

**CITY OF GREENVILLE  
BOND ADVISORY COMMITTEE  
MEETING #4 AGENDA**

**Wednesday, August 27, 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 August 13, 2014 Committee Meeting Summary** – *Chair Mitchell*
4. **Presentation of Potential Economic Development Opportunities**– *Economic Development Manager Carl Rees*
5. **Programs for Future Meetings** – *City Manager Lipscomb*
6. **Other Items of Discussion** – *Chair Mitchell*
7. **Announcement of Next Meeting (September 10, 2014)** – *Chair Mitchell*
8. **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, August 13, 2014  
5:30 p.m.  
City Hall Conference Room 337**

- 1. Meeting Called to Order – Chair Mitchell**
  - Chair Mitchell called the meeting to order at 5:32 p.m.
  
- 2. Roll Call and Establishment of a Quorum – Chair Mitchell**
  - Chair Mitchell conducted roll call and it was determined that a quorum was present.
  
  - Members present when roll called: Kelly Barnhill, Ashley Breedlove, Bill Clark, Tony Khoury, Dennis Mitchell, Michael Overton, Tony Parker, Tammy Perdue, and Tee Steinberg.
  - Albert Blanco and Terri Williams showed up within 20 minutes of the meeting being called to order.
  - Members absent: Will Franklin, Bianca Shoneman, and Jon Tart
  
  - Staff Present: Barbara Lipscomb, Chris Padgett, Dave Holec, Gary Fenton, Lamarco Morrison, Mark Gillespie, Bernita Demery, Merrill Flood, Carl Rees, and Chris Ivey
  
- 3. Review and Approval of July 30, 2014 Committee Meeting Summary – Chair Mitchell**
  - There was no discussion regarding the meeting summary.
  - Motion made by Michael Overton and seconded by Tony Khoury to approve the meeting summary as presented. Motion passed unanimously.
  
- 4. Recreation and Parks Presentation – Recreation and Parks Director Fenton**
  - A hard copy of Mr. Fenton's presentation was distributed to the Committee and is attached to this meeting summary.
  - Mr. Fenton described each existing park in the City park system and located each on a map that was provided to the Committee. He discussed the benefits of parks and recreational opportunities to the community; specifically noting the quality of life and economic development benefits.
  - He explained that a bond referendum for parks has never gone to the voters in Greenville, although one almost occurred in 1972.

- Through the years, the parks system has growth via a combination of available city funds, gifts from families, land donations from citizens, and monies raised by the community.
- The conceptual bond program for recreation and parks improvements totaling \$10.5 million that had previously been presented to City Council on May 19, 2014 was reviewed. This program included the following:

**South Greenville Recreation Center (\$3.1M)**

This project is the highest priority and is the most expensive proposed. It is used as a PAL site and one of three City facilities that is not air conditioned. In 2013, City Council designated \$200,000 to begin the review and design phase for renovations to this facility. Per Council's direction, staff has been in discussions with Pitt County Schools to see if they will partner with the City on this project since South Greenville Elementary uses this facility as their gymnasium.

**Westgate Neighborhood – Land Acquisition (\$500K) and Park Development (\$375K)**

This project involves the acquisition of parkland and development of a park in the Westgate neighborhood; a densely populated neighborhood with no parks or recreational amenities nearby. An ideal size for a park is 8-10 acres.

**Town Common (\$1.25M)**

City Council allocated \$150,000 in the FY15 budget to “get the ball rolling” on basic improvements to Town Common and the program for that funding is currently being finalized. This facility is not heavily utilized unless there is a structured program or event. The proposal includes \$1.25 million to make “Phase 1” improvements to the park in accordance with the Master Plan. These improvements would include restrooms, a sprayground, a floating dock / pier, and construction drawings and plans for future phases.

