it back to the Planning and Zoning Commission for their reconsideration to extend the review time by 10 working days instead of 20 working days.

March 21, 2017 Planning and Zoning Commission Meeting: During the March 21, 2017 meeting of the Planning and Zoning Commission meeting, staff provided a recap of the February 9 City Council meeting. Staff also provided a recap of the March 6 Town Hall Meeting and stated the consensus from the development community was that extending the review time by twenty days was too long, but that ten days seemed to be acceptable. Staff also provided a recap of the March 20 City Council meeting, explaining that City Council, upon the recommendation of Planning Staff, recommended the item return to the Planning and Zoning Commission to reconsider the extension time of preliminary plats by ten working days for a total of 30 working days instead of the previously recommended time. The Planning and Zoning Commission unanimously approved a motion to recommend to extend the review time of preliminary plats by 10 days (for a total of 30) days instead of the previously recommended extension of 20 working days (for a total review time of 40 days). (See Exhibit D, Excerpt of Draft Planning and Zoning Commission Meeting Minutes, March 21, 2017).

Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is proposed to be amended by rewriting the section so that it shall read as follows. Stricken text denotes text to be deleted while underlined text denotes text to be added.

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least ~~20~~ thirty working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city-observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plats in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than ~~ten~~ twenty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8) (b) and (c), below, not less than ~~six~~ sixteen working days prior to the scheduled meeting date.

Fiscal Note: No cost to the City.

Recommendation: North Carolina General Statute 160A-373 authorizes a subdivision ordinance to contain provisions setting forth the procedure to be followed in granting or denying approval of a subdivision plat prior to its registration.

During the Planning and Zoning Commission public hearing held on January 17, 2017, the Commission unanimously recommended approval of a subdivision ordinance text amendment to extend the review time of preliminary plats by 20 working days. (See Exhibit C, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, January 17, 2017). When this item returned to the Planning and Zoning Commission on March 21, 2017, the Commission unanimously recommended approval of the subdivision ordinance text amendment to extend the review time of preliminary plats by 10 working days. (See Exhibit D, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, March 21, 2017).

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Exhibits A-D](#)

[Preliminary Plat Extend Review Time Subdivision Ordinance Amendment 1039874](#)

ORDINANCE NO. 17-
AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on April 10, 2017, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-373, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance is reasonable and in the public interest to enhance existing coordination with organizational partners in the technical review of preliminary subdivision plats;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is hereby amended by rewriting said section so that it shall read as follows:

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least thirty working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city-observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plats in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than twenty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8)(b) and (c), below, not less than sixteen working days prior to the scheduled meeting date.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 10th day of April, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1039874

EXHIBIT A: Excerpt of Approved Planning and Zoning Commission Meeting Minutes, 9/20/16

Chairman King closed the public hearing and opened for board discussion.

No discussion was made.

Motion made by Mr. Collins, seconded by Mr. Schrade, to recommend approval of the petition to City Council to close College View Drive. Motion passed unanimously.

Ms. Bellis asked staff what is the percentage of plats being continued and why.

Mr. Dail stated he could not speak to the percentage but they are frequent. The reason why is because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. They are routed to about 10 agencies for review of technical requirements. They are returned with comments and then given back to the surveyor. The surveyor then needs to make the corrections but then find significant issues and that causes the postponement. Once the corrections are made they are brought back to the City and they are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider. The continued preliminary plat on the agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at tonight's meeting. Staff and agencies are spread thin and have other work besides reviewing preliminary plats. Twenty days is just not enough time for review by all agencies.

Ms. Bellis asked what he recommended for a time frame.

Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

Ms. Bellis asked Attorney Holec what would need to be done legally.

Attorney Holec stated an amendment could be done to the subdivision ordinance. He stated that the Commission has the ability to initiate an amendment. He suggested directing Staff to first consider it as a discussion item at the next meeting.

Motion made by Ms. Bellis, seconded by Ms. Leech, to direct Staff to initiate a discussion item on extending the time frame for preliminary plat review. Motion passed unanimously.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 7:21 p.m.

EXHIBIT B: Excerpt of Approved Planning and Zoning Commission Meeting Minutes, 12/20/2016

DISCUSSION ITEM – SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS.

Mr. Michael Dail presented for the City. The discussion item is for P&Z to consider initiating a text amendment to Sec 9-5-44 of the Subdivision Ordinance for the review time of preliminary plats currently as 20 working days to 40 working days. The current 20 day review time was established in 1989. Since 1989, there has been a significant increase in development regulations, for example, erosion control and storm water requirements. The current 20 working day review is misleading. It is actually 19 days because the application is due by 5pm on the 20th day. The application is routed to reviewers on the 19th day and not in the reviewers' hands until the 18th day. Staff is asking for a longer period of 40 working days to give adequate review time and have sufficient time to work out issues. Many of the issues are not just simple phone calls. They require sit down meetings with multiple agencies. Another reason to extend review time is to avoid continuances by the applicant after the public notices have been sent out to the adjoining property owners and public hearings have been published in the newspaper. Of the six preliminary plats submitted this year, three have been continued. Mr. Dail provided Commissioners with a handout that outlines the current 20 day review process and the proposed 40 day review process. The most significant item is there are only 8 days in the 20 day review process before notices go out to the public. The proposed 40 day review process would have 25 days before notices go out. The text amendment would require three dates to be changed in Section 9-5-44: 20 working days to 40 working days, minimum time to return revision from 10 days to 30 days, and time to submit for second review from 6 days to 26 working days.

Mr. Overton asked if the twenty days were review days.

Mr. Dail stated no. The application can be received up to 5pm on the 20th working day. They are routed out on the 19th day and received by reviewers on the 18th day. Comments are expected back by reviewers on the 12th day which is one day before the required ad is published in the newspaper and two days before the proposed ad needs to be received by the City Communications Office. Comments are returned back to the applicant on the 11th working day, which is also the first advertisement day. Property notices are mailed out on the 7th working day. A revised plat is expected back by the applicant on the 6th working day. Therefore three notifications are done before a completed plat is ready to come before the Commission. Many times it comes down to the day of the meeting to hash items out and if the applicant is ready to present. A new longer process would prevent notices going out before a plat is ready to come to the Commission and avoid a continuance.

Ms. Leech asked if time could be added to notices and advertisements so that the community and developers could make contact to discuss issues.

Mr. Dail stated that the Commission recently approved to have advertisements for plats. Notices to adjoining property owners are set by State Law. A time frame for advertisements and notices can be looked at and discussed separately so it meets State Law and the Commission request.

Mr. Overton asked if the Site Plan Review will follow this 40 day process.

Mr. Dail stated that Site Plan Review process does need to be looked at but it is a separate issue.

Mr. Robinson asked for clarity about the extended review time would allow extend time before notices are mailed.

Mr. Dail stated the extension would allow 25 days of review before the first notice. It gives an opportunity for review, changes and sit down meetings to decide to proceed or hold the project before advertisements and notices are sent. Once it is advertised, it must come before the Commission for a vote to continue the item. The new process would reduce continuances.

Motion made by Mr. Collins, seconded by Mr. Robinson, to initiate a text amendment to extend the review time of preliminary plats. Motion passed unanimously.

EXHIBIT C: Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, 1/17/17

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in Council Chambers of City Hall.

Mr. Terry King –Chair *

Mr. Doug Schrade – *

Ms. Chris Darden – *

Mr. Les Robinson – *

Ms. Ann Bellis – X

Ms. Margaret Reid - *

Mr. John Collins - *

Ms. Betsy Leech –*

Mr. Anthony Herring – X

Mr. Michael Overton - *

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Schrade, Darden, Collins, Leech, Robinson, Reid, Overton

PLANNING STAFF: Michael Dail, Lead Planner; Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Overton seconded by Mr. Robinson, to accept the December 20, 2016 minutes as presented. Motion passed unanimously.

NEW BUSINESS

TEXT AMENDMENT

SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS. - APPROVED

Mr. Mike Dail presented the staff report. This request is to amend the subdivision ordinance Sec. 9-5-44 of the City Code for review times of preliminary plats to be changed from 20 working days to 40 working days. It was a discussion item at the December 20, 2016 P&Z Meeting where the Commission unanimously approved to initiate the text amendment.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

Chairman King closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

EXHIBIT D: Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, 3/21/2017

Amendment to the Subdivision Ordinance for preliminary plats returned from City Council for the length of time for subdivision approval.

Mr. Dail provided staff presentation. He reviewed the timeline.

January 17, 2017, P&Z recommended a Subdivision Ordinance Text Amendment to City Council to Extend the Plat Review Time by 20 days.

February 9, 2017, City Council approved a motion to continue this item and ordered a town hall meeting with the development community and return with responses.

March 6, 2017, The City held a town hall meeting. The development community responded that a 20 day extension would be cumbersome to development, but 10 days would be a fair compromise for a total review time of 30 days.

March 20, 2017, City Council approved a motion to return this item to the P&Z Commission with a recommendation to consider an extension for preliminary plat reviews of 10 days instead of 20 days.

This would be how the timeline for 30 days to review preliminary plats would look like:

- 30 working days – Receive submittal from applicant by 5:00 pm
- 29 working days – Route plats to reviewing departments
- 22 working days – Receive comments from review departments
- 21 working days – Comments returned to applicant
- 16 working days – Applicant returns with revised plat
- 15 working days – Route revised plats to reviewers who made revisions
- 14 working days – Deadline to submit City Page advertisement request
- 11 working days – First advertisement date
- 7 working days – Mail adjoining property owner notices
- 6 working days – Second advertisement date

Mr. Dail stated they reviewed other jurisdictions and found that 30 days is a typical review time.

Staff and City Council Recommendation:

City Council and Staff recommend the Planning and Zoning Commission reconsider the extension to add 10 days to the review process (for a total of 30 days) instead of the previously recommended extension of 20 days (for a total review time of 40 days). Chairman King asked if 30 days total would be enough time versus the original recommendation of 40 days total. Mr. Dail stated that it is important to have more time and that 30 days is better than what is currently.

Chairman King opened the public hearing.

No one spoke in favor or in opposition.

Chairman King closed the public hearing and opened for board discussion.

No comments made.

Motion made by Mr. Overton to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Seconded by Ms. Darden and the motion passed unanimously.



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Memorandum of Understanding Between Greenville Utilities Commission and the City of Greenville Regarding Methodology Used to Administer the GUC Transfer to the City

Explanation: **Abstract:** A Memorandum of Understanding between Greenville Utilities Commission (GUC) and the City regarding the methodology used to administer the GUC transfer to the City is being presented to Council for approval.

Explanation: Section 7 of the Charter of GUC establishes the formula for the annual transfer amount to be paid by GUC to the City. The formula consists of an annual transfer of six percent (6%) of the difference between the electric and natural gas operation's net fixed assets and total bonded indebtedness plus an annual transfer of fifty percent (50%) of GUC's retail cost of service for the City's public lighting. The transfer formula is intended to provide the City a return on investment made by GUC into the Commission's infrastructure and operations. However, the current methodology used to administer the formula on an annual basis can create significant volatility for the City compared to budget and from one year to the next. The following is a summary:

Application of the formula, as currently administered, requires that projections of the annual transfer be used by GUC and the City for budget development purposes. The projection of the annual transfer used by GUC and the City for budget purposes can vary significantly from the actual transfer based on year-end audit results due to the timing and value of debt issuance by GUC and the timing and value of GUC asset improvements. The GUC transfer budget is established in May/June prior to the beginning of the new fiscal year budget. The budget is based on:

- Projected GUC year-end net assets and capital debt
- Projections from GUC Engineers as to the projects that will be started, completed, and/or in progress prior to the beginning of the new budget

year

The actual transfer to the City in the new budget year is equal to the prior year audit amount (i.e. the FY 2016-17 actual transfer is equal to the FY 2015-16 audit calculation). The actual transfer to the City in the new budget year is:

- Not known during the budget process
- Not known until the end of the prior year audit, which is usually several months after the beginning of the new budget year.

The difference in timing between the development of the budget and the calculation of the actual transfer can create significant uncertainty and volatility for the City. The following is a summary of the budget impact for FY 2016-17 and FY 2017-18 based on the current methodology:

	2016-17	2017-18	Two Year
	<u>Budget</u>	<u>Plan</u>	<u>Total</u>
Budget GUC Transfer	\$6,498,420	\$7,135,013	\$ 13,633,433
Projected Actual	<u>5,994,852</u>	<u>6,500,000</u>	<u>12,494,852</u>
Difference	<u>\$ (503,568)</u>	<u>\$ (635,013)</u>	<u>\$ (1,138,581)</u>

Note that under the current methodology, the City would have a budget shortfall of \$(503,568) for the current 2016-17 fiscal year and a budget shortfall of \$(635,013) for the 2017-18 fiscal year.

