

City Council Meeting

May 8, 2017



Greenville
NORTH CAROLINA

Find yourself in good company®

Item 10

Presentation of the City's proposed
Fiscal Year 2017-18 operating
budget



Find yourself in good company®



Find yourself in good company®

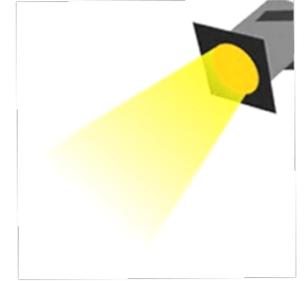
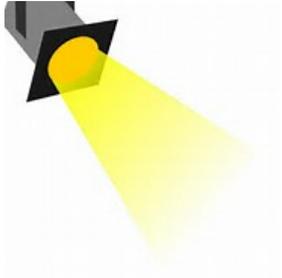
2017-18 PROPOSED BUDGET

2017-18 PROPOSED BUDGET BUDGET CALENDAR

- April 10, 2017 City Council General Fund Budget Preview
- April 24, 2017 Joint City Council-Greenville Utilities
Commission Meeting
- May 3, 2017 Proposed City, GUC, SML, and CVA
Budgets Distributed to City Council
- **May 8, 2017** **Balanced City Budget Presented to Council**
- May 11, 2017 Proposed GUC, SML, & CVA Presented to Council
- May 19, 2017 Public Display of Balanced Budgets
- June 5, 2017 Public Hearing- Fiscal Year 2017-18 Budget
- June 8, 2017 Proposed Adoption of Fiscal Year 2017-18
Budget



Find yourself in good company®



2017-18 PROPOSED BUDGET

PROPOSED BUDGET HIGHLIGHTS



2017-18 PROPOSED BUDGET PROPOSED BUDGET HIGHLIGHTS

- ✓ Maintains Current Tax Rate at 52 ¢
- ✓ Invests 84% of All General Fund Revenues Into Core Public Service Areas and Obligated Debt:

Police	30.2%
Public Works	16.5%
Fire / Rescue	17.1%
Recreation & Parks	11.4%
General Obligated Debt Service	5.8%
Community Development	3.2%
Total	<u>84.2%</u>



2017-18 PROPOSED BUDGET

PROPOSED BUDGET HIGHLIGHTS

Personnel:

- ✓ Provides for an Average 3.2% Salary Increase for Employees Broken Down as Follows:
 - 1.0% Cost of Living Increase
 - 2.2% Merit Increase
- ✓ Includes Funding for an Additional 2.0 – 4.0 Police Positions (Grant Pool)
 - This is in Addition to the 4.0 – 6.0 Potential Grant Pool Positions Included in the 2016-17 Budget
- ✓ Provides for the Operation of a New Employee Health Clinic Funded by \$104,545 in General Fund Appropriations and Appropriations From the Health Fund



2017-18 PROPOSED BUDGET

PROPOSED BUDGET HIGHLIGHTS

Operations & Maintenance:

- ✓ Increases Street Improvement Project Funding from \$1.7 Million to \$2.0 Million
 - This is in Addition to the \$10 Million in Street Improvement Funding Included in the 2015 G.O. Bond
 - Since FY2014-15 the City has Appropriated Approximately \$17.35 Million Into Street Improvements
 - This Equates to Approximately 100 Lane Miles of Re-Surfacing
- ✓ Provides \$1.54 Million in Appropriations to Support the City's Deferred Maintenance and Infrastructure Needs (i.e. Facility Improvement Projects)
 - This Program was Created in FY2015 Through a 1¢ Increase in the Property Tax Rate and Department Operating Expense Redirections



2017-18 PROPOSED BUDGET

PROPOSED BUDGET HIGHLIGHTS

Operations & Maintenance:

- ✓ Includes a \$35,000 Increase in Departmental Discretionary Budget Expenses
 - The FY2017-18 Proposed Discretionary Budget Stands at \$8,565,101 (Below FY2011-12 Budget Level)
 - Increase in Budget Appropriated to the Following Core Service Areas:
Recreation & Parks and Public Works



2017-18 PROPOSED BUDGET

PROPOSED BUDGET HIGHLIGHTS

Capital Improvements:

- ✓ Includes \$461,033 in Funding for the Town Common Project, Council's #1 Priority
 - This is in Addition to \$851,663 in Funding Included in the 2016-17 Budget
- ✓ Provides Funding of \$2,185,631 to Fund Various Capital Projects of Strategic Importance to the Council Such as:

Eastside Park	\$ 140,000
Neighborhood Area Cameras	21,967
Information Technology Infrastructure	90,000
Mast Pole Arm Replacement	50,000
Street Light Improvements	100,000
Tar River Legacy Plan	180,000
Town Common Renovation	461,033
Traffic Calming / Progression	60,000
Westside Park Development	190,000



2017-18 PROPOSED BUDGET PROPOSED BUDGET HIGHLIGHTS

- ✓ The 2017-18 Proposed Budget is a Strong Reflection of the City's Mission:

To Provide All Citizens With High-Quality Services in an Open, Inclusive, Professional Manner, Ensuring a Community of Excellence Now and in the Future



2017-18 PROPOSED BUDGET
ALL FUNDS

City Operating Funds	\$ 129,025,689	33.7%
Greenville Utilities Commission	250,541,773	65.4%
Convention & Visitors Authority	1,228,484	0.3%
Sheppard Memorial Library	2,432,280	0.6%
Total All Funds	<u>\$ 383,228,226</u>	<u>100.0%</u>

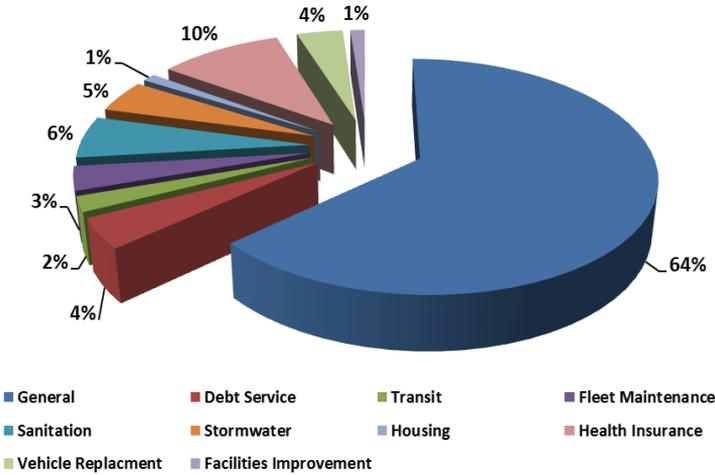


2017-18 PROPOSED BUDGET

CITY OPERATING FUNDS

City Operating Funds	\$ 129,025,689
Greenville Utilities Commission	250,541,773
Convention & Visitors Authority	1,228,484
Sheppard Memorial Library	2,432,280
Total All Funds	\$ 383,228,226

General	\$ 81,913,799
Debt Service	5,448,934
Transit	2,740,992
Fleet Maintenance	4,337,071
Sanitation	7,619,286
Stormwater	5,928,998
Housing	1,424,149
Health Insurance	13,135,690
Vehicle Replacment	4,934,770
Facilities Improvement	1,542,000
Total Operating Funds	\$ 129,025,689





Find yourself in good company®

2017-18 PROPOSED BUDGET

GENERAL FUND BUDGET



2017-18 PROPOSED GENERAL FUND BUDGET

* 2017-18 Budget Draft	\$ 81,880,799
Budget Adjustment	33,000
2017-18 Proposed Budget	<u>\$ 81,913,799</u>
% Change	0.04%

* Presented at April 10th, 2017 City Council Meeting



2017-18 PROPOSED GENERAL FUND BUDGET
RECONCILIATION OF BUDGET DRAFT TO PROPOSED
BUDGET

	Budget Draft 4/10/2017	Adjust Wage Increase to 3.2%	Adjustments to Cover Wage Increase	2017-18 Proposed Budget
Revenue	\$81,880,799	\$ -	\$ 33,000	\$81,913,799
Expense	81,880,799	450,000	(417,000)	81,913,799
Net	\$ -	\$ (450,000)	\$ 450,000	\$ -



Find yourself in good company®

2017-18 PROPOSED BUDGET

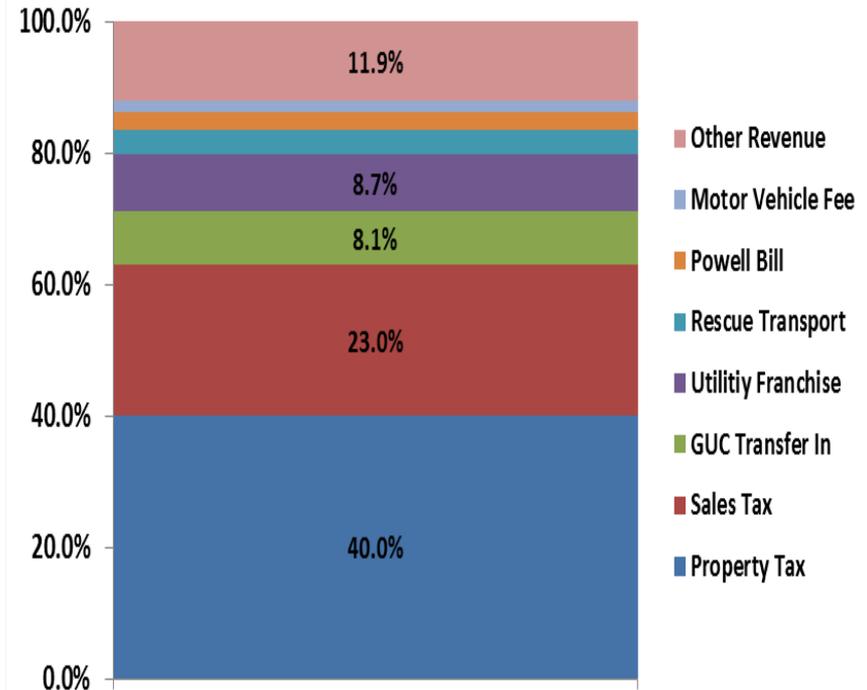
GENERAL FUND REVENUES



2017-18 PROPOSED GENERAL FUND BUDGET REVENUES

Property Tax	\$ 32,750,000
Sales Tax	18,823,000
GUC Transfer In	6,651,919
Utility Franchise Tax	7,102,077
Rescue Transport	3,127,484
Powell Bill	2,220,065
Motor Vehicle Fee	1,503,457
Inspections	950,000
Recreation	1,999,487
Investment Earnings	500,000
Other Revenue	5,107,966
Fund Balance Appropriated	
General Fund	465,766
Powell Bill Fund	712,578
Total Revenues	<u><u>\$ 81,913,799</u></u>

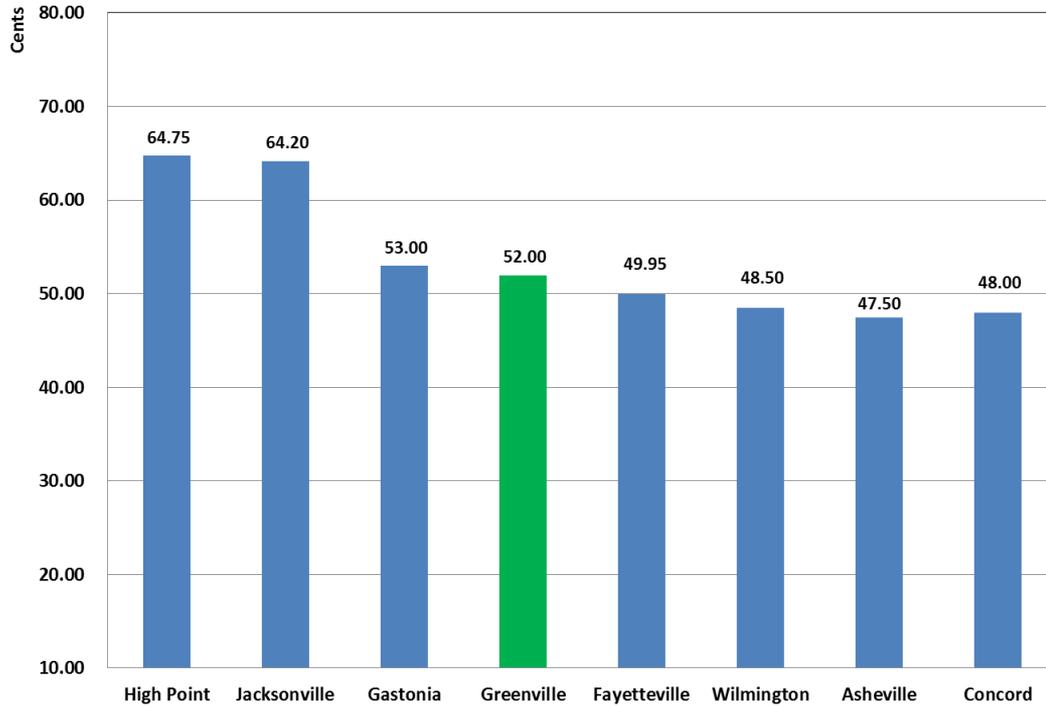
63% of Revenue !





