

# City Council Meeting

May 20, 2019



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# Item 11

Contract award for the 2019 Street Resurfacing Project



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05.20.19

# **City Council Meeting**

## 2019 Street Resurfacing Project

## PROJECT DETAILS

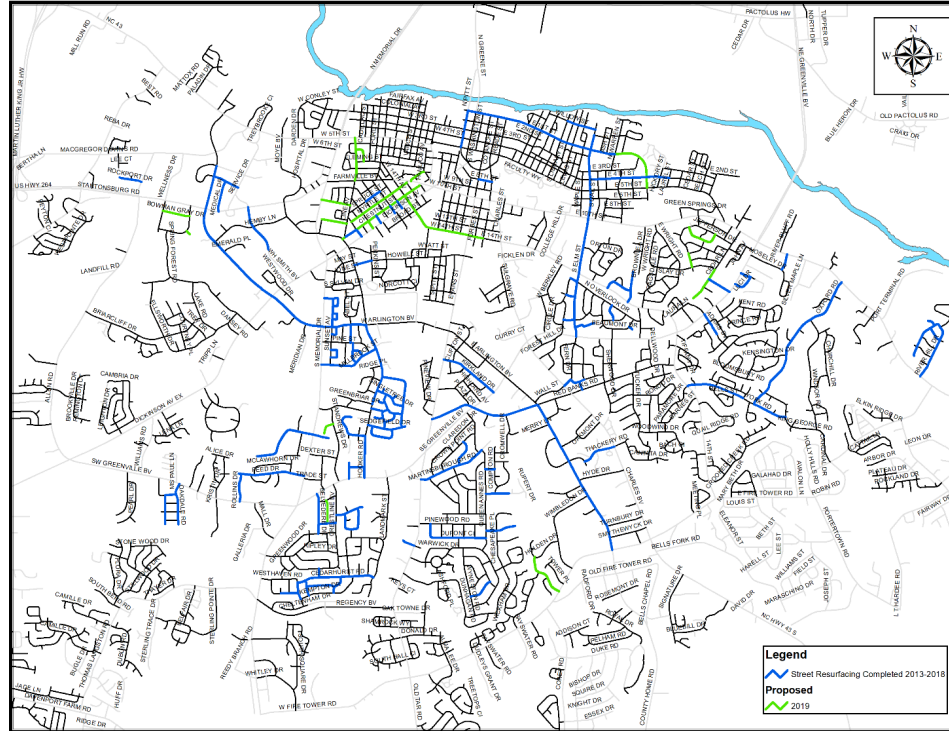
The 2019 Street Resurfacing Project includes a total of 13.27 lane miles to be resurfaced. Work to be done:

- Milling and Resurfacing
- Base Repair
- ADA ramp upgrades
- Pavement markings.

Lowest Bidder - S.T. Wooten Corp of Wilson, NC  
Base Bid - \$2,574,890



# 2019 Street Resurfacing



# 2019 Street Resurfacing List

Street Name	From	To	Lane Miles
<b>Bowman Gray Dr.</b>	Johns Hopkins Dr	Bethesda Dr	<b>0.57</b>
<b>E Catawba Rd.</b>	Haw Dr	Haw Dr	<b>0.72</b>
<b>Scales Pl.</b>	Street End	Johns Hopkins Dr	<b>0.09</b>
<b>Bancroft Ave.</b>	West 5th St	Farmville BV	<b>0.9</b>
<b>Chestnut St.</b>	Columbia Ave	Moye BV	<b>1.54</b>
<b>Myrtle St.</b>	Pamlico Ave	Wilson St	<b>1.32</b>
<b>N Skinner St.</b>	Dickinson Ave	Chestnut St	<b>0.17</b>
<b>Pinehurst Dr.</b>	St Andrews Dr	Cul-De-Sac	<b>0.18</b>
<b>S Village Dr.</b>	Line Av	S Memorial Dr	<b>0.56</b>
<b>Vanderbilt Ln.</b>	Bancroft Ave	Fleming St	<b>0.38</b>
<b>W 14th St.</b>	Chestnut St	Evans St	<b>2.28</b>
<b>Brownlea Dr.</b>	N Warren St	E 5th St	<b>1.8</b>
<b>Cedar Ln.</b>	S Wright Rd	Street End	<b>0.71</b>
<b>Jackson Dr.</b>	Jefferson Dr	Jefferson Dr	<b>0.77</b>
<b>Jefferson Dr.</b>	S Wright Rd	Polk Ave	<b>0.3</b>
<b>Summerhaven Dr.</b>	Holden Dr	E Fire Tower Rd	<b>0.98</b>
		<b>Total:</b>	<b>13.27</b>

## Resurfacing History since 2013

YEAR	LANE MILES	TOTAL COST
2013	10.4	\$ 700,000
2013	7.1	\$ 190,000
2014	21.0	\$ 2,830,000
2015	6.5	\$ 906,000
2016	10.4	\$ 2,200,000
2016	6.3	\$ 1,420,000
2017	28.2	\$ 4,200,000
2018	<u>27.1</u>	<u>\$ 5,192,620</u>
TOTALS	117.0	\$ 17,638,620

## Milling, Full Depth Patching, Asphalt Overlay and Striping



## ADA Ramp Improvements



**Recommendation:** City Council award a construction contract for the 2019 Street Resurfacing Project to S.T. Wooten Corp of Wilson, NC, in the amount of \$2,574,890

# Item 13a

Presentation of the proposed Fiscal Year 2019-20 operating budget for the Pitt-Greenville Convention & Visitors Authority



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# **Convention & Visitors Authority**

2019-2020 Fiscal Year Budget



# 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

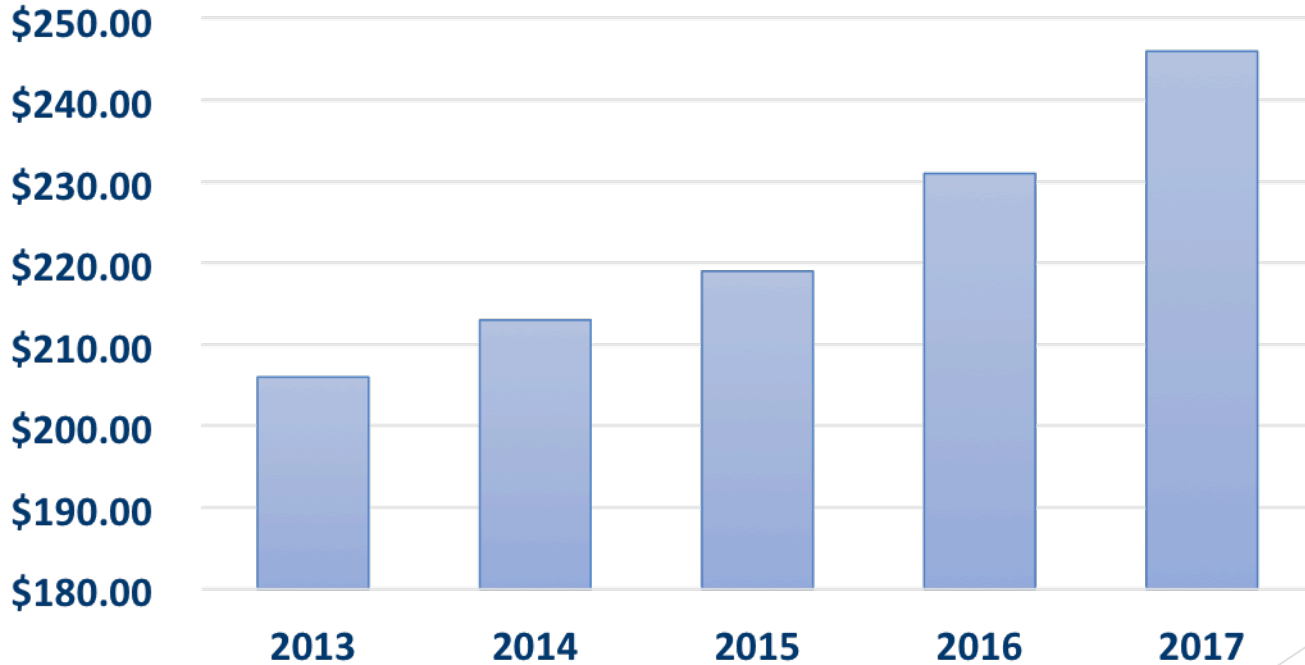
**Goal 3:** Promote Greenville and Pitt County as an arts and entertainment destination while encouraging and working with partners to increase arts related infrastructure and venues

