



Agenda

Greenville City Council

February 13, 2025

6:00 PM

City Hall Council Chambers, 200 West 5th Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Mayor P.J. Connelly

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Rene' Umphlett - Planning and Development Services Department Retiree

VII. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VIII. Appointments

2. Appointments to Boards and Commissions

IX. New Business

Public Hearings

3. Public Hearing on Entering Into a Trust Agreement or Installment Financing Agreement Not to Exceed \$11,000,000 for Financing Public Improvements

Other Items of Business

4. Update on *Horizons 2026 Greenville's Community Plan*
5. Update on Park Improvements at Greenfield Terrace Park

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 02/13/2025

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments need to be made to the Affordable Housing Loan Committee, Board of Adjustment, Historic Preservation Commission, Human Relations Council, and the Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:

- 2 seats on the Youth Council

Fiscal Note: No direct fiscal impact.

Recommendation: Make appointments to the Affordable Housing Loan Committee, Board of Adjustment, Historic Preservation Commission, Human Relations Council, and the Youth Council.

ATTACHMENTS

[February 2025 Boards and Commissions Agenda Item.pdf](#)

Appointments to Boards and Commissions

February 2025

Affordable Housing Loan Committee

Council Liaison: Council Member Tonya Foreman

Name	District #	Current Term	Reappointment Status	Expiration Date
Bill Redding		First Term	Eligible	February 2025
Robert Kevin Howard		First Term	Eligible	February 2025
Martin Tanski		First Term	Eligible	February 2025

Board of Adjustment

Council Liaison: Mayor Pro Tem Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Daniel Worrall		First Term	Resigned	June 2025
<i>Council Member Marion Blackburn</i>				

Historic Preservation Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Marques Harrington		First Term	Resigned	January 2026
Kendall Williams		First Term	Resigned	January 2026
Kerry Carlin		First Term	Resigned	January 2025
Jeremy Jordan		Second Term	Ineligible	January 2025

Human Relations Council

Council Liaison: Council Member Portia Willis

Name	District #	Current Term	Reappointment Status	Expiration Date
John Porter-Acee		Unexpired Term	Resigned	September 2025
Duncan Patrick		First Term	Resigned	September 2025

Youth Council

Council Liaison: Council Member Portia Willis

Name	Current Term	Reappointment Status	Expiration Date
Alex Guilford	Second Term	Ineligible	September 2024
Carson Fraley	Second Term	Ineligible	September 2024
Michael Brode	Second Term	Ineligible	September 2024
Kaiji Fu	First Term	Ineligible	September 2024
Alanah S Eason	First Term	Resigned	September 2025
Rihanna Knight	First Term	Resigned	September 2025

(2 open seats)

Seats that are open to nominations from the City Council are highlighted.

Name	Board Applied To	Email Address
Ashish T Khanchandani	Affordable Housing Loan Committee	akhanchandani1996@gmail.com
Elvis J Maldonado	Affordable Housing Loan Committee	elvis.maldonado@truist.com
Latoya Lender	Affordable Housing Loan Committee	strivingwithvision@gmail.com
Naz M Staton	Affordable Housing Loan Committee	statonn18@outlook.com
David Newman	Board of Adjustment	newmaniac52@gmail.com
Ivery L Johnson	Board of Adjustment	iveryljohnson@gmail.com
Jeremy T Jordan	Board of Adjustment	jtjgvl@gmail.com
Kyle T Parker	Board of Adjustment	ktparker17@gmail.com
Logan Harrison	Board of Adjustment	harrisonl20@students.ecu.edu
Ashish T Khanchandani	Historic Preservation Commission	akhanchandani1996@gmail.com
David Newman	Historic Preservation Commission	newmaniac52@gmail.com
Jeremy T Jordan	Historic Preservation Commission	jtjgvl@gmail.com
Kyle T Parker	Historic Preservation Commission	ktparker17@gmail.com
Matthew J Justice	Historic Preservation Commission	justrighthomesenc@gmail.com
Rebecca L Smith	Historic Preservation Commission	rsmithaud@gmail.com
Adrienne L Alford	Human Relations Council	redscarletsweb@gmail.com
Ashish T Khanchandani	Human Relations Council	akhanchandani1996@gmail.com
Ashley B Elks	Human Relations Council	ashley.elks1@gmail.com
Donald Rivers	Human Relations Council	donaldrivers@policy-change.com
Josiah E. Ebron-duncan	Human Relations Council	jamontedaroberson@gmail.com
Marsha Hansen	Human Relations Council	dharmamarsha@gmail.com
Ray Waddell	Human Relations Council	raywadd02@gmail.com
Samar Badwan	Human Relations Council	s_wshah@hotmail.com
Stephen A Blackburn	Human Relations Council	sablackburn20@gmail.com
Walter L Grubb Iii	Human Relations Council	grubbw@ecu.edu
Zakiyah L Thomas	Human Relations Council	zakiyaht52@gmail.com
Daniel E Mills	Youth Council	daniel.mills112707@gmail.com
Maya K Swaggerty	Youth Council	mayaswaggerty@gmail.com



