

Memorandum

To: Bond Advisory Committee Members
From: Barbara Lipscomb, City Manager
Date: July 11, 2014
Subject: Initial Meeting Agenda and Background Materials

The initial meeting of the Bond Advisory Committee is scheduled for **Wednesday, July 16, 2014** beginning at **5:30 p.m.**, in **City Hall Conference Room 337**. Please find attached to this message a proposed meeting agenda and some background materials that I thought you may want review prior to this meeting.

A few of logistical items related to Committee meetings:

- Staff will typically provide agendas and other meeting materials via e-mail the week prior to the scheduled Committee meeting.
- Each Committee Member will be provided a notebook (three-ring binder) at the initial meeting. For the first meeting, all materials attached to this memo will be printed and included in your notebook. No other materials will be printed for future meetings.
- One of the objectives of this first meeting is for the Committee to agree on a meeting schedule for future meetings. As such, please bring your calendars to next week's meeting.
- City Council appointed this Committee to make specific recommendations back to them related to a potential bond referendum. Staff will be present to support the work of the Committee by providing information, answering questions and assisting with meeting logistics (i.e. agendas, minutes, room set-up, etc.). All substantive decisions related to the Committee's work will have to be determined by the Committee.

Attachments

cc: Mayor and City Council Members
Chris Padgett, Assistant City Manager
Hassan Aden, Police Chief
Eric Griffin, Interim Fire/Rescue Chief
Gary Fenton, Director of Recreation and Parks
Kevin Mulligan, Director of Public Works
Bernita Demery, Director of Financial Services
Merrill Flood, Director of Community Development
Carl Rees, Economic Development Officer

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

**Wednesday, July 16, 2014
5:30 p.m.
City Hall Conference Room 337**

- 1. Welcome and Introductions**
- 2. Review of Committee's Directive from City Council**
- 3. Staff Presentation**
 - General Obligation Bonds
 - 2004 Bond Program
 - Conceptual Bond Program Presented to City Council on May 19, 2014
 - Potential Timing of a Bond Referendum
- 3. Discussion of Committee Structure**
 - Meetings (dates, times, location)
 - Selection of Chair and Vice-Chair
 - Meeting Procedures
- 4. Topics for Future Agendas**
- 5. Other Informational Needs**

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 MANAGER'S OFFICE

City of Greenville

North Carolina

P.O. Box 7207 – Greenville, N.C. 27835-7207

June 25, 2014

Dear Bond Advisory Committee Members:

On June 12, 2014, the City Council of the City of Greenville appointed you as members of an ad hoc Bond Advisory Committee. The purpose of the Committee, as established by the City Council, is to advise the City Council on the content, amount, timing, structure of an advocacy committee, and other relevant aspects of a voter bond referendum.

A list of the Bond Advisory Committee members is attached for your information. All members who were appointed to the Committee have been contacted by City staff to establish a time and date for the initial meeting of this new committee. I anticipate that the initial meeting will consist of Committee and staff introductions, Committee organization, mission clarification and possible timeline, and initial presentation of background materials.

I would like to thank you for taking the time to serve our wonderful Greenville community, and we look forward to working with you.

Sincerely,

Barbara Lipscomb
City Manager

als

Attachment

cc: Mayor and City Council

2014 Bond Advisory Committee

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

2014 Bond Advisory Committee

NAME	EMAIL/PHONE	ADDRESS
Will Franklin	Will.Franklinjr@firstcitizens.com 252-321-6335	505 Carnoustie Drive Greenville, NC 27858
Bill Clark	bill.clark@billclarkhomes.com	
Kelly Barnhill	kbsr@hendrix-barnhill.com 252-752-4122	PO Box 1904 Greenville, NC 27858
Tilwanda "Tee" Steinberg	tsteinberg@bbandt.com 252-321-3341	3612 Oak Hill Drive Greenville, NC 27858
Dennis Mitchell	d.mitchell@restartcare.com 252-561-5224	2602 Courtier Drive Greenville, NC 27834
Alberto Blanco	albertoblancolara@hotmail.com 252-364-1596	3312 Edwards Ct. Greenville, NC 27858
Jon Tart	jon.tart@motion-ind.com 252-347-3401	3761 Langston Blvd. Winterville, NC 28590
Terri Williams	terri@terriwilliamsrealtor.com 252-756-3500	226 Commerce Street Greenville, NC 27858
Tony Parker	tparker1961@msn.com 252-758-2616	1600 Hollybriar Lane Greenville, NC 27858
Ashley Breedlove	ashleytylerbree@gmail.com 252-916-7487	1108 G2 E. 10 th Street Greenville, NC 27858
Tammy Perdue	toperdue@yahoo.com 252-341-8994	171 Holly Hills Rd Greenville, NC 27858
Bianca Shoneman	bianca@uptowngreenville.com 252-561-8400	PO Box 92 Greenville, NC 27835
Tony Khoury	tony.khoury@eastgroup.com 252-758-3746 x128	324 Evans Street Greenville, NC 27858
Michael Overton	Michaelo1974@gmail.com 252-916-4199	3044 Rolston Road Greenville, NC 27858

City of Greenville November 2, 2004 Bond Referendum Frequently Asked Questions

1) Why does the City need to issue \$20.8 million in bonds at this time?