CITY OF GREENVILLE HISTORICAL PROPERTY TAX REVENUE

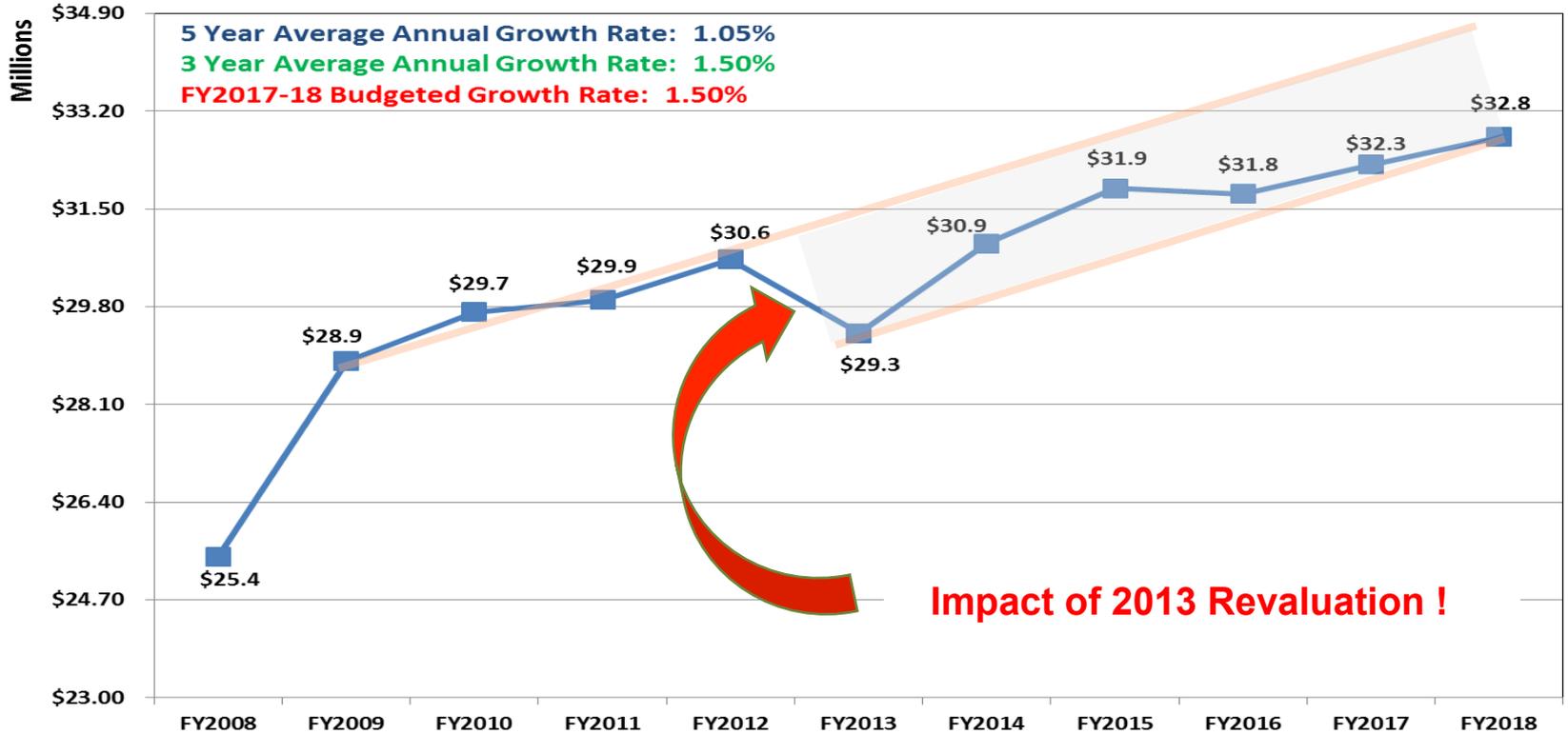
BENCHMARK COMPARISON



Benchmark City Comparison		
City	Tax Rate	Revenue per ¢
Fayetteville	49.95	\$ 1,405,341
Wilmington	48.50	1,330,683
Asheville	47.50	1,140,505
Concord	48.00	993,063
High Point	64.75	906,708
Greenville	52.00	620,546
Gastonia	53.00	490,170
Jacksonville	64.20	364,221

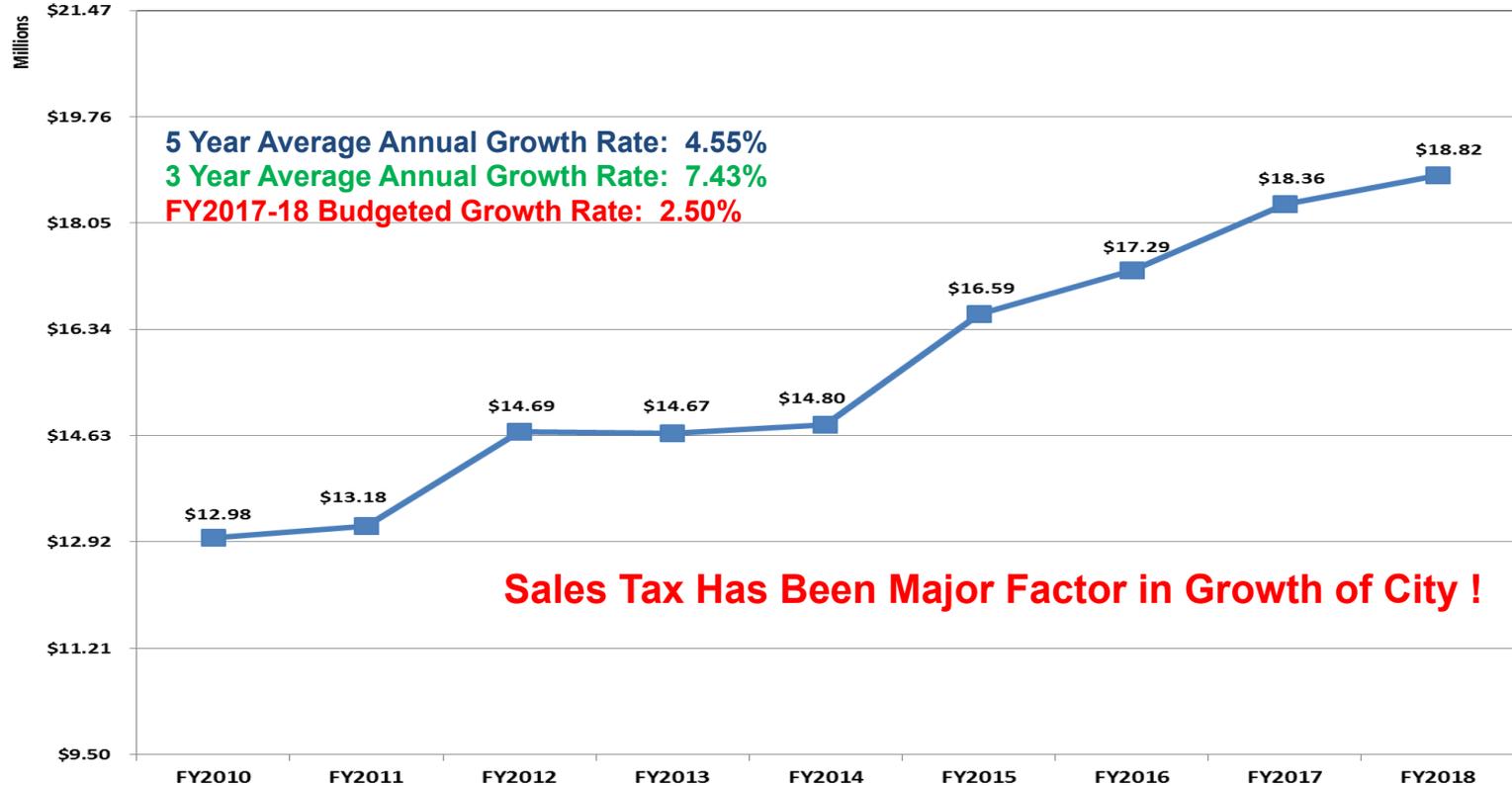


CITY OF GREENVILLE HISTORICAL PROPERTY TAX REVENUE





CITY OF GREENVILLE HISTORICAL SALES TAX REVENUE





PROPOSED LEGISLATION POTENTIALLY IMPACTING SALES TAX

Senate Bill 126:

- Changes the Distribution of the Article 40 ½ Cent Local Options Sales Tax
- Under SB126, Distribution would Change from the Current Distribution Adjustment Factors to the Economic Tiers

Scenario	Adjustment Factor	Impact on Article 40 Revenue
Current Legislation	1.07	No Change
Senate Bill 126	1.00	Reduction In Revenue

- The General Assembly's Bi-Partisan Fiscal Research Division has Estimated the Net Impact of the Bill to be a Reduction of \$348,000 in Sales Tax Revenues to the City



PROPOSED LEGISLATION POTENTIALLY IMPACTING SALES TAX

FY2017-18 Projected Sales Tax Revenue AFTER the Impact of SB126:

	Growth Rate	Sales Tax Revenues
Fiscal Research Division	4.8%	\$ 19,233,000
COG Proposed Budget	2.5%	\$ 18,823,000

- Fiscal Research Division: Projecting a Higher Growth Rate in Sales Tax Based on a Projected Increase in the State-wide Sales Tax Base
- The City of Greenville is Projecting a More Conservative Growth Rate in Sales Tax That Would Allow Expansion of the Tax Base to Materialize Before Projecting Further Growth.



