

City Council Meeting

September 12, 2019



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Item 2

West Greenville Community and
Energy Efficiency Grants



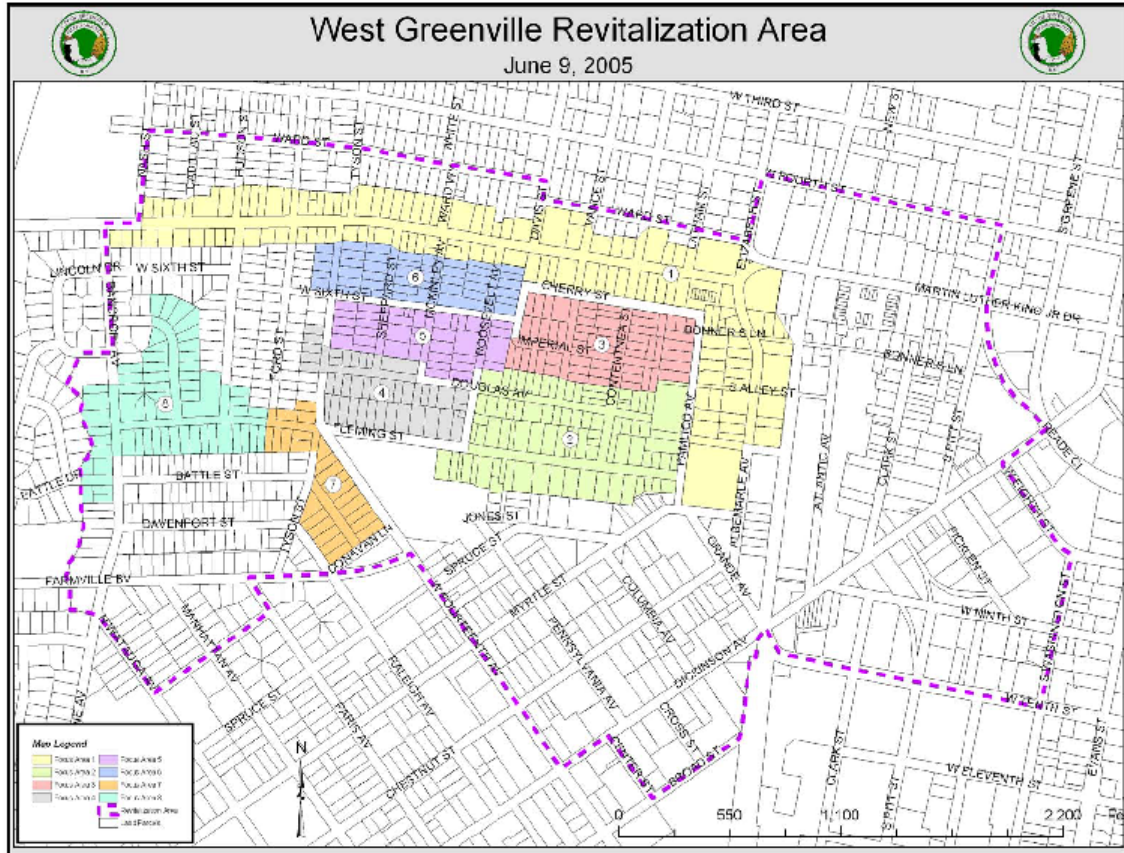
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West Greenville Community and Energy Efficiency Grants

Background

- Council directed staff to design a process for a \$100,000 investment into West Greenville
 - Support youth development activities
 - Energy efficiency for homeowners
 - Each Program will be funded with \$50,000

West Greenville Revitalization Map



West Greenville Community Grant

- Purpose is to support youth development programs located or serving youth within West Greenville
- Awards will be made to organizations in an amount not to exceed \$5,000 per year
- Eligible entities include existing or start up nonprofits that are primarily located within, or serve residents of West Greenville and will be identified by Council
- Secured by a grant agreement

West Greenville Energy Efficiency Grant

- Purpose is to provide energy efficiency repair assistance to eligible homeowners located within West Greenville Revitalization Area
- Eligible applicants may receive up to \$10,000 for repairs as identified in a GUC energy audit
- Exceeds existing income cap for energy efficiency repairs to be consistent with rehabilitation eligibility within Neighborhood Revitalization Strategy Area (NRSA)

Eligibility

- Homeowner within West Greenville Revitalization Area
- Homeowner identified as individual(s) on the deed
- Up to 120% area median income based on homeowners income
- Owner must occupy property as primary residence
- Owner must be current on taxes, mortgage, and homeowners insurance

West Greenville Energy Efficiency Grant

- Secured by 5-year deed of trust
- Construction will be completed by an approved Housing rehab contractor
- One year warranty period

Staff Recommendation

- Staff recommends City Council approve the West Greenville Community and Energy Efficiency Programs

New Business Public Hearings

September 12, 2019



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Item 3


Ordinance to annex Arbor Hills South, Section 2, Phase 7, involving 28.4982 acres located at the current terminus of Knoll Circle




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General Location Map

Map Legend

 Greenville's ETJ


 Tar River

 Pitt-Greenville Airport (PGV)