**South Tar Greenway Amenities (\$550K)**

The S. Tar Greenway has adjacent lands that can be programmed with additional recreational amenities. Such improvements could include a shelter, sand volleyball court, mountain bike trail, skateboard area, exercise amenities, additional parking, lake trail, playground, and expansion of the dog park.

**River Park North (\$375K)**

145 acres adjacent to River Park North has been donated to the City. This property now allows River Park North to be directly across the river from Town Common. There is a stable on the property offering many potential uses and the funding is proposed to add shelters and piers, and make this new land accessible via trails.

**Boyd Lee Park (\$430K)**

This park is approximately 13 years old and is another facility without an air conditioned gym. Parking is a problem that needs to be addressed at this facility. The funding is

proposed to air condition the gym, improve parking, reconstruct and extend the cross country trail, renovate the building interior, and replace the gym floor.

**Eastside Park (\$450K)**

The master plan for developing Eastside Park is estimated to cost between \$9 - \$10 million. The proposed funding would implement an initial phase including trails, water to the site, a community garden, and possibly a dog park.

**Phil Carroll Property (\$350K)**

The City recently received a land donation from Phil Carroll and this land is envisioned as more of a wildlife sanctuary with some passive recreational amenities such as trails, fishing, and picnic shelters.

**Infrastructure and ADA Improvements (\$1.6M)**

There are many locations requiring updates to become ADA compliant. Facilities proposed for improvements include River Park North, Guy Smith Stadium, Peppermint Park, and Thomas Foreman Park, just to name a few.

**Greenfield Terrace (\$400K)**

This park is approximately 27 acres, but only five-acres are currently developed. The funding is proposed to install a youth baseball field, a walking path to the adjacent Boys and Girls Club, a sprayground, and other site amenities.

**Bradford Creek Soccer Complex (\$375K)**

Over 1,100 kids participated in the soccer program this year; games are scheduled in shifts to accommodate the number of participants as well as assist with traffic problems. This location is in need of lighting and additional parking. And the funding would be used for those purposes.

**Bradford Creek Golf Course (\$150K)**

Proposed improvements include greens stabilization and irrigation improvements.

**Paramore Park (\$350K)**

Paramore Park is a small park, but has a high use. Proposed improvements include a restroom facility and a sprayground.

**Spraygrounds**

The one at Dream Park has been well received; it is free to use. Additional spraygrounds are proposed at three locations spread throughout the City (Greenfield Terrace, Paramore Park, and Town Common).

Additional Comments made by Committee members and/or staff:

- Fees may be charged for use of future spraygrounds.
- The City has not conducted a feasibility study for a water park, like the one in Kinston.

- When developing ideas for new parks, we need to consider more “destination” parks rather than re-doing the same park over and over.
- We need to consider big signature projects: the Tar River Study; a signature bridge that ties River Park North to Town Common; a multi-purpose indoor aquatics facility; major sports complex adjacent to the soccer complex.
- Look at projects that will attract people to the community (which will bring dollars to the community) and incorporate potential partners to develop these projects.
- South Greenville Recreation Center impacts the image of Greenville; improvements to this facility will help reduce crime.
- Partnerships with ECU exist in programming, but not with any facilities.
- The Recreation Master Plan looked out to 2020.
- The new Facility Improvement Plan will help handle current needs – roofing, HVAC replacements and repairs, etc. If this plan is appropriately funded, it will address deferred maintenance of parks and other City facilities.
- PARTF grant funds have been utilized in the past; the available funds have decreased in recent years. In order to secure PARTF grants, the proposed projects need to have universal appeal and not just focus on one neighborhood location. The maximum amount available from a PARTF grant is \$500,000.
- Staff has not studied under-used parks or looked to see if any parks should be eliminated.
- If the bond is successful, it will increase departmental operating costs; although some new projects could generate revenue.
- Partnerships with private companies are essential.
- Same thought as with road projects – bond will help get “caught-up” but City Council will need to designate sufficient funds to maintain and operate day-to-day.
- Recreation and Parks facilities are investments, not necessarily money makers. People are looking for these amenities in communities.
- Parks will be a “hard sale” in a bond referendum; the projects need to have widespread appeal to be successful.
- Look at what we want Greenville to be in 2035, not just the current.
- Also need to consider completing what we have started before looking at other plans/projects.