**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

## Greenville-Pitt County Tourism Expenditures 2013-2017

Expenditures in millions \$



# CVA Board Members

- ❖ Four hotel owner/operators
- ❖ Two hospitality related positions
- ❖ Four citizens interested in the hospitality industry
- ❖ City and County liaison
- ❖ City finance officer

# CVA Budget Approval Process

- ❖ CVA Executive Committee
- ❖ CVA Board of Directors
- ❖ Greenville City Council
- ❖ Pitt County Board of Commissioners

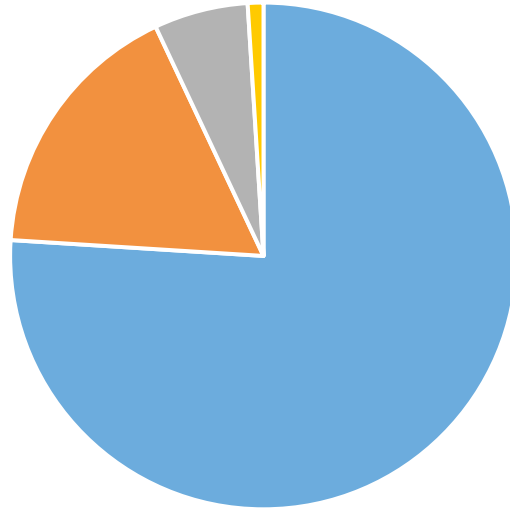
## The CVA does not receive any revenues from the general fund

- ❖ All revenues received are from the occupancy tax
- ❖ No city or county supplement
- ❖ No membership revenue
- ❖ Occupancy taxes continue steady growth
- ❖ AirBnB's numbers continue to grow

# Revenues

- ❖ Current occupancy tax revenues are up 7.0% over last year's collections
- ❖ 2019-2020 fiscal year budget is calculated with an estimated 5% increase in occupancy tax collections
- ❖ Increase in convention, sports, and leisure travel
- ❖ Smith Travel Research Reports show higher ADR and REVPAR

# CVA Revenue Sources



■ Occupancy tax    ■ Capital reserve



# FY 2019-2020 Budget

Fiscal year budget for 2019-2020 is set at:	\$1,599,081.61
Occupancy Tax Collections:	\$1,222,020.08
Capital Reserve:	\$275,000.00
Miscellaneous Revenue:	\$481.59
*Fund Balance:	\$99,579.22

# FY 2019-2020 Budget Highlights

- ❖ Increase in Marketing
- ❖ Increase in Advertising
- ❖ Website
- ❖ Branding of Sports Council
- ❖ Investment in CRM resources

# FY 2019-2020 Budget Highlights

- ❖ Budget includes receipts from once cent of the occupancy tax collections for marketing of the Greenville Convention Center

**2019-2020 Projection: \$408,006.90**

- ❖ Funds allocated on a monthly basis

**Questions?**

# Item 13b

Presentation of the proposed Fiscal Year 2019-20 operating budget for Sheppard Memorial Library



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# Sheppard Memorial Library Library Board Approved 2019-2020 Budget



**Sheppard Memorial Library  
2019 – 2020 Budget  
City of Greenville Revenue Request**

**\$1,308,057**

This revenue target provided by the city will cover a 2.7% market/merit adjustment, a 3.625% increase in health insurance costs, and a 2.125% increase in dental insurance costs.

**REVENUES**

2019-2020 Budget

City of Greenville	\$1,308,057
County of Pitt	\$654,028
County: Bethel/W'ville	\$12,000
Town of Bethel	\$21,108
Town of Winterville	\$165,300
State Aid	\$197,262
Greenville Housing Authority	\$10,692
Interest Income	\$1,500
Library Generated	\$112,500
Miscellaneous Income	\$32,000
Fund Balance	\$40,172
<b>TOTAL</b>	<b>\$2,554,619</b>



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

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



# Item 13c

Presentation of the proposed Fiscal Year 2019-20 operating budget for Greenville Utilities Commission



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# Proposed FY 2019-20 Budget

City Council Meeting  
May 20, 2019

# Overview

- Highlights
- Proposed Budget FY 2019-20
- Capital Spending
- Long-term Financial Forecast

# Highlights

# Summary

- **Proposed FY 2019-20 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 with proposed rate adjustments.

- **Recommendations**

- **Rate adjustments effective July 1, 2019**

- Electric 0.0%
    - Water 7.0%
    - Sewer 0.0%
    - Gas 0.0%

	Current Monthly Bill	New Monthly Bill	Monthly Increase
Electric	\$109.31	\$109.31	\$0.00
Water	\$34.22	\$36.62	\$2.40
Sewer	\$44.80	\$44.80	\$0.00
Gas	\$76.46	\$76.46	\$0.00
<b>Total</b>	<b>\$264.79</b>	<b>\$267.19</b>	<b>\$2.40</b>

# FY 2019-20 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**

# Budget Status FY 2019-20

Fund	Last Year's Forecast		Current Recommendation	
	Rate Adj.	Equity/ Deficit	Rate Adj.	Equity/ Deficit
<b>Electric</b>	0.0%	\$400,286	0.0%	\$1,179,164
<b>Water</b>	7.6%	\$250,622	7.0%	\$843,772
<b>Sewer</b>	3.0%	\$470,872	0.0%	\$908,983
<b>Gas</b>	0.0%	\$218,481	0.0%	\$234,758
<b>Total</b>		<b>\$1,340,261</b>		<b>\$3,166,677</b>

# Impact on Typical Monthly Residential Bills

Utility	Last Year's 2019-2020 Forecast		Proposed for 2019-2020 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	7.6%	\$2.61	7.0%	\$2.40	-\$0.21
Sewer – 6,000 gal/mo	3.0%	\$1.35	0.0%	\$0.00	-\$1.35
Gas – 66 CCF/mo	0.0%	\$0.00	0.0%	\$0.00	\$0.00
<b>Total</b>		<b>\$3.96</b>		<b>\$2.40</b>	<b>-\$1.56</b>