City Council Voting District

District

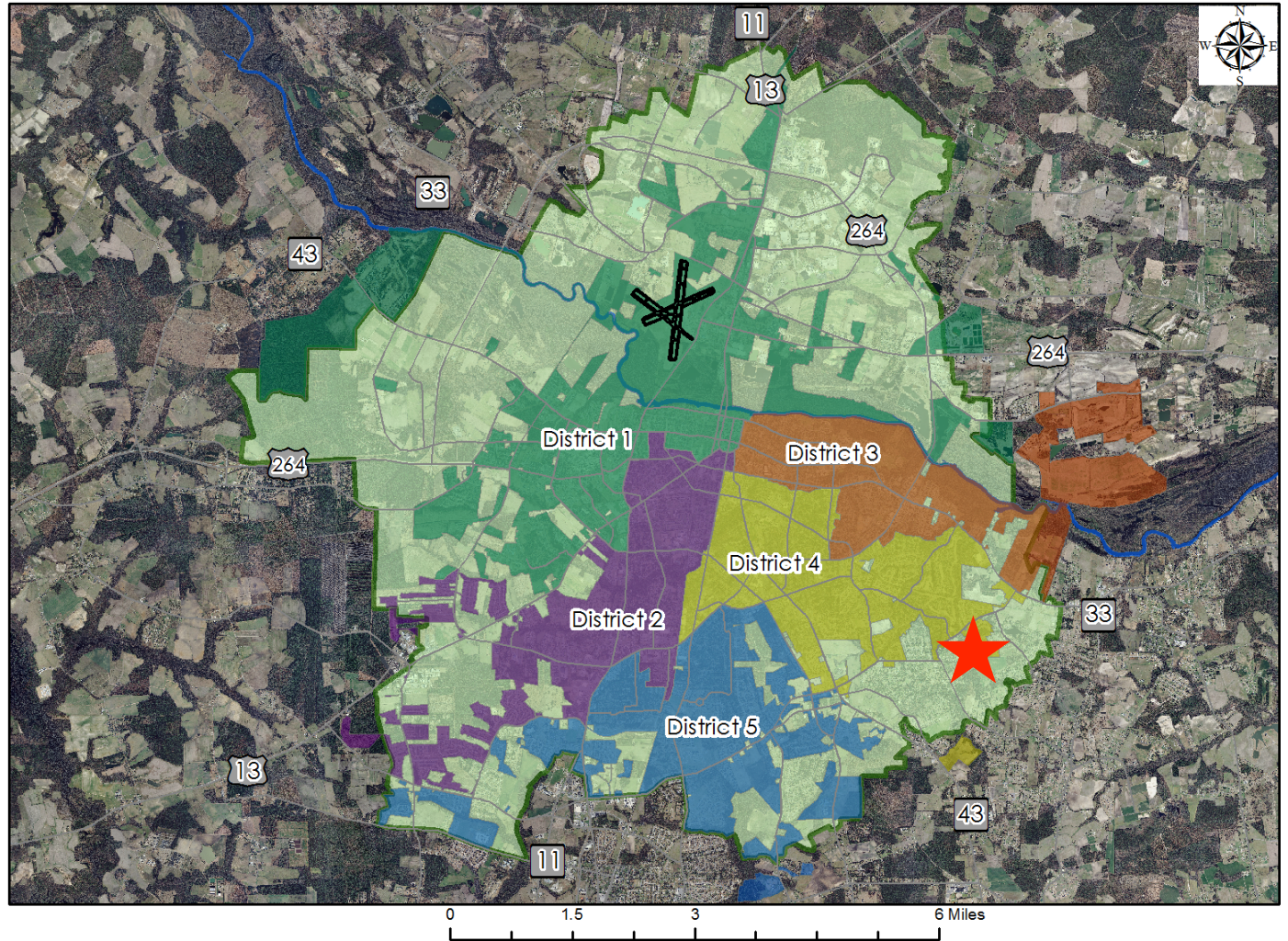
 District 1

 District 2

 District 3

 District 4

 District 5

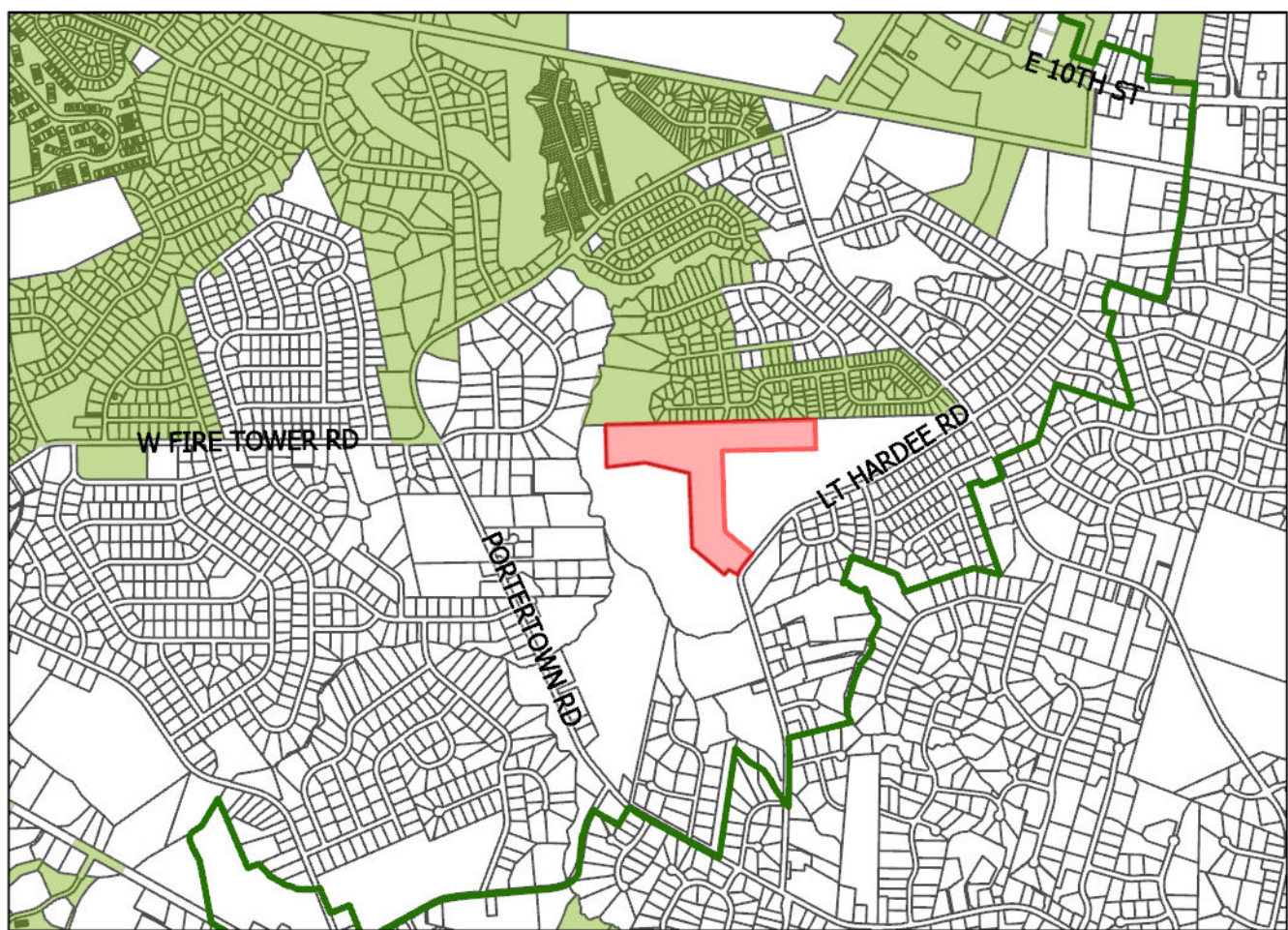


Greenville
NORTH CAROLINA

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Map Legend

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



0 0.03 0.06 0.12 Miles



Greenville
NORTH CAROLINA

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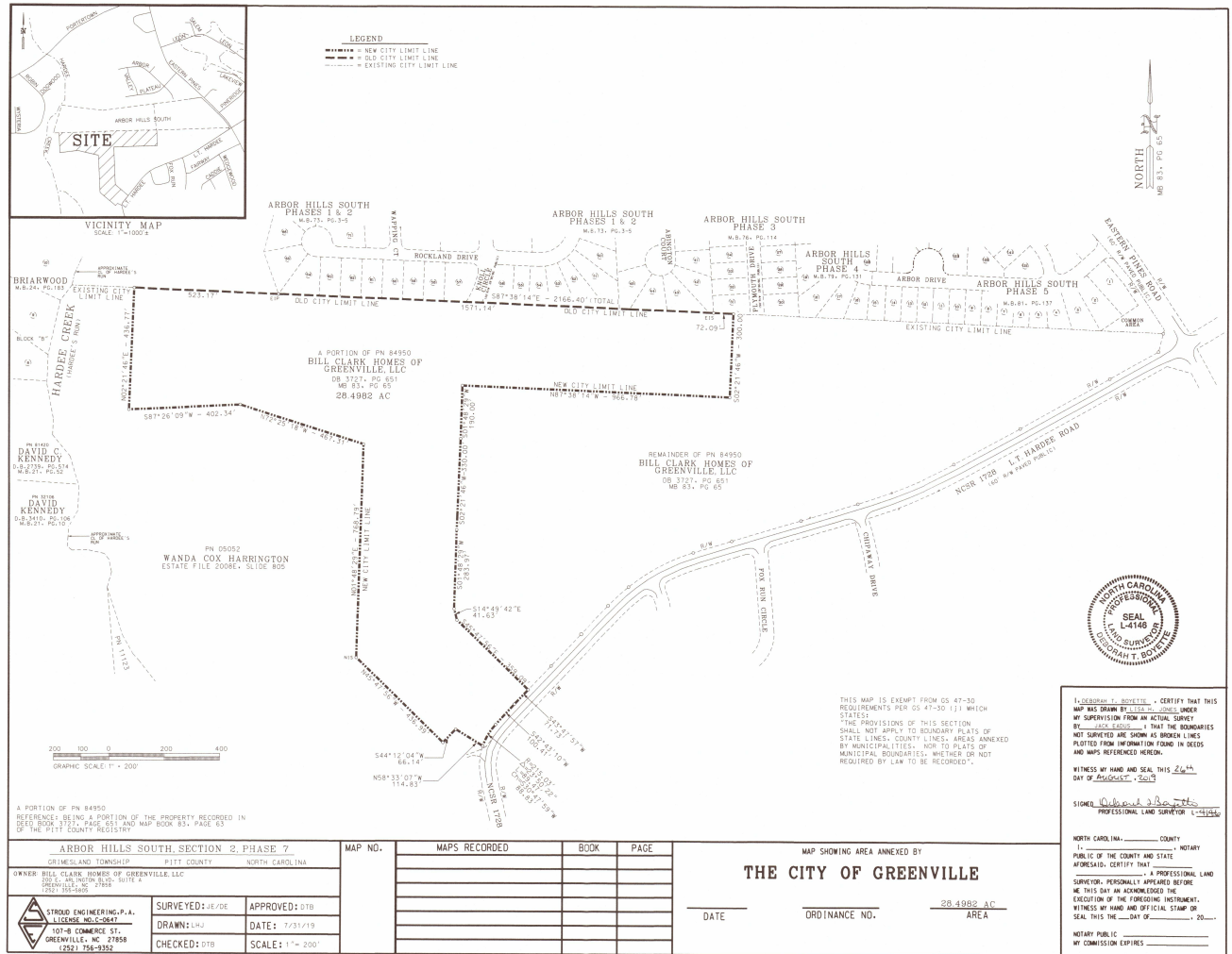


Greenville
NORTH CAROLINA

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28.4982 Acres



THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (1) WHICH STATES: THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS 24th DAY OF August, 2019

SHIMON *Shimon J. Boyette* PROFESSIONAL LAND SURVEYOR L-4148

NORTH CAROLINA _____ COUNTY _____

THE PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____ A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND RECORDED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ARBOR HILLS SOUTH SECTION 2 PHASE 7

OWNER: BILL CLARK HOMES OF GREENVILLE, LLC
2800 E. 10TH ST., SUITE 4
GREENVILLE, NC 27604

SURVEYED: JH/DE APPROVED: DTB
DRAWN: LHR DATE: 7/31/19
CHECKED: DTB SCALE: 1"= 200'

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY

THE CITY OF GREENVILLE

DATE _____ ORDINANCE NO. _____

28.4982 AC AREA

Greenville
NORTH CAROLINA

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STROUD ENGINEERING, P.A.
LICENSE NO. C00447
101-B COMMERCE ST.
GREENVILLE, NC 27608
703.756.9532

Item # Department Name Change to Planning and Development Services



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Horizons 2026

Vision Framework #8: Growing Together Greenville will be a place where people and organizations work together to achieve a vitality and character that cannot be accomplished without purposeful coordination and collaboration. This is a community rich with resources and leadership. Multiple governmental jurisdictions, institutions, organizations and business have worked over the years to contribute to the success and unique character of the City of Greenville. Relationships and partnerships will continue to evolve in a way that moves the community forward, Growing Together.



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Item 4


Ordinance to annex Fire Tower Commercial Park involving 2.56 acres located at the northwestern corner of the intersection of West Fire Tower Road and Whitley Drive





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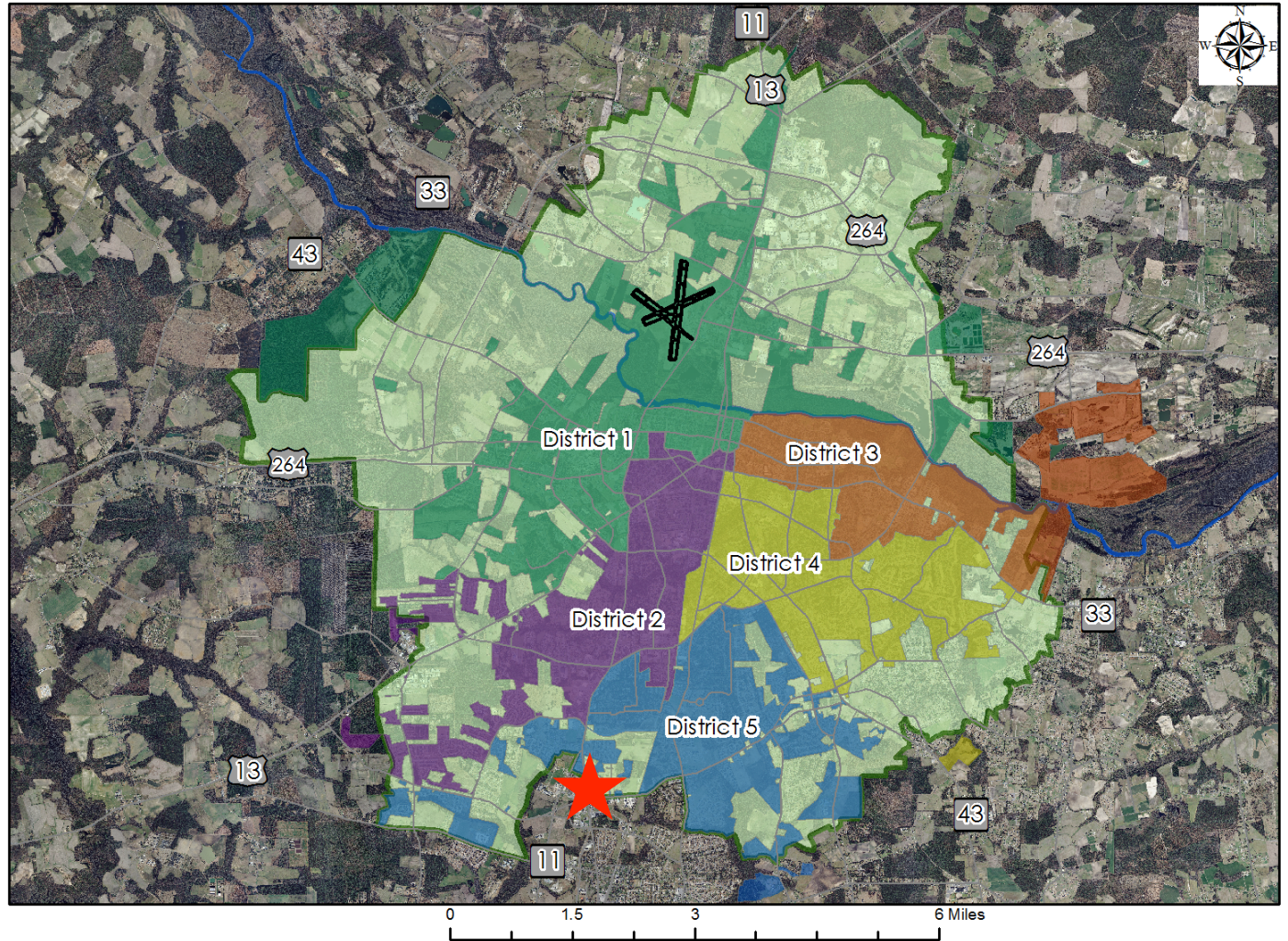
 District 1

