

**CITY OF GREENVILLE
BOND ADVISORY COMMITTEE
MEETING #6 AGENDA**

**Wednesday, September 24, 2014
5:30 p.m.
City Hall Conference Room 337**

1. **Meeting Called to Order** – *Chair Mitchell*
2. **Roll Call and Establishment of a Quorum** – *Chair Mitchell*
3. **Review and Approval of September 10, 2014 Committee Meeting Summary** – *Chair Mitchell*
4. **Discussion Regarding the Size of a Potential Bond Referendum** – *Chair Mitchell*
5. **Review of Committee Direction Provided at Previous Meeting on Potential Bond Projects** – *Chair Mitchell*
6. **Discussion of Potential Committee Recommendations** - *Chair Mitchell*
7. **Other Items of Discussion** – *Chair Mitchell*
8. **Announcement of Next Meeting (October 8, 2014)** – *Chair Mitchell*
9. **Adjournment** – *Chair Mitchell*

Bond Advisory Committee Directive

To advise the City Council on the content, amount, timing, structure of an advocacy committee, and other relevant aspects of a voter bond referendum.

**CITY OF GREENVILLE
BOND ADVISORY COMMITTEE
MEETING SUMMARY**

**Wednesday, September 10, 2014
5:30 p.m.
City Hall Conference Room 337**

1. Meeting Called to Order

- Chair Mitchell called the meeting to order at 5:31 p.m.

2. Roll Call and Establishment of a Quorum

- Chair Mitchell conducted roll call and it was determined that a quorum was present.
- Members present when roll called: Kelly Barnhill, Ashley Breedlove, Tony Khoury, Dennis Mitchell, Tony Parker, Tammy Perdue, Bianca Shoneman, Tee Steinberg, Jon Tart, and Terri Williams.
- Alberto Blanco, Will Franklin, and Michael Overton arrived within 10 minutes of the meeting being called to order.
- Bill Clark was absent from the meeting.
- Staff Present: Barbara Lipscomb, Chris Padgett, Dave Holec, Merrill Flood, Carl Rees, Kevin Mulligan, Bernita Demery, Lamarco Morrison, and Chris Ivey.

3. Review and Approval of August 27, 2014 Committee Meeting Summary

- There was no discussion regarding the meeting summary. The meeting summary was approved as presented.

Additional Discussion:

- Before beginning the project ranking exercise, the Committee had a discussion regarding adding a public comment period to the meetings.
- No decision was made regarding this subject.
- Lamarco Morrison, Parks Planner, then distributed information to the Committee regarding the Tar River Legacy Plan.

4. Project Ranking Exercise

- Assistant City Manager Chris Padgett presented the results of the project ranking exercise conducted by Committee members prior to the meeting. The results were as follows:

<u>Project Number by Ranking</u>	<u>Average Ranking</u>
1. Street Improvements	2.69
5. South Greenville Recreation Center	6.69
2. 10th Street Connector	7.00
11. 10th Street Connector (E)	7.46
13. 1st Street and Town Common (E)	7.62
3. Dickinson Avenue Streetscape	8.62
15. Medical District Tech Park	8.69
12. Dickinson Corridor Enhancements (E)	8.77
4. Sidewalks	9.00
7. Town Common	9.15
14. Frontgate Retail Corridor	9.31
9. City-Wide Park Improvements	10.23
10. Infrastructure and ADA Compliance	10.38
8. River Related Improvement Projects	10.77
16. Option 1 Sports Complex	10.92
6. Westgate New Park Development	11.31
17. Option 2 Baseball Complex	14.38

- An additional page was presented to the Committee listing three projects suggested by Committee members during the ranking exercise. Those projects were:
Project A: West 5th Street Streetscape Improvements, Phase II
Project B: West 5th Street Streetscape Improvements, Phase III
Project C: Tar River Pedestrian Bridge
- Significant discussions ensued regarding the projects, methodology for reviewing and analyzing the projects, and ultimately developing a potential bond package.
- The group discussed how a few items contained duplicate components (i.e. projects 2/11, 7/13, and 3/12) and that choosing one of the projects from these pairs would help to reduce the total number of projects under consideration.
- There was some desire expressed by Committee members to finish projects that have already been started versus starting new ones.
- The Committee then provided the following general direction regarding the three categories of projects:

Streets:

- Include Project 1 as proposed.
- Add Project A (Phase II of West 5th Street Streetscape Improvements) to the proposed Streets projects.
- With regard to the 10th Street Connector, the group would like to include the enhanced option (Project 11) and eliminate the basic option (Project 2).

