

# City Council Meeting

May 10, 2018



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## Item 5

Ordinance to annex Langston Commercial & Office Park, Lot 2 involving 2.508 acres located along the southern right-of-way of Regency Boulevard and 660 +/- feet east of South Memorial Drive





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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

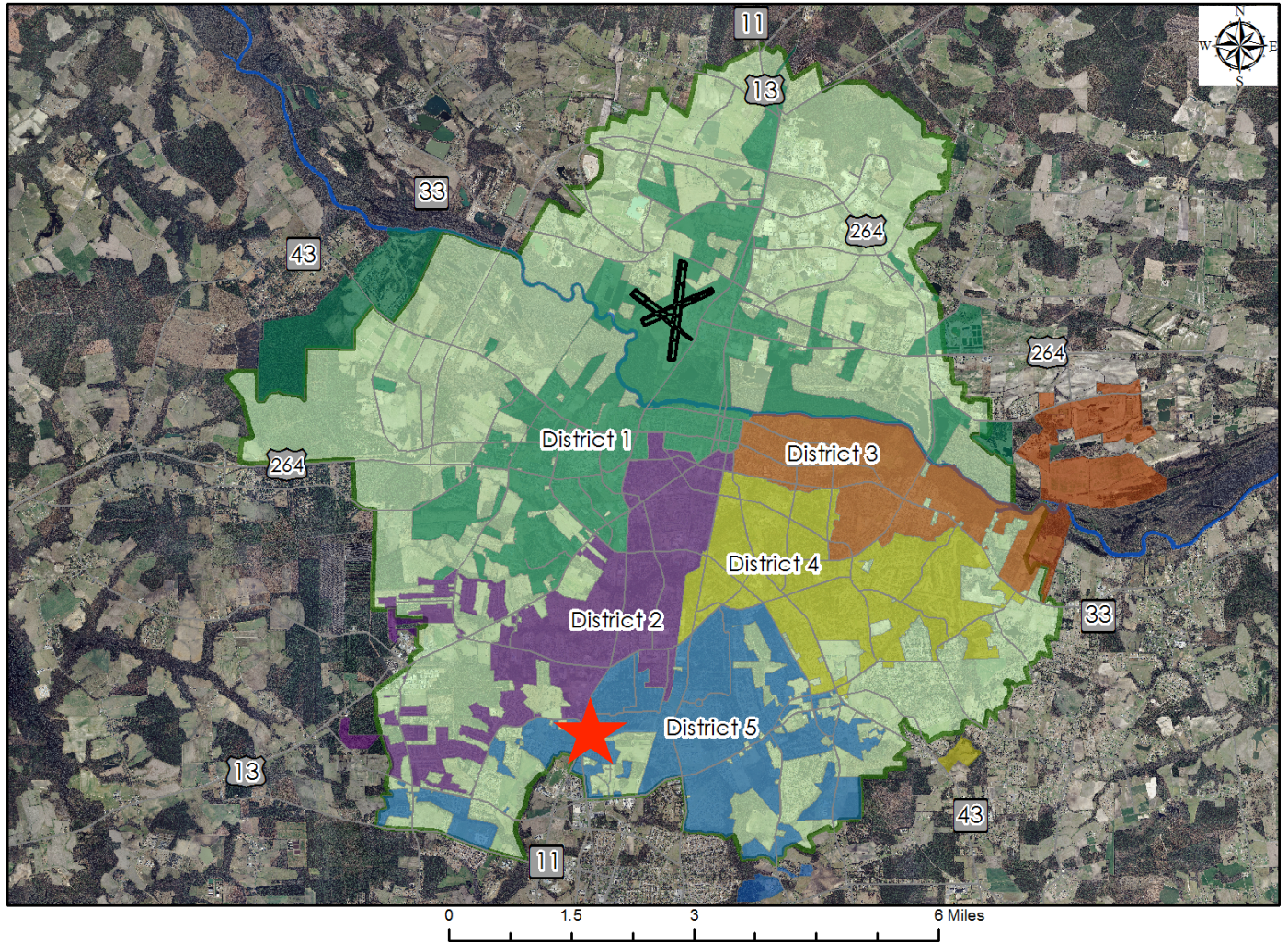
 District 1

 District 2

 District 3

 District 4

 District 5



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NORTH CAROLINA

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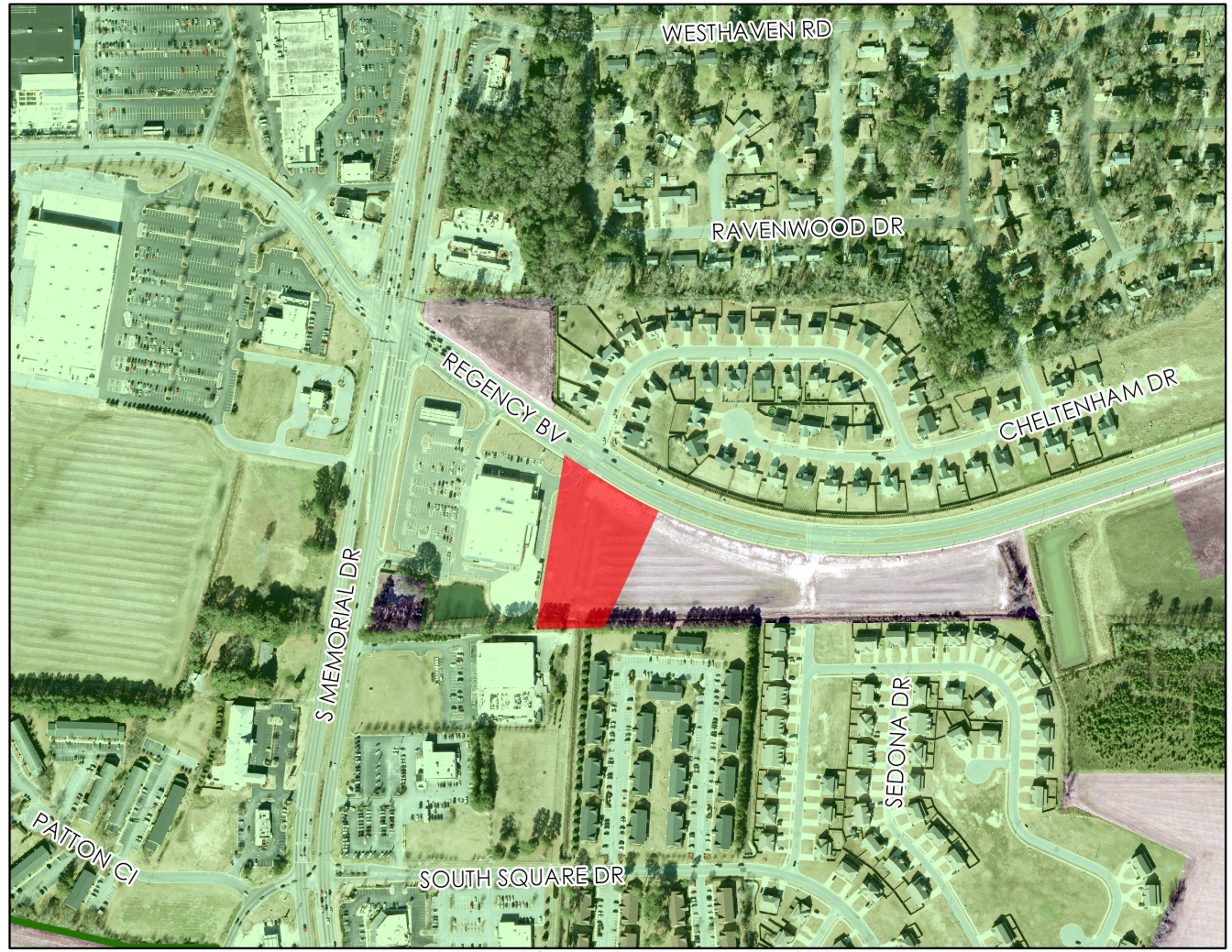
# Langston Commercial & Office Park-Lot 2

## Map Legend

-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation

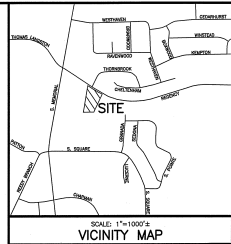
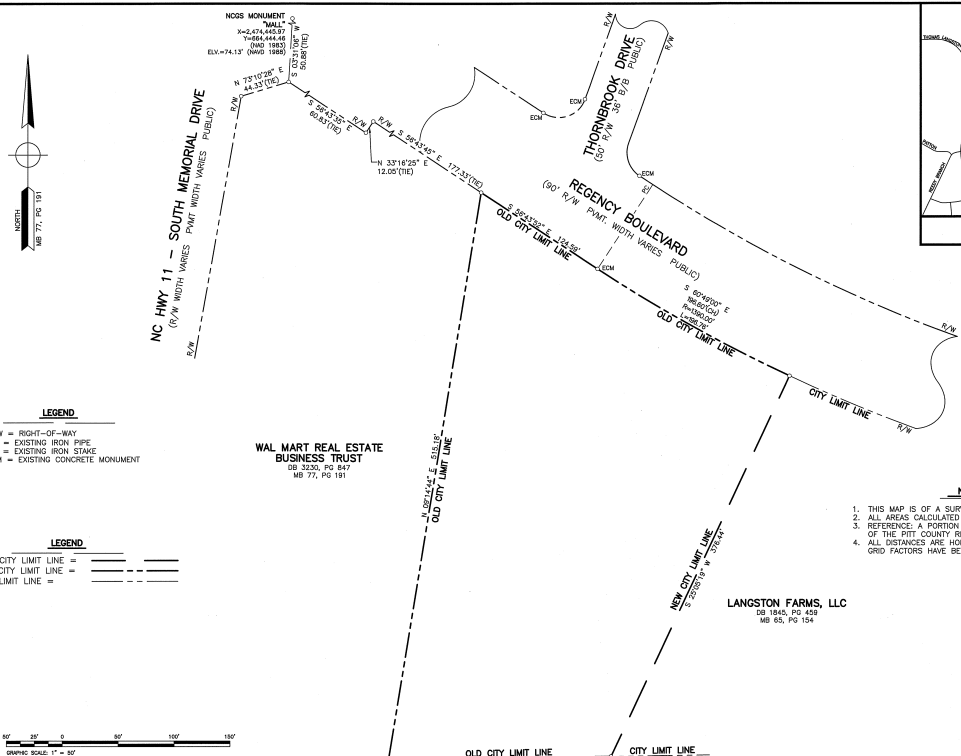


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# 2.508 Acres

V:\ADMIN\18-0228.DWG.DORPOT.CO\GREENVILLE\ANNEXATION\_MAP.dwg 18MS\_Apr\_19\_2018 7:30am MWELLS



- NOTES**
1. THIS MAP IS OF A SURVEY THAT IS OF ANOTHER CATEGORY.
  2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
  3. REFERENCE: A PORTION OF DEED BOOK 845, PAGE 459 OF THE PITT COUNTY REGISTER OF DEEDS.
  4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NO CURVE FACTORS HAVE BEEN APPLIED.

**CERTIFICATION**

I, MICHAEL W. BALDWIN, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY ME OR AN ENGINEER REGISTERED WITH THE BOARD OF PROFESSIONAL ENGINEERS BY THE STATE OF NORTH CAROLINA AND THAT THE MATH OF THIS SURVEY WAS CHECKED BY ME OR AN ENGINEER REGISTERED WITH THE BOARD OF PROFESSIONAL ENGINEERS BY THE STATE OF NORTH CAROLINA AND THAT THE INSTRUMENTS USED WERE CALIBRATED AND BROKEN DOWN-PURSES FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. THIS 29th DAY OF \_\_\_\_\_, 2018.

SIGNED: \_\_\_\_\_  
 REGISTRATION NO. L-3362



A PORTION OF TAX PARCEL #74013  
 ANNEXATION MAP FOR  
**LANGSTON COMMERCIAL & OFFICE PARK**  
 LOT 2

OWNER: LANGSTON FARMS, LLC  
 ADDRESS: 2929 34TH STREET, NW  
 WASHINGTON, DC 20008  
 PHONE: (202) 752-4012

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

SURVEYED: JGP    APPROVED: MWB  
 DRAWN: NIW    DATE: 03/28/2019  
 CHECKED: MWB    SCALE: 1" = 50'

**Baldwin Design Consultants, PA**  
 LICENSE NO. 35495  
 ENGINEERING - SURVEYING - PLANNING  
 1000-O EAST ALBANY BRIDGES BLVD  
 GREENVILLE, NC 27602    252.236.1300

MAP SHOWING AREA ANNEXED BY  
**THE CITY OF GREENVILLE, N.C**  
 (EFFECTIVE DATE \_\_\_\_\_ ORDINANCE # \_\_\_\_\_ AREA 2,508 AC.)  
 \_\_\_\_\_ TOWNSHIP, PITT COUNTY, N.C.



## Item 6

Ordinance requested by AgCarolina Farm Credit to rezone 34.7 +/- acres located at the southwestern corner of the intersection of NC Highway 43 N and Rock Spring Road from RA20 (Residential-Agricultural) to CH (Neighborhood Commercial)





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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)


## City Council Voting District

### District

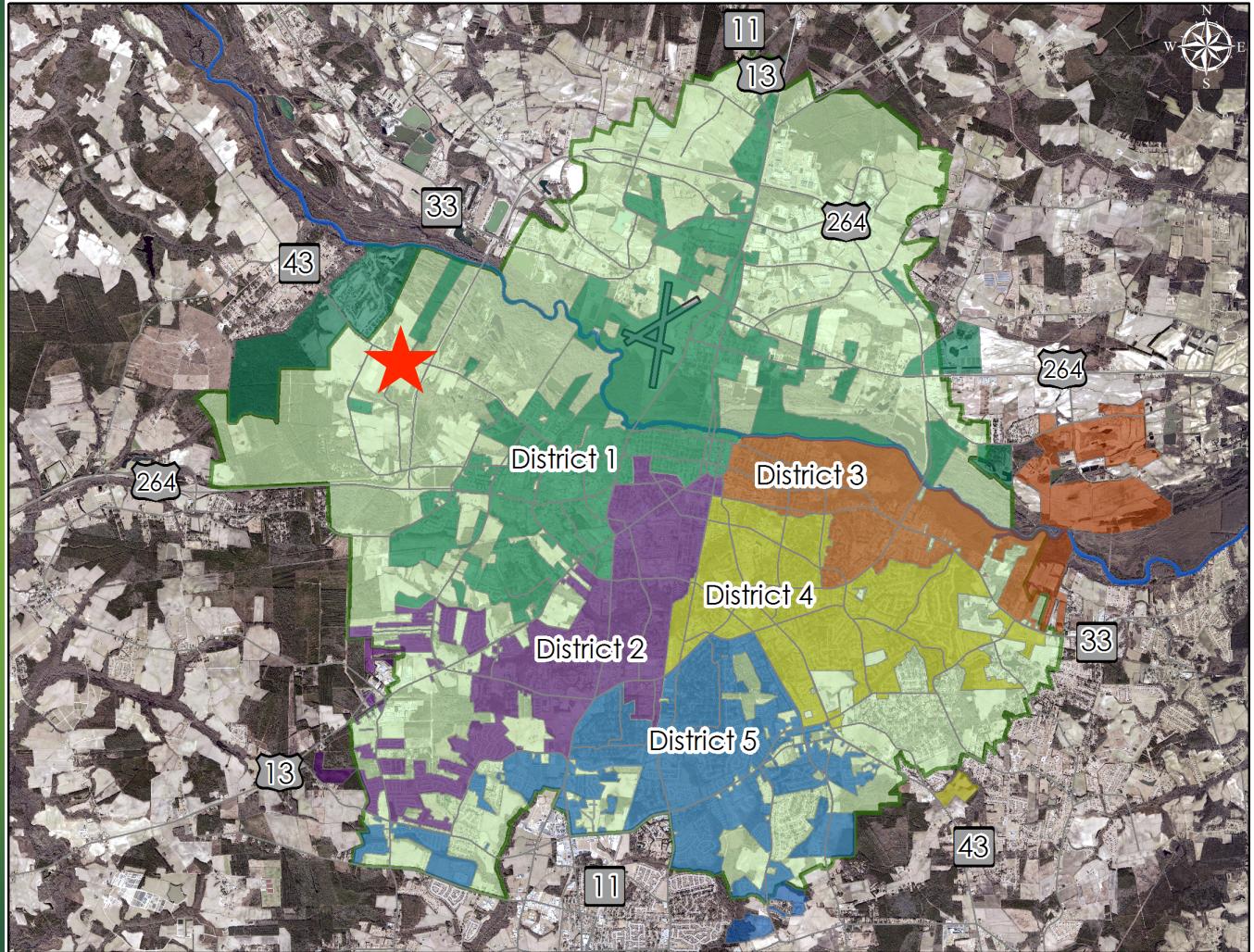
 District 1

 District 2

 District 3

 District 4

 District 5





**Greenville**  
NORTH CAROLINA

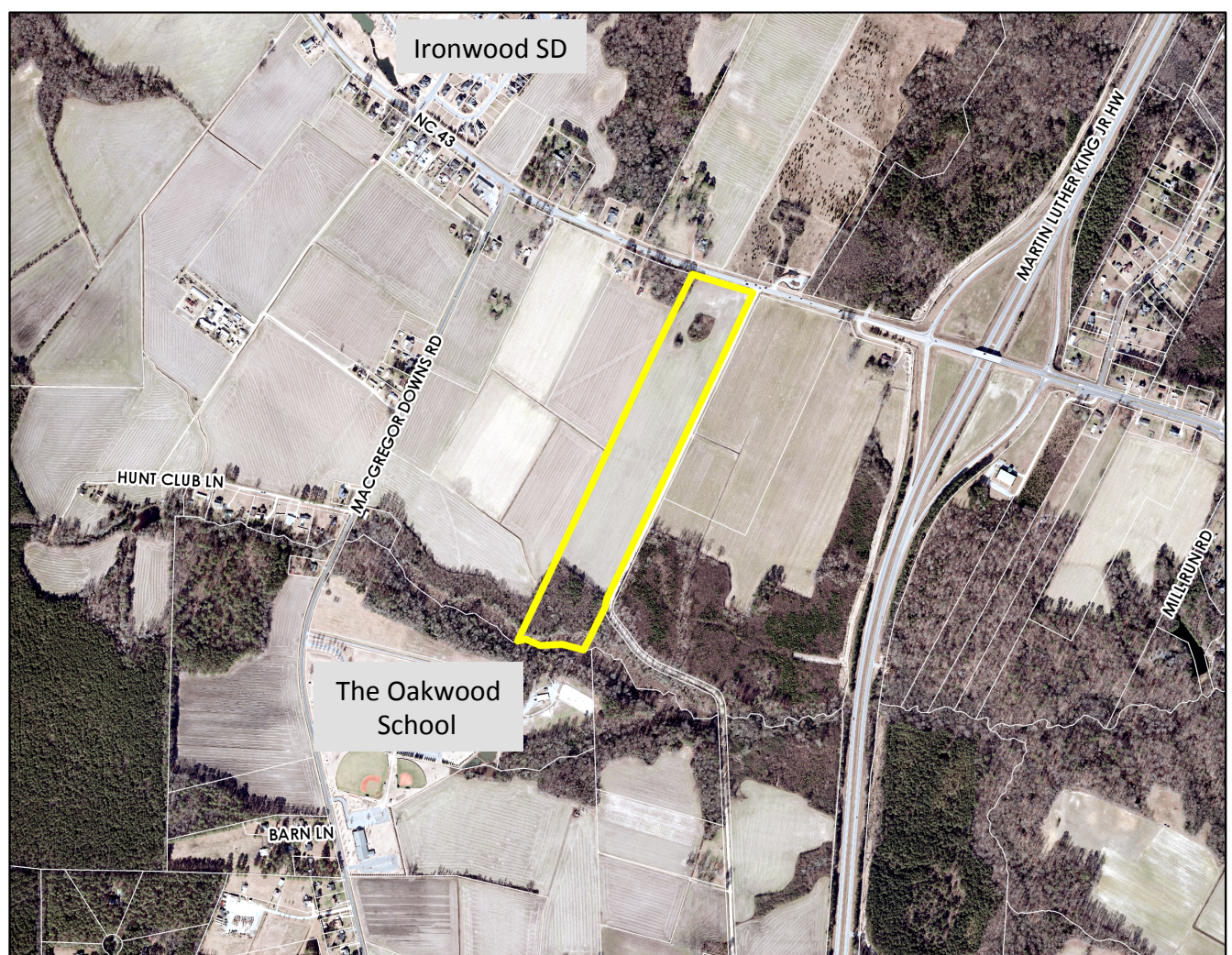
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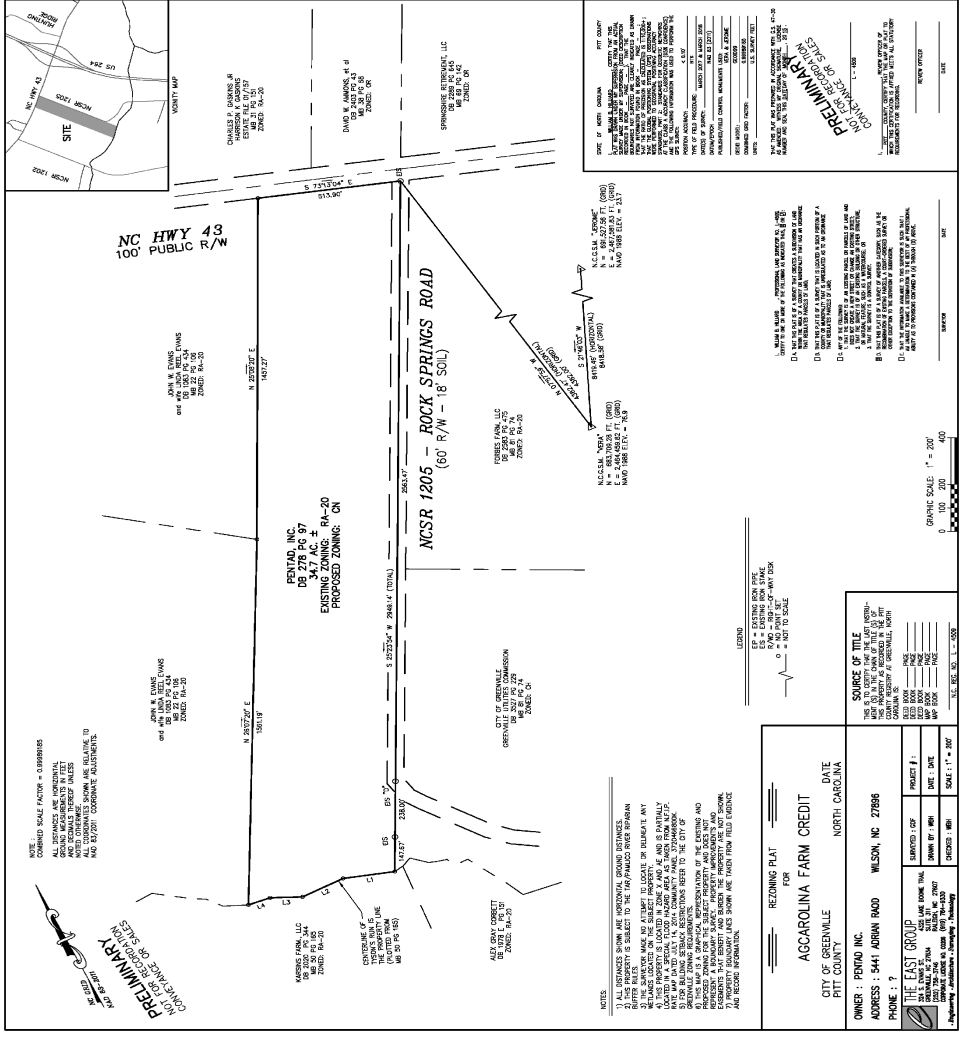
# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