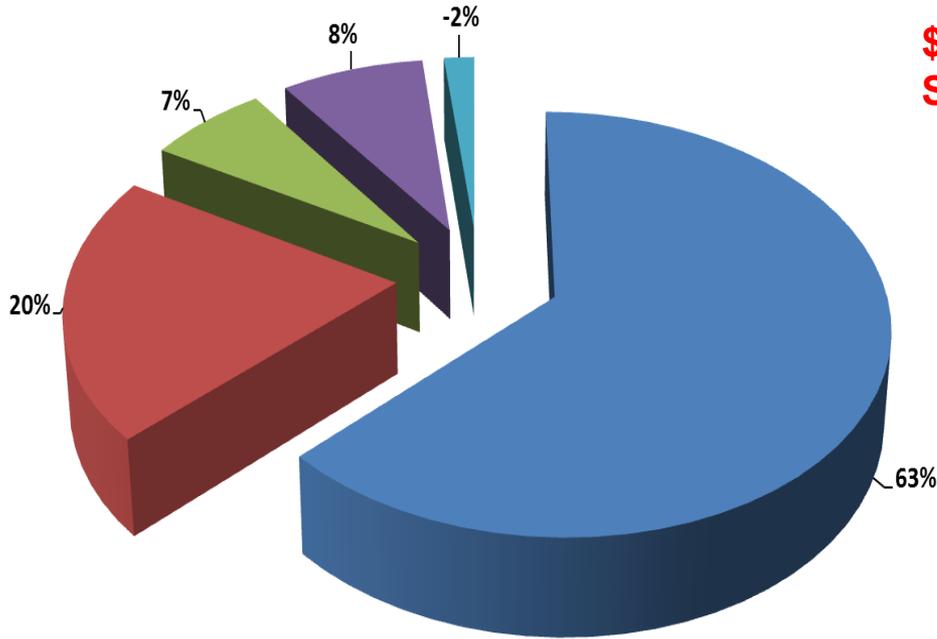
Find yourself in good company®

GENERAL FUND BUDGET

FY2017-18 PROPOSED GENERAL FUND EXPENSES



2017-18 PROPOSED GENERAL FUND BUDGET EXPENSES



■ Personnel ■ Operating ■ Capital / Facility Projects ■ Other Transfers ■ Indirect Cost

\$2 Out Every \$3 Dollars Appropriated to Salaries and Benefits !

Personnel	\$53,265,688
Operating	17,505,441
Capital / Facility Projects	5,727,631
Other Transfers	6,874,558
Indirect Cost	(1,459,519)
Total	<u><u>\$81,913,799</u></u>



Find yourself in good company®

GENERAL FUND BUDGET PREVIEW

FY2017-18 PROPOSED PERSONNEL EXPENSES



GENERAL FUND PROPOSED PERSONNEL EXPENSES EMPLOYEE WAGE INCREASE

Budget Draft	2.0%		Equal to \$450,000 Increase in Personnel Expense
Budget Adjustment	1.2%		
* Proposed Budget	<u>3.2%</u>		

	Budget Draft 4/10/2017	Adjust Wage Increase to 3.2%	Adjustments to Cover Wage Increase	2017-18 Proposed Budget
Revenue	\$ 81,880,799	\$ -	\$ 33,000	\$ 81,913,799
Expense	81,880,799	450,000	(417,000)	81,913,799
Net	\$ -	\$ (450,000)	\$ 450,000	\$ -

* As Recommended at Joint Meeting of City Council and GUC Board



GENERAL FUND PROPOSED PERSONNEL EXPENSES
EMPLOYEE WAGE INCREASE

BUDGET ADJUSTMENTS PROPOSED TO FUND ADDITIONAL SALARY INCREASE

Budget Adjustment	Amount
Reduction in Discretionary Budget Increase	\$ 75,000
Bradford Creek Golf Course Adjustment	105,000
IT Switches and Routers Adjustment	28,000
* Tar River Legacy Plan Adjustment	139,000
* Westside Park Adjustment	10,000
* Eastside Park Adjustment	10,000
Mast Pole Arm Project Adjustment	50,000
Increase in Sales Tax Revenue	33,000
Total Budget Adjustments	\$ 450,000

* Recreation & Parks Projects



GENERAL FUND PROPOSED PERSONNEL EXPENSES
RECREATION AND PARKS CAPITAL PROJECTS
AFTER ADJUSTMENT FOR SALARY INCREASE

Project	FY2016-17 Budget	FY2017-18 Budget	Total
Town Common	\$ 851,663	\$ 461,033	\$ 1,312,696
SG Rec Center	365,000	-	365,000
West Side Park	300,000	190,000	490,000
Eastside Park	150,000	140,000	290,000
TRLP	200,000	180,000	380,000
Total Funding	\$ 1,866,663	\$ 971,033	\$ 2,837,696



2017-18 PROPOSED GENERAL FUND PERSONNEL EXPENSES

	Budget Before Vacancy Adj	4% Vacancy Adjustment	Budget After Vacancy Adj
Salary Expense	\$ 38,529,719	\$ (1,279,245)	\$ 37,250,474
Benefit Expense	16,227,633	(212,419)	16,015,214
Total	\$ 54,757,352	\$ (1,491,664)	\$ 53,265,688



Reduction in Excess Fund Balance at End of the Year



Find yourself in good company®

GENERAL FUND BUDGET

FY2017-18 PROPOSED OPERATING EXPENSES



2017-18 PROPOSED GENERAL FUND OPERATING EXPENSES

	FY2016-17	FY2016-17	
	Budget	Budget	Change
* Discretionary Budget	\$ 8,530,101	\$ 8,565,101	\$ 35,000
Fixed Cost Budget	9,053,063	8,940,340	(112,723)
Total	\$ 17,583,164	\$ 17,505,441	\$ (77,723)

* FY2017-18 Funded Below FY2011-12



2017-18 PROPOSED DISCRETIONARY OPERATING EXPENSES
PROPOSED INCREASE IN DISCRETIONARY EXPENSES

Recreation & Parks	\$ 20,000
Public Works	15,000
Total	<u>\$ 35,000</u>

Increase Appropriated to Fund Expansion of City Services Such as Maintenance of New Trails, New Trillium Playground, and Other Park Expansions / Improvements



Find yourself in good company®

GENERAL FUND BUDGET

FY2017-18 PROPOSED CAPITAL & FACILITY PROJECTS



SUMMARY OF CAPITAL & FACILITY PROJECTS



Capital Improvements \$ 2,185,631

Street Improvements 2,000,000

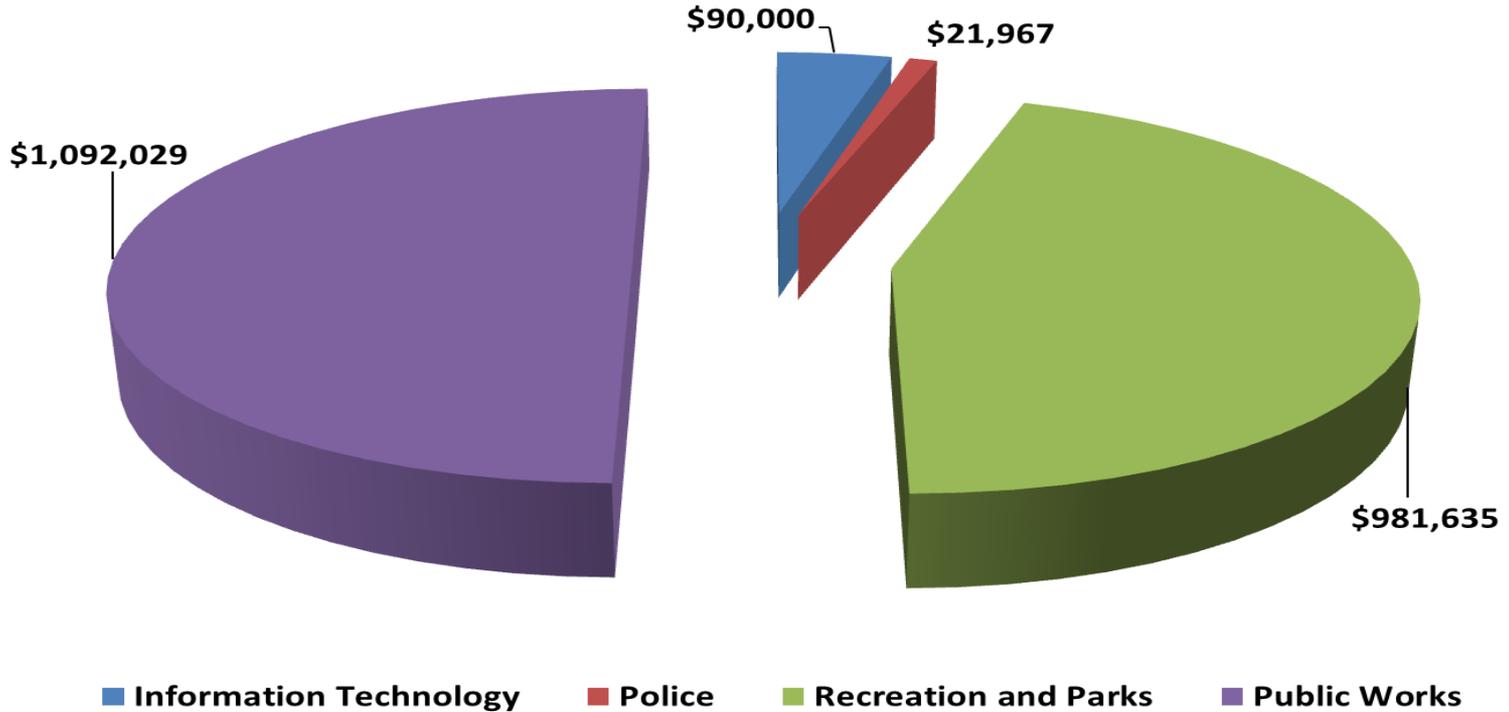
Facility Improvements 1,542,000

Total \$ 5,727,631



2017-18 PROPOSED CAPITAL IMPROVEMENTS

\$2,185,631 Total





PROPOSED STREET IMPROVEMENTS

FY2016-17 Budget **\$ 1,700,000**

Budget Increase **300,000**

FY2017-18 Budget **\$ 2,000,000**



STREET IMPROVEMENTS

100 Lane
Miles of
Resurfacing !

Summary of Five Year Funding

FY2014-15	\$ 2,650,000
FY2015-16	1,000,000
FY2016-17	1,700,000
FY2017-18	2,000,000
2015 G.O. Bond	10,000,000
Total	<u>\$ 17,350,000</u>

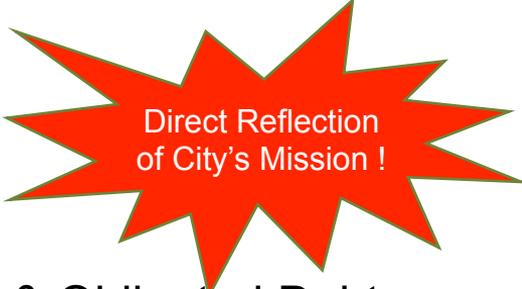


Find yourself in good company®

2017-18 PROPOSED GENERAL FUND BUDGET

SUMMARY

TOP 10 GENERAL FUND BUDGET HIGHLIGHTS



Direct Reflection
of City's Mission !