People relocate to Greenville because our City is a regional center for education, health care, shopping and industry and because of our excellent livability and stable job market. Since the last bond referendum was held twelve years ago, the City's population has grown by approximately 40% to more than 64,000 today. Greenville's population is expected to be over 100,000 by 2020, making it one of the fastest growing metropolitan areas in the nation. East Carolina University, third largest university in the state, is projected to grow to 28,000 students by the end of the decade. Pitt County Memorial Hospital and the Brody School of Medicine have partnered in serving a population of 1.2 million in 29 eastern NC counties which brings ever increasing numbers of patients into our community. The recently approved \$210 million Cardiovascular Diseases Institute will only add to the recognition and growth of the City as a medical center. Additionally, citizens already recognize that traffic congestion is a major problem; traffic congestion along our major thoroughfares is anticipated to increase over 50% by 2025 without improvements.

To accommodate this anticipated growth and maintain our high quality of life our City needs be proactive and prepare for the future by improving its street and drainage infrastructure and revitalizing some declining areas of our community. By addressing our needs today we can avoid more costly solutions tomorrow.

The City has carefully planned for its future needs through its *Horizons Plan* and *Capital Improvements Program*. City Council considered over \$157 million in specific capital projects to meet the demands of future growth; Council recommended that voters consider \$20.8 million of the most pressing needs on the upcoming November ballot. Additionally, a citizen survey demonstrated favorable support for the bond referendum projects. With interest rates at historic lows and our recent credit rating upgrade by Standard and Poor's, this is the optimum time to issue bonds for capital improvement needs; bonds which will build a better Greenville.

2) What is a General Obligation Bond and what was the experience the last time the City issued these types of bonds?

A bond is the certificate or evidence of debt issued by a governmental unit, similar to a home mortgage. The City borrows from the purchasers of the bonds (usually a bank or some other type of financial institution) and pledges to pay the bondholders interest and principal over a predetermined number of years (normally 20 years). General Obligation Bonds pledge the full faith and credit of the governmental unit. Issuance of General Obligation Bonds require a vote of the people through a bond referendum, whereby

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voters decide whether to authorize the sale of bonds and the potential levy of a tax to repay the bonds.

The City's last General Obligation Bond referendum was twelve years ago in 1992. At that time, voters overwhelmingly approved \$25.5 million for a wastewater treatment plant expansion, the police-fire/rescue building, street improvements and affordable housing. There was no tax increase to repay the bond debt and all of the bond funds have been expended for their intended purposes.

3) Will my taxes go up as a result of passage of the four bond questions?

If approved, the bonds will not be issued simultaneously. Authorization to issue bonds is valid for seven years and it is anticipated that issuance will be staggered over this period. Rates are at historically low levels and the City has an excellent credit rating.

Private investments resulting from the public improvements and growth in the tax base, while not guaranteed, are anticipated to significantly cover the debt service without a tax increase. The debt service for the drainage projects will come from the stormwater fees. Although the bonds will be issued over a seven-year period, if \$15.7 million were issued today at an interest rate of 5.25% for 20 years, the annual debt service would be \$1.3 million (this excludes the stormwater bonds paid through the stormwater fees). This debt service would equate to a 3.5¢ property tax increase or \$35.00 per \$100,000 of value.

4) I remember the City urban renewal projects in the late '60s and early '70s with the wholesale demolition and relocation of residents out of the project areas. Will this happen again with West Greenville revitalization?

No. The West Greenville Revitalization Program is a different kind of program from what was done in the '60s and '70s. The West Greenville 45-Block Revitalization Program is an effort to revitalize depressed areas in and adjacent to the neighborhoods of Cherry View, Perkins Town, Biltmore and Lincoln Park. It is designed to improve and maintain the character of the neighborhoods in the revitalization area that have declined over the years. It will focus on preserving existing homeowner's homes and increasing home ownership from the current 20% to over 50% within the 45-Block program area. Most properties acquired will be redeveloped with new family housing. When relocation is necessary, the City will assist occupants with relocation to decent, safe and sanitary housing within the same area when possible.

5) I am a renter in West Greenville and want to stay in the community. Is there a program available to help me become a homeowner?