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# NC Hwy 43 N




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













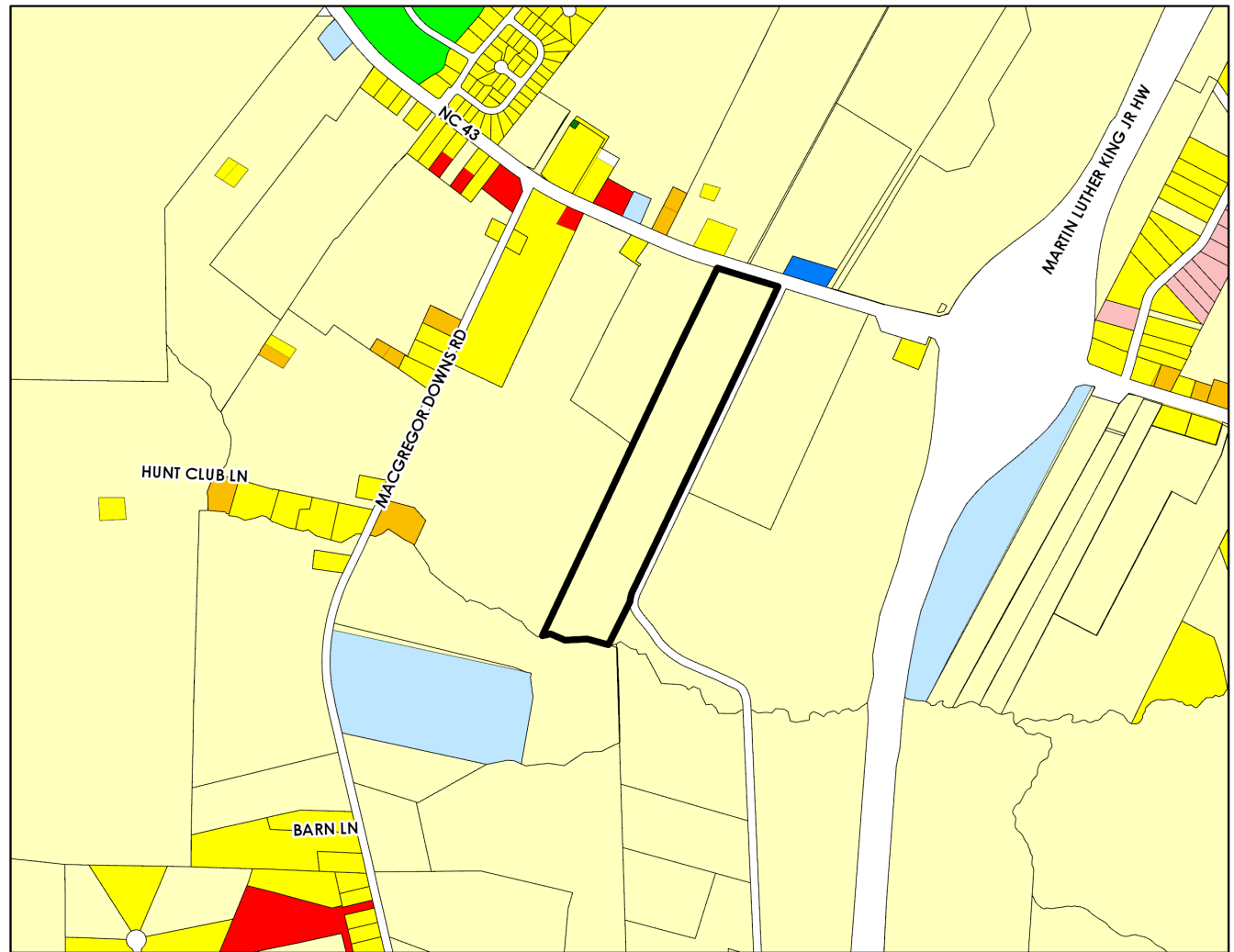
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant

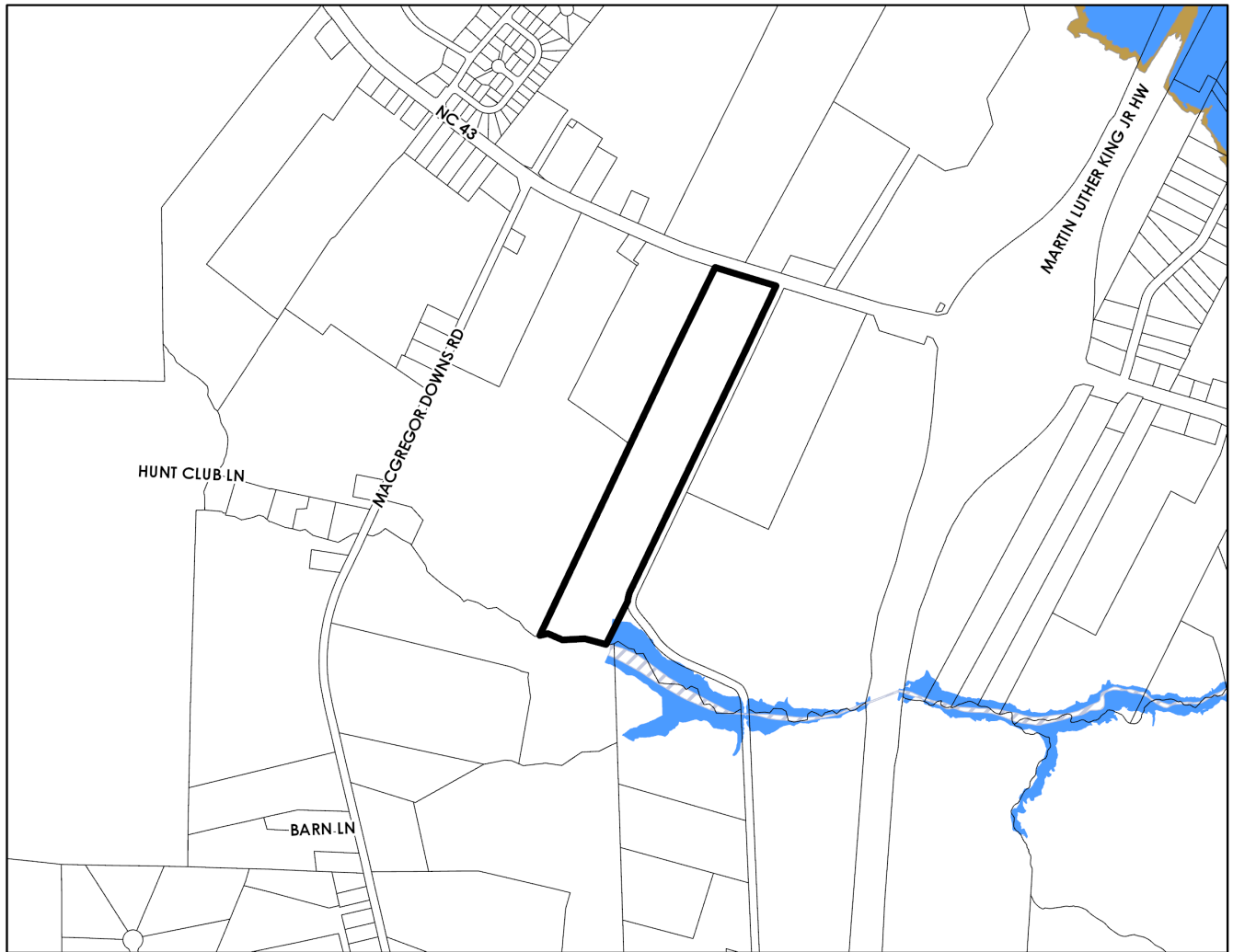


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# Flood Plain Map

- Rezonings
- Land Parcels
- AE = Floodway
- AE= Base Flood Elevations
- NEA (Non-Encroachment Area)
- A= 1% Chance of Annual Flood Hazard
- 0.2% Chance of Annual Flood Hazard



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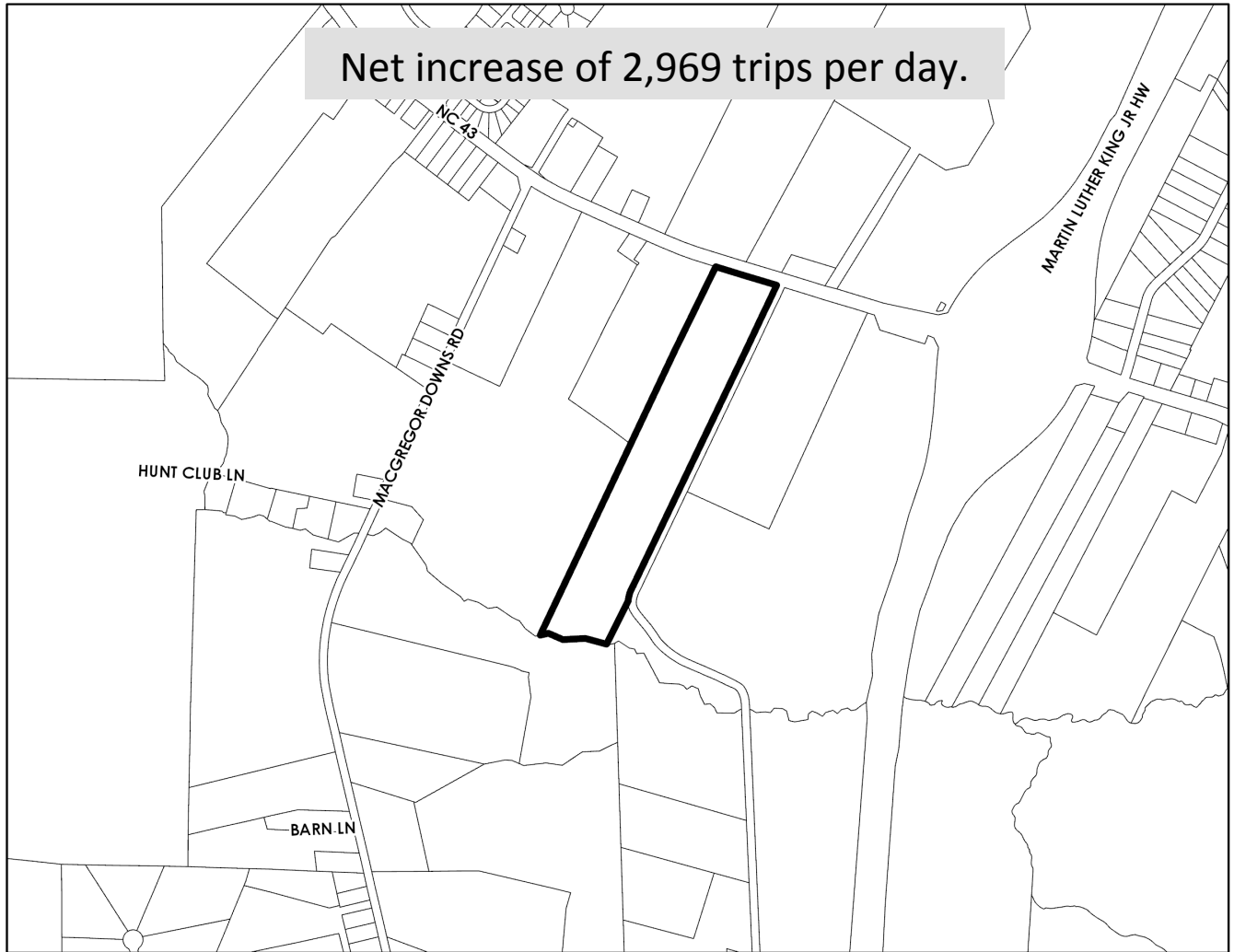
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# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

Net increase of 2,969 trips per day.




































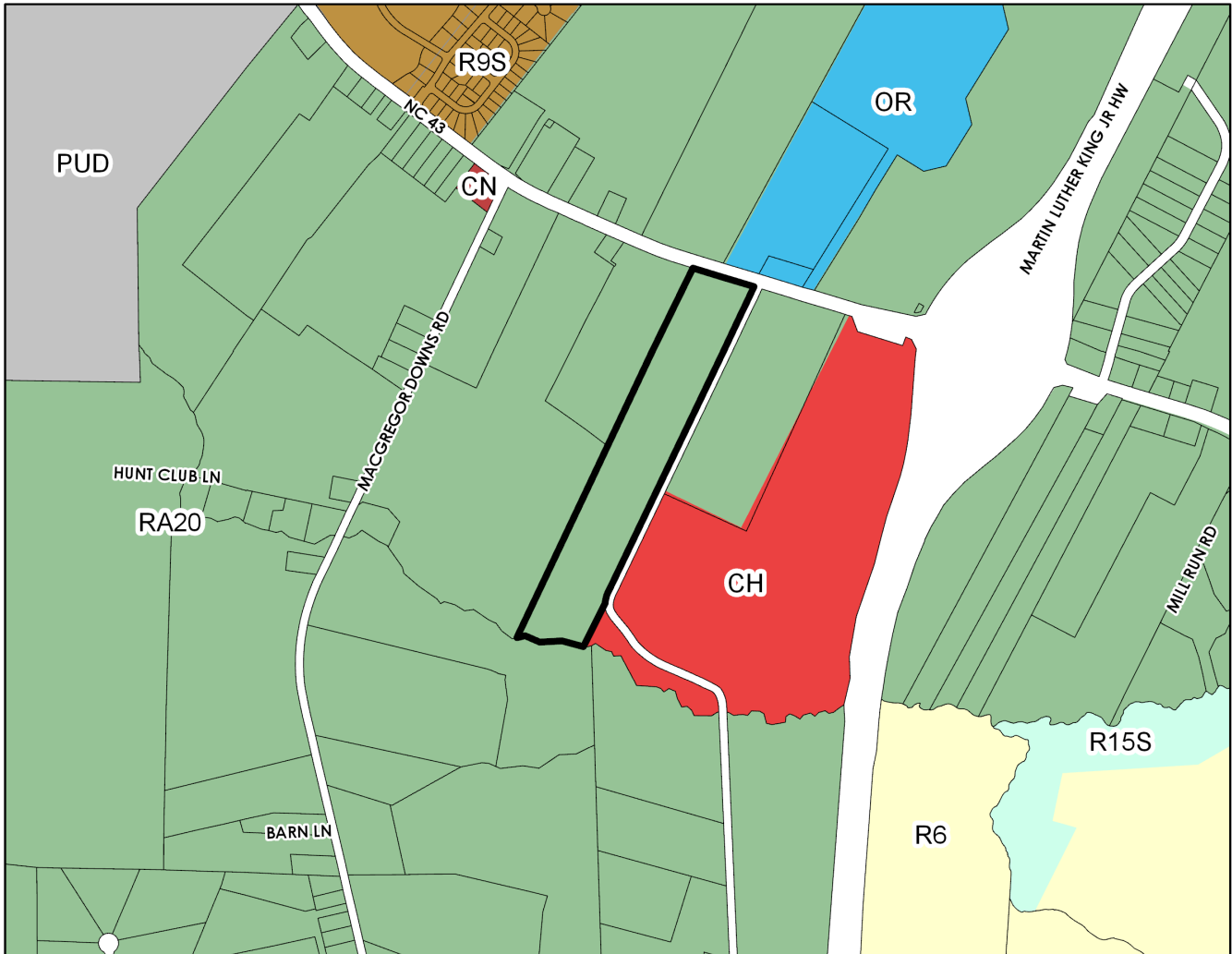
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# Zoning Map

## Map Legend

 Rezoning	 PIU	 R6MH
 Land Parcels	 MI	 R6N
 CD	 MO	 R6S
 CDF	 MS	 R9
 CG	 O	 R9S
 CH	 OR	 R9S-CA
 CN	 OR-UC	 R15S
 MCH	 R6	 PUD
 MCG	 R6A	 MR
 I	 R6A-CA	 MRS
 IU	 R6A-RU	 RA20





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







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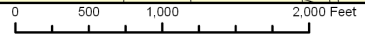
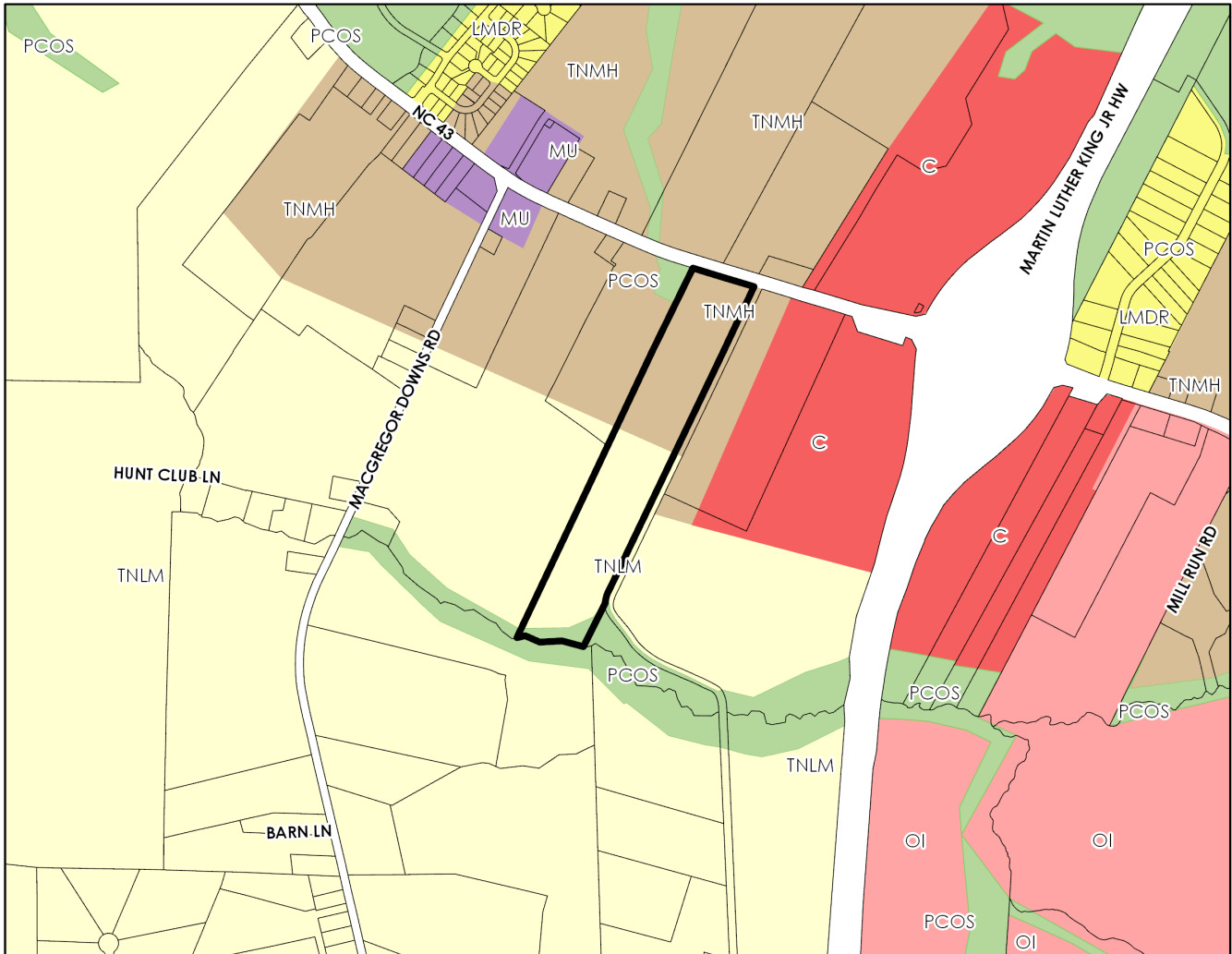
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional Neighborhood, Low to Medium Density
-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics





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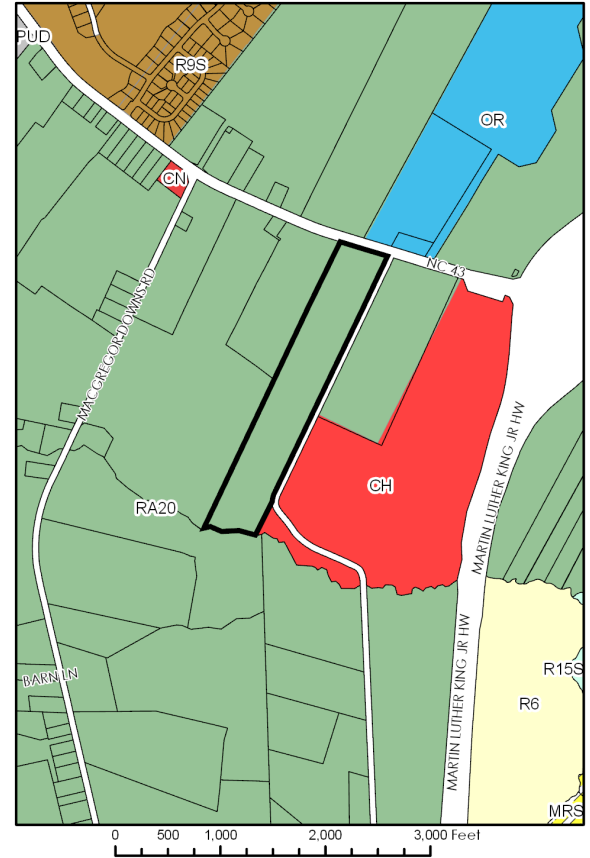
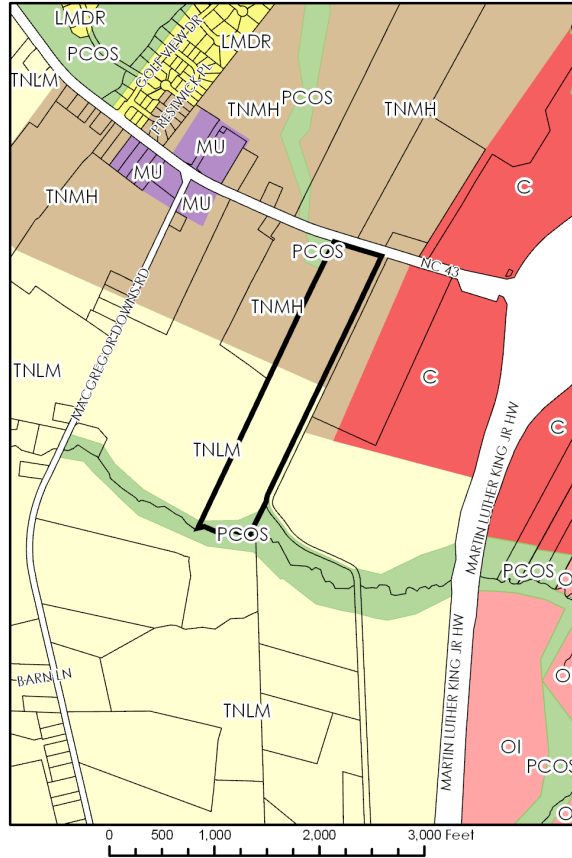
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted unanimously to approve the request at its April 17, 2018 meeting.



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# Item 7

Ordinance requested by Arlington Crossing, LLC to rezone 5.498 acres located along the northern right-of-way of West Arlington Boulevard and adjacent to the Norfolk Southern Railroad from MO (Medical-Office) to MCG (Medical-General Commercial)





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# General Location Map

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 Tar River

 Pitt-Greenville Airport (PGV)


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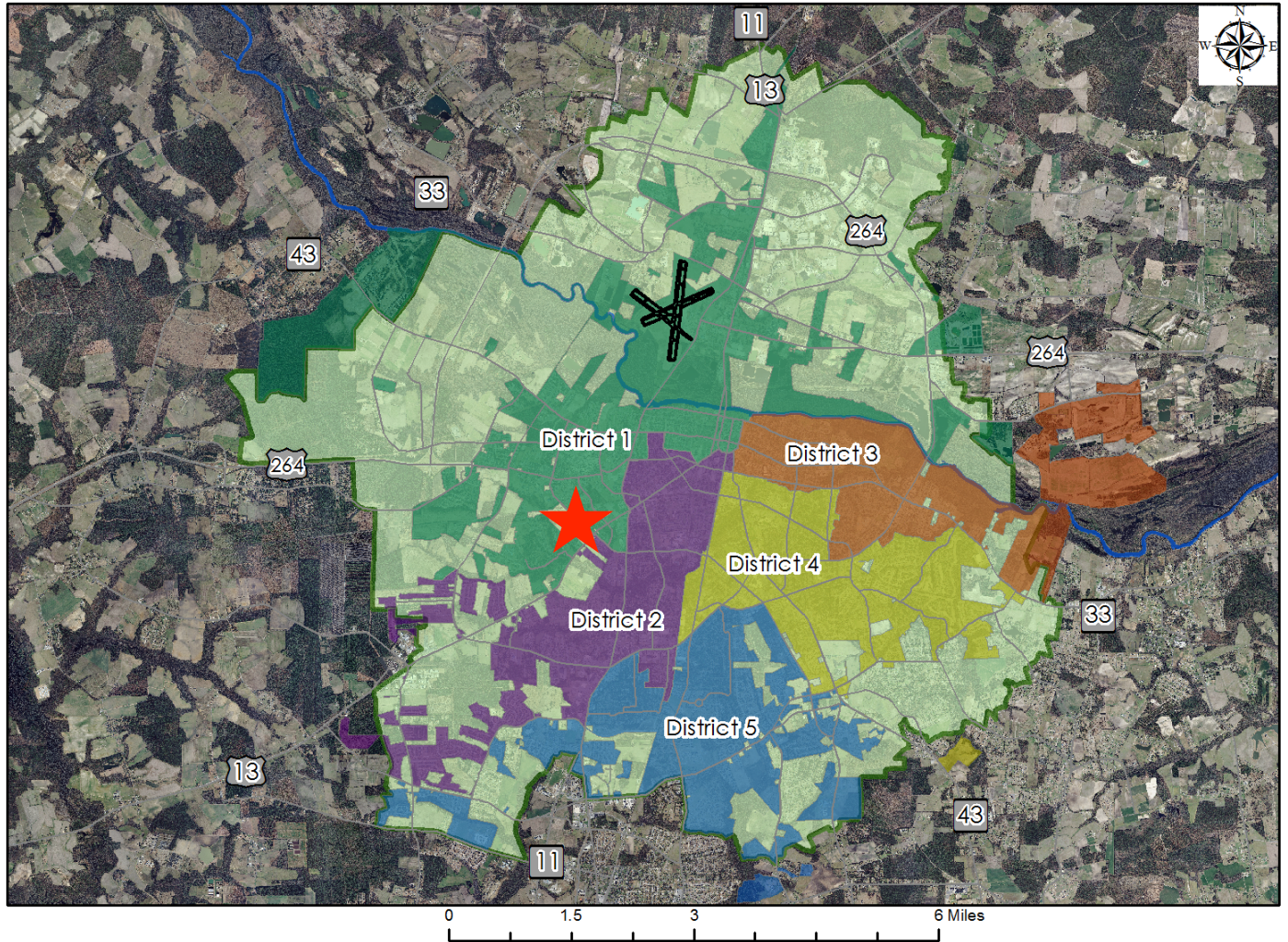
 District 1

