


# NOTES

TO: Honorable Mayor and City Council Members

FROM: Michael Cowin, Assistant City Manager 

DATE: September 13, 2017

SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Tom Weitnauer, Interim Community Development Director, regarding Student and Market-Rate Apartment Housing Analysis
2. A flyer for the 2017 Minority Enterprise Development week, September 25-29
3. An agenda for the September 27, 2017 Police Community Relations Committee meeting and minutes from the June 13, 2017 meeting
4. A memo from Les Everett, Chief Building Inspector, regarding building permits issued during August for new residential and commercial construction
5. Monthly Report from Inspections Division for August

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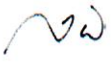
Attachments



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COMMUNITY DEVELOPMENT

MEMORANDUM

**To:** Ann Wall, City Manager  
**From:** Tom Weitnauer, Interim Director   
**Date:** September 8, 2017  
**Subject:** Student and Market-Rate Apartment Housing Analysis

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During City Council's June 5, 2017 meeting, Council received a draft Request for Proposal (RFP) to seek a qualified and experienced real estate research consultant to prepare a student and market rate apartment and housing analysis to determine whether the supply of private dormitory developments, existing and approved for construction, have saturated or will saturate the housing market. City Council authorized issuance of the RFP with a maximum consulting fee of \$20,000.

On July 14, 2017, the Community Development, Planning Division and the Financial Services, Purchasing Division issued a Request for Proposal 17-18-02 for consultant services for the analysis. The City received three proposals by the August 11, 2017 submittal deadline. The consultant selection committee evaluated proposals and selected the firm of Kimley-Horn.

The contract is currently circulating for execution. The schedule has been prepared to start the project this month with the goal of presenting the final document in December.



# 2017 Minority Enterprise Development Week

*Connecting Culture, Commerce, and Community*

## September 25–29, 2017

*A week to recognize the economic impact of minority and women-owned firms*

### MONDAY, SEPTEMBER 25

**Social Media Conversations With MWBE Firms**  
Event will feature a Q&A session with current MWBE firms to learn more about them and their businesses.

### TUESDAY, SEPTEMBER 26

**Getting Started in Business**  
For people interested in starting businesses.  
6:00 PM–7:00 PM, Greenville City Hall, 200 W 5th Street. Hosted by ECBOR & DST/GAC.

### THURSDAY, SEPTEMBER 28

**MED Week Luncheon: Culture of a City**  
Luncheon will feature speaker from AMEXCAN.  
Event begins at 11:00 AM; lunch served at 12:00 PM.  
Greenville Hilton, Carolina Ballroom, 207 Greenville Blvd SW.

### FRIDAY, SEPTEMBER 29

**Meetup Make Art: MED Week Edition**  
Experience some of the best art Greenville has to offer! This event will include live music, spoken word, collective art, and live art demonstrations. Please join us at the Emerge Art Gallery, 404 Evans St, at 7:00 PM, and at Crave restaurant, 409 Evans St, at 8:00 PM for this night of artistic expression.



Register for all events at  
[medweek2017.eventbrite.com](http://medweek2017.eventbrite.com)

[mwbe.greenvillenc.gov](http://mwbe.greenvillenc.gov)  
#mwbe #MEDweek2017





*Find yourself in good company®*

## **POLICE COMMUNITY RELATIONS COMMITTEE A G E N D A**

Wednesday, September 27, 2017 – 6:30 to 7:45 p.m.  
City Hall Building (3<sup>rd</sup> Floor Gallery)

200 West Fifth Street  
Greenville, NC 27858

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- 1) Call to Order – Diane Kulik, Chair
- 2) Roll Call
- 3) Approval of the Agenda – September 27, 2017
- 4) Approval of Minutes – June 13, 2017
- 5) State briefly the mission of committee and purpose of meeting
- 6) Guest Speaker: Lt. David Bowen, Greenville East Zone Commander  
Sgt. Kristian Munguia, Greenville Police East Zone

Topic: "Safety 24 Hours a Day For You & Family," At Home & Around Town

- Security at Home, Security Systems & Cameras
  - Personal Safety Around Town
  - Neighborhood Watch
  - Guns, should I have a gun at home? Permits & Classes
  - Security Systems & Cameras at Student Rentals
- 7) Public Expression and Questions
  - 8) Election of Vice Chair
  - 9) ADJOURN

**NOTE:**

To maintain order of the board and clarity of recording, please allow one person to speak at a time. Thank you.

