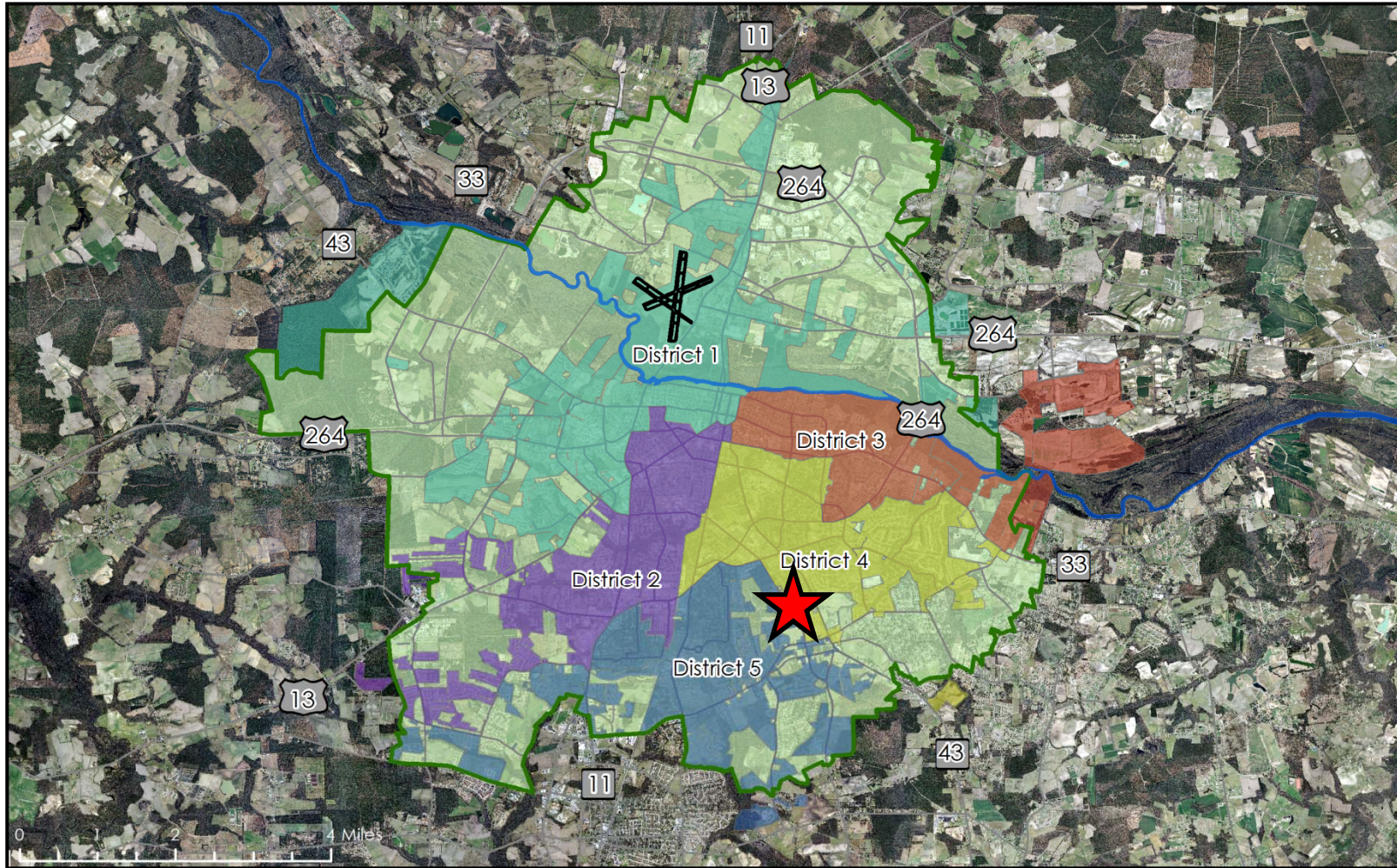


12.11.14

# City Council Meeting

**Item 2:** Ordinance to annex William E. Dansey, Jr. Heirs property, involving 1.582 acres located at the northeast corner of the intersection of East Arlington Boulevard and Mulberry Lane

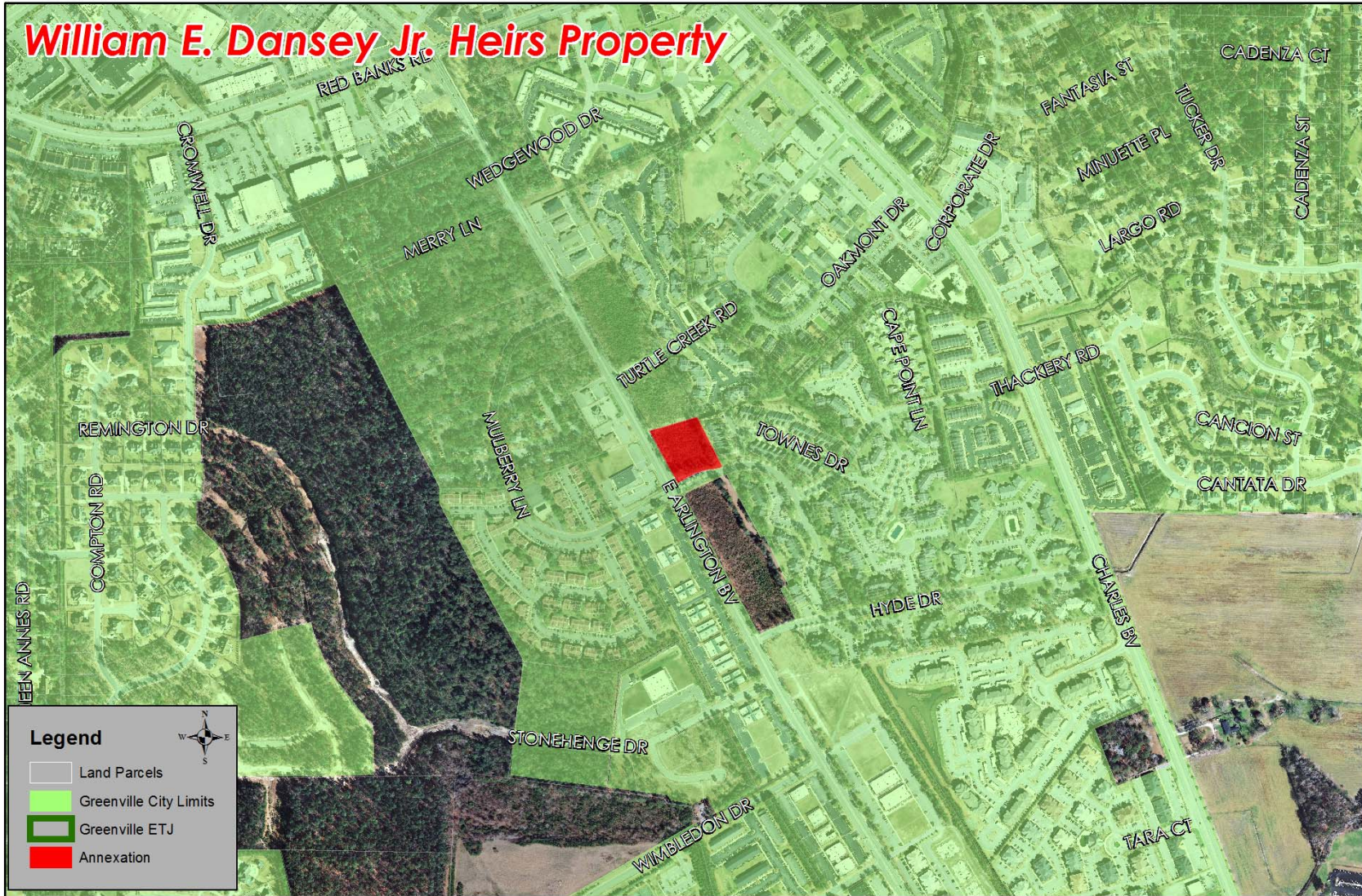


**Map Legend**

- |   |  |  |
|---|--|--|
|  Greenville's ETJ              |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River                     |  District 3 |  |