- ✓ Maintains Current Tax Rate at 52 ¢
- ✓ Invests 86% of All Revenues Into Core Public Services & Obligated Debt
- ✓ Provides an Average 3.2% Wage Rate Increase for Employees
- ✓ Includes Funding for an Additional 2.0 – 4.0 Police Positions (Grant Pool)
- ✓ Includes Funding for the Employee Health Clinic
- ✓ Increases Funding for Street Improvements to \$2.0 Million
- ✓ Includes \$461,033 in Funding for the Town Common Project (#1 Priority)
- ✓ Provides \$1.54 Million in Funding for Facility Improvement Projects
- ✓ Includes \$35,000 Increase in Departmental Discretionary Budgets
- ✓ Provides Funding of \$2,185,631 for Capital Projects

\$81,913,799

\$81,913,799

■ Budget Revenue

■ Budget Expense



Find yourself in good company®

2017-18 PROPOSED BUDGET

OTHER FUNDS



2017-18 PROPOSED BUDGET

Debt Service	Transit	Fleet	Sanitation
Stormwater	Housing	Health	Capital Reserve
	Facilities Improvement	Vehicle Replacement	



2017-18 PROPOSED BUDGET

Debt Service



2017-18 PROPOSED BUDGET

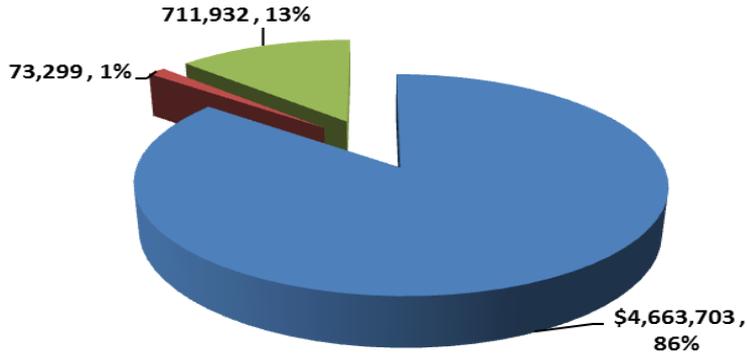
DEBT SERVICE FUND

Revenue

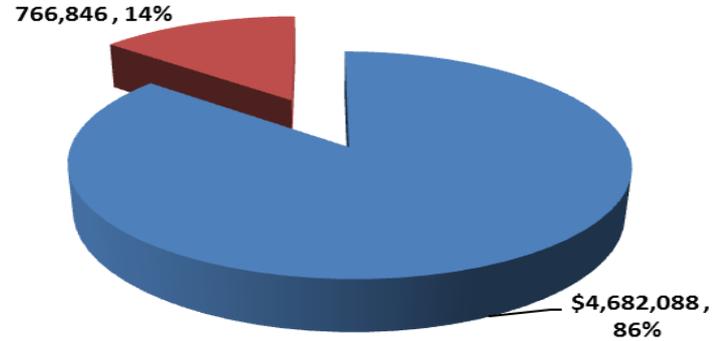
General Fund Transfer	\$ 4,663,703
Powell Bill Transfer	73,299
Occupancy Tax	711,932
Total	\$ 5,448,934

Expenses

Principal	\$ 4,682,088
Interest	766,846
Total	\$ 5,448,934



■ General Fund Transfer ■ Powell Bill Transfer ■ Occupancy Tax



■ Principal ■ Interest



2017-18 PROPOSED BUDGET

Transit



2017-18 PROPOSED BUDGET

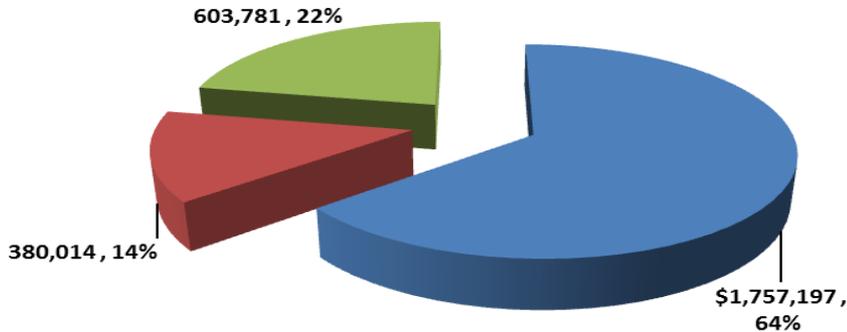
TRANSIT FUND

Revenue

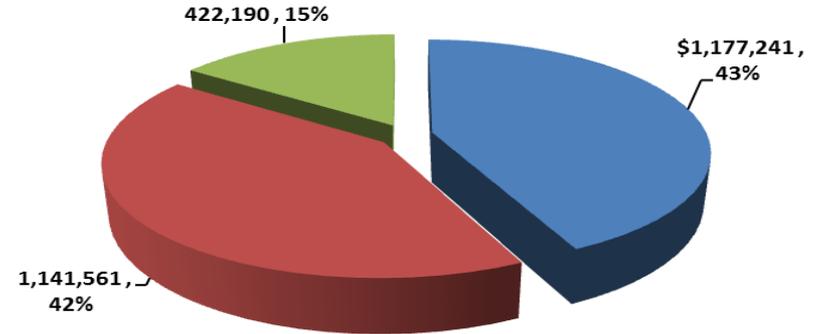
Grant Revenue	\$ 1,757,197
Bus Fare/Ticket Sales	380,014
General Fund Transfer	603,781
Total	\$ 2,740,992

Expenses

Personnel	\$ 1,177,241
Operations	1,141,561
Capital	422,190
Total	\$ 2,740,992



■ Grant Revenue ■ Bus Fare/Ticket Sales ■ General Fund Transfer



■ Personnel ■ Operations ■ Capital



2017-18 PROPOSED BUDGET

TRANSIT FUND

<u>Revenue</u>		<u>Expenses</u>	
Grant Revenue	\$ 1,757,197	Personnel	\$ 1,177,241
Bus Fare/Ticket Sales	380,014	Operations	1,141,561
General Fund Transfer	603,781	Capital	422,190
Total	\$ 2,740,992	Total	\$ 2,740,992

Notes:

- **Transit Program is Funded Through Federal Reimbursements and the City's General Fund**
- **The Federal Government Pays for 80% of Capital and 50% of Operating Costs**
- **Transfer From the General Fund Equal to \$603,781 for FY2017-18**



2017-18 PROPOSED BUDGET

Fleet



2017-18 PROPOSED BUDGET

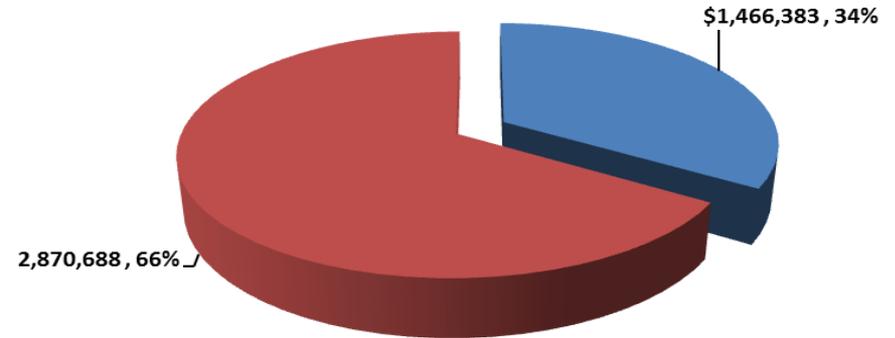
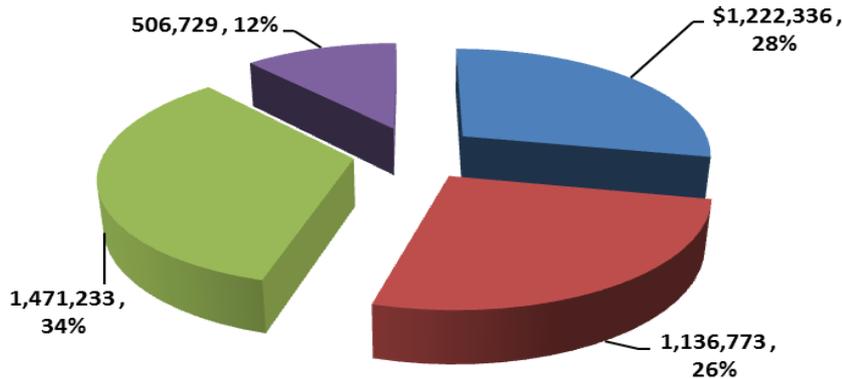
FLEET FUND

Revenue

Fuel Markup	\$ 1,222,336
Labor Fees	1,136,773
Parts Markup	1,471,233
Commercial / Other	506,729
Total	\$ 4,337,071

Expenses

Personnel	\$ 1,466,383
Operations	2,870,688
Total	\$ 4,337,071



■ Fuel Markup ■ Labor Fees ■ Parts Markup ■ Commercial / Other

■ Personnel ■ Operations



2017-18 PROPOSED BUDGET

FLEET FUND

<u>Revenue</u>		<u>Expenses</u>	
Fuel Markup	\$ 1,222,336	Personnel	\$ 1,466,383
Labor Fees	1,136,773	Operations	2,870,688
Parts Markup	1,471,233		
Commercial / Other	506,729		
Total	\$ 4,337,071	Total	\$ 4,337,071

Notes:

- City is Currently Conducting a Study of Fleet Services
- Study Intended to Measure the Efficiency of the City's Fleet Operations
- The Study Could Potentially Result in Recommendations as to the Size and Future Utilization of the City's Current Fleet



2017-18 PROPOSED BUDGET

Sanitation



2017-18 PROPOSED BUDGET

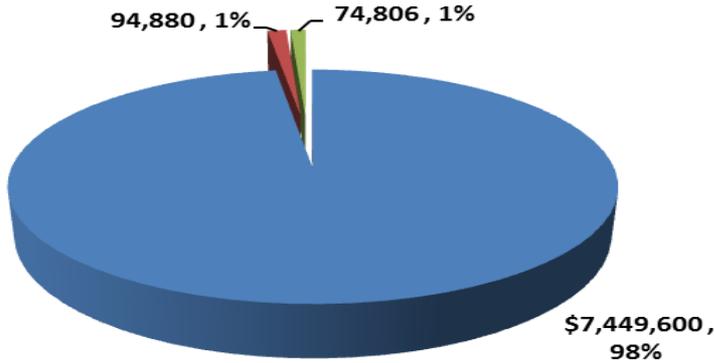
SANITATION FUND

Revenue

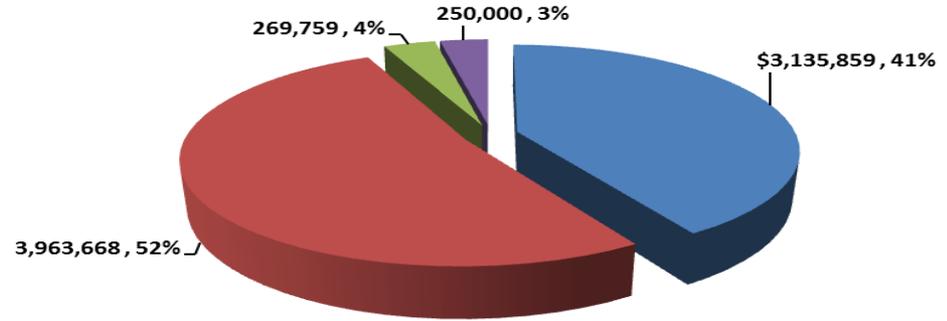
Refuse Fees	\$ 7,449,600
Cart & Dumpster Sales	94,880
Other Revenue	74,806
Total	<u><u>\$ 7,619,286</u></u>

Expenses

Personnel	\$ 3,135,859
Operations	3,963,668
Capital / Debt	269,759
Transfer to VRF	250,000
Total	<u><u>\$ 7,619,286</u></u>



■ Refuse Fees ■ Cart & Dumpster Sales ■ Other Revenue



■ Personnel ■ Operations ■ Capital / Debt ■ Transfer to VRF



2017-18 PROPOSED BUDGET SANITATION FUND

<u>Revenue</u>		<u>Expenses</u>	
Refuse Fees	\$ 7,449,600	Personnel	\$ 3,135,859
Cart & Dumpster Sales	94,880	Operations	3,963,668
Other Revenue	74,806	Capital / Debt	269,759
		Transfer to VRF	250,000
Total	<u>\$ 7,619,286</u>	Total	<u>\$ 7,619,286</u>

Notes:

- **Backyard Service Eliminated for FY2017-18**
- **\$0.25 Increase in Monthly Curbside Fee as Included in the Approved Financial Plan**
- **Sanitation is Reimbursing the VRF \$250,000 for FY2017-18 and for FY2018-19**