Yes. If the owner of the property you are currently renting is willing to sell the unit to you, there is a possibility that you can purchase that home. The City has and several

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programs for potential homeowners such as down payment assistance and secondary mortgages. Banks and financial institutions provide mortgages and also have special programs. Interested homeowners will have to meet requirements for the programs offered. For additional information please contact the Planning and Community Development Department at 329-4481.

6) What relocation assistance will be made available to those who may be displaced as a result of West Greenville revitalization?

Acquisition of occupied properties will be held to a minimum. However, if an occupied property is acquired, occupants will receive relocation assistance within the same area when possible. The amount of assistance will vary by person.

7) I am a businessman and want to be part of the revitalization effort. Are there any incentives or programs available to make it attractive for me to invest in West Greenville?

Qualified applicants may be eligible for loans for commercial and residential development projects that are in keeping with the goals of the redevelopment plan. Other opportunities such as land offerings in certain locations for business or residential redevelopment projects may be provided. For additional information please contact Planning and Community Development staff at 329-4481.

8) I am a minority homebuilder and see West Greenville revitalization as an opportunity for me to build affordable housing within the community. What process should I follow and are there any incentives for me?

Women and Minority Contractors are always encouraged to participate in any bid opportunities that are extended. All contractors must be qualified to work under City of Greenville housing programs. Staff is available to assist anyone interested in participating. Construction financing may be available to qualified contractors for new construction in the 45-Block Area. Workshops to qualify new contractors will also be held. Planning and Community Development staff will be happy to provide information on this subject and can be reached at 329-4481.

9) I am an elderly homeowner, living on a limited fixed income, and cannot afford to repair my home. Can you help me?

Yes, programs are available to assist eligible homeowners with repairs to their homes. The programs are designed to assist low-income residents with needed repairs to the home. Rehabilitation programs have several requirements. Please contact the Planning and Community Development Department for additional information at 329-4481.

10) I have lived in West Greenville nearly all my life and am concerned that the City will tear down houses and replace them with new houses that will not fit in our

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neighborhood. What is the City doing to ensure that new construction will be compatible with our community?

All homes that are built within the neighborhood will take into consideration the type of construction already in place and will be constructed with similar materials and architectural characteristics.

11) I live in the Moyewood neighborhood and feel my neighborhood should have been included in the revitalization program. Why isn't Moyewood in the 45-block revitalization area?

The City of Greenville surveyed many areas of West Greenville for this initiative and developed the boundaries based upon areas of the community that had no other government assistance. The Moyewood area is owned and operated by the Greenville Housing Authority. The Housing Authority serves as the lead entity for issues in the Moyewood area and provides a much needed service to the community. The City works with the Housing Authority on a regular basis and understands the goals of the Housing Authority. The City has no plans for the Moyewood area.

12) I live in an area that is not identified by any of the bond issues; why should I vote for the bond proposals?

The livability and progressiveness of a community are often viewed by how attractive and dynamic its downtown and neighborhoods are. Improving these areas will improve our City's overall quality of life. Additionally, everyone benefits when our community is more attractive to new residential and commercial development that will expand our tax base. Our City is strong only when all parts of the community are vibrant.

Undertaking street and storm drainage improvements benefit all citizens by improving the functioning of our transportation and storm drainage systems. Without these improvements we will only experience increased traffic congestion and flooding throughout our community. Making these improvements now will reduce what may be more costly solutions in the future.

13) Where will relocated persons go?

As part of the program, actions to partner with builders to develop multi-family rental properties and single-family homes will be pursued. If relocation is necessary, staff will assist occupants with relocation to decent, safe, and sanitary housing within the same area when possible and in some cases individuals may be relocated to other areas.

14) Will rental properties be acquired because of the dilapidated condition of the dwelling?

Yes. Dilapidated rental properties will be acquired and the owner will be paid tax value

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or value as established through a federally mandated appraisal process. Substandard rental properties will be addressed through code enforcement.

15) What will happen to vacant lots?

Vacant lots will be acquired and assembled to create buildable lots for the construction of new housing to encourage homeownership.

16) How will the revitalized neighborhoods be maintained in the future to ensure they do not decline over time?

The areas involved in the revitalization program will be maintained through strict code enforcement provided by the City of Greenville Neighborhood Services, zoning enforcement, and other city agencies.

17) Are there eligibility qualifications for housing rehabilitation assistance?

Yes. There are qualifications regarding household income, ownership, current taxes, and major liens and judgments attached to the property. Contact the Community Development Division for more information at 329-4481.

For more information, please call 329-4432 or visit our website at www.greenvillenc.gov

The City of Greenville will have four (4) bond questions on the November 2, 2004, ballot. Category summaries follow.

WHY \$5.7 MILLION FOR STREET IMPROVEMENTS?