The timing and value of debt issuances by GUC and the timing and value of asset improvements can also create significant fluctuations in the actual transfer amount from year to year. The following are the transfers for a five-year period including the current 2016-17 fiscal year and the upcoming 2017-18 fiscal year under the current methodology:

<u>Budget</u>	<u>Total</u>	
<u>Year</u>	<u>Transfer</u>	<u>Change</u>
FY 2013-14	\$ 6,080,280	-
FY 2014-15	6,505,043	424,764
FY 2015-16	7,358,265	853,222
FY 2016-17	5,994,852	(1,363,413)
FY 2017-18	6,500,000	505,148

Based on this volatility, both the City and GUC desire to provide a more stable and predictable transfer methodology of the charter formula to assist each entity in budgetary preparation and implementation. In an effort to smooth out the peaks and valleys associated with the annual GUC transfer, the City and GUC propose to use a three (3) year rolling average of the audited net fixed assets and total bonded indebtedness of GUC's electric and natural gas operations. Adding this feature into the compilation each fiscal year will provide both the City and GUC a known and verifiable number for the fixed asset calculation that can be used for budgeting.

The three (3) year average will also serve to minimize and reduce any peaks and valleys associated when GUC uses debt to finance projects, and when engineering estimates with regard to the timing of completed projects goes beyond the targeted dates. Note, however, that the new methodology will not eliminate volatility from one year to the next given the fact that such volatility is inherent in the nature of the annual formula.

The following is a comparison of the projected actual transfer for FY 2016-17 and FY 2017-18 under the new methodology versus the current methodology:

Current Transfer Methodology:

	2016-17 <u>Budget</u>	2017-18 <u>Plan</u>	Two Year <u>Total</u>
Budgeted GUC Transfer	6,498,420	7,135,013	13,633,433
Actual Based on Current Methodology	<u>5,994,852</u>	<u>6,500,000</u>	<u>12,494,852</u>
Difference	<u>(503,568)</u>	<u>(635,013)</u>	<u>(1,138,581)</u>

New Transfer Methodology:

	2016-17 <u>Budget</u>	2017-18 <u>Plan</u>	Two Year <u>Total</u>
Budgeted GUC Transfer	6,498,420	7,135,013	13,633,433
Actual Based on New Methodology	<u>6,675,407</u>	<u>6,651,919</u>	<u>13,327,326</u>
Difference	<u>176,987</u>	<u>(483,094)</u>	<u>(306,107)</u>

The new methodology significantly reduces the projected budget shortfall over the two-year budget period. However, the new methodology does not completely eliminate the shortfall over this period (see fiscal note section).

Fiscal Note:

Under the new methodology, the 2016-17 transfer will be \$176,987 ABOVE budget as compared to \$(503,568) BELOW budget under the current methodology. However, the 2017-18 transfer will be \$(483,094) BELOW budget under the new methodology as compared to \$(635,013) under the current methodology. Although the new methodology reduces the budget shortfall for FY 2017-18, the fact remains that there is projected to be a \$(483,094) budget shortfall compared to the approved FY 2017-18 budget plan due to the GUC transfer. This shortfall will be balanced as part of the FY 2017-18 budget process for which the City is currently in development of.

Recommendation:

Approval of the Memorandum of Understanding between GUC and the City regarding the methodology used to administer the GUC transfer to the City.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Memorandum of Understanding_GUCTransfer to City_FINAL_1048878](#)

 [GUC Transfer Worksheet 1048882](#)

NORTH CAROLINA
PITT COUNTY

**MEMORANDUM
OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING made and entered into this the 10th day of April, 2017, effective at 12:01 a.m. on the 1st day of July, 2016, by and between the CITY OF GREENVILLE, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, Party of the First Part, and hereinafter referred to as the CITY, and GREENVILLE UTILITIES COMMISSION, a body politic and Party of the Second Part and hereinafter referred to as GUC;

WITNESSETH:

WHEREAS, Section 7 of the Charter of GUC establishes the formula for the annual transfer amount to be paid by GUC to the CITY; and

WHEREAS, application of the formula as currently administered requires that projections of annual transfer be used by GUC and the CITY for budget development purposes; and

WHEREAS, the projection of annual transfer used by GUC and the CITY for budget development purposes can vary significantly from the actual transfer based on year-end audit results due to the timing and value of debt issuance by the CITY for GUC and the timing and value of asset improvements; and

WHEREAS, the amount of annual transfer to be paid by GUC to the CITY can fluctuate significantly from year to year due to the timing and value of debt issuance by the CITY for GUC and the timing and value of asset improvements; and

WHEREAS, the CITY and GUC desire to provide for a more stable and predictable transfer amount to assist each entity in budgetary preparation and implementation.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein, the CITY and GUC do hereby agree as follows:

1. Transfer Formula. The Transfer Formula is the portion of the formula contained in Section 7 of the Charter of GUC stated as follows:

“...that the Greenville Utilities Commission shall annually transfer to the City, unless reduced by the City Council, an amount equal to six percent (6%) of the difference between the electric and natural gas system’s net fixed assets and total bonded indebtedness plus annually transfer an amount equal to fifty percent (50%) of the Greenville Utilities Commission’s retail cost of service for the City of Greenville’s public lighting. Public lighting is defined herein to mean City of Greenville street lights and City of Greenville Parks and Recreation Department recreation and outdoor lighting...”

2. Fiscal Year 2016-17 Transfer Amount and Transfer Amounts for Subsequent Years. In an effort to minimize the fluctuations in the annual GUC transfer to the CITY for fiscal year 2016-17 and for subsequent years through and including fiscal year 2020-21, the CITY and GUC agree to use a three (3) year rolling average of the audited numbers with the most recent fiscal year to be included in the three (3) year rolling average being two (2) fiscal years in arrears. As an example, for fiscal year 2016-17, the average of the audited numbers for fiscal year 2012-2013, fiscal year 2013-14, and fiscal year 2014-15 will be used. The parties agree that by adding this additional feature into the compilation each fiscal year, the parties will be provided with a known and verifiable number for the net fixed assets and total bonded indebtedness calculation that can be used for budgeting. The three (3) year average will also serve to minimize and reduce any transfer fluctuations that result when GUC uses debt to finance projects and when engineering estimates with regard to the timing of completing projects goes beyond the targeted dates. Under this Memorandum of Understanding, the method of providing the CITY a fifty percent (50%) public lighting reimbursement during each current fiscal year will not change.

3. Amendment. The provisions of this Memorandum of Understanding may be amended upon the approval of GUC and the CITY.

4. Automatic Annual Renewal Until Notice of Termination. After the annual transfer is determined for fiscal year 2020-21, this Memorandum of Understanding will continue until either the City or GUC provides written notice to the other party no later than December 31 of any year that the Memorandum of Understanding is terminated effective for the fiscal year

immediately following the date of notice of termination. As an example, if notice is given by one party to the other party on December 31, 2020, this Memorandum of Understanding is terminated effective for fiscal year 2021-22. Unless otherwise agreed by the City and GUC pursuant to a new Memorandum of Understanding, the method of calculation of the annual transfer amount related to the difference between net fixed assets and bonded indebtedness for fiscal years following the date of notice of termination will be based upon the net fixed assets and bonded indebtedness as stated in the year-end audit on June 30 of the previous fiscal year. As an example, under this calculation method, the transfer amount for fiscal year 2021-22 will be based upon the amount of the net fixed assets and bonded indebtedness stated as of June 30, 2021, in the audit for fiscal year 2020-21. Should this Memorandum of Understanding be terminated by either party in accordance with the provisions of this section, the transfer calculated and paid in accordance with the terms of this Memorandum of Understanding shall be final for the years in which it was applicable.

IN WITNESS WHEREOF, the parties hereto have each caused this Memorandum of Understanding to be executed by its duly authorized officials pursuant to authority duly given effective on the date hereinabove set forth.

CITY OF GREENVILLE

By: _____
ALLEN M. THOMAS, MAYOR

ATTEST:

CAROL W. BARWICK, CITY CLERK

[SEAL]

GREENVILLE UTILITIES COMMISSION

By: _____
ANTHONY C. CANNON, GENERAL MGR/CEO

ATTEST:

AMY C. QUINN, EXECUTIVE SECRETARY

[SEAL]

STATE OF NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that CAROL W. BARWICK personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, and that by authority duly given and as the act of the City of Greenville, the foregoing instrument was signed in its name by its Mayor, ALLEN M. THOMAS, sealed with its corporate seal, and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the ____ day of _____,
20__.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF NORTH CAROLINA
PITT COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that AMY C. QUINN personally came before me this day and acknowledged that she is the Executive Secretary of the Board of Commissioners of Greenville Utilities Commission, and that by authority duly given and as the act of the Board of Commissioners, the foregoing instrument was signed in its name by its General Manager/CEO, ANTHONY C. CANNON, sealed with its corporate seal, and attested by her as its Secretary.

WITNESS my hand and official stamp or seal, this the ____ day of _____,
20__.

NOTARY PUBLIC

My Commission Expires: _____



Find yourself in good company[®]

**GREENVILLE UTILITIES
COMMISSION ANNUAL TRANSFER
TO THE CITY OF GREENVILLE**

City of Greenville
GUC Transfer to the City of Greenville
Overview

- Section 7 of the Charter of the Greenville Utilities Commission of the City of Greenville states:

 "...the Greenville Utilities Commission shall annually transfer to the City , unless reduced by the City Council, an amount equal to six percent (6%) of the difference between the electric and natural gas system's net fixed assets and total bonded indebtedness plus annually transfer an amount equal to fifty percent (50%) of the Greenville Utilities Commission's retail cost of service for the City of Greenville's public lighting."
- The transfer formula included in the Charter is intended to provide the City a return on investment made by Greenville Utilities into the Commission's infrastructure and operations.
- However, the methodology used to administer the formula can significantly dictate the impact on the City's General Fund budget in any given year. There are two primary components of the methodology that may have a significant impact on the City's budget:
 - The change in Net Fixed Assets and Total Bonded Indebtedness from one year to the next.
 - The transfer budget is based on a projection of the formula calculation whereas the actual transfer is based on the results of the actual formula per the prior year audit.
- Both components described above can create volatility and major swings in the City's General Fund Budget resulting in the potential for budget shortfalls or surpluses.
- The following is an example of such volatility in the City's budget for the prior budget year and the current budget year:

Year	Budget	Actual	Difference	Impact
FY2015-16	\$ 6,500,000	\$ 7,358,265	\$ 858,265	Surplus
FY2016-17	\$ 6,498,420	\$ 5,994,852	\$ (503,568)	Shortfall

- GUC and City staff are proposing a change to the methodology in which the Charter transfer formula is administered to provide a more stable and predictable transfer amount so as to reduce peaks and valleys associated with the amount budgeted as well as the actual amount transferred to mitigate the impact to the City's budget.
- The following handout documents the current methodology and the proposed new methodology.

City of Greenville GUC Transfer to the City of Greenville

The Following is the GUC Transfer Formula per the Charter:

General Transfer:

+	Capital Assets, Net of Depreciation	(As Reported in GUC Audit)
-	Long-Term Debt	(As Reported in GUC Audit)
=	<u>Net Transfer Base</u>	
x	6.0% Transfer Rate	
=	<u>General Transfer to City</u>	

Street Light Reimbursement:

+	Street Light Revenue	(Based on Current Yr Revenues,
x	50% Transfer Rate	Reimbursed Monthly)
=	<u>Street Light Reimbursement</u>	

Total Annual GUC Transfer

+	General Transfer to City	
+	Street Light Reimbursement	
=	<u>Total GUC Transfer</u>	

Note: The transfer calculations listed above are in accordance the requirements listed in the State Charter.

