

# City Council Meeting

May 14, 2020



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# New Business Public Hearings

May 14, 2020



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## Item 2

Ordinance requested by Bobby W. Joyner to rezone 7.425 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-Family])



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

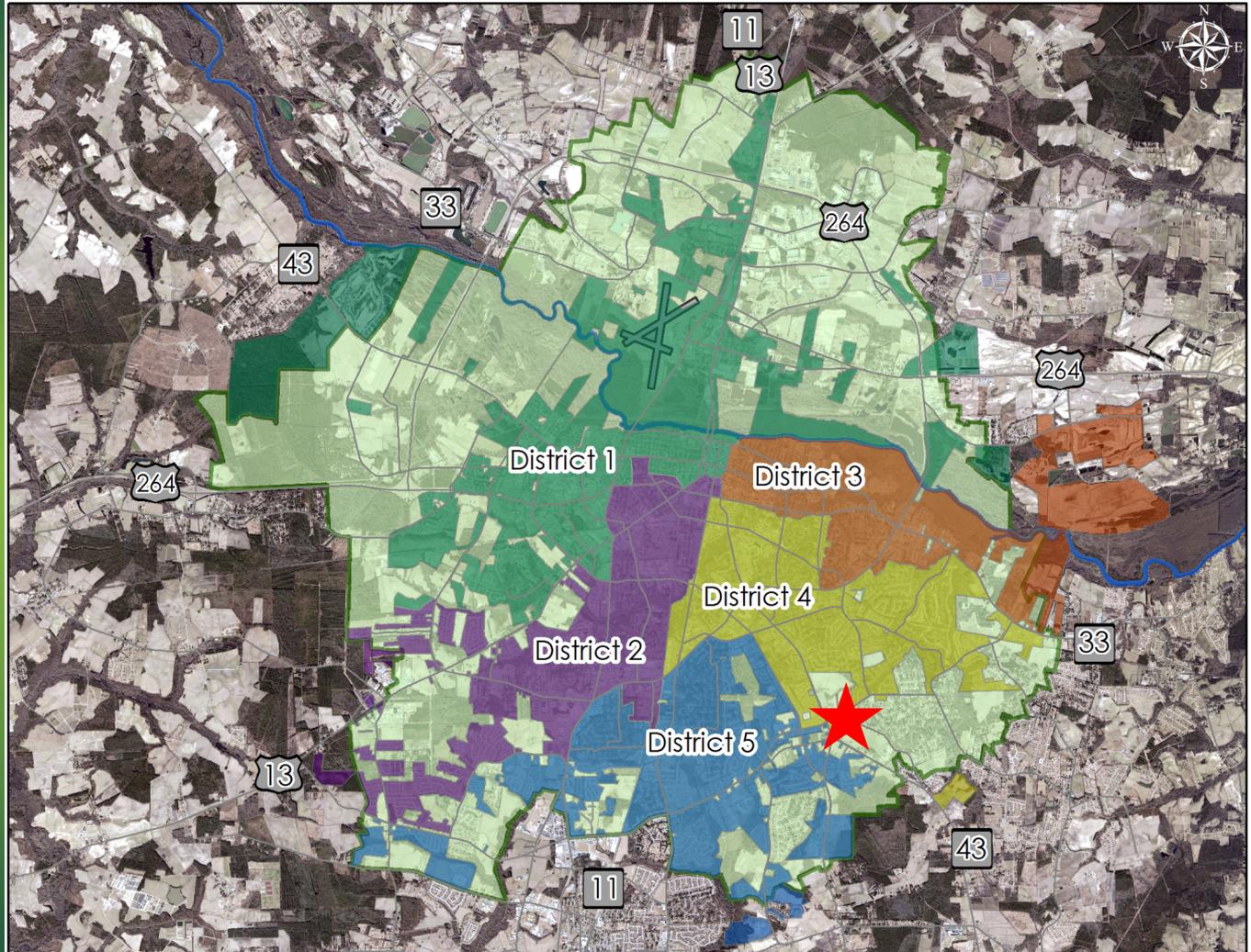
 District 1

 District 2

 District 3

 District 4

 District 5



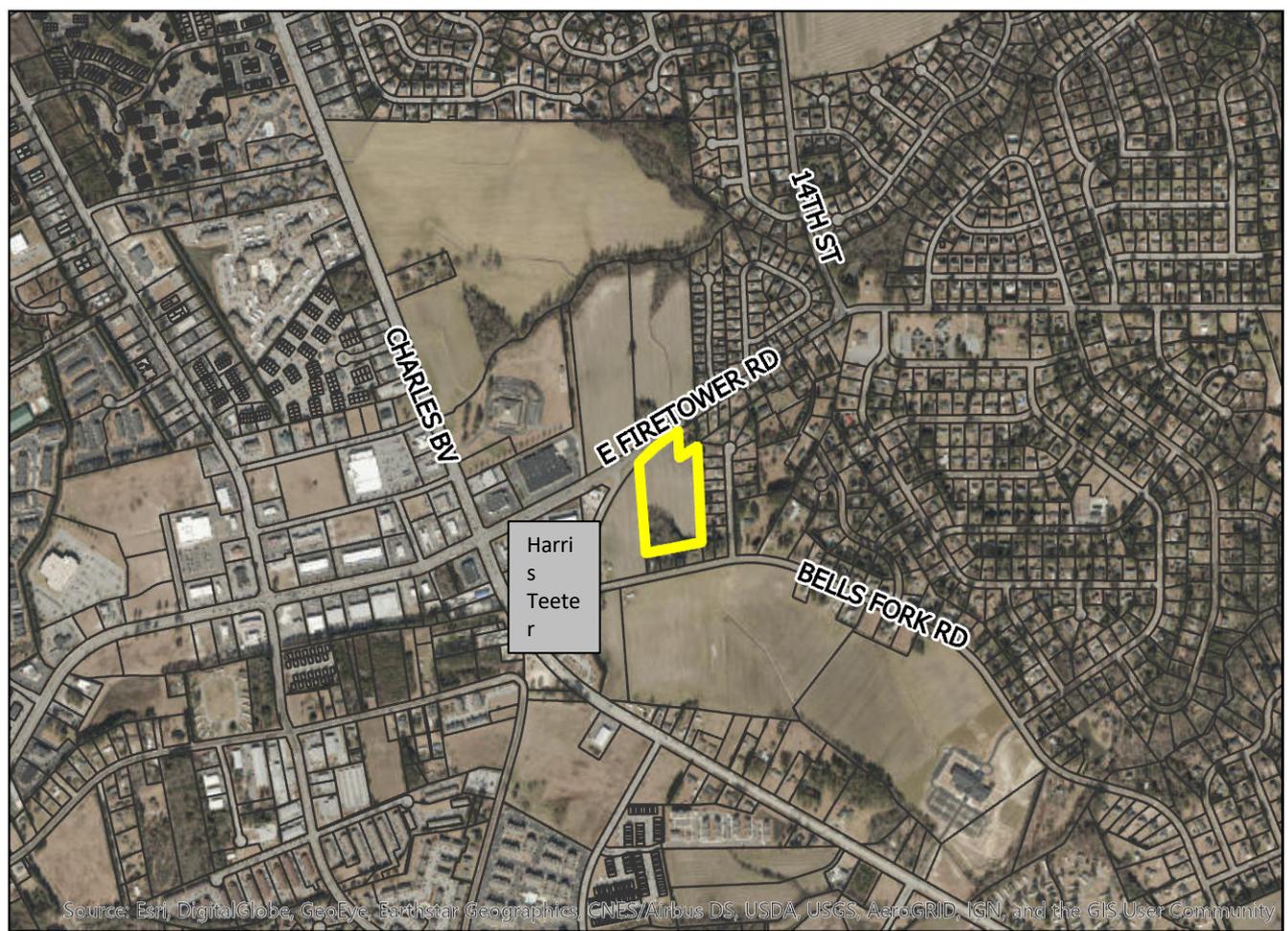
0 1 2 4 6 Miles



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NORTH CAROLINA

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# Aerial Map (2016)



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0 0.15 0.3 0.6 Miles



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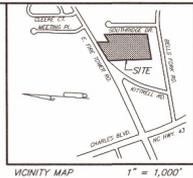
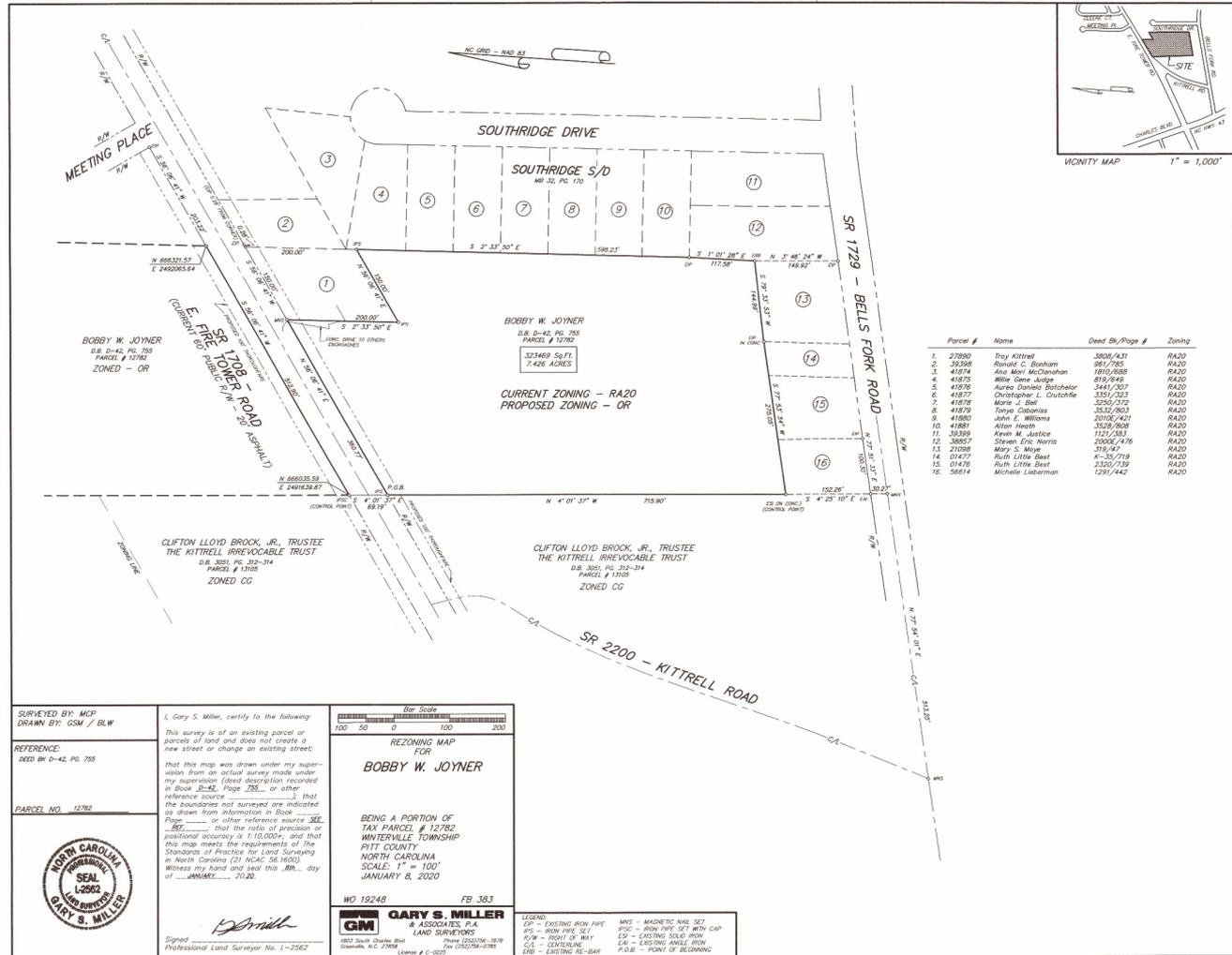
# East Fire Tower Road



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# Survey 7.426 acres



Parcel #	Name	Deed Bk./Page #	Zoning
1.	Tray Kittrell	3008/439	RA20
2.	Ronald C. Brinham	961/785	RA20
3.	Ana Mori McCowan	1810/688	RA20
4.	Willie Gene Judie	819/849	RA20
5.	Aurea Daniels Bulchelor	3441/301	RA20
6.	Christopher C. Crotchie	3351/331	RA20
7.	Maria J. Bell	3250/372	RA20
8.	Toney Calabrese	3532/803	RA20
9.	John E. Williams	2010E/421	RA20
10.	Alton Heath	3528/828	RA20
11.	Kevin M. Justice	1127/381	RA20
12.	Steven Eric Norris	2005E/476	RA20
13.	Mary S. Moje	319/47	RA20
14.	Ruth Little East	E-35/719	RA20
15.	Ruth Little East	2330/739	RA20
16.	Michelle Lieberman	1291/442	RA20

SURVEYED BY: MCP  
DRAWN BY: GSM / BLW

REFERENCE:  
DEED BK D-42, PG. 755

PARCEL NO. 12782

I, Gary S. Miller, certify to the following:  
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.  
that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book D-42, Page 755, or other reference source \_\_\_\_\_), that the boundaries not surveyed are indicated as drawn from information in Book SEE SET \_\_\_\_\_, that the ratio of precision or positional accuracy is 1:10,000, and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (CI NCAC 36.1000).  
Witness my hand and seal this 8th day of ANNUARY, 2020.

Bar Scale  
100 50 0 100 200

REZONING MAP  
FOR  
**BOBBY W. JOYNER**

BEING A PORTION OF  
TAX PARCEL # 12782  
WHITTEVILLE TOWNSHIP  
PITT COUNTY,  
NORTH CAROLINA  
SCALE: 1" = 100'  
JANUARY 8, 2020

WD 19248 FB 383



Signed *GSM*  
Professional Land Surveyor No. 1-2562

**GARY S. MILLER**  
ASSOCIATE P.L.A.  
LAND SURVEYORS  
1802 South Chatham Blvd.  
Greenville, N.C. 27638  
Phone (252)756-1239  
Fax (252)756-0785  
E-mail gsm@gsmls.com

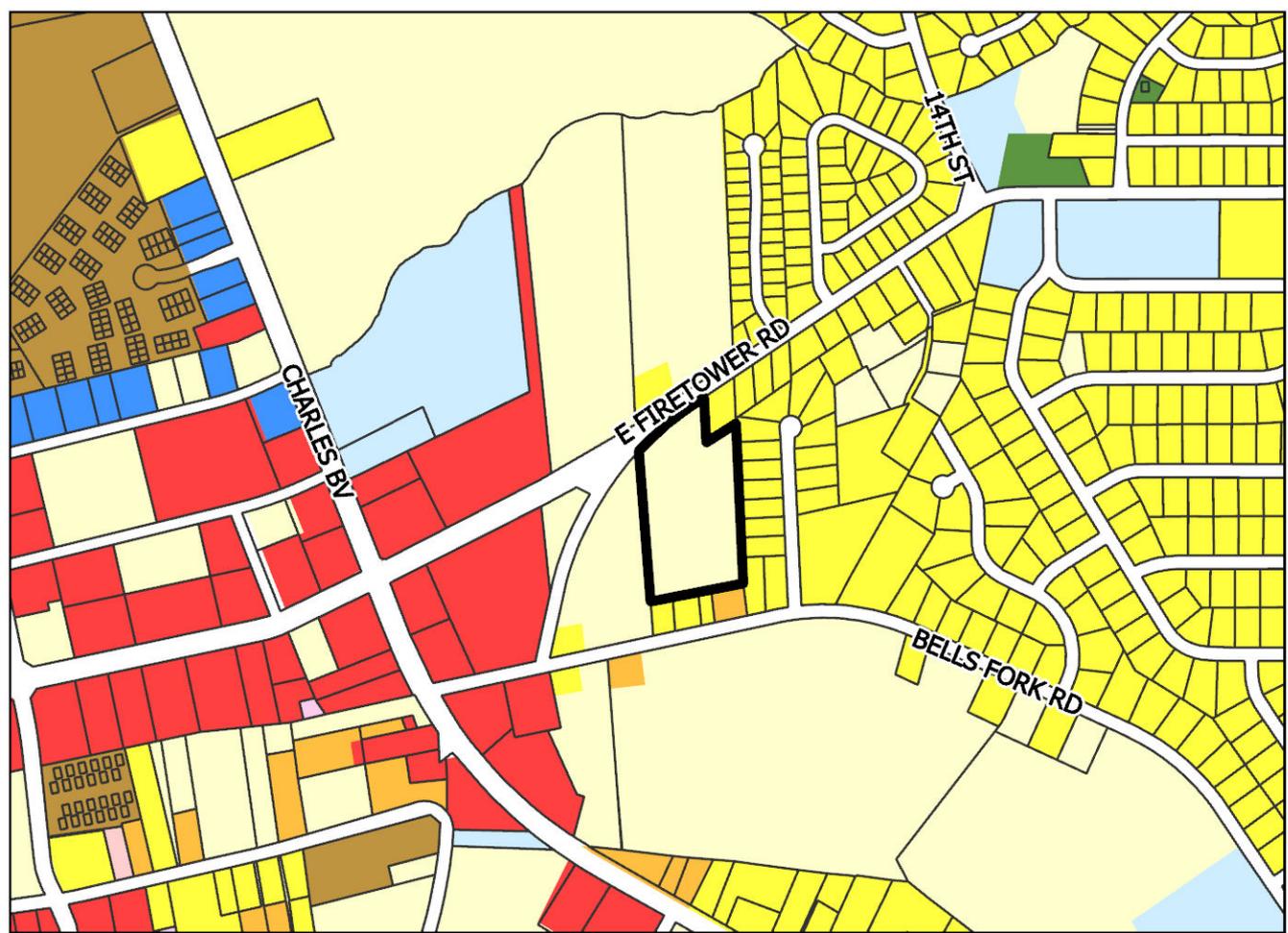
LEGEND:  
EXP - EXISTING IRON PILE  
FIS - IRON PILE SET WITH CAP  
FPM - FOOT OF IRON  
C/L - CENTERLINE  
ENG - EXISTING 80-840  
MNS - MAGNETIC NAIL SET  
FIS - IRON PILE SET WITH CAP  
CS - EXISTING SLOPE IRON  
C/L - CENTERLINE  
P.O.B. - POINT OF BEGINNING