City of Greenville, North Carolina

Meeting Date: 02/13/2025

Title of Item: Public Hearing on Entering Into a Trust Agreement or Installment Financing Agreement Not to Exceed \$11,000,000 for Financing Public Improvements

Explanation: In anticipation of the acquisition, construction, and equipping of several capital projects, there is a need to finance the costs associated with these projects by means of an installment financing arrangement not to exceed \$11,000,000. These projects include the following:

- BUILD Grant Project
- Phase II of the Public Works Stormwater Pipe Replacement

A previous reimbursement resolution for the Stormwater Pipe Replacement was approved at the June 10, 2024, City Council Meeting.

The application for financing is set to be considered by the Local Government Commission at their March 4, 2025, meeting.

Fiscal Note: The installment financing agreements will not exceed \$11,000,000. Annual, recurring appropriations to fund the debt service payments related to the future installment financing is included in the Council adopted Fiscal Year 2024-25 General Fund Budget.

Recommendation: Conduct a public hearing in preparation for a future resolution for Public Improvements Trust Agreement or Installment Financing Agreement.

ATTACHMENTS

[PH-Approving Resolution-Greenville 2025 LOBs \(4918-2719-2594.2\).doc](#)

The City Council of the City of Greenville, North Carolina, held a regular meeting in the Council Chambers of City Hall located at 200 West 5th Street in Greenville, North Carolina, the regular place of meeting, at 6:00 p.m. on February 13, 2025.

Present: Mayor P.J. Connelly, presiding, and Council Members

Absent: Council Members

Also Present: _____

* * * * *

The Mayor announced that this was the hour and day of the public hearing on a proposed trust agreement or similar financing agreement to be entered into by the City of Greenville, North Carolina (the “City”) pursuant to Section 160A-20 of the General Statutes of North Carolina, as amended, in an amount not to exceed \$11,000,000 for the purpose of providing funds, together with any other available funds, to pay the costs of acquiring, constructing, renovating and equipping various capital improvements for the City including, but not limited to, (a) the construction of certain street, road and sidewalk improvements and (b) the replacement of stormwater pipes and related facilities at the City’s existing Public Works Department building (collectively, the “Project”). To secure its obligations under the Agreement, the City will grant a lien on the site of the Public Works Department building constituting a portion of the Project, together with any improvements or fixtures located or to be located thereon.

The Mayor acknowledged due publication of a notice of public hearing in a newspaper with general circulation in said City as required by Section 160A-20 of the General Statutes of North Carolina and directed the City Clerk to attach the affidavit showing publication in said newspaper on a date at least ten (10) days prior to the date hereof as Exhibit A hereto.

The Mayor then announced that the City Council would immediately hear anyone who might wish to be heard on the advisability of the proposed Project or financing as described above.

A list of any persons making comments and a summary of such comments are attached as Exhibit B hereto.

The public hearing was closed.

All statements and comments by participants of the public hearing were duly considered by the City Council.

Thereupon, _____ introduced the following resolution, the title of which was read and a copy of which had been previously distributed to each Council Member:

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST AGREEMENT, A DEED OF TRUST AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS CAPITAL IMPROVEMENTS FOR THE CITY OF GREENVILLE, NORTH CAROLINA

BE IT RESOLVED by the City Council (the “City Council”) of the City of Greenville, North Carolina (the “City”):

Section 1. The City Council does hereby find and determine as follows:

(a) The City Council has determined that a need exists to acquire, construct, renovate and equip various capital improvements for the City including, but not limited to, (i) the construction of certain street, road and sidewalk improvements and (ii) the replacement of stormwater pipes and related facilities at the City’s existing Public Works Department building (collectively, the “Project”).