**The Police Community Relations Committee Mission Statement**

Serve as a liaison between the community and the police. To serve as an advocate for programs, ideas, and methods to improve relations between the community and the police. To disseminate information to the community and the City with regard to the state of relations between the community and the Greenville Police Department. To assist and promote the community education efforts concerning safety awareness and community and individual awareness.



**Greenville Police Department  
Police Community Relations Committee**

**“Safety 24 Hours a Day for You & Your Family”,  
At Home & Around Town**

**Wednesday, September 27th, 2017, 6:30 p.m. – 7:45 p.m.**

**Greenville Police**

**Lt. David Bowen, East Zone Commander**

**Sgt. K. M. Munguia, East Zone**

- **Security at Home, Security Systems, Cameras, Motion Lights**
- **Personal Safety Around Town, Pepper Spray & MACE, ATM’s**
- **“Run, Hide, Fight”**
- **Dealing with Panhandlers**
- **Neighborhood Watch, “See Something – Say Something”**
- **Guns, “Should I have a gun at home?” Permits & Classes**
- **Security Systems & Cameras at Student Rentals**

**City Hall Building, 3<sup>rd</sup> Floor Gallery Room  
200 West Fifth Street, Greenville, NC**

**Question and Answer Period after Presentations**

**SUMMARY MINUTES FOR THE  
POLICE COMMUNITY RELATIONS COMMITTEE**

June 13, 2017  
Greenville, NC

Chairperson Diane Kulik called the Police Community Relations Committee meeting to order at 6:30 p.m., at Jaycee Park, Multi-purpose room, 2000 Cedar Lane, Greenville, NC 27858.

**APPROVAL OF THE AGENDA:**

Chairperson Diane Kulik asked for a motion for approval of the June 13, 2017 agenda. But she wanted to add an item to the June 13<sup>th</sup> agenda.

**APPROVAL OF THE REVISED AGENDA:**

Chairperson Diane Kulik asked for a motion to accept and approve the amended agenda with the addition of "***Security Systems Problems***" added after item five on the agenda.

Motion: Mr. Jermaine McNair  
Seconded: Mr. Lennard Naipaul

The revised agenda were unanimously approved by the committee.

**APPROVAL OF THE MINUTES:**

Chairperson Diane Kulik asked for a motion for approval of the May 9, 2017 minutes.

Motion: Mr. Greg Rubel  
Seconded: Mr. Scott Snyder

The minutes were unanimously approved by the committee.

**INTRODUCTION OF COMMITTEE MEMBERS / ROLL CALL:**

Chairperson Diane Kulik provided opportunity for each committee member and city staff to introduce themselves.

**MISSION OF COMMITTEE AND PURPOSE OF MEETING:**

Chairperson Diane Kulik read the purpose of the meeting:

To serve as a liaison between the community and the police; to serve as an advocate for programs, ideas, and methods to improve relations between the community and the police; to disseminate information to the community and the City with regard to the state of relations between the community and the Greenville Police Department; to assist and promote the community education efforts concerning safety awareness and community and individual awareness.

**COMMITTEE MEMBERS PRESENT:**

Lennard Naipaul; District 2  
Greg Rubel; District 3  
Diane Kulik; Chairperson, At-Large

Scott Snyder; District 4  
Jermaine McNair; Mayoral

**COMMITTEE MEMBERS ABSENT:**

None

**CITY STAFF MEMBERS PRESENT:**

Donald K. Phillips, Assistant Attorney; Sylvia Horne, Administrative Staff Support Specialist; Sgt. Dale Mills, Community Outreach; Devinder Culver, Community Project Coordinator; Lt. Michael Broadwell, Strategic Services; Lt. Carlton Williams, South Zone Commander.