 District 2

 District 3

 District 4

 District 5





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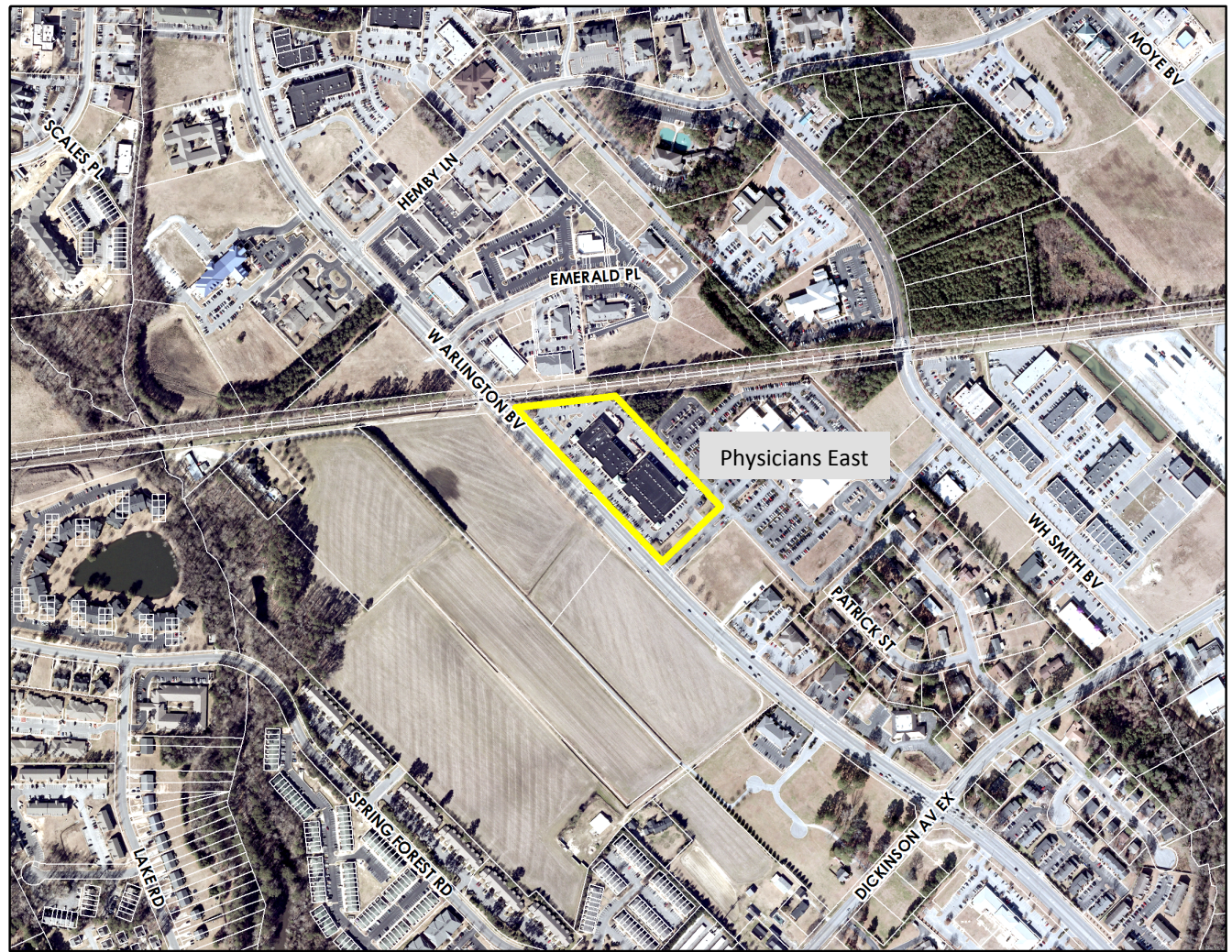
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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



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# Survey

## PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

SHERF PHILIPS and wife  
131 WINDSOR ROAD  
GREENVILLE, NC 27634

ALFRED E. CARRIS,  
MARIE DODD, ETAL  
1705 EAST PATRICK ROAD  
GREENVILLE, NC 27638

CHANCE PROPERTIES, LLC  
1502 OLD FARM ROAD  
GREENVILLE, NC 27634

SOUTHERN SURGICAL  
PROPERTIES, LLC  
1305 BERNARD PLACE  
GREENVILLE, NC 27634

ARLINGTON MEDICAL PARK  
LOT 4 PROPERTY OWNERS  
ASSOCIATION, INC.  
1305 BERNARD PLACE  
GREENVILLE, NC 27634

G N B INVESTMENTS, LLC  
2007 CENTRAL PLACE  
GREENVILLE, NC 27634

WINTER VILLAGE MEDICAL  
PROPERTIES, LLC  
1701 WEST MAIN ROAD/AVENUE  
GREENVILLE, NC 27634

WARR-BISH PROPERTIES, LLC  
PO BOX 11002  
GREENVILLE, NC 27634

ROBERT W. EVANS and  
DONALD E. EVANS  
1009 QUINCY AVENUE EXT.  
GREENVILLE, NC 27634

EMW PROPERTIES  
1702 BERNARD ROAD  
GREENVILLE, NC 27638

TW COMMERCIAL  
PROPERTIES, LLC  
PO BOX 328  
GREENVILLE, NC 27633

MEDICAL OFFICE  
(MO)  
ALFRED E. CARRIS,  
MARIE DODD, ETAL  
1705 EAST PATRICK ROAD  
GREENVILLE, NC 27638

MEDICAL OFFICE  
(MO)  
SHERF PHILIPS and  
ATEATY PHILIPS  
131 WINDSOR ROAD  
GREENVILLE, NC 27634

MEDICAL OFFICE  
(MO)  
CHANCE PROPERTIES, LLC  
1502 OLD FARM ROAD  
GREENVILLE, NC 27634

MEDICAL OFFICE  
(MO)  
ALFRED E. CARRIS,  
MARIE DODD, ETAL  
1705 EAST PATRICK ROAD  
GREENVILLE, NC 27638

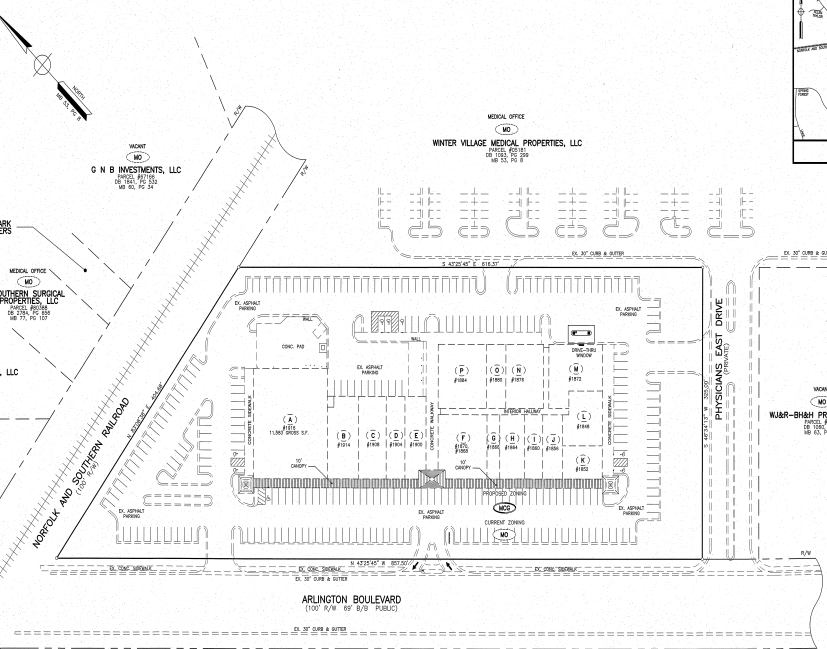
MEDICAL OFFICE  
(MO)  
TW COMMERCIAL  
PROPERTIES, LLC  
PO BOX 328  
GREENVILLE, NC 27633

VACANT  
(V)  
G N B INVESTMENTS, LLC  
2007 CENTRAL PLACE  
GREENVILLE, NC 27634

MEDICAL OFFICE  
(MO)  
WINTER VILLAGE MEDICAL PROPERTIES, LLC  
1701 WEST MAIN ROAD/AVENUE  
GREENVILLE, NC 27634

VICINITY MAP  
SCALE: 1" = 100'

VACANT  
(V)  
WARR-BISH PROPERTIES, LLC  
PO BOX 11002  
GREENVILLE, NC 27634



- ### TENANT DIRECTORY
- (A) #1916: K&W CATERERS
  - (B) #1914: ECU OF PROCTORING CENTER
  - (C) #1908: UNIFORMS GALORE
  - (D) #1904: MAIN STREET CHICKEN & BBQ
  - (E) #1900: HWY 55 BURGERS SHAKES & FRIES
  - (F) #1870, #1968: BOTTEN MEDICINEWOMAN SPA & CAFE
  - (G) #1866: NATY AFRICAN HAIR BRIDING
  - (H) #1864: 3rd HOME HEALTH AND HOSPICE CENTER
  - (I) #1860: STATE FARM-CHRIS GOOLEY
  - (J) #1856: TROPICAL SMOOTHIE CAFE
  - (K) #1852: FIRDHOUSE SUBS
  - (L) #1848: IN-TONE FITNESS
  - (M) #1872: MEDICAL PARK PHARMACY
  - (N) #1876: VACANT
  - (O) #1884: INNER BANUS MEDA

RECREATIONAL  
(R)  
EMW PROPERTIES  
1702 BERNARD ROAD  
GREENVILLE, NC 27638

AGRICULTURAL  
(A)  
ROBERT W. EVANS  
and DONALD E. EVANS  
1009 QUINCY AVENUE  
GREENVILLE, NC 27634

AREA TO BE REZONED: 5.489 ACRES

GRAPHIC SCALE: 1" = 100'

SHEET 1 OF REZONING MAP

PARCEL #1882  
302 MAP #1877-20-1882

**ARLINGTON CROSSING, LLC**

REFERENCE: DEED BOOK 1572, PAGE 1 OF THE  
PIT COUNTY REGISTRY

OWNER: ARLINGTON CROSSING, LLC  
ADDRESS: 2115 BROADWAY, 2ND  
GREENVILLE, NC 27638

PHONE: (252) 754-8561

DESIGNED BY	DATE	APPROVED BY
DRAWN BY	DATE	
CHECKED BY	DATE	
TITLE	DATE	



**NOTES**

- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ALL UTILITY LOCATIONS ARE SHOWN AS OBTAINED FROM RECORD DRAWINGS.
- THIS MAP IS OF AN EXISTING PORTION OF LAND.
- RECORDING DEED BOOK 1572, PG 1.
- MAP BOOK 53, PG 8 OF THE PIT COUNTY REGISTRY.

CLOSURE CHECK BOUNDARY

DATE: 01/22/18



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NORTH CAROLINA

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GREENVILLE, NC 27638  
 1/23/18  
 11:00 AM  
 1/23/18  
 11:00 AM  
 1/23/18  
 11:00 AM

# W. Arlington Boulevard




**Greenville**  
NORTH CAROLINA
















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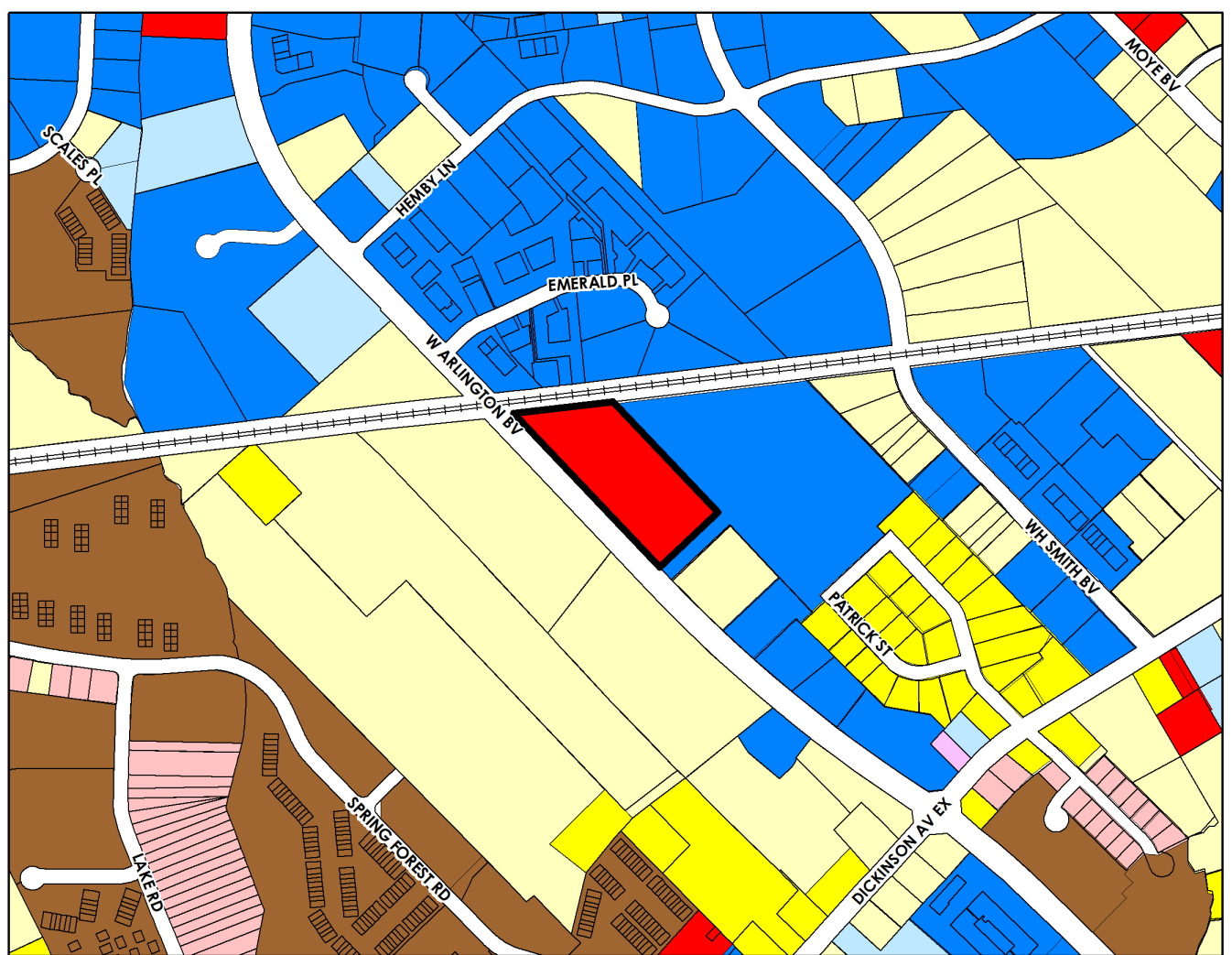
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



**Greenville**  
NORTH CAROLINA

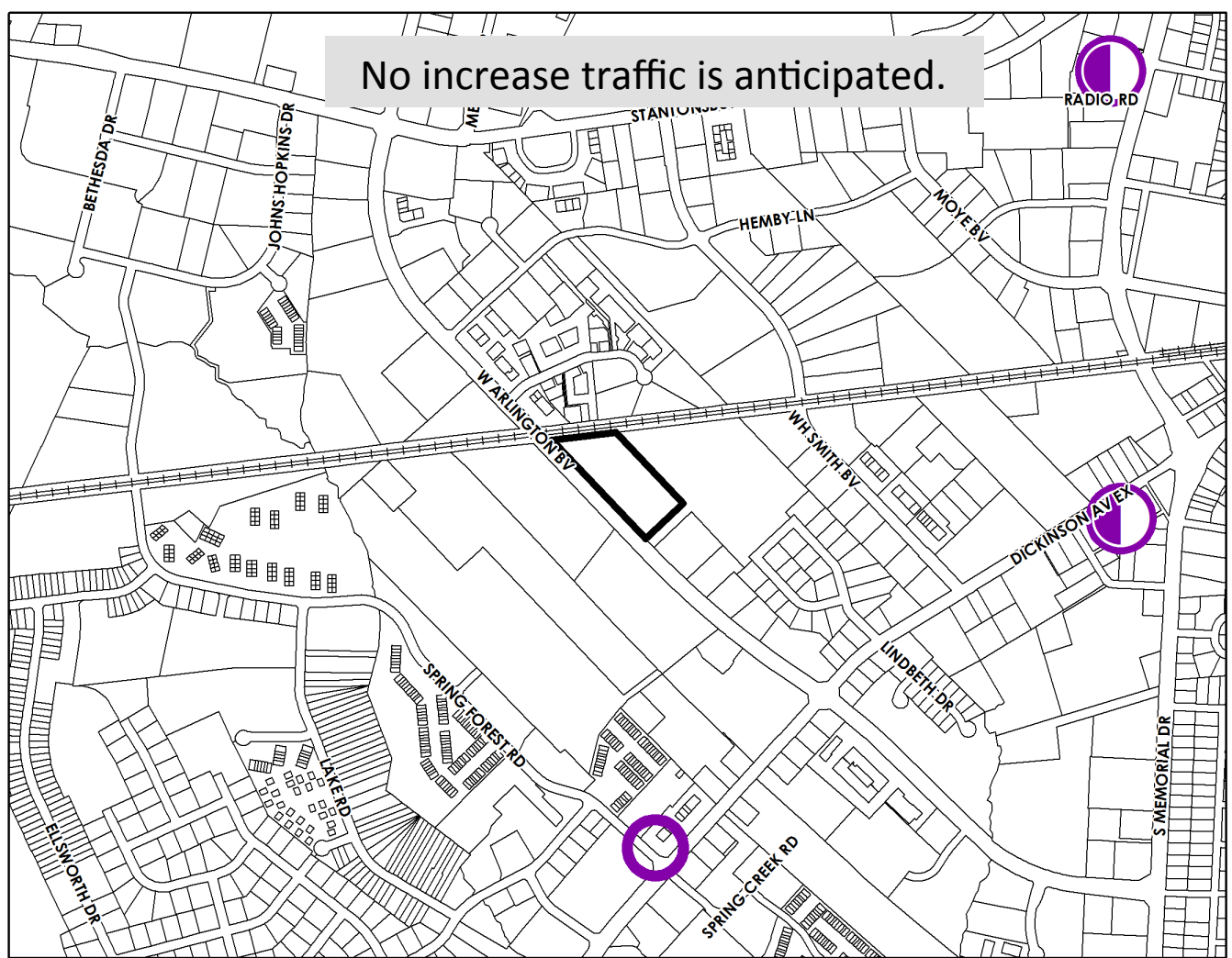
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# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

No increase traffic is anticipated.



**Greenville**  
NORTH CAROLINA

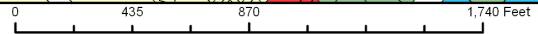
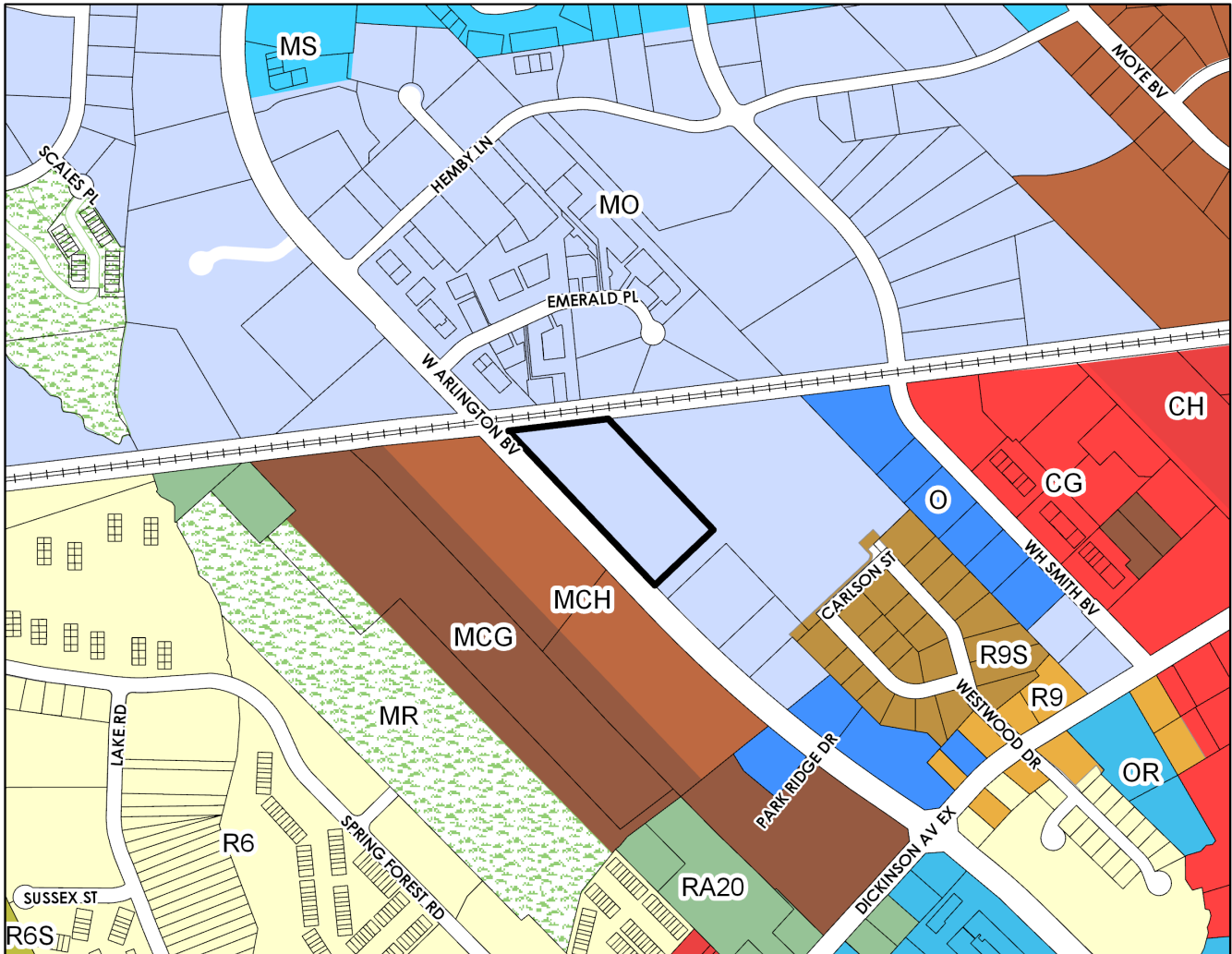
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# Zoning Map

## Map Legend

	Rezoning		PIU		R6MH
	Land Parcels		MI		R6N
	CD		MO		R6S
	CDF		MS		R9
	CG		O		R9S
	CH		OR		R9S-CA
	CN		OR-UC		R15S
	MCH		R6		PUD
	MCG		R6A		MR
	I		R6A-CA		MRS
	IU		R6A-RU		RA20





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










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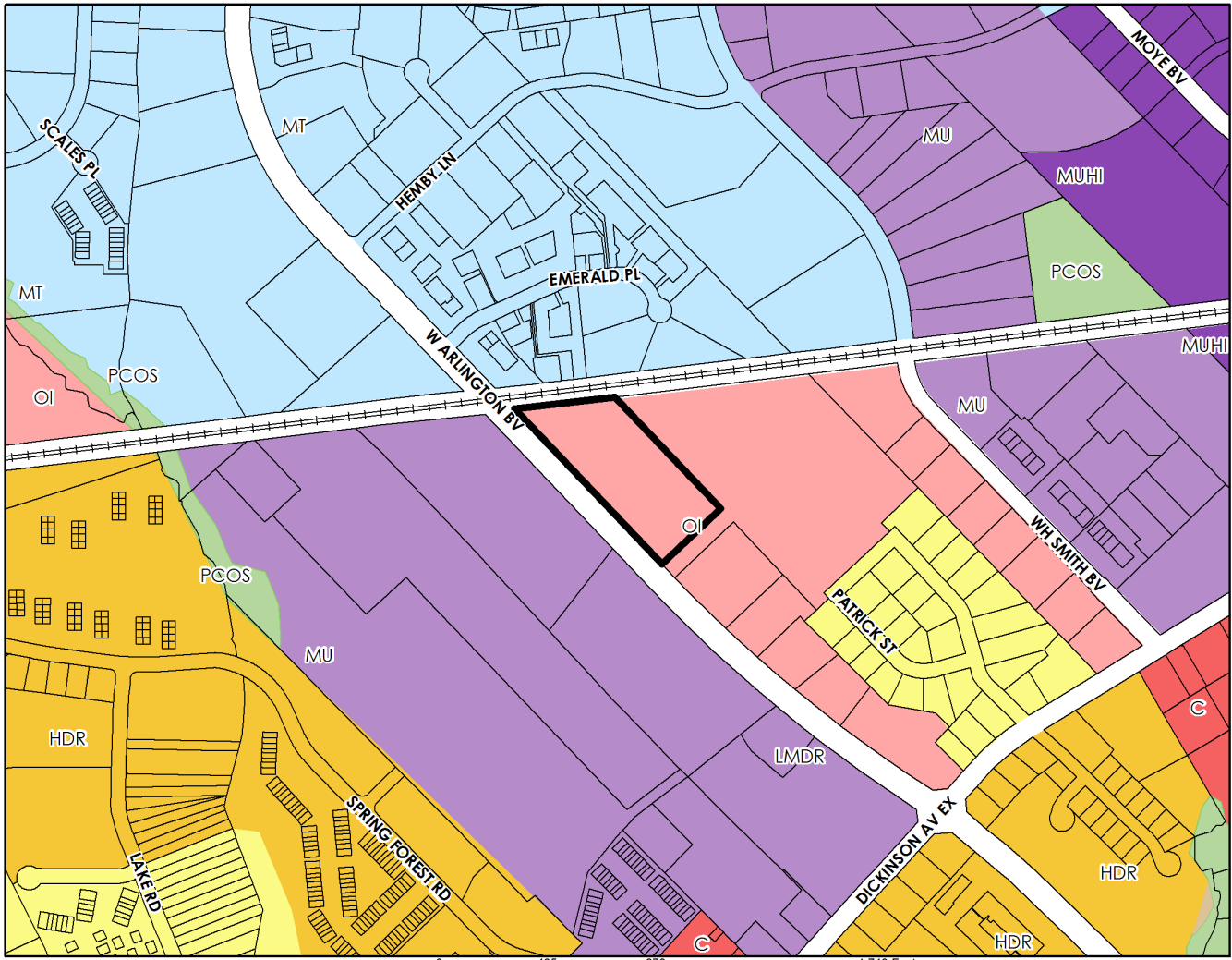
# Future Land Use & Character Map