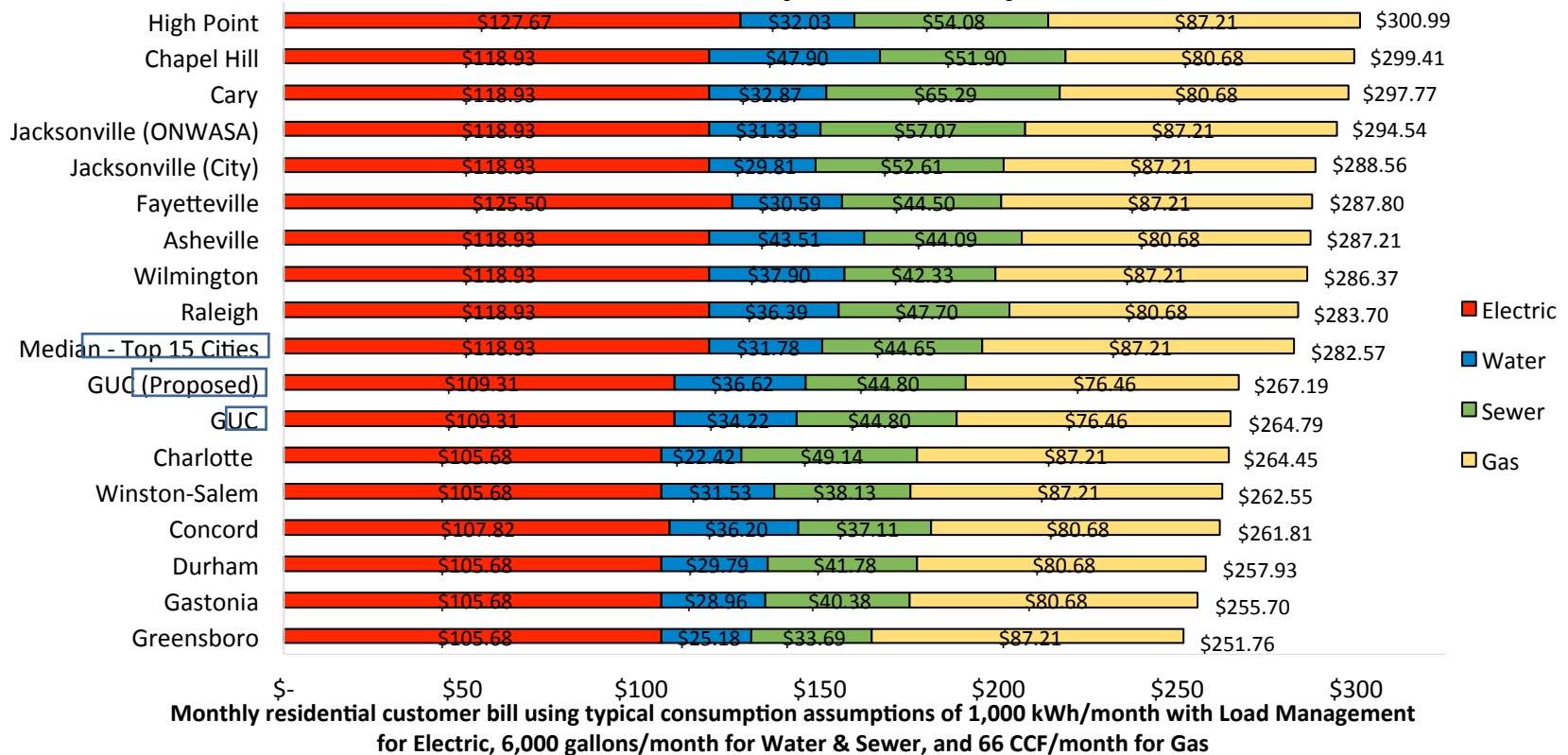
# FY 2019-20 Budget Revenues & Expenditures

<b>Combined Funds</b>	<b>2019-20</b>
Charges for Service	\$251,308,163
Miscellaneous Revenue & Interest Earnings	3,364,433
Bond Proceeds	359,813
Transfer from Capital Projects	3,245,539
Transfer from Rate Stabilization	2,600,000
<b>Total Revenues</b>	<b>\$260,877,948</b>
Operations	\$69,883,841
Purchased Power/Gas	148,441,100
Capital Outlay	11,408,801
Debt Service	12,338,160
City Turnover	6,639,369
Transfer to OPEB Trust	500,000
Transfer to Rate Stabilization	250,000
Transfer to Capital Projects	8,250,000
<b>Total Expenditures</b>	<b>\$257,711,271</b>
<b>Fund Equity/(Deficit)</b>	<b>\$3,166,677</b>

# Combined Funds Key Performance Indicators

	2019-20 Budget
<b>Debt Service Coverage</b> <i>(1x coverage required)</i>	<b>2.99x</b>
<b>LGC Fund Balance</b>	<b>22.6%</b>
<b>Days Cash on Hand</b>	<b>135</b>