**COUNCIL MEMBERS PRESENT:**

None

**OTHERS:**

Mr. Darrin Burnette – Community Watch Leader  
Mr. Brian Ceccarelli – Cary, N.C.  
News Media  
Daily Reflector - Reporter

**NEW BUSINESS:**

**Guest Speaker: Lt. Carlton Williams – Greenville Police Department**

**Topic: Security System Problems**

Lt. Carlton Williams informed the citizens about the current security company sales associates that are out in various neighborhoods. No company name was mentioned but he wanted residents to be smart about opening doors to unknown people. Most of the sales had occurred later in the afternoon and as late as 9:30 to 10:00 p.m. He received an email from a citizen who received a solicitation at 9:30 p.m. and the security alarm system sales person showed up at 10:00 p.m. to complete the installation. Lt. Williams reminded the citizens it is their door and they do not have to open it. Lt. Williams stated that he recommends before any citizen have someone coming to their home. 1. Know who they are and check out their services ahead of time. Lt. Williams also stated that if the salesperson say: "if it is such a good deal today; then it probably should be a great deal tomorrow." If it sounds too good to be true, the old saying: "it probably is." Take your time and decide services you as a citizen want in your home and also decide who you let into your home. Please make sure that the person is properly permitted. The Greenville Police Department issues permits with the person's picture on the permit. It is a separate ID from their other ID's. Lastly he informed the citizens to use caution and if they had any idea that the person may be suspicious in nature or if they felt uncomfortable do not open the door. And as always Lt. Williams informed the citizens to call the police department if they felt they needed to. He reminded the citizens that the police officers are on duty to serve all citizens.

**Guest Speaker: Lt. Michael Broadwell – Greenville Police Department**

**Topic: Red Light Camera Initiative**

Lt. Broadwell introduced himself to the Police Committee Relations Committee and citizens shared some of his work history with the Greenville Police Department. Below are some key points Lt. Broadwell discussed regarding the “Red Light Initiative Program.”

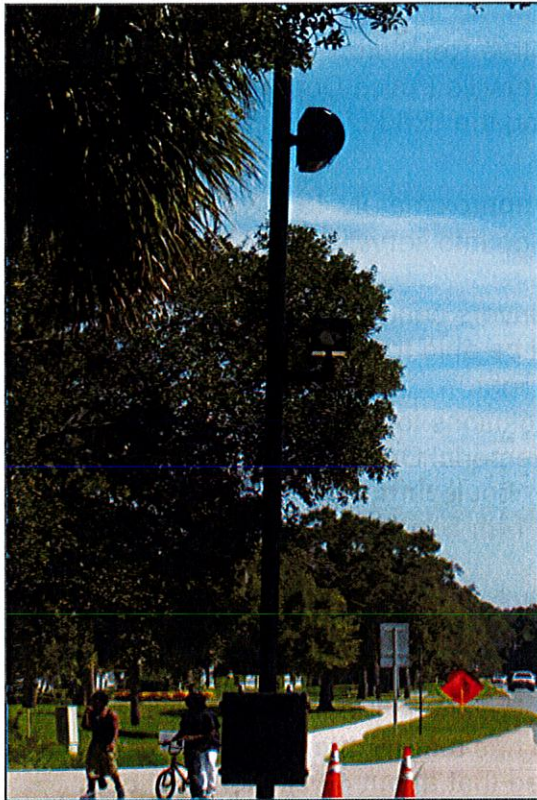
- Greenville will start using red light cameras in approximately 45 days.
- The red light camera program is scheduled to go into service at the end of July or the beginning of August.
- There will be a 30-day grace period in which drivers caught on camera running a red light will receive warning tickets and they’ll be able to go online and watch a video that shows their vehicle running the red light.
- The city is contracting with American Traffic Solutions to implement 10 red light cameras at five intersections, which include Memorial Drive and Arlington Boulevard, Greenville Boulevard and Arlington Boulevard, Arlington Boulevard and Fire Tower Road, Charles Boulevard and 14th Street and Charles Boulevard and Fire Tower Road.
- The cost of the program is \$2.5 million, with each camera costing approximately \$200,000. The cost of the program is expected to be paid for by the fines from the citations people receive for running the red lights.
- Each fine is \$100, with a \$100 late fee if it’s not paid on time.
- Based on figures from Fayetteville, which also has a red light camera program run by American Traffic Solutions, it is expected that about 43 citations will be issued each day and that \$1.3 million will go to Pitt County Schools.
- Fayetteville experienced a 46-percent reduction in crashes at their red light camera intersections.
- Citations are mailed to the registered owner of the car. Even if the owner was not the driver who ran the red light, the owner will be responsible for paying the civil fine. No points will be added to an owner’s driving record, and in some cases, the owner can fill out a form to transfer liability to the driver of the vehicle.
- The citation is like getting a parking ticket. The owner of the vehicle is responsible for paying it.
- The system works by anticipating, based on speed, when someone is going to run a red light. That alerts the camera, which takes a photo as the car approaches the stop line or stop bar then takes another photo of the car in the intersection.
- If the front of the vehicle has not crossed the stop line when the light turns red, American Traffic Solutions sends that video to the Greenville Police Department, where a Greenville officer will review the video to determine whether to issue the ticket.
- After a person gets the ticket, he or she can go online, use the code on the ticket and watch the video of their vehicle running the red light. If the owner doesn’t think the video shows the vehicle running the red light, the person can appeal the ticket.