## Map Legend

-  Rezoning
-  Land Parcels

## Horizons2026 Future Land Use

-  PCOS - Potential Conservation and Open Space
-  UC - Uptown Core
-  UE - Uptown Edge
-  MUHI - Mixed Use, High Intensity
-  MU - Mixed Use
-  C - Commercial
-  OI - Office and Institutional
-  UN - Uptown Neighborhood
-  TNMH - Traditional Neighborhood, Medium to High Density
-  TNLM - Traditional Neighborhood, Low to Medium Density
-  HDR - Residential, High Density
-  LMDR - Residential, Low to Medium Density
-  UI - University Institutional
-  MC - Medical Core
-  MT - Medical Transition
-  IL - Industrial / Logistics

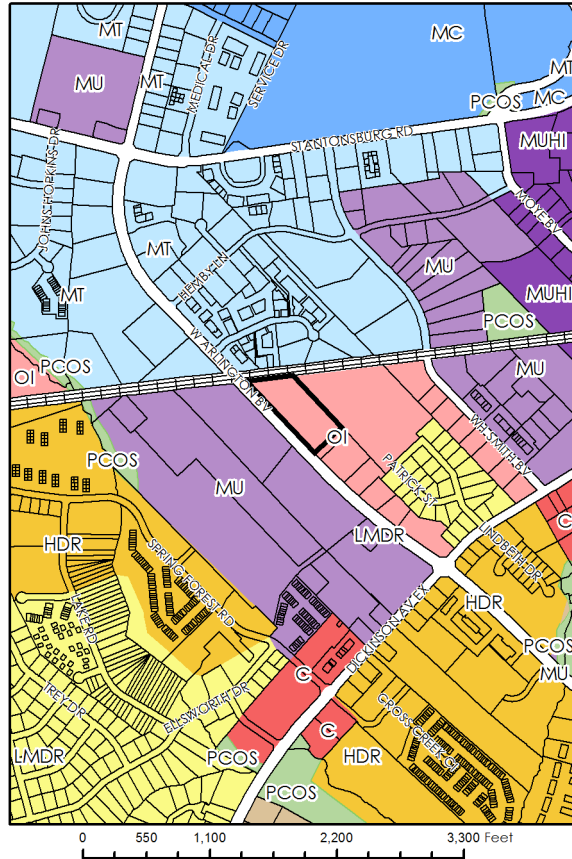


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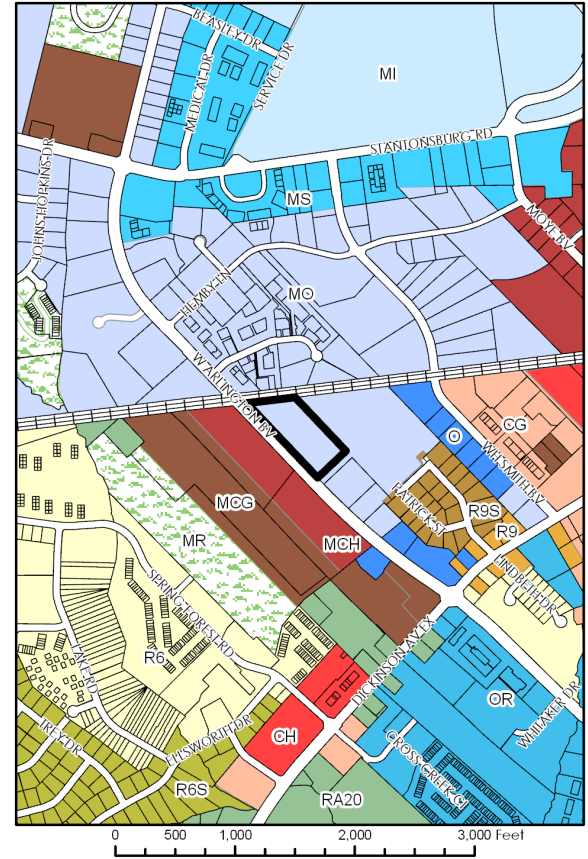
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# Future Land Use & Character Map



# Zoning Map



## Map Legend

-  Rezoning Sites
-  Land Parcels



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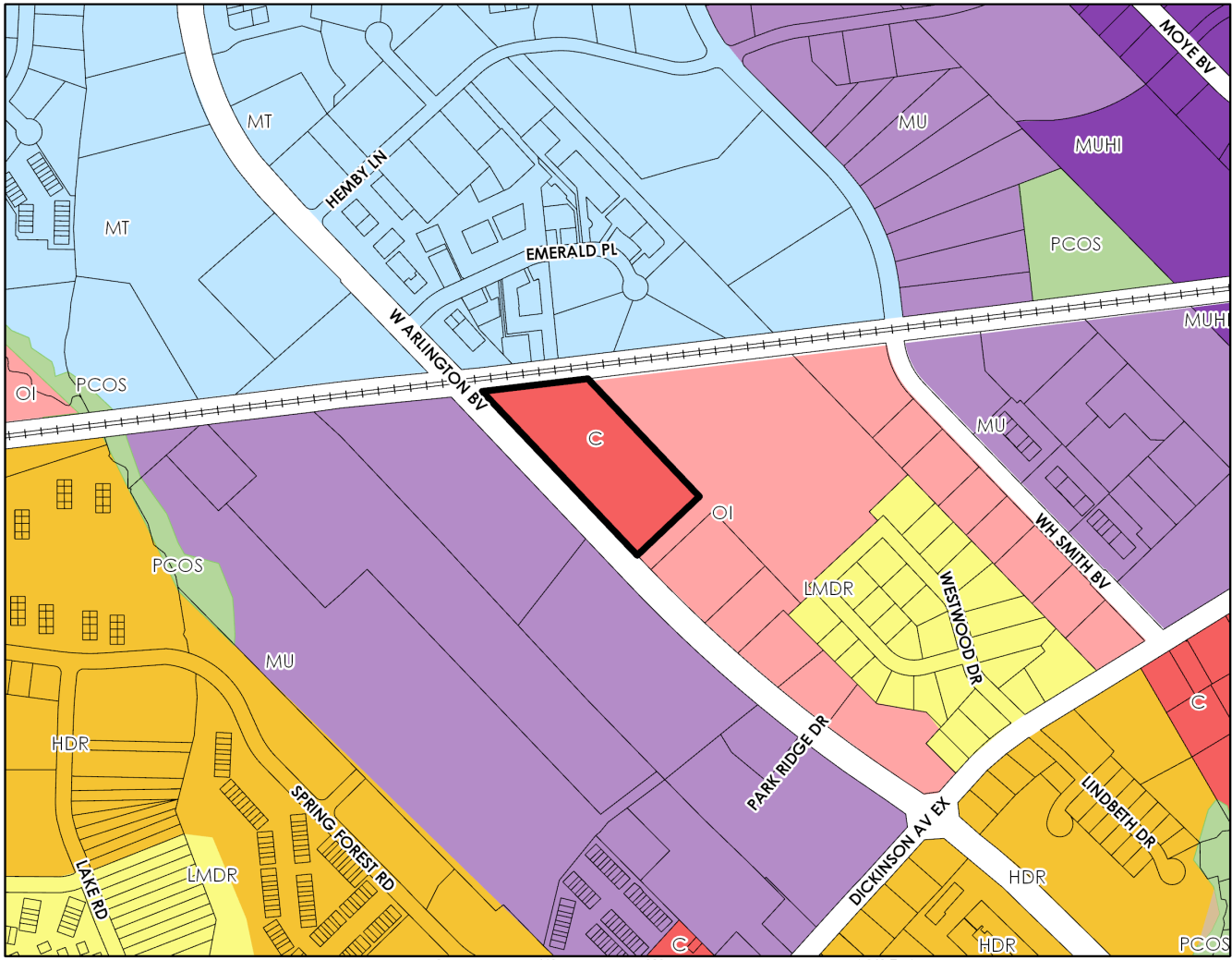
# Future Land Use & Character Map

**Map Legend**

- Rezoning
- Land Parcels

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- LMDR - Residential, Low to Medium Density
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- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics



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The Planning and Zoning Commission voted 4:1 to deny the request at its February 20, 2018 meeting.



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## Item 8

Ordinance requested by the County of Pitt to rezone 9.860 acres located between the Pitt County Landfill and the Southwest Bypass and north of the Norfolk Southern Railroad from RA20 (Residential-Agricultural) to I (Industry)




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# General Location Map

## Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

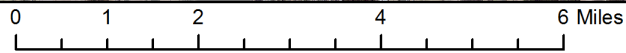
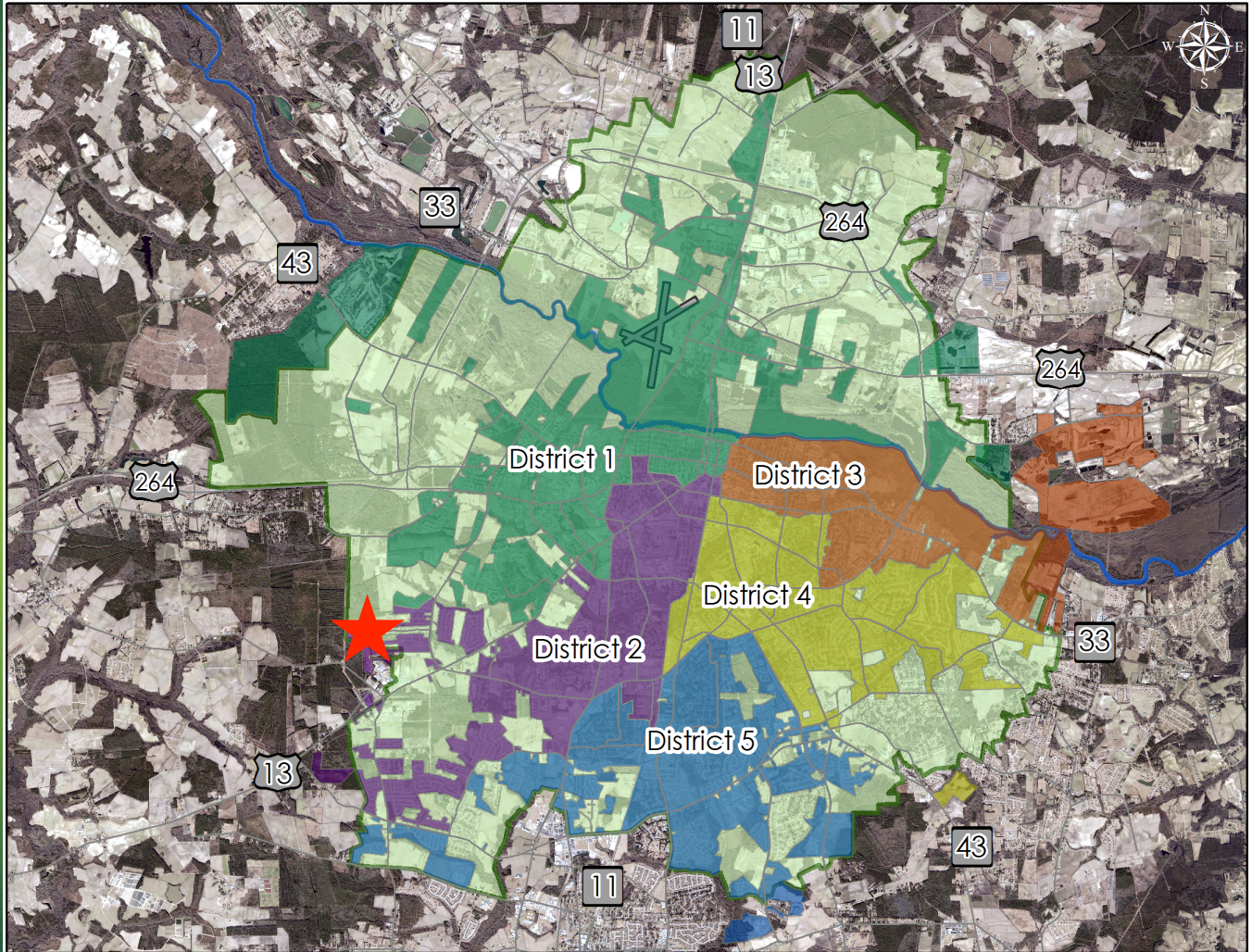
 District 1

 District 2

 District 3

 District 4

 District 5





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# Aerial Map (2016)

## Map Legend

-  Rezoning
-  Land Parcels



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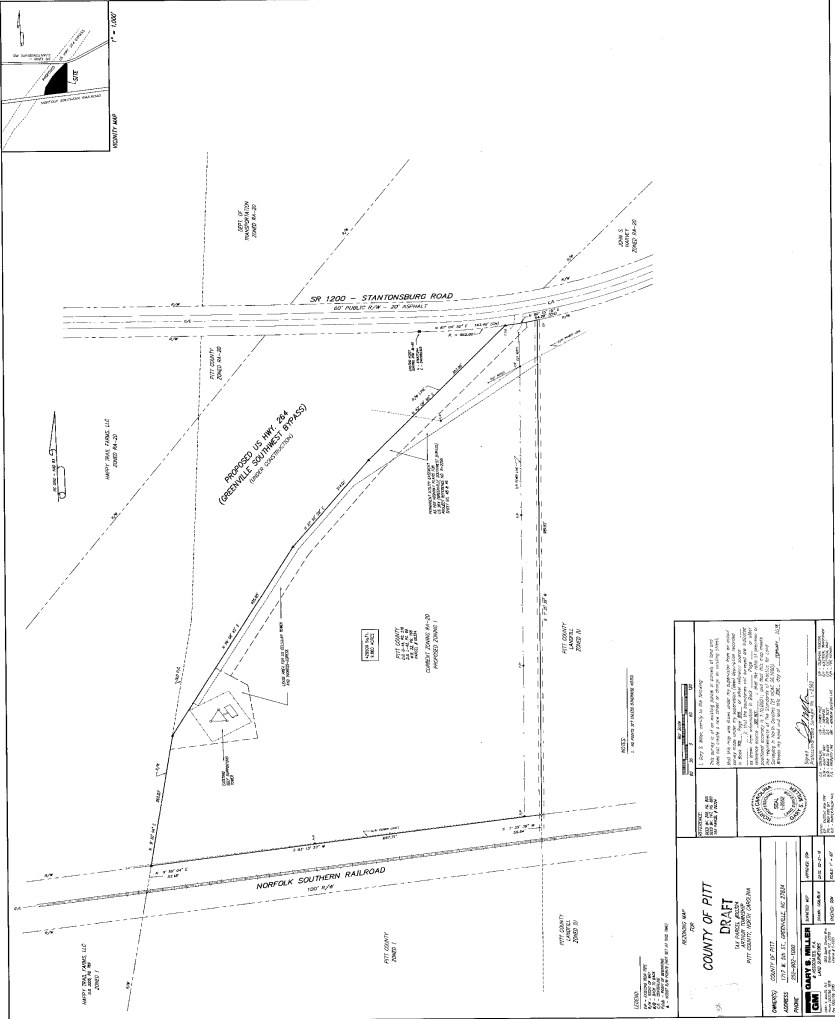
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# 9.860 acres



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# Stantonsburg Road




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













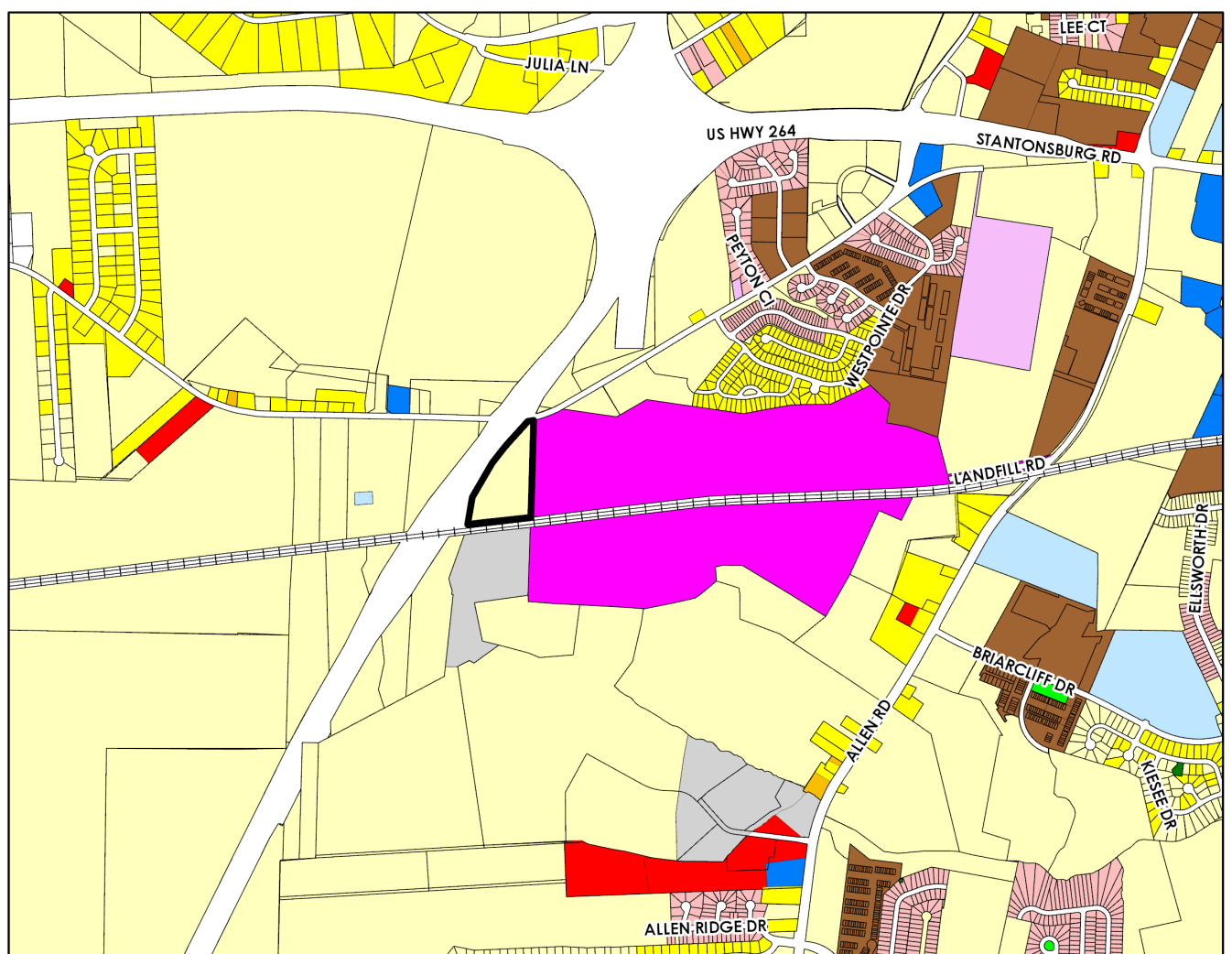
# Existing Land Use

## Map Legend

-  Rezoning
-  Land Parcels

## Existing Land Use

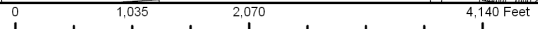
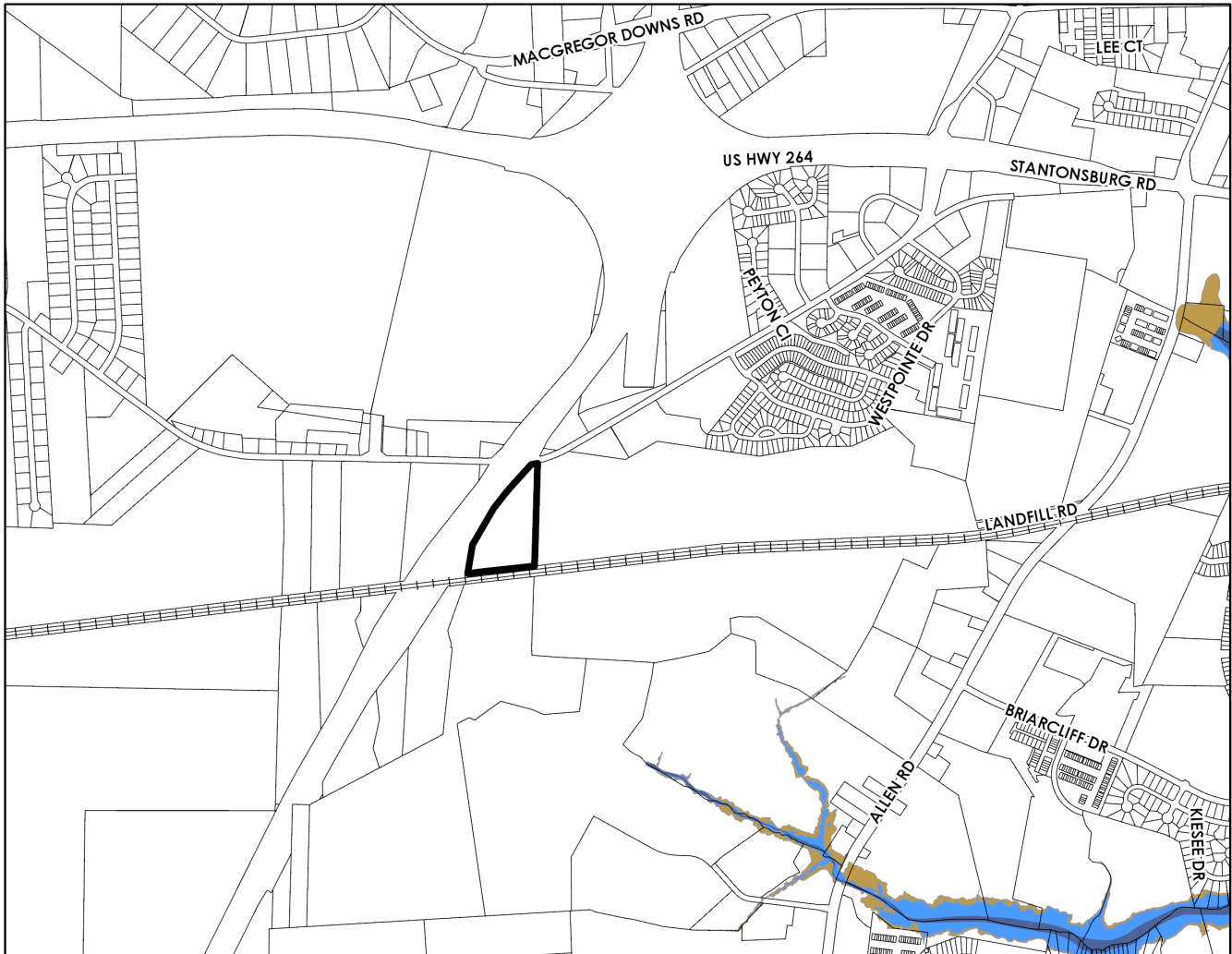
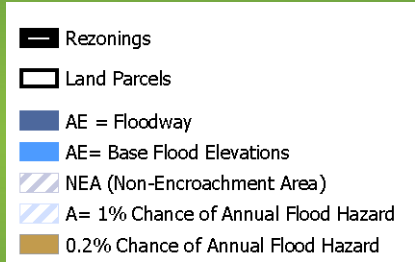
-  Cemetery
-  Commercial
-  Duplex
-  Industrial
-  Institutional
-  Landfill
-  Mobile Home
-  Mobile Home Park
-  Multi-Family
-  Office
-  Public Parking
-  Recreation
-  Single Family
-  Utility
-  Vacant