## Residential Bill Comparison - Top 15 North Carolina Cities

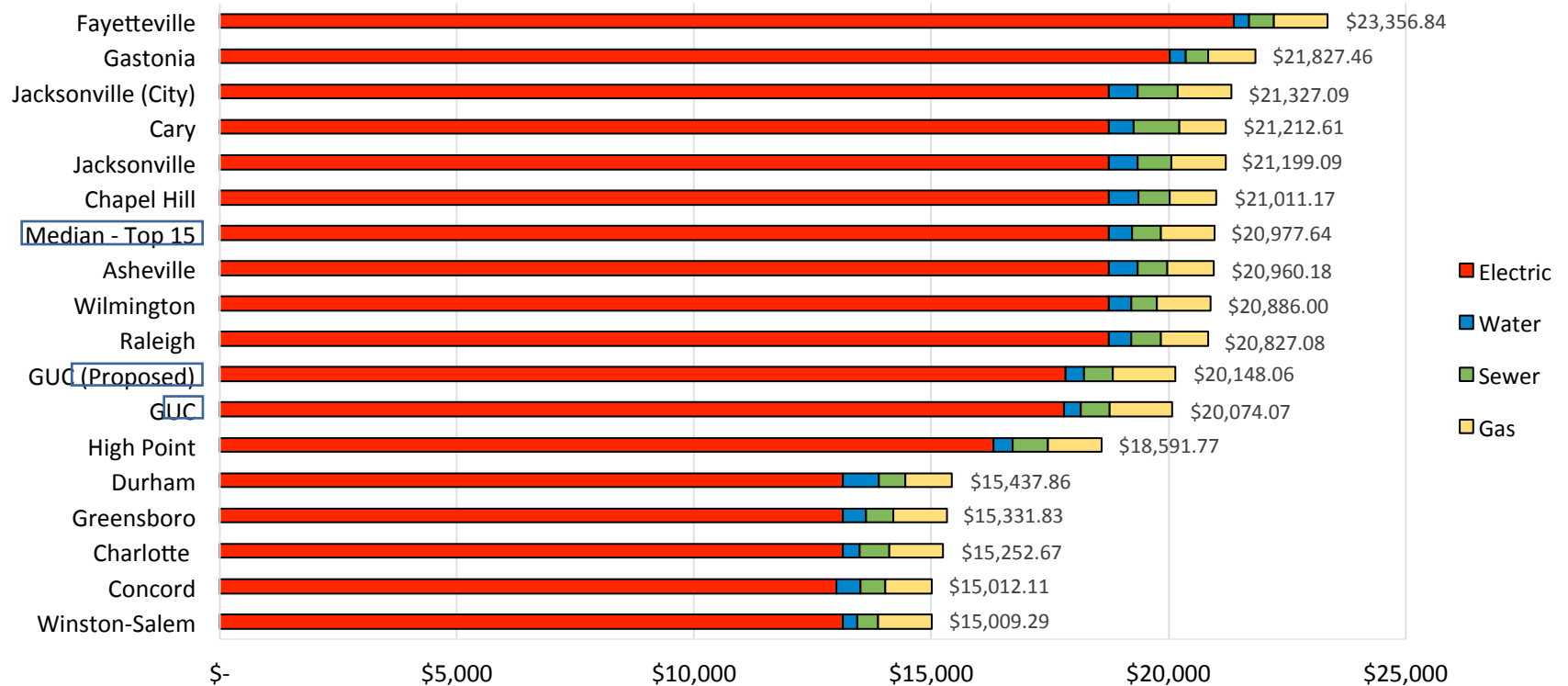


Based on rates effective 1-1-2019

Median is the sum of the four utilities' medians. not the median of the combined totals

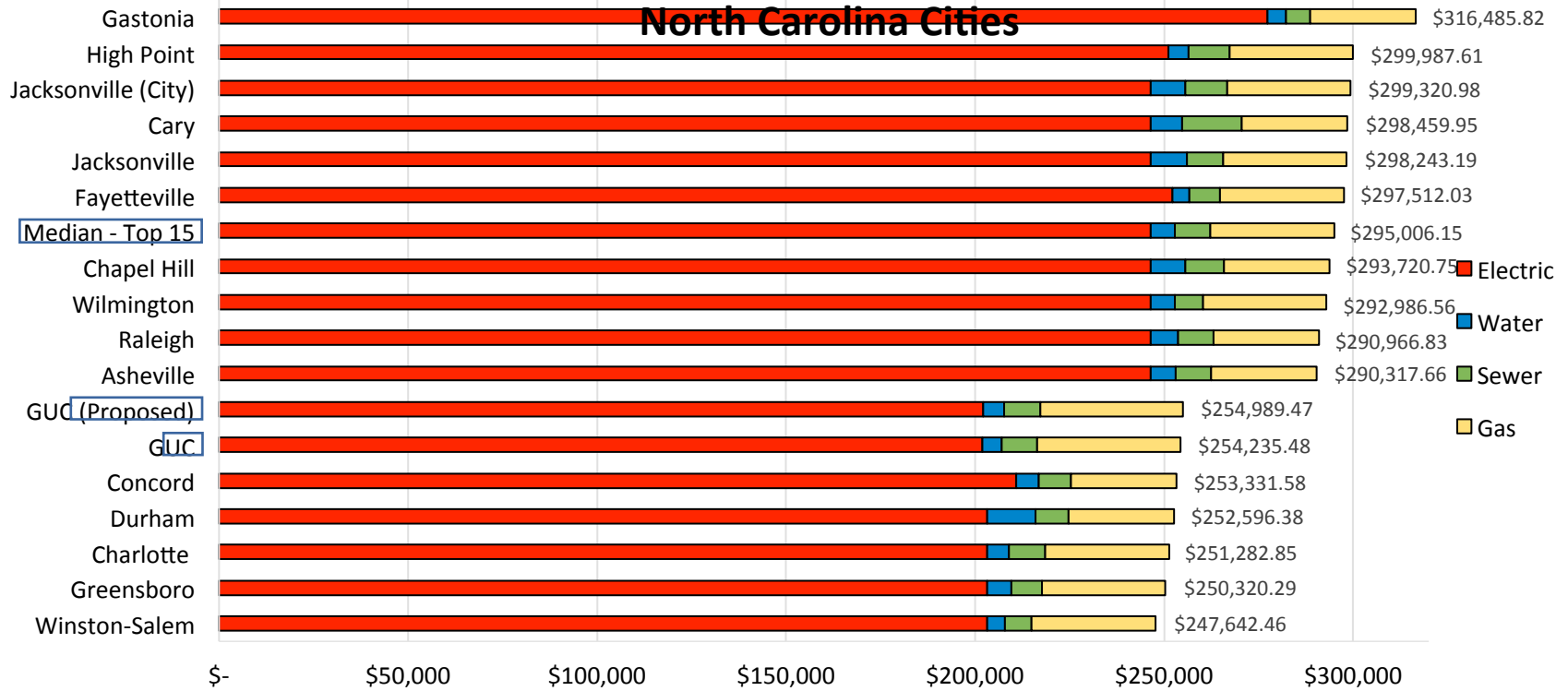


## Schools - Bill Comparison - Top 15 North Carolina Cities



Monthly customer bill for schools using average actual consumption assumptions of 143,763 kWh/month with 25% Load Factor for Electric (LGS-CP rates excluding Generator Credits), 90.07 kGallons/month for Water & Sewer (2" Meter In-City rates), and 1,433.9 CCF/month for Gas (Commercial rates)