Tenth Street Connector

This project involves the extension of Tenth Street from Dickinson Avenue to Stantonsburg Road at Memorial Drive. The roadway project will provide for a much needed link through the city while offering a direct connection between residential areas and East Carolina University with the regional medical center. A new overpass will allow access to Pitt County Memorial Hospital from the east. This

bond represents a portion of the cost, which is a cooperative effort with North Carolina Department of Transportation, East Carolina University and Pitt County Memorial Hospital.

West Third Street

West Third Street serves as a major neighborhood collector essential to travel into and from West Greenville. This project will improve the existing roadway by widening portions, adding sidewalks, and improving sight distance at critical intersections. This street is poorly aligned, very narrow, and inadequately drains in certain blocks creating hazardous conditions for motorists and pedestrians traveling this area.



Thomas Langston Road Extension This project involves the extension of Thomas Langston Road from Memorial Drive to Evans Street. This project will help relieve traffic congestion on two major thoroughfares, Greenville Boulevard and Fire Tower Road. The project will give direct access from residential areas to the commercial corridor along Memorial Drive.

WHY \$5 MILLION FOR WEST GREENVILLE REVITALIZATION?

This project involves revitalization of an older, declining 45-block area of West Greenville. In an effort to curb this decline the City has embarked on a progressive eight-year program to remove blight, improve substandard housing and infrastructure, and increase home ownership. These funds will supplement federal grant funds. This effort will establish a safer, more attractive neighborhood for



residents, visitors and the entire community.

WHY \$5 MILLION FOR CENTER CITY REVITALIZATION?

The City of Greenville is embarking on an important program to revitalize the city's center. This area, which includes the downtown area and adjacent residential and commercial areas, has declined over the years as new businesses and growth expanded outward. This public invest-

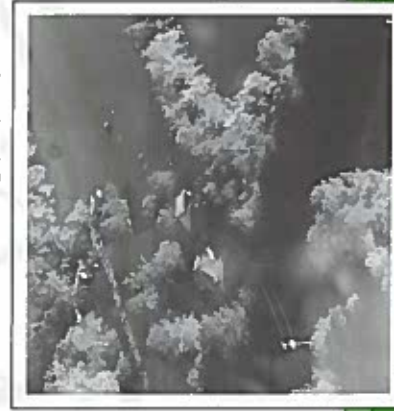
ment will serve as a catalyst for reuse of vacant buildings and to promote new development, making our center city vibrant and attractive to private investment once again.



WHY \$5.1 MILLION FOR STORM-WATER DRAINAGE IMPROVEMENTS?

This project replaces storm drainage pipes and ditches and makes stream improvements in several locations throughout the city that are experiencing frequent flooding, structural failures of public streets and related damage to adjoining property. Use of bond funds will

accelerate the installation of these improvements. Debt service for these projects will be funded through the City's Storm-water Utility Fund.



What is a General Obligation bond?

A General Obligation (GO) bond is the certificate or evidence of debt issued by a governmental unit. A GO bond is similar to a home mortgage. The City borrows from the purchaser of the bonds and pledges to pay the bondholders a specific amount of interest and repay the principal over a specific time-frame. The City of Greenville enjoys an excellent credit rating of Aa3 with Moody's Investors Service, Inc. and AA+ with Standard & Poor's Corporation. This financial indicator represents Greenville with a good credit reputation allowing us to sell our bonds at low interest rates.

How will the \$20.8 million be repaid?

Once approved, the authorization to issue bonds is valid for seven years. Bonds will not be issued simultaneously. Private investments resulting from the public improvements and growth in the tax base, while not guaranteed, are anticipated to significantly cover the debt service. Stormwater fees currently paid by citizens of Greenville and property owners will service the debt for the drainage projects. Although the bonds will be issued over a seven-year period, if \$15.7 million were issued today at an interest rate of 5.25% for 20 years, the annual debt service would be \$1.3 million (this excludes the Stormwater Bonds, repaid through stormwater fees).

Why now?

There are areas in our city that need improvement, and our population growth has created the need for the proposed bond referendum. Low interest rates make this the optimum time to issue bonds for capital improvement needs which will build a better Greenville.

For more information, please call 329-4432 or check out our website at www.greenvillenc.gov



City of Greenville
P. O. Box 7207
Greenville, NC 27835

Bonds for a Growing Greenville



2004 Bond Referendum Information



Item 2: Discussion of Potential Bond Referendum

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Presentation Overview

- What is a Bond / General Obligation Bond
- City's History with General Obligation Bonds
- 2004 Bond Program
- Potential Bond Schedule for November 2014
- Bond Questions and Funding
- Conceptual Bond Programs
- Questions and Discussion

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What is a Bond?