Below is additional information displayed from the “Red Light Initiative Program” presentation.

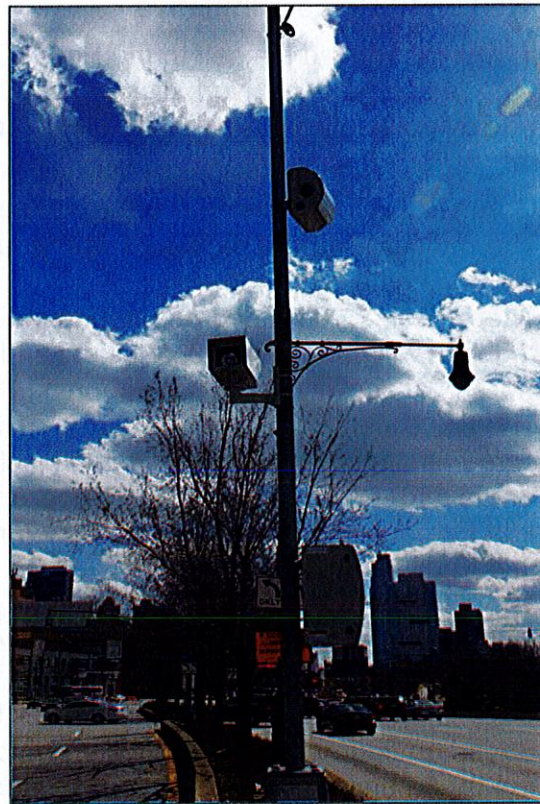


## Pictures of the Red Light Cameras

### Custom Painted



### Mounted on Existing Infrastructure



For more information regarding the “Red Light Initiative.” Please visit the City of Greenville/Police web page at [www.greenvillenc.gov](http://www.greenvillenc.gov) .

### Public Expression and Questions

The committee members asked several questions, and made comments and concerns regarding Red Light Camera Initiative.

Chairperson Diane Kulik asked for a motion to adjourn the meeting.

Motion: Mr. Jermaine McNair

Seconded: Mr. Lennard Naipaul

The committee unanimously adjourned the meeting.

The next meeting is on September 12, 2017. Meeting place will be announced later.


ADJOURN – 7:50 p.m.

Respectfully submitted,

Sylvia Horne  
Administration Bureau Secretary, Greenville Police Department  
Document (#1054032)

Memorandum

**To:** Ann Wall, City Manager

**From:** Les Everett, Chief Building Inspector 

**Date:** September 8, 2017

**Subject:** New Building Permit Report

The following is a list of Building Permits issued for NEW Residential and Commercial construction during the month of August, 2017.