# Pharmaceutical/Manufacturing Companies - Bill Comparison - Top 15

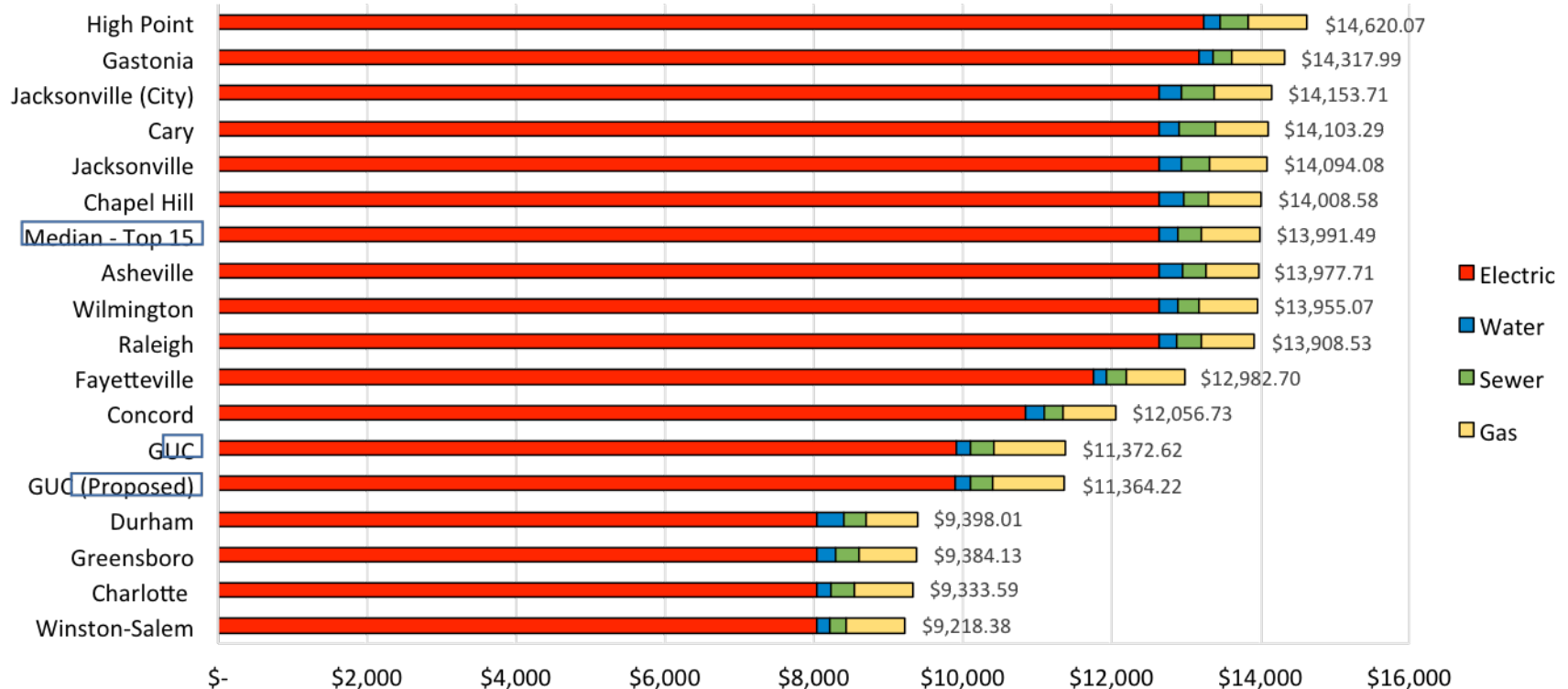


Monthly customer bill for pharmaceutical and manufacturing companies using average actual consumption assumptions of 3,049,508 kWh/month with 65% Load Factor for Electric (LGS-CP rates excluding Generator Credits & Excess Facilities Charges), 1,508.4 kGallons/month for Water & Sewer (4" Meter In-City rates), and 48,355.6 CCF/month for Gas (Industrial rates)

Based on rates effective

Analysis based on FY 2018 usage data for four large Pitt County pharmaceutical/

## Box/Grocery Stores - Bill Comparison - Top 15 North Carolina Cities



Monthly customer bill for large box/grocery stores using average actual consumption assumptions of 144,948 kWh/month with 65% Load Factor for Electric (LGS-CP rates excluding Generator Credits & Excess Facilities Charges), 45.3 kGallons/month for Water & Sewer (1.5" Meter In-City rates), and 999.3 CCF/month for Gas (Commercial rates)

Based on rates effective 1-1-2019

Analysis Based on FY 2018 usage data for fourteen Pitt County large

# Key Provisions in Preliminary FY 2019-20 Budget

- **Electric** – 0.0% rate increase as forecasted last year
- **Water** – 7.0% rate increase, a 0.6% reduction from last year's forecast of 7.6%
- **Sewer** – 0.0% rate increase, a 3.0% reduction from last year's forecast of 3.0%
- **Gas** – 0.0% rate increase as forecasted last year

# Investment in Infrastructure, City Funding and Partnerships

- Infrastructure maintenance and expansion
  - \$11.4M investment in annual capital outlay
  - Transfer of \$8.25M to capital projects fund
- Annual turnover or transfer of \$6.6M to the City of Greenville
- Transfer of \$150K to City's housing energy conservation program
- Commitment of \$500,000 to participate as a sustaining member in the public-private economic development partnership

# Personnel

- Funding for salary market/merit adjustment at 2.7%
- Continuation of health and dental plans
- \$500K transfer to OPEB Trust
- Funding for increase in LGERS employer contribution from 7.75% to 8.95% - \$350K
- 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

# Long-term Financial Forecast

# Electric Fund - Long-term Financial Forecast

	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>
Budgeted Revenue	\$ 173,484,115	\$ 179,434,441	\$ 179,996,825	\$ 180,478,760	\$ 181,027,249
Transfer from Capital Projects	1,184,830	740,616	500,000	500,000	-
Transfer from Rate Stabilization	2,600,000	2,400,000	3,500,000	3,700,000	4,500,000
Bond Proceeds	105,688	-	-	118,505	-
Budgeted Expenditures	(166,830,199)	(171,408,724)	(171,935,339)	(172,808,962)	(173,315,276)
Debt Service	(3,440,789)	(4,396,586)	(4,820,293)	(4,971,543)	(5,003,424)
City Turnover	(4,924,481)	(5,022,971)	(5,123,430)	(5,225,898)	(5,330,416)
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
<b>Projected Surplus (Deficit)</b>	<b>\$ 1,179,164</b>	<b>\$ 746,776</b>	<b>\$ 1,117,763</b>	<b>\$ 790,862</b>	<b>\$ 878,133</b>
Proposed Debt Issuance	\$ 30,733,750	\$ 8,455,000	\$ -	\$ 9,480,420	\$ -
<b>Projected Debt Coverage Ratio</b>	<b>4.11x</b>	<b>3.58x</b>	<b>3.3x</b>	<b>3.24x</b>	<b>3.16x</b>
<b>Projected Fund Balance</b>	<b>19.3%</b>	<b>18.7%</b>	<b>19.2%</b>	<b>19.5%</b>	<b>19.9%</b>
<b>Projected Days Cash on Hand</b>	<b>118</b>	<b>116</b>	<b>119</b>	<b>120</b>	<b>122</b>
<b>Projected Equity/Capitalization</b>	<b>82%</b>	<b>71%</b>	<b>68%</b>	<b>69%</b>	<b>65%</b>
<b>Rate Adjustments</b>					
Current Forecast	0.0%	4.1%	0.0%	0.0%	0.0%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$109.31</b>	<b>\$113.81</b>	<b>\$113.81</b>	<b>\$113.81</b>	<b>\$113.81</b>
Last Year's Forecast	0.0%	0.0%	0.0%	4.1%	NA

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



# Water Fund - Long-term Financial Forecast

	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>
Budgeted Revenue	\$ 23,243,815	\$ 24,708,919	\$ 26,300,164	\$ 26,765,757	\$ 27,282,197
Transfer from Capital Projects	382,781	134,491	-	-	-
Transfer from Rate Stabilization	-	-	-	-	-
Bond Proceeds	153,125	-	-	243,750	-
Budgeted Expenditures	(15,813,192)	(16,242,533)	(16,500,357)	(16,838,338)	(17,138,407)
Debt Service	(1,972,757)	(2,370,297)	(2,765,796)	(3,765,017)	(3,705,702)
City Turnover	-	-	-	-	-
Transfer to Rate Stabilization	-	-	-	-	-
Transfer to Capital Projects	(5,150,000)	(5,550,000)	(6,700,000)	(6,000,000)	(6,075,000)
<b>Projected Surplus (Deficit)</b>	<b>\$ 843,772</b>	<b>\$ 680,580</b>	<b>\$ 334,011</b>	<b>\$ 406,152</b>	<b>\$ 363,088</b>

Proposed Debt Issuance	\$ 9,309,750	\$ 12,250,000	\$ -	\$ 19,500,000	\$ -
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Projected Debt Coverage Ratio	4.75x	4.09x	4x	3.19x	3.09x
Projected Fund Balance	17.9%	19.3%	18.7%	19.7%	20.6%
Projected Days Cash on Hand	152	165	171	177	182
Projected Equity/Capitalization	84%	73%	73%	75%	65%