2017-18 PROPOSED BUDGET
SANITATION FUND
FEE SCHEDULE

	Back Yard Rates		Curbside Rates	
	Monthly		Monthly	
	Rate	Change	Rate	Change
2015 Actual	\$43.55	\$1.25	\$14.50	\$1.25
2016 Actual	44.30	0.75	15.25	0.75
2017 Actual	44.30	0.00	15.75	0.50
* 2018 Proposed	Eliminated	0.00	16.00	0.25
2019 Projected	Eliminated	0.00	16.25	0.25
2020 Projected	Eliminated	0.00	16.50	0.25

\$0.25 per Month Increase in Curbside Rates as Included in the Approved 2017-18 Financial Plan



2017-18 PROPOSED BUDGET

Housing



2017-18 PROPOSED BUDGET

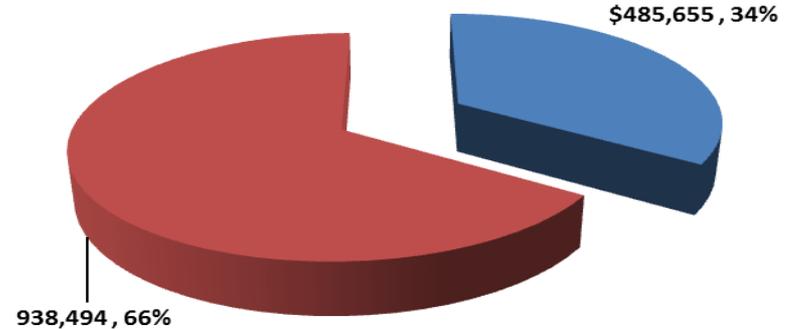
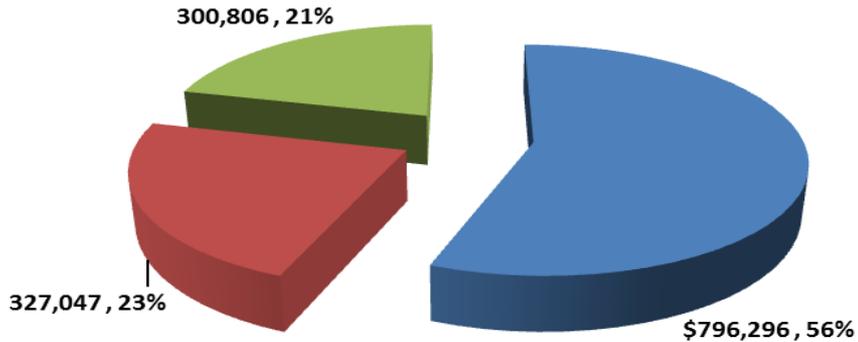
HOUSING FUND

Revenue

CDBG Grant	\$ 796,296
HOME Grant	327,047
Transfer From General	300,806
Total	\$ 1,424,149

Expenses

Personnel	\$ 485,655
Operating	938,494
Total	\$ 1,424,149



■ CDBG Grant ■ HOME Grant ■ Transfer From General

■ Personnel ■ Operating



2017-18 PROPOSED BUDGET

HOUSING FUND

<u>Revenue</u>		<u>Expenses</u>	
CDBG Grant	\$ 796,296	Personnel	\$ 485,655
HOME Grant	327,047	Operating	938,494
Transfer From General	<u>300,806</u>		
Total	<u>\$ 1,424,149</u>	Total	<u>\$ 1,424,149</u>

Notes:

- **Legislation has been Proposed at the Federal Level that Would Eliminate CDBG and HOME Grant Funding in Future Federal Budgets**



2017-18 PROPOSED BUDGET

Stormwater



2017-18 PROPOSED BUDGET STORMWATER FUND

Revenue

Stormwater fee \$ 5,928,998

Total **\$ 5,928,998**

Expenses

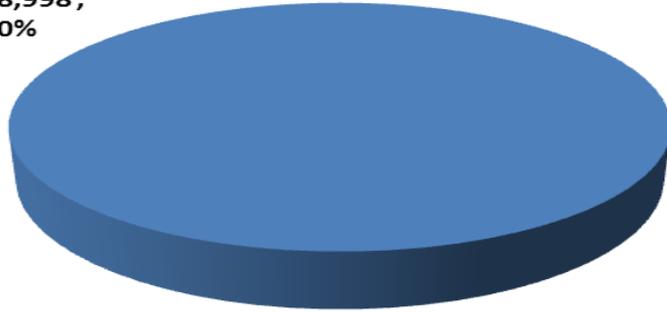
Personnel \$ 1,487,637

Operations 1,398,361

Capital / Debt 3,043,000

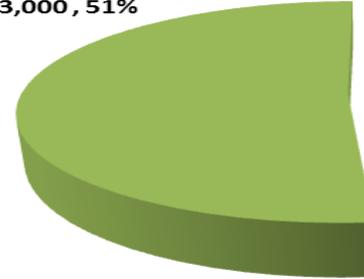
Total **\$ 5,928,998**

\$5,928,998,
100%



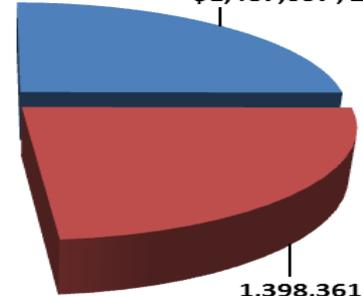
■ Stormwater fee

3,043,000, 51%

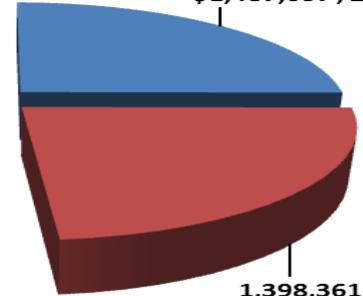


■ Personnel ■ Operations ■ Capital / Debt

\$1,487,637, 25%



1,398,361, 24%





2017-18 PROPOSED BUDGET STORMWATER FUND

Revenue

Refuse Fees	\$ 7,449,600
Cart & Dumpster Sales	94,880
Other Revenue	74,806
Total	<u>\$ 7,619,286</u>

Expenses

Personnel	\$ 3,135,859
Operations	3,963,668
Capital / Debt	269,759
Transfer to VRF	250,000
Total	<u>\$ 7,619,286</u>

Notes:

- **\$0.50 Increase in Monthly Stormwater Fee as Included in the Approved Financial Plan**
- **Completed Basin Study has Identified Over \$100 Million in Capital Projects Over the Next 20 Years Needed to Address Drainage Concerns**
- **Such a Level of Capital Projects will Require a Significant Increase in Funding, Above that Included in the Current Fee Structure**



2017-18 PROPOSED BUDGET
STORMWATER FUND
FEE SCHEDULE

	Monthly	
	Rate	Change
2015 Actual	\$3.85	\$0.50
2016 Actual	4.35	0.50
2017 Actual	4.85	0.50
* 2018 Proposed	5.35	0.50
2019 Projected	5.35	0.00
2020 Projected	5.35	0.00

\$0.50 per Month Increase in Rate as Included in the Approved 2017-18 Financial Plan



2017-18 PROPOSED BUDGET

**Facility
Improvement**



2017-18 PROPOSED BUDGET FACILITY IMPROVEMENT FUND

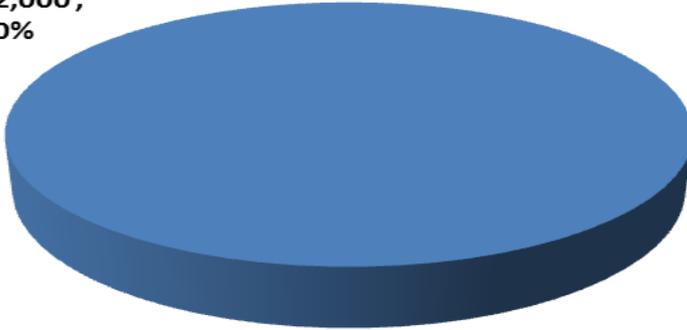
Revenue

Transfer From General	\$ 1,542,000
Total	\$ 1,542,000

Expenses

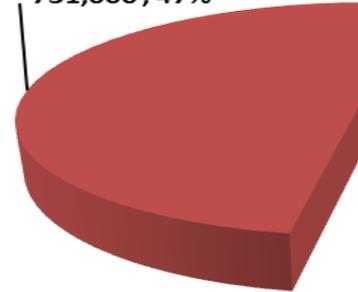
Recreation & Parks	\$ 811,000
Public Works	731,000
Total	\$ 1,542,000

\$1,542,000,
100%

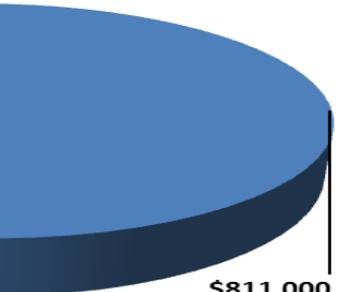


■ Transfer From General

731,000, 47%



■ Recreation & Parks



\$811,000, 53%

■ Public Works



2017-18 PROPOSED BUDGET

Health



2017-18 PROPOSED BUDGET HEALTH FUND

<u>Revenue</u>		<u>Expenses</u>	
Contributions	\$ 12,891,444	Healthcare Expense	\$ 13,045,690
Refunds / Reimb	240,000	Other Expense	90,000
Other Revenue	4,246		
Total	\$ 13,135,690	Total	\$ 13,135,690

Notes:

- The Current Employer Cost Share for the Health Plan is 83.4% Down From a Cost Share of 84.3% for 2016
- The City and GUC are in the First Year of a Three Year Strategy to Reduce the Employer Cost Share to 80%
- The Enhanced Plan Was Not Eliminated for 2017 as Originally Scheduled
- Operation of New Health Clinic will Allow City to Better Manage Future Healthcare Costs



2017-18 PROPOSED BUDGET

**Vehicle
Replacement**



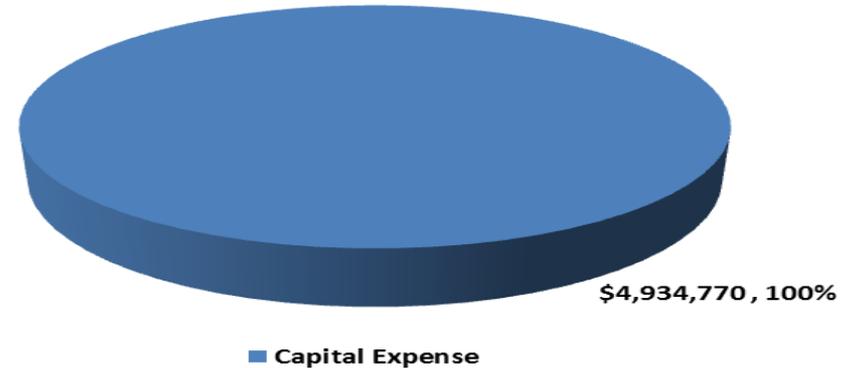
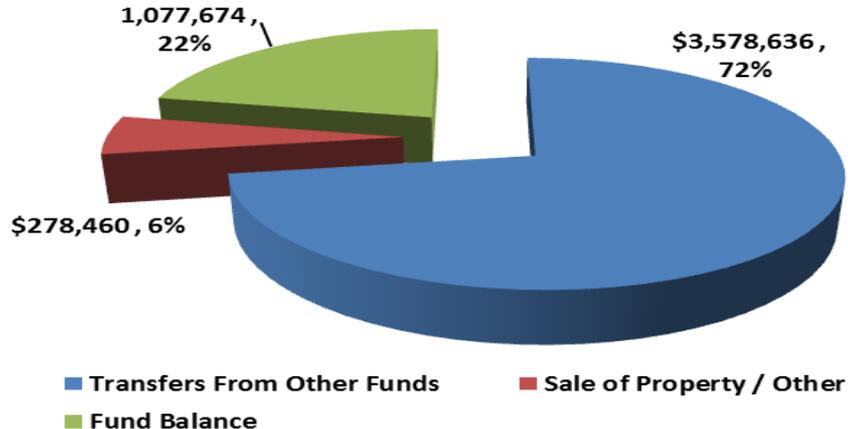
2017-18 PROPOSED BUDGET VEHICLE REPLACEMENT FUND