- With regard to Dickinson Avenue Streetscape, the group would like to include the enhanced version (Project 12) in a Streets package, if legally permitted, and eliminate the basic option (Project 3). They asked City Attorney Holec to contact Bond Counsel to see if this was a possibility.
- The group discussed Project 4 (Sidewalks) but did not make a definitive decision on whether to include it in part or whole in a streets package.

Based upon this input, the potential projects still being considered related to streets include:

❖ Project 1 (Street improvements)	\$7.9M
❖ Project 11 (10 th Street Connector – Enhanced)	\$1.75M
❖ Project 12 (Dickinson Avenue Streetscape - Enhanced)	\$3.25M
❖ Project A (Phase II West 5 th Street Streetscape Improvements)	\$1.7M
❖ Sidewalks	\$2.135

Parks:

- Include Project 5 (South Greenville Recreation Center) as proposed.
- Eliminate Project 10 (Infrastructure upgrade and ADA compliance).
- Eliminate Project 9 (City-Wide Park Improvements) elements related to Bradford Creek Public Golf Course, Greenfield Terrace, and Paramore Park.
- Eliminate Project 8 (River Related Improvement Projects) elements related to Eastside Park Initial Development and Phil Carroll Nature Preserve and move remaining elements to Project 9.
- Move all elements of Project 6 (Land Acquisition -Westgate and Southwest Sites and New Westgate Park Development) to Project 9 (City-Wide Park Improvements); thereby eliminating Project 6.
- With regard to the Town Common, the group would like to include the enhanced option (Project 13) under the Economic Development project list and eliminate the basic option (Project 7).

Based upon this input, the potential projects still being considered related to Parks include:

❖ Project 5 (South Greenville Recreation Center)	\$3.1M
❖ Project 9 Revised (City-Wide Park Improvements)	\$2.605M
- Boyd Lee Park \$430k	
- Bradford Creek Soccer Complex \$375k	
- Westgate Park Land Acquisition \$250k	
- Southwest Greenville Park Land Acquisition \$250k	
- Westgate Park Development \$375k	
- South Tar Greenway Amenities \$550K	
- River Park North Renovation / Expansion \$375K	

Economic Development:

- Eliminate Project 17 (Sports Development – Option 2 – Baseball Complex Development).
- Eliminate Project 11 (10th Street Connector) as this project is included in the Streets project list.
- Eliminate Project 12 (Dickinson Corridor Enhancements) as this project is included in the Streets project list pending direction from Bond Counsel. Project may be reevaluated to determine best placement depending on Bond Counsel direction.

Based upon this input, the potential projects still being considered related to Economic Development include:

❖ Project 13 (1 st Street and Town Common)	\$3.5M
❖ Project 14 (Frontgate Retail Corridor)	\$3.65M
❖ Project 15 (Medical District Tech Park)	\$3.5M
❖ Project 16 (Sports Complex)	\$4M - \$6M

- Carl Rees stated he and Lamarco Morrison would provide more specific information with regard to development of a sports complex for the Committee to consider.
- Following this discussion, staff was asked to provide revised/updated packages based on the input provided and staff expertise.

5. Discussion of Remaining Committee Decisions

- There was no discussion regarding this item during the meeting.

6. Announcement of Next Meeting (September 24, 2014)

Chair Mitchell announced that the next scheduled Committee meeting is September 24, 2014, 5:30 p.m. in City Hall CR 337.

7. Adjournment – Chair Mitchell

Chair Mitchell adjourned the meeting at 7:15 p.m.