# Existing Land Use

## Existing Land Use

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



0 0.07 0.15 0.3 Miles



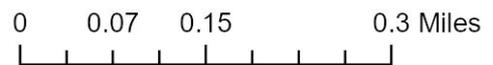
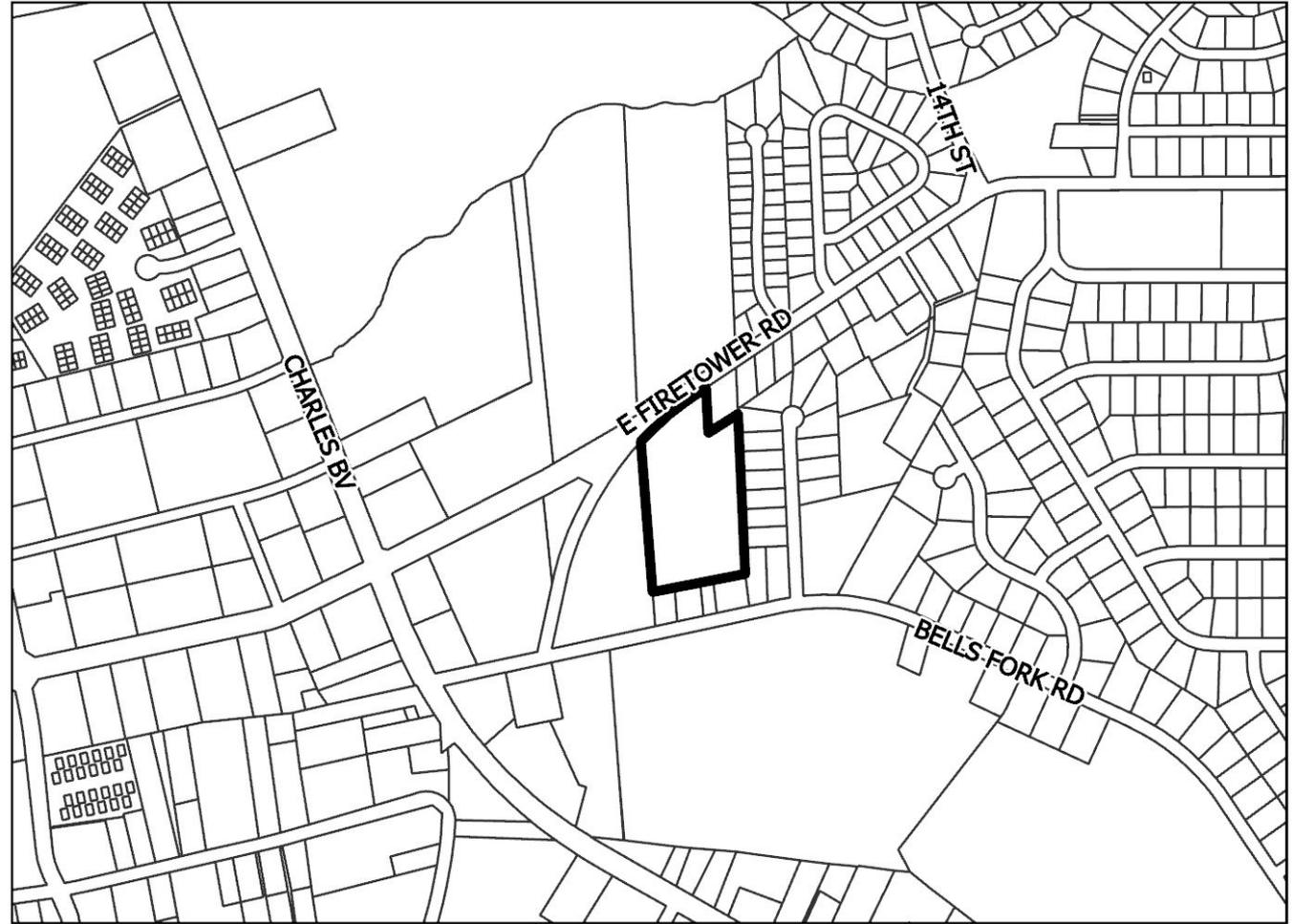
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# Flood Plain Map

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



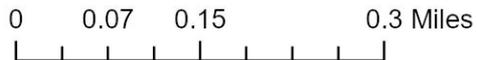
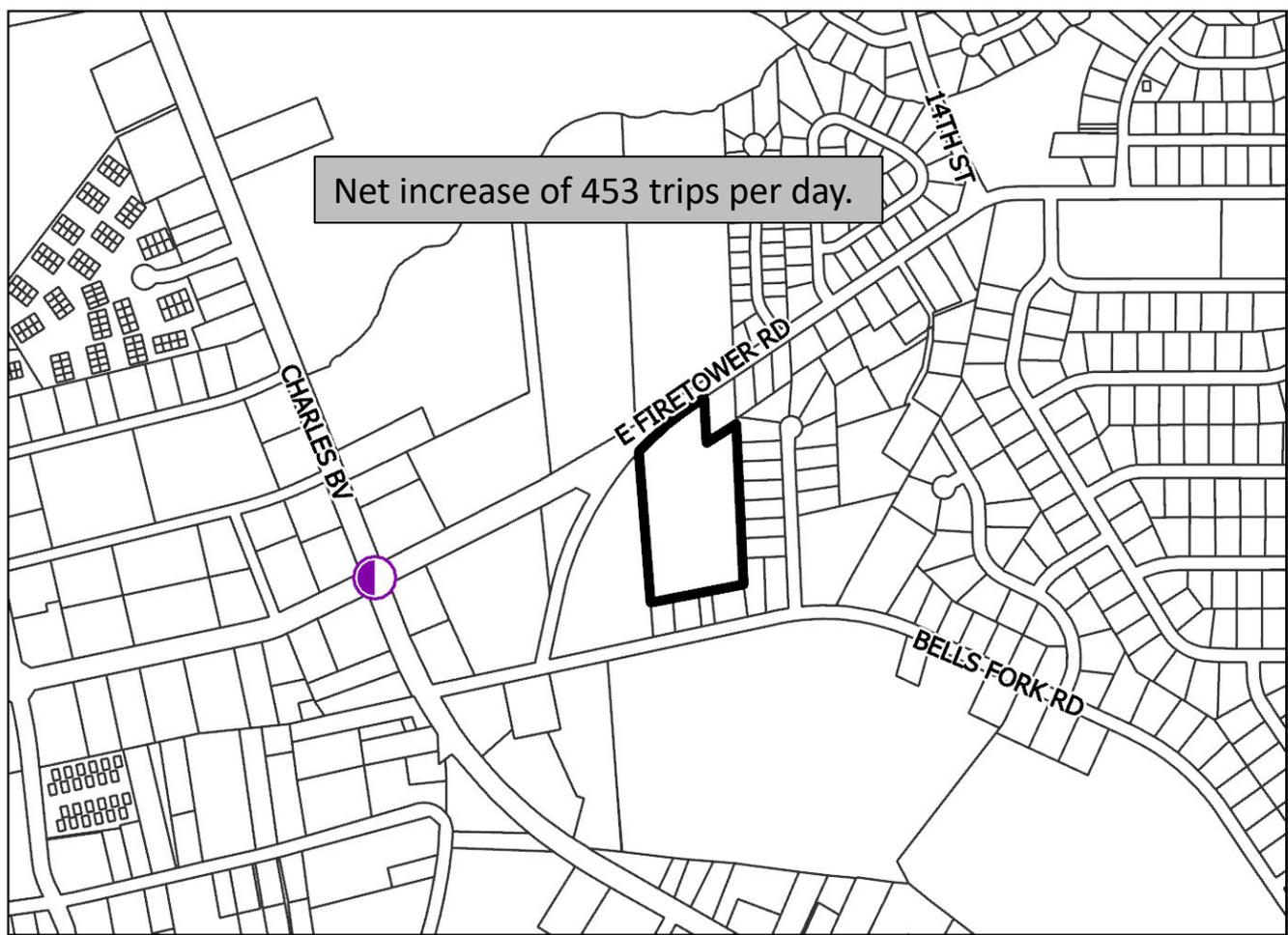
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# Activity Centers

## Map Legend

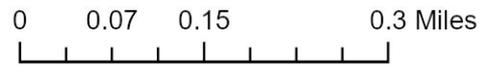
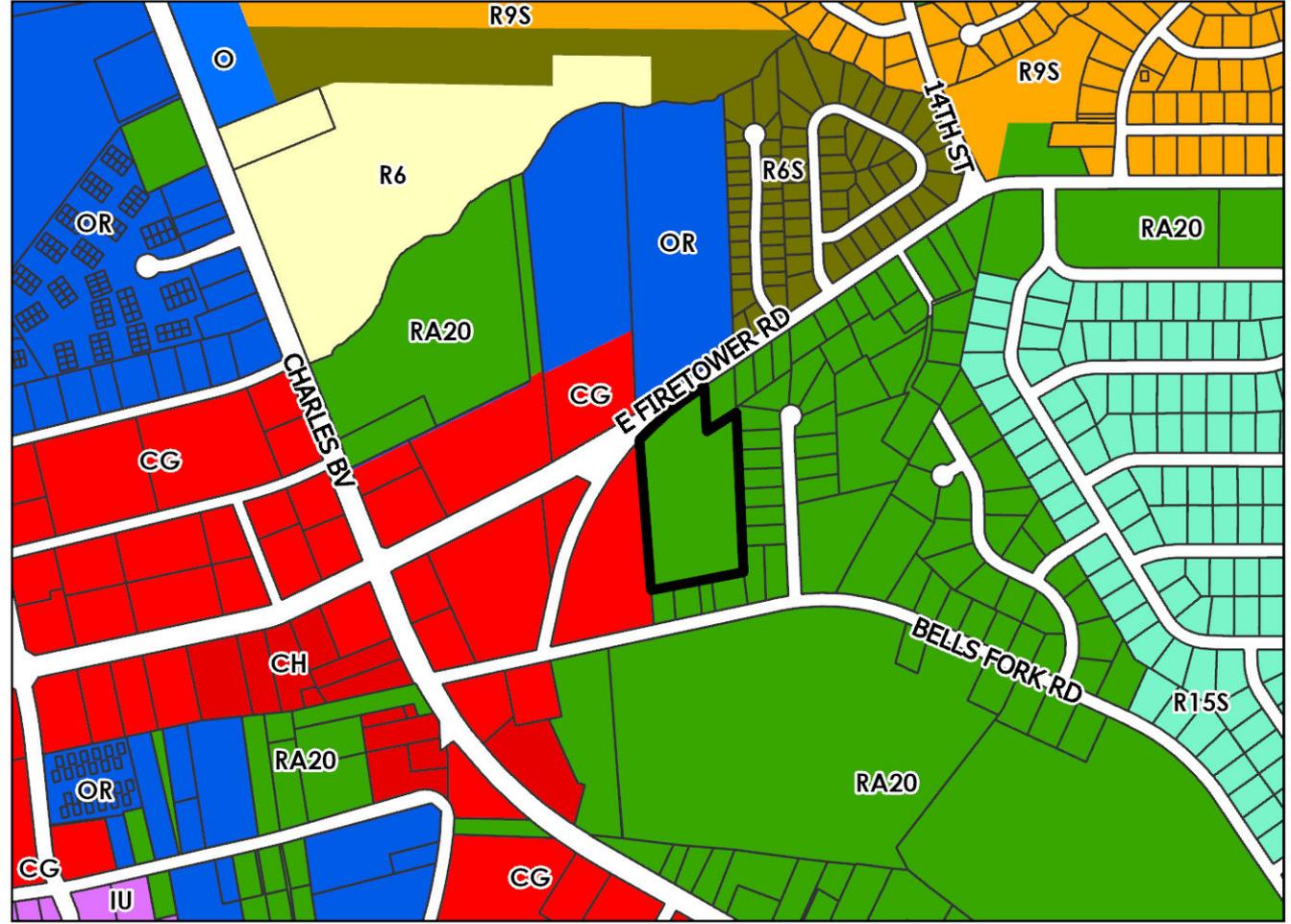
-  Rezoning
-  Land Parcels
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Employment Center



# Zoning Map

**Map Legend**

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



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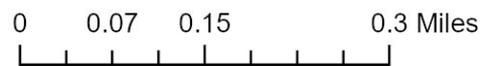
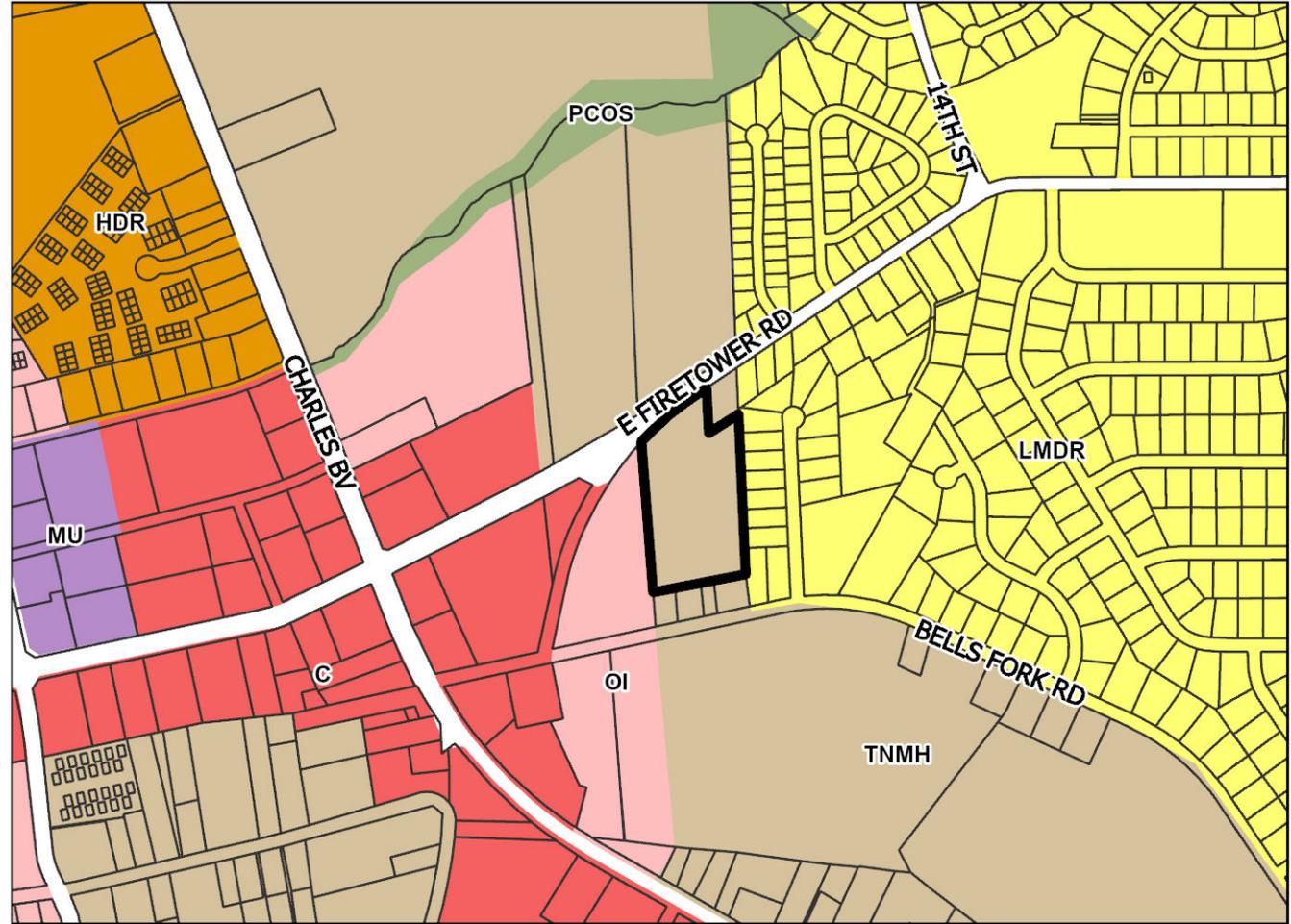
# Future Land Use & Character Map

## 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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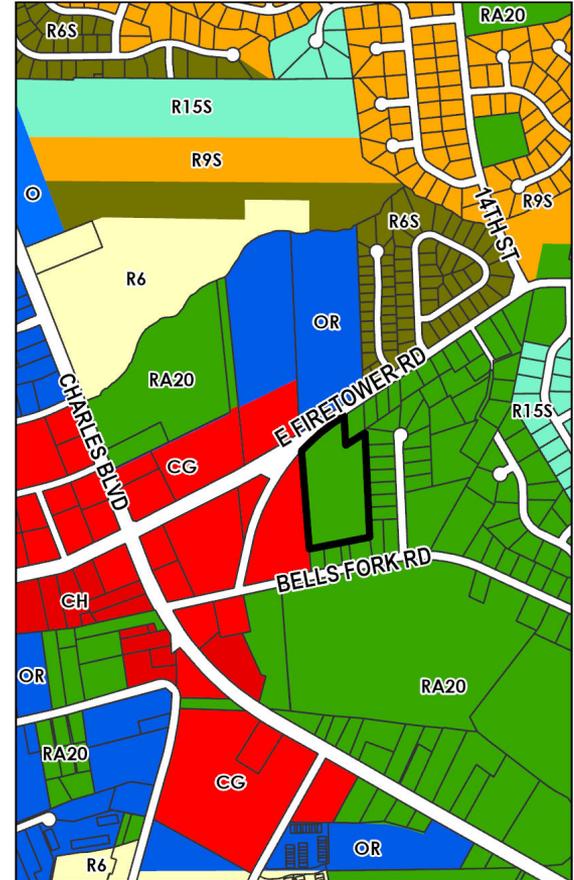
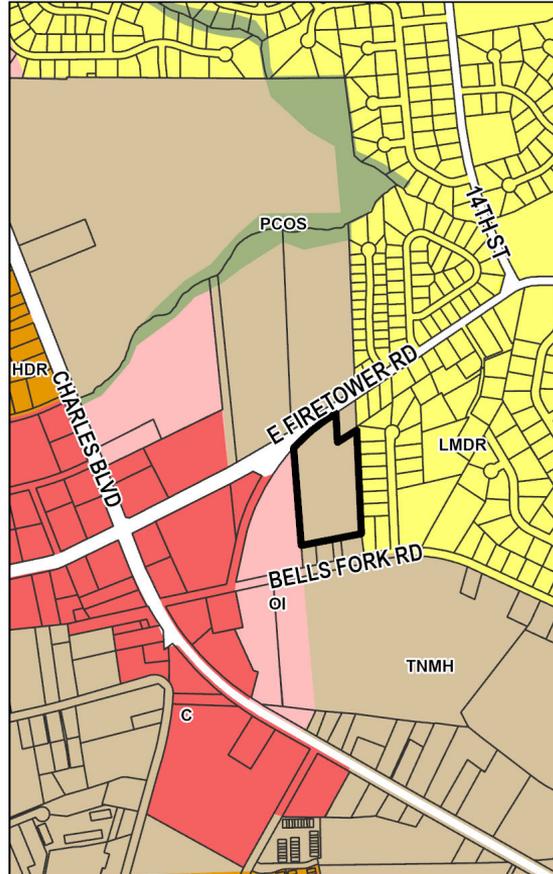


# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted to recommend approval of the request by a vote of 5 in favor to 3 opposed at its February 18, 2020 meeting.