(b) After a public hearing and due consideration, the City Council has determined that the most efficient manner of financing the Project will be through the execution and delivery of a Trust Agreement, to be dated as of April 1, 2025 (the “Trust Agreement”), between the City and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), pursuant to which the City will issue limited obligation bonds thereunder in an aggregate principal amount not to exceed \$11,000,000 (the “Bonds”) to provide funds, together with any other available funds, to pay (i) the costs of the Project and (ii) the fees and expenses incurred in connection with the sale and issuance of the Bonds.

(c) In order to secure the payment of principal of and interest on the Bonds and the performance of its other obligations under the Trust Agreement, the City will execute and deliver a Deed of Trust, to be dated as of April 1, 2025 (the “Deed of Trust”), to the deed of trust trustee named therein for the benefit of the Trustee, granting a first lien of record on the site of the Public Works Department building constituting a portion of the Project, together with any improvements or fixtures located or to be located thereon (the “Mortgaged Property”).

(d) The Bonds will initially be sold to Robert W. Baird & Co. Incorporated (the “Underwriter”), pursuant to the terms of a Bond Purchase Agreement, to be dated the date of delivery thereof (the “Bond Purchase Agreement”), between the City and the Underwriter.

(e) In connection with the offering and sale of the Bonds by the Underwriter, there will be prepared and distributed to potential purchasers a Preliminary Official Statement, to be dated as of the date of delivery thereof (the “Preliminary Official Statement”), relating to the offering and sale of the Bonds and the Official Statement (hereinafter defined).

(f) There have been presented to the City Council drafts of the following documents relating to the transaction hereinabove described:

(1) the Trust Agreement, together with the form of the Bonds attached as Exhibit B thereto;

(2) the Deed of Trust;

(3) the Bond Purchase Agreement; and

(4) the Preliminary Official Statement.

Section 2. In order to provide for the financing of the Project, the City is hereby authorized to enter into the Trust Agreement and issue the Bonds thereunder in an aggregate principal amount not to exceed \$11,000,000. The actual principal amount of the Bonds shall be determined by the City at the time of execution of the Bond Purchase Agreement, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the principal amount of the Bonds as set forth in the Bond Purchase Agreement. The principal amount of the Bonds shall be the amount that, in the best judgment of the person executing the Bond Purchase Agreement, shall be the amount necessary to provide sufficient funds, together with any other available funds, to pay (a) the costs the Project and (b) the fees and expenses incurred in connection with the sale and issuance of the Bonds. The interest rates on the Bonds shall be determined by the City at the time of the execution by the City of the Bond Purchase Agreement; provided, however, that such interest rates shall not result in a true interest cost in excess of 5.00% per annum, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the interest rates on the Bonds.

Section 3. The Bonds shall be sold to the Underwriter pursuant to the Bond Purchase Agreement. The Bonds may be sold to the Underwriter at a discount below the amount of the principal amount of the Bonds, such discount not to exceed 98% of the principal amount of the Bonds; provided, however, that if all or any of the Bonds are to be sold to the public by the Underwriter at original issue discount (resulting in lower interest costs of the interest on the Bonds), then the Bonds may be sold at a further discount in the amount necessary to cover such original issue discount. The final maturity of the Bonds shall not be later than December 31, 2045.

Section 4. The City Council hereby approves the forms of the Trust Agreement, the Deed of Trust and the Bond Purchase Agreement in substantially the forms presented at this meeting. The Mayor, the City Manager and the Director of Financial Services of the City are each hereby authorized to execute and deliver on behalf of the City the Trust Agreement, the Deed of Trust and the Bond Purchase Agreement in substantially the forms presented at this meeting, containing such modifications as the person executing such documents shall approve, such execution to be conclusive evidence of approval by the City Council of any such changes. The City Clerk or any deputy or assistant City Clerk is hereby authorized to affix the official seal of the City to each of said documents and to attest the same to the extent so required.