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# Flood Plain Map



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NORTH CAROLINA

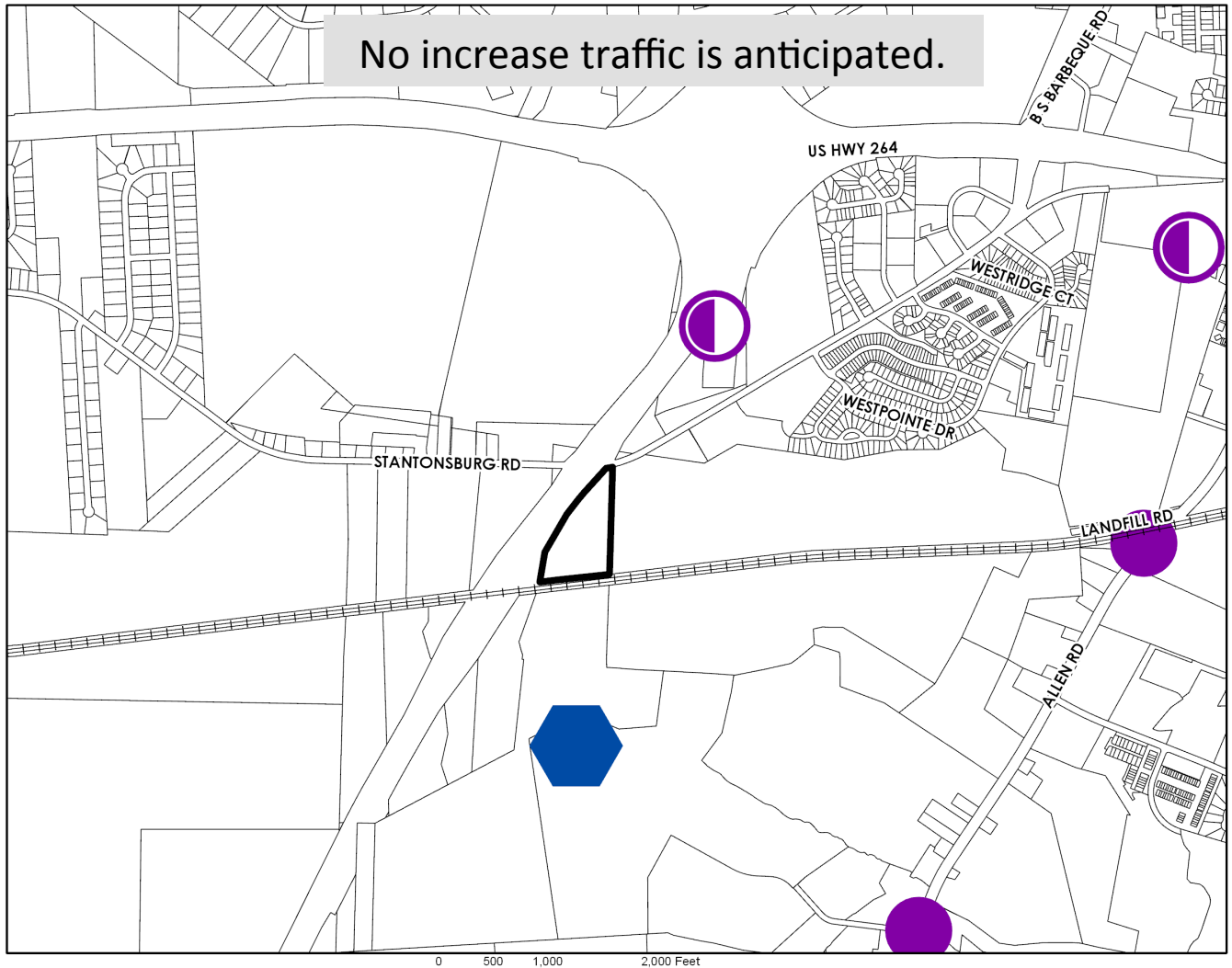
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# Activity Centers

## Map Legend

-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center

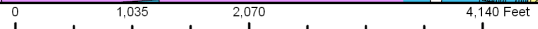
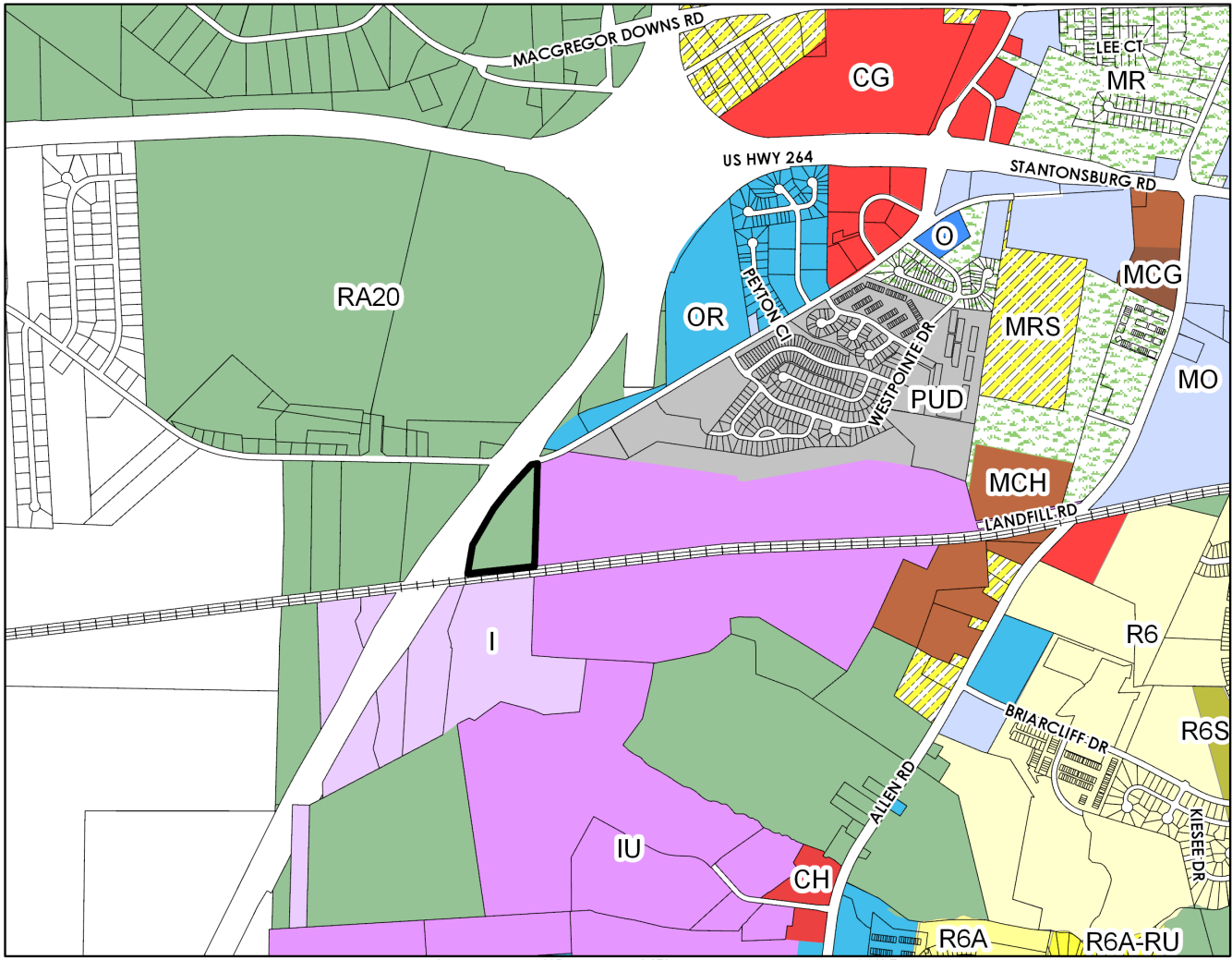
No increase traffic is anticipated.



# Zoning Map

## Map Legend

	Rezoning		PIU		R6MH
	Land Parcels		MI		R6N
	CD		MO		R6S
	CDF		MS		R9
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	CH		OR		R9S-CA
	CN		OR-UC		R15S
	MCH		R6		PUD
	MCG		R6A		MR
	I		R6A-CA		MRS
	IU		R6A-RU		RA20





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













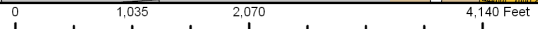
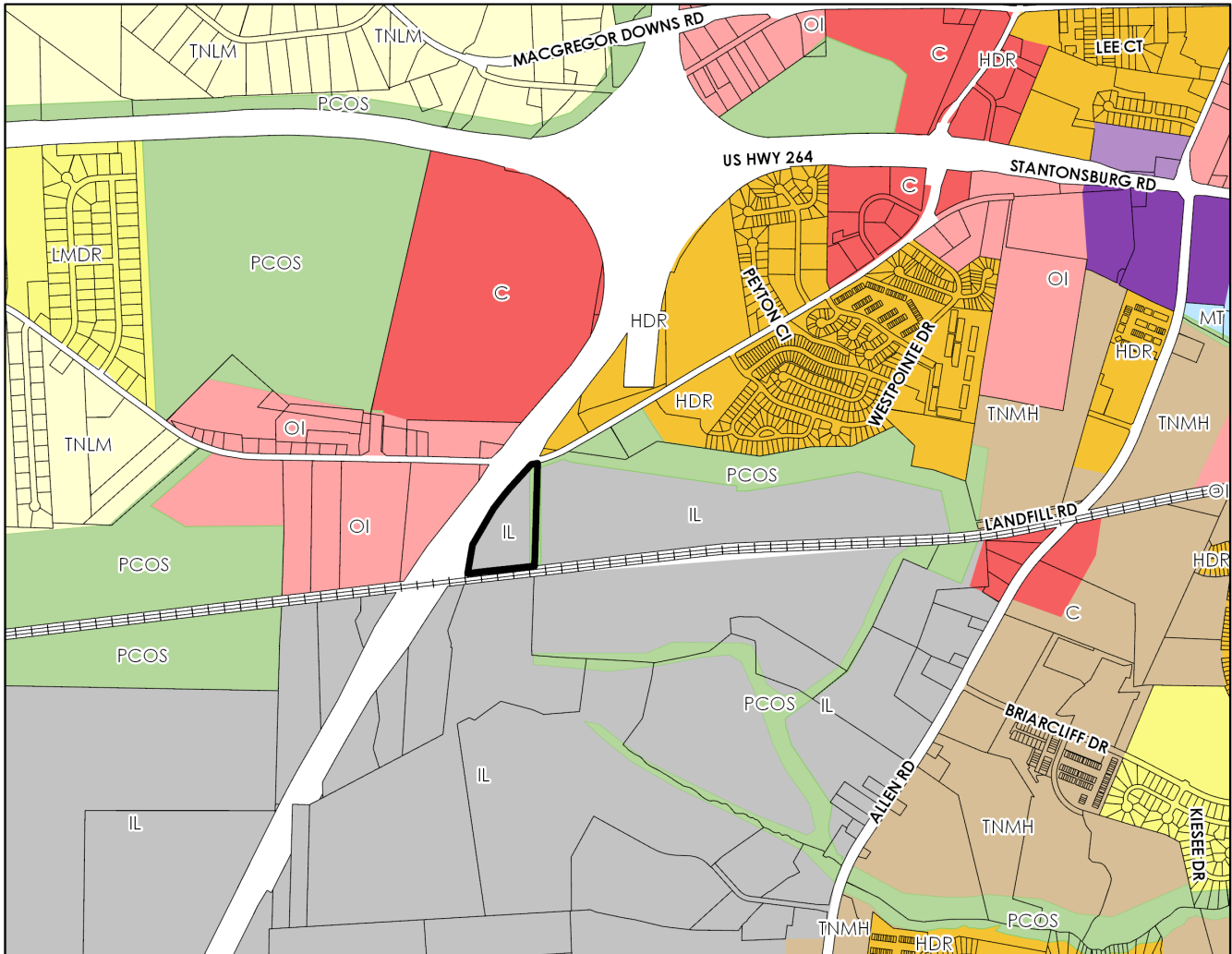
# Future Land Use & Character Map

## Map Legend

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**Greenville**  
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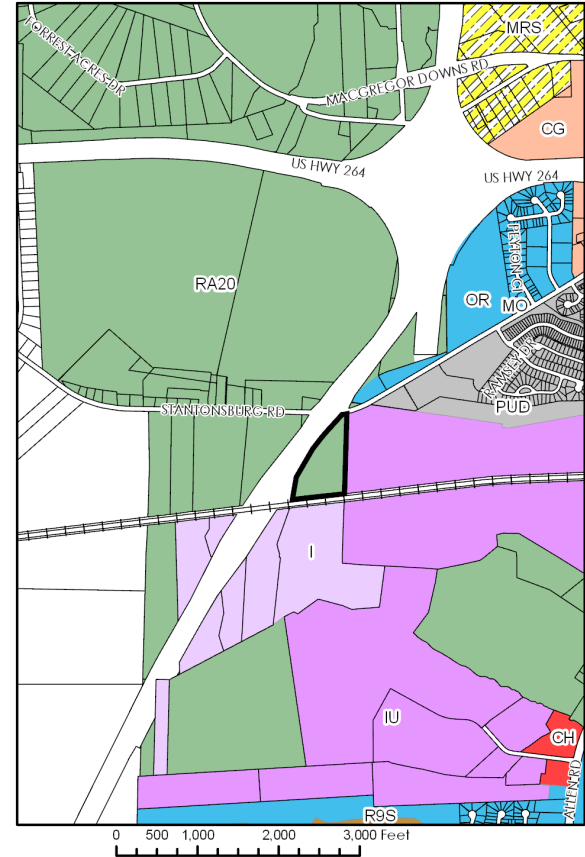
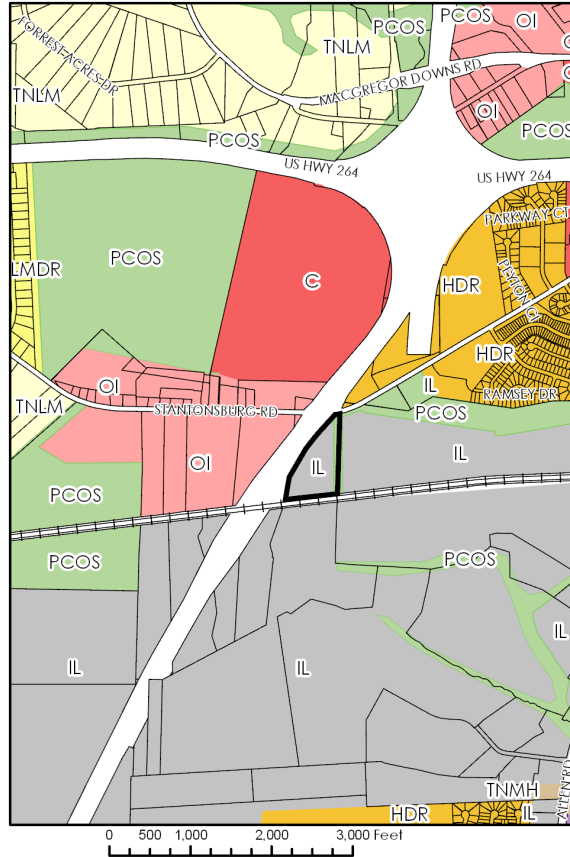
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# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted unanimously to approve the request at its April 17, 2018 meeting.



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# Other Items of Business

May 10, 2018



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# Item 9

Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan

- a) Pitt-Greenville Convention & Visitors Authority
- b) Sheppard Memorial Library
- c) Greenville Utilities Commission



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## Item 9

Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan

a) Pitt-Greenville Convention & Visitors Authority



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# **Convention & Visitors Authority**

## **2018-2020 Fiscal Year Budgets**

# CVA Mission

*To foster an environment of superior travel and tourism experiences.*

# CVA Strategic Goals

**Goal 1:** Increase convention sales/citywide conferences and events achieving both micro and macro goals

**Goal 2:** Grow the number of sports tournaments per year and encourage economic development of sporting facilities

**Goal 3:** Promote Greenville and Pitt County as an arts and entertainment destination while encouraging and working with partners to increase arts-related infrastructure

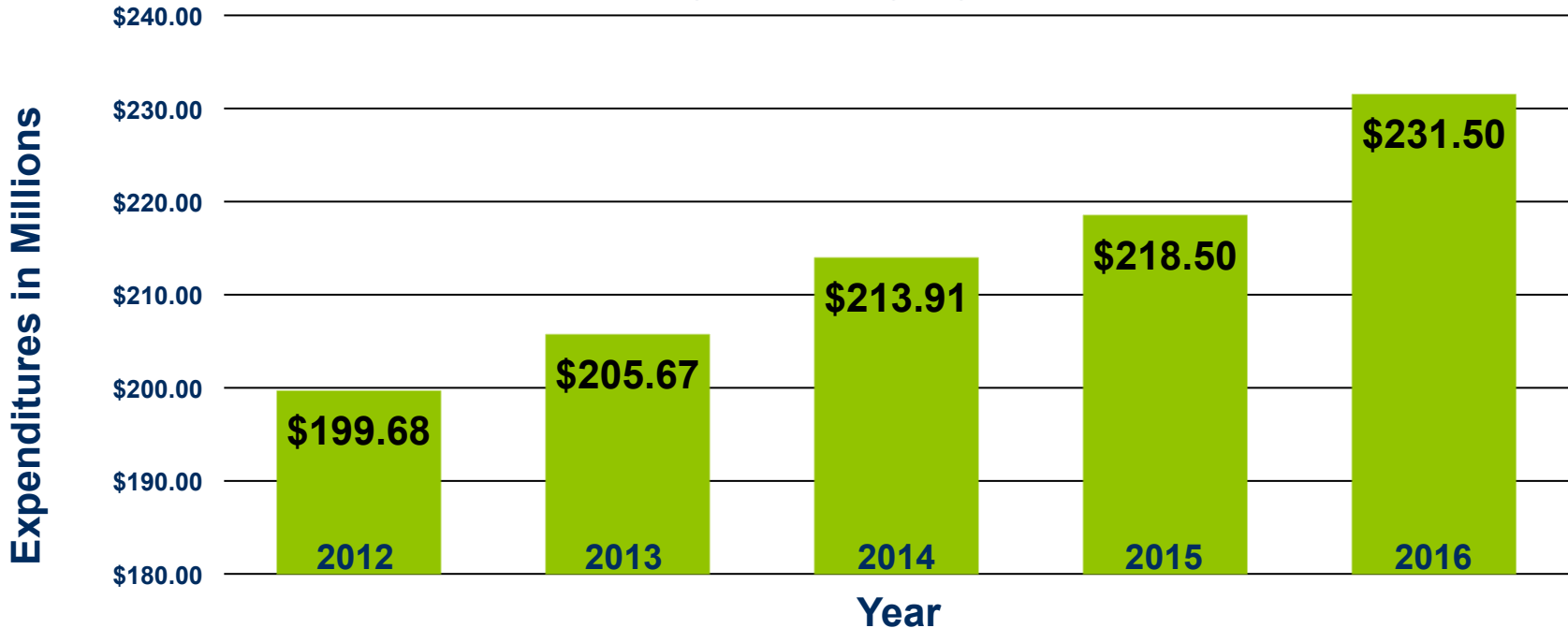
**Goal 4:** Assist in the activation of both the Town Common and Tar River for leisure-related travel to Greenville and Pitt County

**Goal 5:** Launch an African-American Cultural Trail using the Sycamore Hill Gateway as a launching point



# Pitt County Tourism Expenditures

## 2011 – 2016



# CVA Board Members

- Four hotel owner/operators
- Two hospitality-related positions
- Four citizens interested in the hospitality industry
- Chamber appointee
- City and County liaison
- City Finance Officer

# CVA Budget Approval Process

1. CVA Executive Committee
2. CVA Full Board
3. Greenville City Council
4. Pitt County Board of Commissioners



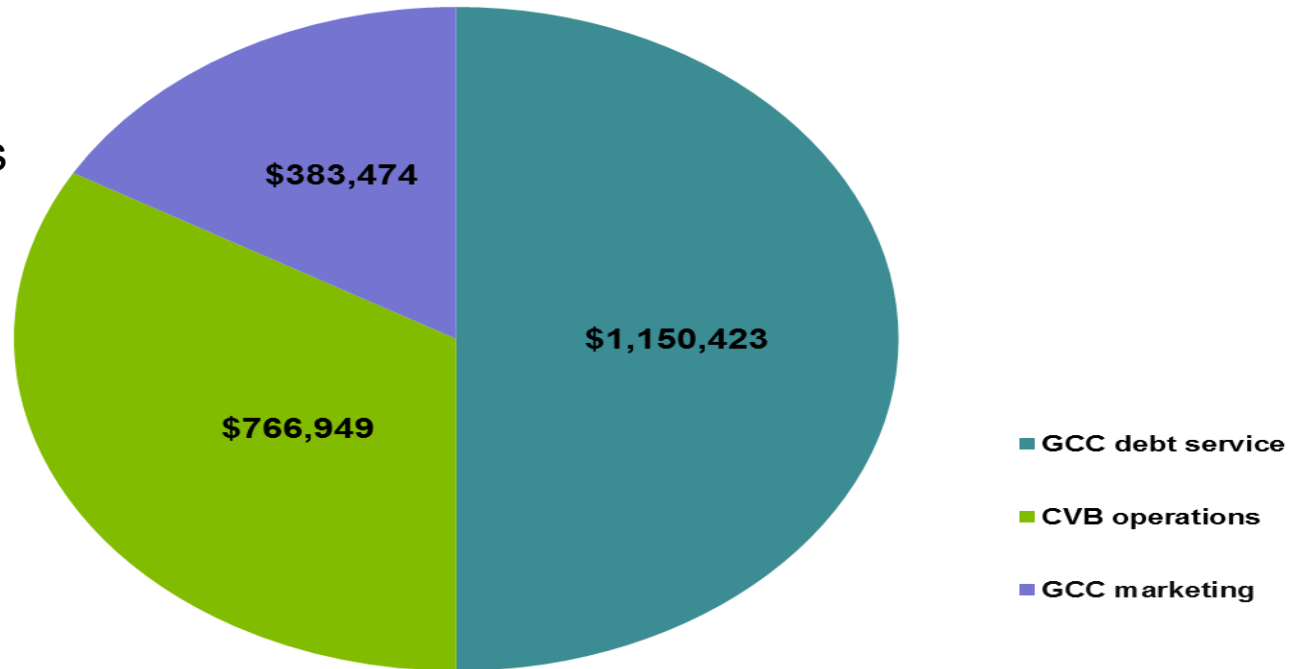
# The CVA does not receive any revenues from the general fund

- All revenues received are from the hotel/motel occupancy tax
- No city or county supplement
- No membership revenue
- Occupancy tax sources expanding
- Airbnb's are contributing and the number within Pitt County continue to grow

## 2016 - 2017 Occupancy Tax Expenditure Breakdown

**Total Occupancy Tax Collections: \$2,300,846**

\*6% occupancy tax collected on all overnight stays at hotels, motels, and Airbnb's



# Revenues

- Current occupancy tax revenues are up 2.0% over last year's collections
- 2018-2020 fiscal year budgets are calculated with an estimated 4.0% increase in occupancy tax collections
- Hurricane Matthew has affected collection comparisons
- Stable ADR and REVPAR numbers



# FY 2018-2019 Budget

**FY 2018-2019 budget set at:**

\$1,396,501.29

**Occupancy Tax Collections:**  
(at 4% projected increase)

\$1,196,440.65

**Miscellaneous Revenue:**

\$60.64

**Fund Balance:**

\$200,000.00

# FY 2019-2020 Budget

**FY 2019-2020 budget set at:**

\$1,444,359.08

**Occupancy Tax Collections:**

\$1,244,298.27

(at 4% projected increase)

**Miscellaneous Revenue:**

\$60.81

**Fund Balance:**

\$200,000.00

# Future FY Budget Highlights

- Increase in marketing
- Increase in advertising
- Additional staff member
- Rebranding of the CVB
- Website redesign
- Staff education



# **FY 2018-2020 Budget Highlights**

## **Convention Center Marketing**

- Budget includes receipts from one cent of the occupancy tax collections

**2018-2019 Projection: \$398,813.55**

**2019-2020 Projection: \$414,766.09**

- Marketing funds allocated to the GCC management on a monthly basis

# Questions?

## Item 9

Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan

b) Sheppard Memorial Library



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**Sheppard Memorial Library  
Library Board Approved 2018-2019  
And 2019-2020 Budgets**



**Sheppard Memorial Library  
2018 – 2019 Budget  
City of Greenville Revenue Request**

**\$1,269,958**

This revenue target provided by the city will cover a 3% market/merit adjustment, a 3.625% increase in health insurance costs, and a 2.125% increase in dental insurance costs.

REVENUES	2018-2019 Budget	2019-2020 Budget
City of Greenville	\$1,269,958	\$1,308,057
County of Pitt	\$634,979	\$654,028
County: Bethel/W'ville	\$12,000	\$12,000
Town of Bethel	\$21,108	\$21,108
Town of Winterville	\$165,300	\$165,300
State Aid	\$197,262	\$197,262
Greenville Housing Authority	\$10,692	\$10,692
Interest Income	\$1,500	\$1,500
Library Generated	\$112,500	\$112,500
Miscellaneous Income	\$32,000	\$32,000
Fund Balance	\$22,618	\$40,172
<b>TOTAL</b>	<b>\$2,479,917</b>	<b>\$2,554,619</b>

EXPENDITURES	2018-2019 SML Budget	2019-2020 SML Budget
Personnel	\$1,663,716	\$1,710,960
Operations	\$805,509	\$820,967
Housing Authority	\$10,692	\$10,692
Capital Expense	\$0	\$12,000
Grant Project	\$0	\$0
TOTAL	\$2,479,917	\$2,554,619



Thank you very much for your ongoing support of the library, early literacy, computer literacy, and lifelong learning!