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# Item 3

Ordinance requested by John F. Moye, Sr. Heirs to rezone 15.0936 acres located south of Greenville Boulevard between Allendale Drive and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) Restricted-Residential Overlay



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

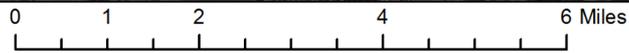
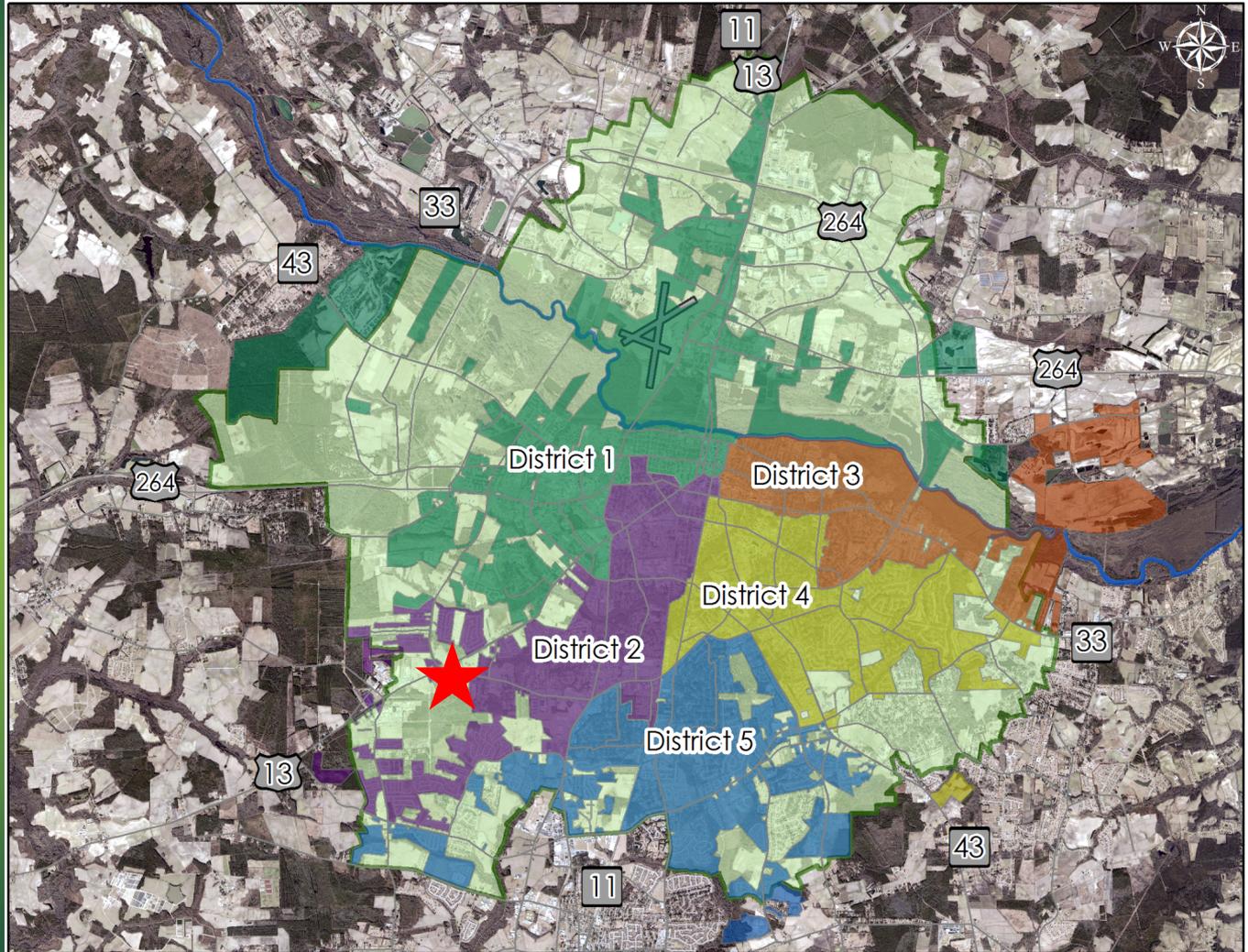
 District 1

 District 2

 District 3

 District 4

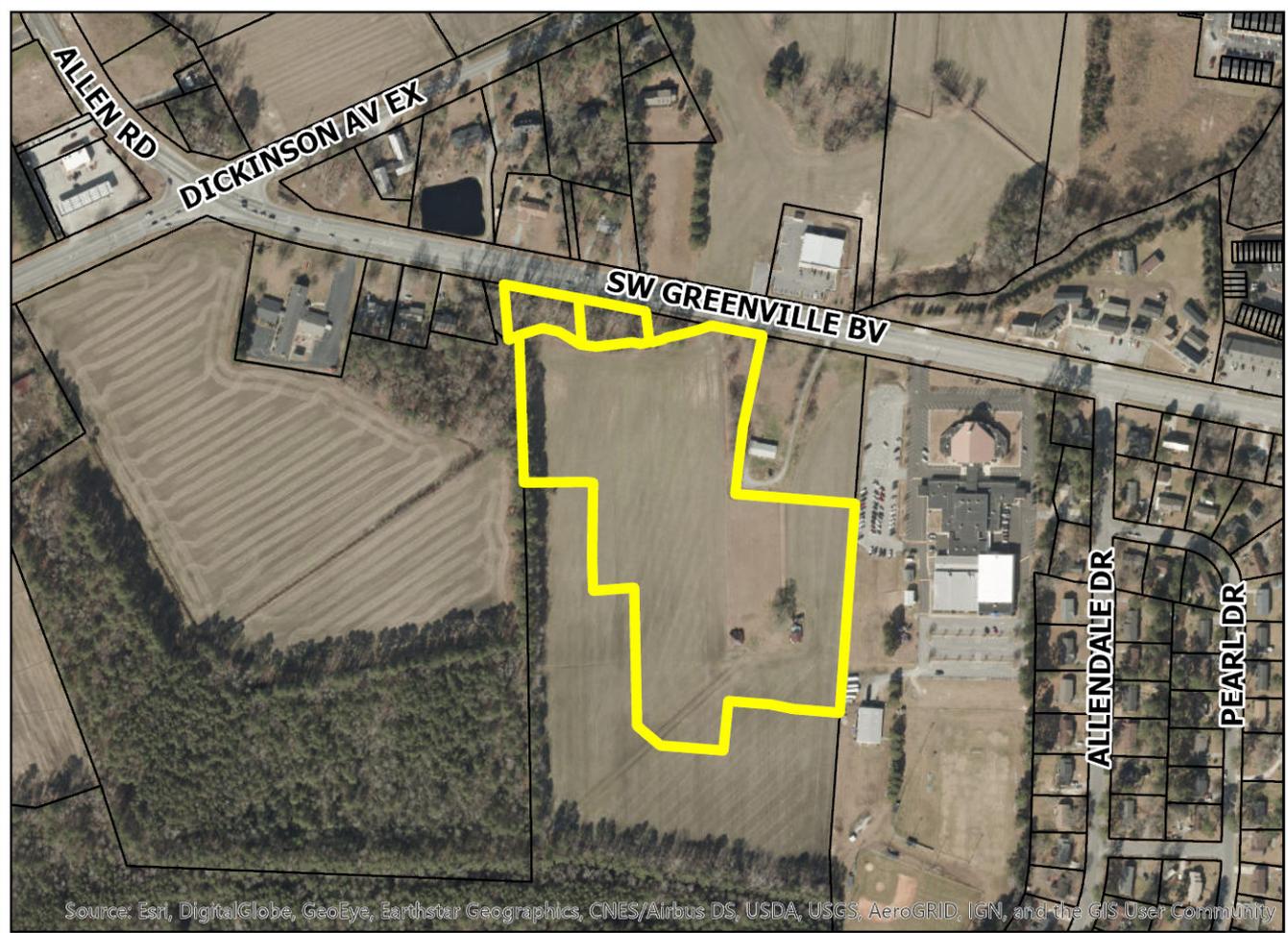
 District 5



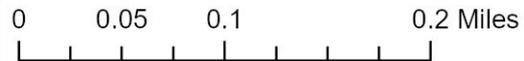
**Greenville**  
NORTH CAROLINA

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# Aerial Map (2016)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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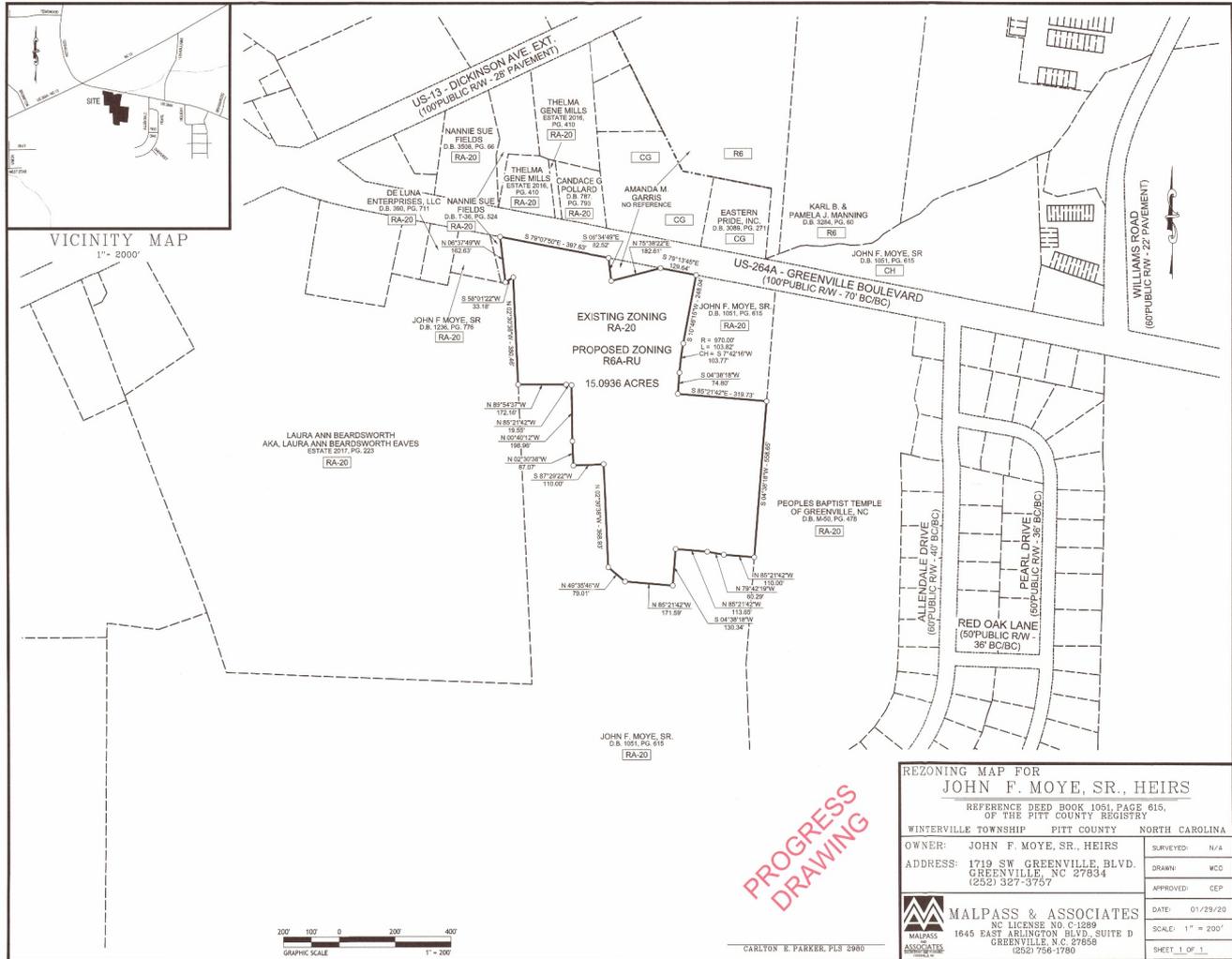
# SW Greenville Blvd



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# Survey 15.0936 acres



PROJECT NO. P-1259 , DRAWING NO. P1259REZ.DGN

**PROGRESS  
DRAWING**

<b>REZONING MAP FOR</b> <b>JOHN F. MOYE, SR., HEIRS</b> REFERENCE DEED BOOK 1051, PAGE 615, OF THE PITT COUNTY REGISTRY WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA	
OWNER: JOHN F. MOYE, SR., HEIRS	SURVEYED: N/A
ADDRESS: 1719 SW GREENVILLE BLVD. GREENVILLE, NC 27834 (252) 327-3757	DRAWN: WCD
	APPROVED: CEP
	DATE: 01/29/20
<b>MALPASS &amp; ASSOCIATES</b> NC LICENSE NO. C-1289 1645 EAST ARLINGTON BLVD., SUITE D GREENVILLE, N.C. 27858 (252) 756-1749	
SCALE: 1" = 200'	
SHEET 1 OF 1	

P:\2019\1259\1259.dwg, 12/25/19, 11:45:05 AM, 2/17/2020



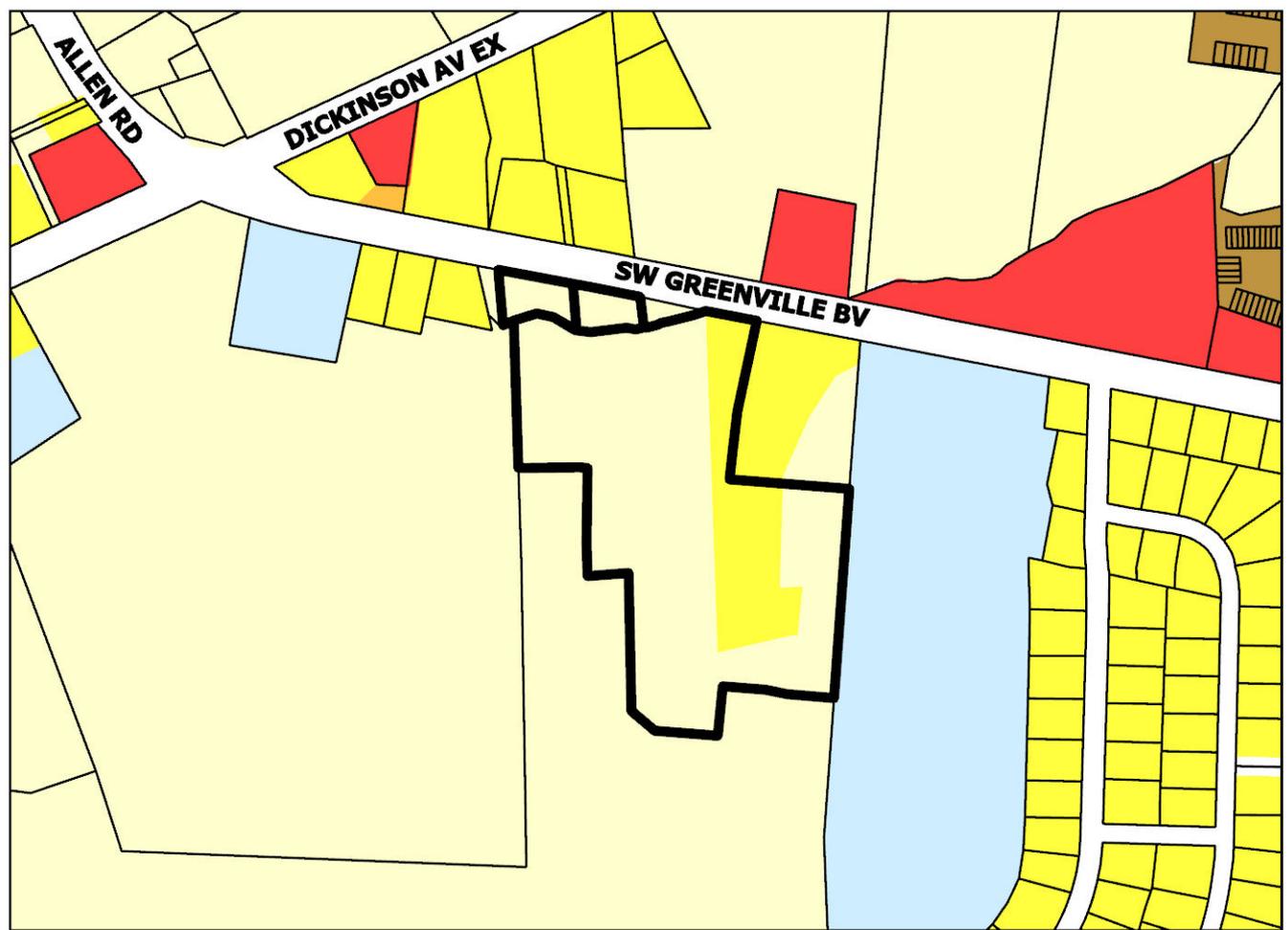
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CARLYTON E PARKER, PLS 2990

# Existing Land Use

## Existing Land Use

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



0 0.05 0.1 0.2 Miles

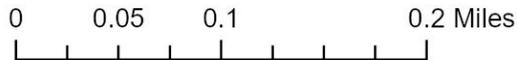
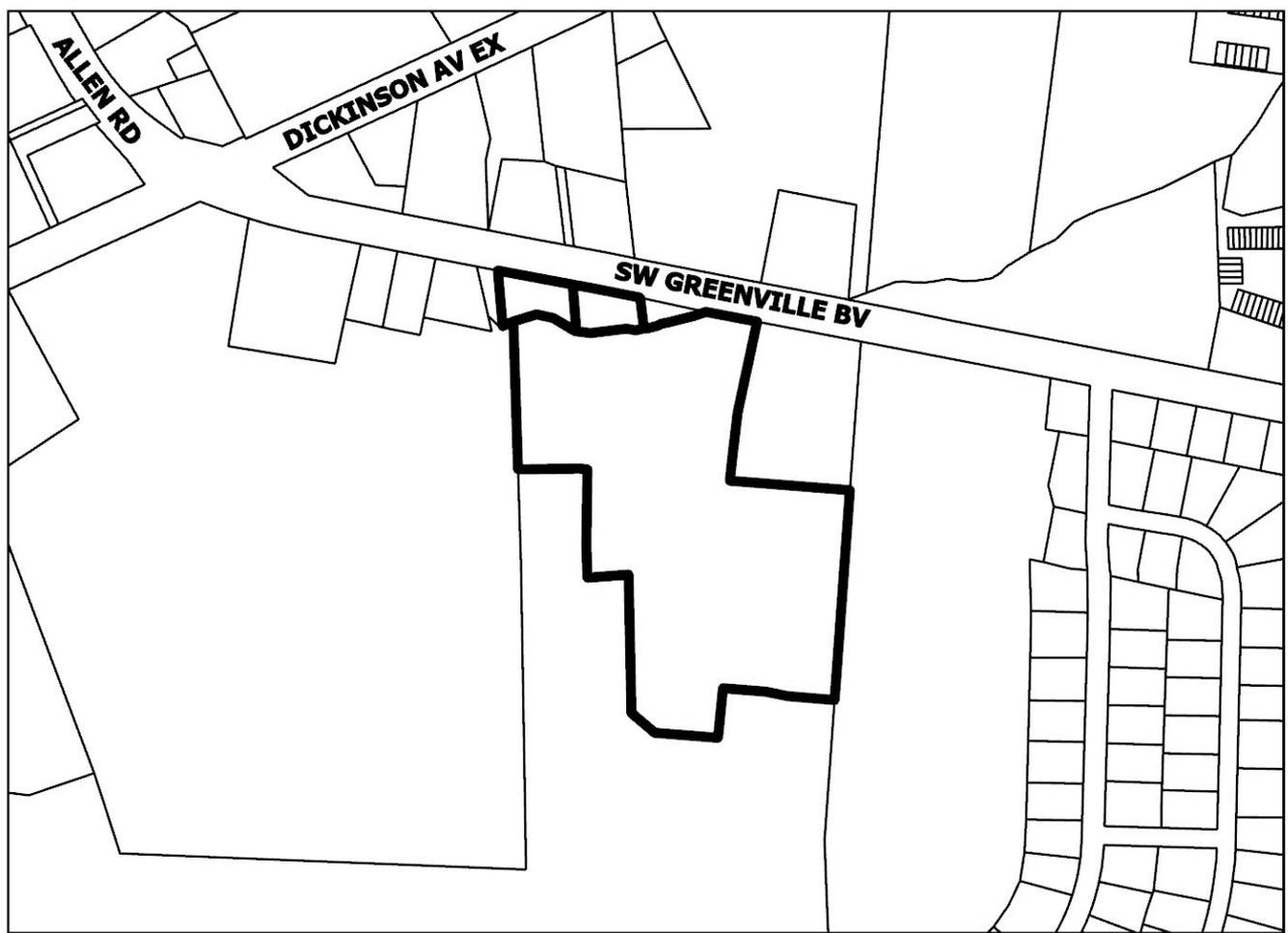