Section 5. The City Council hereby approves the Preliminary Official Statement in substantially the form presented at this meeting and hereby approves the distribution thereof by the Underwriter in connection with the offering and sale of the Bonds. Upon the sale of the Bonds to the Underwriter, a final Official Statement, to be dated as of the date of the Bond

Purchase Agreement (the “Official Statement”), will be prepared substantially in the form of the Preliminary Official Statement and will contain such information relating to the pricing terms of the Bonds and such additional information as may be necessary. The City Council hereby approves the delivery of the Official Statement on behalf of the City by the Mayor, the City Manager and the Director of Financial Services and the distribution thereof by the Underwriter in connection with the offering and sale of the Bonds.

Section 6. No deficiency judgment may be rendered against the City in any action for breach of any contractual obligation under the Trust Agreement, and the taxing power of the City is not and may not be pledged directly or indirectly to secure any moneys due under the Trust Agreement.

Section 7. The Mayor, the City Manager, the Director of Financial Services and the City Attorney are hereby authorized to cooperate with the Underwriter in preparing and filing such filings under state securities or “blue sky” laws as the Underwriter may request; provided, however, that the City shall not be required to consent to the jurisdiction of any state in which it is not now subject unless the City Attorney shall determine that such consent is in the best interest of the City.

Section 8. The Mayor, the Mayor Pro Tem, the City Manager, the Director of Financial Services, the City Attorney and the City Clerk or any deputy or assistant City Clerk, and any other officers, agents and employees of the City, are hereby authorized and directed to take such actions and to deliver such certificates, opinions and other items of evidence as shall be deemed necessary to consummate the transactions described in this resolution.

Section 9. This resolution shall take effect immediately upon its adoption.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing resolution entitled “RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST AGREEMENT, A DEED OF TRUST AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS CAPITAL IMPROVEMENTS FOR THE CITY OF GREENVILLE, NORTH CAROLINA” was adopted by the following vote:

Ayes: _____

Noes: _____

* * * * *

I, Valerie Shiuwegar, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on February 13, 2025, as it relates in any way to the holding of a public hearing and the adoption of the foregoing resolution regarding the financing of various capital facilities for said City and that said proceedings are recorded in the minutes of said City Council.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 13th day of February, 2025.

City Clerk

[SEAL]



City of Greenville, North Carolina

Meeting Date: 02/13/2025

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- Title of Item:** Update on *Horizons 2026 Greenville's Community Plan*
- Explanation:** On September 8, 2016, the *Horizons 2026 Greenville's Community Plan (Horizons)* was adopted by the City. *Horizons* is a tool that expresses the values, aspirations, and vision of the City.
- Chapter 9 of *Horizons* provides an Action Plan that includes items for implementation. These items were prioritized by using input from the public at the public open house along with arranging items in the order for implementation based on the goals and objectives of *Horizons*.
- Staff will provide the status of the action items included in *Horizons*.
- Fiscal Note:** No cost to the City at this time. Based on the 10-year industry standard for comprehensive plans, there may be a request for funding included in the FY2026 budget to update the comprehensive plan.
- Recommendation:** Evaluate information provided by staff for requesting any additional information or follow-up.
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ATTACHMENTS

- [Horizons_Update_to_CC.pdf](#)

Horizons 2026 Greenville's Community Plan (Horizons) was adopted on September 8, 2016. *Horizons* is a tool that expresses the values, aspirations, and vision of the City. Chapter 9 Action Plan lists the priority implementation items for the 10-year scope of *Horizons* . The items have been categorized based on whether the item has been completed/nearly completed, work has commenced, or work hasn't commenced. Within each category, items are listed in the order of priority. All items are continually monitored for progress or the need to potentially adjust the item.

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS	RESPONSIBLE DEPT(S)
1	Action 1.1 Adopt Mixed Use Zoning Districts	Mixed use development is not a current part of Greenville's zoning and subdivision ordinances, but vertical mixed use buildings and mixed use developments are part of the vision of the Future Land Use and Character Map. Having districts for Mixed Use defined in the ordinances will expedite the ability for City Staff to deploy the plan in areas where that designation has been shown on the map. Along with other regulations, incentives, and programs, mixed use can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top 10 priority at the public open house.	Vertical Mixed Use standards were adopted as a development option by City Council on Sept. 12, 2024. These standards allow for buildings to contain a mix of residential and nonresidential uses. This type of development is allowed in 13 zoning districts across the City.	PDS