- Staff extended an invitation to provide a tour of the facilities to the Committee; can be a future meeting date or coordinate one Saturday if necessary.

**5. Request for Information from the Committee – *City Manager Lipscomb***

- City Manager Lipscomb asked the Committee how to address requests for information from individual members; should it be funneled through the Chair, should they contact the City Manager directly, or other alternatives?
- City Attorney Holec suggested that Committee members should bring up any requests they have for information to the whole group and the Committee as a whole should decide what/how much information should be requested from staff.
- A motion was made by Tammy Perdue and seconded by Kelly Barnhill that requests for information should be emailed to the group with an emphasis to discuss it at the next scheduled meeting; if the group agreed, the request for information would be presented to staff.
- The motion passed unanimously.

**6. Other Items of Discussion – *Chair Mitchell***

- Ms. Perdue discussed the letter from Ms. Carol Collins, which was distributed to Committee members at the end of the July 30, 2014 meeting. Ms. Perdue felt the letter made some good points, specifically paragraph 8: any debt incurred should be for projects that will be “worth it overtime” and not something that will quickly deteriorate. She asked the group to keep this in mind during future discussions.
- Mr. Clark distributed a document entitled “Greenville Fees and Percentage Change Comparison”, stating it was prepared in 2010. He questioned if the City has been managed the way it should be over the years. He reiterated that hard choices need to be made with regard to the future of Greenville.

**7. Announcement of Next Meeting (August 27, 2014) – *Chair Mitchell***

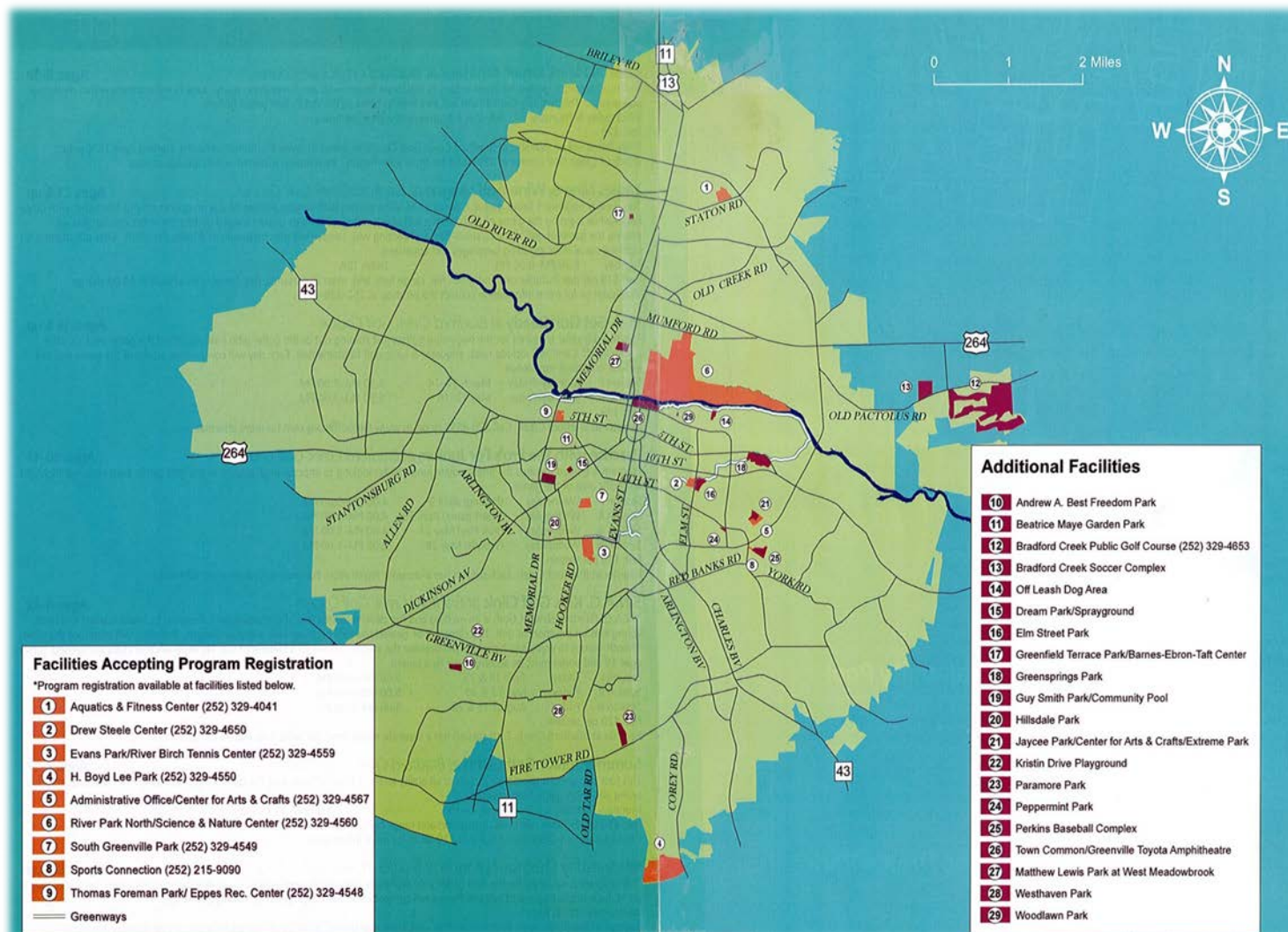
The next scheduled meeting is August 27, 2014, 5:30 p.m. in City Hall CR 337.