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# Flood Plain Map

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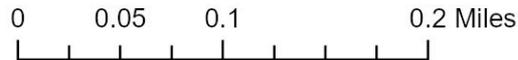
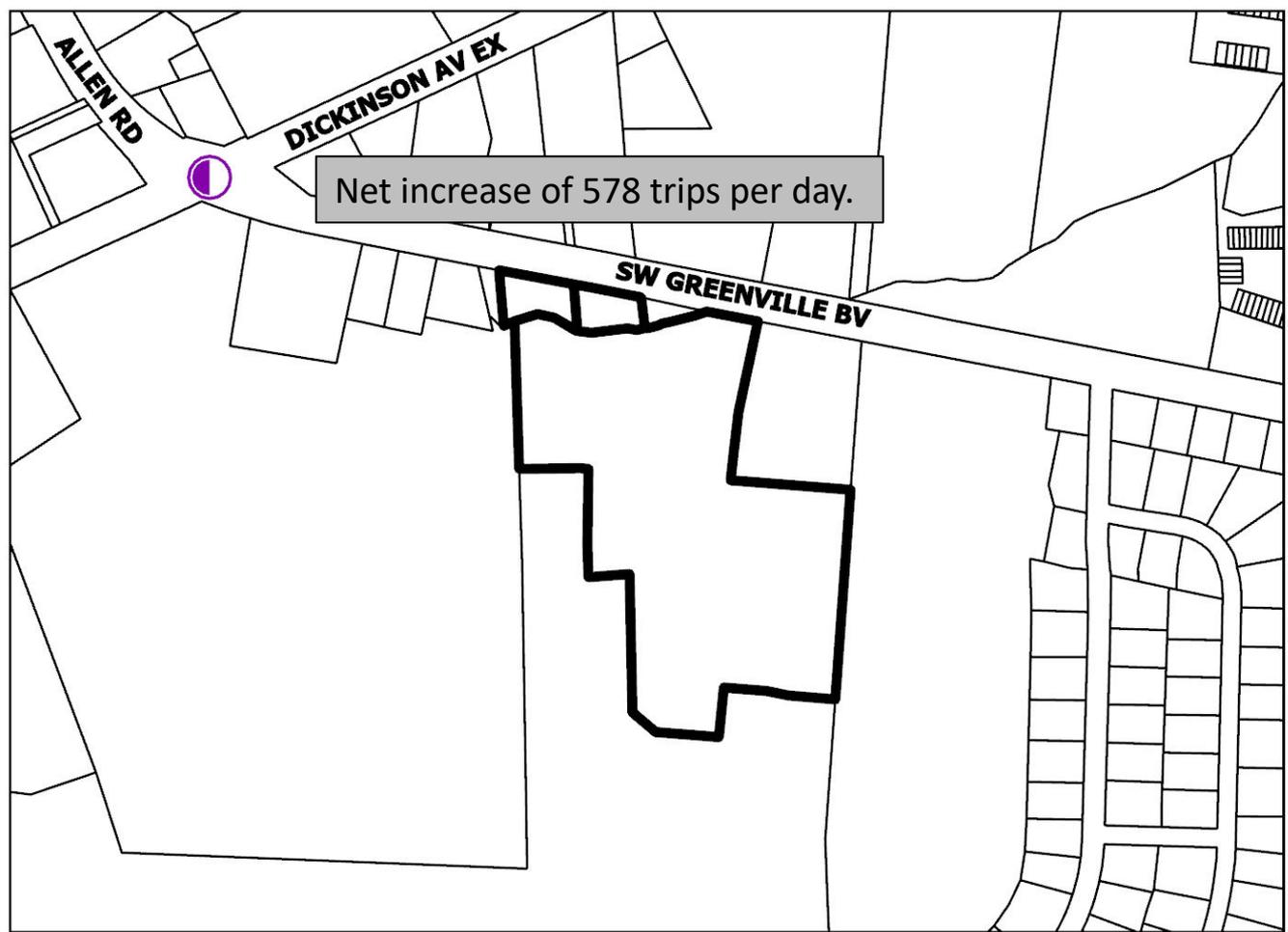
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# Activity Centers

## Map Legend

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



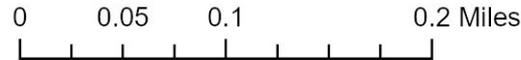
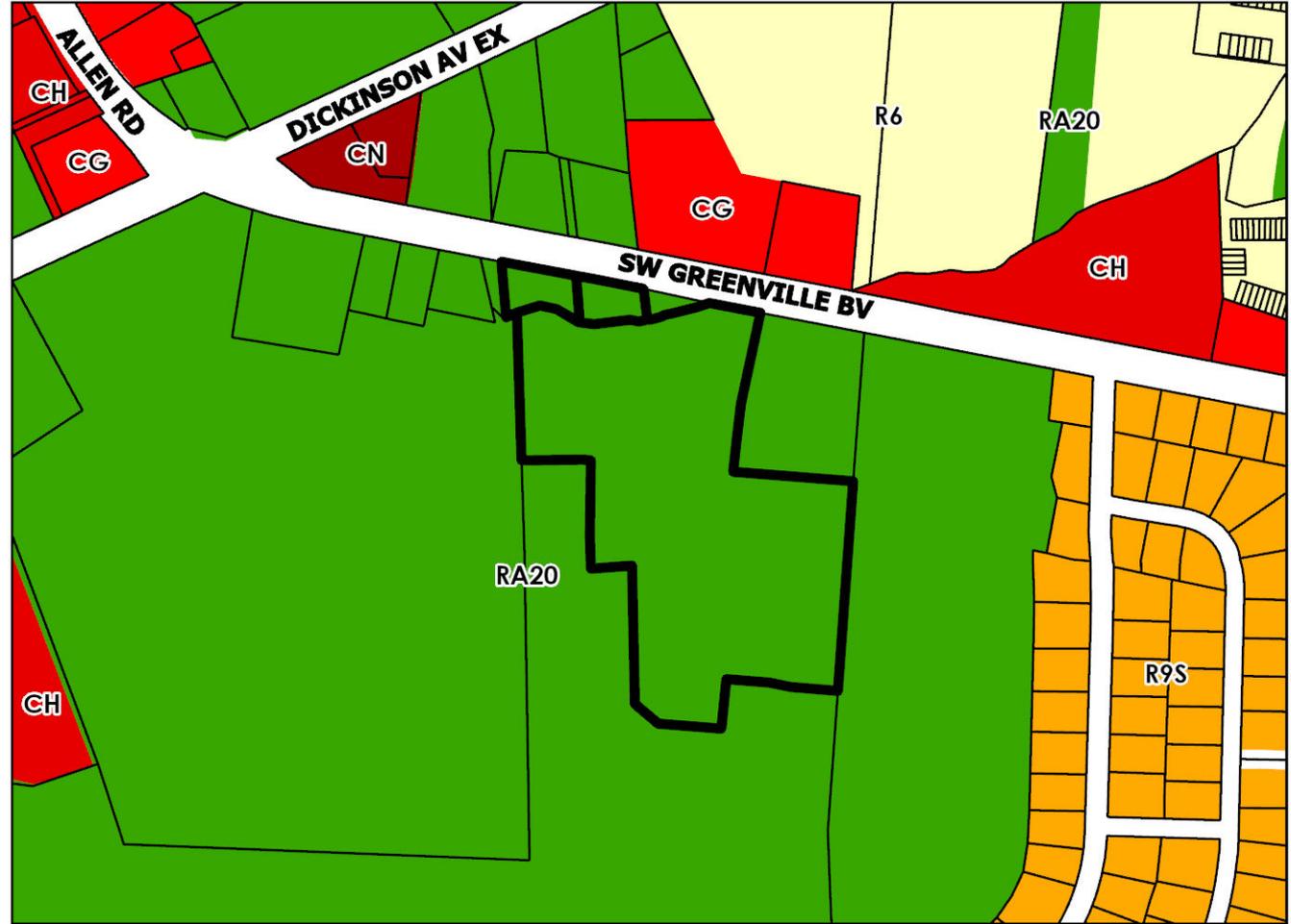
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# Zoning Map

**Map Legend**

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



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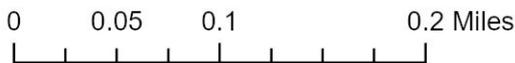
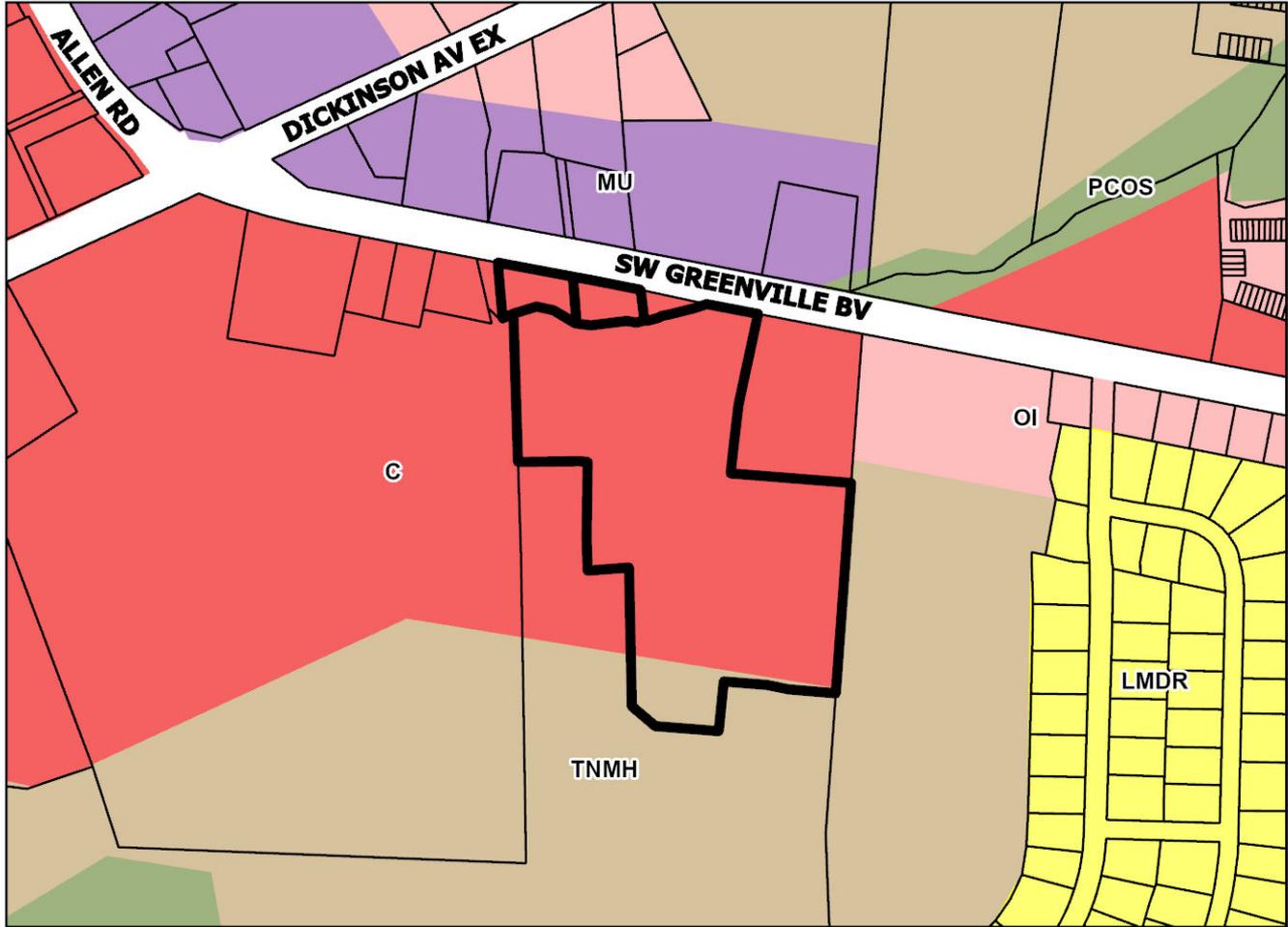
# Future Land Use & Character Map

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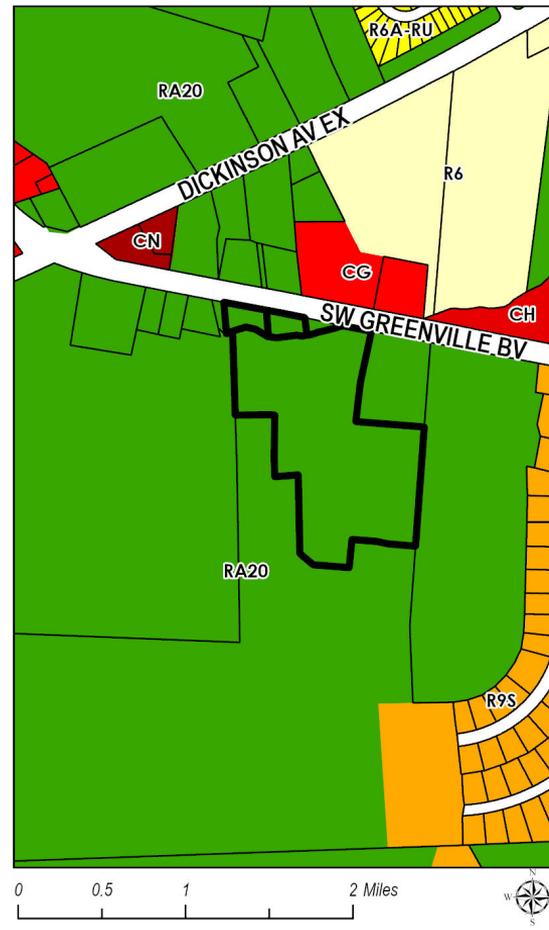
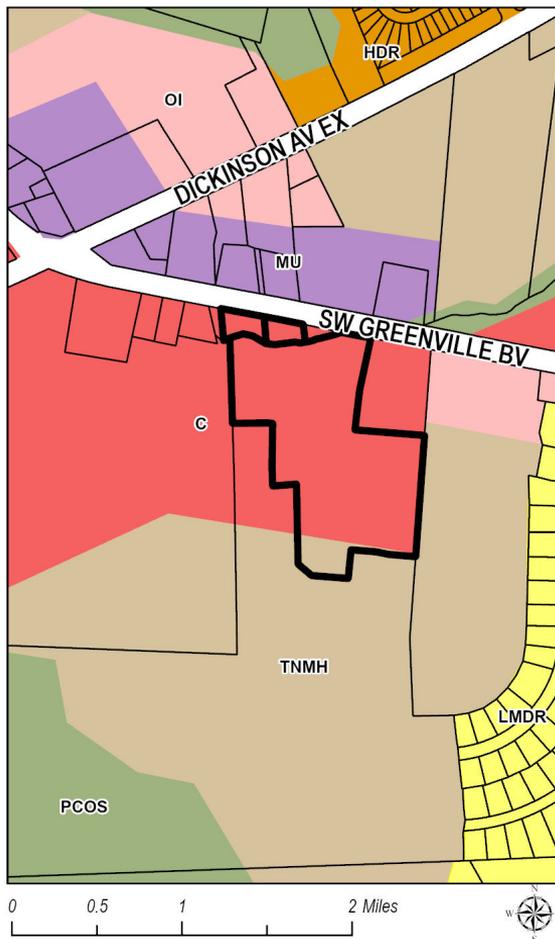


# Future Land Use & Character Map

# Zoning Map

## Map Legend

-  Rezoning Sites
-  Land Parcels



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The Planning and Zoning Commission voted to recommend approval of the request by a vote of 7 in favor to 1 opposed at its April 21, 2020 meeting.



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# Item 4

Ordinance requested by the Planning and Development Services Department to amend the City Code by creating a new Mixed Use Institutional (MUI) zoning district



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# District Purpose

## **SEC. 9-4-77.3 MUI Mixed Use Institutional.**

The purpose of the Mixed Use Institutional (MUI) district is to encourage an innovative mixture of uses on a site or campus that is under the control of a single entity that has a controlling governmental interest, or that is controlled by a hospital, college or university. While this district is intended to be predominantly developed as an innovation park containing office/ institutional and research activities it may also contain a balanced mixture of supporting residential, commercial and light industrial uses.

# Single Entity

Developments must be under the control of a single entity and have a controlling governmental interest or be a hospital, college or university.

- Local government
- State government
- Universities
- Hospitals



# Standards

- Special standards such as reduced setbacks and other requirements.
- Focus on research and office/institutional uses.
- Limited commercial and residential opportunities.



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# New Use Classification

*“Research and Development Facility. An establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing. This term includes but is not limited to a biotechnology firm or a manufacturer of nontoxic computer components.”*



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## Chapter 1 Building Great Places, Goal 1.4. A Vibrant Uptown

### Policy 1.4.9. Work with ECU on Millennial Campus in Uptown

Work with ECU on the development of the Millennial Campus in Uptown. There should be harmony between the needs of the university and the plans of the city. Campus buildings can contribute to quality design in uptown.

The Planning and Zoning Commission voted to recommend approval of the request unanimously at its April 21, 2020 meeting.