 District 2

 District 3

 District 4

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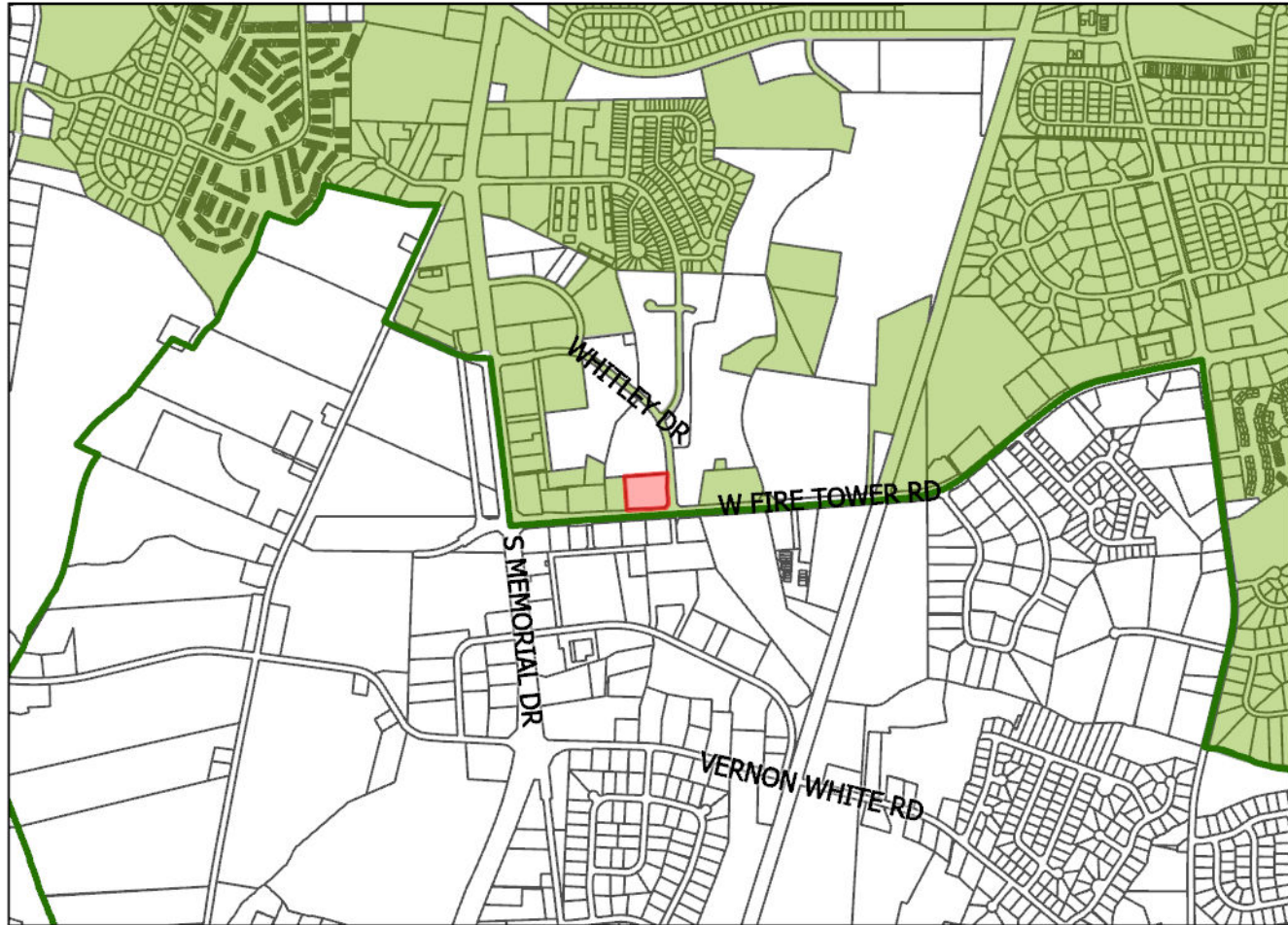


Greenville
NORTH CAROLINA

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Map Legend

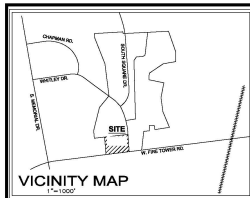
-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Annexation



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2.56 Acres



VICINITY MAP
1"=1000'

LEGEND and NOMENCLATURE

- SYMBOLS**
- Circle: Existing or real
- Square: Ex. corner markers
- Triangle: Marker
- Horizontal line: Fire tower
- Dashed line: New fence post
- Solid line: Easement
- Double line: Right-of-way
- Dotted line: Utility
- Square with 'P': Plotted
- Circle with 'P': Plotted
- Circle with 'A': Acre
- Circle with 'R/W': Right-of-way
- Circle with 'AD': Aerial ground
- Circle with 'S': Survey
- Circle with 'M': Marker
- Circle with 'N/C': New City Limit
- Circle with 'M/C': Midway City Limit
- LINETHICKNESSES**
- Solid line: New City Limit
- Dashed line: Midway City Limit

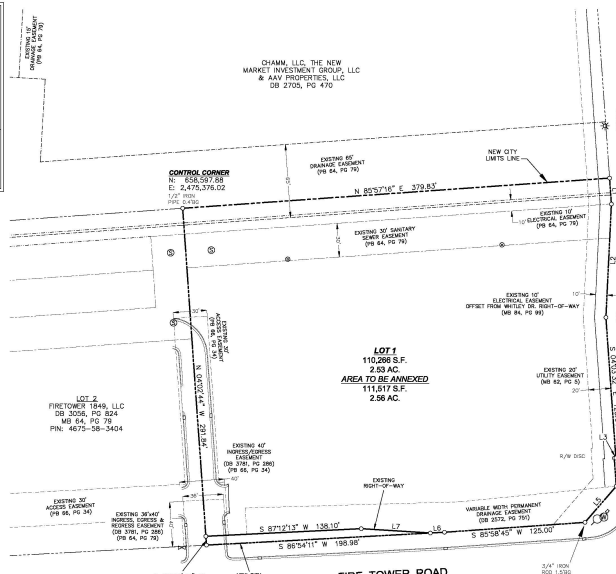
NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted.
- This survey does not include nor depict any environmental evaluations.
- Field survey performed October 27 & November 5-7, 2018.
- Surveyor has made no investigation or independent search for easements, record, accretions, restrictive covenants, nonrecorded "SAs" evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon are based on underground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures nor any locate stakes ordered for marking of said utilities.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) 4720467260C, effective date July 7, 2014.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina WGS network. The network positional accuracy of the derived positional information is ±0.07' Horizontal Datum = NAD 83/2011

CHAM, LLC, THE NEW MARKET INVESTMENT GROUP, LLC & AAV PROPERTIES, LLC DB 2705, PG 470

REFERENCES:

- DEED BOOK 2705, PAGE 470
- MAP BOOK 5, SLIDE 103
- MAP BOOK 81, PAGE 22
- MAP BOOK 64, PAGE 79
- MAP BOOK 66, PAGE 34
- MAP BOOK 73, PAGE 168
- MAP BOOK 74, PAGE 53
- MAP BOOK 84, PAGE 99
- *OTHERS SHOWN HEREON



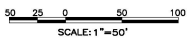
CHAM, LLC, THE NEW MARKET INVESTMENT GROUP, LLC & AAV PROPERTIES, LLC DB 2705, PG 470

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

Beginning at a point, said point being an existing iron pipe at the northeast corner of Lot 2 as shown on a plat recorded in Map Book 84, Page 79 in the Pitt County Registry, said point also being a corner for the Chamers, LLC, The New Market Investment Group, LLC and AAV Properties, LLC tract as recorded in Book 2705, Page 470; and said pipe and bearing north 88°35'11\"/>

LINE TABLE

LINE	LENGTH	BEARING
1	107.77	S 88°35'11\"/>
2	198.98	N 88°54'11\"/>
3	138.00	S 87°21'11\"/>
4	228.00	S 88°54'11\"/>
5	228.00	S 88°54'11\"/>
6	107.77	S 88°35'11\"/>



SURVEYOR'S CERTIFICATION

I, JUSTIN L. LUTHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THE BOUNDARIES NOT BOUNDARIES SHOWN AS DASHED LINES AND CLEARLY INDICATED AS DASHED LINES FROM INFORMATION AS REFERENCED HEREON. THAT THE METHOD OF PRECISION OR TRADITIONAL SURVEY METHOD EXCEEDED 1:10,000; THAT THE CLASSIFICATION ACCURACY STANDARDS, PART 2 STANDARDS FOR GEODETIC NETWORKS AT THE CLASSIFICATION ACCURACY STANDARDS, CONFIDENCE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

POSITIONAL ACCURACY: 0.07' TYPE OF SURVEY PROCESSING: REAL-TIME, REAL-TIME NETWORK DATE OF SURVEY: NOVEMBER 5, 2018 DATUM: EPSON 83 NO. 83 NERS 2011 PUBLISHED: FEDERAL CONTROL, SEED, REAL-TIME, REAL-TIME NETWORK GRID MODEL: SOURCE: COMBINED GRID FACTORS: 0.9999264 UNITS: U.S. SURVEY FEET

I, JUSTIN L. LUTHER, WAS PREPARED IN ACCORDANCE WITH G.S. 81-43 AS AMENDED. I FURTHER CERTIFY FURTHER TO G.S. 81-40(a) THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXAMPTION OF EXCEPTION TO THE DEFINITION OF SURVEYOR. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 29th DAY OF NOVEMBER, 2019.

JUSTIN L. LUTHER, Professional Land Survey 1-0107

MAP NO.	PLATS RECORDED	BOOK	PAGE

FIRE TOWER COMMERCIAL PARK	
SURVEYED BY	APPROVED BY
TW, CM	JLL
DRAWN: JLL	DATE: 08/19/2019
CHECKED: JLL	SCALE: 1"=100'

NEWCOMB
land surveys, llc
7008 Harps Mill Road
Raleigh, NC 27615
919-847-1800

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE, N.C.

EFFECTIVE DATE: _____ ORDINANCE NO. _____ AREA: _____

WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

REVIEW OFFICER'S CERTIFICATION

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

BY: _____ REVIEW OFFICER

DATE: _____



Item 5

Ordinance requested by the
Community Development
Department to change the name of
the Community Development
Department to the Planning and
Development Services Department



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Item 6

Public hearing for the approval of the Draft 2018 Consolidated Annual Performance and Evaluation Report (CAPER)



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2018 Consolidated Annual Performance and Evaluation Report (CAPER)

The CAPER is required by HUD

The CAPER includes:

- A report on resources and investments
- A report on goals and outcomes
- Demographic composition of individuals and families assisted
- Other Actions
- Citizen Participation Efforts



Resources

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$906,560	\$736,716.67
HOME	\$527,757	\$211,034.21



Goals and Outcome

Goals	Outcome
1. Creation of decent affordable housing	12 homeowner housing rehabilitated 2 homeowner house added
2. Provide resources to special needs population	461 homeless persons benefited from public service activities
3. Support and create valuable programs	1786 households assisted through programs
4. Eliminate environmental hazards	1 building was demolished using federal funds

Other Acknowledgements:

- Minority Businesses received contracts in the amount of \$442,941.14 (94% of rehab program costs)
- Funded 8 nonprofit service providers:
 - Pitt County Council on Aging
 - Habitat for Humanity
 - Community Crossroads Center
 - Center for Family Violence Prevention
 - Boys & Girls Clubs of the Coastal Plain
 - ECU Family Therapy Clinic
 - Lucille W. Gorham Intergenerational Center
 - Literacy Volunteers of America Pitt County



Racial and Ethnic Composition of Persons Assisted

Total of 1783 persons served through City programs

- 1469 persons assisted were Black (82.4%)
- 313 persons assisted were White (17.6%)
- 1 person assisted was Asian (<1%)
- 332 persons assisted were Hispanic (18.6%)



Citizen Participation

- The “Notice of Availability” of the CAPER for review and to receive public comment was published in the local paper on August 26, 2019.
- The CAPER was made available to the public for a period of 18 days.
- The “Notice of Public Hearing” was published in The Daily Reflector on August 26, September 2, and September 9, 2019.
- A public meeting was held on September 11, 2019 at the Affordable Housing Loan Committee. The CAPER was available in paper copy at Sheppard and Carver library locations, the Housing Division Office and on the City’s website.
- HUD submission September 30, 2019



Recommended Action

Staff recommends hold the Public Hearing and approve the 2018 Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG and HOME Programs and authorize staff to submit to HUD for final review and approval.



Item 8

Healthy Homes Program Implementation



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GREENVILLE HEALTHY HOMES

PUSH

Thursday, June 27
9:30 AM–10:30 AM

Greenville City Hall
200 W 5TH Street



COMMUNITY DEVELOPMENT
HOUSING DIVISION





$\$1.3\text{M} + \$300\text{K} = 1.6\text{M}$



67 units



3.5 years

Lead Based Paint Hazard Control & Healthy Homes



1. Address lead hazards in homes
 - single-family rental, multi-family rental, owner-occupied & vacant
 - built prior to 1978
 - Low-income households
 - Children under 6 and/or pregnant women
 - Within city limits

2. Health Hazards (29 total)
 - Damp and mold growth
 - Lead
 - Entry by intruders
 - Domestic hygiene, pests & refuse
 - Personal hygiene, sanitation & drainage
 - Falls associated with baths, etc.