## William E. Dansey Jr. Heirs Property



*Find yourself in good company*

**Item 3:** First public hearing for the  
2015-2016 Annual Action Plan for the  
CDBG and HOME Investment  
Partnerships Funds

---

# Purpose

- Requirement of Federal HUD funding
- Year Three (3) of the Consolidated Plan
- Provides a detailed budget and description of activities.
- The City is a recipient of two (2) sources of Federal Funding:
  - 1) Community Development Block Grant (CDBG)
  - 2) HOME Investment Partnerships (HOME)

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# Schedule

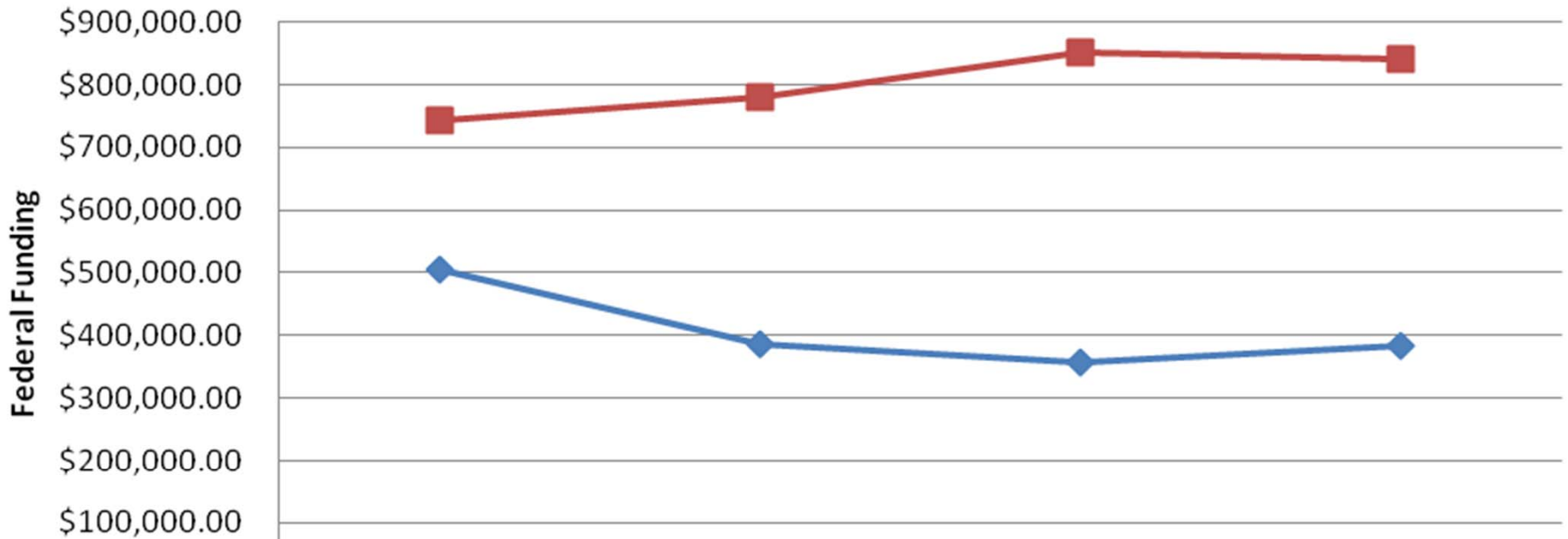
- First Public Hearing (12/11/2014)
- Non-profit funding process (January – March)
- Community Meeting (01/12/2015)
- Redevelopment Commission Review (02/03/2015)
- Affordable Housing and Loan Committee Review (02/11/2015)
- Citizen Comment Period (02/12/2015 - 03/12/2015)
- Final Public Hearing (03/12/2015)

# Top Priorities

1. Owner-Occupied Home Rehabilitation
2. Lincoln Park Neighborhood Redevelopment
3. Acquisition and Demolition of Substandard Structures
4. West Greenville Commercial/ Office Opportunities
5. Homeownership
6. Education & Non-profit Support
7. Elimination of Environmental Hazards



## Year-to-Year Funding Chart



	2012	2013	2014	2015
◆ HOME	\$506,340.00	\$387,237.00	\$357,976.00	\$383,808.00
■ CDBG	\$743,771.00	\$781,037.00	\$851,448.00	\$840,143.00

# Proposed Activities

Activity	HOME	CDBG
Planning & Administration	38,000	168,000
Housing Rehabilitation	100,000	182,000
Relocation	0	5,000
Acquisition	0	50,000
New Construction	158,237	0
Clearance/Demolition	0	15,000
Down Payment Assistance	30,000	
CHDO	57,571	0
Public Facilities Improvement	0	200,000
Public Service	0	120,000
Economic Development	0	100,143
<b>Total</b>	<b>383,808</b>	<b>840,143</b>

# Staff Recommendation

Staff recommends that the City Council hold the first Public Hearing for the Annual Action Plan.

# Item 4: Financial audit for the fiscal year ended June 30, 2014

MARTIN · STARNES  

---

 & ASSOCIATES, CPAs, P.A.

---

**City of Greenville**  
2014 Audited Financial Statements



# Audit Highlights

---

- Unmodified opinion
- General Fund fund balance: \$31,412,547
- Opinion on Internal Control:
  - Deficit Fund Balance
  - EMMA Reporting
  - Over Appropriated Fund Balance
  - Prior Period Adjustment
  - Incorrect CAFR Uploaded to Website



# Federal and State Awards

---

## **Opinion on Compliance:**

Unmodified opinion on compliance for all federal and state programs

## **Major programs tested:**

- CDBG Entitlement Grants
- CDBG HOME Investment Partnership
- Federal Transit Grants
- Powell Bill Grant
- Highway Planning and Construction Cluster



# Audit Process

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- Planning and Risk Assessment
- Interim Procedures
- Final Procedures
- Year Around Process





# Available Fund Balance

---

Available fund balance as defined by the Local Government Commission (LGC) is calculated as follows:

Total Fund Balance

Less: Non spendable (not in cash form, not available)

Less: Stabilization by State Statute (by state law, not available)

Available Fund Balance

This is the calculation utilized as the basis for comparing you to other units and calculating your fund balance percentages.

MARTIN · STARNES  
& ASSOCIATES, CPAs, P.A.