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# Item 5

Ordinance requested by Three Twenty Enterprises, LLC to amend the Future Land Use and Character Map for 8.3 acres from Commercial on the Town of Simpson's Future Land Use Map to Tract 1 – Commercial (3 acres) and Tract 2 – High Density Residential (5.3 acres) on the City of Greenville's Future Land Use and Character Map for the property located at the southeastern corner of the intersection of East 10<sup>th</sup> Street and L. T. Hardee Road



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# General Location Map

## Map Legend

 Greenville's ETJ

 Tar River

 Pitt-Greenville Airport (PGV)

## City Council Voting District

### District

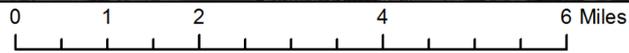
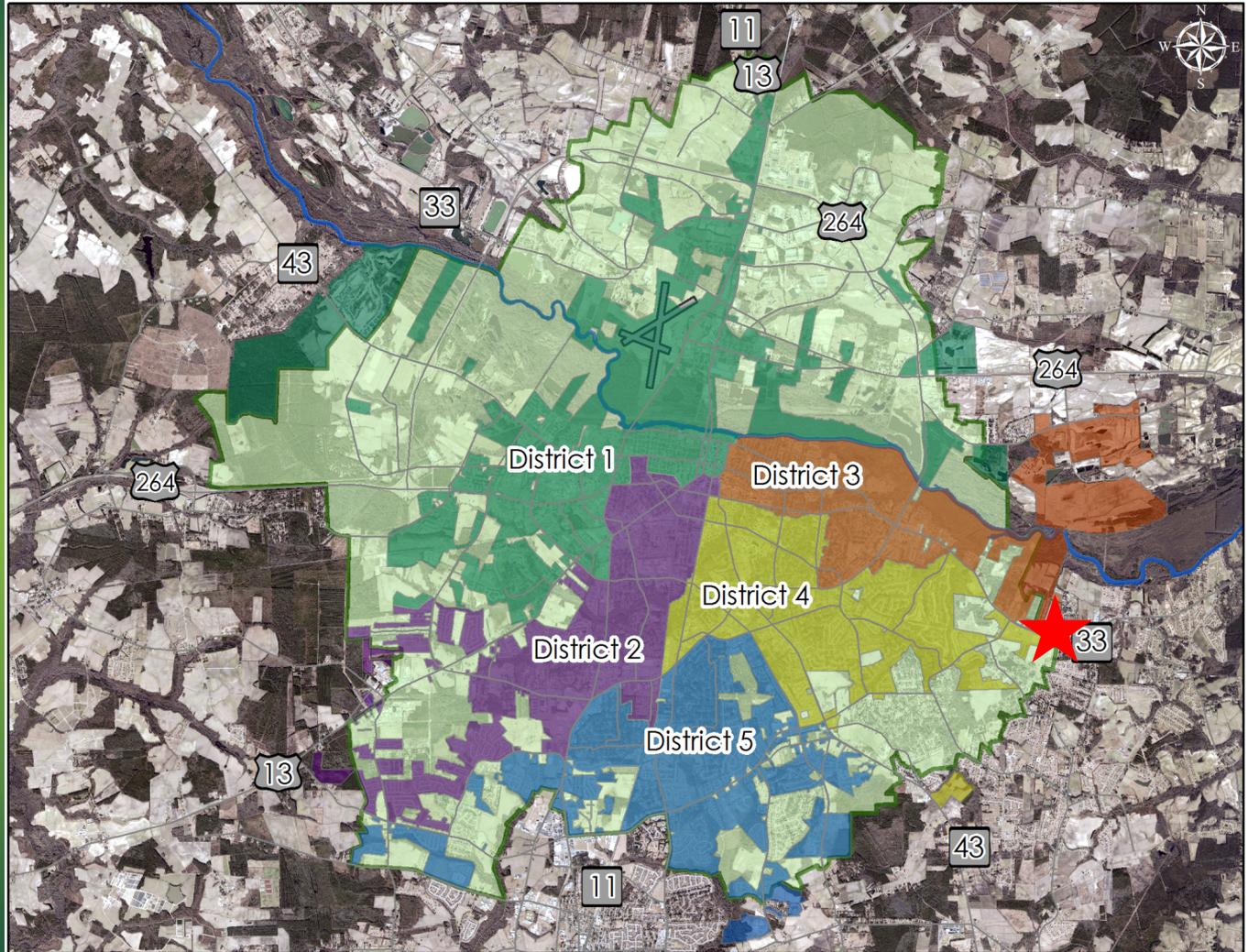
 District 1

 District 2

 District 3

 District 4

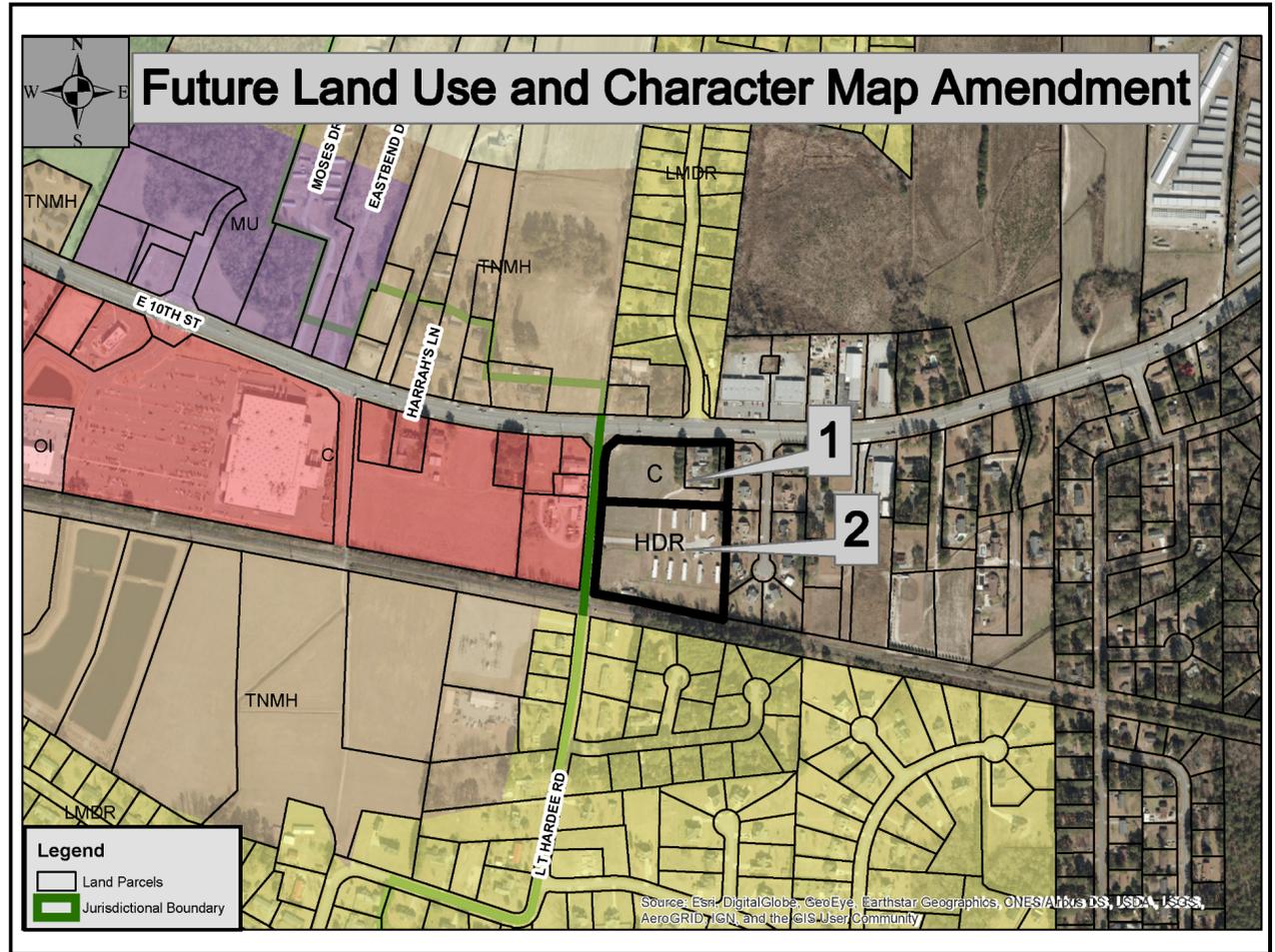
 District 5



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# Aerial Map (2016)



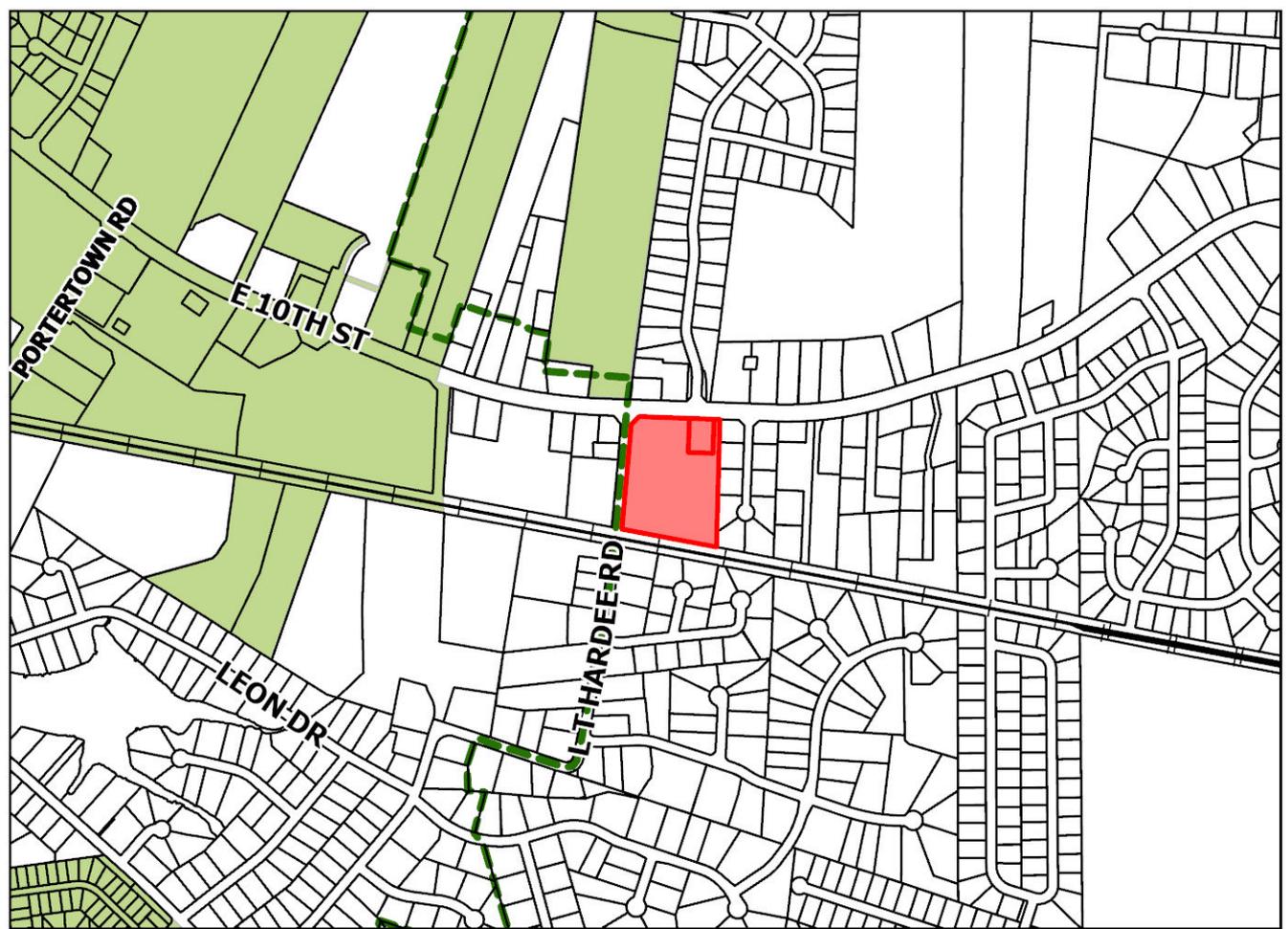
**Greenville**  
NORTH CAROLINA

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## Map Legend

-  Land Parcels
-  Greenville City Limits
-  Greenville ETJ
-  Proposed Amendment



0 0.1 0.2 0.4 Miles

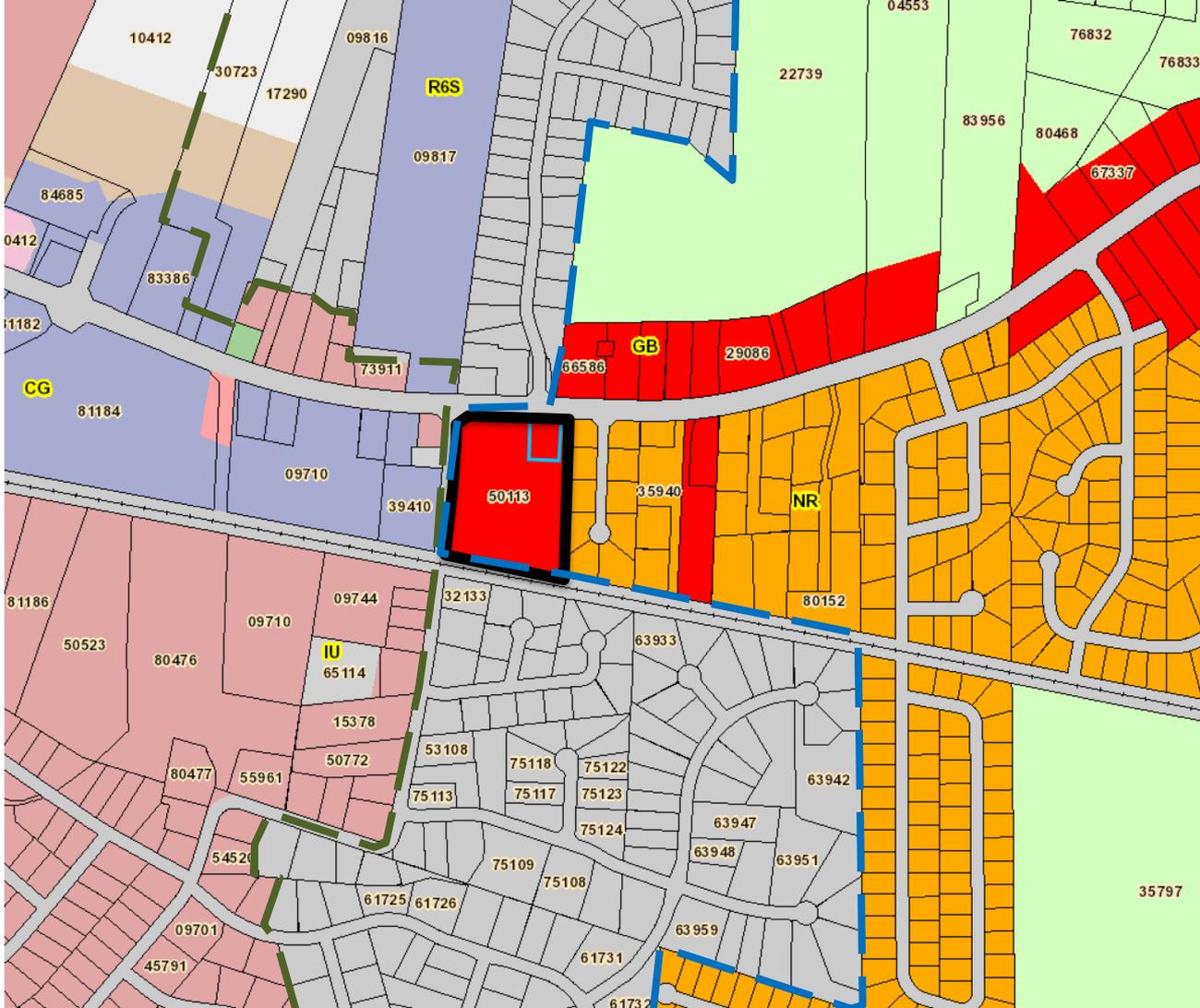


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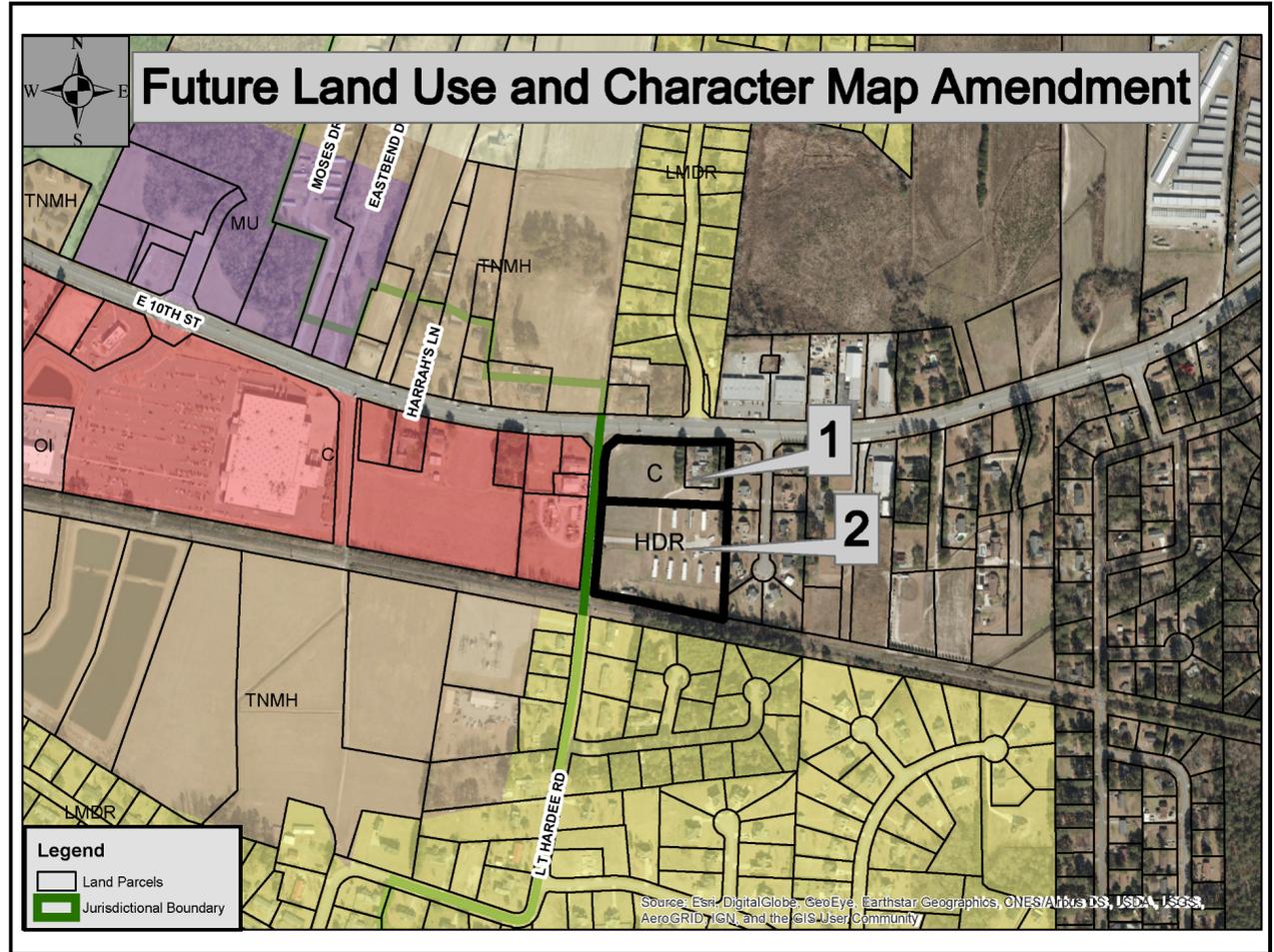
# Zoning Map

- Greenville ETJ
- Simpson ETJ



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# Aerial Map (2016)



The Planning and Zoning Commission voted unanimously to approve the request at its April 21,2020 meeting.