## Rate Adjustments

Current Forecast	7.0%	6.9%	6.5%	1.5%	1.6%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$36.62</b>	<b>\$39.14</b>	<b>\$41.67</b>	<b>\$42.28</b>	<b>\$42.95</b>
Last Year's Forecast	7.6%	6.8%	6.9%	2.3%	NA

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

# Sewer Fund - Long-term Financial Forecast

	<u>2019-2020</u>		<u>2020-2021</u>		<u>2021-2022</u>		<u>2022-2023</u>		<u>2023-2024</u>	
Budgeted Revenue	\$	24,187,329	\$	24,126,378	\$	25,057,083	\$	25,161,589	\$	26,101,886
Transfer from Capital Projects		1,271,903		95,533		-		-		-
Transfer from Rate Stabilization		-		-		-		-		-
Bond Proceeds		101,000		-		-		-		-
Budgeted Expenditures		(16,870,396)		(17,331,932)		(17,622,931)		(17,995,089)		(18,330,368)
Debt Service		(5,680,853)		(5,300,924)		(5,401,742)		(5,058,537)		(4,935,464)
City Turnover		-		-		-		-		-
Transfer to Rate Stabilization		-		-		-		-		-
Transfer to Capital Projects		(2,100,000)		(850,000)		(1,600,000)		(1,600,000)		(2,500,000)
<b>Projected Surplus (Deficit)</b>	<b>\$</b>	<b>908,983</b>	<b>\$</b>	<b>739,055</b>	<b>\$</b>	<b>432,410</b>	<b>\$</b>	<b>507,963</b>	<b>\$</b>	<b>336,054</b>
Proposed Debt Issuance	\$	7,713,750	\$	8,080,000	\$	-	\$	-	\$	-

Projected Debt Coverage Ratio	1.7x	1.72x	1.81x	1.9x	2.07x
Projected Fund Balance	28.7%	33.3%	33.3%	35.3%	34.9%
Projected Days Cash on Hand	203	217	224	232	235
Projected Equity/Capitalization	71%	69%	70%	72%	72%

## Rate Adjustments

Current Forecast	0.0%	0.0%	3.5%	0.0%	3.4%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$44.80</b>	<b>\$44.80</b>	<b>\$46.37</b>	<b>\$46.37</b>	<b>\$47.94</b>
Last Year's Forecast	3.0%	3.3%	3.4%	3.5%	NA

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

# Gas Fund - Long-term Financial Forecast

	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>
Budgeted Revenue	\$ 33,757,337	\$ 34,115,905	\$ 35,004,390	\$ 35,503,695	\$ 35,728,821
Transfer from Capital Projects	406,025	46,036	-	-	-
Transfer from Rate Stabilization	-	550,000	100,000	100,000	300,000
Bond Proceeds	-	-	-	105,000	-
Budgeted Expenditures	(30,719,955)	(31,311,520)	(31,606,523)	(31,985,909)	(32,325,328)
Debt Service	(1,243,761)	(1,590,747)	(1,530,791)	(1,720,697)	(1,622,376)
City Turnover	(1,714,888)	(1,749,186)	(1,784,169)	(1,819,853)	(1,856,250)
Transfer to Rate Stabilization	(250,000)	-	-	-	-
Transfer to Capital Projects	-	-	-	-	-
<b>Projected Surplus (Deficit)</b>	<b>\$ 234,758</b>	<b>\$ 60,488</b>	<b>\$ 182,907</b>	<b>\$ 182,236</b>	<b>\$ 224,867</b>
Proposed Debt Issuance	\$ 7,413,750	\$ -	\$ -	\$ 8,400,000	\$ -
<b>Projected Debt Coverage Ratio</b>	<b>3.21x</b>	<b>2.43x</b>	<b>2.92x</b>	<b>2.85x</b>	<b>2.76x</b>
<b>Projected Fund Balance</b>	<b>38.5%</b>	<b>37.8%</b>	<b>37.9%</b>	<b>37.6%</b>	<b>37.9%</b>
<b>Projected Days Cash on Hand</b>	<b>187</b>	<b>185</b>	<b>185</b>	<b>185</b>	<b>186</b>
<b>Projected Equity/Capitalization</b>	<b>79%</b>	<b>71%</b>	<b>69%</b>	<b>69%</b>	<b>65%</b>
<b>Rate Adjustments</b>					
Current Forecast	0.0%	0.0%	3.0%	1.2%	0.0%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>	<b>\$76.46</b>	<b>\$76.46</b>	<b>\$78.77</b>	<b>\$79.70</b>	<b>\$79.70</b>
Last Year's Forecast	0.0%	2.7%	1.1%	0.3%	NA

<sup>(1)</sup> Based on usage of 66 ccf per month

# Combined Funds - Long-term Financial Forecast

	<u>2019-2020</u>		<u>2020-2021</u>		<u>2021-2022</u>		<u>2022-2023</u>		<u>2023-2024</u>	
Budgeted Revenue	\$	254,672,596	\$	262,385,643	\$	266,358,462	\$	267,909,801	\$	270,140,153
Transfer from Capital Projects		3,245,539		1,016,676		500,000		500,000		-
Transfer from Rate Stabilization		2,600,000		2,950,000		3,600,000		3,800,000		4,800,000
Bond Proceeds		359,813		-		-		467,255		-
Budgeted Expenditures		(230,233,742)		(236,294,709)		(237,665,150)		(239,628,298)		(241,109,379)
Debt Service		(12,338,160)		(13,658,554)		(14,518,622)		(15,515,794)		(15,266,966)
City Turnover		(6,639,369)		(6,772,157)		(6,907,599)		(7,045,751)		(7,186,666)
Transfer to Rate Stabilization		(250,000)		-		-		-		-
Transfer to Capital Projects		(8,250,000)		(7,400,000)		(9,300,000)		(8,600,000)		(9,575,000)
<b>Projected Surplus (Deficit)</b>	<b>\$</b>	<b>3,166,677</b>	<b>\$</b>	<b>2,226,899</b>	<b>\$</b>	<b>2,067,091</b>	<b>\$</b>	<b>1,887,213</b>	<b>\$</b>	<b>1,802,142</b>
Proposed Debt Issuance	\$	55,171,000	\$	28,785,000	\$	-	\$	37,380,420	\$	-
Projected Debt Coverage Ratio		2.99x		2.81x		2.84x		2.73x		2.75x
Projected Fund Balance		22.6%		22.6%		22.9%		23.3%		23.7%
Projected Days Cash on Hand		135		136		138		140		143
Projected Equity/Capitalization		78%		71%		70%		71%		67%
<b>Projected Typical Residential Bill<sup>(1)</sup></b>		<b>\$267.19</b>		<b>\$274.21</b>		<b>\$280.62</b>		<b>\$282.16</b>		<b>\$284.40</b>