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS	RESPONSIBLE DEPT(S)
5	Action 4.2. Create an Incentive Program for Development and Redevelopment	Development has an impact on the City throughout the life of the buildings developed or redeveloped. It is also a major mechanism of economic growth in preferred areas. An incentive program may include measures such as density bonuses, infrastructure development, or expedited permitting. This was not a top 10 priority at the public open house, but it can help the City achieve its economic and built environment objectives.	In 2019, the Greenville Eastern North Carolina (ENC) Alliance was established as a public-private partnership to approach business recruitment, retention, and expansion in Greenville and Pitt County. Some of the incentives include grants for companies locating or expanding a facility in NC or for job creation. Examples: Downtown Hilton Hotel, Nipro Medical Corporation, and Boviet Solar.	CMO, ENC

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS	RESPONSIBLE DEPT(S)
6	Action 1.5 Implement <i>Dickinson Avenue Corridor Study</i>	This plan includes measures relevant to construction already occurring and development on the near horizon. Much of the value of this plan is in follow-through, and there is an opportunity to showcase the results of a successful planning effort sooner by carrying out this recent plan. This action was a top 10 at the public open house.	City has installed infrastructure in this area to help with flooding. In 2018, the GK Butterfield Transportation Center was opened to serve a multimodal transportation hub for GREAT buses, Pitt County Area Transports (PATS), and Greyhound buses. Businesses in this area are eligible to apply for Facade Improvement Grants (FIG) to assist with making improvements to the exterior of businesses. Projects include: Adler on the Avenue (multi-family project), streetscape improvements associated along Dickinson Avenue (NCDOT U-5606) and gateway treatments including the installation of columns at Dickinson Ave. and the 10th Street Overpass and an arch at Dickinson Ave. and Reade Ci. The adopted Vertical Mixed Use standards support live/work space and have mandatory design/architectural standards. The City has purchased the Imperial Tobacco Warehouse property. ECU received the Millennial Campus designation for its properties along W. 10th St. First Friday Art Walks provide arts-related activities along this corridor.	ENG, PDS, PWD

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS	RESPONSIBLE DEPT(S)
7	Action 8.1 Establish Arrangements for Information Sharing	Greenville will benefit by knowing the latest decisions of its regional partners. The ongoing efforts within this plan will be more effective if they can be in alignment with the decisions of municipal neighbors. This action was not a top 10 priority at the public open house, but it is essential for the City given ongoing planning efforts in the County and other municipalities, especially as the Southwest Bypass is developed.	The City regularly meets with representatives from Pitt County, East Carolina University (ECU), ECU Health, Greenville Utilities Commission, and the Chamber of Commerce, who are community partners. These meetings allow for open communication between these entities and to share information on projects that reach beyond the City's borders.	CMO
10	Action 7.4 Support Personal and Community Gardens	Community and personal gardens can help build healthy diets and a sense of community ownership of the City. There are already successful programs within Greenville. Supporting gardening can beautify the City and provide an ongoing example of public action for the benefit of the community. This action was a top 10 priority at the public open house.	The City allows citizens to lease vacant "flood" lots to be used as personal gardens. These lots were purchased by the City with federal "Buy-out" funds after Hurricane Floyd. The lots can be leased for up to 5 years at a cost of \$1.00 per year.	PDS/NBS

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS	RESPONSIBLE DEPT(S)
12	Action 2.4 Convene Transit Providers to Foster Coordination	Coordinated transit between GREAT, ECU, Vidant, and Pitt County is one of the greatest opportunities to secure savings and improvements through greater efficiency. Laying the groundwork for collaboration takes time, and so convening the providers should be a priority. This action was a top 10 priority at the public open house.	The GK Butterfield Transportation center is a centrally located transfer facility where local and regional transportation services can connect. This includes GREAT buses, Pitt Area Transit (PATs), and Greyhound buses. The Center provides for growth for the next 20-30 years. The City and ECU continue to engage in discussion on how to improve the operations of our systems jointly so that collectively, there is a better transportation product offered to our residents. In 2025, the City will be offering 6 day a week service with extended hours. The city will also be piloting an on-demand system for residents. This will reduce the wait time for transportation from one hour to 10-15 minutes.	PWD