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## Item 6

Ordinance amending the Flood Damage Prevention Ordinance text to adopt updated Flood Insurance Rate Maps and to align with the model ordinance



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# FIS and FIRM

Flood Insurance Studies (FIS' s)  
Flood Insurance Rate Maps (FIRMs)

- Adopted by the City Council on January 2, 2004 and, again, on July 7, 2014
- Includes all the communities in Pitt County
- Developed and published by FEMA



# FIS and FIRM

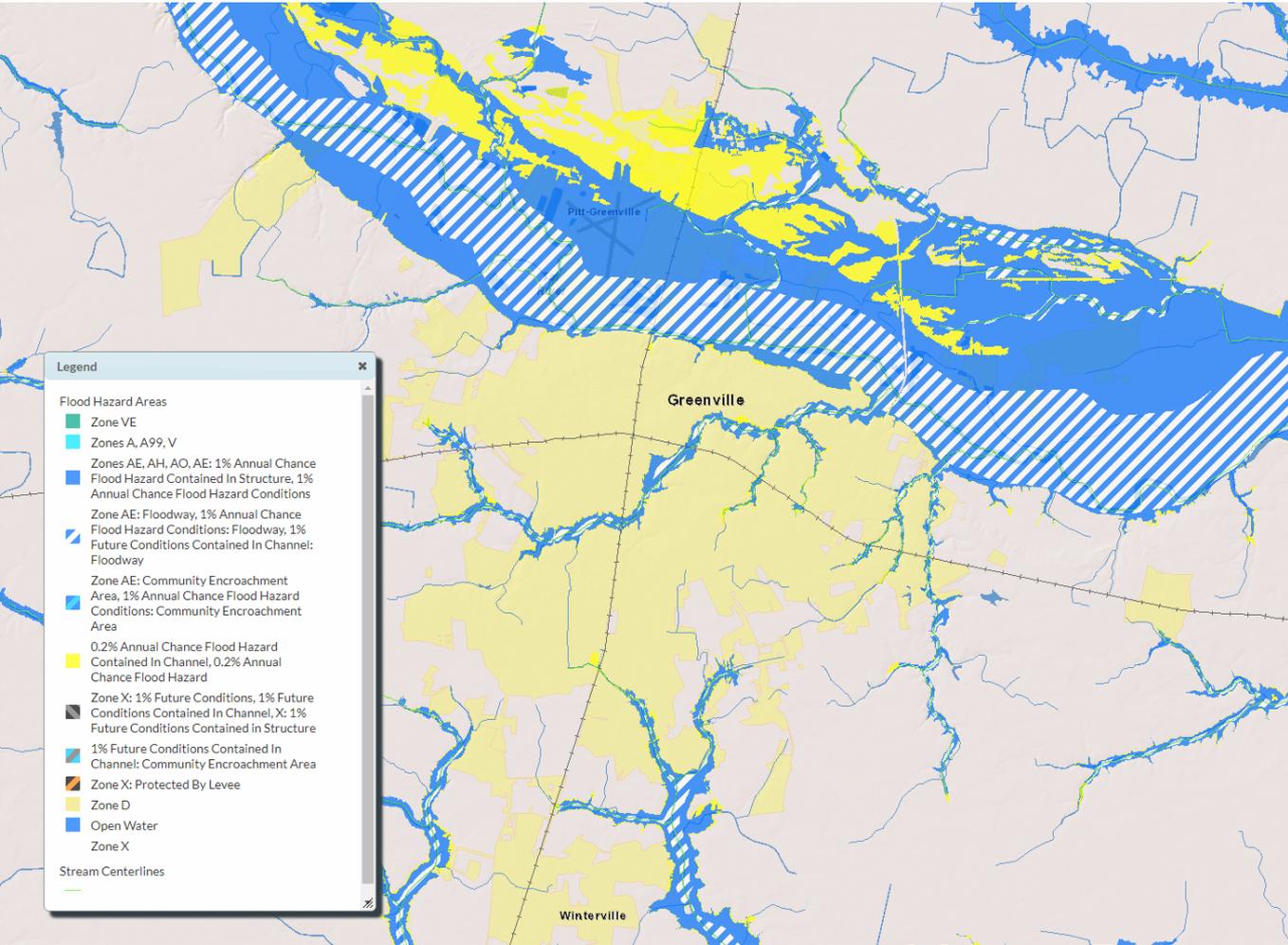
On June 19, 2020, FEMA will publish an updated FIS for certain areas within the City of Greenville jurisdiction.

The City is required to adopt the revised FIS and its accompanying FIRMs to:

1. remain a member in good standing in the NFIP, and
2. continue to provide the citizens with a flood insurance discount.



# Current Floodplain Map



**Legend**

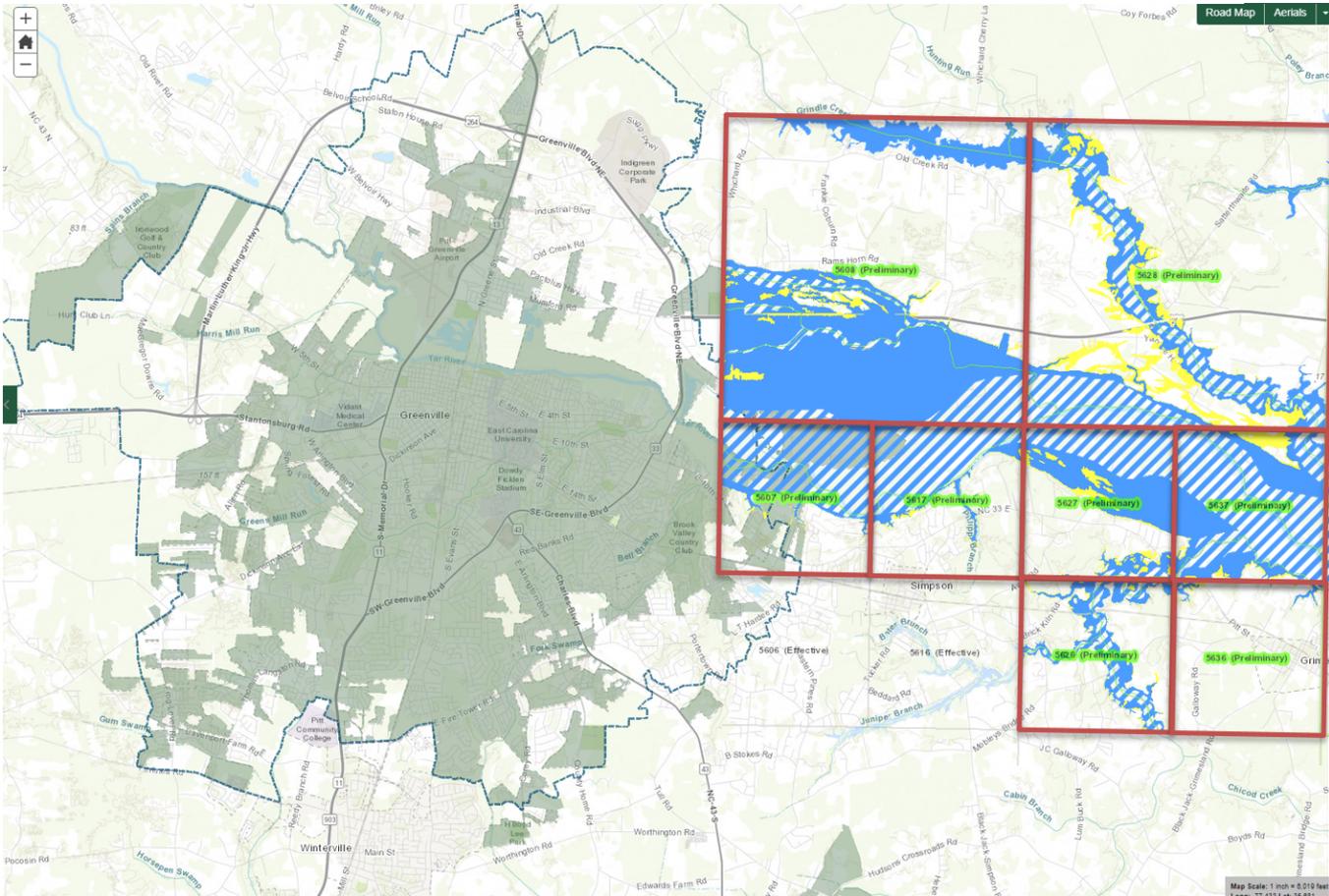
**Flood Hazard Areas**

- Zone VE
- Zones A, A99, V
- Zones AE, AH, AO, AE: 1% Annual Chance Flood Hazard Contained In Structure, 1% Annual Chance Flood Hazard Conditions
- Zone AE: Floodway, 1% Annual Chance Flood Hazard Conditions: Floodway, 1% Future Conditions Contained In Channel: Floodway
- Zone AE: Community Encroachment Area, 1% Annual Chance Flood Hazard Conditions: Community Encroachment Area
- 0.2% Annual Chance Flood Hazard Contained In Channel, 0.2% Annual Chance Flood Hazard
- Zone X: 1% Future Conditions, 1% Future Conditions Contained In Channel, X: 1% Future Conditions Contained In Structure
- 1% Future Conditions Contained In Channel: Community Encroachment Area
- Zone X: Protected By Levee
- Zone D
- Open Water
- Zone X
- Stream Centerlines



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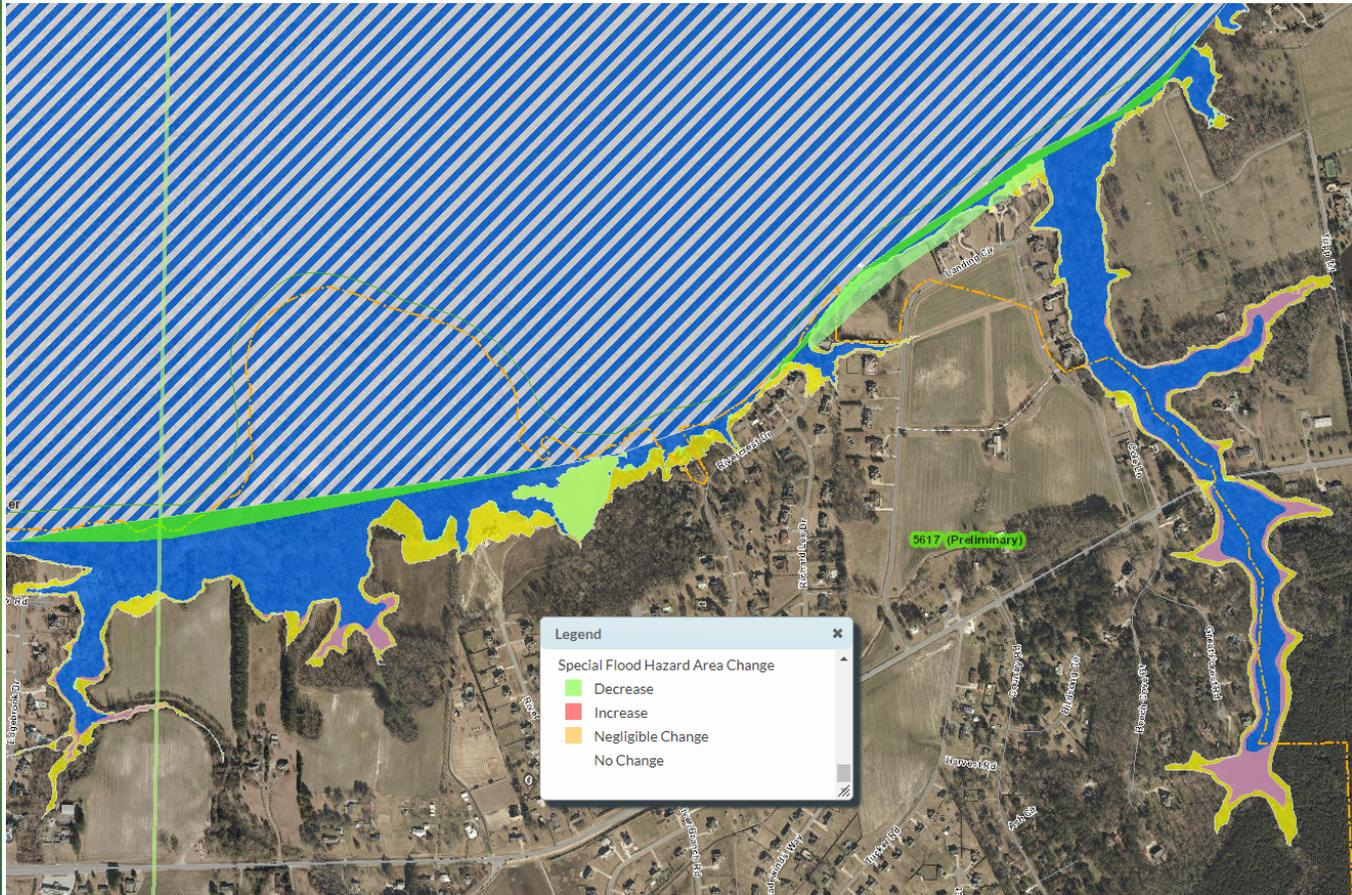
# Floodplain Map Changes



**Greenville**  
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# Floodplain Map Changes



**Greenville**  
NORTH CAROLINA

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# Flood Damage Prevention Ordinance

Reviewed for compliance with state model ordinance:

- City staff
- NC Department of Public Safety (NCDPS)

Present ordinance requires changes for clarification and to maintain compliance with the state model ordinance.



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# Summary of Required Revisions

- Adoption of the revised FIS and the FIRMs
- Revisions for alignment with the state model ordinance such as:
  - updating definitions,
  - administrator's duties & responsibilities,
  - detailing floodplain development plan requirements,
  - adding survey datum references, etc.;



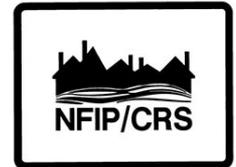
# Flood Damage Prevention Ordinance

Reviewed for opportunity to maximize credit in the Community Rating System (CRS):

- Substantial damage/improvements threshold
- Non-Conversion Agreements for enclosures below the regulatory flood protection elevation



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# CRS Program

Program rates communities 10 to 1 (best)

- Each class = 500 pts from various act.
- 5% reduction in insurance premiums annually for flood insurance policies

The City is a Class 7 which provides a 15% reduction in flood insurance premiums.

The City is working to improve its class.



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# Substantial damage/ improvements

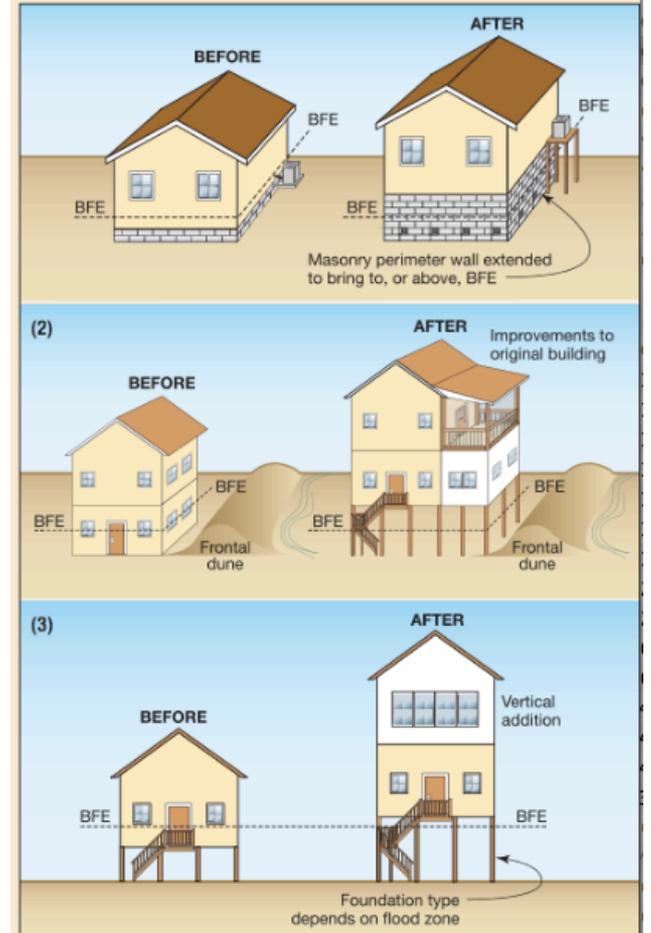
Change threshold from  
50% to 49% of the  
market value of the  
structure before the  
damage/improvement

Maximize credit  
(20 pts) in the CRS



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SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE (cd)





## Non-Conversion Agreements

Required for enclosures below the regulatory flood protection elevation greater than four feet in height

Maximize credit (60 pts) in the CRS



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# Summary of Recommended Revisions

- Change threshold for substantial damage/improvements from 50% to 49% of the market value of the structure before the damage/improvement
- Require Non-Conversion Agreements for enclosures below the regulatory flood protection elevation greater than four feet in height



# Recommendation

City Council adopt all required and recommended revisions to the Flood Damage Prevention Ordinance



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# Item 7

Resolution and economic development agreement for a Job Creation Grant for ABC Phones of North Carolina, Inc. DBA Victra



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# ABC Phones of North Carolina

## dba Victra

- Headquartered in Raleigh
- Largest exclusive authorized retail partner of Verizon
- 1000 Verizon branded retail outlets
- Victra is planning to bring inside telesales jobs to service wireless communications customers to Pitt County.
- Victra is negotiating to bring a portion of this activity to Greenville



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# Victra Project

- Add approximately 200 jobs
- Weighted average annual salary 40K
- Positions include sales associates, IT professionals, HR staff, operations analysts and executive leadership.
- Timing:
  - 125 positions by end of 2023
  - 75 jobs by end of 2025
  - May also move an additional 75 customer service and inside sales position to Greenville from Raleigh( not included in the above total)



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# Job Creation Grant Request

- Phase I Qualified jobs: \$1000 per job, up to maximum \$100,000 per year for the first three years.
- Phase II Qualified jobs: \$1000 per job, up to maximum \$100,000 per year for the final two years.
- The jobs must be retained up to three years following the final payment of the grant.



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Recommend the City Council approve the job creation grant for Victra.