## Item 9

Presentation of the proposed Fiscal Year 2018-19 operating budget and Fiscal Year 2019-20 financial plan  
c) Greenville Utilities Commission



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# Proposed FY 2018-19 Budget

City Council Meeting  
May 10, 2018

# Overview

- Highlights
- Budget Status FY 2017-18
  - Meeting the Challenges
- Proposed Budget FY 2018-19
- Capital Spending
- Long-term Financial Forecast



# Highlights

# Highlights

- **Fiscal Year 2017-18:**
  - Electric, Water, Sewer balanced
  - Gas will be balanced with appropriated fund balance
- **Proposed FY 18-19 Budget**
  - Prioritizing capital investments, improving efficiencies, and managing expenditures to safely provide reliable utility solutions at the lowest reasonable cost, with exceptional customer service in an environmentally responsible manner.
  - All funds are balanced
  - **Recommendations**
    - **Rate adjustments effective July 1, 2018**

Utility	Rate Adjustment	Current Monthly Bill	New Monthly Bill	Monthly Increase
Electric	0.0%	\$109.31	\$109.31	\$0.00
Water	7.6%	\$31.80	\$34.22	\$2.42
Sewer	3.1%	\$43.45	\$44.80	\$1.35
Gas	0.0%	\$90.85	\$90.85	\$0.00
<b>TOTAL</b>		<b>\$275.41</b>	<b>\$279.18</b>	<b>\$3.77</b>

# Current Year Budget Status

Fiscal Year July 1, 2017 – June 30, 2018

# Current Year Projection

<b>Fund</b>	<i>Budgeted Fund Equity/ Deficit Before Transfers</i>	<i>Transfers and Fund Balances</i>	<i>Budgeted Fund Equity/ Deficit After Transfers</i>	<i>Projected Fund Equity/ Deficit Before Transfers</i>	<i>Transfers</i>	<i>Projected Fund Equity/ Deficit After Transfers</i>
<b>Electric</b>	\$5,174,731	(\$4,200,000)	\$974,731	\$5,394,726	(\$4,100,000)	\$1,294,726
<b>Water</b>	\$1,757,907	(\$1,600,000)	\$157,907	\$808,426	(\$600,000)	\$208,426
<b>Sewer</b>	\$1,084,468	(\$1,000,000)	\$84,468	\$943,092	(\$729,085)	\$214,007
<b>Gas</b>	\$398,831	\$0	\$398,831	(\$1,032,892)	\$0	(\$1,032,892)
<b>Total</b>	<b>\$8,415,937</b>	<b>(\$6,800,000)</b>	<b>\$1,615,937</b>	<b>\$6,113,352</b>	<b>(\$5,429,085)</b>	<b>\$684,267</b>



# Current Budget Challenges

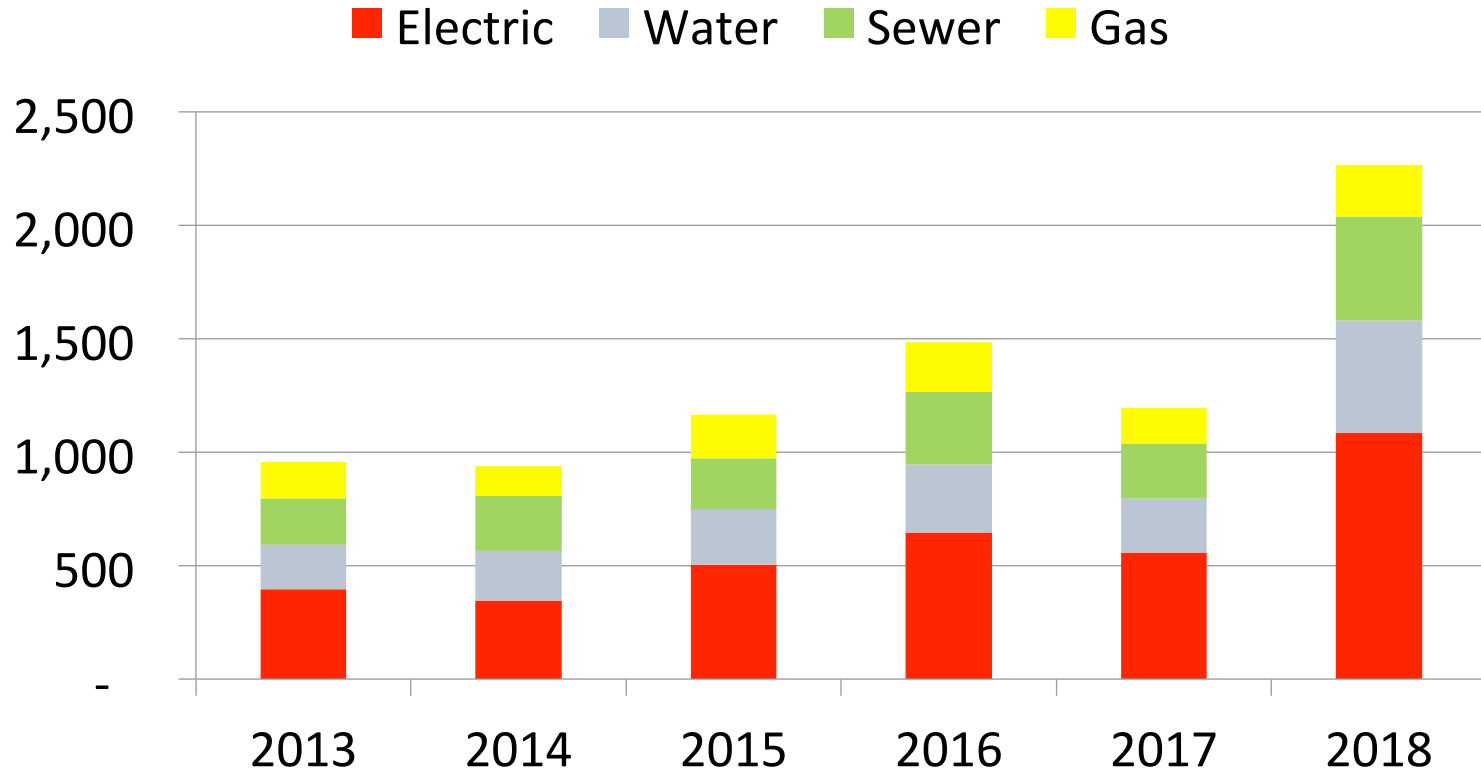
- Economy/Growth
- Infrastructure Needs
- Operating Costs
- Weather
- Succession Planning

## Economy / Growth in Billed Connections March 2017 to March 2018

- Nominal growth in billed connections
- Impact on revenue

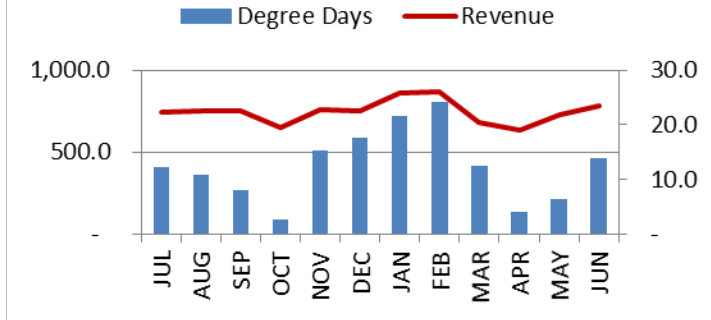
	<b>% Increase</b>	<b>Accounts</b>
<b>Electric</b>	<b>1.63%</b>	<b>1,080</b>
<b>Water</b>	<b>1.44%</b>	<b>513</b>
<b>Sewer</b>	<b>1.59%</b>	<b>467</b>
<b>Gas</b>	<b>1.01%</b>	<b>234</b>

# New Connections (January to January)

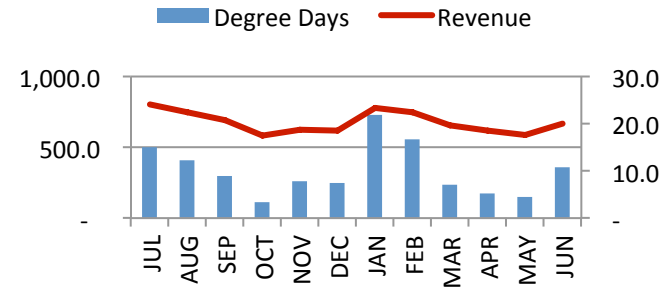


# Weather Impact on Revenue

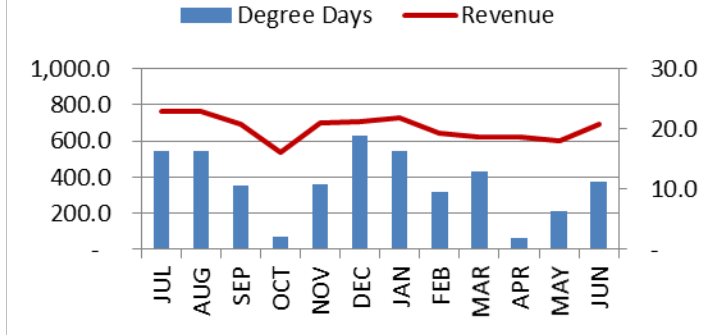
## FY 2014-2015



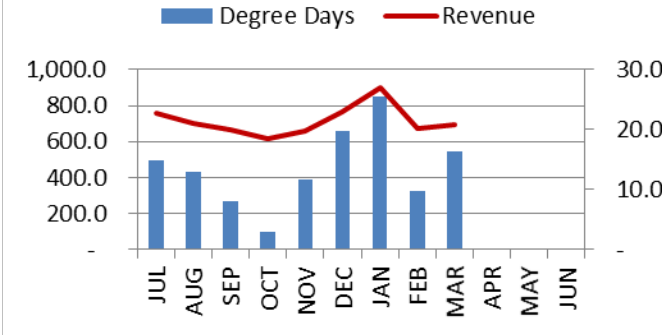
## FY 2015-2016



## FY 2016-2017



## FY 2017-2018





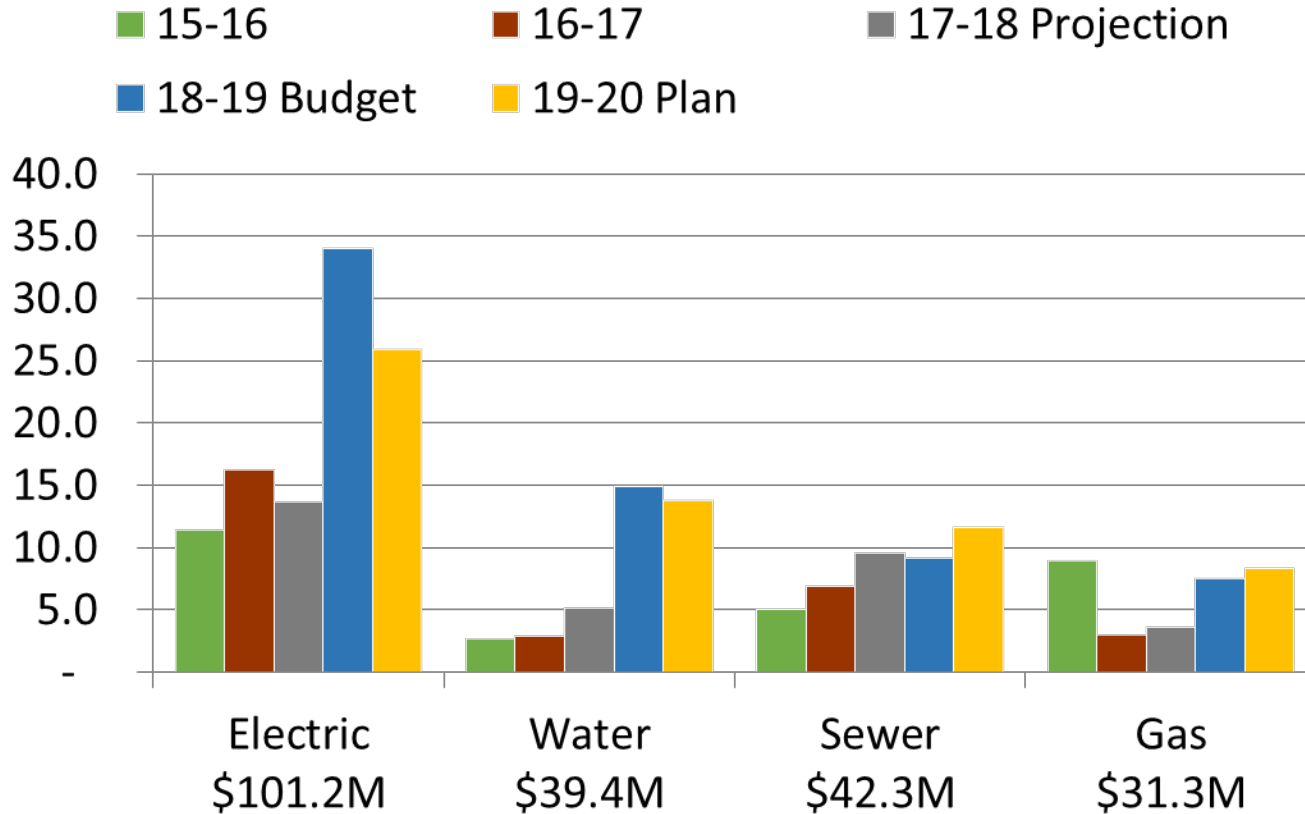
# Meeting the Challenge

Ensuring Long-term Sustainability

# Meeting the Challenge

- **Prioritizing capital investments**
- **Improving efficiencies**
- **Managing expenditures**

# Capital Investment (\$M)

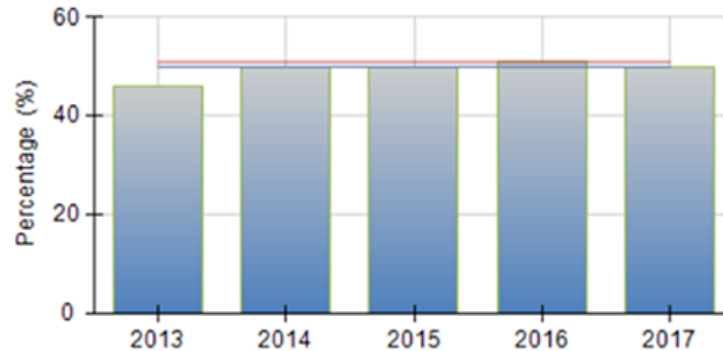


# Investment in Infrastructure

- **Degree of Asset Depreciation**
  - Measures the age of the system (the closer to 100%, the older the system)
    - 50% GUC Combined Utilities
    - 50% of our system has reached the end of its depreciable life

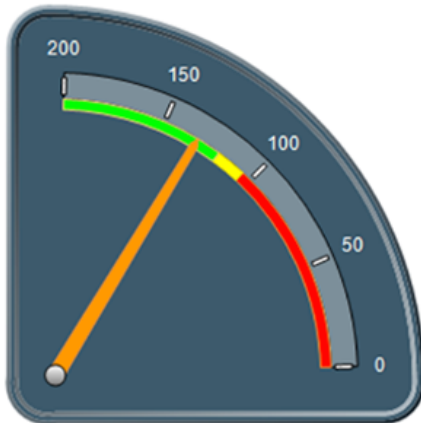


Value: 50% Goal: 50% Warning: 51%

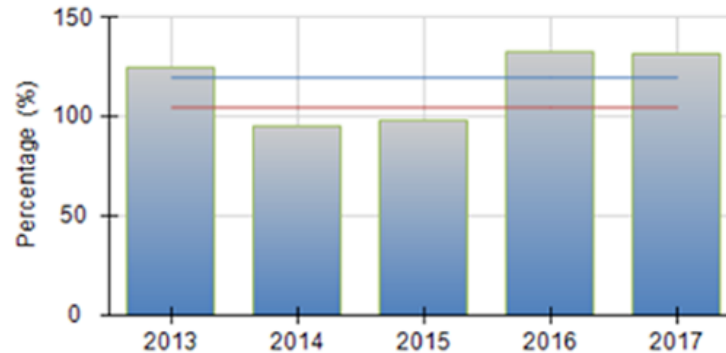


# Investment in Infrastructure

- **Capital Spending Ratio**
  - Measures investment in capital assets compared to depreciation
    - 132% GUC Combined Utilities
    - For each \$1.00 of depreciation we are investing \$1.32



Value: 132% Goal: 120% Warning: 105%





# Current Year Projection

<i>Fund</i>	<i>Revenues</i>	<i>Expenditures</i>	<i>Equity/Deficit from Operations</i>	<i>Transfers</i>	<i>Total Equity/Deficit</i>
<b>Electric</b>	\$175,576,615	\$170,181,889	\$5,394,726	(\$4,100,000)	\$1,294,726
<b>Water</b>	\$19,777,629	\$18,969,203	\$808,426	(\$600,000)	\$208,426
<b>Sewer</b>	\$22,910,595	\$21,967,503	\$943,092	(\$729,085)	\$214,007
<b>Gas</b>	\$36,436,292	\$37,469,184	(\$1,032,892)	\$0	(\$1,032,892)
<b>Total</b>	<b>\$254,701,131</b>	<b>\$248,587,779</b>	<b>\$6,113,352</b>	<b>(\$5,429,085)</b>	<b>\$684,267</b>

# Combined Funds

## Key Performance Indicators

	14-15 Actual	15-16 Actual	16-17 Actual	17-18 Budget	17-18 Projected
<b>Debt Service Coverage</b> <i>(1x coverage required)</i>	<b>2.60x</b>	<b>3.83x</b>	<b>3.18x</b>	<b>2.73x</b>	<b>2.79x</b>
<b>LGC Fund Balance</b>	<b>16.5%</b>	<b>21.2%</b>	<b>21.6%</b>	<b>21.1%</b>	<b>21.3%</b>
<b>Days Cash on Hand</b>	<b>125</b>	<b>141</b>	<b>134</b>	<b>132</b>	<b>130</b>

# FY 2018-19 Proposed Budget

# Mission Statement

Greenville Utilities is dedicated to enhancing the quality of life for those we serve by safely providing reliable utility solutions at the lowest reasonable cost, with exceptional customer service in an environmentally responsible manner.

# Budget Drivers

- **Infrastructure Repair and Replacement**
- **Purchased Commodities**
- **Debt Service**
- **Regulatory Compliance**
- **Chemicals and Fuel**
- **Plant Expansion**



# Budget Goals

- Safely providing reliable utility solutions, at the lowest reasonable cost
- Exceptional customer service in an environmentally responsible manner
- Position GUC to achieve greater efficiencies
- Continue to meet regulatory requirements
- Minimize rate increases
- Avoid future rate shock
- Maintain key performance indicators for each fund
- Be operationally and financially prepared for emergency situations
- Be prepared for growth and expansion opportunities
- Preserve and/or improve bond ratings

# Customer Rates

- **Electric** – 0.0% rate increase as forecasted last year
- **Water** – 7.6% rate increase, a 1.2% increase over last year's forecast of 6.4%
- **Sewer** – 3.1% rate increase, a 4.3% reduction from last year's forecast of 7.4%
- **Gas** – 0.0% rate increase as forecasted last year

# Electric Fees

- Fifth year of phase-in adjustments
  - Implementation of phase-in adjustments of electric fees related to outdoor lighting installation, temporary services, and installation of permanent underground services will continued as planned.

# Budget Status FY 2018-19

Fund	Last Year's Forecast		Current Projection	
	Rate Adj.	Equity/ Deficit	Rate Adj.	Equity/ Deficit
<b>Electric</b>	0.0%	\$1,131,330	0.0%	\$376,371
<b>Water</b>	6.4%	\$166,839	7.6%	\$201,569
<b>Sewer</b>	7.4%	\$256,450	3.1%	\$379,317
<b>Gas</b>	0.0%	\$51,022	0.0%	\$128,262
<b>Total</b>		<b>\$1,605,641</b>		<b>\$1,085,519</b>

# Impact on Typical Monthly Residential Bills

Utility	Last Year' s 2018-2019 Forecast		Proposed for 2018-2019 Budget		Difference
	% Increase	Bill Increase	% Increase	Bill Increase	Amount
Electric - 1,000 kWh/mo	0.0%	\$0.00	0.0%	\$0.00	\$0.00
Water - 6,000 gal/mo	6.4%	\$2.02	7.6%	\$2.42	\$0.40
Sewer – 6,000 gal/mo	7.4%	\$3.20	3.1%	\$1.35	-\$1.85
Gas - 66 CCF/mo	0.0%	\$0.00	0.0%	\$0.00	\$0.00
<b>Total</b>		\$5.22		\$3.77	-\$1.45



# FY 2018-19 Budget Draft Revenues & Expenditures

<b>Combined Funds</b>	<b>2018-19</b>
<b>Charges for Service</b>	<b>\$250,711,224</b>
<b>Miscellaneous Revenue &amp; Interest Earnings</b>	<b>2,349,434</b>
<b>Transfer from Rate Stabilization</b>	<b>250,000</b>
<b>Total Revenues</b>	<b>\$253,310,658</b>
<b>Operations</b>	<b>\$67,870,789</b>
<b>Purchased Power/Gas</b>	<b>147,762,398</b>
<b>Capital Outlay</b>	<b>10,785,611</b>
<b>Debt Service</b>	<b>14,025,045</b>
<b>City Turnover</b>	<b>6,731,296</b>
<b>Transfer to OPEB Trust</b>	<b>500,000</b>
<b>Transfer to Capital Projects</b>	<b>4,550,000</b>
<b>Total Expenditures</b>	<b>\$252,225,139</b>
<b>Fund Equity/(Deficit)</b>	<b>\$1,085,519</b>

# Budget Status FY 2018-19

<i><b>Fund</b></i>	<i><b>Current Status: 2/28/2018</b></i>	
<b>Electric</b>	\$376,371	Balanced
<b>Water</b>	\$201,569	Balanced
<b>Sewer</b>	\$379,317	Balanced
<b>Gas</b>	\$128,262	Balanced
<b>Total</b>	<b>\$1,085,519</b>	

# Combined Funds Key Performance Indicators

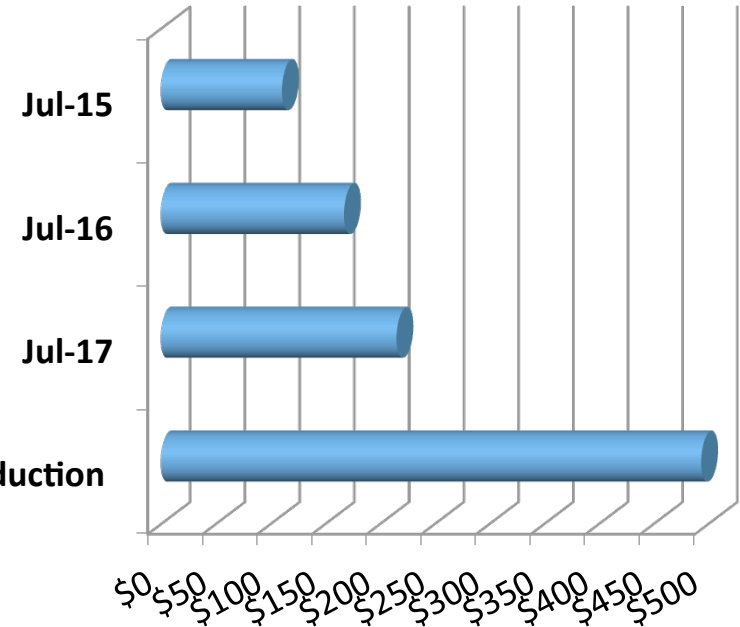
	2018-19 Budget
<b>Debt Service Coverage</b> <i>(1x coverage required)</i>	<b>2.63x</b>
<b>LGC Fund Balance</b>	<b>22.0%</b>
<b>Days Cash on Hand</b>	<b>131</b>

# Electric: Rate Decreases Since 2015 NCEMPA Asset Sale

(for Typical Residential Customer using 1,000 kWh Per Month With Load Management)

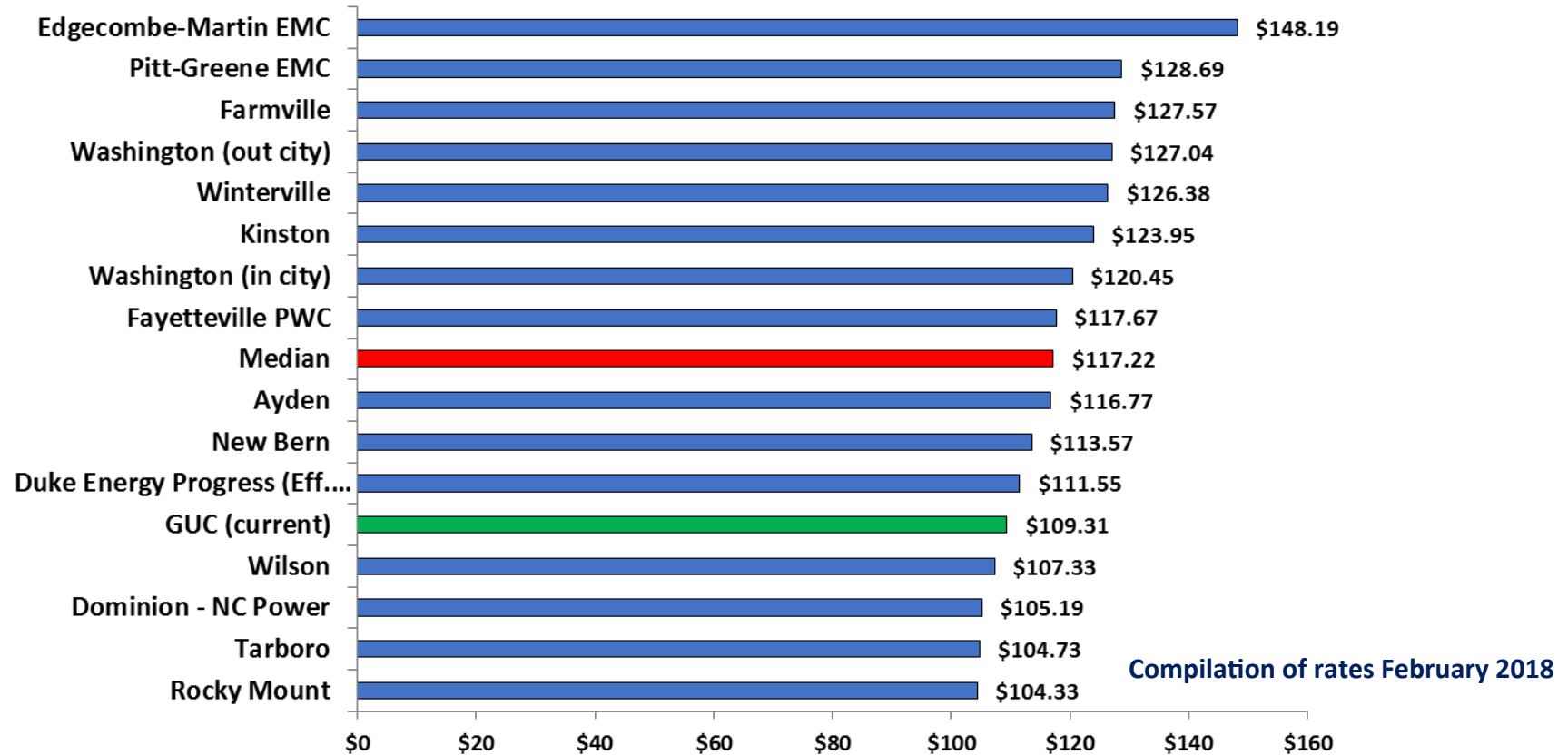
Year	Typical Residential Bill Reduction	Typical Monthly Residential Bill	Monthly Reduction in Bill	Annual Savings	Cumulative Annual Savings
Jun-15		\$127.27			
Jul-15	7.0%	\$118.03	\$9.24	\$110.88	\$110.88
Jul-16	4.0%	\$113.31	\$4.72	\$56.64	\$167.52
Jul-17	3.5%	\$109.31	\$4.00	\$48.00	\$215.52
<b>Total 3 Year Reduction</b>	<b>14.5%</b>		<b>\$17.96</b>		<b>\$493.92</b>