**8. Adjournment – *Chair Mitchell***

There being no further business, Chair Mitchell adjourned the meeting at 7:09 p.m.

# **Bond Advisory Committee**

**Greenville Recreation & Parks  
August 13, 2014**





## ***Paramore Park***



## ***Andrew A. Best Freedom Park***



## ***Elm Street Diamond - Then***



## ***Stallings Stadium – Now***

*Find yourself in good company*



## ***Dream Park - Then***

*Find yourself in good company*



## ***Dream Park - Now***



## ***Elm Street Gym - Then***



## ***Drew Steele Center - Now***



## ***Elm Street Gym - Then***



## ***Drew Steele Center - Now***

*Find yourself in good company*



## ***Eppes Rec Center - Then***



## ***Eppes Rec Center - Now***

*Find yourself in good company*

**BOND PACKAGE PROPOSAL; 5/16/14**

#980050

	Park	Project	\$ est.	Totals	Justification
	<b>South Greenville Recreation Center</b>	Implement major gym renovation & replacement of the recreation center.	\$3,100,000	\$3,100,000	Provides an acceptable recreation center amenity for area residents.
	<b>Land acquisition; Westgate &amp; Southwest site.</b>	Creates a fund for Land Acquisition for the park system. This stewardship program allows purchase of parkland in areas lacking facilities, particularly in the west and southwest of Greenville.	\$500,000	\$3,600,000	Some areas in Greenville have no neighborhood parks and this program begins the process of acquiring land for that purpose.
	<b>New park development</b>	Provides funds to construct a new neighborhood park in the Westgate community, currently lacking park facilities.	\$375,000	\$3,975,000	This provides funds for the construction of 2 new parks in neighborhoods lacking those facilities.
	<b>Town Common</b>	Phase I Master Plan implementation; construct a concession/restroom building, sprayground, a pier for water access, and design documents for future park development	\$1,250,000	\$5,225,000	This program implements Phase 1 of the Town Common Master Plan.