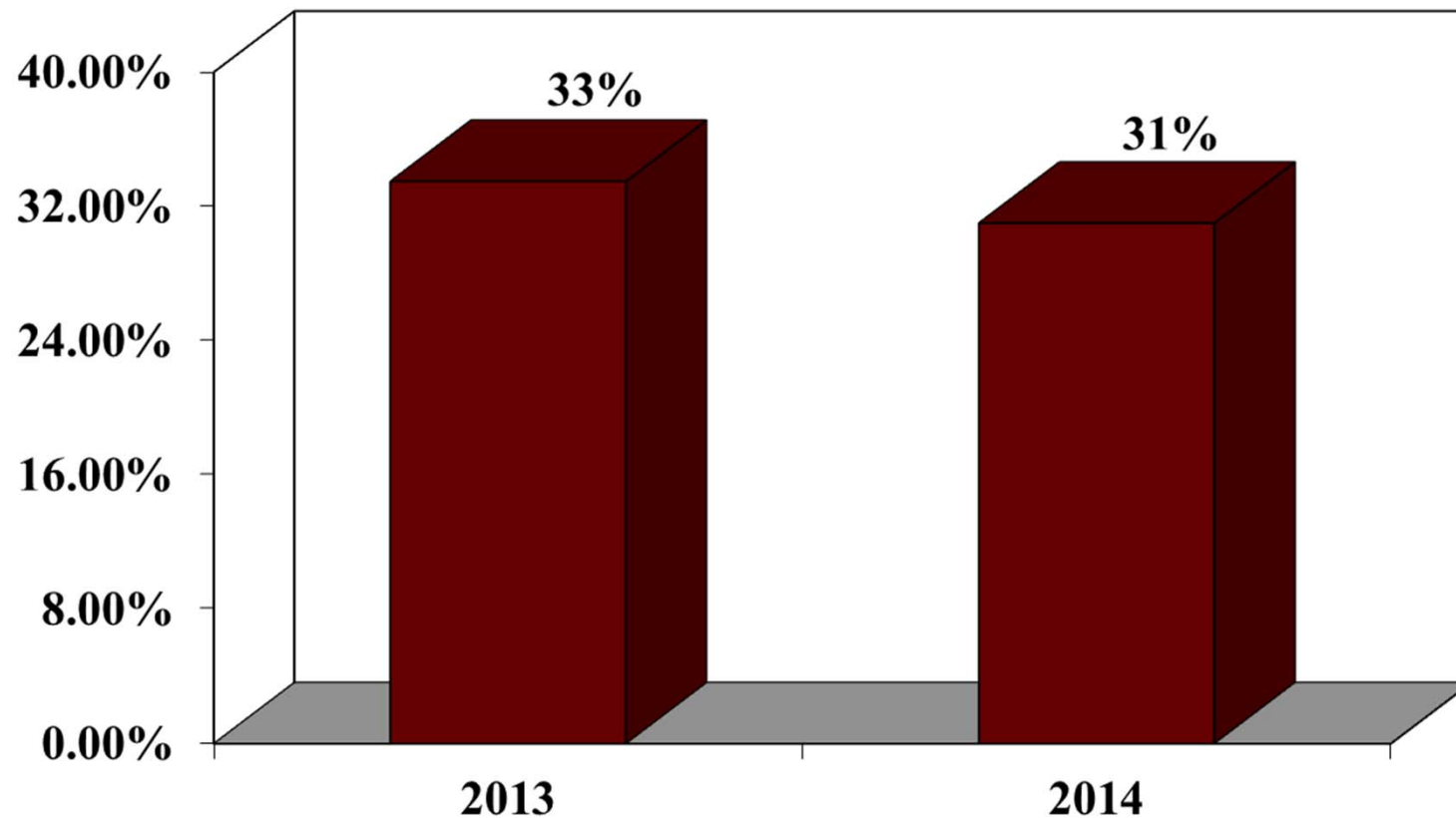


## Available Fund Balance-General Fund

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□ Total Fund Balance	\$ 31,412,547
Non spendable	- 215,226
Stabilization by State Statute	- <u>7,845,690</u>
□ Available Fund Balance	\$ 23,351,631
□ Available Fund Balance 2013	\$ 23,914,028
□ Decrease in Available FB	\$ 562,397

# Available Fund Balance as a Percent of Expenditures – General Fund



---

# 2014 Audit Summary

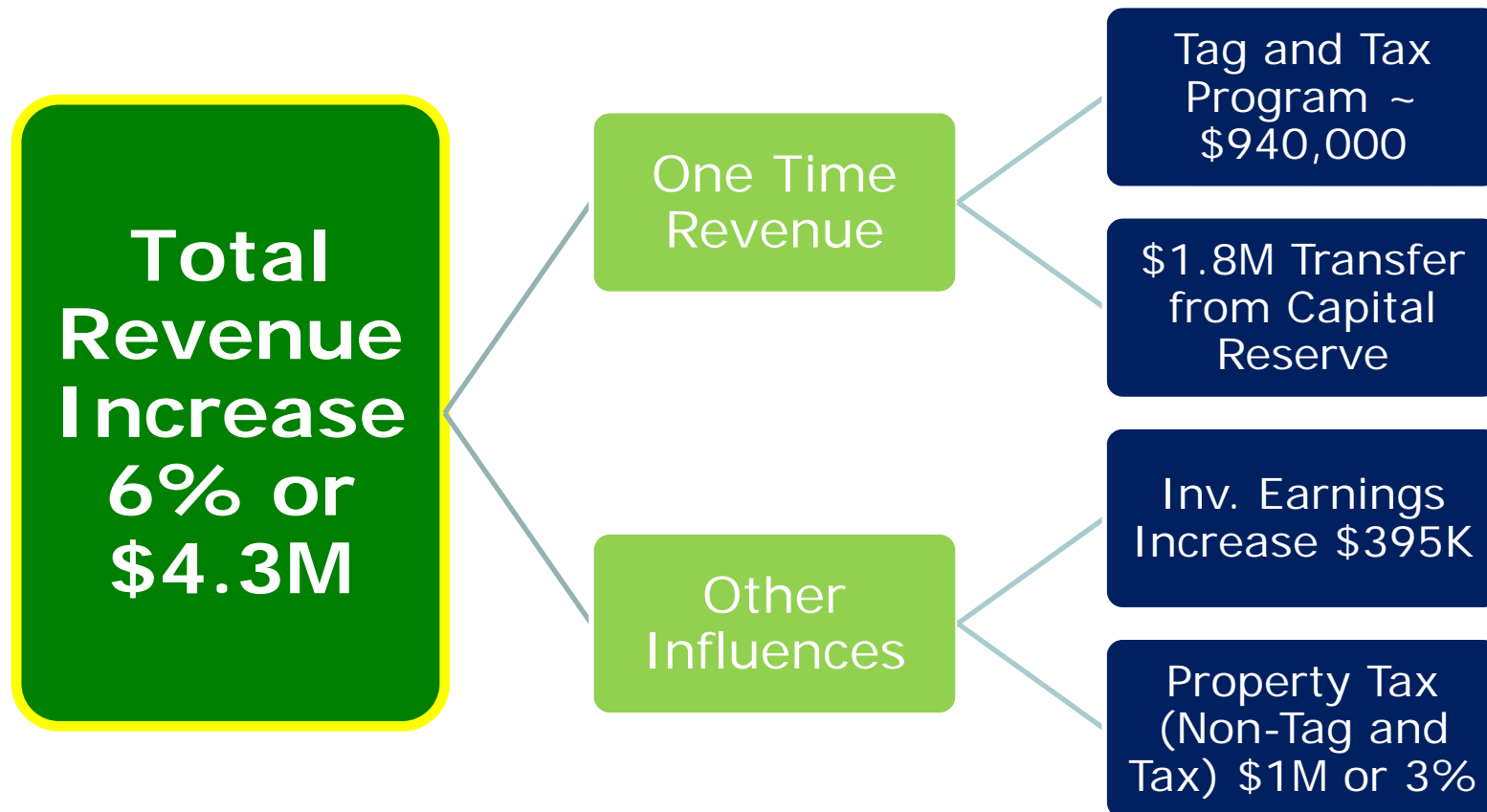
Auditors Presented an Unmodified Opinion  
Unassigned Fund Balance Policy >14%