City of Greenville
Transfer In From Greenville Utilities Commission

GUC Transfer Formula	
+	General Transfer to City
+	Street Light Reimb
=	Total GUC Transfer

GENERAL TRANSFER CALCULATION (per annual audit)

	FY 2012-13 Audit		
	Electric	Gas	Total
Capital			
Land, Easements, CIP	7,653,490	1,704,075	9,357,565
Net Capital Assets	83,735,425	27,463,963	111,199,388
	91,388,915	29,168,038	120,556,953
Debt			
Bond Refunding	394,752	241,536	636,288
Long Term Debt	(23,231,858)	(8,633,273)	(31,865,131)
	(22,837,106)	(8,391,737)	(31,228,843)
Net Transfer Base	68,551,809	20,776,301	89,328,110
Transfer Rate	6.00%	6.00%	6.00%
Calculated Transfer	4,113,109	1,246,578	5,359,687

	FY 2013-14 Audit		
	Electric	Gas	Total
	11,969,848	3,491,635	15,461,483
	81,350,448	26,476,031	107,826,479
	93,320,296	29,967,666	123,287,962
	348,968	206,823	555,791
	(20,557,951)	(7,488,581)	(28,046,532)
	(20,208,983)	(7,281,758)	(27,490,741)
Net Transfer Base	73,111,313	22,685,908	95,797,221
Transfer Rate	6.00%	6.00%	6.00%
Calculated Transfer	4,386,679	1,361,154	5,747,833

	FY 2014-15 Audit		
	Electric	Gas	Total
Capital			
Land, Easements, CIP	14,609,515	9,936,192	24,545,707
Net Capital Assets	82,508,927	26,453,454	108,962,381
	97,118,442	36,389,646	133,508,088
Debt			
Bond Refunding	303,184	172,110	475,294
Long Term Debt	(17,802,426)	(6,306,920)	(24,109,346)
	(17,499,242)	(6,134,810)	(23,634,052)
Net Transfer Base	79,619,200	30,254,836	109,874,036
Transfer Rate	6.00%	6.00%	6.00%
Calculated Transfer	4,777,152	1,815,290	6,592,442

	FY 2015-16 Audit		
	Electric	Gas	Total
	14,042,801	15,842,270	29,885,071
	86,493,001	27,667,632	114,160,633
	100,535,802	43,509,902	144,045,704
	608,421	179,710	788,131
	(41,145,758)	(16,697,538)	(57,843,296)
	(40,537,337)	(16,517,828)	(57,055,165)
Net Transfer Base	59,998,465	26,992,074	86,990,539
Transfer Rate	6.00%	6.00%	6.00%
Calculated Transfer	3,599,908	1,619,524	5,219,432

City of Greenville
Transfer In From Greenville Utilities Commission

CURRENT GUC TRANSFER METHODOLOGY

Basis for Establishing GUC Transfer Budget:

- The GUC Transfer BUDGET for the New Budget Year is Established in May/June Prior to the Beginning of the New Fiscal Year Budget.
- The Budget is Based on a Projection from GUC which is Based on the Following:
 - Projected Year-End Net Assets and Capital Debt
 - Projections from Engineers as to the Projects that will be Started, Completed, and/or in Progress Prior to the Beginning of the New Budget Year.
- The Following is the GUC Transfer as Established in the City's Budget and Financial Plan:

	2016-17 Budget	2017-18 Plan
Budget Projection	6,498,420	7,135,013

Basis for Actual GUC Transfer During New Budget Year:

- The ACTUAL Transfer to the City in the New Budget Year is Equal to the Prior Year Audit Amount (i.e. FY2016-17 Actual Transfer is Equal to the FY2015-16 Audit Calculation)
- The ACTUAL Transfer to the City in the New Budget Year Is:
 - Not Known During the Budget Process (Dependent on Audit Completion)
 - Not Known Until the End of the Prior Year Audit, Which is Usually Several Months After the Beginning of the New Budget Year.
- The Following is the Basis for the Transfer Over the Last Four Years

GUC General Transfer		Transfer From GUC			
Audit Year	Audit Calculation	Budget Year	General Transfer	Street Light	Total Transfer
FY2012-13	5,359,687	FY2012-13			
FY2013-14	5,747,833	FY2013-14	5,359,687	720,593	6,080,280
FY2014-15	6,592,442	FY2014-15	5,747,833	757,210	6,505,043
FY2015-16	5,219,432	FY2015-16	6,592,442	765,823	7,358,265
FY2016-17	5,725,000	FY2016-17	5,219,432	775,420	5,994,852
		FY2017-18	5,725,000	775,420	6,500,420

* FY2016-17 Audit Calculation is Projected

* FY 2016-17 and FY 2017-18 are Projected and will be based on actual usage

City of Greenville
Transfer In From Greenville Utilities Commission

CURRENT GUC TRANSFER METHODOLOGY

	2016-17 Budget	2017-18 Plan	Two Year Total
Budget GUC Transfer	6,498,420	7,135,013	13,633,433
Projected Actual	5,994,852	6,500,000	12,494,852
Difference	(503,568)	(635,013)	(1,138,581)

Actual and Projected Budget Shortfall

***FY 2017-18 based on revised projection**

Issues Under the Current Methodology

- For FY 2016-17 the Actual Transfer Calculation per the Prior Year Audit Came in Significantly Less Than Originally Projected During the Budget Process.
- The Value of the Actual Projects That Were Started, Completed, and/or In Progress Did Not Meet the Estimates Used to Develop the Budget.
- Issues Identified with Current Transfer Methodology
 - a. The Basis for the Transfer Budget ≠ The Basis for the Actual Transfer
 - The Transfer Budget for the New Budget Year is Based on Projected Capital / Debt Activity as of End of the Current Fiscal Year (i.e. Yr Prior to the New Budget Yr).
 - The Budget Projection is Made Several Months Prior to the Beginning of the New Budget Year, and Up to Six Months Before the Completion of the Annual Audit.
 - The Actual Transfer for the New Budget Year is Based on the Prior Year Capital / Debt Activity as Included in the Prior Year Audit.
 - The Prior Year Audit (i.e. Basis for New Budget Year Actual Transfer) Is Not Completed Until Several Months After the Beginning of the New Budget Year.
 - Such Differences Between the Projected and Actual Transfer Amounts Can Create a Significant Budget Variance (Positive or Negative) From One Year to the Next.
 - b. The GUC Transfer for the New Budget Year is Based Solely On One Year of Audit Actual.
 - Using Only One Prior Year Calculation to Establish the Next Year's Actual Transfer Can Create Significant Swings in the Transfer Amount From One Year to the Next Due to Debt Issuances and Timing of New Asset Additions.

**City of Greenville
Transfer In From Greenville Utilities Commission**

PROPOSED GUC TRANSFER METHODOLOGY

Basis for Establishing GUC Transfer Budget:

- The Actual GUC Transfer Amount for the Next Year will be Established Prior to the Beginning of the New FY Budget.
- The GUC Transfer Budget For the New Fiscal Year Will be Based on the Following Formula:

$$\begin{array}{rcccl}
 \text{GUC} & & \text{Average General} & & \text{Projected Street} \\
 \text{Transfer} & = & \text{Transfer Calculation} & + & \text{Lighting} \\
 \text{Budget for New} & & \text{For Three Years Prior} & & \text{Reimbursement} \\
 \text{Budget Year} & & \text{to Current Fiscal Year} & & \text{for New Budget Year}
 \end{array}$$

- Using the Average Actual General Transfer Calculation (per the GUC Audits) for the Prior Three Years Will Provide the Following Advantages:
 - Averaging Three Prior Years as the Basis for Next Year Budget Will Minimize Large Swings That Could Occur As Compared to Using Only One Year as the Basis
 - The calculation criteria set forth in the charter will still be utilized as part of the averaging process
 - Unlike the Current Budgeting Method, which is a projection, the proposed transfer methodology will enable the City and GUC to Know the Exact Amount of the General Transfer Calculation as it will Based on Verifiable Audited Information, Thereby Providing the Budgeted and Actual Amount to be Received During Said Fiscal Year to be Equal to One Another

The Following is the Calculation for FY2016-17 and FY2017-18 Actual Under the Proposed Methodology:

FY2016-17 Projected Transfer

<u>Calculate Prior Three Year Audit Average:</u>	
FY2012-13 Audit Calculation	5,359,687
FY2013-14 Audit Calculation	5,747,833
FY2014-15 Audit Calculation	6,592,442
Three Year Average	<u>5,899,987</u>
<u>Calculate Current Year GUC Transfer</u>	
Prior Three Yr Avg Audit Calc	5,899,987
Add Projected Street Light Transfer	775,420
Total Projected Actual	<u>6,675,407</u>
<u>Compare to FY2016-17 Budget</u>	
Budget	6,498,420
Total Projected Actual	6,675,407
**Difference	<u><u>176,987</u></u>

FY2017-18 Projected Transfer

<u>Calculate Prior Three Year Audit Average:</u>	
FY2013-14 Audit Calculation	5,747,833
FY2014-15 Audit Calculation	6,592,442
FY2015-16 Audit Calculation	5,219,432
Three Year Average	<u>5,853,236</u>
<u>Calculate Current Year GUC Transfer</u>	
Prior Three Yr Avg Audit Calc	5,853,236
Add Projected Street Light Transfer	798,683
Total Projected Actual	<u>6,651,919</u>
<u>Compare to FY2017-18 Budget</u>	
Budget	7,135,013
Total Projected Actual	6,651,919
Difference	<u><u>(483,094)</u></u>

Two Year Net: (306,107)

City of Greenville
Transfer In From Greenville Utilities Commission

CURRENT GUC TRANSFER METHODOLOGY

	2016-17 Budget	2017-18 Plan	Two Year Total
Budgeted GUC Transfer Based on Projections FY 16-17 Actual Transfer Based on One Year Audit and Projected Lighting Reimbursement, FY 17-18 Based on Revised Projection	6,498,420	7,135,013	13,633,433
Difference	(503,568)	(635,013)	(1,138,581)

PROPOSED GUC TRANSFER METHODOLOGY

	2016-17 Budget	2017-18 Plan	Two Year Total
Budgeted GUC Transfer based on Prior Year Projections Actual Transfer Based on Known Three Year Audit Average (FY16-17 = average of FY 13,14,15 audits) and (FY 17-18 = average of FY 14,15,16 audits) plus Projected Lighting Reimbursement	6,498,420	7,135,013	13,633,433
Difference	176,987	(483,094)	(306,107)

Notes:

- There are three primary advantages to the proposed methodology:
 1. Averaging the three prior years as the basis for the next year's budget will minimize large swings that could occur as compared to using only one year as the basis
 2. The calculation criteria set forth in the charter will still be utilized as part of the averaging process.
 3. The City and GUC will know that the budget established for the next fiscal year will equal the actual transfer to be made. It will not be based on the prior year audit that is completed after the beginning of the next budget year.

- The budget variance show above using the proposed methodology exists only because the original budget was established prior to using the new methodology to determine the actual transfer. In future budget years, the budget and actual general transfer will be the same based on the three-year average methodology used.



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Preview of the City's 2017-18 proposed General Fund budget

Explanation: **Abstract:** Staff will provide a preview of the City's 2017-18 proposed General Fund budget.

Explanation: As provided in the Council adopted budget calendar, staff will present a preview of the City's 2017-18 proposed General Fund budget. This presentation will highlight budgetary issues, such as major revenue and expense items, impacting the General Fund budget for the 2017-18 fiscal year. A discussion related to projected Fund Balance for the 2016-17 fiscal year will also be included as part of the presentation.

A balanced budget for fiscal year 2017-18 will be distributed to the City Council on May 3, 2017, and presented at the May 8, 2017 City Council meeting. Section 160A-148(5) of the North Carolina General Statutes requires the City Council to adopt a balanced budget before July 1. A public hearing on the proposed 2017-18 budget will be held on June 5, 2017, with City Council adoption scheduled for the June 8, 2017 City Council meeting.

Fiscal Note: The amount of the budget will be determined by City Council action.

Recommendation: Receive the staff preview of the City's 2017-18 proposed General Fund budget.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



Find yourself in good company®

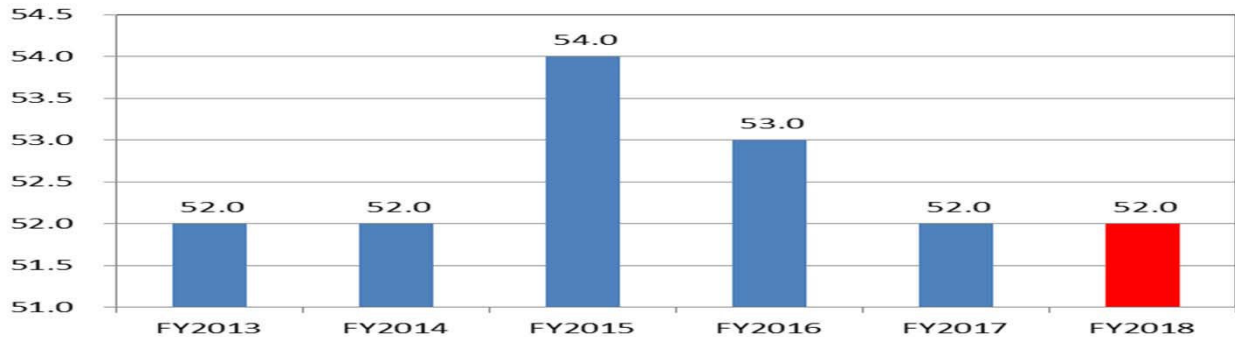
**GENERAL FUND BUDGET
PREVIEW**

PROPOSED 2017-18 BUDGET



GENERAL FUND BUDGET PREVIEW 2017-18 PROPOSED BUDGET HIGHLIGHTS

- ✓ Maintains Current Tax Rate at 52 ¢



- ✓ Strengthens the City’s top priority to provide all citizens with high-quality services by investing 86% of all General Fund revenues into the following core public service areas:

Police	30.5%
Public Works	17.1%
Fire / Rescue	17.0%
Recreation & Parks	12.0%
General Obligated Debt Service	5.8%
Community Development	3.5%
Total	<u><u>85.9%</u></u>

- ✓ Provides for an Average 2.0% Wage Increase for Employees (as per the Financial Plan) Broken Down as Follows:
 - 1.0% Cost of Living Increase
 - 1.0% Merit Increase
- ✓ Increases Funding for an Additional 2.0 – 4.0 Police Positions (Grant Pool)
 - This is in Addition to the 4.0 – 6.0 Potential Grant Pool Positions Included in the 2016-17 Budget