A bond is the certificate or evidence of debt issued by a governmental unit. The City borrows from the purchasers of the bonds and pledges to pay the bondholders interest and principal over a predetermined number of years (normally 20 years).

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What is a General Obligation Bond?

A General Obligation (G.O.) Bond pledges the full faith and credit of the City. Issuance of G.O. Bonds require a vote of the people through a bond referendum, whereby voters decide whether to authorize the sale of bonds and the potential levy of a tax to repay the bonds.

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Previous G.O. Bond Programs

- **1992 Bond Program Totaled 25.5M**
 - Public Building (New Police – Fire / Rescue Facility) - \$3.5M
 - Streets - \$3M
 - Storm Sewer (Drainage Improvements) - \$1M
 - Housing - \$1M
 - Sanitary Sewer Improvements - \$17M
- **2004 Bond Program Totaled 20.8M**
 - Street Improvements - \$5.7M
 - West Greenville Revitalization - \$5.0M
 - Center City Revitalization - \$5.0M
 - Stormwater Drainage - \$5.1

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2004 Bond Program

DATE(S)	ACTIVITY
December, 2003 – February, 2004	Capital needs discussed at 4 City Council meetings (COPS and G.O. Bonds discussed as funding source)
February 9, 2004	Council voted to approve all of the COPS projects in the CIP; Council voted to get information on specific transportation projects for bonds
March 11, 2004	Council members asked to think about who they wanted to serve on Bond Advocacy Committee
March 15, 2004	Council consensus was to move forward on G.O. bond projects; again discussed need for advocacy committee
March 26, 2004	Staff Meeting with Local Government Commission

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2004 Bond Program - (Continued)

DATE(S)	ACTIVITY
April 5, 2004	Presentation to Council on survey results of how citizens felt about potential bond projects and whether respondents would support a tax increase to pay for them; staff reported on March 26 meeting with LGC and continued staff efforts to refine projects
April 12, 2004	Deadline for Council members to provide City Manager with names of potential Bond Advocacy Committee members
April 20, 2004	City Manager reported that Bond Advocacy Committee and staff bond information committee are being created to publicize bonds being considered for November referendum—transportation, 45-block revitalization, center city revitalization, and storm drainage.

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2004 Bond Program - (Continued)

DATE(S)	ACTIVITY
April 20, 2004	Letters sent out to 125 potential members of Bond Advocacy Committee
May 13, 2004	Council authorized staff to proceed with process for November bond referendum for \$20.8M in G.O. Bonds <u>for specific projects</u> for transportation, 45-block revitalization, Center City revitalization, and storm drainage.
May – June, 2004	Bond Advocacy Committee formed with 40+ members
June 10, 2004	Council approved resolution making certain findings relating to the authorization and issuance of public improvement bonds and authorizing the Director of Financial Services to file application for approval thereof with the Local Government Commission

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November 2014 Bond Timeline

DATE(S)	ACTIVITY
May 29	Meet with Financial Advisors
Early June	Pre-application meeting/call with the LGC staff Further refine GO project list, Start selecting Campaign Oversight Committee
June 23	City Council adopts: (1) Resolution directing publication of notice of intent to apply to the LGC; (2) Resolution authorizing the Director of Finance to apply to the LGC; and (3) Resolution making certain findings of fact
Week of June 23	Publish Notice of Intent in the newspaper
Week of July 14	File Application with LGC and prepare Sworn Statement of Debt

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November 2014 Bond Timeline

DATE(S)	ACTIVITY
July 21	Introduce the Bond Orders at the City Council Meeting; City Council adopts the Resolution setting public hearing on the Bond Orders on August 11, 2014; File Sworn Statement of Debt with the City Clerk
By July 28	Publish Notices of Public Hearing on the Bond Orders in the newspaper
August 6	Deliver ballot language to Pitt County Board of Elections
August 11	City Council holds public hearing on adoption of the Bond Orders; City Council adopts (1) the Bond Orders at the conclusion of the public hearing and (2) the Resolution setting a Special Bond Referendum
August 12	City Clerk delivers certified copy of the Resolution setting a Special Bond Referendum to the County Board of Elections

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November 2014 Bond Timeline

DATE(S)	ACTIVITY
August 18	City publishes Bond Orders as adopted in the newspaper
NLT August 20	Submit notice to Joint Legislative Committee on Local Government
August 25 & September 8	Publish first and second Notices of Special Bond Referendum in the newspaper
October 7	LGC agenda for approval
November 4	Referendum

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Bond Questions

Bond questions must be developed for a specified purpose.

Examples

- Streets
- Recreation and Parks
- Housing
- Stormwater Drainage
- Public Safety
- Library

Bond questions can include new facilities, improvements to existing facilities, or combinations thereof.