Additional Information

- \$25,000 Lead Based Paint Hazard Control/unit (LBPHC)
- \$15,000 Healthy Homes/unit (HH)
- Relocation Assistance
- Three (3) year forgivable loan
- LBPHC funding can be used alone
- HH funding must be layered with LBPHC funding



Example

CITY OF GREENVILLE CDBG/HOME INCOME LIMITS 2019 (HUD)	
Household Size	80%
1	37,200
2	42,500
3	47,800
4	53,100
5	57,350
6	61,600
7	65,850
8	70,100
9	74,340
10	78,588

Total annual household income for a family of four cannot exceed \$53,100

Meet other applicable eligibility criteria






Program Manager:

Sylvia Brown, Planner II

252-329-4509

sbrown@greenvillenc.gov

**CITY OF GREENVILLE/PITT COUNTY
CDBG/HOME INCOME LIMITS 2019**

	Max Income						Median Income	Max Income
	CDBG / HOME / URP	CDBG / HOME / URP	CDBG / HOME / URP	CDBG / HOME / URP	CDBG / HOME / URP	CDBG / HOME / URP	COG DP	
Household Size	30%	50%	60%	70%	80%	90%	100%	120%
1	13,950	23,250	27,900	33,050	37,200	42,450	47,150	56,600
2	15,950	26,600	31,920	37,700	42,500	48,500	53,850	64,650
3	17,950	29,900	35,880	42,450	47,800	54,550	60,600	72,750
4	19,900	33,200	39,840	47,150	53,100	60,600	67,300	80,800
5	21,500	35,900	43,080	50,900	57,350	65,450	72,700	87,250
6	23,100	38,550	46,260	54,700	61,600	70,300	78,100	93,750
7	24,700	41,200	49,440	58,450	65,850	75,150	83,500	100,200
8	26,300	43,850	52,620	62,200	70,100	80,000	88,850	106,650
9	27,860	46,480	55,776	66,010	74,340	84,840	94,220	113,120
10	29,452	49,136	58,963	69,782	78,588	89,688	99,604	119,584

Effective 6/28/2019

Item 9

Presentation by the Pitt-Greenville
Airport Authority



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**PITT-GREENVILLE
AIRPORT**

**PGV Presentation to Greenville City Council
Kim W. (Bill) Hopper, A.A.E.
Executive Director
September 12, 2019**

Overview

- **Facts & Statistics**
- **Community Engagement**
- **Capital Program**
- **Air Service & Economic Development**
- **Finance Report**
- **Questions**



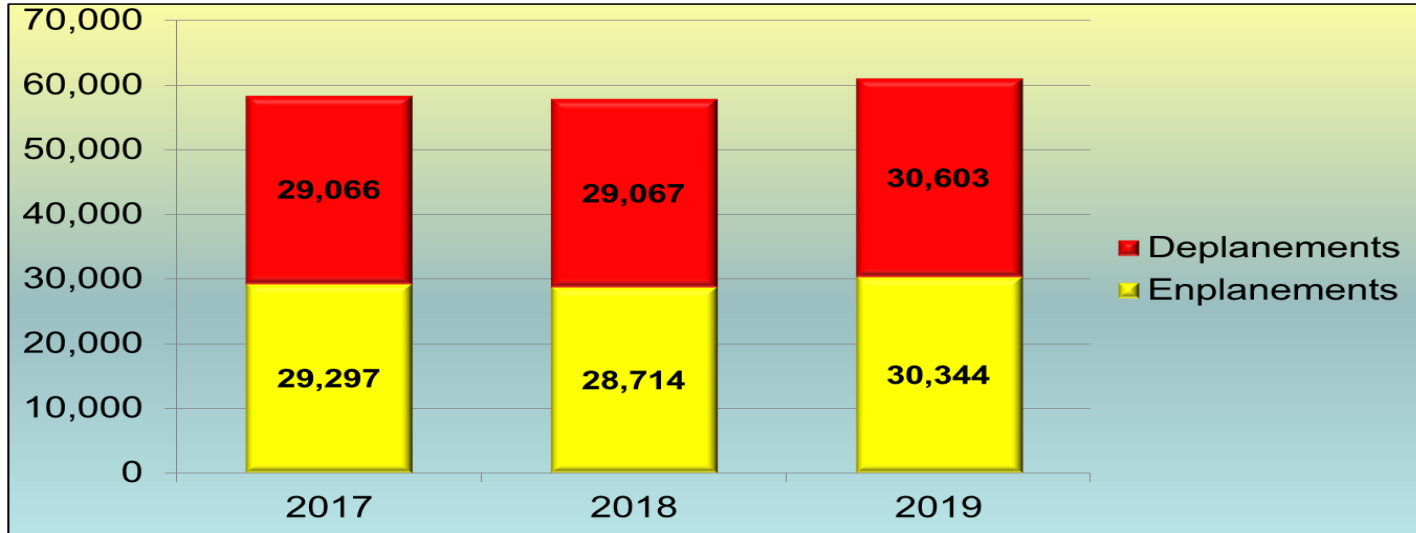
Facts & Statistics

- **Staff:** 20 FT 2PT
- **Passengers:** Over 100,000
- **Operations:** On track for 19,000
- **Operating Budget:** \$3.4 Million
- **Airline:** American Airlines
- **Based Aircraft:** 71
- **Economic Impact:** \$280 Million