Revenue

Transfers From Other Funds	\$ 3,578,636
Sale of Property / Other	\$ 278,460
Fund Balance	1,077,674
Total	\$ 4,934,770

Expenses

Capital Expense	\$ 4,934,770
Total	\$ 4,934,770





2017-18 PROPOSED BUDGET VEHICLE REPLACEMENT FUND

<u>Revenue</u>		<u>Expenses</u>	
Transfers From Other Funds	\$ 3,578,636	Capital Expense	\$ 4,934,770
Sale of Property / Other	\$ 278,460		
Fund Balance	1,077,674		
Total	\$ 4,934,770	Total	\$ 4,934,770

Notes:

- City is Currently Conducting a Study of Fleet Services
- Study Intended to Measure the Efficiency of the City's Fleet Operations
- The Study Could Potentially Result in Recommendations as to the Size and Future Utilization of the City's Current Fleet
- The General Fund is Currently Funding the Vehicle Replacement Fund at Approximately 30%
- This Level Will Need to be Evaluated as Part of the Fleet Study to Ensure the Fund can Remain Viable



Find yourself in good company®

**2017-18 PROPOSED BUDGET
SUMMARY**

2017-18 PROPOSED BUDGET

CITY OPERATING FUNDS

General	\$ 81,913,799	63.5%
Debt Service	5,448,934	4.2%
Transit	2,740,992	2.1%
Fleet Maintenance	4,337,071	3.4%
Sanitation	7,619,286	5.9%
Stormwater	5,928,998	4.6%
Housing	1,424,149	1.1%
Health Insurance	13,135,690	10.2%
Vehicle Replacment	4,934,770	3.8%
Facilities Improvement	1,542,000	1.2%
Total Operating Funds	<u>\$ 129,025,689</u>	<u>100.0%</u>



2017-18 PROPOSED BUDGET PROPOSED BUDGET HIGHLIGHTS

- ✓ The 2017-18 Proposed Budget is a Strong Reflection of the City's Mission:

To Provide All Citizens With High-Quality Services in an Open, Inclusive, Professional Manner, Ensuring a Community of Excellence Now and in the Future

PROPOSED GENERAL FUND BUDGET 2017-18

BUDGET CALENDAR

- April 10, 2017 City Council General Fund Budget Preview
- April 24, 2017 Joint City Council-Greenville Utilities Commission Meeting
- May 3, 2017 Proposed City, GUC, SML, and CVA Budgets Distributed to City Council
- May 8, 2017 Balanced City Budget Presented to Council
- May 11, 2017 Proposed GUC, SML, & CVA Presented to Council
- May 19, 2017 Public Display of Balanced Budgets
- June 5, 2017 Public Hearing- Fiscal Year 2017-18 Budget
- June 8, 2017 Proposed Adoption of Fiscal Year 2017-18 Budget



Item 12

Report on Dormitory-Style Housing



Greenville
NORTH CAROLINA

Find yourself in good company®

Outline

- City Council Motion - 4/10/17
- Dormitory Development
- Dormitory Developments (LUI 67)
- Multi-Family Developments
- Example How Another City Approached Ways to Regulate the Location and Supply of Student Housing – Auburn, AL
- Possible Amendments – Options A & B
- Comparisons of Options A & B
- Consistency with Horizons 2026
- 3 Bedroom Multi-Family throughout the Remainder of the City
- Discussion



Find yourself in good company®

City Council Motion – April 10, 2017

*Motion to direct staff to come up with a proposal to better identify areas near ECU's main campus that are more appropriate for the development and maintenance of **dormitory style housing** and to bring back for Council direction as a potential zoning ordinance amendment.*



Find yourself in good company®

Dormitory Development Downtown in CD & CDF



The Boundary

Dormitory Development (LUI 67) allowed Citywide in Several Zoning Districts



North Campus Crossing

Multi-Family Developments (up to 3 bedrooms) Citywide



University Suites

***IMPORTANT TO UNDERSTAND:**

City Council's Motion directed staff to identify areas more appropriate for dormitory style housing. Therefore, this report and suggested options DOES NOT address multi-family developments (up to 3 bedrooms) throughout the City which will continue to be constructed and which may be marketed as student housing.

Dormitory Development

A building or group of buildings where group sleeping accommodations are provided with or without meals for persons not members of the same family group, in one room or in a series of closely associated rooms under joint occupancy and single management, such as college dormitory or privately owned dormitory intended for use by college students.

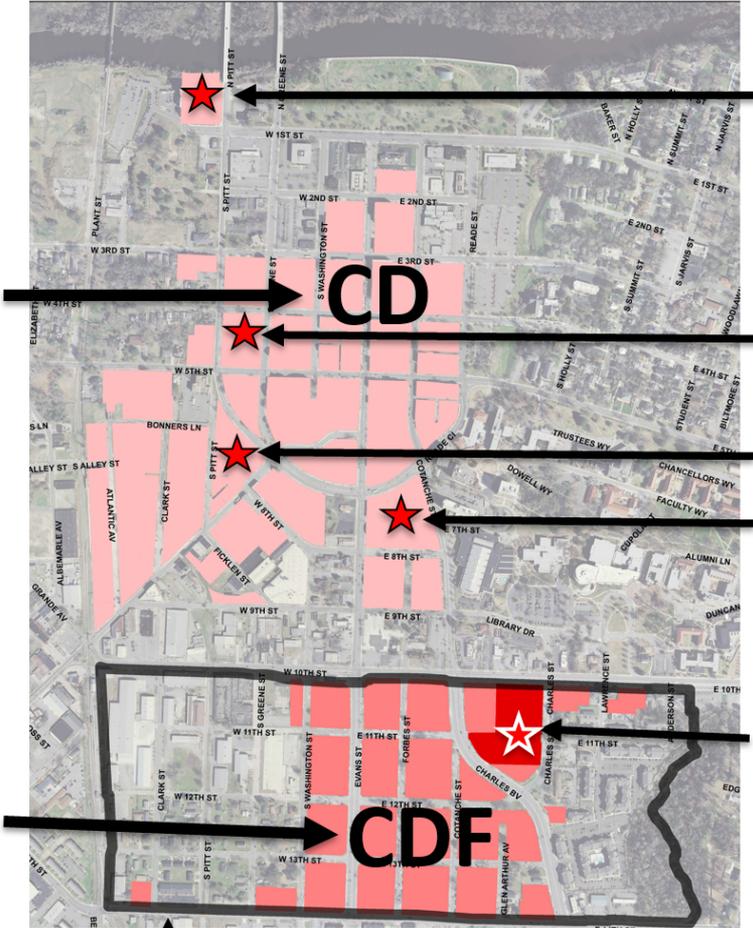


Find yourself in good company®

REQUIREMENTS FOR DORMITORY DEVELOPMENTS:

Downtown Commercial (CD) Zoning District
Requires a Special Use Permit

Downtown Commercial Fringe - Urban Core Overlay Zoning District
Requires a Special Use Permit



- DORMITORIES:**
- First Street Place
- Gather Uptown
- University Edge
- The Boundary
- Proximity is zoned CDF-UC

Boundary of Urban Core Overlay



Find yourself in good company®

Example of Dormitory Development The Boundary



Dormitory Developments (LUI 67)

Under the current zoning ordinance, Developers may propose dormitory developments (LUI 67) within 5 zoning districts through special use permits.

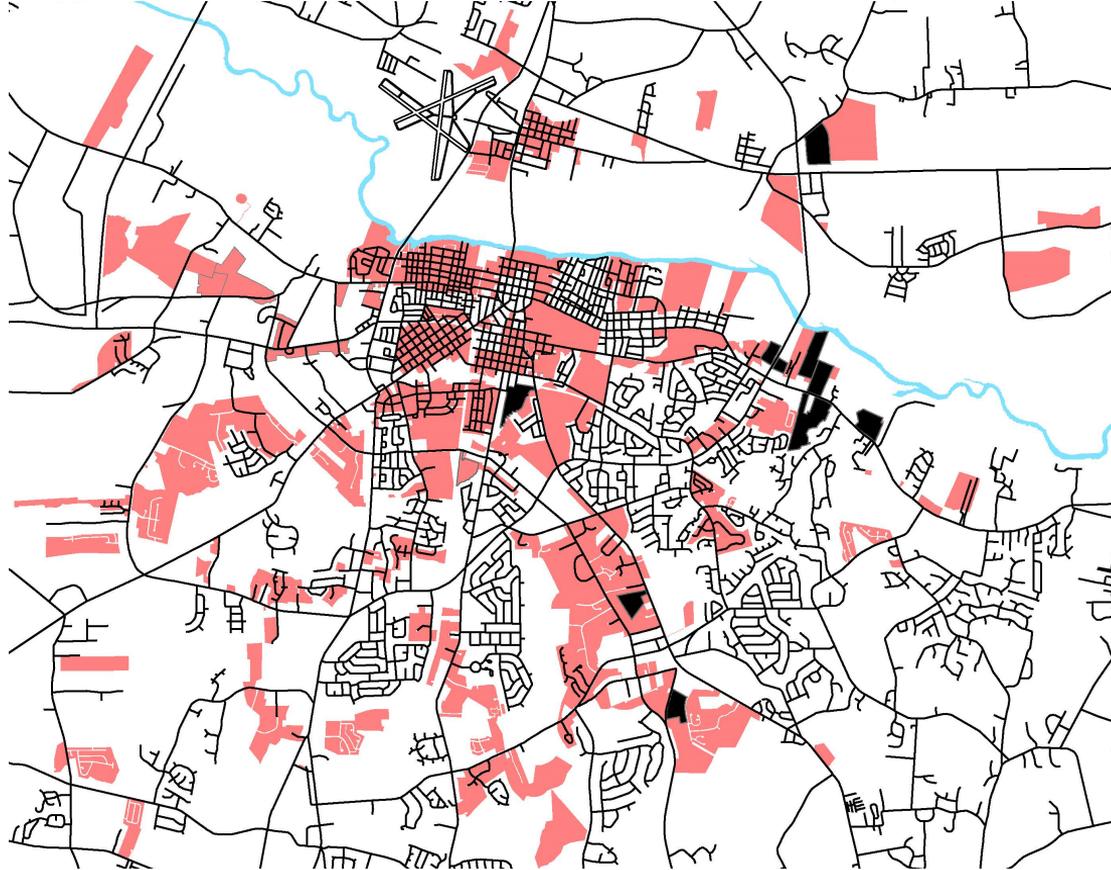
10 dormitory developments (LUI 67) have been approved and built throughout the City.



Find yourself in good company®

REQUIREMENTS FOR DORMITORY DEVELOPMENTS (LUI 67):

-  Zoned R6, R6A, MS, OR, and CDF; and special use permit
-  Existing Dormitory Developments (LUI 67). 10 approved.



Greenville
NORTH CAROLINA

Find yourself in good company®

Example of Dormitory Development (LUI 67) North Campus Crossing



Multi-Family Development.

Multi-family developments (having up to 3 bedrooms per unit) are permitted throughout the City in 8 zoning districts and they do NOT require special use permits.