# General Fund Summary

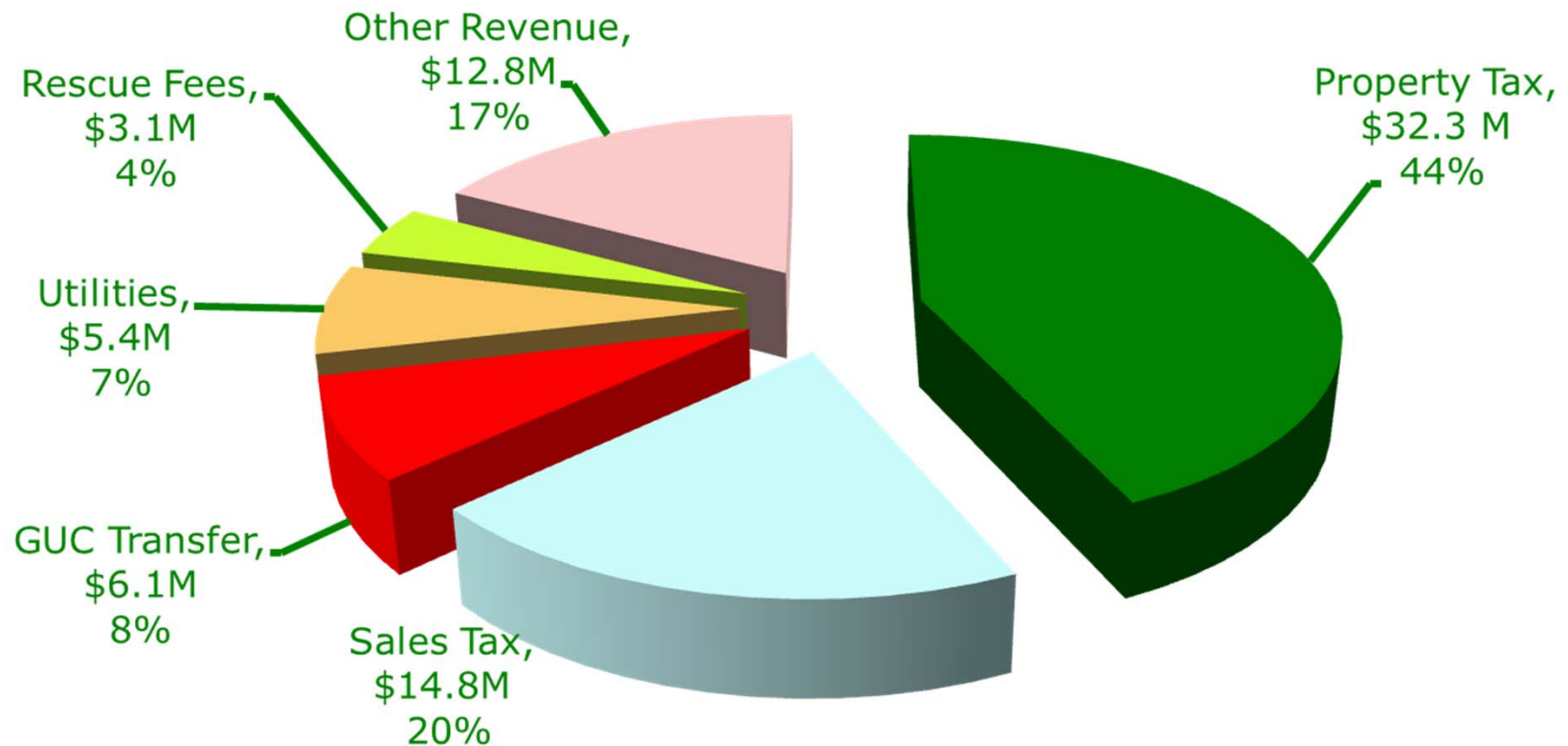
<b>TOTAL REVENUES</b>	<b>\$74,473,057</b>
<b>TOTAL EXPENSES</b>	<b><u>\$74,127,719</u></b>
<b>NET</b>	<b>\$345,338</b>

**\* Difference 1%**

# General Fund Revenue



# Top 5 Revenues: General Fund



# General Fund Revenue

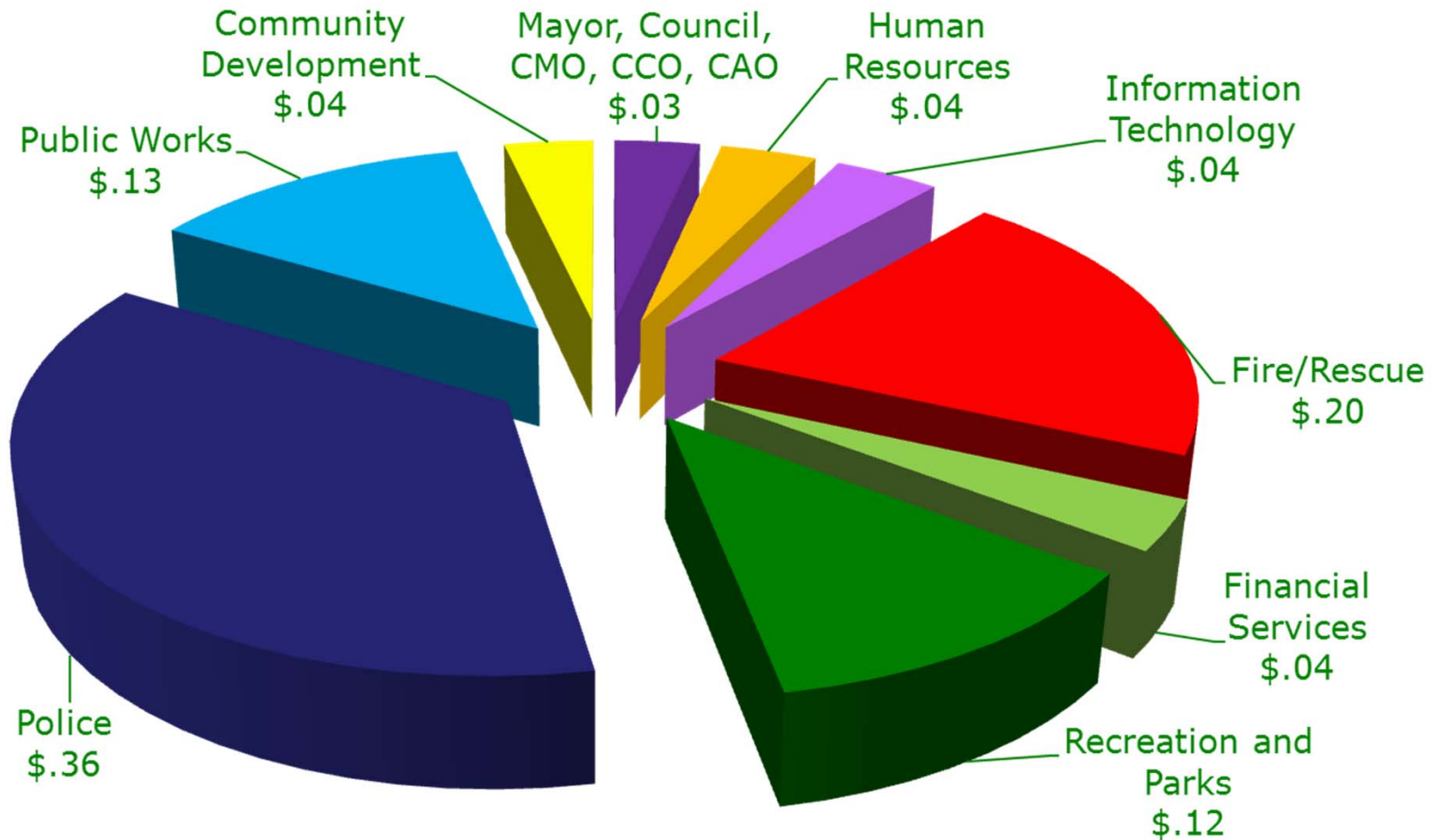
Revenues:	<u>FY 2014</u>	<u>FY 2013</u>	<u>% Change</u>
Property Taxes	\$ 32,255,697	\$ 30,275,886	6%
Other Taxes	15,827,568	15,710,307	1%
Intergovernmental	9,076,830	9,438,053	-4%
Licenses, Fees, Sales & Services	7,468,988	7,941,278	-6%
Other Revenues	<u>9,843,974</u>	<u>6,766,352</u>	45%
Total Revenues	\$ 74,473,057	\$ 70,131,876	6%



# Budget vs. Actual Revenues

Revenues:	<u>Budget 2014</u>	<u>Actual 2014</u>	<u>Difference</u>
Property Taxes	\$31,673,302	\$ 32,255,697	\$ 582,395
Other Taxes	16,023,568	15,827,568	(197,000)
Intergovernmental	9,864,859	9,076,830	(788,029)
Licenses, Fees, Sales & Services	8,434,777	7,468,988	(965,789)
Other Revenues	<u>21,402,436</u>	<u>9,843,974</u>	(11,558,462)
Total Revenues	\$ 87,398,942	\$ 74,473,057	