Builder	Address	Type	Cost
Goodwin, T D, Construction LI	3912 E 10th St	Commercial/business (new)	600,000
Goodwin, T D, Construction LI	1000 Staton Rd	Commercial/business (new)	750,000
Hudson Brothers Const. Co.	601 Whitley Dr	Commercial/business (new)	2,800,000
Aldridge & Southerland Bldrs	3704 Nantucket Rd A	Duplex Townhome	249,000
Aldridge & Southerland Bldrs	3704 Nantucket Rd B	Duplex Townhome	0
Aldridge & Southerland Bldrs	3700 Nantucket Rd A	Duplex Townhome	249,000
Aldridge & Southerland Bldrs	3700 Nantucket Rd B	Duplex Townhome	249,000
Elks, A Construction	1677 Cambria Dr A	Duplex Townhome	210,000
Elks, A Construction	1677 Cambria Dr B	Duplex Townhome	0
Everett East Construction	2216 Remington Ct A	Duplex Townhome	160,200
Everett East Construction	2216 Remington Ct B	Duplex Townhome	0
Porter Building Company, Llc	2212 Remington Ct A	Duplex Townhome	210,000
Porter Building Company, Llc	2212 Remington Ct B	Duplex Townhome	0
Porter Building Company, Llc	2204 Remington Ct A	Duplex Townhome	210,000
Porter Building Company, Llc	2204 Remington Ct B	Duplex Townhome	0
Spain Builders, Llp	2224 Chavis Dr A	Duplex Townhome	180,000
Spain Builders, Llp	2224 Chavis Dr B	Duplex Townhome	180,000
Russell, Rocky Builders, Inc.	3424 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3428 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3432 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3436 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Waterford Contracting II, llc	306 E 10th St	Multi-family - 5 Or More Units	33,500,000
Clark, Bill Homes Of	6001 Mack Vernan Dr	Single Family Residential (new)	239,400
Clark, Bill Homes Of	704 Arbor Dr	Single Family Residential (new)	163,425
Clark, Bill Homes Of	2121 Moxie Ln	Single Family Residential (new)	345,525
Clark, Bill Homes Of	700 Arbor Dr	Single Family Residential (new)	168,750
Clark, Bill Homes Of	521 Becky Anne Dr	Single Family Residential (new)	238,950
Clark, Bill Homes Of	517 Becky Anne Dr	Single Family Residential (new)	220,425
Clark, Bill Homes Of	101 Rockland Dr	Single Family Residential (new)	207,000
Clark, Bill Homes Of	101 Rendall Ct	Single Family Residential (new)	207,750
Clark, Bill Homes Of	525 Becky Anne Dr	Single Family Residential (new)	218,700

Clark, Bill Homes Of	628 Arbor Dr	Single Family Residential (new)	194,625
Clark, Bill Homes Of	2653 Rhinestone Dr	Single Family Residential (new)	194,625
Corey Const. Inc, John Paul	609 Kings Rd	Single Family Residential (new)	481,575
Edmonson Construction Company	492 Huntingridge Rd	Single Family Residential (new)	190,050
Edmonson Construction Company	3117 Soco Ct	Single Family Residential (new)	119,100
Edmonson Construction Company	1029 Ellery Dr	Single Family Residential (new)	171,600
First Colony Construction Co	3908 Colony Woods Dr	Single Family Residential (new)	242,475
First Colony Construction Co	3904 Colony Woods Dr	Single Family Residential (new)	233,550
Harris Residential Bldrs	3729 Prestwick Pl	Single Family Residential (new)	237,450
Harris, J.t. Contracting	807 Bancroft Av	Single Family Residential (new)	117,525
Harris, J.t. Contracting	809 Bancroft Av	Single Family Residential (new)	107,175
Kuhn Homes, llc, Will	3705 E Baywood Ln	Single Family Residential (new)	209,100
Kuhn Homes, llc, Will	3801 E Baywood Ln	Single Family Residential (new)	150,000
Kuhn Homes, llc, Will	3701 E Baywood Ln	Single Family Residential (new)	175,000
Lee, William W., Iv	2260 Tulls Cove Rd	Single Family Residential (new)	195,000
Russell, Rocky Builders, Inc.	4003 Hidden Laurel Ct	Single Family Residential (new)	181,350
Russell, Rocky Builders, Inc.	1108 Abby Dr	Single Family Residential (new)	237,825
	Total		53,690,830

## (Previous year and month comparison of new construction)

2017-2018July

Residence:	32 Permits	6,930,800
Duplex T:	2 Permits	255,000
Multi-Family:	21 Permits	1,562,400
(3 Bldgs/21 Units)		
Business:	2 Permits	484,411
Total:	57 Permits	9,232,611