TOPIC / PROJECT NUMBER AND TITLE	PROJECT DESCRIPTION	ESTIMATED COST	COMMENTS
STREETS			
<p>Project 1: Street Improvements</p>	<p>This project involves resurfacing (i.e. either full depth reclamation or mill and resurface) of approximately 65 lane miles of streets to include:</p> <ul style="list-style-type: none"> - Arlington Blvd from Beasley Drive to Firetower Rd. - Elm St. from Charles Blvd. to 10th St. - Hooker Rd. from Burrington Road to Sedgefield Drive - Reade St. from 1st St. to 4th St. - 1st St. from North Summitt to Brownlea Drive - 5th St. from Reade St. to 10th St. - 14th St from W. 5th Street to Beatty Street 	\$7,900,000	
<p>Project 2-11: 10th Street Connector</p>	<p>This project involves constructing facility enhancements beyond NCDOT's typical design to include additional berm width, 6-foot wide sidewalks, decorative LED lighting, and 9th Street improvements associated with project drainage.</p> <p>Add enhanced option from Project #11 which includes gateway treatment at Evans Street and dark fiber for an additional project cost of \$500,000.</p>	<p>\$1,250,000 +\$500,000 \$1,750,000</p>	<p>Project 2 replaced with Project 11, which includes enhanced amenities.</p>
<p>Project-3 12: Dickinson Avenue Streetscape</p>	<p>This project involves constructing streetscape enhancements in accordance with the corridor's Master Plan at the same time as NCDOT's planned improvements to the street. Improvements would include brick pavers, street trees, and wider sidewalks from Reade Cir. to the 10th St. overpass and decorative LED street lights from Reade Cir. to Memorial Dr.</p> <p>Enhanced Option: Includes \$800,000 for land and right-of-way acquisition as well as construction for off-street parking along the Dickinson corridor to replace on-street spaces lost during street rebuild.</p>	<p>\$2,450,000 +\$800,000 \$3,250,000</p>	<p>Project 3 replaced with Project 12, which includes enhanced amenities.</p>
<p>Project 4: Sidewalks</p>	<p>This projects involves constructing new sidewalks that are depicted in the City's current 10-year plan including the following:</p> <ul style="list-style-type: none"> - Evans St. – from Arlington Blvd. to Red Banks Rd. - Dickinson Av. – from Hooker Rd. to Arlington Blvd. - Red Banks Rd. – from Evans St. to Greenville Blvd. - Memorial Dr. – from Dickinson Ave. to Arlington Blvd. - Charles Blvd. – from Hyde Dr. to Firetower Rd. - Red Banks Rd. – from Greenville Blvd. to Charles Blvd. - Dickinson Avenue – from Arlington Blvd. to Spring Forest Rd. 	\$2,135,000	

<p>Project A: West 5th Street Streetscape Improvements, Phase II</p>	<p>This project involves completion of streetscape improvements in accordance with the Center City / West Greenville Streetscape Master Plan from Nash Street to 50 yards past Tyson Street. These improvements include:</p> <ul style="list-style-type: none"> • The construction of a traffic circle at Tyson Street • Utility consolidation • Pedestrian and bicycle enhancements • Lighting improvements • Aesthetic improvements (street trees, street furniture, public art, etc.) <p>Note: Design for this project is 100% complete.</p>	<p>\$1,700,000</p>	<p>Added to Streets Program</p>
<p style="background-color: black; color: black;"> </p>	<p>Debt Issuance</p>	<p>\$334,700</p>	<p style="background-color: black; color: black;"> </p>
	<p>TOTAL ESTIMATED COST</p>	<p>\$17,069,700</p>	
	<p>TAX RATE EQUIVALENT (tax rate to generate revenues estimated to pay debt)</p>	<p>2.44 cents</p>	

TOPIC /PROJECT NUMBER AND TITLE	PROJECT DESCRIPTION	ESTIMATED COST	COMMENTS
PARKS			
<p style="text-align: center;">Project 5: South Greenville Recreation Center</p>	<p>Major gym renovation and replacement of the recreation center. Note: Potential for partnership with Pitt County Schools. The design for this project is currently funded (\$200,000) and the project is included in the City’s Strategic Plan.</p>	\$3,100,000	
<p style="text-align: center;">Project 6: Land Acquisition, Westgate and Southwest Site and New Park Development in Westgate</p>	<p>Allows purchase of parkland in Westgate area and in southwest Greenville; currently lacking facilities. Allows park development on Westgate site. — Acquisition Westgate site — \$250,000 — Acquisition SW Greenville site — \$250,000 — Park Development, Westgate site — \$375,000</p>	\$875,000	Move to City-Wide Park Improvements
<p style="text-align: center;">Project 7: Town Common</p>	<p>Phase I Master Plan implementation to include constructing a concession/restroom building, sprayground, pier for water access, and design documents for future park development. Note: This project is included in the City’s Strategic Plan and funding for limited improvements has been provided in the current year budget (\$150,000) (See Project #13 under “Economic Development” for enhanced options at Town Common.)</p>	\$1,250,000	Project 7 replaced with Project 13, which includes enhanced amenities (included under Ec. Dev. Projects).
<p style="text-align: center;">Project 8: River Related Improvement Projects</p>	<p>South Tar Greenway Amenities: Upgrade linear parkland along greenway; install a shelter, sand volleyball, mountain bike trail (on old city landfill), skateboard area, exercise amenities, small stage area, additional parking, & lake trail; expand and light dog park, and possibly develop pocket park site with small playground. \$550,000 (Seek PARTF grant for total project cost of \$1,050,000)</p> <p>River Park North; Park Renovation & Expansion: Develop western section of park (fishing piers, shelter, trails, access to currently developed eastern section). \$375,000</p> <p>Eastside Park Initial Development: Implement Design/Development phase (construction plans/specs) per Master Plan, install Phase 1 trail system w/interpretive panels, water to site, community garden, road access, and possible dog park development. \$450,000</p> <p>Phil Carroll Nature Preserve: Develop park access, install trails, picnic shelter, fishing areas, & other basic amenities at Hwy 43 property for new park development. \$350,000</p>	\$1,725,000	Eliminate elements related to Eastside Park and Phil Carroll Nature Preserve. Move remaining elements to Project 9.