# For Every Dollar Spent



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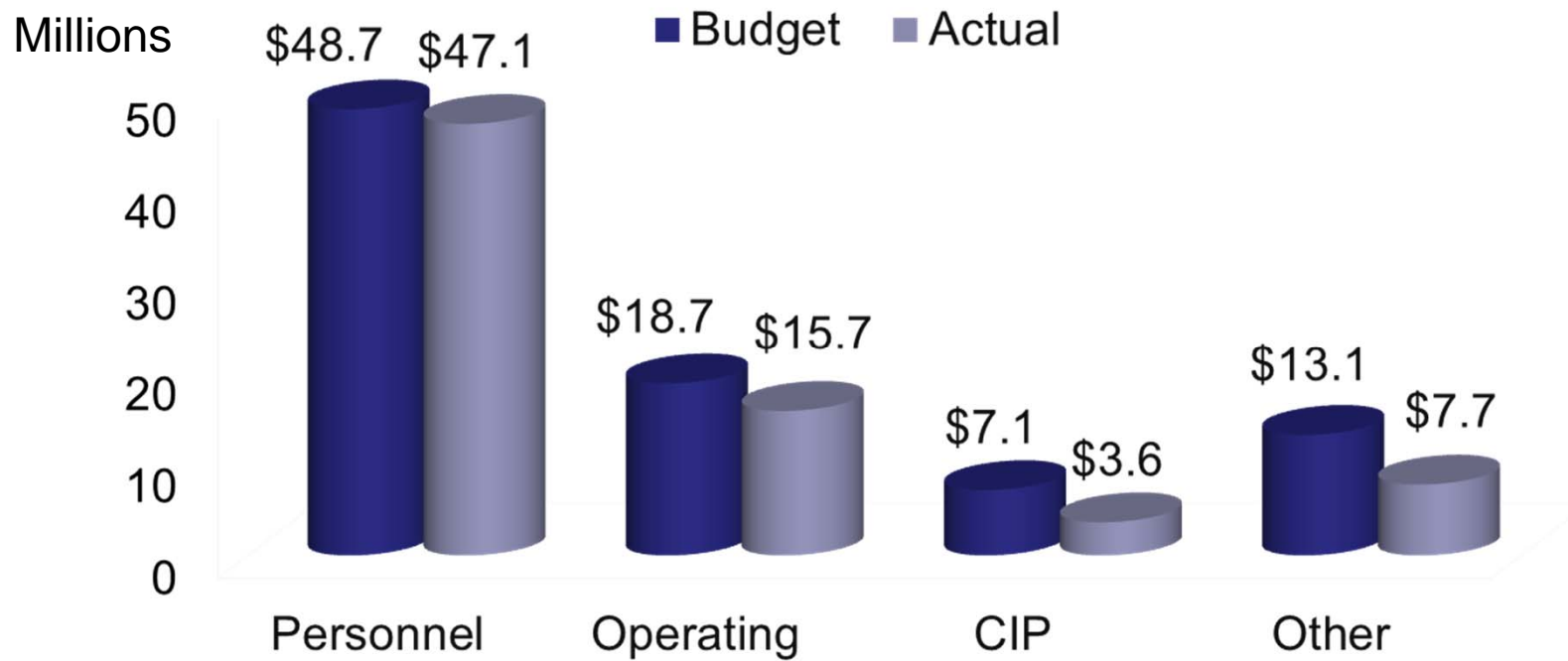
# Spending by Department

	<u>FY 2014</u>	<u>FY2013</u>	<u>Change</u>
Police	\$22,878,563	\$22,226,337	↑ 3%
Fire/Rescue	12,763,569	12,518,984	↑ 2%
Public Works	8,129,886	8,360,722	↓ (3%)
Rec/Parks	7,429,094	7,111,553	↑ 4%
Comm. Develop.	2,234,844	1,633,906	↑ 37%
Admin. Depts.	9,405,258	9,134,933	↑ 3%
Capital Improvements	3,590,692	3,785,652	↓ (5%)
Other Expenses	<u>7,695,813</u>	<u>6,635,262</u>	↑ 14%
Total Expenses	\$74,127,719	\$71,407,349	↑ 4%

# Budget vs. Actual Expenses

	<u>Budget 2014</u>	<u>Actual 2014</u>	<u>Difference</u>
Police	\$ 23,220,515	\$ 22,878,563	\$ 341,952
Fire/Rescue	13,486,568	12,763,569	722,999
Public Works	9,422,194	8,129,886	1,292,308
Rec/Parks	7,645,814	7,429,094	216,720
Comm. Develop.	2,720,039	2,234,844	485,195
Admin. Depts.	10,619,842	9,405,258	1,214,584
CIP	7,134,678	3,590,692	3,543,986
Other Expenses	<u>13,149,292</u>	<u>7,695,813</u>	5,453,479
Total Expenses	\$ 87,398,942	\$ 74,127,719	

# Expenses



# Expenses Delayed

- Street Improvements \$3,075,000
- Multi-Purpose Facility Relocations \$ 378,085
- South Greenville Design \$ 200,000
- Tar River Study \$ 72,000
- Dickinson Avenue Land Use \$ 78,098

# General Fund Summary

Revenues up  
6% -

Partially due to  
one time Motor  
Vehicle Tax  
Increase

Expenses up  
4%

One time  
expense for ERP  
\$2.5 million

City remained  
within the 14%  
Unassigned Fund  
Balance Policy

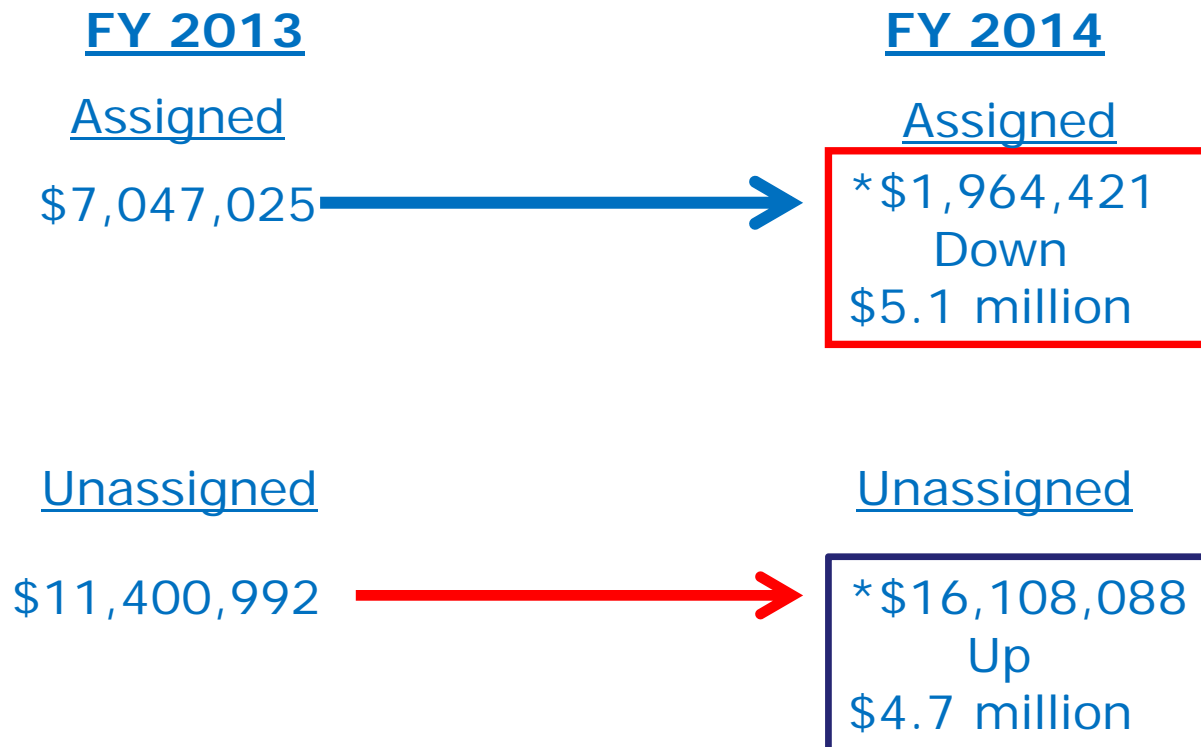
Fund Balance  
position  
increased  
\$345,338 or 1%