<sup>(1)</sup>With electric, water, sewer and gas service

# Capital Spending Plan

# Capital Improvements Funding Plan

GUC TOTAL	2020	2021	2022	2023	2024	5-Year Total
Capital Projects	\$65,056,963	\$41,993,000	\$24,822,000	\$20,380,000	\$14,020,000	\$166,271,963
Capital Outlays	\$11,408,801	\$12,383,711	\$12,602,399	\$12,945,485	\$12,998,340	\$62,338,736
	\$76,465,764	\$54,376,711	\$37,424,399	\$33,325,485	\$27,018,340	\$228,610,699
Proposed Debt Issuance	\$55,171,000	\$28,785,000		\$37,380,420		
<b>Funding - Debt Financing</b>						
Revenue Bonds	\$58,687,827	\$26,615,150	\$11,222,000	\$12,230,000	\$8,720,000	\$117,474,977
SRF/Installment Loans	\$0	\$0	\$0	\$0	\$0	\$0
	\$58,687,827	\$26,615,150	\$11,222,000	\$12,230,000	\$8,720,000	\$117,474,977
<b>% to Total Capital</b>	<b>76.8%</b>	<b>48.9%</b>	<b>30.0%</b>	<b>36.7%</b>	<b>32.3%</b>	<b>51.4%</b>
<b>Funding - Cash</b>						
Pay Go	\$11,408,801	\$12,383,711	\$12,602,399	\$12,945,485	\$12,998,340	\$62,338,736
Capital Project Transfer	\$0	\$9,400,000	\$11,000,000	\$7,750,000	\$5,300,000	\$33,450,000
Acreage Fees	\$500,000	\$555,135	\$0	\$0	\$0	\$1,055,135
Fund Balance	\$5,744,136	\$5,422,715	\$2,600,000	\$400,000	\$0	\$14,166,851
Grants and Contributions	\$125,000	\$0	\$0	\$0	\$0	\$125,000
	\$17,777,937	\$27,761,561	\$26,202,399	\$21,095,485	\$18,298,340	\$111,135,722
<b>% to Total Capital</b>	<b>23.2%</b>	<b>51.1%</b>	<b>70.0%</b>	<b>63.3%</b>	<b>67.7%</b>	<b>48.6%</b>
<b>Total Funding</b>	<b>\$76,465,764</b>	<b>\$54,376,711</b>	<b>\$37,424,399</b>	<b>\$33,325,485</b>	<b>\$27,018,340</b>	<b>\$228,610,699</b>

# Capital Improvements Funding Plan – Large Projects

## Capital Improvements Funding Plan - Large Projects

Line #	Project	Prior to 2020	2020-2024		Beyond 2024		Total
			Cash *	Debt	Cash *	Debt	
1	New Operations Center	\$16,178,249	\$0	\$41,221,751	\$0	\$0	\$57,400,000
2	Water Treatment Plant Upgrade Phase 1	\$4,250,000	\$18,500,000	\$24,750,000	\$0	\$0	\$47,500,000
3	Distribution System Improvements - 2MG SE Tank and Pipelines	\$100,000	\$8,400,000	\$0	\$21,000,000	\$0	\$29,500,000
4	NOC - Fleet Maintenance Building	\$0	\$0	\$7,000,000	\$0	\$0	\$7,000,000
5	High-Pressure Multiple Gas Facilities Relocation Project	\$100,000	\$0	\$5,100,000	\$0	\$0	\$5,200,000
6	Downtown Office Efficiency and Enhancement	\$2,100,000	\$400,000	\$1,575,000	\$0	\$0	\$4,075,000
7	Sugg Parkway Substation	\$15,049	\$0	\$3,384,951	\$0	\$0	\$3,400,000
8	Total	\$22,743,298	\$27,300,000	\$83,031,702	\$21,000,000	\$0	\$154,075,000

\* Includes cash on hand and future capital project transfers

# Capital Improvement Projects Scheduled to be Adopted with FY 2019-20 Budget

Line #	Project Type	Project Description	Project Amount
1	Electric	Battery Storage Pilot Project 1MW	\$ 1,600,000
2		<b>Subtotal Electric</b>	<b>1,600,000</b>
3	Water	Water Main Rehabilitation Program Phase 2	1,000,000
4		<b>Subtotal Water</b>	<b>1,000,000</b>
5	Sewer	Green Mill Run Tributary - 18-21 inch section	1,800,000
6	Sewer	WWTP Headworks Improvements	2,500,000
7	Sewer	Duplex Pump Station Improvements	500,000
8	Sewer	Harris Mill Run Outfall	500,000
9		<b>Subtotal Sewer</b>	<b>5,300,000</b>
10	Gas	Integrity Management Replacement Project	1,750,000
11	Gas	Allen Rd Widening (NCDOT U-5875)	1,000,000
12		<b>Subtotal Gas</b>	<b>2,750,000</b>
13		<b>Total</b>	<b>\$ 10,650,000</b>



# Summary

- **Proposed FY 2019-20 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 with proposed rate adjustments

- **Recommendations**

- **Rate adjustments effective July 1, 2019**

- Electric 0.0%
    - Water 7.0%
    - Sewer 0.0%
    - Gas 0.0%

	Current Monthly Bill	New Monthly Bill	Monthly Increase
Electric	\$109.31	\$109.31	\$0.00
Water	\$34.22	\$36.62	\$2.40
Sewer	\$44.80	\$44.80	\$0.00
Gas	\$76.46	\$76.46	\$0.00
<b>Total</b>	<b>\$264.79</b>	<b>\$267.19</b>	<b>\$2.40</b>

# Proposed FY 2019-20 Budget

City Council Meeting  
May 20, 2019

# Item 14

Contract award for the construction of the Sycamore Hill Gateway Plaza



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# Sycamore Hill Gateway Project Site



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# Sycamore Hill Gateway Plaza



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## Recommendation:

Approve contract award to Berry Building Group, Inc. for construction of the SHGP project for a total amount of \$1,920,000. To authorize the City manager to amend or modify the attached contract, and the Mayor to sign the revised contract so long as the total amount of the contract is unchanged.



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## Item 15

Resolution to convey the City-owned lot (PIN 26957), which is situated adjacent to 302 South Greene Street (Chamber of Commerce), by private sale to the Historic Preservation Foundation of NC, Inc., to be the future site of the historic Jones-Lee House

# Jones-Lee House





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# Item 16

Acceptance of Conveyance of  
Property from Redevelopment  
Commission to the City of  
Greenville