August

Residence:	26 Permits	5,447,950
Duplex T:	14 Permits	1,897,200
(7 Bldgs/14 Units)		
Multi-Family:	5 Permits	42,195,680
(5 Bldgs/188 Units)		
Business:	3 Permits	4,150,000
Total:	48 Permits	53,690,830

F/Y Total: 105 Permits 62,923,441

2016-2017July

Residence:	15 Permits	2,702,205
Multi-Family:	12 Permits	4,870,745
(12 Bldgs/136 Units)		
Business:	1 Permit	400,000
Total:	28 Permits	7,972,950

August

Residence:	9 Permits	2,054,450
Duplex T:	12 Permits	1,429,800
(6 Bldgs/12 Units)		
Multi-Family:	4 Permits	8,695,680
(4 Bldgs 96 Units)		
Business:	3 Permits	6,292,000
Total:	28 Permits	18,471,930

F/Y Total: 56 Permits 26,444,880

Cc: Ann Wall, City Manager  
 Doc: 1059375

Community Development Department / Inspections Division  
 City of Greenville  
 Aug-17

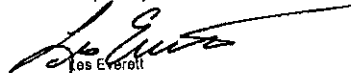
The following is a monthly breakdown of activities of this Division as related to construction within our jurisdiction

2017-2018	August	
Building Permits	# of Permits	Value
Residence	26	\$ 5,447,950.00
Residence Addition	6	\$ 93,500.00
Residence Alteration	7	\$ 168,800.00
Duplex Townhomes	14	\$ 1,897,200.00
Duplex Alteration	2	\$ 45,500.00
Duplex Additions	0	\$ -
Multi-Family	5	\$ 42,195,880.00
Multi-Family Townhomes	0	\$ -
Multi-Family Additions	0	\$ -
Multi-Family Alterations	1	\$ 3,500.00
Business	3	\$ 4,150,000.00
Cell Tower & Foundation	0	\$ -
Shell	0	\$ -
Office	0	\$ -
Hotel/Motel	0	\$ -
Educational	0	\$ -
Business Additions	5	\$ 3,798,742.00
Business Alterations	13	\$ 3,098,981.00
Churches	0	\$ -
Church Addition	0	\$ -
Church Alterations	0	\$ -
Clubhouse	0	\$ -
Swimming Pool	0	\$ -
Storage/Accessory	2	\$ 82,500.00
Garage/Carport	0	\$ -
Storage Additions	0	\$ -
Storage Alterations	0	\$ -
Garage Additions	0	\$ -
Garage Alterations	0	\$ -
Retaining Wall	0	\$ -
Foundation	1	\$ 10,000.00
Signs	27	\$ 99,437.00
Roofing	4	\$ 1,765,281.00
Family Care	0	n/a
Change of Occupancy	1	n/a
Day Care	0	n/a
Temp. Utilities	29	n/a
Mobile Homes	6	n/a
Safety Review	14	n/a
Driveway	33	n/a
Land Disturbance	49	n/a
Demolition	5	n/a
Tents	0	n/a
Total for Month	253	\$ 82,856,151.00
	for month	to date
Total Value New Construction	\$ 53,690,830.00	\$ 62,923,441.00
Total Alterations	\$ 9,164,321.00	\$ 13,882,098.00

	For Month	To Date
Building Permits	253	489
Mechanical Permits	216	475
Plumbing Permits	60	126
Electrical Permits	271	524
Total Permits	790	1594
Building Inspections	406	811
Plumbing Inspections	240	465
Mech. Inspections	298	620
Elect. Inspections	462	768
Fire Inspections	4	6
Stop Work Orders	1	1
Condemnations	0	0
ABC Lic. Insp	3	8
Total Inspections	1412	2597
Commercial Plan Reviews	18	38
Residential Plan Reviews	53	94
Sign Plan Reviews	31	50
Site Plan Reviews	8	18
BOA Reviews	2	3
Turnover	249660.38	\$ 387,313.46

doc #1057398

Respectfully Submitted,



Les Everett  
 Chief Building Inspector

cc: Ann Wall, City Manager