# Fund Balance Position

Fund Balances:	<u>FY 2014</u>	<u>FY 2013</u>	<u>% Change</u>
Nonspendable	\$ 215,226	\$ 75,560	>100%
Restricted	10,848,031	10,266,851	6%
Committed	2,276,781	2,276,781	- %
Assigned	1,964,421	7,047,025	-72%
Unassigned	<u>16,108,088</u>	<u>11,400,992</u>	<u>41%</u>
<b>Total Fund Balance</b>	<b>31,412,547</b>	<b>31,067,209</b>	<b>1%</b>



# Fund Balance Changes



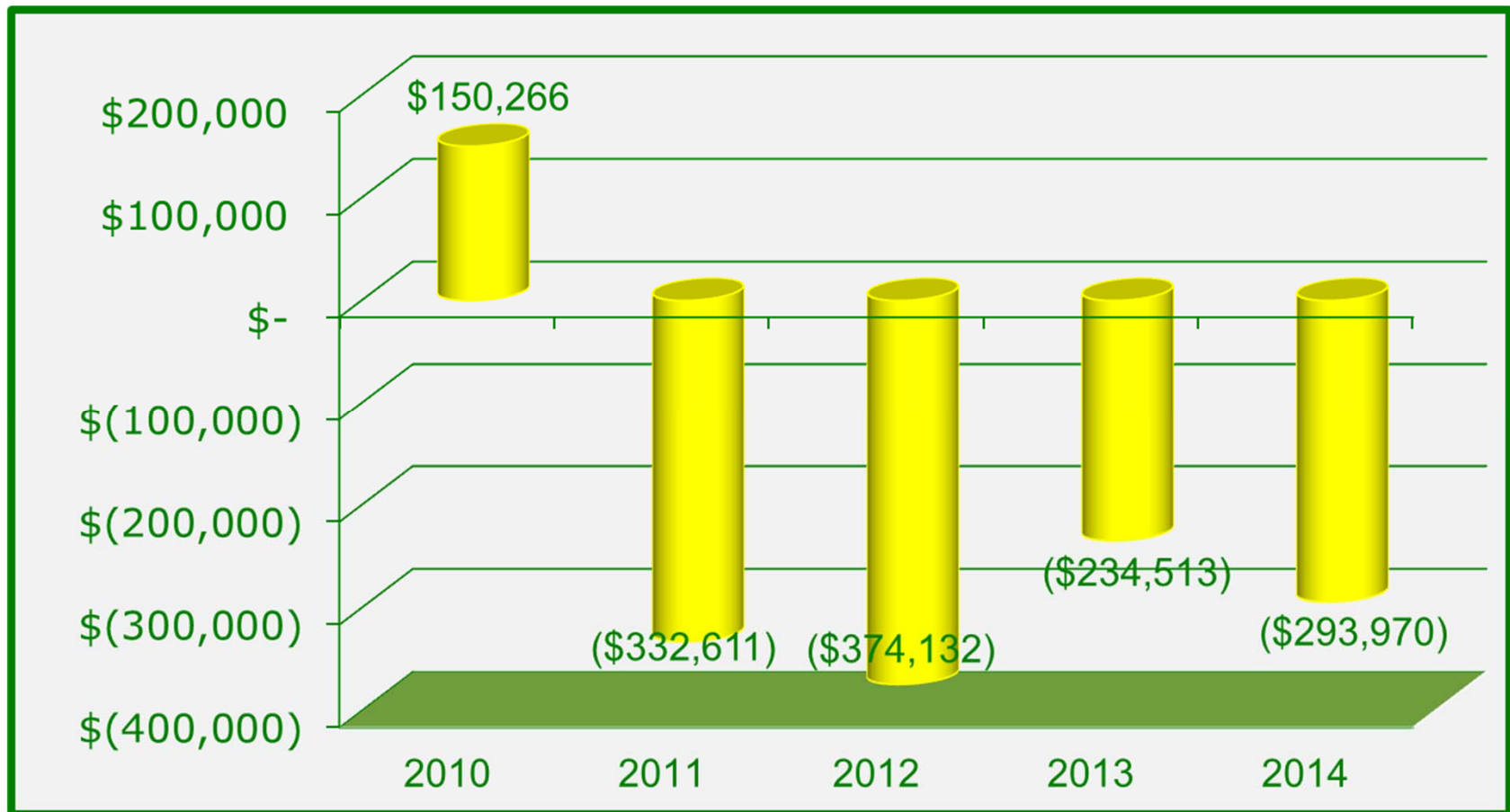
# Capital Reserve Transfer

2014-2015 General Fund <u>Budget</u>	<u>Percent</u>	<u>Total Balance Required</u>	<u>Unassigned Fund Balance</u>	<u>Amount Available For Transfer</u>
75,503,636	14%	10,570,509	16,108,088	5,537,579
	\$ 5,537,579	Amount Available for Transfer to Capital Reserve Fund@ 14%		
	<u>(2,705,550)</u>	Budget Ordinance Amendments (FY 2014-2015), through December, 2014		
	\$ <u>2,832,029</u>	Amount Available to transfer, above the 14% Fund Balance Policy for Capital Improvements		
	53,965	Capital Reserve Interest (Unallocated)		
	\$ 2,885,994	Total Amount Available for Capital Improvements		