GENERAL FUND BUDGET PREVIEW **2017-18 PROPOSED BUDGET HIGHLIGHTS**

- ✓ Provides for the Operation of a new Employee Health Clinic Funded by \$104,545 in General Fund Appropriations and Appropriations From the Health Fund

- ✓ Increases Street Improvement Project Funding from \$1.7 Million to \$2.0 Million
 - This is in Addition to the \$10 Million in Street Improvement Funding Included in the 2015 G.O. Bond
 - Since FY2014-15 the City has Appropriated Approximately \$17.35 Million into Street Improvements
 - This Equates to Approximately 100 Lane Miles of Re-Surfacing

- ✓ Includes \$461,033 in Funding for the Town Common Project, Council's #1 Priority
 - This is in Addition to \$851,663 in Funding Included in the 2016-17 Budget

- ✓ Provides \$1.54 Million in Appropriations to Support the City's Deferred Maintenance and Infrastructure Needs (i.e. Facility Improvement Projects)
 - This Program was Created in FY2015 Through a 1¢ Increase in the Property Tax Rate and Department Operating Expense Reductions

- ✓ Includes a \$110,000 Increase in Departmental Discretionary Budget Expenses
 - The FY2017-18 Proposed Discretionary Budget Stands at \$8,640,101 (Same Level as Budgeted for FY2011-12)



GENERAL FUND BUDGET PREVIEW **2017-18 PROPOSED BUDGET HIGHLIGHTS**

- ✓ Provides Funding of \$2,422,631 for Various Capital Projects of Strategic Importance to the Council
 - The Projects Funded Include, but are not Limited to, the Following:

Eastside Park	\$ 150,000
ECU Neighborhood Area Cameras	21,967
Information Technology Infrastructure	118,000
Mast Pole Arm Replacment	100,000
Street Light Improvements	100,000
Tar River Legacy Plan	319,000
Town Common Renovation	461,033
Traffic Calming / Progression	60,000
Westside Park Development	200,000

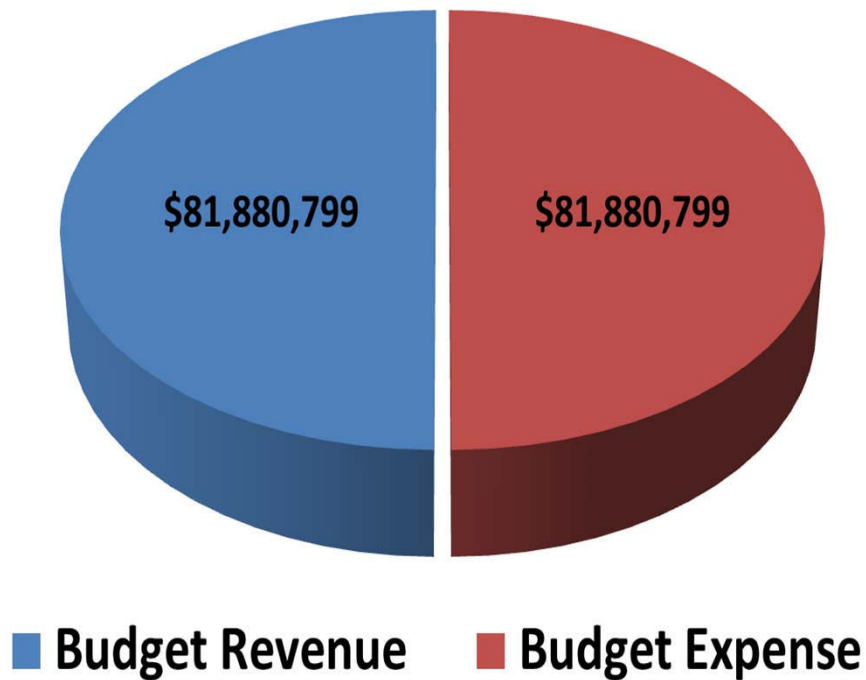
The 2017-18 Proposed General Fund Budget an its Highlights are a Strong Reflection of the City of Greenville’s Mission:

To Provide All Citizens With High-Quality Services in an Open, Inclusive, Professional Manner, Ensuring a Community of Excellence Now and in the Future



PROPOSED 2017-18 GENERAL FUND BUDGET SUMMARY

2017-18 Budget Plan	\$ 81,950,799
Budget Adjustment	(70,000)
2017-18 Proposed Budget	\$ 81,880,799
% Decrease	-0.09%





Find yourself in good company®

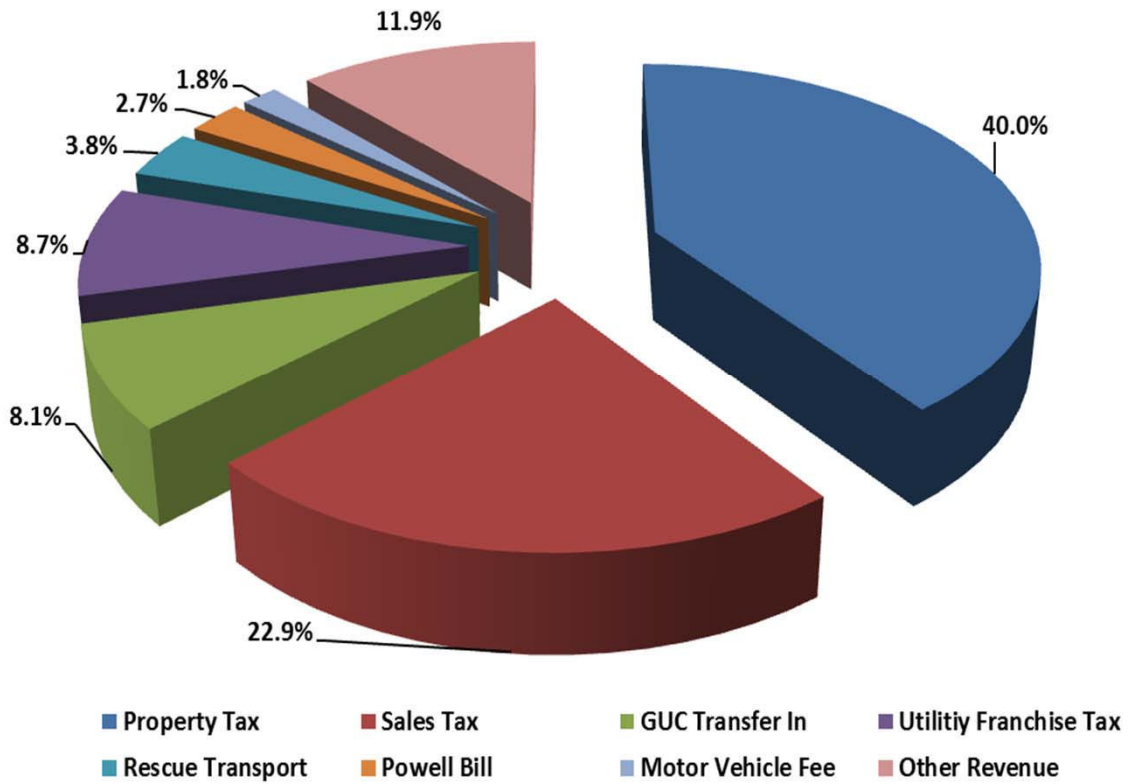
GENERAL FUND BUDGET PREVIEW

2017-18 PROPOSED GENERAL FUND REVENUES



2017-18 PROPOSED GENERAL FUND BUDGET REVENUES

63% of Revenue:
- Property Tax
- Sales Tax





2017-18 PROPOSED GENERAL FUND BUDGET REVENUES

	Budget FY2016-17	Projected Actual FY2016-17	Proposed Budget FY2017-18
Property Tax	\$ 32,444,935	\$ 32,268,416	\$ 32,750,000
Sales Tax	17,831,023	18,356,333	18,790,000
GUC Transfer In	6,459,112	6,675,407	6,651,919
Utility Franchise Tax	7,158,899	6,953,609	7,102,077
Rescue Transport	3,096,519	3,096,519	3,127,484
Powell Bill	2,220,065	2,220,065	2,220,065
Motor Vehicle Fee	1,383,674	1,383,674	1,503,457
Inspections	916,402	1,248,301	950,000
Recreation	1,979,690	1,779,690	1,999,487
Investment Earnings	500,000	450,000	500,000
Other Revenue	6,854,237	6,662,148	5,107,966
Fund Balance Appropriated			
General Fund	1,078,808	-	465,766
Powell Bill Fund	717,186	-	712,578
Total	\$ 82,640,550	\$ 81,094,162	\$ 81,880,799

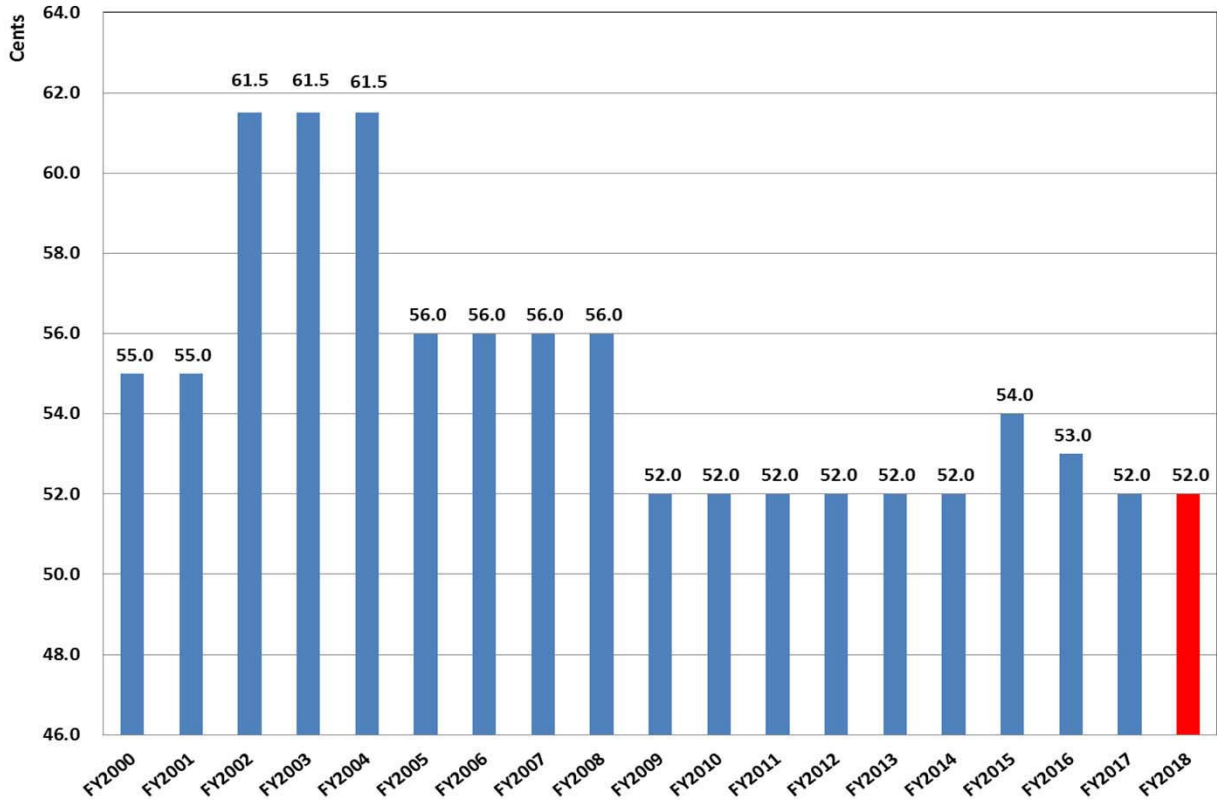
Notes:

The FY2016-17 Budgeted Revenues Include the Following Items Not Included in the FY2017-18 Budgeted Revenues:

- \$1.5 Million From the Sale of the Police / Fire Parking Lot
- \$1.0 Million Appropriation of Fund Balance to Purchase the Imperial Site