TOPIC / PROJECT NUMBER AND TITLE	PROJECT DESCRIPTION	ESTIMATED COST	COMMENTS
<p align="center">Project 9: City-Wide Park Improvements</p>	<p>renovate building interior, replace gym floor, add youth baseball/multi-purpose athletic field, improve parking. - \$430,000</p> <p>Bradford Creek Public Golf Course: Green Stabilization and irrigation improvements. — \$150,000</p> <p>Bradford Creek Soccer Complex: Light two soccer fields and acquire additional land for parking. - \$375,000 (See Project #16 under “Economic Development” for enhanced athletic complex options.)</p> <p>Greenfield Terrace Park: Install a youth baseball field, a walking path to the Boys & Girls Club, a mini-sprayground, and other amenities. — \$400,000</p> <p>Paramore Park: Install mini-sprayground, restroom/mechanical room. — \$350,000</p> <p>Land Acquisition and Westgate Park Development: Allows purchase of parkland in Westgate area and in southwest Greenville; currently lacking facilities. Allows park development on Westgate site. ---- Acquisition Westgate site - \$250,000 ---- Acquisition SW Greenville site - \$250,000 ---- Park Development, Westgate site - \$375,000</p> <p>South Tar Greenway Amenities: Upgrade linear parkland along greenway; install a shelter, sand volleyball, mountain bike trail (on old city landfill), skateboard area, exercise amenities, small stage area, additional parking, & lake trail; expand and light dog park, and possibly develop pocket park site with small playground. \$550,000 (Seek PARTF grant for total project cost of \$1,050,000)</p> <p>River Park North; Park Renovation & Expansion: Develop western section of park (fishing piers, shelter, trails, access to currently developed eastern section). \$375,000</p>	<p align="right">\$2,605,000</p>	<p>Bradford Creek Public Golf Course, Greenfield Terrace, and Paramore Park.</p> <p>Add all elements of Project 6.</p> <p>Add remaining elements of Project 8.</p>
<p align="center">Project 10: Infrastructure Upgrade and ADA Compliance</p>	<p>Systematically begin to address facility and building renovations to improve facilities & address identified ADA compliance issues. Improvements at Guy Smith Stadium, Peppermint Park, Westhaven Park, Thomas Foreman Park, Elm Street Center, Bradford Creek Public Golf Course, Hillsdale Park, Woodlawn Park, and possibly other locations.</p>	<p align="right">\$1,635,000</p>	<p>Project eliminated.</p>
<p>Debt Issuance</p>		<p align="right">\$114,100</p>	
<p>TOTAL ESTIMATED COST</p>		<p align="right">\$5,819,100</p>	
<p>TAX RATE EQUIVALENT (tax rate to generate revenues estimated to pay debt)</p>		<p align="right">0.83 cents</p>	