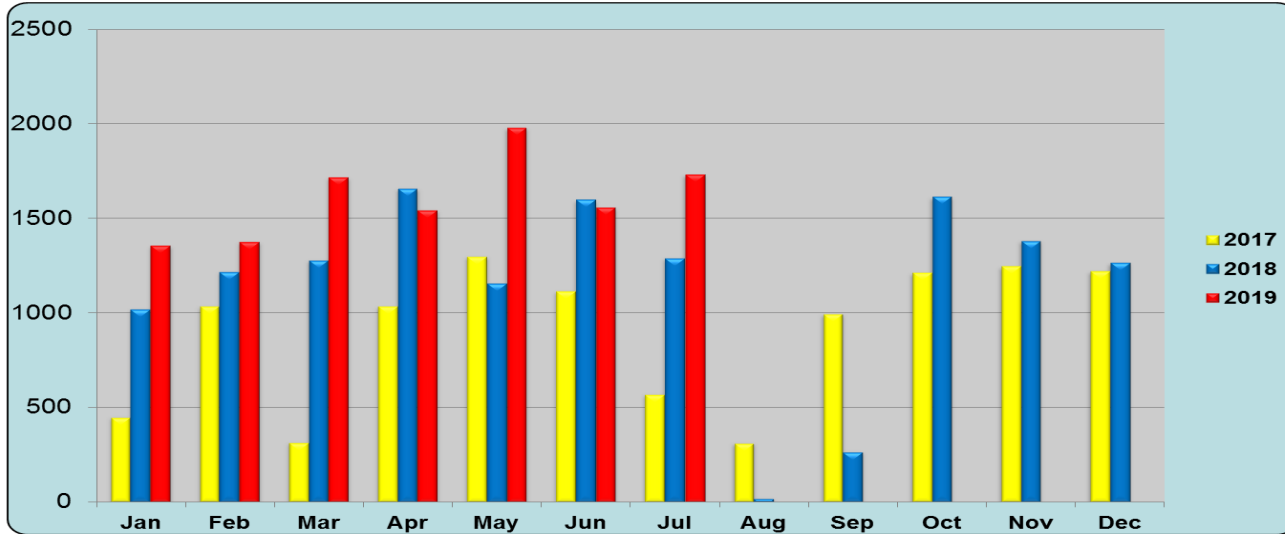


PASSENGER COUNTS YEAR TO YEAR COMPARISON

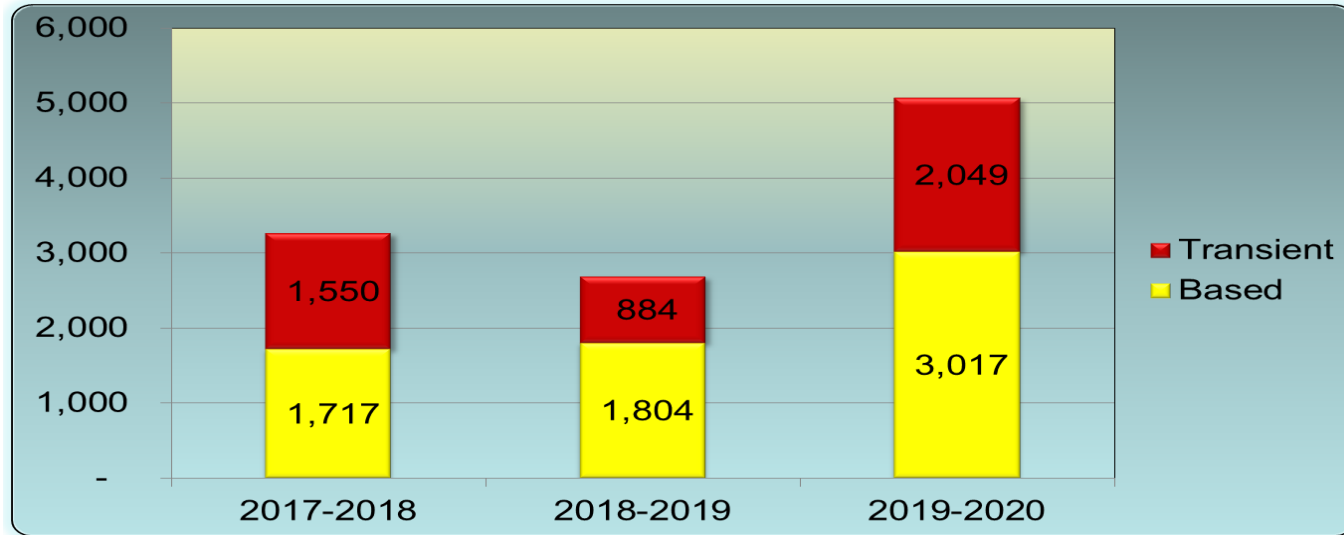
Up 5.48%



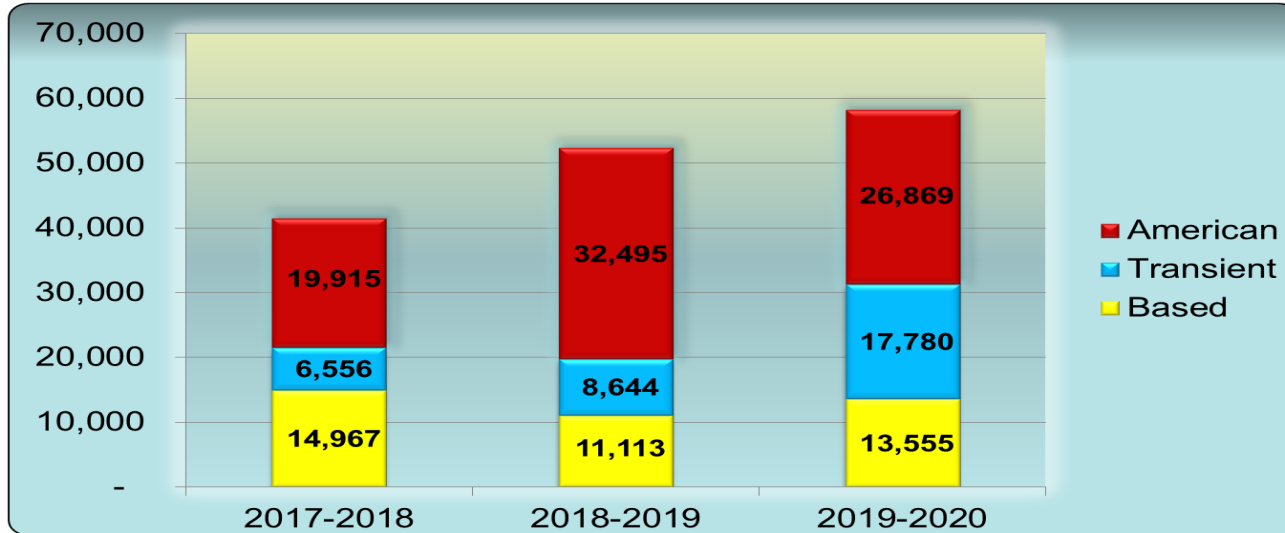
Total Aircraft Operations



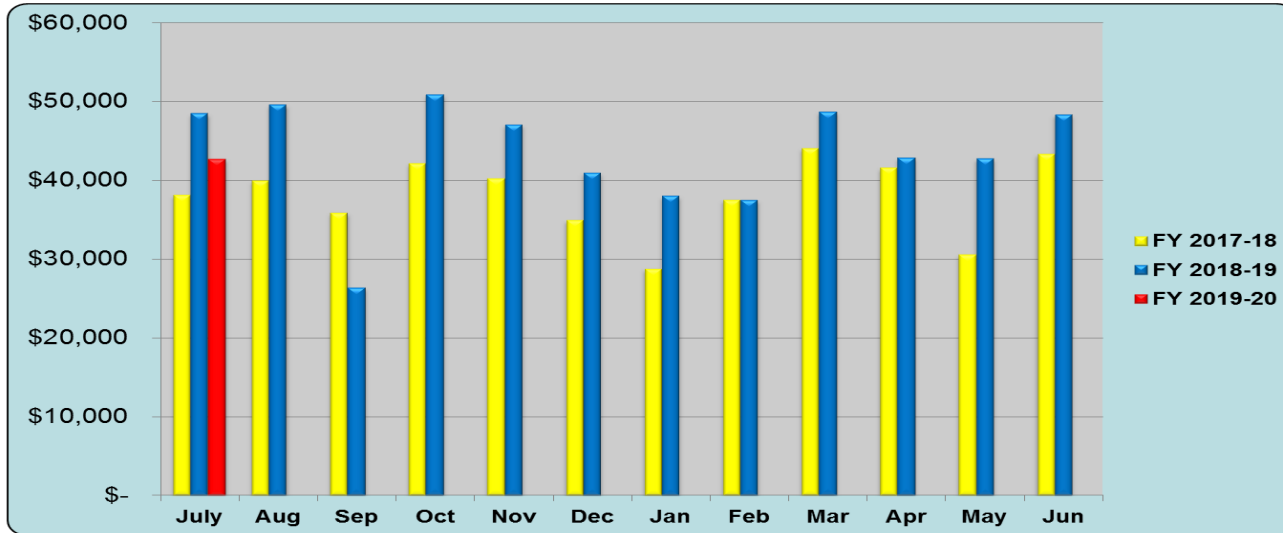
100 LOW LEAD YEAR TO YEAR COMPARISON



JET A YEAR TO YEAR COMPARISON



PARKING LOT NUMBERS



Community Engagement

- Airport Events
- -EAA Ford Tri-Motor
- -Touch a truck
- -Airplane pull
- -Free to be Me
- -Many other events