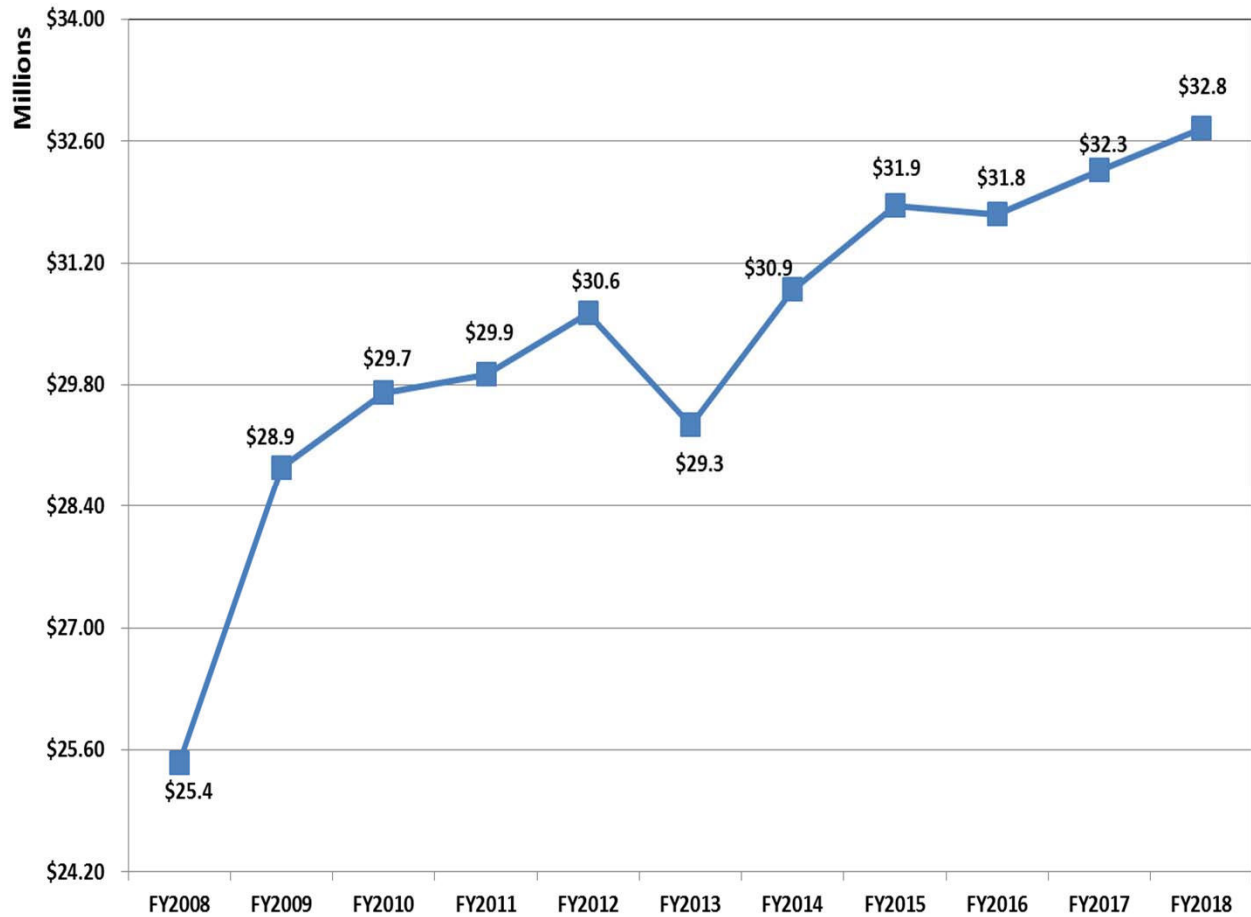
CITY OF GREENVILLE PROPERTY TAX RATE (CENTS)



Benchmark City Comparison		
City	Tax Rate	Revenue per ¢
Fayetteville	49.95	\$ 1,405,341
Wilmington	48.50	1,330,683
Asheville	47.50	1,140,505
Concord	48.00	993,063
High Point	64.75	906,708
Greenville	52.00	620,546
Gastonia	53.00	490,170
Jacksonville	64.20	364,221



CITY OF GREENVILLE PROPERTY TAX REVENUE



Notes:

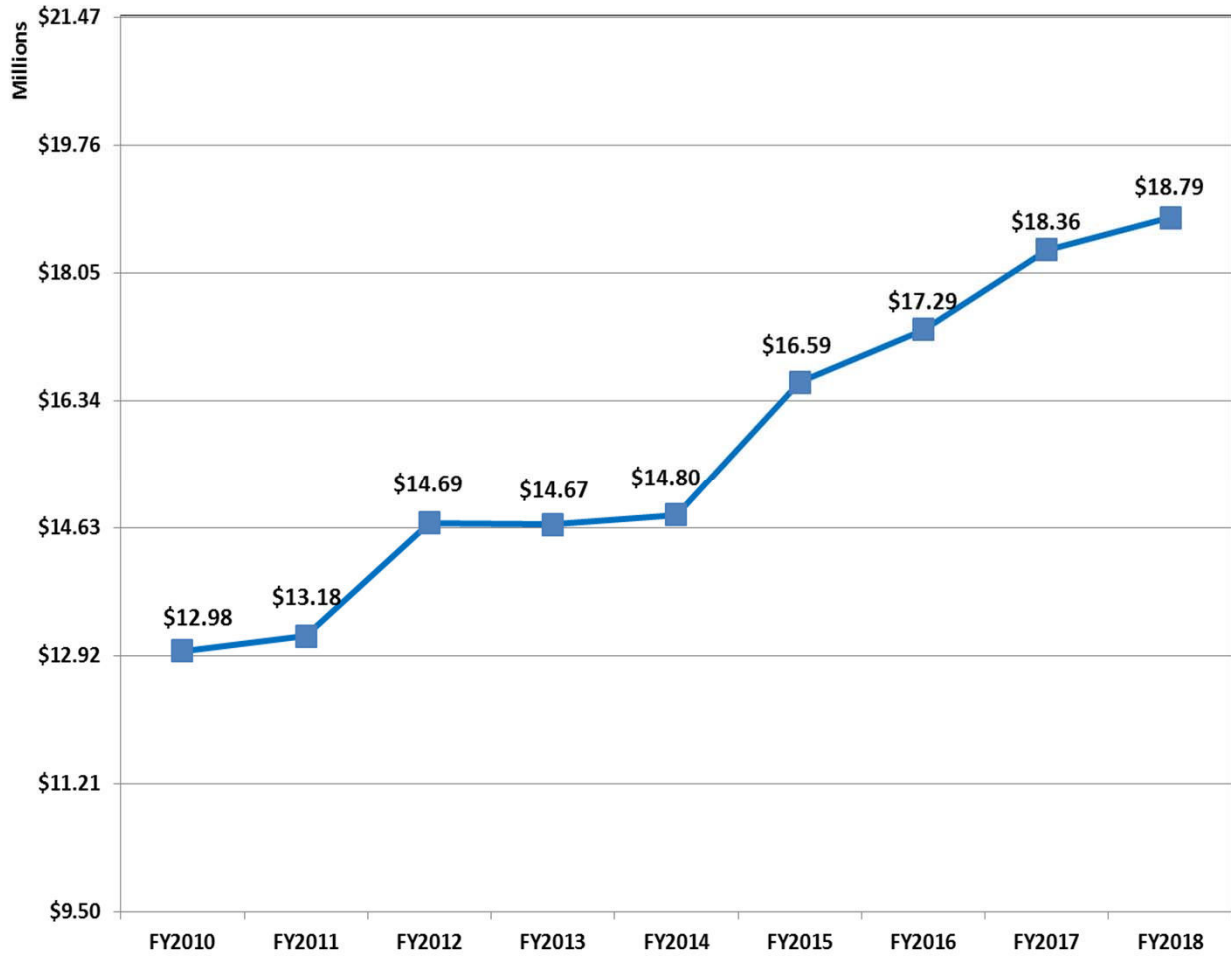
5 Year Average Annual Growth Rate: 1.05%

3 Year Average Annual Growth Rate: 1.50%

FY2017-18 Budgeted Growth Rate: 1.50%



CITY OF GREENVILLE SALES TAX REVENUE



Notes:

5 Year Average Annual Growth Rate: 4.55%

3 Year Average Annual Growth Rate: 7.43%

FY2017-18 Budgeted Growth Rate: 2.36%



Find yourself in good company®

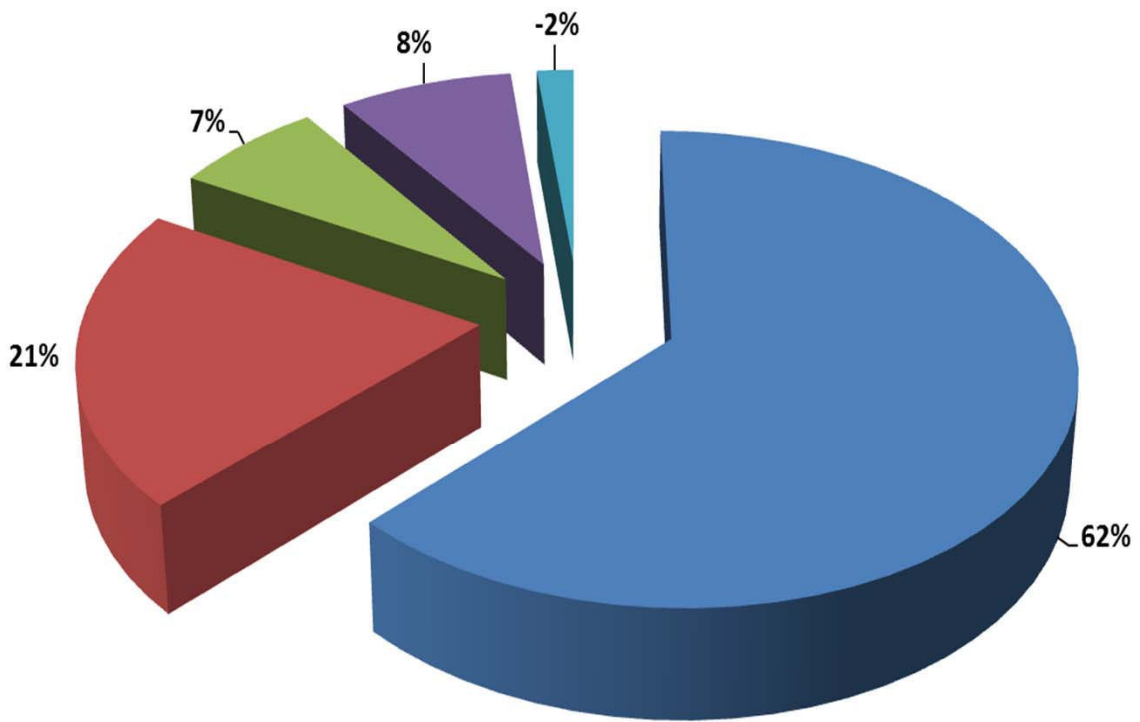
GENERAL FUND BUDGET PREVIEW

FY2017-18 PROPOSED GENERAL FUND EXPENSES



2017-18 PROPOSED GENERAL FUND BUDGET EXPENSES

Personnel	\$52,920,688
Operating	17,580,441
Capital / Facility Projects	5,964,631
Other Transfers	6,874,558
Indirect Cost	<u>(1,459,519)</u>
Total	<u><u>\$81,880,799</u></u>



■ Personnel ■ Operating ■ Capital / Facility Projects ■ Other Transfers ■ Indirect Cost



**2017-18 PROPOSED GENERAL FUND
BUDGET EXPENSES**

	Original Budget FY2016-17	Proposed Budget FY2017-18
Personnel	\$ 50,896,956	\$52,920,688
Operating	17,583,164	17,580,441
Capital / Facility Projects	7,301,276	5,964,631
Other Transfers	8,292,013	6,874,558
Indirect Cost	(1,432,859)	(1,459,519)
Total	\$ 82,640,550	\$81,880,799

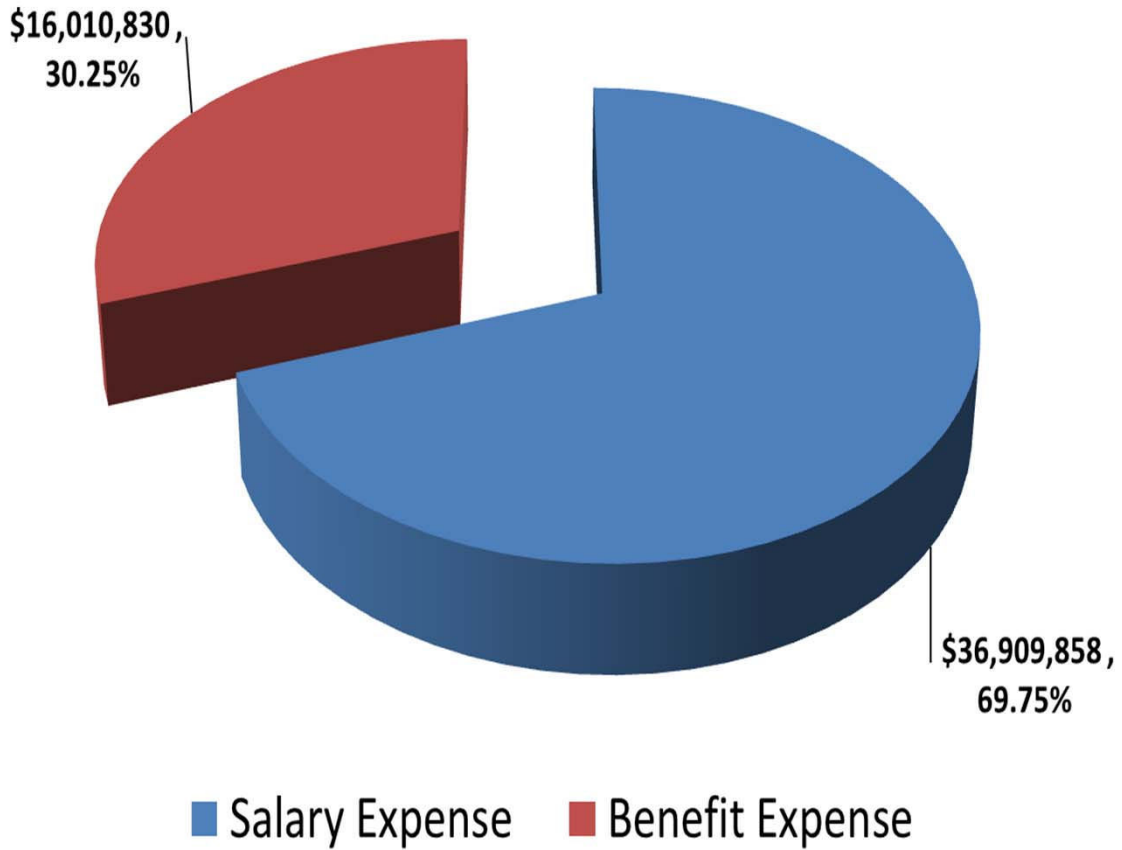
Notes:

The FY2016-17 Budgeted Expenses Include the Following Items Not Included in the FY2017-18 Budgeted Expenses:

- **\$1.5 Million From the Sale of the Police / Fire Parking Lot Used to Fund the Town Common and Dickinson Parking Projects**
- **\$1.0 Million Appropriation of Fund Balance to Purchase the Imperial Site**



2017-18 PROPOSED GENERAL FUND PERSONNEL EXPENSES



\$52,920,688 Total



FY2017-18 PROPOSED GENERAL FUND PERSONNEL EXPENSES

➤ FY2018 Proposed Budget Includes:

- 2.0% Employee Wage Rate Increase: \$750,000

Wage Increase %		
0.50%	=	\$ 187,500
0.70%	=	262,500
1.00%	=	375,000
1.50%	=	562,500
2.00%	=	750,000

- 2.0 – 4.0 Additional Police Positions Through a Grant Pool: \$250,000
- 6.0% Increase in Employer Paid Health Insurance: \$481,500
- \$104,535 Appropriated to Operate Employee Health Clinic
- Personnel Expenses have been Reduced by 4.0% to Account for a 4.0% Vacancy: \$1,491,664

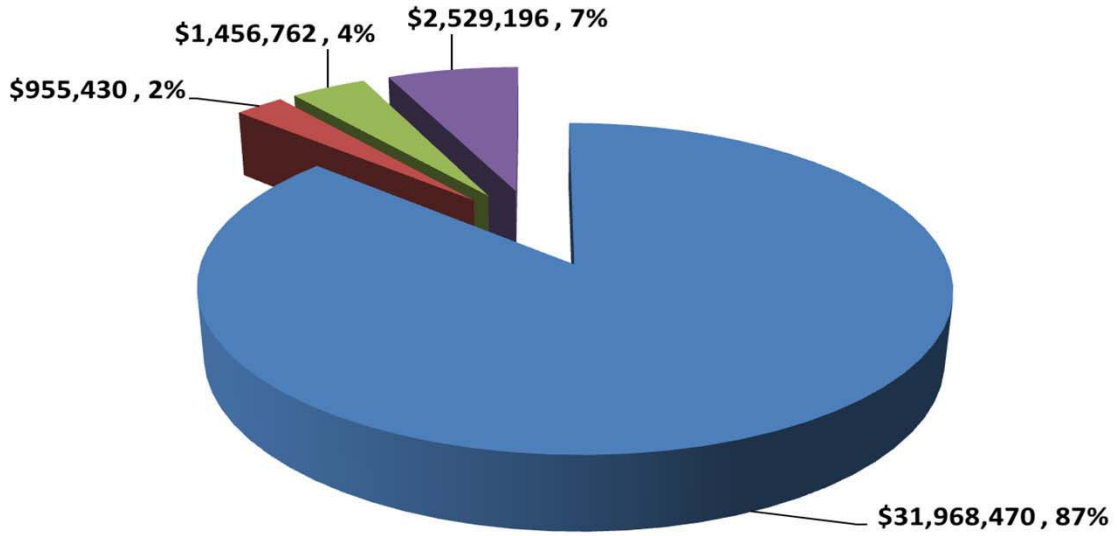
	Budget Before Vacancy	4% Vacancy Adjustment	Budget After Vacancy
Salary	\$38,189,103	\$(1,279,245)	\$36,909,858
Benefits	16,223,249	(212,419)	16,010,830
Total	\$54,412,352	\$(1,491,664)	\$52,920,688

➤ FY2018 Proposed Budget Does Not Include:

- Any Additional New Departmental Positions
- Any Position Reclassifications



**2017-18 PROPOSED GENERAL FUND
PERSONNEL EXPENSES
SALARY EXPENSES**

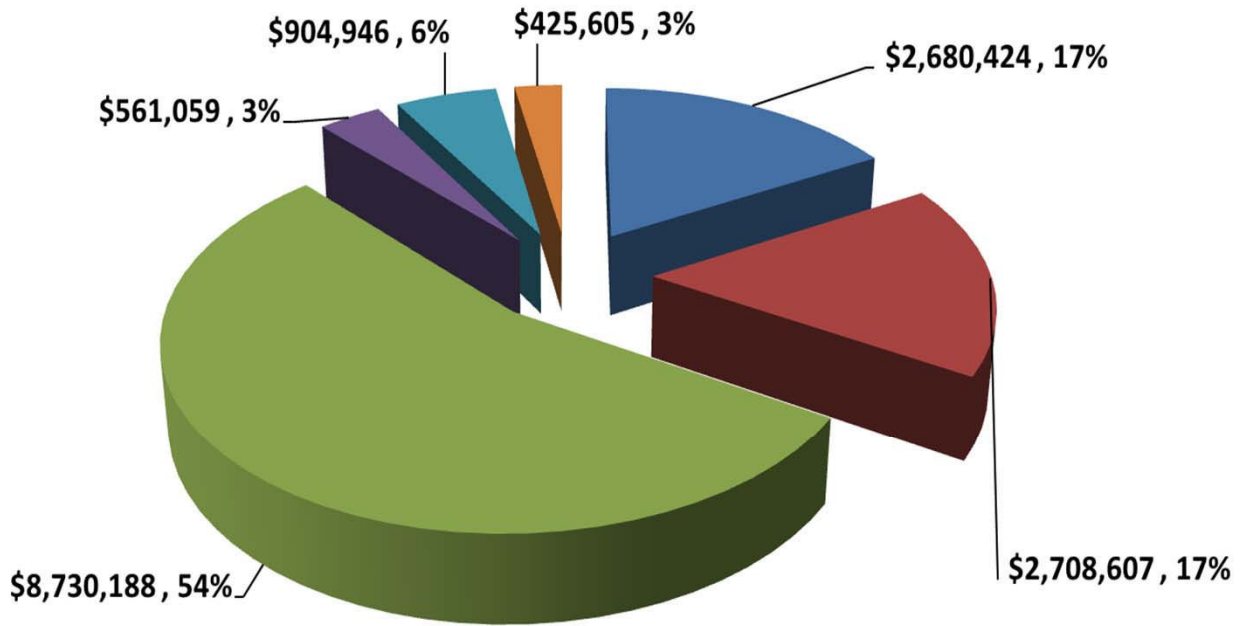


- Regular Salary
- Part-Time
- Overtime
- Other Salary Expense

\$36,909,858 Total



2017-18 PROPOSED GENERAL FUND PERSONNEL EXPENSES BENEFIT EXPENSES



- FICA Expense
- Retire Expense
- Health Insurance
- Workers Comp
- 401K Expense
- Other Benefit Expense

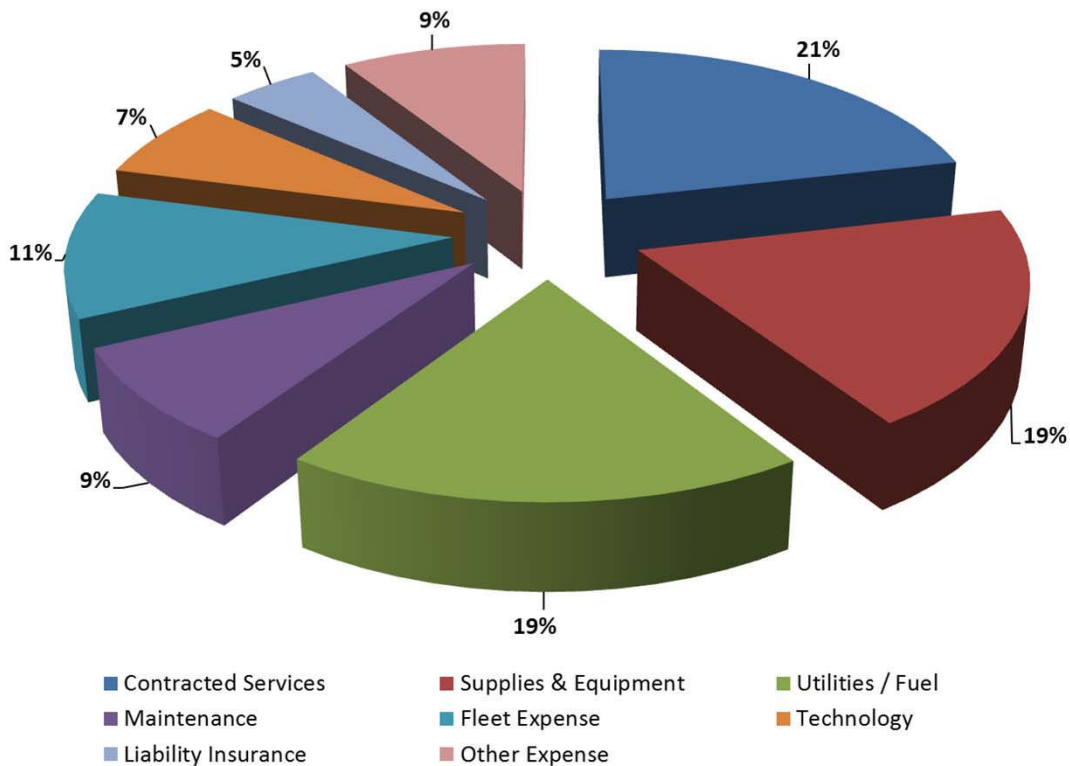
\$16,010,830 Total



2017-18 PROPOSED GENERAL FUND OPERATING EXPENSES

Contracted Services	\$ 3,760,647
Supplies & Equipment	3,404,310
Utilities / Fuel	3,285,729
Maintenance	1,493,001
Fleet Expense	1,960,170
Technology	1,271,348
Liability Insurance	811,000
Other Post-Employment Benefits	500,000
Travel & Training	378,245
Contingency	200,000
Other Expense	515,991
Total	<u>\$17,580,441</u>

**Includes Both
Discretionary
& Fixed Costs**





2017-18 PROPOSED GENERAL FUND BUDGET
OPERATING EXPENSES
BY CATEGORY

Discretionary Budget	\$ 8,640,101
Fixed Cost Budget	8,940,340
Total	<u>\$ 17,580,441</u>

Discretionary Expense	
- Repairs & Maintenance	} Department Has More Discretion / Influence Over Use Based on Actual Activity of the Dept
- Supplies & Materials	
- Travel & Training	
- Advertising	
- Dues & Subscriptions	
- Printing	

Fixed Cost Expense	
- Utilities & Fuel	} Department Has Minimal Discretion / Influence Over Use Based on Actual Activity of the Dept
- Computer Hardware & Software	
- Copier Contract	
- Telephone	
- Liability Insurance	
- Fleet & Vehicle Replacement	



2017-18 PROPOSED GENERAL FUND BUDGET DISCRETIONARY OPERATING EXPENSES

Proposed Increase in Discretionary Operating Expenses:

	Original Proposed Budget	Adjusted Proposed Budget	Difference
FY2015-16 Budget	\$ 8,720,561	\$ 8,720,561	\$ -
(1) Increase (Decrease)	259,540	(190,460)	(450,000)
FY2016-17 Budget	8,980,101	8,530,101	(450,000)
(2) Increase (Decrease)	269,403	110,000	(159,403)
(3) FY2017-18 Budget	<u>\$ 9,249,504</u>	<u>\$ 8,640,101</u>	<u>\$ (609,403)</u>
2 Year Average Change	3.0%	-0.5%	

Notes:

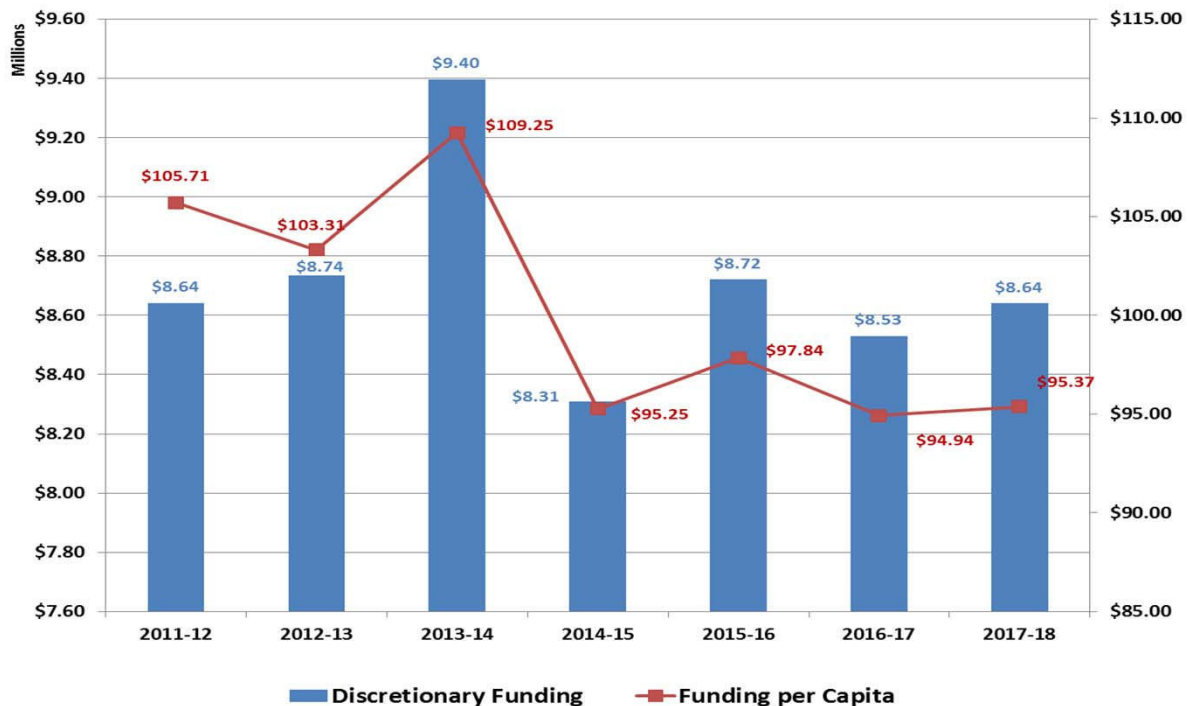
- (1) The Original Proposed Budget for FY2016-17 Included a \$259,540 Increase in the Discretionary Budgets From FY2015-16. This was Adjusted to a \$(190,460) Reduction in the Final Budget: Overall Swing of \$(450,000)
- (2) The Budget Plan for FY2017-18 Included a \$269,403 Increase in the Discretionary Budgets. This has Been Adjusted Down to a \$110,000 Increase in the Proposed Budget.
- (3) Over the Two-Year Budget Period, the Discretionary Budgets are Approximately \$609,403 Less Than What was Originally Proposed



2017-18 PROPOSED GENERAL FUND BUDGET DISCRETIONARY OPERATING EXPENSES

Fiscal Year	Discretionary Budget	Change
2011-12	\$ 8,641,402	-
2012-13	8,735,379	\$ 93,977
2013-14	9,397,525	662,146
2014-15	8,309,764	(1,087,761)
2015-16	8,720,561	410,797
2016-17	8,530,101	(190,460)
2017-18	8,640,101	110,000

**FY2017-18
Funded at
Same Level
as FY2011-12**



Notes:

- FY2017-18 Discretionary Budget Stands at Same Level as FY2011-12 Discretionary Budget
- Discretionary Funding per Capita has Reduced From the FY2011-12 Level but has Remained Steady Over the Last Four Fiscal Years
- General Fund Revenue has Increased Over \$7.15 Million per Year Over This Same Time Frame



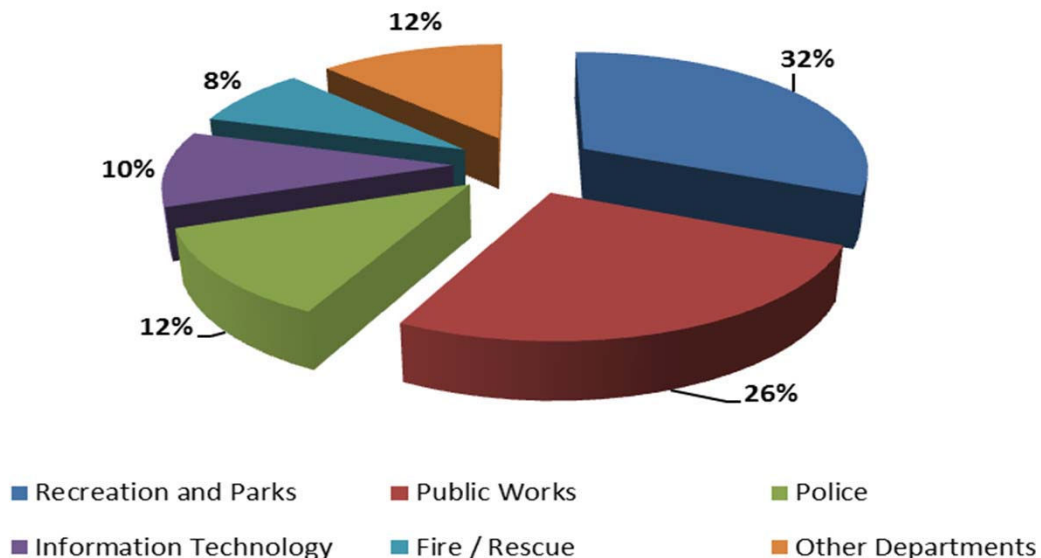
2017-18 PROPOSED GENERAL FUND BUDGET DISCRETIONARY OPERATING EXPENSES

Proposed Increase in Discretionary Operating Expenses:

Recreation and Parks	\$ 34,602	31.5%
Public Works	28,501	25.9%
Police	13,295	12.1%
Information Technology	11,218	10.2%
Fire / Rescue	8,807	8.0%
Other Departments	13,577	12.3%
Total	\$ 110,000	100.0%

Notes:

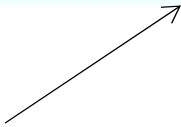
- The FY2017-18 Proposed Budget Includes a \$110,000 Increase in Discretionary Operating Expenses
- Approximately \$96,423 (88%) of the Increase is Appropriated to Core Service Areas and Information Technology Infrastructure



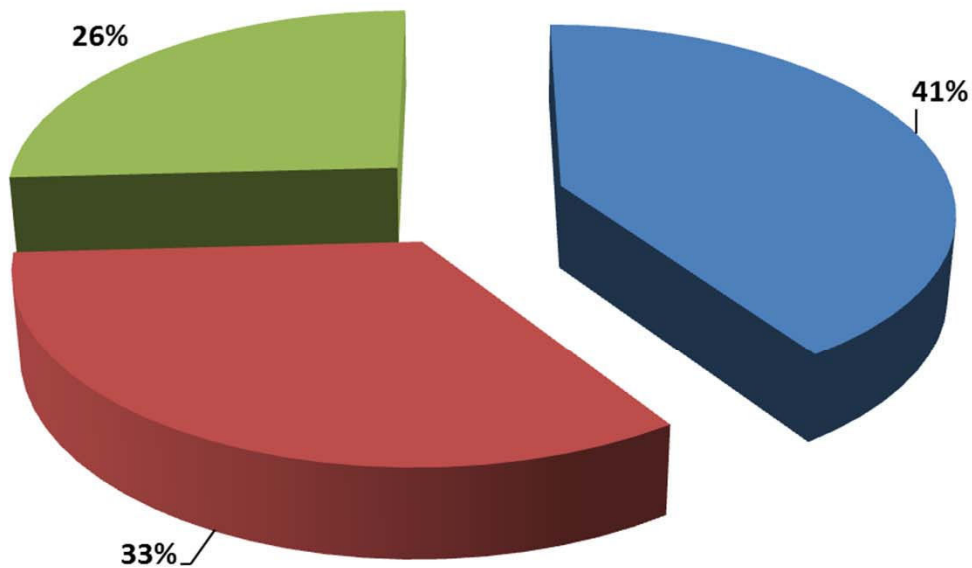


2017-18 PROPOSED GENERAL FUND BUDGET CAPITAL & FACILITY PROJECTS

Capital Improvements		\$2,422,631
Street Improvements		2,000,000
Facility Improvements		
Rec & Parks	\$811,000	
Public Works	731,000	
		1,542,000
Total		\$5,964,631



Represents 7.3% of the General Fund Budget!

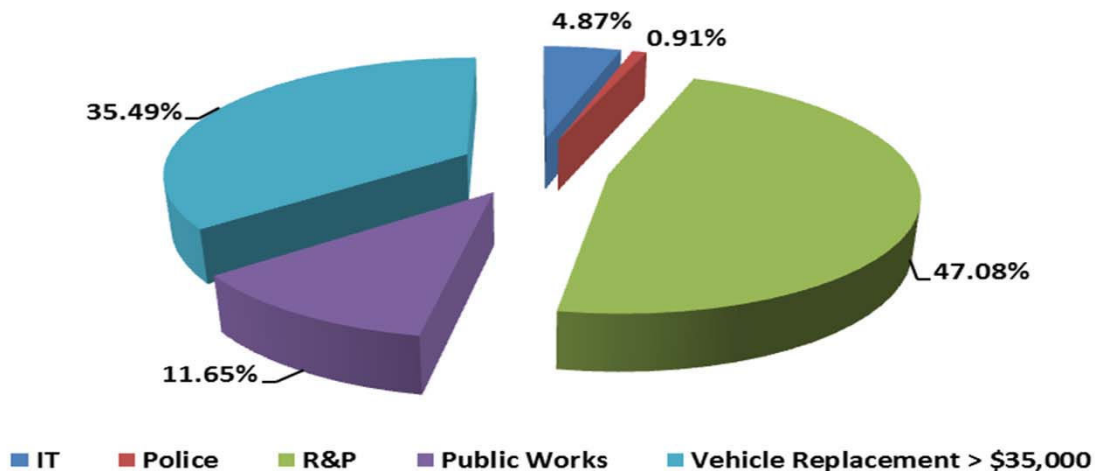


■ Capital Improvements
 ■ Street Improvements
 ■ Facility Improvements



2017-18 PROPOSED GENERAL FUND BUDGET CAPITAL IMPROVEMENTS

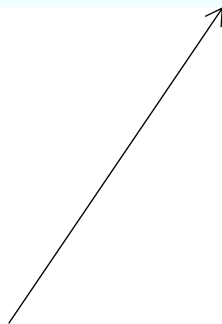
Project	Department					Total
	IT	Police	Rec & Parks	Public Works	Vehicle Replace	
Ethernet Routing, Switches	\$ 78,000	\$ -	\$ -	\$ -	\$ -	\$ 78,000
Data Backup and Recovery System	40,000	-	-	-	-	40,000
ECU Neighborhood Area Cameras	-	21,967	-	-	-	21,967
Town Common Renovation	-	-	461,033	-	-	461,033
Westside Park Development	-	-	200,000	-	-	200,000
Eastside Park	-	-	150,000	-	-	150,000
Tar River Legacy Plan	-	-	319,000	-	-	319,000
Other Miscellaneous Projects	-	-	10,602	-	-	10,602
Replacement of Mast Arm Poles	-	-	-	100,000	-	100,000
Traffic Calming	-	-	-	25,000	-	25,000
Street Light Improvements	-	-	-	100,000	-	100,000
Traffic Signal Progression	-	-	-	35,000	-	35,000
Cemetery Enhancements	-	-	-	13,185	-	13,185
Other Miscellaneous Projects	-	-	-	9,000	-	9,000
VRF: Vehicles > \$35,000	-	-	-	-	859,844	859,844
Total	\$ 118,000	\$ 21,967	\$ 1,140,635	\$ 282,185	\$ 859,844	\$ 2,422,631





2017-18 PROPOSED GENERAL FUND BUDGET
STREET IMPROVEMENTS

Summary of Five Year Funding	
FY2014-15	\$ 2,650,000
FY2015-16	1,000,000
FY2016-17	1,700,000
FY2017-18	2,000,000
2015 G.O. Bond	10,000,000
Total	<u>\$17,350,000</u>



**Equates to 100 Lane Miles of
Resurfacing!**



2017-18 PROPOSED GENERAL FUND BUDGET
FACILITY IMPROVEMENTS
RECREATION & PARKS

Tennis Court Rebuild and Light Replacement (Evans Park)	\$ 321,750
Roof B,G,H Replace, Parking Lot Resurfacing, Ballfield Irrigation (Jaycee Park)	230,903
Replace Roof (River Birch Tennis Center)	75,706
Roof Replacement Section B and C (Eppes Recreation Center)	52,048
Paint Facility Interior and Exterior (Guy Smith Stadium)	37,853
Replace Batting Cage Net and Fencing in Batting Cage (Sports Connection)	37,853
HVAC Replacement (Greenfield Terrace)	14,195
Replace Shelter Roof (Peppermint Park)	12,302
Replace Fencing (Westhaven Park)	11,356
Shelter Roof Replacement (Greensprings Park)	9,463
Replace HVAC (River Park North)	7,571
Total	\$ 811,000