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Bond Funding

It is expected that a tax increase will be required to fund any proposed G.O. Bonds issued in the coming years.

Tax Increase	Tax Rate	Additional Revenues (FY 15)	Bonding Coverage
+.02	\$.54	\$1.19M	\$14M
+.03	\$.55	\$1.79M	\$21M
+.04	\$.56	\$2.39M	\$28M
+.05	\$.57	\$2.98M	\$35M
+.06	\$.58	\$3.58M	\$42M
+.07	\$.59	\$4.18M	\$49M

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Taxpayer Impact

\$150,000 Property Valuation

Tax Increase	Additional Tax per Year	Additional Tax per Month	Additional Tax per Week
+.02	\$30	\$2.50	\$0.58
+.03	\$45	\$3.75	\$0.87
+.04	\$60	\$5.00	\$1.15
+.05	\$75	\$6.25	\$1.44
+.06	\$90	\$7.50	\$1.73
+.07	\$105	\$8.75	\$2.02

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Conceptual Bond Program

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Capital Needs

Streets and Sidewalks

- \$2.5M of annual streets resurfacing needs
- \$300k of annual needs for sidewalks and signals

Facility Improvements

- \$16.3 M of capital needs over the next 10-years (Facilities Improvement Program)

Large Capital Projects

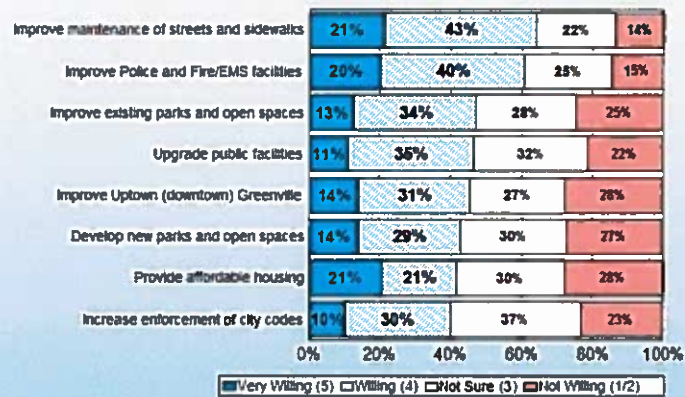
- Various large streets, recreation and parks and other capital projects (i.e. 10th St. Connector, Dickinson Avenue, South Greenville Recreation Center, Town Common, etc.)

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Q22. Willingness to Support a Bond Referendum or Additional Funding for Various Reasons

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (City of Greenville - February 2014)

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City Council Direction

"Direct staff to prepare a bond referendum in an appropriate amount in three parts: (1) to address roads and infrastructure in serious need, (2) to address the City's needs for upgrading existing facilities to meet safety needs and for establishing an ongoing facilities improvement program, and (3) to address park needs throughout the City"

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Potential Bond Questions



Street Improvement Bonds

- Street Improvements
- Sidewalk Construction



Recreation and Parks Bonds

- New facilities and major improvements to existing facilities
- Facility Improvements (FIP Projects)
- Land Acquisition



Public Safety Bonds

- Facility Improvements (FIP Projects)
- Vehicles

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Street Improvement Bonds

\$.02 Tax Increase = 14M Bond

- **Street Improvements - \$7.9M**
 - Includes resurfacing / micro-surfacing / reconstructing over 65 lane miles of roadway.
- **10th Street Connector - \$1.2M**
 - Includes betterments not funded or fully funded by NCDOT (extra wide sidewalks, decorative LED streetlights, berms at select locations, 9th street improvements due to drainage)