# Fund Balance Comparison

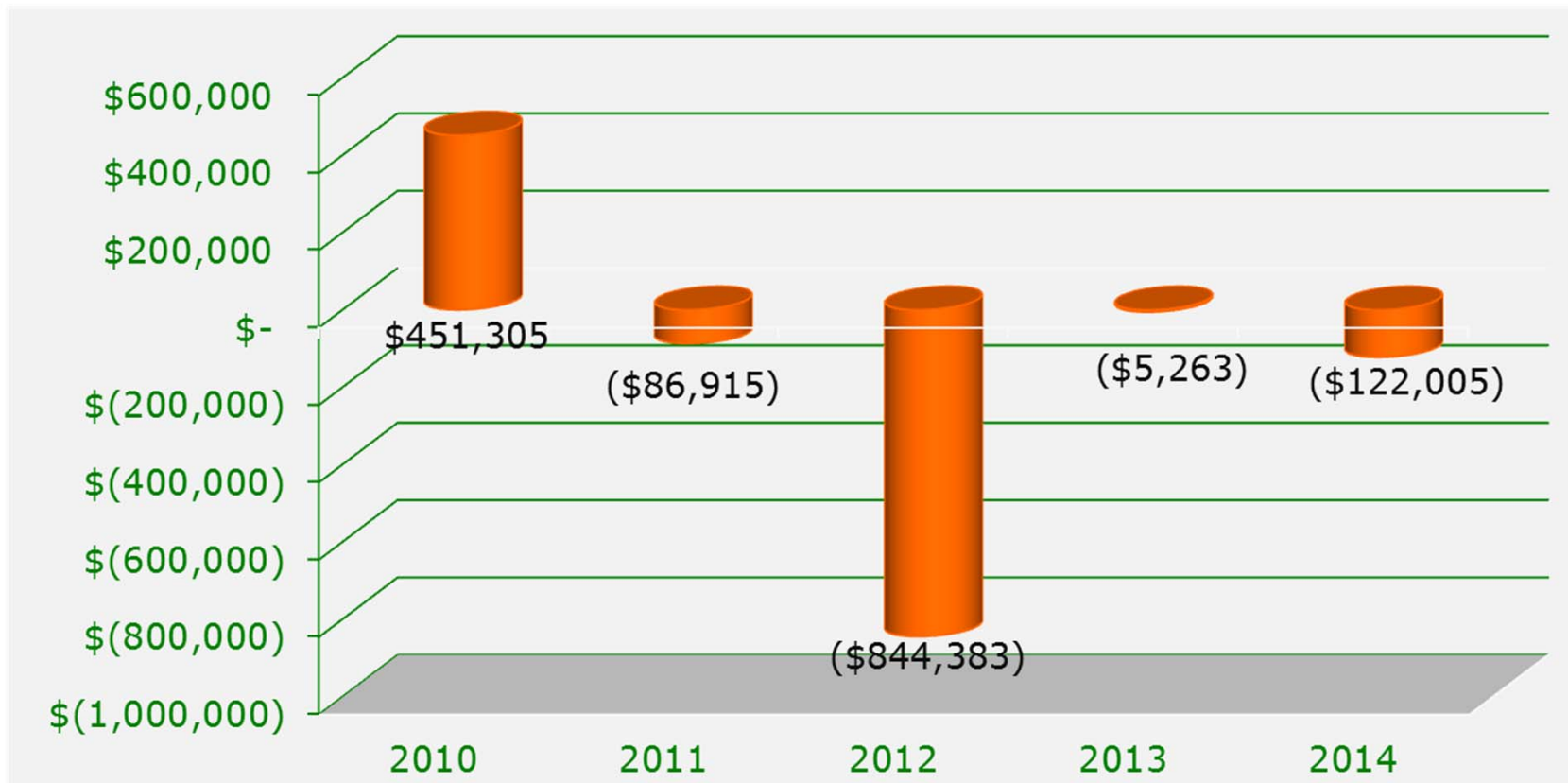
<u>MUNICIPALITY</u>	<u>POPULATION</u>	<u>FUND BALANCE AVAILABLE</u>	<u>FBA as a % of GF Expenses</u>
CONCORD	81,350	\$ 43,381,692	60.04
ASHEVILLE	86,205	16,377,885	18.60
GASTONIA	72,507	13,855,114	25.16
GREENVILLE ('13)	86,142	23,914,028	33.43
<b>Greenville ('14)</b>	<b>89,130</b>	<b>23,351,631</b>	<b>31.00</b>
HIGH POINT	106,393	20,569,836	19.14
JACKSONVILLE	74,492	13,908,712	35.11

# Transit Fund

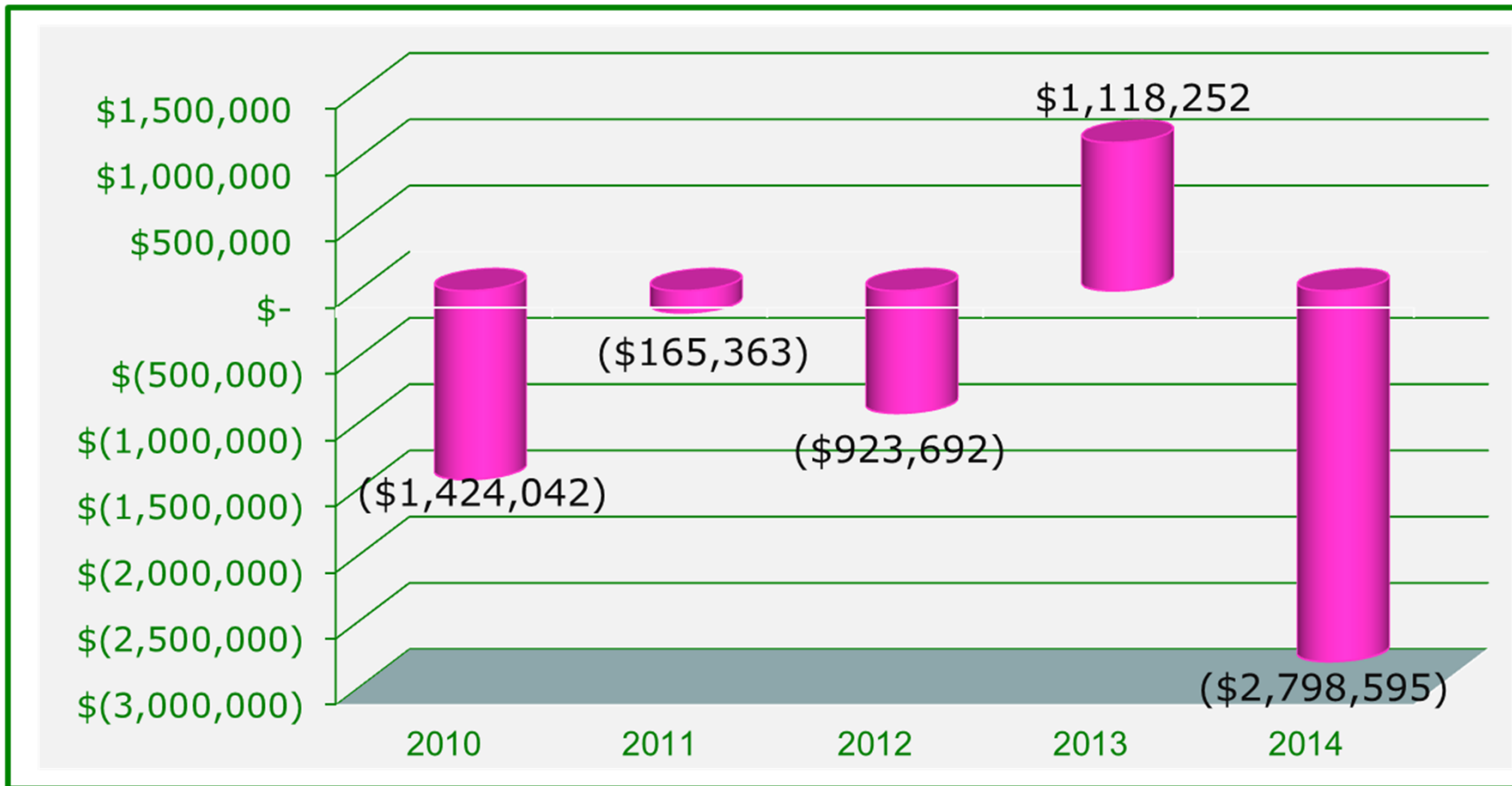


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# Sanitation Fund



# Stormwater Fund



# Year End Summary

Revenues Increased \$4.3M or 6%  
Expenses Increased \$2.7M or 4%  
Fund Balance Increased \$345K or 1%

---

# Year End Summary

Auditors Presented an Unmodified Opinion  
Unassigned Fund Balance Policy >14%



## Item 6: Update on Major Projects

---

# Background on Roadway Infrastructure

## City Streets – Approximately 700 lane miles

- Maintenance Responsibility – Public Works
- Road Resurfacing Required every 20-25 years
- Required Resurfacing – 30-35 miles/year
- \$2.5 million/year required for resurfacing to achieve a 20-25 year life

---

# Current Funding for Roadways

- \$4 million approved by City Council
- \$1.3 million spent in FY 2014
- \$2.7 million available for improvements
- 100 lane miles in poor condition
- ~ 20 lane miles just approved for resurfacing
- ~ 80 lane miles in poor condition remaining

# 2015 Resurfacing

- Contract awarded to Barnhill Contracting for \$1,798,772
- Expected to resurface 21 lane miles
- To be completed May/June 2015

---

# 2015 Resurfacing

- Remaining funds and FY 2015 available Powell Bill funds will be applied to a second FY 2015 road resurfacing contract

# Parking Deck



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# Parking Deck

- Contract amount: \$4.9 million
- Parking deck completion date: December 2014
- Project completion date: January/February 2015
- Project includes plaza surrounding parking deck
- Plaza work has been expanded as Redevelopment Commission provided additional funds to complete the walkway from 4<sup>th</sup> to 5<sup>th</sup> and Reade to Evans

---

# South Greenville Recreation Center Cost Estimate

Previous Estimated Cost - \$3.1M

- Reductions in Scope - \$300,000
  - Removal of covered walkway
  - Reduce size of addition to 2,200 sq. ft.