WORK IS COMPLETE/NEARLY COMPLETE

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
16	Action 6.4 Implement Greenville's Watershed Master Plans	<p>Minding Greenville's watersheds is essential for ensuring water quality, environmental health, and stormwater management around the City and the Tar River. Greenville already plans for its watersheds. Implementing the recommendations of these individual master plans supports the responsible development and redevelopment of the City.</p>	<p>In 2016, the City completed watershed plans for the seven basins located in the City. These plans are used to assist with the maintenance of storm water infrastructure, assessment of needed capital improvements, and ensuring the quality of storm water improvements for new/redevelopment projects. These plans are scheduled to be updated beginning in FY26. The updates will reflect new development, land use plans, completed system improvements, and reprioritization of capital projects. Also, the updates will include properties that have been annexed into the City since the original plans were developed.</p>	ENG

WORK HAS COMMENCED

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
2	Action 1.4 Adopt Mandatory Design Standards in Uptown	Uptown is a unique asset for the citizens of Greenville. Maintaining and enhancing its character through design standards will help to solidify the identity of the area and the identity of Greenville as a whole. This action was a top 10 priority at the public open house.	Businesses in the downtown area are eligible to apply for Facade Improvement Grants (FIG) to assist with making historically appropriate exterior improvements. This helps to preserve downtown's historic character.	PDS
3	Action 1.9 Develop Corridor Development Standards	Commercial corridor development standards encourage the development of vibrant corridors that are visually appealing, accommodate multiple modes of transportation, and promote connectivity. These standards can either be applied to established commercial zoning districts or through a new overlay district. Standards may be developed as a menu of acceptable options to preserve flexibility for property owners. This was not a top 10 priority at the public open house, but serves to tie together the City as it develops.	The adopted Vertical Mixed Use (VMU) standards helps to accomplish this goal by providing flexible building setbacks and design standards such as requiring windows and doors on publicly-facing walls which can promote appealing streetscapes. VMU also creates more dense residential development on smaller properties. This allows for residents to live in more compact urban areas that can facilitate the use of public transportation, walking or biking. This type of development is allowed in 13 zoning districts across the City.	PDS

WORK HAS COMMENCED

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
4	Action 5.7 Develop Strategy to Address Overdevelopment of Peripheral Apartment Complexes	A handful of multifamily apartment complexes on the periphery of the City have the potential to face disinvestment due to overdevelopment. The impact of these properties can extend beyond property lines, and a strategy to tackle the issue should be developed before the full effect of disinvestment hits. This was not a top 10 priority at the public open house, but addresses a condition in particular need of attention from the City.	In 2017, the City hired Kimley Horn to prepare an analysis of Student and Market-Rate Apartments. The analysis indicated an abundance of student apartments while additional market-rate apartments were needed. Two of the student-oriented complexes (The Bellamy and Paramount 3800) have converted into market-rate apartments as part of market demand. The Bellamy is now Aspen Ridge and Paramount 3800 is now Valera East.	PDS
8	Action 1.8 Develop Historic Preservation Plan	Protecting historic structures in Greenville is a valuable strategy for preserving heritage and character. There is a timeless to action associated with historic preservation. As time goes on there can be increased development pressure on potential preservation sites. This action was a top 10 priority at the public open house.	As a way to preserve Greenville's heritage, the City Council designates Local Historic Landmarks which are typically buildings and residences that are associated with events and/or persons intertwined with Greenville's history. The Historic Preservation Commission (HPC) maintains an annual work plan and has to approve changes to the exterior of the buildings and/or the grounds of these properties to ensure that the changes are historically appropriate. Recently, the City was awarded a state grant to provide a free public workshop as a form of education on the preservation and restoration of historic windows. The City also offers the Facade Improvement Grant (FIG) for commercial properties in the downtown area to assist with making historically appropriate exterior improvements. This helps to preserve downtown's historic character.	CMO/PDS

WORK HAS COMMENCED

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
9	Action 7.3 Update Development Regulations to Require Open Space/Park Space as a Part of New Neighborhoods	As Greenville continues to grow new developments are constructed. Regulations need to be in place so these new developments retain space for parkland as the neighborhood matures. Having the space at the outset of developments ensures room for healthy open civic space later on. This action was a top 10 priority at the public open house.	Through the Unified Development Ordinance project, the Recreation and Parks Department is pursuing the option to allow developers to pay a fee in lieu of providing open/recreation space within new residential subdivisions. The fees that are collected will be used by the City to provide open/recreation space in close proximity to these new subdivisions.	R/P
11	Action 3. 1 Develop a Fiscal Impact Analysis Model for Evaluating Proposed Annexations and Capital Projects	Producing a fiscal impact analysis model can help Greenville strategically plan for expansions in a way that doesn't overextend service provision. This was not a top 10 priority at the public open house, but can help steward the City budget so that all action items are easier to achieve.	Financial Services will be rolling out a dashboard for CIP items to provide a visual overview of the projects. The information is gathered and presented to Council as part of the budget process.	PDS/CMO/FS