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Street Improvement Bonds

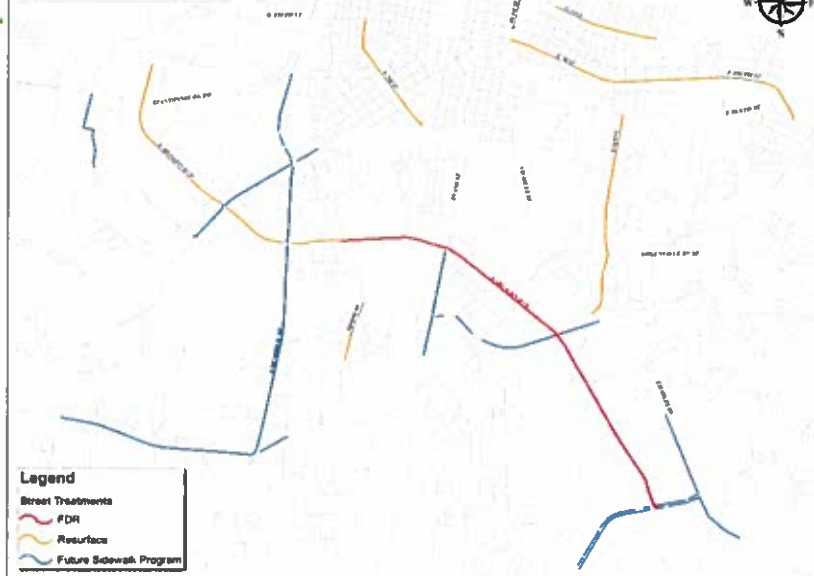
\$.02 Tax Increase = 14M Bond

- **Dickinson Avenue Streetscape - \$2.5M**
 - Includes significant streetscape enhancements Reade – 14th (brick pavers, street trees, decorative lighting)
 - Includes decorative lighting from 14th to Memorial
 - *Underground utilities not included
- **Sidewalks - \$2.1M**
 - Complete 10 Year Plan Program with sidewalk segments along Evans St., Dickinson Ave., Red Banks Rd., Charles Blvd. & Memorial Dr.
- **Soft Costs - \$275k**

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**CITY OF GREENVILLE 2014
ROADWAY BOND PROJECTS**



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Recreation and Parks Bonds

\$.015 Tax Increase = 10.5M Bond

- **South Greenville Recreation Center - \$3.1M**
 - Complete replacement of recreation center / major gym renovation
- **Town Common - \$1.25M**
 - Phase 1 Master Plan Implementation includes Phase 1 design and construction drawings, and construction of restrooms / concession building, sprayground, a new pier, and designs for future phases
- **Land Acquisition- \$500k**
 - Acquire parkland in Westgate neighborhood and in southwest portion of the community

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Recreation and Parks Bonds

\$.015 Tax Increase = 10.5M Bond

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

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Recreation and Parks Bonds

\$.015 Tax Increase = 10.5M Bond

- **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

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Recreation and Parks Bonds

\$.015 Tax Increase = 10.5M Bond

- **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.
- **Paramore Park- \$350k**
 - Install a sprayground amenity and a restroom facility.

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Recreation and Parks Bonds

\$.015 Tax Increase = 10.5M Bond

- **Bradford Creek Public Golf Course - \$150k**
 - Greens stabilization and irrigation improvements.
- **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, Thomas Foreman Park, Elm St. Center, Hillsdale Park, and Woodlawn Park.
- **Soft Costs - \$210k**

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Public Safety Bonds

\$.005 Tax Increase = 3.5M Bond

- **Police – Fire / Rescue Headquarters - \$1.4M**
 - Includes generator replacement, roof replacement, boiler furnace upgrades, HVAC replacement, restroom / lobby / office renovations, and garage door replacements.
- **Fire Stations 1 - 6 and EOC - \$720k**
 - Includes improvements at various facilities including Vehicle Exhaust System replacement, roll-up door replacement, exterior lighting replacement, small addition onto Station 3, outfitting the new EOC, Emergency Apparatus Storage Building construction and a new video conferencing system.

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Public Safety Bonds

\$.005 Tax Increase = 3.5M Bond

- **Fire Vehicles - \$1.3M**
 - Includes a new ladder truck and a brush truck
- **Soft Costs - \$70k**

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Bond Program Operational Impact

- The proposed bond program does address some existing facility needs in the areas of public safety and recreation and parks. This would reduce the annual needs for the facility improvement program.
- The new facilities proposed as part of the program will require additional maintenance and operational costs.
- Total fiscal impacts on operational costs will be determined once a specific bond program is finalized.

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FISCAL YEAR 2014-2015 CAPITAL IMPROVEMENT PROJECTS

(Including Facility Improvements)

Location	Project	Cost
Police	VIPER System	\$ 125,194
Police	Evidence Storage	250,000
	Subtotal for Police	\$ 375,194 A
Information Technology	Storage Area Network System	\$ 105,000
	Subtotal for Information Technology	\$ 105,000 A
Bradford Creek Golf	Replace 2 HVAC Units	\$ 20,000
Community Pool	Replace Main Water Supply Line & Other Plumbing	10,000
Elm St. Center	Replace 4 Ton HVAC unit	10,000
Elm St. Park	Tennis Court Resurfacing	18,000
Elm St. Park	ADA Restrooms	85,000
Eppes Center	Repoint & Seal Parapet Wall	20,000
Evans	Tennis Court Resurfacing	18,000
Gvl. Aq/Fit Center	Interior Plumbing Renovation	35,000
Parks; General	Complete Door/Key Standardization	25,000
Parks; General	ADA Assessment study	40,000
H. Boyd Lee	Replace Exterior Building Doors	8,000
H. Boyd Lee	Secure Parking, Redo Entrance	18,000
H. Boyd Lee	Replace 5 Ton HVAC unit	7,500
H. Boyd Lee	Reconstruct Plaza, Replace Lighting	44,000
Jaycee Park	Replace Roof Sections A,D,E,F	131,434
Jaycee Park	HVAC Replacement; units 3,5,6,7	30,000
River Birch Tennis	HVAC Replacement; 5 ton	10,000
River Birch Tennis	Replace Exterior Building Doors	6,000
Sports Connection	Replace Electric Control Boards/Wiring Pitch Mach	14,000
River Park North	Paddleboat Dock Replacement to ADA Standard	45,000
River Park North	Park Entrance Road Paving	24,500
Thomas Foreman	Regrade & Pave Rear Access to the Park	11,000
	*Subtotal for Recreation and Parks	\$ 630,434
Intergenerational Center	Replace Roof of IGC Center	\$ 175,000
Intergenerational Center	Caulk Expansion Joints	5,000
Intergenerational Center	Drainage System Repair	10,000
Intergenerational Center	Replace HVAC System at School	10,000
Intergenerational Center	Paint interior/Exterior of School	15,000
	*Subtotal for Intergenerational Center	\$ 215,000