Current Estimated Cost - \$2.8M

- Design Funds Already Allocated - \$200,000
- Anticipated Contribution by Pitt County Schools - \$600,000
- Estimated Remaining Need - \$2M



# South Greenville Recreation Center Timeline

12/9/14 – Request for Qualifications Posted / Advertised

12/30/14 – Submittals Due

2/9/15 – Design Contract presented to City Council

Winter / 15 – Design Complete

- Design expected to take approximately 9 months

# S. Greenville Rec Center Master Plan



# Item 7: Recommendations of the Bond Advisory Committee

# Establishment of BAC

- The City's Capital Needs were discussed at City Council Planning Retreat, CIP Presentation, and Budget Meetings (January – May, 2014).
- On May 5<sup>th</sup>, 2014, City Council directed staff to develop a bond program and to present the same at their next meeting (May 19<sup>th</sup>).
- Staff presented a conceptual bond program to City Council at the May 19<sup>th</sup> meeting. This program included three areas / questions related to Streets, Recreation and Parks, and Public Safety.

## Establishment of BAC

- After hearing staff's presentation, City Council voted to appoint a Bond Advisory Committee consisting of 14 individuals (2 appointments each for the Mayor and Council Members) ***to advise the City Council on the content, amount, timing, structure of an advocacy committee, and other relevant aspects of a voter bond.***
- City Council members made their individual appointments at the June 12<sup>th</sup> meeting.

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# BAC Members

Kelly Barnhill, Sr.	Michael Overton
Alberto Blanco	Tony Parker
Ashley Breedlove	Tammy Perdue
Bill Clark	Bianca Shoneman
Will Franklin	Tilwanda "Tee" Steinberg
Tony Khoury	Jon Tart
Dennis Mitchell	Terri Williams

# Committee Process

- The Committee conducted 9 meetings from July to November, 2014.
- A Committee Chair was elected and it was determined that the Committee would make decisions by a majority vote of members present.
- A Web Page was developed and all meeting materials were posted.



---

# Committee Process

- The Committee requested staff presentations on various topics.
- The Committee conducted a Project Ranking Exercise related to 17 potential projects.
- In total, the Committee discussed over 20 projects as possible bond candidates.

## Staff Presentations

**Streets –**  
Public Works Director Kevin Mulligan

**Parks and Recreation –**  
R&P Director Gary Fenton

**Economic Development –**  
E.D. Officer Carl Rees

## Other Presentations

**2004 Bond Advocacy Efforts –**  
Co-Chair of 2004 Bond Advocacy  
Committee Phil Dixon

**Go-Science –**  
Go-Science Executive Director Roger Conner

**Sports Complex –**  
CVB Executive Director Andrew Schmidt



# Committee Process

## Projects Discussed - Streets

Street Improvements (Resurfacing)

10<sup>th</sup> St. Connector Enhancements

Dickinson Avenue Streetscape

Sidewalks

W. 5<sup>th</sup> St. Streetscape, Phase II

---

# Committee Process

## Projects Discussed - Parks

### South Greenville Recreation Center

Park Land Acquisition in Westgate & Southwest Site and New Park Development in Westgate

### River Related Improvement Projects

- South Tar Greenway Amenities
- River Park North Renovations and Expansion
- Eastside Park Initial Development
- Phil Carroll Nature Preserve Improvements

### Town Common Improvements

### City-Wide Park Improvements

- Boyd Lee Park Improvements
- Bradford Creek Public Golf Course Improvements
- Bradford Creek Soccer Complex Improvements and Land Acquisition
- Greenfield Terrace Park Improvements
- Paramore Park Improvements

# Committee Process

## Projects Discussed – Economic Development

Enhanced  
Versions of  
Streets  
Projects

10<sup>th</sup> St. Connector Enhancements

Dickinson Corridor Enhancements

1<sup>st</sup> Street and Town Common

Frontgate Retail Corridor

Medical District Tech Park

Sports Complex

Baseball Stadium

# Committee Recommendations

The Bond Advisory Committee recommended a \$21.9M bond referendum consisting of two parts:

1. A \$9.9M streets package
  - approved by an 11-1 vote of the Committee
2. A \$12M Sports Complex
  - approved by a 7-5 vote of the Committee

# Committee Recommendations

\$9.9M streets package to include:

- \$5M for Street Improvements
- \$1.75M for 10<sup>th</sup> St. Connector Enhancements
- \$2.45M for Dickinson Avenue Enhancements
- \$500K for Sidewalks
- \$200K for Debt Issuance



# Committee Recommendations

\$12M Sports Complex

Rocky Mount, NC



Myrtle Beach, SC



# Committee Recommendations

## \$12M Sports Complex

- Regional Scale Facility - Approximately 180 acres in size.
- Amenities could include baseball, softball, soccer, lacrosse and football fields, a stadium, playgrounds, concessions, restrooms and parking.
- Potentially located adjacent to the Bradford Creek Soccer Complex.
- Intended to serve both large tournaments and existing City programs.
- Intended to increase out-of-town visitors, which would directly or indirectly lead to increased tax base (i.e. occupancy taxes, property taxes, sales taxes)



---

# Committee Recommendations

The Committee also unanimously approved the following recommendations:

- City Council consider utilizing at least \$.01 of the \$.02 property tax increase approved for the current year to fund debt service associated with the proposed bond.
- City Council allocate street resurfacing funding annually in an amount sufficient to get the City on a 20 – 25 year street resurfacing schedule.
- City Council take the steps necessary to further refine conceptual projects that could be included in a future bond initiative or be funded through alternative means (i.e. prepared meals tax). Such projects include, but are not limited to, 1<sup>st</sup> Street / Town Common Improvements; various parks improvement projects, and various recommendations of the Tar River Legacy Plan.
- City Council discuss the need to establish and maintain a regular bond schedule.



# **Item 8:** Previously funded improvements and maintenance at Eastside Park

---

## Timeline - Hwy 33 Property

- 1/29/2010 Draft Capital Improvement Program (CIP) for FY11 distributed; includes \$120,000 for Greenfield Terrace Park (GTP) improvements.
- 3/1/2010 \$35,000 added to FY10 budget from contingency to allow GTP walking trail to move forward within FY10.

---

## Timeline, cont.

- 6/7/2010 Consideration whether the FY11 CIP walking trail money replaced by this \$35,000 contingency allocation could be designated towards master planning for the Hwy 33 park land. Council approves.
- 6/10/2010 Council approves the FY11 budget; CIP eliminates \$35,000 of the \$120,000 GTP funding, reducing line item to \$85,000.

---

## Timeline, cont.

- CIP also added a \$35,000 appropriation for “Hwy 33 Park Development,” not originally included in the draft CIP.
- Ultimately, \$23,331 from completed and closed out capital projects was added to the \$35,000, bringing the line item to \$58,331.
- The original plan was to use any remaining funds not utilized for the master plan for primitive trail routes and signage.

---

## Timeline, cont.

- 10/14/2010 Council approves entering into contract with Rivers & Associates for development of master plan for "Eastside Park;" \$46,500.
- Two (2) gates, three (3) signs and a kiosk were subsequently installed on site.
- 6/6/2011 \$11,500 remaining in the line item were carried over to FY12.

## Timeline, cont.

- 6/9/2011 Council adopts completed master plan.
- End of FY12, remaining “Eastside Park” capital allocation was not carried forward, and reverted to fund balance.



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