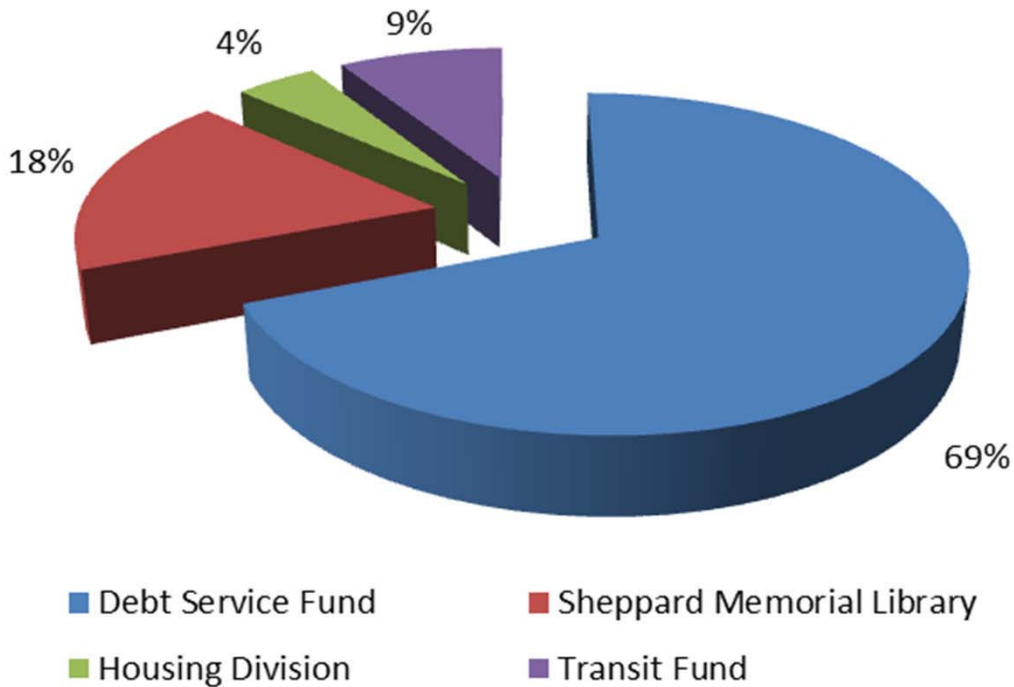
2017-18 PROPOSED GENERAL FUND BUDGET
FACILITY IMPROVEMENT
PUBLIC WORKS

Renovate PWD Entrance Gates to Enhance Security	\$ 93,121
Resurface Parking Lot at Fire Station #4	93,121
Upgrade Tire Rack at Fleet Maintenance	79,152
Public Works Lighting Upgrade	69,841
Boiler and Furnace Upgrade at Police Fire-Rescue Headquarters	55,873
Renovate Salt Storage Facility at PWD	55,873
Homestead Cemetary Expansion Design	46,561
Replace Hot Water Tank at Police Fire-Rescue Headquarters	46,561
Repair Metal Building at Greenwood Cemetary	46,561
4th Street Parking Garage Cleaning and Maintenance	37,248
Reseal Parking Lots at Fire Stations #2 and #5	37,248
Paint Interior of Fire Stations #2 and #5	18,624
Replace Roof at IGC Building 3 (Annex)	18,624
Replace HVAC at IGC Building 1 (Lessie Bass)	13,968
Interior Lighting Upgrade at Fire Stations #3 and #4	9,312
Caulk Expansion Joints at Fire Stations 2-6	9,312
Total	\$ 731,000



2017-18 PROPOSED GENERAL FUND BUDGET OTHER TRANSFERS

	FY 2016-17 Budget	FY 2017-18 Proposed Budget
Debt Service Fund	\$4,737,002	\$4,737,002
Sheppard Memorial Library	1,197,058	1,232,969
Housing Division	292,684	300,806
Transit Fund	565,269	603,781
Capital Reserve Fund	460,000	-
Imperial Site Project Fund	1,040,000	-
Total	\$8,292,013	\$6,874,558





Find yourself in good company®

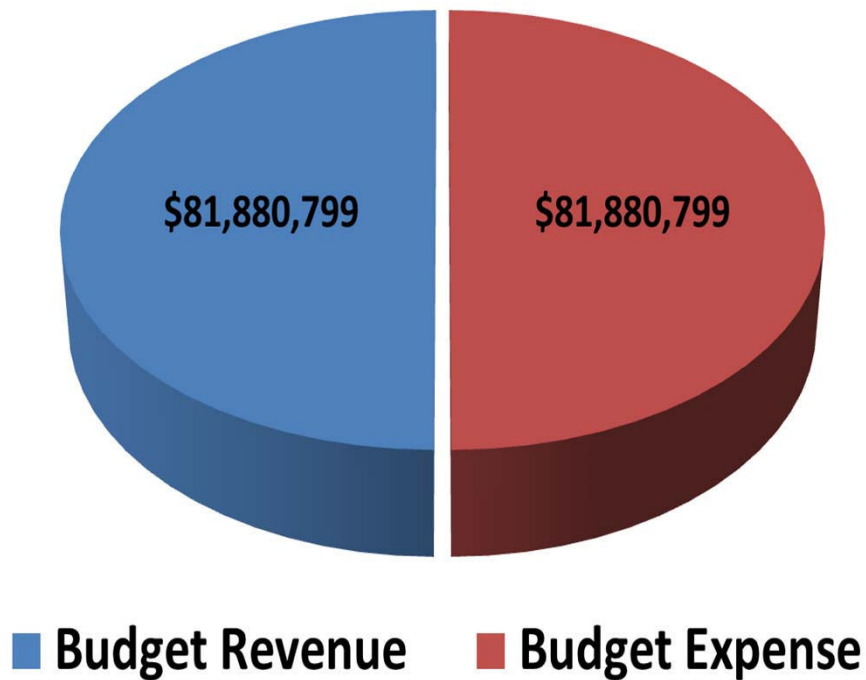
PROPOSED BUDGET 2017-18

SUMMARY



PROPOSED 2017-18 GENERAL FUND BUDGET SUMMARY

2017-18 Budget Plan	\$ 81,950,799
Budget Adjustment	(70,000)
2017-18 Proposed Budget	<u>\$ 81,880,799</u>
% Decrease	-0.09%





PROPOSED GENERAL FUND BUDGET 2017-18 **BUDGET HIGHLIGHTS**

The General Fund Proposed Budget Includes the Following:

- ✓ Maintains Current Tax Rate at 52 ¢
- ✓ Invests Approximately 86% of all General Fund Revenues into the City's Core Service Areas
- ✓ Provides an Average 2.0% Wage Rate Increase for Employees
- ✓ Increases Funding for an Additional 2.0 – 4.0 Police Positions (Grant Pool)
- ✓ Provides for the Operation of a new Employee Health Clinic
- ✓ Increases Funding for Street Improvement Projects From \$1.7 Million to \$2.0 Million
- ✓ Includes \$461,033 in Funding for the Town Common Project (#1 Priority)
- ✓ Provides \$1.54 Million in Funding for Facility Improvement Projects
- ✓ Provides Funding of \$2,422,631 for Additional Capital

The General Fund Proposed Budget DOES NOT Include Consideration for the Following:

- Adjustments to the FY2017-18 Budget Revenues Based on FY2016-17 Actual Year-to-Date Revenues Through March (i.e. Sales Tax)
- Contract Management of the Bradford Creek Golf Course
- Pay & Benefit Recommendations as Approved at the Upcoming Joint Meeting of the Greenville City Council and the Greenville Utilities Board (April 24, 2017)



2017-18 PROPOSED GENERAL FUND BUDGET BUDGET CALENDAR

- April 10, 2017 City Council Budget Preview
- April 24, 2017 Joint City Council-Greenville Utilities
Commission Meeting
- May 3, 2017 Proposed City, GUC, SML, and CVA
Budgets Distributed to City Council
- May 8, 2017 Balanced City Budget Presented to Council
- May 11, 2017 Proposed GUC,SML,& CVA Presented to Council
- May 19, 2017 Public Display of Balanced Budgets
- June 5, 2017 Public Hearing- Fiscal Year 2017-18 Budget
- June 8, 2017 Proposed Adoption of Fiscal Year 2017-18 Budget



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Amendments to the 2017 City Council Meeting Schedule

Explanation: The City Council is asked to amend their 2017 Meeting Schedule to (1) change the time of the April 24, 2017 Joint City Council-Greenville Utilities Commission meeting, which is being held in the GUC Board Room, from 6:00 p.m. to 5:00 p.m. and (2) add a City Council meeting on April 24, 2017 at 7:00 p.m. in the Council Chambers.

Fiscal Note: There is no direct cost to the City.

Recommendation: Amend the 2017 City Council Meeting Schedule to (1) change the time of the April 24, 2017 Joint City Council-GUC meeting from 6:00 p.m. to 5:00 p.m. and (2) add a City Council meeting on April 24, 2017 at 7:00 p.m. in the Council Chambers.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Update on pedestrian crosswalk improvements and Vision Zero plan presentation

Explanation: **Abstract:** City staff will present an update on pedestrian crosswalks and the Vision Zero plan.

Explanation: This agenda item will provide an update on efforts to improve pedestrian crosswalks and a possible Vision Zero program for the City of Greenville. The Vision Zero program was previously discussed by City Council during the August 18, 2016 City Council meeting. At that time, Council requested that staff evaluate this action further. This presentation will provide an update on the collective actions of many departments towards achieving a Vision Zero policy.

A Vision Zero policy is typically centered around five actions:

1. Education
2. Enforcement
3. Engineering
4. Emergency Response
5. Public Policy

Prior to crafting a Vision Zero resolution, staff recommends further collection, analysis, and communication of data to identify dangerous behaviors, possible design changes, targeted education, and policy changes that would be tailored to meet the needs of the City of Greenville.

Fiscal Note: No fiscal impacts are associated with this presentation.

Recommendation: City Council receive the presentation and provide direction on pedestrian crosswalks and the Vision Zero plan.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Discussion of Student Housing Analysis

Explanation: Mayor Allen Thomas requested an item be added to the agenda for City Council to consider directing staff to research and present approaches to accurately analyze student housing inventory and capacity and present methods to better manage location and zoning for student housing projects.

Fiscal Note: No direct cost

Recommendation: Discuss and consider the student housing analysis as requested by Mayor Thomas.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date: 4/10/2017
Time: 6:00 PM

Title of Item: Resolution in support of collaboration to address inland flooding from major storm events in Eastern North Carolina

Explanation: Mayor Allen Thomas requested an item be added to the agenda to consider a resolution supporting collaborative efforts of local, state, and federal officials to address inland flooding from major storm events in Eastern North Carolina.

Fiscal Note: No direct cost to discuss or adopt resolution.

Recommendation: Consider a resolution supporting collaboration to address inland flooding from major storm events, as requested by Mayor Thomas.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Resolution in Support of Collaboration to Address Inland Flooding from Major Storm Events in Eastern NC 1049343](#)

RESOLUTION NO. _____-17
RESOLUTION IN SUPPORT OF COLLABORATION
TO ADDRESS INLAND FLOODING FROM MAJOR STORM EVENTS
IN EASTERN NORTH CAROLINA

WHEREAS, Eastern North Carolina has experienced a marked increase of inland flooding in recent years, including two 500-year storms in 17 years; and

WHEREAS, the lack of upstream flood mitigation to handle the massive runoff from developing areas, particularly following hurricanes and other major storm events, must be handled in order to prevent entire regions of the east from being under water for weeks; and

WHEREAS, this post-storm threat must be addressed on the state and federal level. The risk is more than an inconvenience – it is a risk to life, as well as a looming economic risk – as companies decide not to locate in the East in regions that are increasingly under threat of interference; and

WHEREAS, the risk of flooding cannot be eliminated, but can be greatly reduced by working with the Army Corp of Engineers, and with state and federal officials with proven techniques already deployed on the Mississippi River, its tributaries and other areas of the country; and

WHEREAS, it is time for the regions from Fayetteville, Lumberton, Kinston, Goldsboro, Greenville, Windsor, Tarboro, Rocky Mount, etc. to work together on a cohesive strategy with our state and congressional delegations for action. We are stronger together;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the City of Greenville stands in full support of working cohesively with surrounding communities, and with state and federal officials to proactively address and mitigate the threat of future major flooding in Eastern North Carolina.

BE IT FURTHER RESOLVED that this resolution shall be provided to all members of the General Assembly, the Congressional delegation for the State of North Carolina and to regional municipalities, and that City of Greenville staff and legal counsel are directed to work with such persons as needed to accomplish the appropriate flood reduction measures.

Adopted this 10th day of April, 2017.

ATTEST:

Allen M. Thomas, Mayor

Carol L. Barwick, City Clerk