**Greenville**  
NORTH CAROLINA

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# Other Items of Business

May 14, 2020



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# Item 8a

Presentation of the proposed Fiscal  
Year 2020-2021 operating budget  
Pitt-Greenville Convention &  
Visitors Authority



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# **Convention & Visitors Authority**

## **2020-2021 Fiscal Year Budget**

# CVA Mission

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

# CVA Strategic Goals

**Goal 1:** Assist in the economic recovery from the effects of COVID-19 by restarting travel to Greenville-Pitt County

**Goal 2:** Recapture both lost and postponed business in the meetings and sports tourism market segments

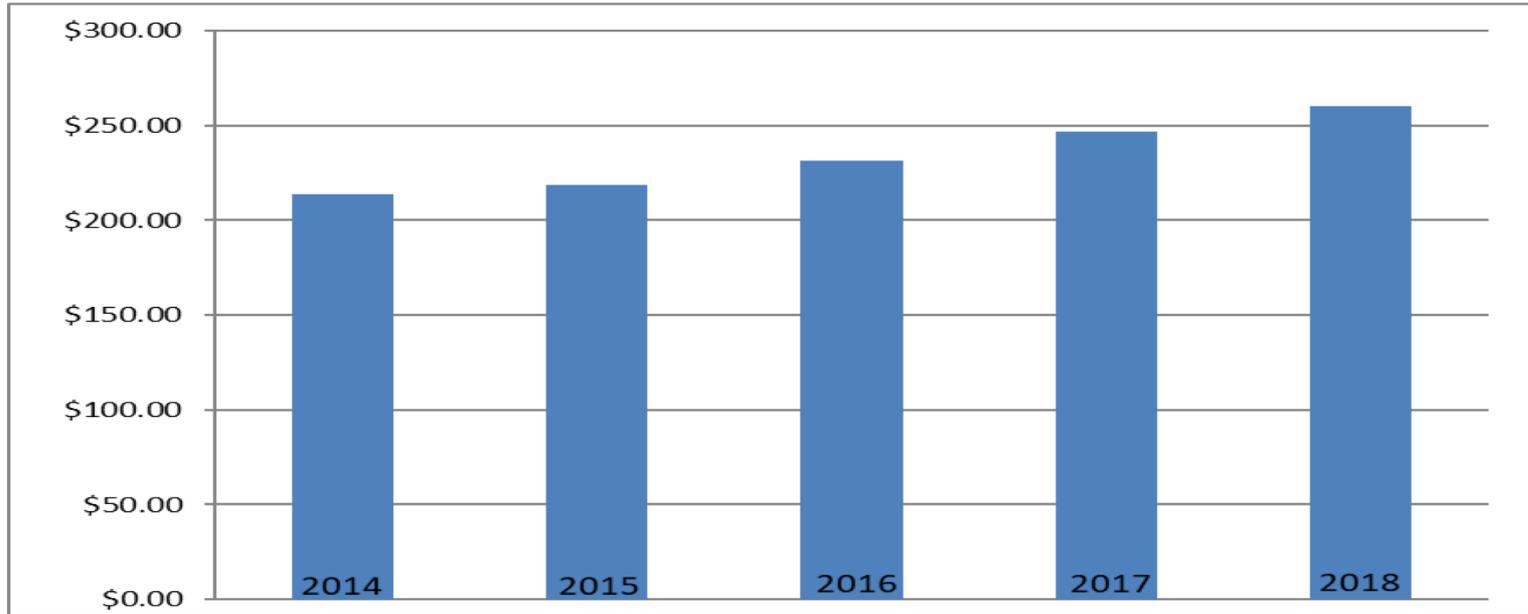
**Goal 3:** Work with local hospitality industry organizations to develop safe practice policies to insure visitor health and safety when visiting Greenville-Pitt County

**Goal 4:** Lead placemaking efforts by tying together community assets including art, culture, entertainment, and leisure activities to increase leisure travel

**Goal 5:** Collaborate with Pitt County partners to establish Pitt County as a certified retirement county in North Carolina

# Pitt County Tourism Expenditures

## 2014-2018



Expenditures in millions of dollars

# 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

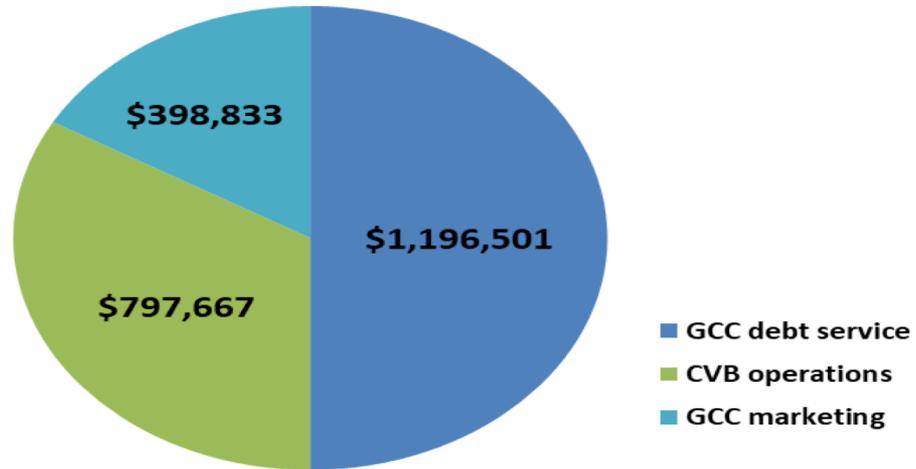
1. CVA Executive Committee
2. CVA Full Board
3. Greenville City Council
4. Pitt County Board of Commissioners

# 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
- Significant occupancy tax decline due to COVID-19
- Airbnb numbers continue to grow

## 2018 – 2019 Occupancy Tax Collections Totaled: **\$2,393,001**

### 2018 - 2019 Occupancy Tax Expenditure Breakdown



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

# Revenues

- Current occupancy tax revenues are down 6.9% over last year's collections
- 2020-2021 fiscal year budget is calculated with an estimated 25.0% decrease in occupancy tax collections
- COVID-19 will affect collections with little activity in April, May, and June
- ADR and REVPAR numbers lower

# FY 2020-2021 Budget

**FY 2020-2021 budget set at: \$1,330,370.68**

**Occupancy Tax Collections:** \$934,888.68 (25% projected decrease)

**Capital Reserve/Sports Commission:** \$275,000

**Miscellaneous Revenue:** \$482.00

**Fund Balance:** \$120,000.00\*

**GCC Marketing Reserve:** \$73,657.90

# 2020-2021 FY Budget Highlights

- Decrease in staffing level
- Reduction in contracted services level
- Selective travel
- Limited sponsorship dollars
- No decrease in allocated dollars for advertising and marketing

# FY 2020-2021 Budget Highlights

## Convention Center Marketing

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

**2020-2021 Projection:** \$311,629.56

**GCC marketing reserve:** \$73,657.92

**GCC total budget:** \$385,287.48

Marketing funds allocated to GCC management on a monthly basis

# Questions?

# Item 8b

Presentation of the proposed Fiscal  
Year 2020-2021 operating budget  
Sheppard Memorial Library



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**Sheppard Memorial Library  
Library Board Approved  
2020-2021 Budget  
(Approved Pre-COVID-19)**



**Sheppard Memorial Library  
2020 – 2021 Budget Pre-COVID-19  
City of Greenville Revenue Request**

**\$1,347,299**

This is the original pre-COVID-19 revenue target provided by the city. COVID-19 will alter revenues and expenditures; that picture is still taking shape. The following library budget will be adapted after local governments approve their budgets in June.

REVENUES	2020-2021 Budget
City of Greenville	\$1,347,299
County of Pitt	\$673,649
County: Bethel/W'ville	\$12,000
Town of Bethel	\$21,108
Town of Winterville	\$166,700
State Aid	\$190,682
Greenville Housing Authority	\$10,692
Interest Income	\$15,000
Library Generated	\$105,000
Miscellaneous Income	\$32,000
Capital – City – HVAC	\$150,000
Capital – SML - HVAC	\$25,000
Fund Balance	\$23,801
<b>TOTAL</b>	<b>\$2,772,931</b>

## EXPENDITURES

2020-2021 Budget

Personnel

\$1,618,562

Operations

\$957,677

Housing Authority

\$10,692

Capital Expense - HVAC

\$175,000

Capital Expense – IT Equip

\$11,000

TOTAL

\$2,772,931

# Sheppard Memorial Library

## State Aid Maintenance of Effort Considerations

**\$190,682 in Annual State  
Aid**

If Pitt County, Town of Winterville and Town of Bethel fund SML at this year's level, and City of Greenville funds \$86,275 less than the original revenue target, the library would still qualify for all of our state funding as well as any extra distributions. If our combined local government funding falls below this level, we will see a reduction in our State Aid funding and no possibility of extra distributions.

Thank you very much for your ongoing support of the library, literacy, and lifelong learning as we adapt to keep everyone safe and still provide vital library services!



# Item 8c

Presentation of the proposed Fiscal  
Year 2020-2021 operating budget  
Greenville Utilities Commission



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# Proposed Budget FY2020-21

City Council Meeting  
May 14, 2020

# Overview

- Budget Status FY 2019-20
- Staff Recommendations
- Proposed Budget FY 2020-21
- Long-term Financial Forecast
- Next Steps

# Current Year Budget Status

Fiscal Year July 1, 2019 – June 30, 2020

# Summary of Adjustments due to COVID-19

- **Fiscal Year 2019-20 YE Projection**

- Reduced Electric & Gas final SGS & MGS/Commercial load projections by 10%
- Reduced Interest Income projection from \$1.8M to \$1.5M (\$300k)
- Reduced Electric and Water Reconnect Fee projections from \$694k to \$496k (\$198k)
- Increased Bad Debt Expense projection from \$642k to \$750k (\$108k)

## FY 2019-20 Projection Draft Revenues & Expenditures

<b>Combined Funds</b>	<b>2019-20</b>
Charges for Service	\$253,680,926
Miscellaneous Revenue & Interest Earnings	3,390,612
FEMA/Insurance Reimbursement	152,958
Transfer from Capital Projects	882,781
Transfer from Rate Stabilization	5,821,414
<b>Total Revenues</b>	<b>\$263,928,691</b>
Operations	\$68,113,455
Purchased Power/Gas	151,844,454
Capital Outlay	15,619,996
Debt Service	12,208,169
City Turnover	6,595,243
Transfer to OPEB Trust	500,000
Transfer to Rate Stabilization	854,741
Transfer to Capital Projects	8,092,633
<b>Total Expenditures</b>	<b>\$263,828,691</b>
<b>Fund Equity/(Deficit)</b>	<b>\$100,000</b>

# Combined Funds

## Key Performance Indicators

	16-17 Actual	17-18 Actual	18-19 Actual	19-20 Budget	19-20 Projected
<b>Debt Service Coverage</b> <i>(1x coverage required)</i>	3.18x	3.36x	3.12x	2.99x	3.06x
<b>LGC Fund Balance</b>	21.6%	21.1%	22.3%	22.6%	19.4%
<b>Days Cash on Hand</b>	134	134	137	134	133

# FY 2020-21 Proposed Budget

# Summary of Adjustments due to COVID-19

- **Proposed FY 2020-21 Budget**

- Deferred the proposed 6.8% Water rate increase
- Revised Residential customer growth rate for FY21 to 0% for all funds
- Revised Commercial customer growth rate for FY21 to -2% for Electric and Gas
- Revised Commercial customer growth rate for FY21 to -1% for Water and Sewer
- Reduced Interest Income revenue from \$1.35M to \$750k (\$600k)
- Reduced Electric and Water Reconnect Fee revenues from \$708k to \$375k (\$333k)
- Increased Bad Debt Expense from \$374k to \$450k (\$76k)

# FY 2020-21 Recommended Budget Revenues & Expenditures

<b>Combined Funds</b>	<b>2020-21</b>
Charges for Service	\$253,877,585
Miscellaneous Revenue & Interest Earnings	2,864,192
Bond Proceeds	320,001
Transfer from Capital Projects	706,000
Transfer from Rate Stabilization	5,750,000
Appropriated Fund Balance	7,000,000
<b>Total Revenues</b>	<b>\$270,517,778</b>
Operations	\$73,471,410
Purchased Power/Gas	149,233,019
Capital Outlay	14,002,610
Debt Service	14,243,132
City Turnover	6,383,463
Transfer to OPEB Trust	500,000
Transfer to Capital Projects	12,100,000
<b>Total Expenditures</b>	<b>\$269,933,634</b>
<b>Fund Equity/(Deficit)</b>	<b>\$584,144</b>

# Combined Funds

## Key Performance Indicators

	2020-21 Budget
<b>Debt Service Coverage</b> <i>(1x coverage required)</i>	<b>2.46x</b>
<b>LGC Fund Balance</b>	<b>19.1%</b>
<b>Days Cash on Hand</b>	<b>121</b>

# Proposed Fee Change

## GUC Utility Regulations, Part D – Customer Service Policy

- Increase charges for restoring Electric, Water, and/or Sewer services from \$55 to \$65 during nights, holidays, and weekends

Fee	Existing Rates		Proposed Rates	
	Weekdays 8 am to 5 pm	Nights, Holidays, Weekends	Weekdays 8 am to 5 pm	Nights, Holidays, Weekends
Restore Electric, Water, and/or Sewer services, following termination of delinquent account, when payments received as noted.	\$35.00	\$55.00	\$35.00	\$65.00

# Key Provisions in Preliminary FY 2020-21 Budget

## Customer Rates

- **Electric** – 0.0% rate increase, a 4.1% reduction from last year’s forecast of 4.1%
- **Water** – 0.0% rate increase, a 6.9% reduction from last year’s forecast of 6.9%
- **Sewer** – 0.0% rate increase as forecasted last year
- **Gas** – 0.0% rate increase as forecasted last year

# Key Provisions in Preliminary FY 2020-21 Budget (cont' d)

- Growth in Number of Connections
  - Electric –0.00%
  - Water – 0.00%
  - Sewer – 0.00%
  - Gas – 0.00%
- Annual turnover or transfer of \$6,383,463 to the City of Greenville
- Transfer of \$5,750,000 from Electric Rate Stabilization fund
- Infrastructure maintenance and expansion
  - \$14.0M investment in annual capital outlay
  - Transfer of \$12.1M to Capital Projects fund
  - Debt service to support investment

# Key Provisions in Preliminary FY 2020-21 Budget (cont' d)

## Personnel

- Continuation of health and dental plans
- \$500K transfer to OPEB Trust
- Funding for increase in LGERS employer contribution from 8.95% to 10.15% - \$373K
- 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

# Combined Funds - Long-term Financial Forecast

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
	\$	\$	\$	\$	\$
<b>Budgeted Revenue</b>	<b>256,741,777</b>	<b>265,141,201</b>	<b>271,066,667</b>	<b>278,622,838</b>	<b>281,768,111</b>
<b>Transfer from Capital Projects</b>	<b>706,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
<b>Transfer from Rate Stabilization</b>	<b>5,750,000</b>	<b>3,300,000</b>	<b>2,500,000</b>	<b>2,250,000</b>	<b>4,425,000</b>
<b>Bond Proceeds</b>	<b>320,001</b>	<b>-</b>	<b>490,000</b>	<b>-</b>	<b>-</b>
<b>Appropriated Fund Balance</b>	<b>7,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Budgeted Expenditures</b>	<b>(237,207,039)</b>	<b>(240,162,366)</b>	<b>(243,627,319)</b>	<b>(249,141,489)</b>	<b>(254,177,923)</b>
<b>Debt Service</b>	<b>(14,243,132)</b>	<b>(14,380,905)</b>	<b>(15,713,355)</b>	<b>(17,260,443)</b>	<b>(17,198,434)</b>
<b>City Turnover</b>	<b>(6,383,463)</b>	<b>(6,751,769)</b>	<b>(6,929,908)</b>	<b>(7,069,555)</b>	<b>(7,218,280)</b>
<b>Transfer to Rate Stabilization</b>	<b>-</b>	<b>-</b>	<b>(300,000)</b>	<b>(100,000)</b>	<b>-</b>
<b>Transfer to Capital Projects</b>	<b>(12,100,000)</b>	<b>(6,350,000)</b>	<b>(6,600,000)</b>	<b>(6,150,000)</b>	<b>(6,600,000)</b>
	\$	\$	\$	\$	\$

# Electric Fund - Long-term Financial Forecast

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
	\$	\$	\$	\$	\$
Budgeted Revenue	175,986,865	182,117,377	184,572,722	190,600,594	192,488,428
Transfer from Capital Projects	500,000	500,000	500,000	500,000	-
Transfer from Rate Stabilization	5,750,000	3,000,000	2,500,000	2,250,000	4,350,000
Bond Proceeds	137,585	-	303,953	-	-
Appropriated Fund Balance	3,850,000	-	-	-	-
Budgeted Expenditures	(172,872,177)	(174,834,501)	(177,199,240)	(181,591,862)	(185,485,001)
Debt Service	(4,524,186)	(4,973,294)	(4,865,963)	(5,745,150)	(5,770,205)
City Turnover	(4,718,314)	(5,032,693)	(5,176,451)	(5,281,028)	(5,393,983)
Transfer to Capital Projects	(3,850,000)	-	-	-	-
Projected Surplus (Deficit)	\$ 259,773	\$ 776,889	\$ 635,021	\$ 732,554	\$ 189,239
	\$	\$	\$	\$	\$
Proposed Debt Issuance	8,900,000	-	16,000,000	-	-

# Water Fund - Long-term Financial Forecast

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
Budgeted Revenue	\$ 23,270,620	\$ 25,126,361	\$ 26,848,041	\$ 27,785,304	\$ 27,935,953
Bond Proceeds	15,459	-	100,297	-	-
Appropriated Fund Balance	1,050,000	-	-	-	-
Budgeted Expenditures	(16,530,229)	(16,931,581)	(17,277,045)	(17,629,658)	(17,989,580)
Debt Service	(2,682,732)	(2,166,437)	(4,167,505)	(4,903,904)	(4,877,377)
Transfer to Capital Projects	(5,050,000)	(5,750,000)	(5,200,000)	(4,850,000)	(4,750,000)
Projected Surplus (Deficit)	\$ 73,118	\$ 278,343	\$ 303,788	\$ 401,742	\$ 318,996
Proposed Debt Issuance	\$ 13,000,000	\$ 16,000,000	\$ 17,500,000	\$ -	\$ -
Projected Debt Coverage Ratio	3.33x	4.28x	2.63x	2.31x	2.28x
Projected Fund Balance	15.3%	15.4%	14.9%	15.7%	16.7%
Projected Days Cash on Hand	133	135	140	146	150
Projected Equity/Capitalization	69%	63%	58%	61%	63%

Rate Adjustments

# Sewer Fund - Long-term Financial Forecast

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
Budgeted Revenue	\$ 24,575,131	\$ 24,758,347	\$ 25,684,952	\$ 25,838,767	\$ 26,747,953
Bond Proceeds	166,957	-	16,078	-	-
Appropriated Fund Balance	1,050,000	-	-	-	-
Budgeted Expenditures	(17,996,353)	(18,300,421)	(18,689,425)	(19,086,928)	(19,493,151)
Debt Service	(5,447,876)	(5,717,904)	(5,441,692)	(5,182,834)	(5,116,549)
Transfer to Capital Projects	(2,150,000)	(600,000)	(1,250,000)	(1,200,000)	(1,850,000)
Projected Surplus (Deficit)	\$ 197,859	\$ 140,022	\$ 319,013	\$ 369,005	\$ 288,253
Proposed Debt Issuance	\$ 10,800,000	\$ -	\$ -	\$ -	\$ -
Projected Debt Coverage Ratio	1.72x	1.58x	1.77x	1.83x	1.96x
Projected Fund Balance	23.0%	24.4%	24.8%	26.1%	26.1%
Projected Days Cash on Hand	164	165	169	174	177
Projected Equity/Capitalization	66%	67%	69%	71%	73%

Rate Adjustments

# Gas Fund - Long-term Financial Forecast

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
Budgeted Revenue	\$ 32,909,161	\$ 33,139,116	\$ 33,961,852	\$ 34,398,173	\$ 34,595,777
Transfer from Capital Projects	206,000	-	-	-	-
Transfer from Rate Stabilization	-	300,000	-	-	75,000
Bond Proceeds	-	-	69,672	-	-
Appropriated Fund Balance	1,050,000	-	-	-	-
Budgeted Expenditures	(29,808,280)	(30,095,863)	(30,461,609)	(30,833,041)	(31,210,191)
Debt Service	(1,588,338)	(1,523,270)	(1,238,195)	(1,428,555)	(1,434,303)
City Turnover	(1,665,149)	(1,719,076)	(1,753,458)	(1,788,527)	(1,824,297)
Transfer to Rate Stabilization	-	-	(300,000)	(100,000)	-
Transfer to Capital Projects	(1,050,000)	-	(150,000)	(100,000)	-
<b>Projected Surplus (Deficit)</b>	<b>\$ 53,394</b>	<b>\$ 100,907</b>	<b>\$ 128,262</b>	<b>\$ 148,050</b>	<b>\$ 201,986</b>