WORK HAS COMMENCED

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
13	Action 6.2 Develop a Green Energy Plan	Development of a Green Energy Plan enjoys strong support from the citizens of Greenville. Stewardship of natural resources was a popular theme in public input. Green energy policies can have many interconnected effects so establishing a plan to guide the City is the appropriate course of action. This action was a top 10 priority at the public open house.	In the FY24-25 budget, a sustainability coordinator position was created. This position will be responsible for overseeing the development, implementation, and management of sustainable initiatives. Several of the initiatives this position will initiate include an in depth evaluation of the life cycle benefit of electric vehicles for municipalities, developing educational materials and conducting public meetings with a focus on improving recycling efforts within the city. This role will organize activities that promote buy-in and habit transformation related to environmental management and sustainability both internal and external to the city organization.	PWD
14	Action 7.8 Develop an Iconic Pedestrian Bridge that Connects the North of the River to Uptown	An iconic pedestrian bridge is the type of large scale thinking that can change the City and become a fixture of the City's identity. This action may take the form of allowing or supporting private efforts to fundraise and develop a plan. This action was a top 10 priority at the public open house.	In 2016, the City held a public input session as part of an initial study to determine the feasibility of a bicycle/pedestrian bridge over the Tar River from Town Common to River Park North. The North-South Connector Project has been submitted as part of the Engineering Department's 5-year CIP Plan. The project proposes to use the outer lane of N. Greene St. to provide a two-way multi-use path to connect Town Common to Mumford Rd. along with a shared use bicycle lane and 5-foot wide sidewalk on the south side of Mumford Rd. from N. Greene St. to River Park North. This project will provide a direct bicycle and pedestrian path from Town Common to the River Park North which can provide an alternate for the Pedestrian Bridge.	ENG, R/P

WORK HAS COMMENCED

ACTION #	TITLE	EXPLANATION	SUMMARY OF ACCOMPLISHMENTS / STATUS	RESPONSIBLE DEPT(S)
15	Action 1.7 Redevelop Properties Along First Street	The Town Common is an important civic resource for Greenville. The properties that front it along First St. serve to frame the space, and more attention to these properties can help them to develop in a way that preserves the openness of the Common while providing services and amenities that enliven the City's front door to the Tar River. This action was a top 10 priority at the public open house.	The City is currently collaborating with local partners to evaluate potential options for redevelopment of properties along First St.	CMO
17	Action 5.8 Develop Strategies to Stabilize and Revitalize the University Neighborhood	The University Neighborhood is a key interface between Greenville and ECU. Developing strategies to stabilize and revitalize the neighborhood can have a major impact on the character of the City and serve as a healthy example of City-ECU cooperation and citizen-student coexistence. The need for this action was identified based on feedback from the public open house and guidance.	A portion of the University Neighborhood is located in the locally-designated College View Historic District. The HPC has to approve changes to the exterior of the buildings and/or the grounds of properties in this district to ensure that the changes are historically appropriate. This helps to stabilize the neighborhood by maintaining historic character and architecture. Additionally, the City has regular meetings with the neighborhood and ECU to evaluate strategies and promote cooperation amongst the community.	PDS/CMO



City of Greenville, North Carolina

Meeting Date: 02/13/2025

Title of Item: Update on Park Improvements at Greenfield Terrace Park

Explanation: On June 10, 2024, the City of Greenville awarded a construction contract to FASCO Inc. for the Greenfield Terrace Park Improvement Project in the amount of \$1,223,500. Construction began in September and is scheduled to be completed in May. The scope of work included an expansion and renovation of the Barnes-Ebron-Taft Community Building, paving the parking lot, renovating the outdoor basketball court, and replacing some of the playground equipment.

The building footprint has been expanded, the new playground equipment has been installed, and some of the parking lot sidewalks have been poured. Over the next few months, the remaining work will be completed in time for summer camp at the park.

Fiscal Note: No fiscal changes.

Recommendation: Receive update on the Greenfield Terrace Park Improvement Project.