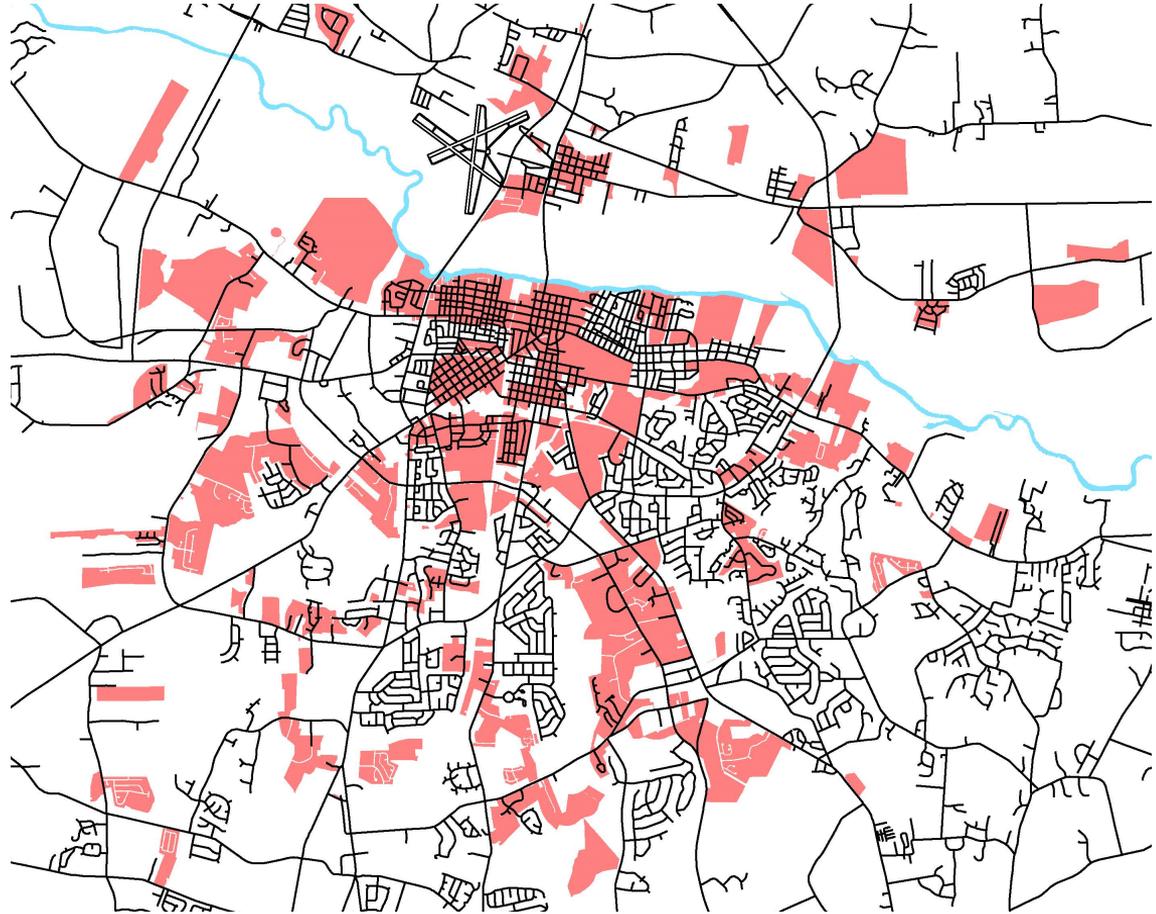
A separate and detached structure or group of structures containing three or more total dwelling units on a common lot and sharing common facilities; or two or more single-family attached dwellings located on a common lot; or one or more attached dwelling units on a common lot and sharing common facilities with a nonresidential use. Excluded from this definition are mobile home parks and residential quarters for resident manager, supervisor or caretaker, and for financial institutions.



Find yourself in good company®

REQUIREMENT FOR MULTI-FAMILY DEVELOPMENTS (up to 3 bedrooms):

 Zoned R6N, R6, R6A, R6MH, MR, OR, CD and CDF (by right in all of these zones)



Greenville
NORTH CAROLINA

Find yourself in good company®

Example of Multi-Family Development (up to 3 bedrooms) University Suites



Greenville
NORTH CAROLINA

Find yourself in good company®

Example How Another University-Based City Approached Ways to Regulate the Location & Supply of Student Housing

City of Auburn, Alabama & Auburn University



1. Over a period of 10 years, Planning staff monitored the rapid increase of multi-family developments including “purpose-built” student housing and became concerned that these types of development required greater regulation to limit future development.
2. In 2011, City Council adopted CompPlan 2030 in which the continued proliferation of multi-family developments was identified as an area of particular concern.



Find yourself in good company®

3. In 2012, City Council commissioned a citywide student & market-rate multi-family analysis.
4. The consultant's study reported the City had an 8.1% higher vacancy rate than is typically found in a well-balanced student housing market. The study also reported new multi-family development had a lower vacancy rate (3%-4% lower) than older development.



Find yourself in good company®

5. In 2015, City Council adopted a 6 month moratorium on new multi-family developments within a portion of the University Service zoning district to allow studies to be conducted and launched a study of the entire University Service and Urban Core zoning districts and the land use and development recommendations of a newly adopted Downtown Master Plan.

6. City staff then analyzed blocks in areas adjacent to Auburn University to assess: each block's number and character of existing multi-family developments; the number of single-family residential parcels; number of residential rental parcels; the number of owner occupied parcels and the percentage; and the number of nonresidential parcels.



Find yourself in good company®

7. City Staff's evaluation found that although the University Service (US) zoning district (adopted several years) was intended to support university-related commercial and residential needs, it produced conflicts with adjacent residential districts. To help address conflicts, transitional zones were adopted where they were deemed appropriate.
8. In the City of Auburn, there is an understanding there is a difference between multi-family, student housing, and private dormitories.



Find yourself in good company®

9. The City added “private dormitory developments” as a type of use that is only permitted in various University Service zoning districts with a special use permit.
10. When it comes to density, the City focuses on the bed count, rather than the dwelling unit count.



Find yourself in good company®

11. For all multi-family developments throughout the City, there are requirements to include infrastructure improvements, such as pedestrian ways, bicycle paths and trails, that connect with city amenities so the City gets more than just another apartment complex.



Find yourself in good company®

Possible Amendments to
Allow
Dormitory Developments
ONLY
Near ECU's Main Campus



Find yourself in good company®

Comparison of Options A and B

Option A:

Step 1. Leave the existing dormitory development ordinance in place that allows dormitory developments only in the downtown/urban core area; and

Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.

Option B:

Step 1. Expand the Boundary of the Urban Core Overlay; & Allow Dormitory Development within the expanded overlay boundary in the CD, CDF, OR and R6 zoning districts with a Special Use Permit.

Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.

← **SAME** →

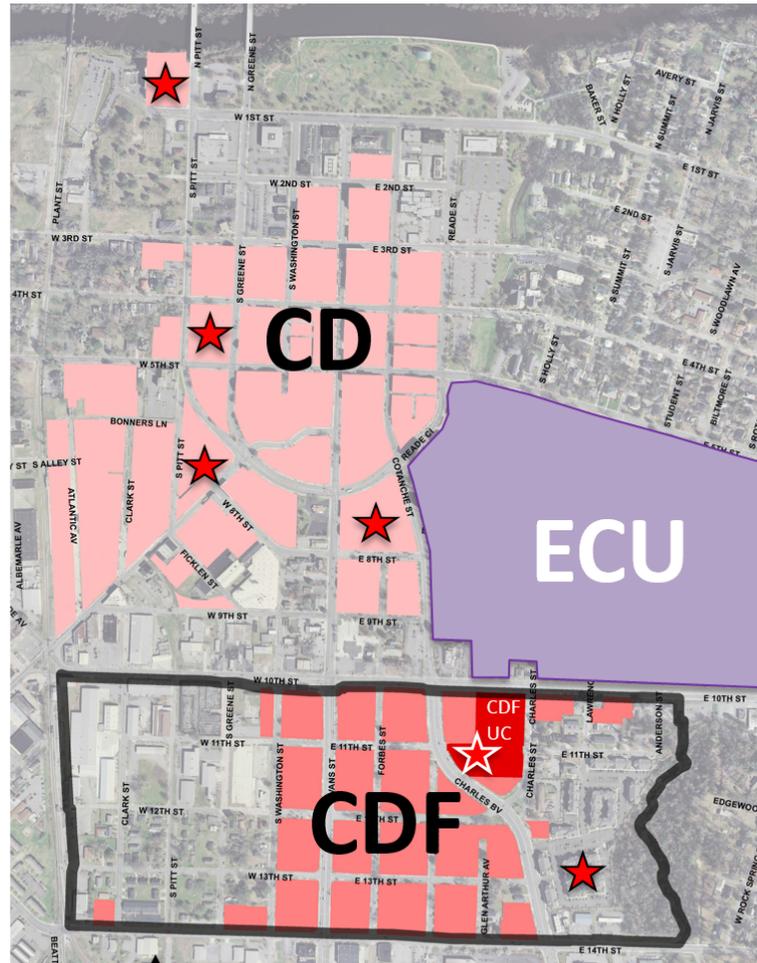
Option A:

- Step 1. Leave the existing dormitory development ordinance in place that allows dormitories in the CD and CDF-UC; and
- Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.



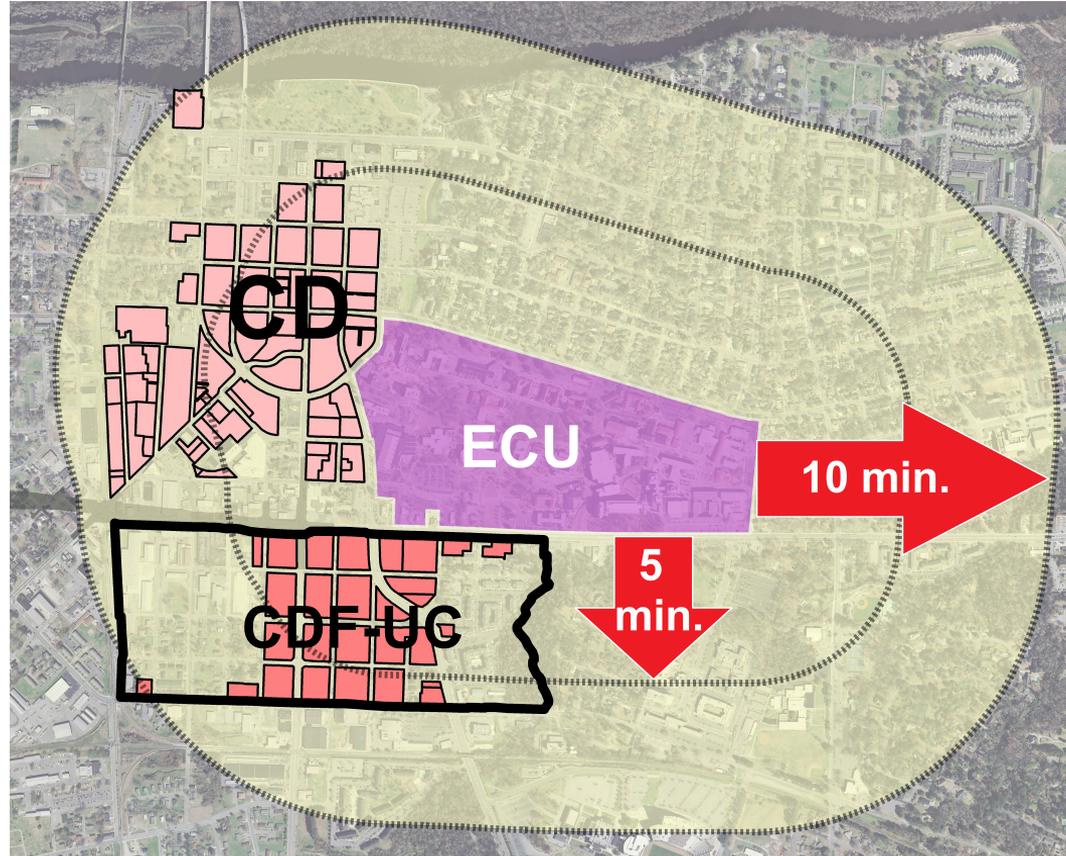
Find yourself in good company®

1. Leave the existing ordinance in place that allows Dormitory Developments only in the CD and CDF-UC zoning districts with special use permits.