ECONOMIC DEVELOPMENT			
<p>Project 11: 10th Street Connector</p>	<p>Base Option: This project involves constructing facility enhancements to NCDOT's typical design to include additional berm width, 6-foot wide sidewalk, decorative LED lighting, and 9th Street improvements associated with project drainage.</p> <p>Enhanced Option: Include gateway treatment at Evans Street and dark fiber for additional project cost of \$500,000</p>	<p>\$1,750,000 (includes base option)</p>	<p>Included in Streets package</p>
<p>Project 12: Dickinson Corridor Enhancements</p>	<p>Base Option: This project involves constructing streetscape enhancements in accordance with the corridor's Master Plan at the same time as NCDOT's planned improvements to the street. Improvements would include brick pavers, street trees, and wider sidewalks from Reade Cir. to the 10th St. overpass and decorative LED street lights from Reade Cir. to Memorial Dr.</p> <p>Enhanced Option: Includes \$800,000 for land and right-of-way acquisition as well as construction for off-street parking along the Dickinson corridor to replace on-street spaces lost during street rebuild.</p>	<p>\$3,250,000</p>	<p>Included in Streets package, pending Bond Counsel guidance.</p>
<p>Project 13: 1st Street & Town Common</p>	<p>Base Option: Phase I Master Plan implementation to include constructing a concession/restroom building, sprayground, pier for water access, and design documents for future park development.</p> <p>Enhanced Option: Includes funding for additional user attraction capacity. Improvements related to pay performances, food and beverage vending, water sports concessions and streetscape enhancements along 1st Street.</p>	<p>\$3,500,000 (Includes base option)</p>	
<p>Project 14: Frontgate Retail Corridor</p>	<p>Project includes improvements to existing segment of Frontgate Drive and Thomas Langston Road, as well as constructing a new boulevard roadway and utility improvements to connect the two. The new boulevard will provide opportunity for a regional scale retail center, improve mobility in the area, and improve public safety response times to the southwest portion of the City.</p>	<p>\$3,650,000 Note: \$750,000 of this cost is for land acq. which could potentially be donated.</p>	
<p>Project 15: Medical District Tech Park</p>	<p>Greenville's medical district has developed rapidly over the last 25 years, however much of the development is not taxable as part of the campuses of East Carolina University or Vidant Health Systems. A well planned office and technology park situated in close proximity to those two anchors would be attractive to private sector businesses that would benefit from such proximity. Municipal ownership of the real estate asset allows for thoughtful and opportunistic development that parallels continued development on the two anchor campuses.</p>	<p>\$3,500,000</p>	

<p>Project 16: Sports Development – Option 1 Sports Complex Development</p>	<p>Create a 10-12 venue competition sport complex in North Greenville near existing city soccer fields and golf course. The facility would attract regional sports tournaments as well be used by Greenville citizens. The venue could include a combination of soccer, softball, baseball, volleyball and possibly aquatic sport facilities. Costs for this option including land acquisition are in a range of \$4 - \$6 million.</p>	<p>\$4,000,000 to \$6,000,000</p>	<p></p>	
<p>Project 17: Sports Development – Option 2 Baseball Complex Development</p>	<p>Develop or enhance an existing baseball facility such that the venue could attract a minor league or college summer league baseball team. Cost for this option would range from \$1.5 million for upgrades to an existing facility to \$7 million for land acquisition and construction of a college summer league facility.</p>	<p>\$1,500,000 to \$7,000,000</p>	<p>Removed</p>	
<p></p>		<p>\$293,000 to \$333,000</p>	<p></p>	
		<p>TOTAL ESTIMATED COST</p>		<p>\$14,943,000 to \$16,983,000</p>
		<p>TAX RATE EQUIVILENT (tax rate to generate revenues estimated to pay debt)</p>		<p>2.13 cents to 2.42 cents</p>

TOPIC / PROJECT NUMBER AND TITLE	PROJECT DESCRIPTION	ESTIMATED COST	COMMENTS
OTHER PROJECTS SUGGESTED BY COMMITTEE MEMBERS			
<p>Project A: West 5th Street Streetscape Improvements, Phase II</p>	<p>This project involves completion of streetscape improvements in accordance with the Center City / West Greenville Streetscape Master Plan from Nash Street to 50 yards past Tyson Street. These improvements include:</p> <ul style="list-style-type: none"> • The construction of a traffic circle at Tyson Street • Utility consolidation • Pedestrian and bicycle enhancements • Lighting improvements • Aesthetic improvements (street trees, street furniture, public art, etc.) <p>Note: Design for this project is 100% complete.</p>	\$1,700,000	Included in Streets Package
<p>Project B: West 5th Street Streetscape Improvements, Phase III</p>	<p>This project involves completion of streetscape improvements in accordance with the Center City / West Greenville Streetscape Master Plan from 50 yards past Tyson Street to Albemarle Avenue. These improvements would conceptually include:</p> <ul style="list-style-type: none"> • The construction of a traffic circle at Albemarle • Utility consolidation • Pedestrian and bicycle enhancements • Lighting improvements • Aesthetic improvements (street trees, street furniture, public art, etc.) <p>Note: No design has been completed for this project.</p>	\$6,000,000 (General estimate only; no preliminary design complete.)	No Direction from Committee to Include in a Package
<p>Project C: Tar River Pedestrian Bridge</p>	<p>This project involves constructing a pedestrian bridge connecting Town Common to River Park North.</p> <p>Note: No design has been completed for this project.</p>	\$2,000,000 to \$4,000,000 (General estimate only; no preliminary design complete.)	No Direction from Committee to Include in a Package
<p>Project D: ??????</p>			