Rebranding



FAA ACIP 2020-2024

Pitt-Greenville Airport Airport Development Plan Project List

Airport:	Pitt-Greenville Airport	LOCID:	PGV	State:	NC	Date Submitted:	9/10/2019	
Sponsor Contact:	K. William (Bill) Hopper, AAE, Executive Director	Tele. Ph #	252-902-2025	E-mail:	bill.hopper@pittcountync.gov			
Consultant Contact:	Eric Stumph, P.E., Talbert & Bright, Inc.	Tele. Ph #	910-763-5350	E-mail:	estumph@tbiim.com			
Project Description & Cost Estimate								
FY	Project Description	Project reflected on ALP	Sponsor Priority Number	Estimated Total Cost of Project (Federal and Local)	Cost Allocation \$			
					AIP Entitlements	AIP Discretionary	State Participation	Sponsor Participation
2020	GA Apron Expansion & Rehabilitation - Part 2 (Multi-Year Ent.)	Yes	1	\$ 902,548	\$ 812,293			\$ 90,255
2020	Design & Construct New Corporate Hangar Taxiway	Yes	2	\$ 1,750,000	\$ 150,000	\$ 1,425,000		\$ 175,000
2020	Design & Construct New Fuel Farm Access Road	Yes	3	\$ 350,000	\$ 37,707	\$ 277,293		\$ 35,000
2021	Design & Construct -Rehabilitate Taxiways A (North), A5, A6, A7 and Improve Runway 2-20 Subgrade Between A6 & A7	Yes	4	\$ 3,500,000	\$ 938,800	\$ 2,211,200		\$ 350,000
2021	Avigation Easements, Carroll Estate and Dillard (Reimbursement)	Yes	5	\$ 68,000	\$ 61,200			\$ 6,800
2021	Acquire Land for Additional Hangar Development/Land Use Compatibility Along US 11 - Phase 1 (1 Parcel)	Yes	6	\$ 200,000	\$ -		\$ 180,000	\$ 20,000
2021	Construct New North T-Hangar Taxiways for 12-Unit T-Hangar	Yes	7	\$ 750,000	\$ -		\$ 675,000	\$ 75,000
2022	Security Upgrade (TSA Category 3).	N/A; included in approved Master Plan	8	\$ 1,000,000	\$ 100,000	\$ 800,000		\$ 100,000
2022	Design & Construct -Rehabilitate Taxiways A (South), A1, A3, A4	Yes	9	\$ 3,200,000	\$ 900,000	\$ 1,980,000		\$ 320,000
2022	Acquire Land for Additional Hangar Development/Land Use Compatibility Along US 11 - Phase 2 (13 Parcels)	Yes	10	\$ 1,000,000	\$ -		\$ 900,000	\$ 100,000
2022	Maintenance/Storage Building	No	11	\$ 300,000			\$ 270,000	\$ 30,000
2023	Runway 8-26 Rehabilitation and Remove Abandoned Runway/Taxiway Pavement	Yes	12	\$ 6,500,000	\$ 1,000,000	\$ 4,850,000		\$ 650,000
2024	Security Fencing Replacement and Perimeter Road Improvements	N/A; included in approved Master Plan	13	\$ 5,900,000	\$ 1,000,000	\$ 4,310,000		\$ 590,000
TOTALS 2020 to 2024				\$ 25,420,548	\$ 5,000,000	\$ 15,853,493	\$ 2,025,000	\$ 2,542,055
2025	Rehabilitate Taxiways B and C	N/A; included in approved Master Plan	14	\$ 3,600,000	\$ 1,000,000	\$ 2,240,000		\$ 360,000
2026	Construct Air Traffic Control Tower	No	15	\$ 6,000,000	\$ 1,000,000	\$ 4,400,000		\$ 600,000

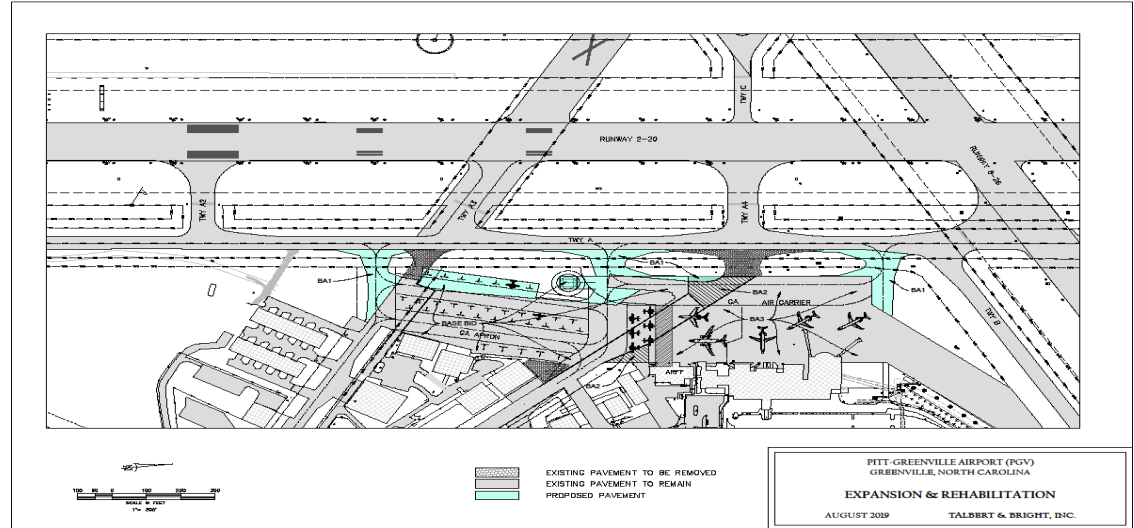
Projects

- Fire Truck



Projects

- GA Apron



Other Grant Notes

- AIP 44 FY17 Noise Land
\$1,035,000
- AIP 46 FY18 Land, 2
clearing, 8-26 clearing
\$1,000,000 plus \$630,000
discretionary
- Waiting for NC budget
approval for State funding



Other Airport Development

- Drainage-with City DPW
- Corporate Hangar Area
- T-hangars
- Industrial Park



Non-grant funded Capital

- Launching a complete equipment & capital survey
- Will make a complete list for securing and/or replacement
- Develop a 5-year schedule for securing and/or replacement



Air Service Development

- **Ideal Candidates**
- **Small Community Air Service Development Program Grant**



PITT-GREENVILLE AIRPORT - PGV

Current PGV Market Accessibility – American Airlines via Charlotte



Today, American's hub in Charlotte offers Pitt-Greenville access to up to 166 markets, mostly in North America. Several of the routes to Europe are seasonal and do not operate during the Fall or Winter. During these time periods, **Charlotte's nonstop route options can drop to just 150 nonstop markets.**

Potential PGV Accessibility – American via Charlotte and United Airlines via Washington-Dulles



New service to Washington-Dulles would substantially expand Pitt-Greenville's global access, **adding at least 33 unique markets to Hawai'i, South America, Europe, Africa, the Middle East, India, and Asia.** In total, the flights would connect Pitt-Greenville to nearly **200 domestic and international markets, plus hundreds of other worldwide markets via two-stop flight options.** The Dulles hub would also provide local travelers with substantially more choices for domestic flying, likely leading to an improvement in operational reliability and a better overall passenger experience for Pitt-Greenville customers.

Source: July 2019 schedules via Airline Data Inc.

Financial Report

* End of FY 2018

Revenues \$3,325,126

Expenses \$3,386,201

Net income (61,075)

* End of FY 2019

Revenues \$3,680,561

Expenses \$3,721,392

Net income (40,831)

Note: numbers are minus



Financial Report

As of End of FY 2018

- * Cash balance \$3,468,658
- * Hangar Fund \$1,111,109
- * Restricted \$935,260
- * Unrestricted \$ 1,422,288



Questions



City Council Meeting

September 12, 2019



Greenville
NORTH CAROLINA

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