Cumulative Annual Savings



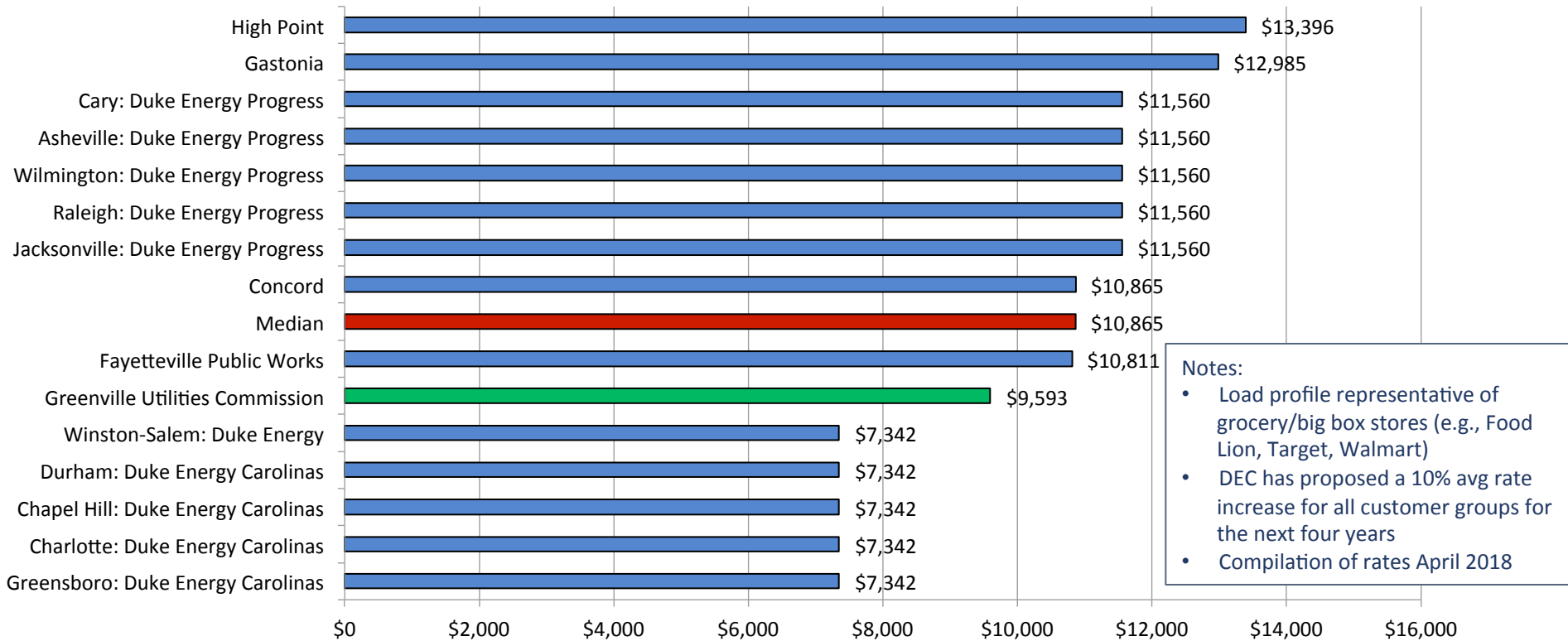
Total 3 Year Reduction

## Electric: *Typical Residential Customer using 1,000 kWh with LM Credits*





# Electric MGS-CP Bill Comparison - NC's 15 Largest Cities

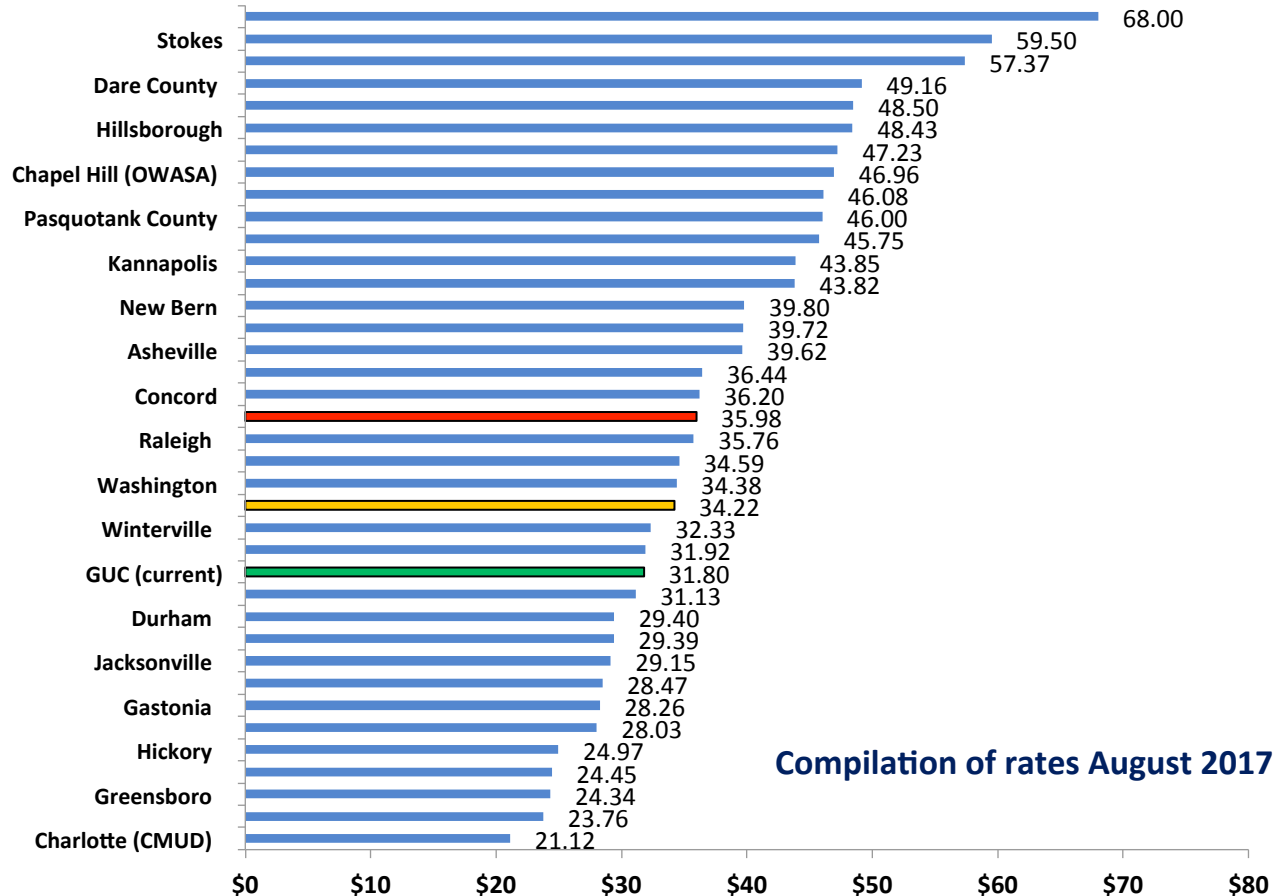


**Notes:**

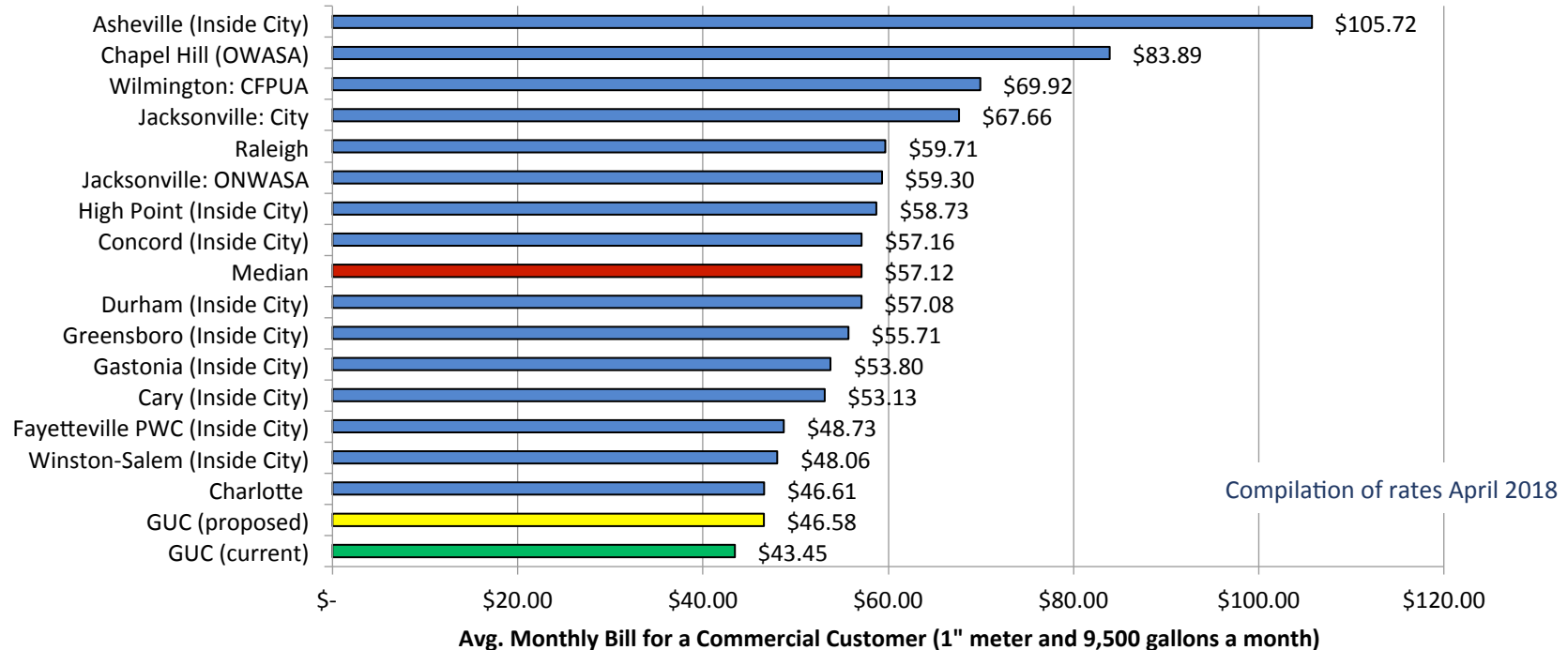
- Load profile representative of grocery/big box stores (e.g., Food Lion, Target, Walmart)
- DEC has proposed a 10% avg rate increase for all customer groups for the next four years
- Compilation of rates April 2018

**Avg. Monthly Bill for a MGS-CP Customer using ~140,000 kWh and 67% load factor**  
*Fayetteville PWC and Duke Energy Carolinas are expected to have rate increases in the next year.*

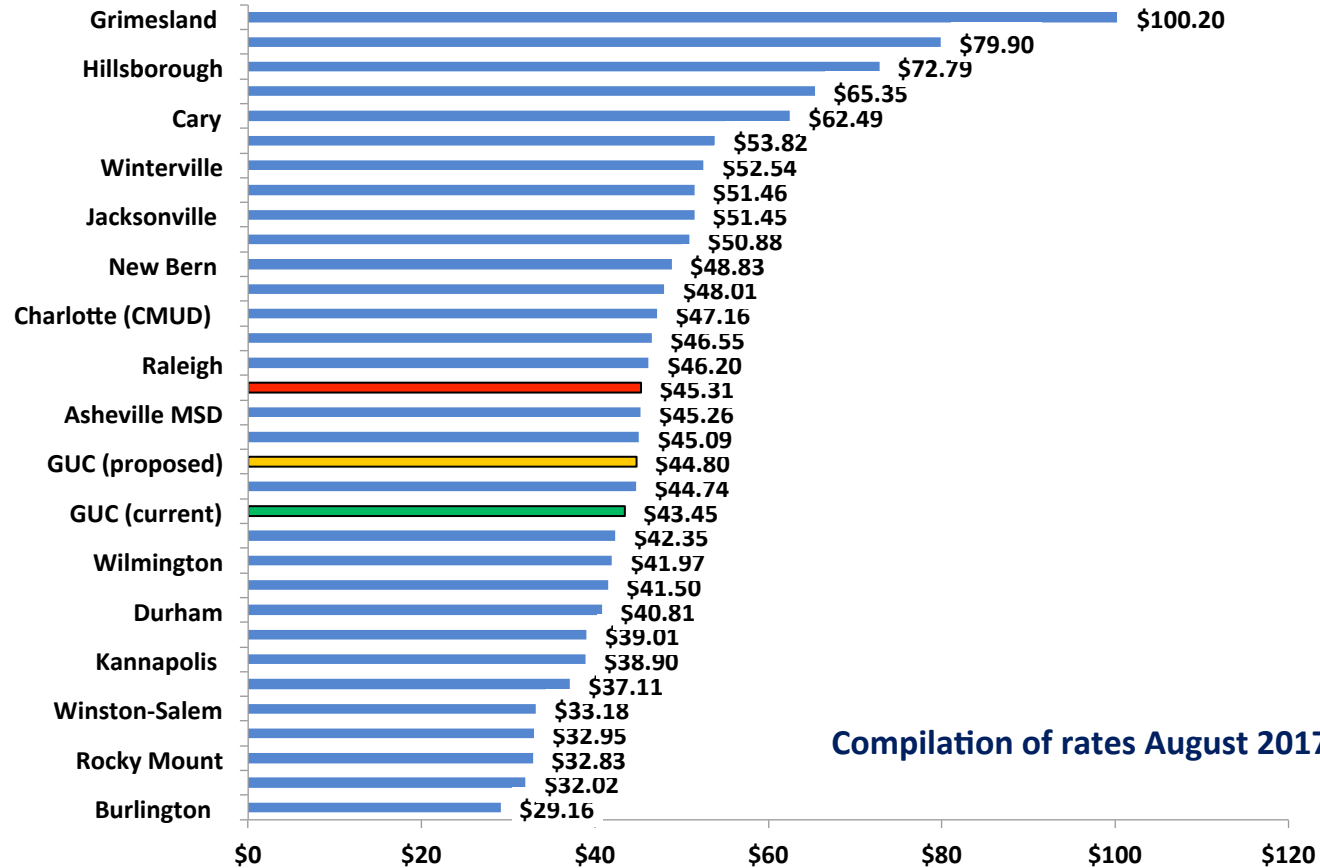
## Water: Typical Residential Customer using 6,000 gallons



# Water Commercial Bill Comparison - NC's 15 Largest Cities

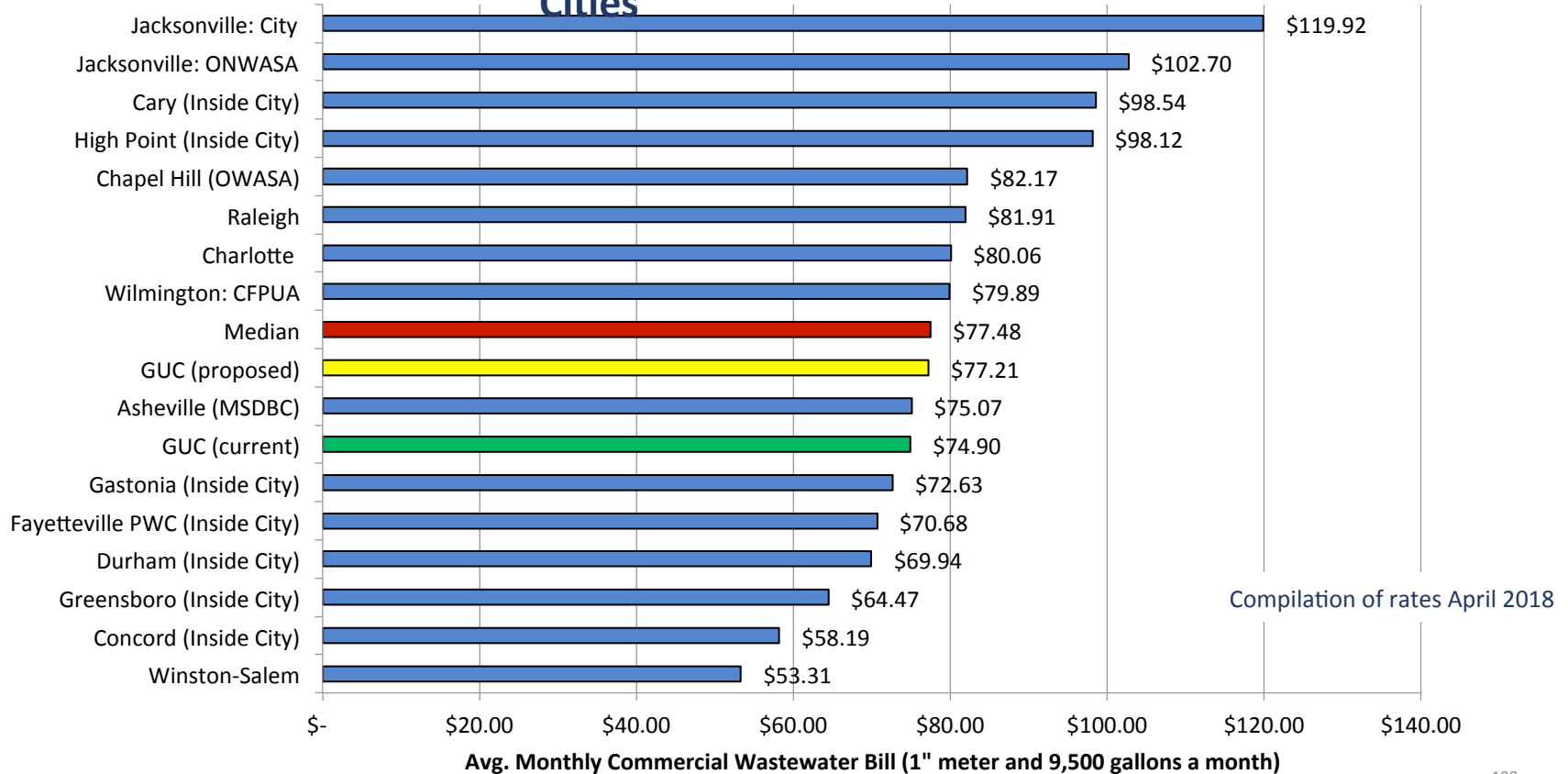


## Sewer: Typical Residential Customer using 6,000 gallons of water

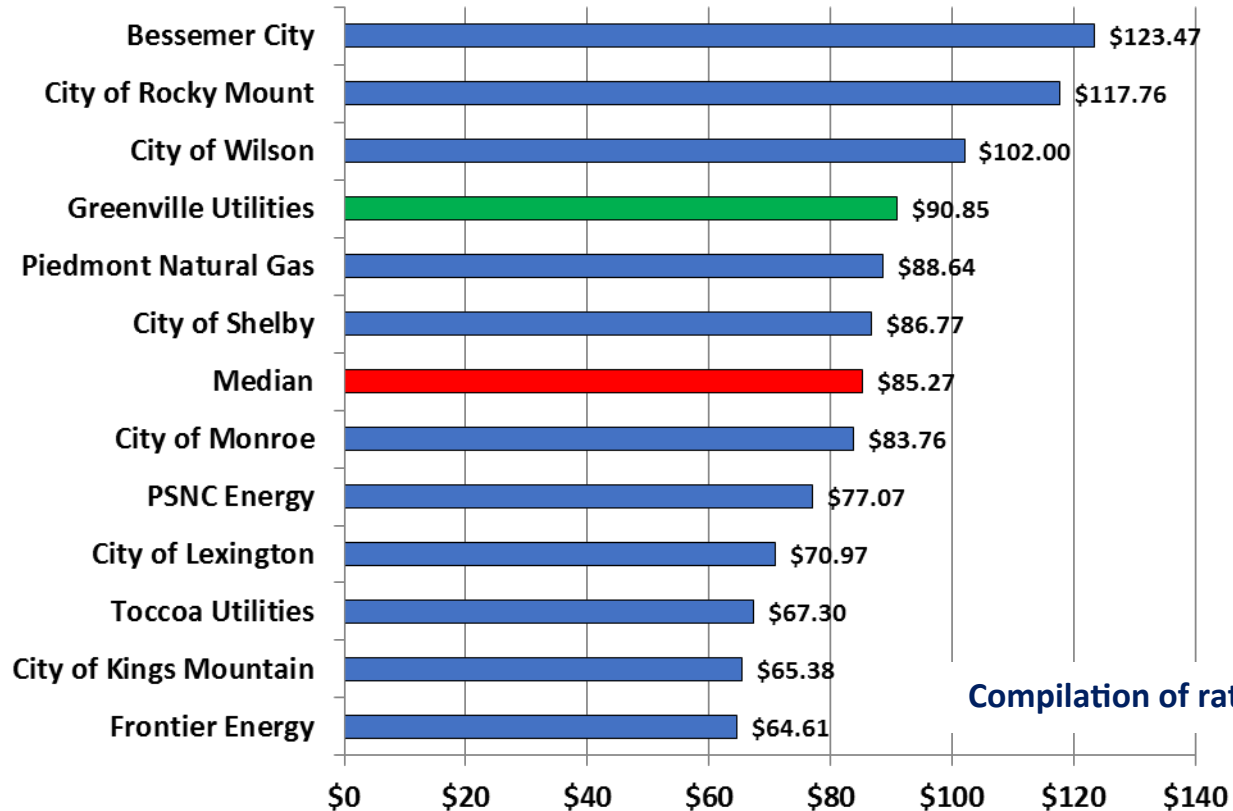


Compilation of rates August 2017

# Wastewater Commercial Bill Comparison - NC's 15 Largest Cities



## Natural Gas: *Typical Residential Customer using 66 ccf*



Compilation of rates February 2018



# System Development Fees

# System Development Fees

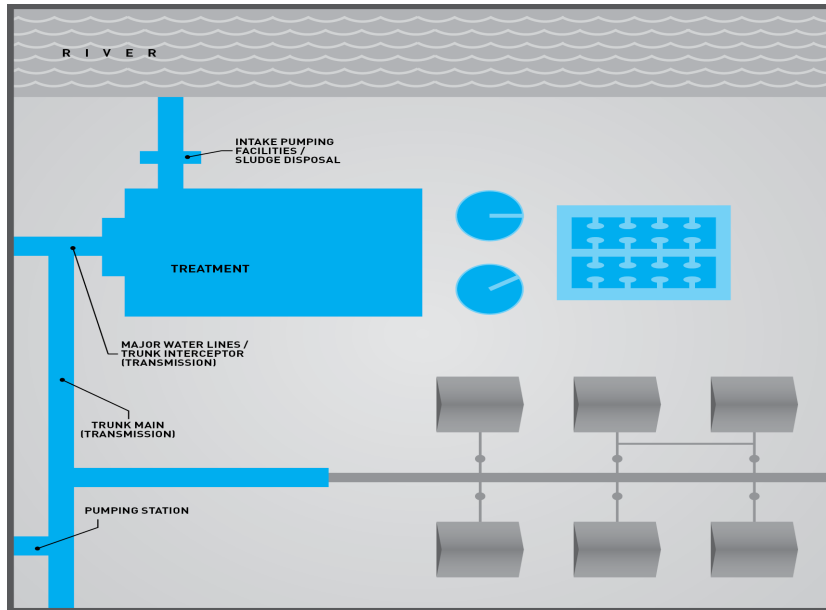
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Definition:

*One-time* charge assessed against “**new development**” as a way to pay for “**facilities**” needed to support growth or to recoup costs for existing **facilities**.

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# System Development Fees Applicability



“Facilities”

“New Development”



Subdivision of land



Construction, redevelopment, conversion, etc.



Use of land that increases service units

# System Development Fees

## Ratification of NC House Bill 436

“An Act to provide for uniform authority to implement system development fees for public water and sewer systems in North Carolina and to clarify the applicable statute of limitations.”