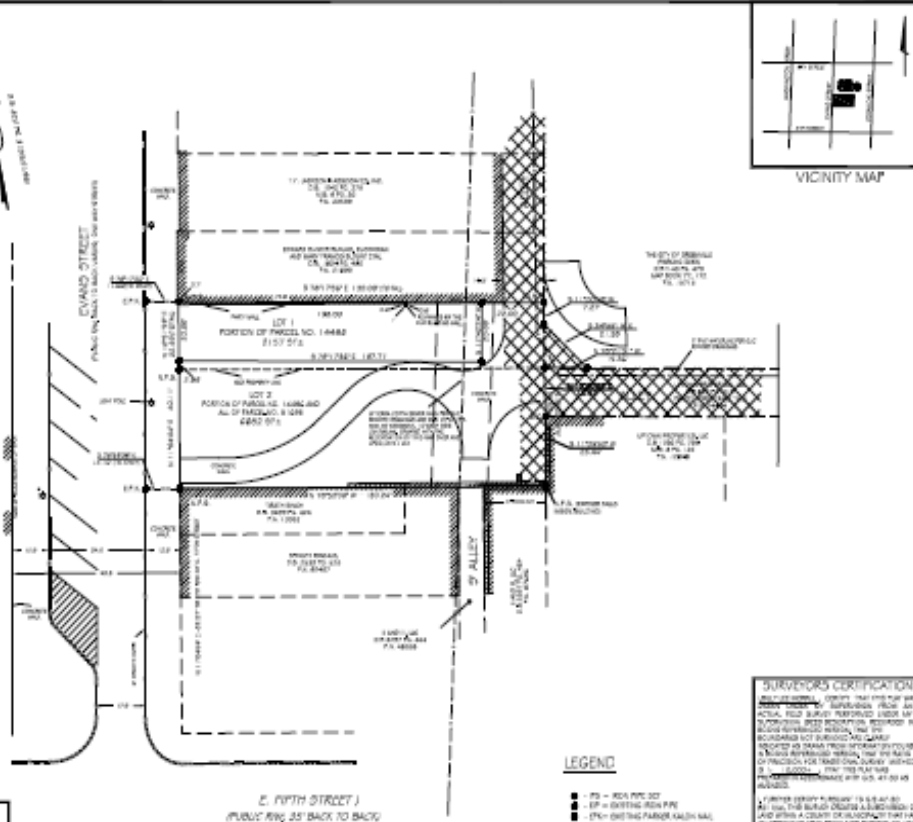
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SITE DATA	
NUMBER OF LOTS	2
AREA IN LOTS	4,333 SQ. FT.
AREA IN STREET RIGHT OF WAY	0 SQ. FT.
AREA IN PARKS, RECREATION AREAS	0 SQ. FT.
TOTAL AREA	4,333 SQ. FT.

**NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- THE DESIGNATION NOTED CHECK WALK, SANITARY SEWER, GAS, PLUMBING, OR ELECTRIC LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID UTILITY SANARAGES. THE UTILITY SANARAGES ARE NOT LOCATED AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS, PLUMBING, AND ELECTRIC LINES WITHIN THESE DESIGNATED AREAS.
- PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FEMA 572544ARBOOK, DATED JULY 7, 2014.
- NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SUBRANCES, INCLUDING BUT NOT LIMITED TO: PRINCIPAL AIR CONDITIONING RECLUCED AND NOTIFIED OR APPROVED AS REQUIRED, TRASH, FENCES, WALLS, MECHANICAL EQUIPMENT, CONCRETE, INTERIORS, SIGNS, SPRINGS, MONUMENTS, LANDSCAPE PLANTINGS, TILL MATERIALS, PAVEMENT, SOIL OR ASBESTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPROVED SURFACES, SHALL EXIST WITHIN ANY DEDICATED EASEMENT SHOWN ON THIS PLAN UNLESS PRIOR WRITTEN APPROVAL FROM THE CITY OF GREENVILLE PUBLIC WORKS DEPARTMENT OR GREENVILLE UTILITIES COMMISSION.

PRELIMINARY MAP/ REVIEW COPY  
NOT FOR CONVEYANCE OR SALE.



- LEGEND**
- - PD - ROAD PAV. COV.
  - - EP - EXISTING ROAD PAV.
  - - (P) - EXISTING PARKING AREA
  - - MP - NO ROAD COV. PAVED NOT LOCATED

**SURVEYORS CERTIFICATION**  
I, \_\_\_\_\_, CERTIFY THAT THIS PLAN AND ALL INFORMATION THEREON, INCLUDING BUT NOT LIMITED TO THE SURVEY, FIELD SURVEY PERFORMED UNDER MY SUPERVISION, BEST KNOWLEDGE, BELIEF AND CONSCIENCE, IS TRUE AND CORRECT. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FALSIFICATION OF A PUBLIC INSTRUMENT, INCLUDING THE STATE OF VERIFICATION FOR THIS DOCUMENT, UNDER CHAPTER 36 - 100000 - 1700 THIS PLAN HAS BEEN RECORDED IN GREENVILLE WITH BOOK 47-39-38 AS SHOWN.

I, \_\_\_\_\_, CERTIFY THAT THIS PLAN AND ALL INFORMATION THEREON, INCLUDING BUT NOT LIMITED TO THE SURVEY, FIELD SURVEY PERFORMED UNDER MY SUPERVISION, BEST KNOWLEDGE, BELIEF AND CONSCIENCE, IS TRUE AND CORRECT. I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FALSIFICATION OF A PUBLIC INSTRUMENT, INCLUDING THE STATE OF VERIFICATION FOR THIS DOCUMENT, UNDER CHAPTER 36 - 100000 - 1700 THIS PLAN HAS BEEN RECORDED IN GREENVILLE WITH BOOK 47-39-38 AS SHOWN.

RECORDED IN GREENVILLE BOOK 47-39-38 PAGE 1 OF 1

**REDEVELOPMENT PLAN**  
**CITY OF GREENVILLE**

NOTICE TO REVIEWERS OF THE PLAN IS SHOWN ON SHEET THREE (REDACTED) SURVEY FOR THE CITY OF GREENVILLE RECORDED IN MAP BOOK 47, PAGE 189 GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **REDEVELOPMENT COMMISSION OF GREENVILLE**

ADDRESS: **PO BOX 7207, GREENVILLE, NC 27635**

PHONE: **252-328-4427**

City of Greenville	SUBMITTED 5/14	APPROVED 5/14
Public Works Department	ISSUED 5/14	DATE 12-18-18
1320 SOUTH STREET	CHECKED 5/13	SCALE 1" = 50'
GREENVILLE, NC 27634		
(252) 328-4427		

**SHEET 1 OF 1**

<b>SOURCE OF TITLE</b> THIS IS A 10' X 10' PLAT MAP PLAT 1447 RECORDED IN THE BOOK OF TITLE OF THE PROPERTY AS LOCATED IN THE CITY OF GREENVILLE WITH GREENVILLE.	<b>OWNER'S STATEMENT</b> THIS IS A 10' X 10' PLAT MAP PLAT 1447 AS REQUIRED BY THE CITY OF GREENVILLE.	<b>APPROVAL</b> THIS PLAN PLAT NO. 1447 WAS APPROVED BY THE APPLICANT'S REVIEW BOARD IN ACCORDANCE WITH TITLE 36, CHAPTER 3 OF THE GREENVILLE CITY CODE THIS MAP OF _____ DATE _____.	<b>OWNER'S CERTIFICATION STATEMENT</b> I, _____, OWNER OF THE UNDEVELOPED PROPERTY, HEREBY ACKNOWLEDGE THIS PLAN AND ALLOTMENT TO BE TRUE AND CORRECT AND I HAVE NOT BEEN CONVICTED OF A CRIME INVOLVING FALSIFICATION OF A PUBLIC INSTRUMENT, INCLUDING THE STATE OF VERIFICATION FOR THIS DOCUMENT, UNDER CHAPTER 36 - 100000 - 1700 THIS PLAN HAS BEEN RECORDED IN GREENVILLE WITH BOOK 47-39-38 AS SHOWN.	<b>REVIEW OFFICER'S CERTIFICATE</b> I, _____, REVIEW OFFICER OF THE CITY OF GREENVILLE, HEREBY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.																																	
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# City Council Meeting

May 20, 2019



**Greenville**  
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