****Sum = \$215,000 COG responsible for \$107,500; ECU responsible for \$107,500**

Location	Project	Cost
City Hall-Fire/Rescue	*Caulk Exterior Expansion Joints	\$ 50,000
Fire/Rescue	*Stations #3 & #4 Roll-up Door Replacement	50,000
Police-Fire/Rescue	*Headquarters Generator Replacement	600,000
Public Works	GTAC Local Contribution	178,000
Public Works	Sidewalk Construction	150,000 A
Public Works	Traffic Calming	15,000 A
Public Works	Street Resurfacing	600,000 A
Subtotal for Public Works		\$ 1,858,000

*Denotes Amount for the FY 2015 Facility Improvement Program \$1,545,434

Community Development	Planning Comprehensive Plan Re-write	\$ 140,000
Community Development	Town Common Improvement	150,000
Community Development	Economic Development Grant	50,000
Subtotal for Community Development		\$ 340,000 A
Total for Fiscal Year 2014-2015		\$ 3,308,628

General	Vehicle Replacement Cost Rentals FY 2015 >\$35K	\$ 521,599 A
Total General Capital excluding Facilities Improvement		\$ 2,106,793 Sum of A

**Fiscal Year 2015-2016 CAPITAL IMPROVEMENT PROJECTS
(Including Facility Improvements)**

Location	Project	Cost
Information Technology	Ethernet Routing	\$ 124,000
Subtotal for Information Technology		\$ 124,000 B
Community Development	Economic Development Grant	\$ 50,000
	Capital Investment Grant	\$ 100,000
Subtotal for Community Development		\$ 150,000 B
Eppes Center	Replace Roof Sections A,D,E	80,000
Eppes Center	Stormwater Control, Drainage Improvements	5,000
Eppes Center	Replace HVAC Wall Units	\$ 5,000
Elm St. Park	Replace Concrete Steps to LL Field	14,000
Gvl. Aq/Fit Center	Carpet, Flooring System Replacement	20,000
Thomas Foreman	Tennis Court Resurfacing	9,000
Bradford Creek Golf	Bulkhead Replacement in Pumphouse	15,000

Location	Project	Cost
Gvl. Aq/Fit Center	Replace Roofs C,D,E,F	305,000
H. Boyd Lee	Paint Interior of Facility	14,000
H. Boyd Lee	Roof Replacement	123,045
River Park North	Replace 3, 4 Ton HVAC Units 1,3,4	25,000
River Park North	Parker's Creek Bridge Replacement	33,000
Sports Connection	Replace 3 One Ton HVAC Units	15,000
Green Mill Run Gwy	Replace & Realign Bridge Over Creek	85,000
*Subtotal for Recreation and Parks		\$ 748,045
Fire/Rescue	Pressure Wash and Paint Exterior of Stations 2-6	\$ 50,000
Fire/Rescue	Rollup Door Replacement Station 1	150,000
Fire/Rescue-Police	Roof Replacement Headquarters	180,000
*Subtotal for Fire/Rescue-Police		\$ 380,000
Public Works	*Roofing	\$ 100,000
Public Works	*Fleet Gas Island Replacement	351,135
Public Works	Street Resurfacing	525,000 B
Public Works	Master Arm Poles	100,000 B
Subtotal for Public Works		\$ 1,076,135
*Denotes Amount for the FY 2016 Facility Improvement Program \$1,579,180		
Total for FY 2015-2016		\$ 2,478,180
General	Vehicle Replacement Cost Rentals FY 2015 >\$35K	\$ 521,657 B
Total General Capital excluding Facilities Improvement		\$ 1,420,657 Sum of B