- Signed into law on July 20, 2017/Amended Chapter 162A, Article 8 of the General Statutes “System Development Fees”
- Authorizes local governmental units to adopt a SDF for water or sewer service
- Sets forth process for establishing system development fees
- Requires preparation by a “financial professional or licensed professional engineer...”
- Requires compliance by **July 1, 2018**

# System Development Fees

## Old to New Fee Structure Comparison

SCENARIO				EXISTING W/S CAPACITY & ACREAGE FEES	PROPOSED W&S SYS DEVELOPMENT FEES			VARIANCE	
Description	No. Connections	Lot Size (Acre)	Meter Size	Total	Water System Development Fee by Meter Size	Sewer System Development Fee by Meter Size	Total	\$	%
Single Family Residence	1	0.25	3/4"	\$1,354	\$724	\$881	\$1,605	\$251	19%
Single Family Residence	1	0.40	3/4"	\$1,624	\$724	\$881	\$1,605	(\$19)	-1%
Single Family Residence	1	0.50	3/4"	\$1,804	\$724	\$881	\$1,605	(\$199)	-11%
Single Family Residence	1	0.67	3/4"	\$2,110	\$724	\$881	\$1,605	(\$505)	-24%
Single Family Residence	1	1.00	3/4"	\$2,704	\$724	\$881	\$1,605	(\$1,099)	-41%
Commercial Dev, Single Business	1	1.00	2"	\$8,478	\$3,859	\$4,696	\$8,555	\$77	1%
Commercial Dev, Single Business	1	1.25	2"	\$8,928	\$3,859	\$4,696	\$8,555	(\$373)	-4%
Commercial Dev, Single Business	1	1.50	2"	\$9,378	\$3,859	\$4,696	\$8,555	(\$823)	-9%
Commercial Dev, Strip Mall	6	2.00	2"	\$61,668	\$3,859	\$4,696	\$51,330	(\$10,338)	-17%
Multi-Family	1	2.00	4"	\$23,405	\$12,069	\$14,686	\$26,755	\$3,350	14%
Multi-Family	1	4.00	4"	\$27,005	\$12,069	\$14,686	\$26,755	(\$250)	-1%
Multi-Family	1	6.00	4"	\$30,605	\$12,069	\$14,686	\$26,755	(\$3,850)	-13%
Multi-Family	1	8.00	4"	\$34,205	\$12,069	\$14,686	\$26,755	(\$7,450)	-22%
Multi-Family	1	10.00	4"	\$37,805	\$12,069	\$14,686	\$26,755	(\$11,050)	-29%

# System Development Fees Adoption Progress Update

## Complete

- ✓ Finance Committee and Board Reviews, March 5 and March 15, respectively
- ✓ Preliminary Adoption by GUC Board, April 19
- ✓ SDF meetings with Builders, Developers, and Engineers, April 26 and May 2

## In-Progress

- ✓ Written analysis posted on website (as of April 2)
- ✓ Preparer considers written comments

## Next Steps

- Conduct public hearing to adopt System Development Fees, May 17
- Adopt and publish SDFs in annual budget and *Terms & Conditions of Water &/or Sewer Service (incl. deletion of W/S Capacity and Sewer Acreage Fees)*
- New SDF' s become effective July 1, 2018
- Update written analysis at least every 5 years



# Other Fee Adjustments

# High Strength Waste Surcharges

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**Definition:** Surcharges assessed to Significant Industrial Users for pollutants that are removed during the treatment process and that ***increase the cost for treatment***

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# High Strength Waste Surcharges

Recommended Surcharges (\$/pound) by Parameter for FY19

	<b>CBOD</b>	<b>TSS</b>	<b>T-Nitrogen</b>	<b>Phosphorous</b>
<b>Existing charges</b>	\$0.1000	\$0.0945	\$1.0400	\$4.830
<b>Proposed charges, eff. July 1, 2018</b>	\$0.1395	\$0.2393	\$0.7517	\$4.534
<b>% Change</b>	39.5%	153%	(27.7%)	(6.13%)

( Last surcharge update was 2008)

# Gas Service Fee Changes

Description	Current		Effective 7/1/18		Season
	8am – 5pm	After Hours	8am – 5pm	After Hours	
Cut-on Gas service (does not include pilot lighting)	\$45.00	\$55.00	\$58.50	\$71.50	Summer
	\$65.00	\$75.00	\$84.50	\$97.50	Winter
Cut-on Gas service (includes pilot lighting)	\$50.00	\$60.00	\$65.00	\$78.00	Summer
	\$70.00	\$80.00	\$91.00	\$104.00	Winter
Change to Gas meter delivery pressure	\$45.00	\$55.00	\$58.50	\$71.50	Summer
	\$65.00	\$75.00	\$84.50	\$97.50	Winter

( Last fee update was 2007)

# Key Provisions in Preliminary FY 2018-19 Budget

- Customer Rates
  - Electric – 0.0% rate increase as forecasted last year
  - Water – 7.6% rate increase, a 1.2% increase over last year’s forecast of 6.4%
  - Sewer – 3.1% rate increase, a 4.3% reduction from last year’s forecast of 7.4%
  - Gas – 0.0% rate increase as forecasted last year
- Transfer of \$250k from electric rate stabilization fund
- Infrastructure maintenance and expansion
  - \$10.8M investment in annual capital outlay
  - Transfer of \$4.5M to capital projects fund
  - Debt service to support investment

# Personnel

- Funding for market adjustment at 1.2%, \$342K
- Funding for merit program at 1.5%, \$430K
- Continuation of health and dental plans
- \$500K transfer to OPEB Trust
- Addition of 6 permanent positions
- Funding to bring replacements on board prior to the retirement of key personnel
  - Facilitate succession planning
  - Leverage knowledge and experience of long-term employees for training on critical issues
  - Ensure smooth transitions



# City Funding and Partnerships

- Annual Operating Budget
  - Annual turnover or transfer to the City - \$6,731,296
  - Funding to implement City's Transition to LED Street Lights - \$400,000
  - Support of City's Energy Efficiency Program - \$150,000
  - Support for City's Proposed Job Grant Program - \$100,000
- Capital Project
  - Funding to support City's Town Creek Culvert Stormwater Project Related to Relocation of Water and Wastewater Mains - \$3,000,000

# Long-term Financial Forecast

# Combined Funds - Long-term Financial Forecast

	<b>2018-2019</b>	<b>2019-2020</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>2022-2023</b>
Budgeted Revenue	\$ 253,060,658	\$ 257,332,131	\$ 262,019,679	\$ 265,434,122	\$ 273,266,143
Transfer from Rate Stabilization	250,000	2,600,000	6,950,000	7,700,000	2,900,000
Appropriated Fund Balance	-	-	-	-	-
Budgeted Expenditures	(226,918,798)	(231,049,216)	(236,494,284)	(238,453,904)	(240,686,198)
Debt Service	(14,025,045)	(14,907,091)	(16,508,883)	(15,638,791)	(16,183,009)
City Turnover	(6,731,296)	(6,770,725)	(6,914,613)	(7,061,633)	(7,211,855)
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	(4,550,000)	(6,700,000)	(8,050,000)	(10,200,000)	(10,690,000)
Transfer to Designated Reserve	-	-	-	(600,000)	(800,000)
<b>Projected Surplus (Deficit)</b>	<b>\$ 1,085,519</b>	<b>\$ 1,340,261</b>	<b>\$ 1,326,050</b>	<b>\$ 1,179,794</b>	<b>\$ 1,156,519</b>
Proposed Debt Issuance	\$ -	\$ 62,345,000	\$ 21,610,000	\$ -	\$ 44,915,000
Projected Debt Coverage Ratio	2.63x	2.62x	2.26x	2.46x	2.86x
Projected Fund Balance	22.0%	21.7%	21.4%	21.7%	21.9%
Projected Days Cash on Hand	131	131	130	132	134
Projected Equity/Capitalization	78%	71%	69%	70%	66%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$279.18</b>	<b>\$283.14</b>	<b>\$289.64</b>	<b>\$294.96</b>	<b>\$302.43</b>

<sup>(1)</sup> With electric, water, sewer and gas service; includes rate adjustments but does not include purchased gas adjustments

# Electric Residential Five Year Plan

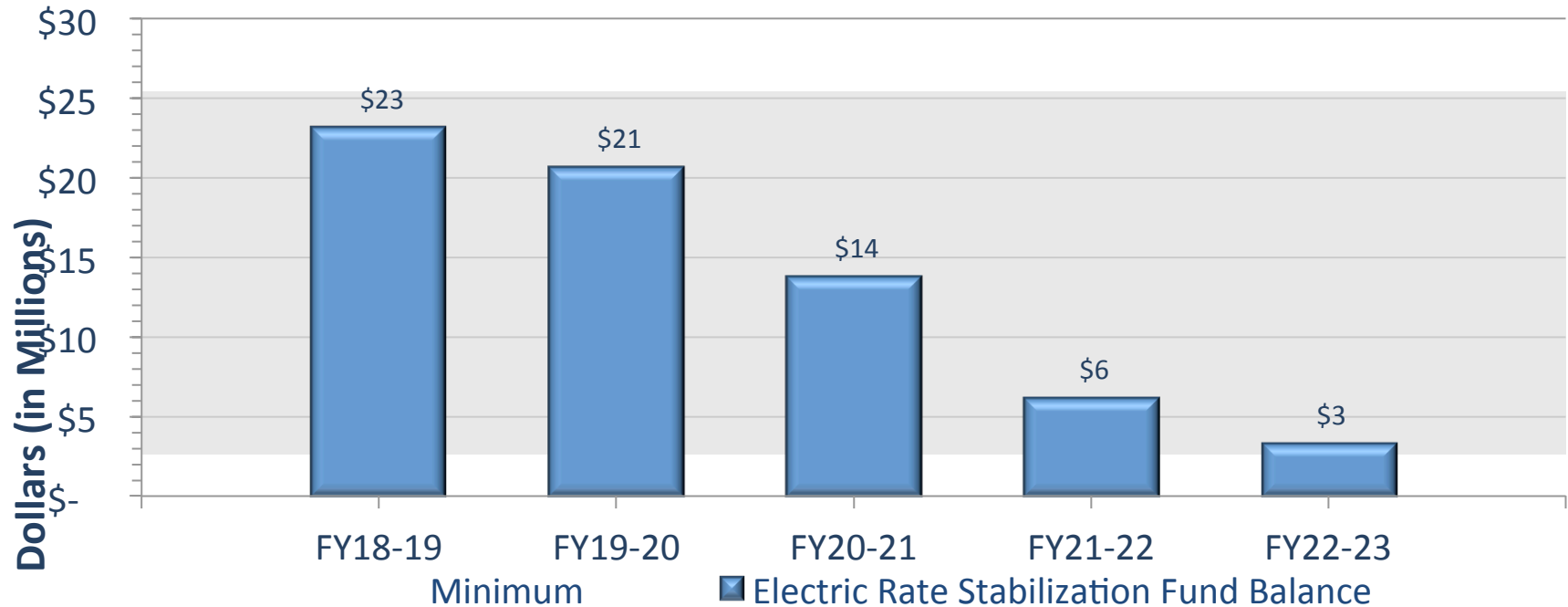
Description	Existing Rates	Proposed Rates				
		2019	2020	2021	2022	2023
Base Facilities Charge	\$ 17.00	\$ 19.00	\$ 21.00	\$ 21.00	\$ 21.00	\$ 21.78
Energy Charge (cents/kWh)						
All kWh	9.814	9.614	9.414	9.414	9.414	9.786
Average Bill @ 1000 kWh*	\$ 109.31	\$ 109.31	\$ 109.31	\$ 109.31	\$ 109.31	\$ 113.81
* Includes Load Management Credit						

# Electric Fund - Long-term Financial Forecast

	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
Budgeted Revenue	\$ 171,891,116	\$ 173,397,685	\$ 174,952,381	\$ 175,433,252	\$ 181,432,259
Transfer from Rate Stabilization	250,000	2,600,000	6,950,000	7,700,000	2,900,000
Budgeted Expenditures	(163,374,558)	(167,013,039)	(171,239,637)	(172,159,321)	(173,303,316)
Debt Service	(3,382,942)	(3,959,861)	(5,360,885)	(5,388,771)	(5,513,681)
City Turnover	(5,007,245)	(5,002,934)	(5,111,466)	(5,222,423)	(5,335,861)
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	-	-	-	-	-
<b>Projected Surplus (Deficit)</b>	<b>\$ 376,371</b>	<b>\$ 400,286</b>	<b>\$ 368,676</b>	<b>\$ 362,737</b>	<b>\$ 337,393</b>
Proposed Debt Issuance	\$ -	\$ 27,817,404	\$ 11,885,500	\$ -	\$ 12,639,349
Projected Debt Coverage Ratio	4.86x	3.84x	2.2x	2.09x	3.08x
Projected Fund Balance	18.9%	18.6%	18.1%	18.2%	17.9%
Projected Days Cash on Hand	116	114	112	113	113
Projected Equity/Capitalization	82%	71%	67%	67%	63%
<b>Rate Adjustments</b>					
Current Forecast	0.0%	0.0%	0.0%	0.0%	4.1%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$109.31</b>	<b>\$109.31</b>	<b>\$109.31</b>	<b>\$109.31</b>	<b>\$113.81</b>
Last Year's Forecast	0.0%	0.0%	2.5%	2.8%	NA

<sup>(1)</sup> Annualized bill based on usage of 1,000 kWh per month

# Rate Stabilization Fund Projected Fiscal Year-End Balances



\*based on FY 2017-18 Budget



# Water Fund - Long-term Financial Forecast

	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
Budgeted Revenue	\$ 21,224,384	\$ 22,794,105	\$ 24,285,652	\$ 25,879,415	\$ 26,498,880
Budgeted Expenditures	(14,847,242)	(15,240,708)	(15,629,492)	(15,959,611)	(16,306,200)
Debt Service	(3,225,573)	(3,680,742)	(3,592,265)	(2,992,193)	(3,648,671)
Transfer to Capital Projects	(2,950,000)	(3,850,000)	(4,750,000)	(6,300,000)	(6,090,000)
Transfer to Designated Reserve	-	-	-	(300,000)	(400,000)
<b>Projected Surplus (Deficit)</b>	<b>\$ 201,569</b>	<b>\$ 250,622</b>	<b>\$ 362,518</b>	<b>\$ 327,611</b>	<b>\$ 332,129</b>
Proposed Debt Issuance	\$ -	\$ 17,567,160	\$ 3,241,500	\$ -	\$ 22,249,581
Projected Debt Coverage Ratio	2.15x	2.43x	2.7x	3.63x	3.32x
Projected Fund Balance	21.7%	20.6%	20.5%	21.4%	23.4%
Projected Days Cash on Hand	162	167	172	184	197
Projected Equity/Capitalization	81%	71%	71%	73%	63%
<b>Rate Adjustments</b>					
Current Forecast	7.6%	7.6%	6.8%	6.9%	2.3%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$34.22</b>	<b>\$36.83</b>	<b>\$39.35</b>	<b>\$42.05</b>	<b>\$43.02</b>
Last Year's Forecast	6.4%	6.4%	6.4%	6.4%	NA

<sup>(1)</sup> Based on usage of 6,000 gallons per month

# Sewer Fund - Long-term Financial Forecast

	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
Budgeted Revenue	\$ 23,573,561	\$ 24,331,640	\$ 25,177,344	\$ 26,083,556	\$ 27,046,206
Budgeted Expenditures	(15,498,638)	(15,281,429)	(15,672,626)	(16,005,248)	(16,354,433)
Debt Service	(6,095,606)	(5,858,225)	(5,685,244)	(5,414,381)	(5,312,188)
Transfer to Capital Projects	(1,600,000)	(2,850,000)	(3,300,000)	(3,900,000)	(4,600,000)
Transfer to Designated Reserve	-	-	-	(300,000)	(400,000)
<b>Projected Surplus (Deficit)</b>	<b>\$ 379,317</b>	<b>\$ 470,872</b>	<b>\$ 568,097</b>	<b>\$ 463,927</b>	<b>\$ 437,817</b>
Proposed Debt Issuance	\$ -	\$ 9,640,687	\$ 3,241,500	\$ -	\$ 4,658,578
Projected Debt Coverage Ratio	1.51x	1.73x	1.85x	2.04x	2.23x
Projected Fund Balance	25.8%	26.8%	28.2%	30.3%	32.3%
Projected Days Cash on Hand	178	189	199	214	229
Projected Equity/Capitalization	71%	69%	70%	72%	72%
Rate Adjustments					
Current Forecast	3.1%	3.0%	3.3%	3.4%	3.5%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$44.80</b>	<b>\$46.15</b>	<b>\$47.66</b>	<b>\$49.29</b>	<b>\$51.03</b>
Last Year's Forecast	7.4%	7.4%	7.4%	7.4%	NA

<sup>(1)</sup> Based on usage of 6,000 gallons of water per month

# Gas Fund - Long-term Financial Forecast

	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
Budgeted Revenue	\$ 36,371,597	\$ 36,808,701	\$ 37,604,302	\$ 38,037,899	\$ 38,288,798
Appropriated Fund Balance	-	-	-	-	-
Budgeted Expenditures	(33,198,360)	(33,514,040)	(33,952,529)	(34,329,724)	(34,722,249)
Debt Service	(1,320,924)	(1,408,263)	(1,870,489)	(1,843,446)	(1,708,469)
City Turnover	(1,724,051)	(1,767,791)	(1,803,147)	(1,839,210)	(1,875,994)
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	-	-	-	-	-
<b>Projected Surplus (Deficit)</b>	<b>\$ 128,262</b>	<b>\$ 218,481</b>	<b>\$ 26,759</b>	<b>\$ 25,519</b>	<b>\$ 49,180</b>
Proposed Debt Issuance	\$ -	\$ 7,319,749	\$ 3,241,500	\$ -	\$ 5,367,492
Projected Debt Coverage Ratio	3.29x	3.63x	2.85x	2.87x	3.18x
Projected Fund Balance	34.0%	34.1%	33.2%	32.8%	32.7%
Projected Days Cash on Hand	167	169	168	166	165
Projected Equity/Capitalization	79%	72%	70%	71%	66%
<b>Rate Adjustments</b>					
Current Forecast	0.0%	0.0%	2.7%	1.1%	0.3%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$90.85</b>	<b>\$90.85</b>	<b>\$93.32</b>	<b>\$94.31</b>	<b>\$94.57</b>
Last Year's Forecast	0.0%	1.8%	1.9%	1.9%	NA

<sup>(1)</sup> Based on usage of 66 ccf per month; does not include purchased gas adjustments

# Gas Rate Plan

- Increase Customer Charges by \$3 in FY19 and \$2 in FY20 for all customer classes
- Tiered Residential rates revised from 2 blocks to 1 block
- Tiered Commercial rates revised from 3 blocks to 2 blocks
- Net zero impact to typical bill volumes

## Example: Year-Round Residential Gas

Description	Existing Rates	Proposed Rates				
		2019	2020	2021	2022	2023
Customer Charge	\$ 8.00	\$ 11.00	\$ 13.00	\$ 13.00	\$ 13.00	\$ 13.00
Base Volumetric Rates (\$/ccf)						
Block 1 (First 20 ccf)	0.5102	0.3699	0.3396	0.3770	0.3921	0.3960
Block 2 (Over 20 ccf)	0.3742	0.3699	0.3396	0.3770	0.3921	0.3960
Average Bill @ 66 ccf *	\$ 90.85	\$ 90.85	\$ 90.85	\$ 93.32	\$ 94.31	\$ 94.57
Typical Bill % Increase **		0%	0%	2.7%	1.1%	0.3%

\* Assumes PGA of \$0.8399/ccf

\*\* Increases to Base Volumetric Rates planned for FY21, FY22, FY23

# Capital Spending Plan

# Capital Improvements Funding Plan

<b>GUC TOTAL</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>5-Year Total</b>
Capital Projects	\$54,757,981	\$48,986,334	\$29,472,000	\$19,452,000	\$10,835,000	\$163,503,315
Capital Outlays	\$10,755,611	\$10,538,127	\$11,023,956	\$11,467,845	\$12,020,014	\$55,805,553
	<u>\$65,513,592</u>	<u>\$59,524,461</u>	<u>\$40,495,956</u>	<u>\$30,919,845</u>	<u>\$22,855,014</u>	<u>\$219,308,868</u>
<b><u>Funding - Debt Financing</u></b>						
Revenue Bonds	\$42,814,670	\$48,353,000	\$25,449,410	\$6,542,000	\$1,000,000	\$124,159,080
SRF/Installment Loans	\$1,441,333	\$313,334	\$0	\$0	\$0	\$1,754,667
	<u>\$44,256,003</u>	<u>\$48,666,334</u>	<u>\$25,449,410</u>	<u>\$6,542,000</u>	<u>\$1,000,000</u>	<u>\$125,913,747</u>
<b>% to Total Capital</b>	<b>67.6%</b>	<b>81.8%</b>	<b>62.8%</b>	<b>21.2%</b>	<b>4.4%</b>	<b>57.4%</b>
<b><u>Funding - Cash</u></b>						
Pay Go	\$10,755,611	\$10,538,127	\$11,023,956	\$11,467,845	\$12,020,014	\$55,805,553
Capital Project Transfer	\$500,000	\$0	\$4,022,590	\$12,910,000	\$9,835,000	\$27,267,590
Fund Balance	\$10,001,978	\$320,000	\$0	\$0	\$0	\$10,321,978
Grants and Contributions	\$0	\$0	\$0	\$0	\$0	\$0
	<u>\$21,257,589</u>	<u>\$10,858,127</u>	<u>\$15,046,546</u>	<u>\$24,377,845</u>	<u>\$21,855,014</u>	<u>\$93,395,121</u>
<b>% to Total Capital</b>	<b>32.4%</b>	<b>18.2%</b>	<b>37.2%</b>	<b>78.8%</b>	<b>95.6%</b>	<b>42.6%</b>
<b>Total Funding</b>	<u>\$65,513,592</u>	<u>\$59,524,461</u>	<u>\$40,495,956</u>	<u>\$30,919,845</u>	<u>\$22,855,014</u>	<u>\$219,308,868</u>



# Capital Improvements Funding Plan – Large Projects

## Capital Improvements Funding Plan - Large Projects

Line #	Project	Prior to 2019	2019-2023		Beyond 2023		Total
			Cash *	Debt	Cash *	Debt	
1	New Operations Center	\$4,100,000	\$10,000,000	\$43,317,111	\$0	\$0	\$57,417,111
2	Water Treatment Plant Upgrade Phase 1	\$0	\$19,000,000	\$28,500,000	\$0	\$0	\$47,500,000
3	Distribution System Improvements - 2MG SE Tank and Pipelines	\$0	\$5,100,000	\$0	\$24,900,000	\$0	\$30,000,000
4	Vidant Peaking Generators (6 MW)	\$0	\$0	\$6,000,000	\$0	\$0	\$6,000,000
5	High-Pressure Multiple Gas Facilities Relocation Project	\$0	\$0	\$7,000,000	\$0	\$0	\$7,000,000
6	Total	\$4,100,000	\$34,100,000	\$83,500,000	\$24,900,000	\$0	\$147,917,111

\* Includes cash on hand and future capital project transfers

# Capital Improvement Projects Scheduled to be Adopted with FY 2018-19 Budget

Line #	Project Type	Project Description	Project Amount
1	Electric	Vidant Peaking Generators	6,000,000
<b>2</b>		<b>Sub-Total Electric</b>	<b>6,000,000</b>
3	Water	Distribution System Improvements - 2 Million Gallon Southeast Tank and Pipelines	500,000
<b>4</b>		<b>Sub-Total Water</b>	<b>500,000</b>
5	Sewer	Forlines Pump Station Expansion	250,000
6	Sewer	Greene Street Pump Station and Force Main	1,100,000
<b>7</b>		<b>Sub-Total Sewer</b>	<b>1,350,000</b>
8	Gas	Memorial Drive Bridge Replacement (NCDOT B-4786)	1,500,000
<b>9</b>		<b>Sub-Total Gas</b>	<b>1,500,000</b>
<b>10</b>		<b>Total</b>	<b>9,350,000</b>

# Summary

- **Fiscal Year 2017-18:**

- All funds are balanced

- **Proposed FY 18-19 Budget**

- Prioritizing capital investments, improving efficiencies, and managing expenditures to provide safe, reliable utility services at the lowest reasonable cost, with exceptional customer service.

- All funds are balanced

- **Recommendations**

- **Rate adjustments effective July 1, 2018**

Utility	Rate Adjustment	Current Monthly Bill	New Monthly Bill	Monthly Increase
Electric	0.0%	\$109.31	\$109.31	\$0.00
Water	7.6%	\$31.80	\$34.22	\$2.42
Sewer	3.1%	\$43.45	\$44.80	\$1.35
Gas	0.0%	\$90.85	\$90.85	\$0.00
<b>TOTAL</b>		<b>\$275.41</b>	<b>\$279.18</b>	<b>\$3.77</b>

# City Funding and Partnerships

- Annual Operating Budget
  - Annual turnover or transfer to the City - \$6,731,296
  - Funding to implement City's Transition to LED Street Lights - \$400,000
  - Support of City's Energy Efficiency Program - \$150,000
  - Support for City's Proposed Job Grant Program - \$100,000
- Capital Project
  - Funding to support City's Town Creek Culvert Stormwater Project Related to Relocation of Water and Wastewater Mains - \$3,000,000

# Proposed FY 2018-19 Budget

City Council Meeting  
May 10, 2018

# City Council Meeting

May 10, 2018



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