<b>South Tar Greenway Amenities</b>	Upgrade the linear park along the greenway; install a shelter, sand volleyball, mountain bike trail (on the old city landfill), skateboard area, exercise amenities, small stage area, additional parking, lake trail, expand & light dogpark, and possibly develop a pocket park site with a small playground. <b>Seek PARTF grant with city match. Total cost estimated @ \$1,050,000.</b>	\$550,000	\$5,775,000	Lands & pond adjacent to new S. Tar Greenway are an excellent opportunity for expanded greenway facilities & river access for underserved neighborhood. Prime candidate for PARTF matching grant.
<b>River Park North; Park Renovation &amp; expansion</b>	Develop western section of park (fishing piers, shelter, trails, access to currently developed eastern section).	\$375,000	\$6,150,000	Creates major new park amenity and allows a future connector to Greene St. at relatively low cost.
<b>Boyd Lee Park</b>	Reconstruct & extend the cross country trail, air condition the gym, renovation of building interior, replace gym floor, add youth baseball/multipurpose athletic field, improve parking.	\$430,000	\$6,580,000	The popular cross country trail has never been constructed to a professional standard, significant ADA issues exist, the gym is not air conditioned, and buildings upgrades are needed.
<b>Eastside Park/Hwy 33</b>	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	\$7,030,000	Implements Phase 1 of park development in an area with no local park opportunities.

<b>Phil Carroll Property (Hwy 43); Ph. 1 Development</b>	Develop park access, install trails, picnic shelter, fishing areas, & other basic amenities at Hwy 43 property for new park development.	\$350,000	\$7,380,000	There are currently no developed park facilities on the western sector of Greenville. Anticipate high use by hospital staff, area residents, and patient's families.
<b>Infrastructure upgrade &amp; ADA Compliance</b>	Systematically begin to address facility & building renovations to improve facilities & address identified ADA compliance issues. Improvements at Guy Smith Stadium, Peppermint Park, Westhaven Park, Thomas Foreman Park, Elm St. Center roof, Hillsdale Park, Woodlawn Park, and possibly other locations.	\$1,635,000	\$9,015,000	This project addresses numerous facility deficiencies throughout the park system.
<b>Greenfield Terrace</b>	Install a youth baseball field, walking path to the Boys/Girls club, a mini-sprayground, & other site amenities.	\$400,000	\$9,415,000	Provides some needed park upgrades proposed in Park Master Plan.
<b>Bradford Ck Soccer</b>	Light 2 soccer fields & purchase land for overflow parking.	\$375,000	\$9,790,000	There are currently only two lighted soccer fields in Greenville which fails to meet the considerable demand for use. Play is very limited because of short days.
<b>Bradford Creek Public Golf Course Upgrades</b>	Green stablization, irrigation improvements, etc.	\$150,000	\$9,940,000	Corrects some infrastructure deficiencies at golf course.

<b>Paramore Park Upgrade</b>	Install a mini-sprayground amenity, develop a restroom & sprayground mechanical room.	\$350,000	\$10,290,000		
<b>Cost of Bond Issuance</b>	Fees required to issue a bond.	\$210,000	\$10,500,000	Required fees	