Proposed Debt Issuance      \$ -      \$ -      \$ 3,500,000      \$ -      \$ -

<b>Projected Debt Coverage Ratio</b>	<b>2.88x</b>	<b>2.85x</b>	<b>4.13x</b>	<b>3.45x</b>	<b>3.33x</b>
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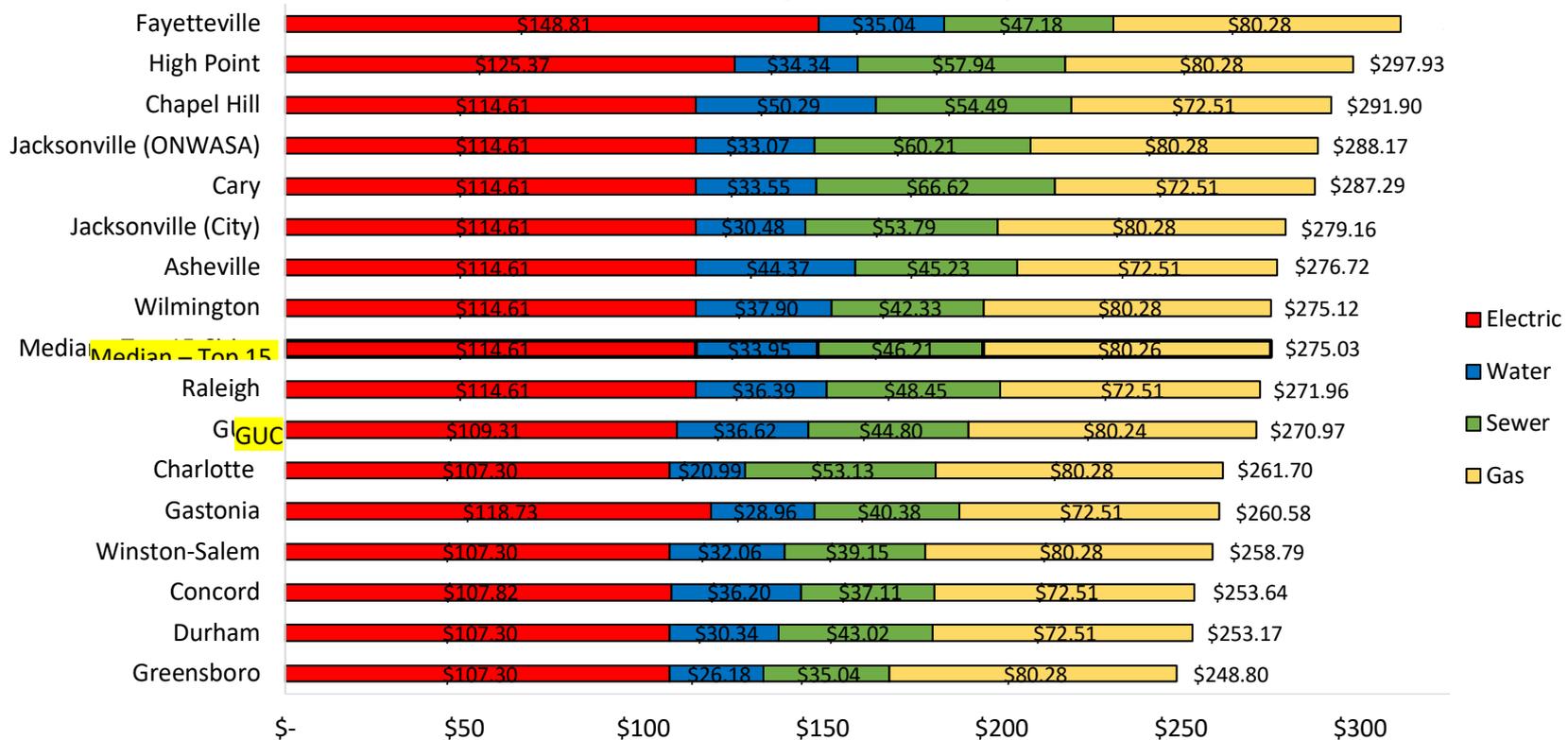
# Capital Improvements Funding Plan

<b>GUC TOTAL</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>5-Year Total</b>
Capital Projects	\$60,847,192	\$38,521,000	\$20,901,975	\$14,762,000	\$12,409,000	\$147,441,167
Capital Outlays	14,002,610	13,935,711	14,319,307	14,713,725	15,119,265	72,090,618
	<b>\$74,849,802</b>	<b>\$52,456,711</b>	<b>\$35,221,282</b>	<b>\$29,475,725</b>	<b>\$27,528,265</b>	<b>\$219,531,785</b>
<b>Funding - Debt Financing</b>						
Revenue Bonds	\$27,217,192	\$15,521,000	\$11,246,000	\$9,162,000	\$11,564,500	\$74,710,692
SRF/Installment Loans	16,000,000	12,000,000	7,405,975	-	-	35,405,975
	<b>\$43,217,192</b>	<b>\$27,521,000</b>	<b>\$18,651,975</b>	<b>\$9,162,000</b>	<b>\$11,564,500</b>	<b>\$110,116,667</b>
<b>% to Total Capital</b>	<b>57.7%</b>	<b>52.5%</b>	<b>53.0%</b>	<b>31.1%</b>	<b>42.0%</b>	<b>50.2%</b>
<b>Funding - Cash</b>						
Pay Go	\$14,002,610	\$13,935,711	\$14,319,307	\$14,713,725	\$15,119,265	\$72,090,618
Capital Project Transfer	-	-	1,000,000	5,000,000	-	6,000,000
Acreeage & Capacity Fees	1,750,000	1,305,136	-	-	-	3,055,136
Fund Balance	15,630,000	9,694,864	1,250,000	600,000	844,500	28,019,364
Grants and Contributions	250,000	-	-	-	-	250,000
	<b>\$31,632,610</b>	<b>\$24,935,711</b>	<b>\$16,569,307</b>	<b>\$20,313,725</b>	<b>\$15,963,765</b>	<b>\$109,415,118</b>
<b>% to Total Capital</b>	<b>42.3%</b>	<b>47.5%</b>	<b>47.0%</b>	<b>68.9%</b>	<b>58.0%</b>	<b>49.8%</b>

# Capital Improvement Projects Scheduled to be Adopted with FY 2020-21 Budget

Line #	Project Type	Project Description	Project Amount
1	Finance	NOC - Fleet Maintenance Building	\$ 7,000,000
2		<b>Subtotal Finance</b>	<b>7,000,000</b>
3	Electric	Mt. Pleasant to Wellcome 115 kV Transmission	8,892,000
4	Electric	Peak Shaving Generator(s) Replacement	6,000,000
5	Electric	Transmission Structure Replacement	2,000,000
6		<b>Subtotal Electric</b>	<b>16,892,000</b>
7	Water	Water Treatment Plant Riverbank Stabilization	1,500,000
8		<b>Subtotal Water</b>	<b>1,500,000</b>

## Residential Bill Comparison - Top 15 North Carolina Cities

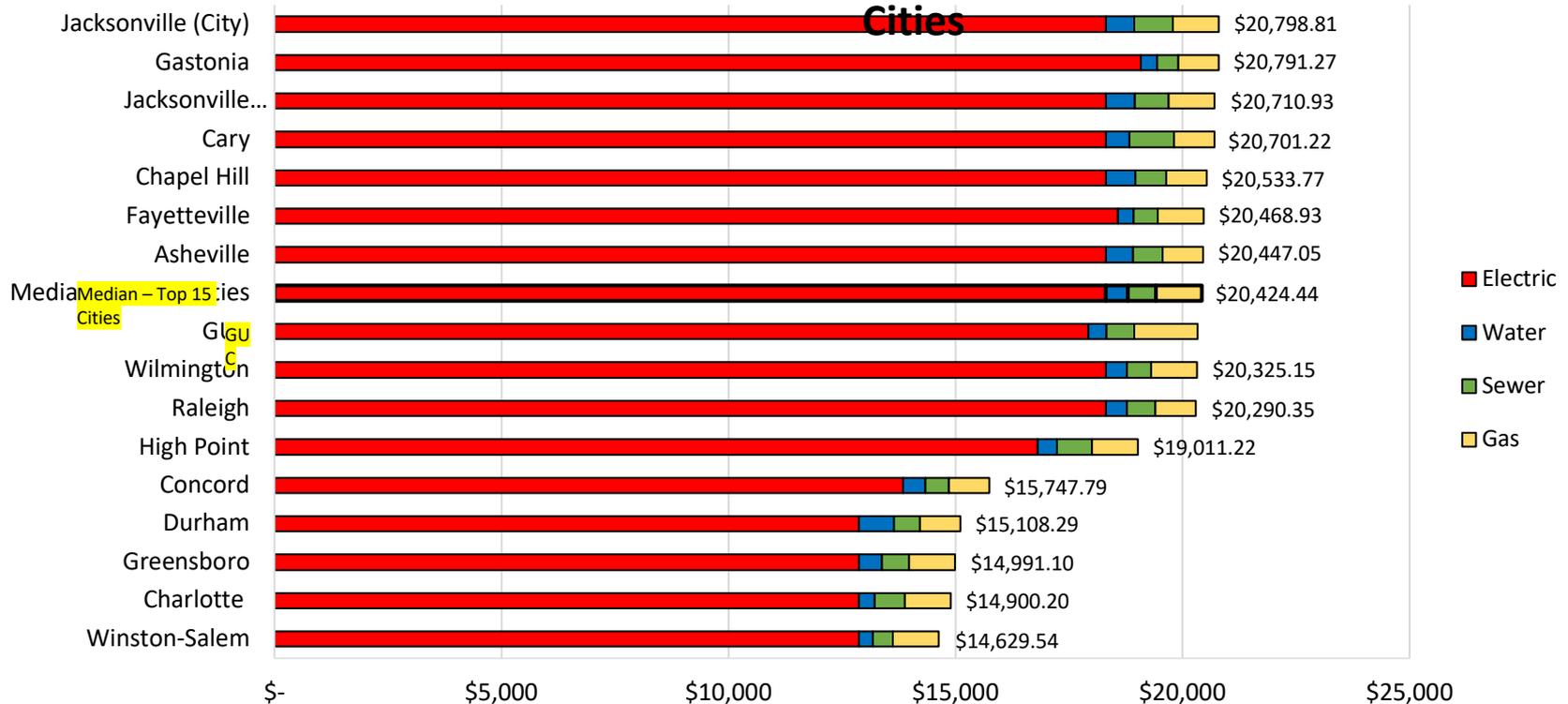


Monthly residential customer bill using typical consumption assumptions of 1,000 kWh/month with Load Management for Electric, 6,000 gallons/month for Water & Sewer, and 66 CCF/month for Gas

Based on rates effective 1-1-2020

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

## Public High Schools (3A) - Bill Comparison - Top 15 North Carolina

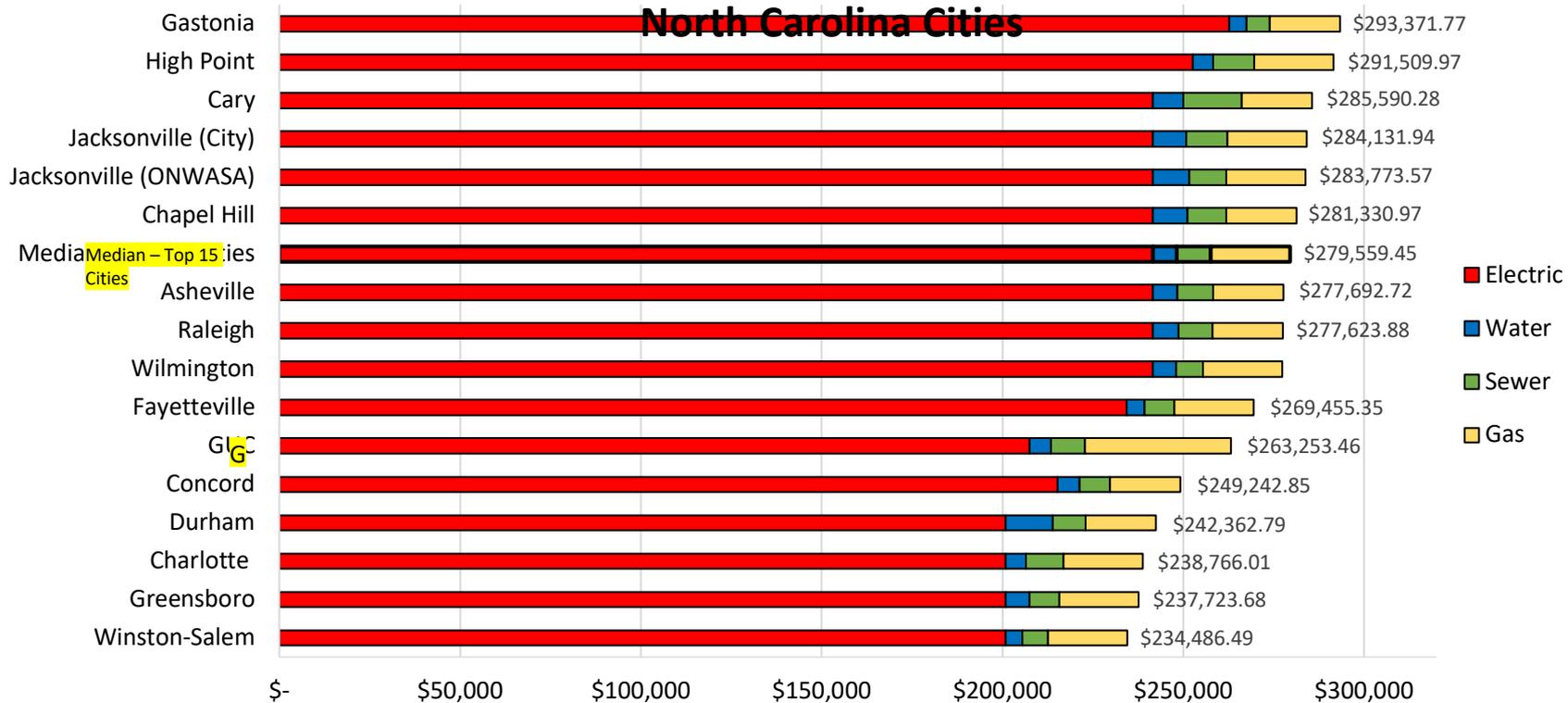


Monthly customer bill for schools using average actual consumption assumptions of 143,763 kWh/month with 25% Load Factor for Electric (LGS-CP rates excluding Generator Credits), 90.07 kGallons/month for Water & Sewer (2" Meter In-City rates), and 1,433.9 CCF/month for Gas (Commercial rates)

Analysis based on FY 2018 usage data for two Pitt County public high schools with avg. 2018-19 daily memberships

Based on rates effective 1-

# Pharmaceutical/Manufacturing Companies - Bill Comparison - Top 15

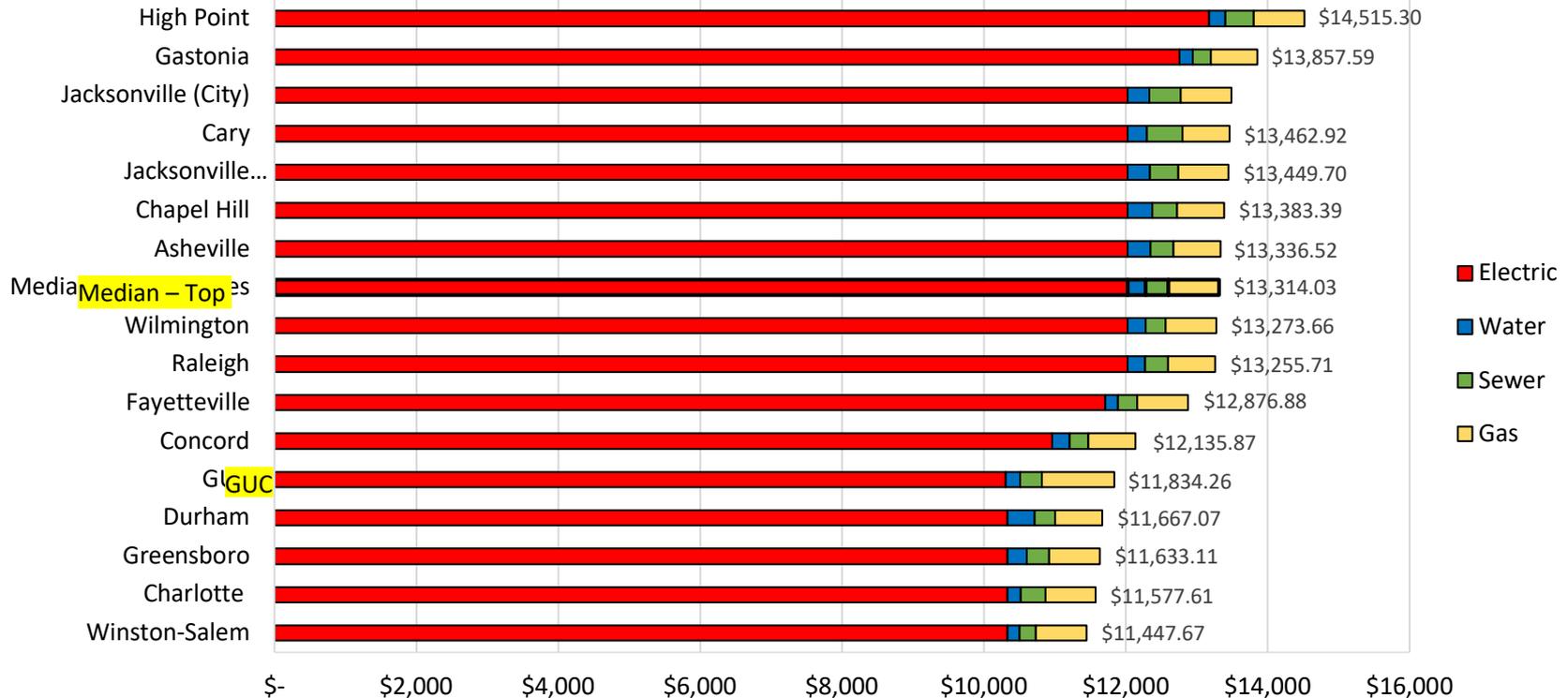


Monthly customer bill for pharmaceutical and manufacturing companies using average actual consumption assumptions of 3,049,508 kWh/month with 65% Load Factor for Electric (LGS-CP rates excluding Generator Credits & Excess Facilities Charges), 1,508.4 kGallons/month for Water & Sewer (4" Meter In-City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

Based on rates effective 1-

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

## 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)

*Analysis based on FY 2018 usage data for fourteen Pitt County large*

# Summary

- **Fiscal Year 2019-20:**

- Proactively adjusting projections due to COVID-19
- All funds are balanced

- **Proposed FY 2020-21 Budget**

- Proactively adjusting projections due to COVID-19, 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 no proposed rate adjustments

- **Recommendations**

- **Rate adjustments effective July 1, 2020**

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

	Current Monthly Bill	New Monthly Bill	Monthly Increase
Electric	\$109.31	\$109.31	\$0.00
Water	\$36.62	\$36.62	\$0.00
Sewer	\$44.80	\$44.80	\$0.00
Gas	\$80.24	\$80.24	\$0.00
<b>Total</b>	<b>\$270.97</b>	<b>\$270.97</b>	<b>\$0.00</b>

# What's Next ?

<b>May 21</b>	<b>GUC regular meeting – Adopt FY 19-20 amended budget</b>
<b>June 11</b>	<b>GUC regular meeting - Adopt FY 20-21 final budget</b>
<b>June 11</b>	<b>City Council meeting – Adopt FY 20-21 final budget</b>

# Proposed Budget FY2020-21

City Council Meeting  
May 14, 2020

# City Council Meeting

May 14, 2020



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NORTH CAROLINA

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