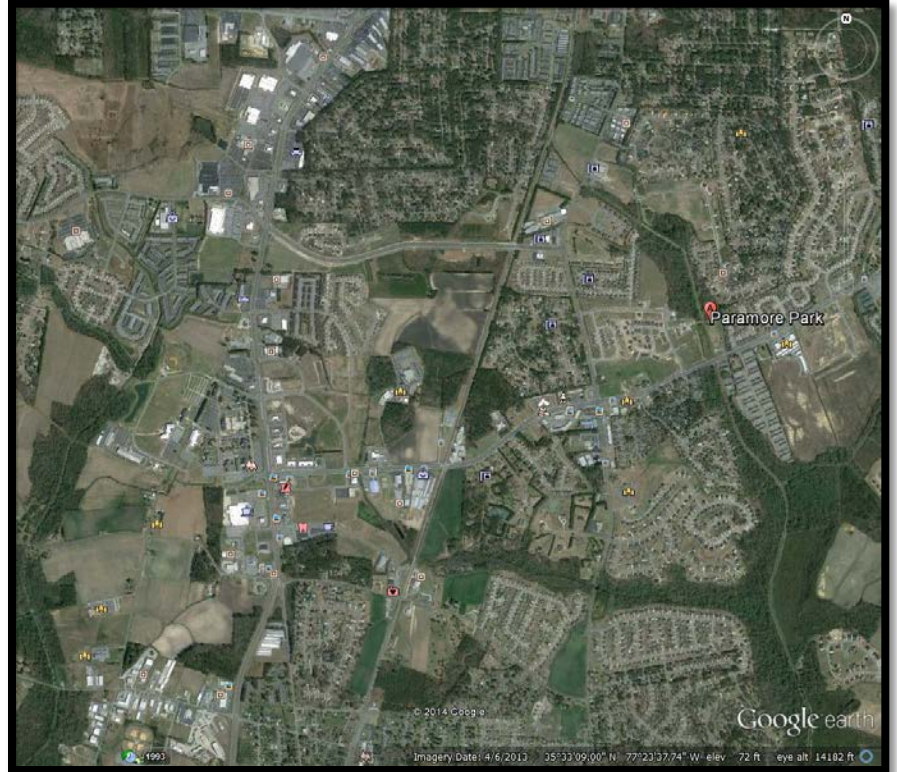
## **South Greenville Recreation Center - \$3.1M**

Complete replacement of recreation center / major gym renovation / some outdoor improvements





**WESTGATE**



**SW QUADRANT**

## **Land Acquisition- \$500k**

Acquire parkland in Westgate neighborhood and in southwest portion of the community



**New Park Development - Westgate \$375k**  
Develop a new park in the Westgate neighborhood



## **Town Common - \$1.25M**

**Phase 1 Master Plan Implementation includes Phase 1 design and construction drawings, and construction of restrooms / concession bldg, sprayground, a new pier, and designs for future phases**





## **S. Tar Greenway Amenities - \$550k**

Install improvements along the existing greenway. Improvements may include a shelter, sand volleyball court, mountain bike trail (on old city landfill), skateboard area, exercise amenities, additional parking, lake trail, playground, expand and light dog park.



## **River Park North- \$375k**

**Improve western portion of park (fishing piers, shelters, trails) and make accessible to eastern portion of park.**



## **Boyd Lee Park - \$430k**

**Reconstruct and extend cross country trail, air condition gym, renovate building interior, replace gym floor, add multipurpose field, and improve parking.**



## Eastside Park - \$450k

Develop initial phase of park to include trails, water to site, a community garden, road access and possibly a dog park.



## **Phil Carroll Property- \$350k**

**Develop park access, install trails, picnic shelter, fishing areas and other basic amenities**



## **Infrastructure and ADA Improvements - \$1.6M**

**Various facility renovations to address known facility needs and ADA compliance issues at Guy Smith Stadium, Peppermint Park, Westhaven Park, River Park North Thomas Foreman Park, Elm St. Center, Hillsdale Park, and Woodlawn Park.**



## Greenfield Terrace - \$400k

Install youth baseball field, walking path to the Boys and Girls Club, a sprayground, and other site amenities



**Bradford Creek Soccer Complex - \$375k**  
Install lighting for two fields and purchase adjacent property for overflow parking.



**Bradford Creek Public Golf Course - \$150k**  
- Greens stabilization and irrigation improvements.



## **Paramore Park- \$350k**

**Install a sprayground amenity and a restroom facility.**

**Soft Costs: \$210,000**