Urban Core Overlay Boundary

Option A would continue to locate dormitory developments within a 5 minute (0.25 mile) to 10 minute (0.5 mile) walk from the boundary of ECU's main campus



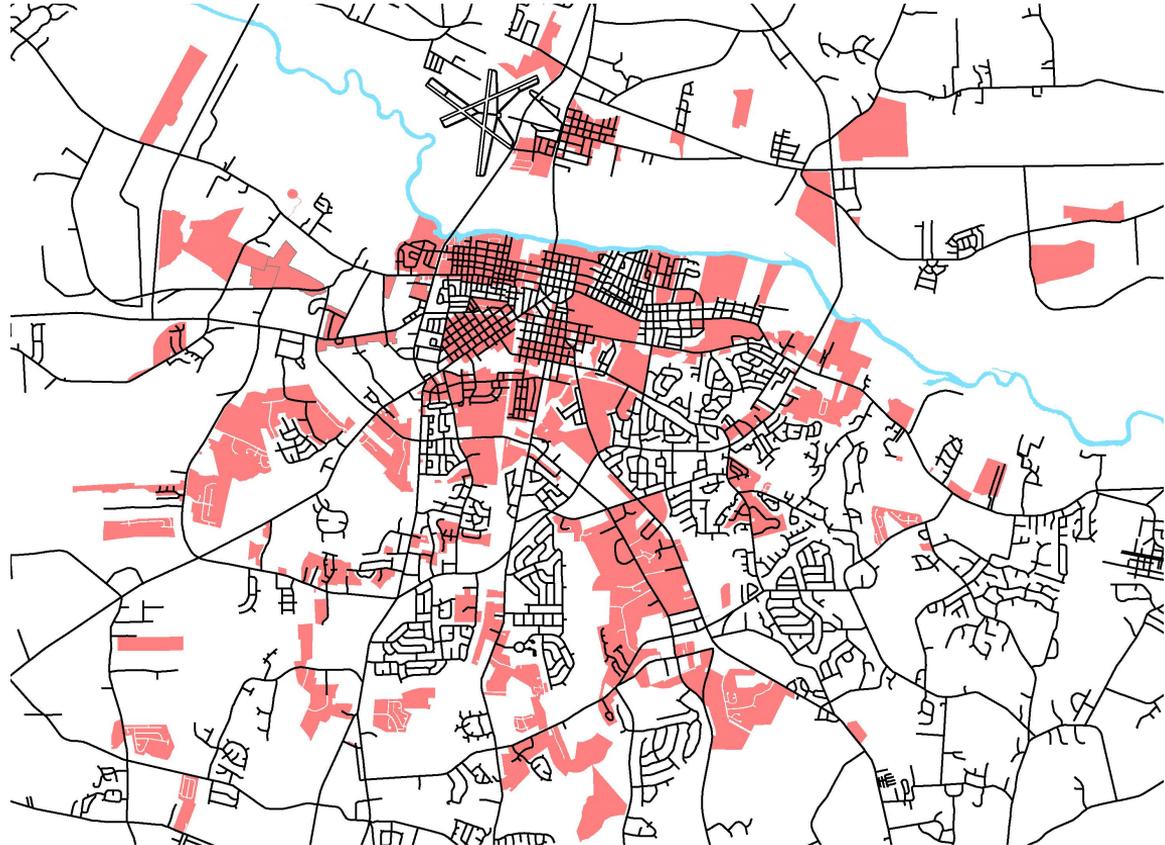
Greenville
NORTH CAROLINA

Find yourself in good company®

2. Eliminate Dormitory Development (LUI 67) in the following districts:

 R6, R6A, MS, OR, and CDF zoning districts.

Existing 10 dormitories (LUI 67) to remain.



Greenville
NORTH CAROLINA

Find yourself in good company®

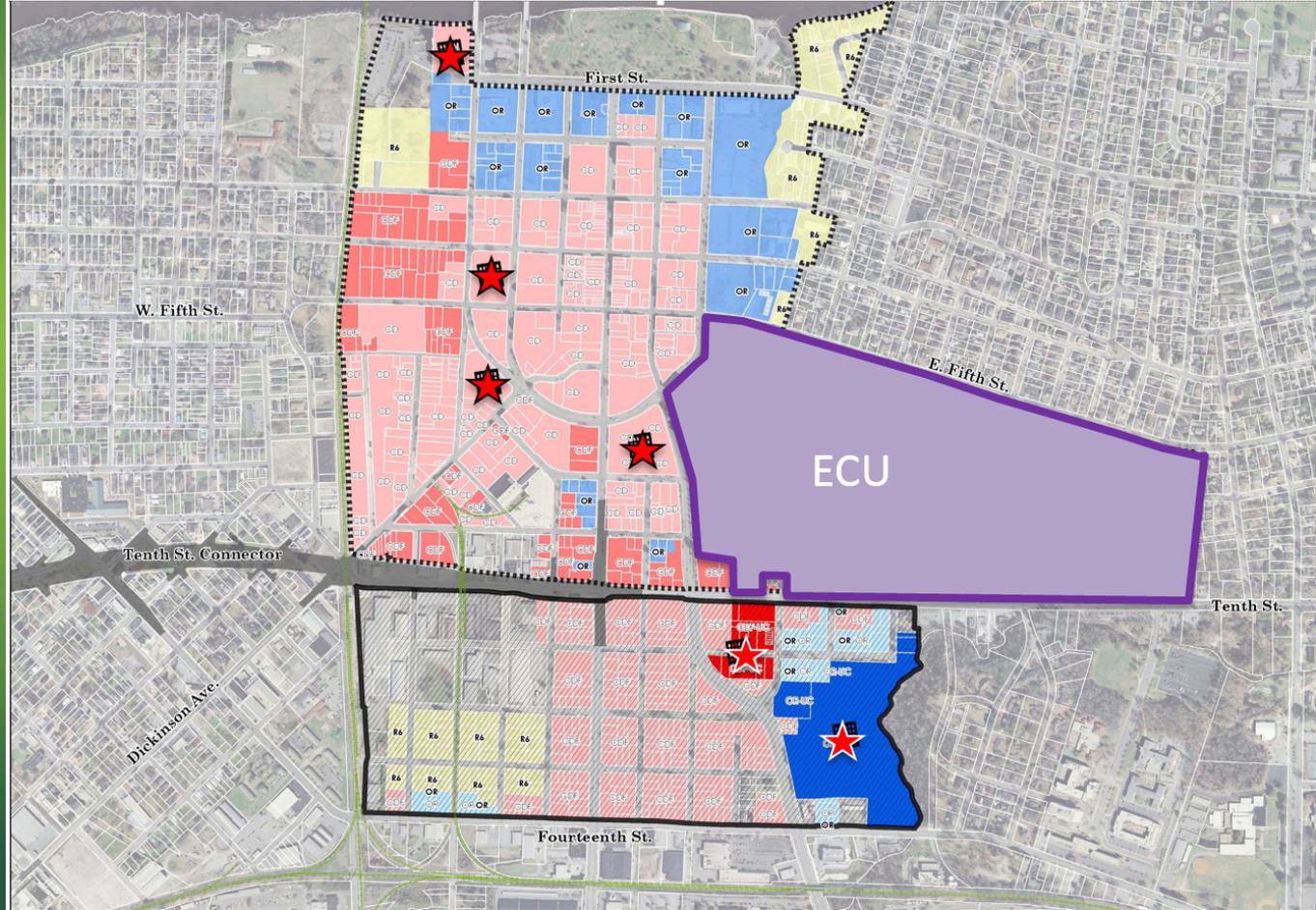
Option B:

- Step 1. Expand the Boundary of the Urban Core Overlay; & Allow Dormitory Development within the expanded overlay boundary in the CD, CDF, OR and R6 zoning districts with a Special Use Permit. Prepare new and revised regulations for dormitory developments (min. lot size, design, parking, etc.); and
- Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.



Find yourself in good company®

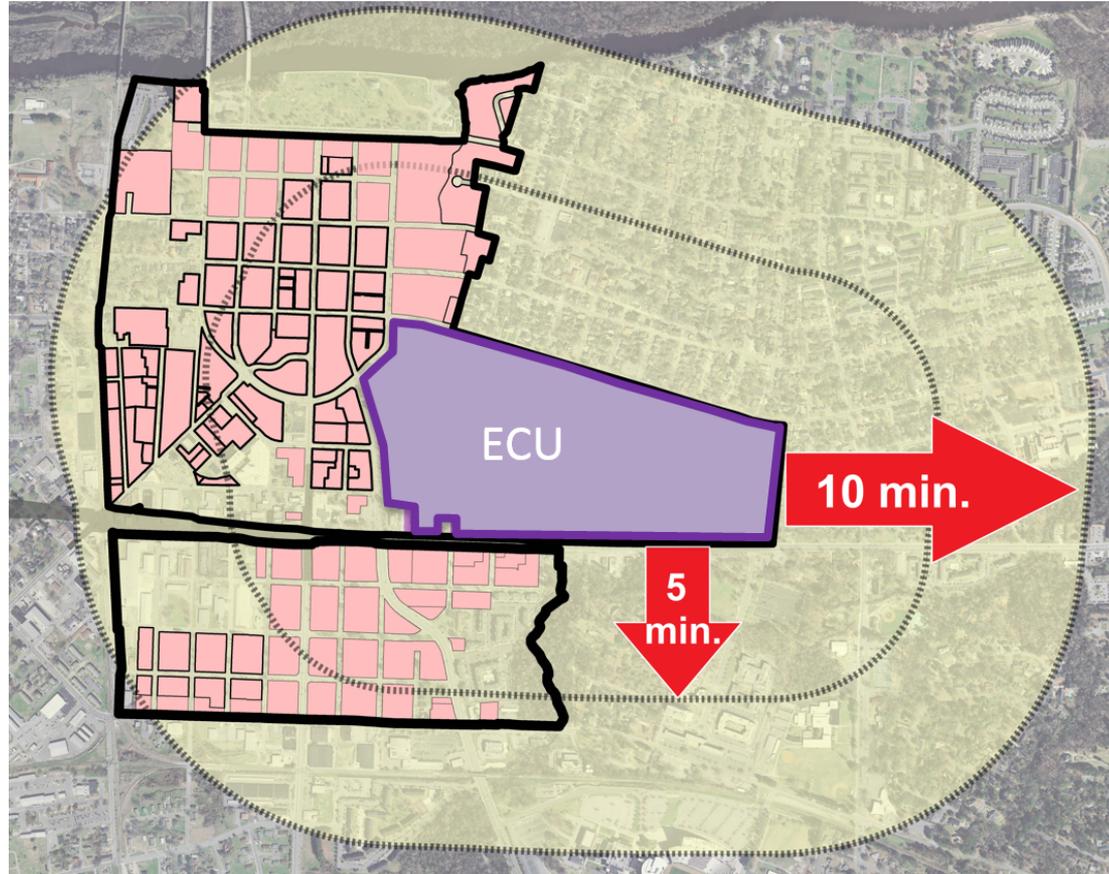
1. Expand the Boundary of the Urban Core Overlay; & Allow Dormitory Development within the expanded overlay boundary in the CD, CDF, OR and R6 zoning districts with a Special Use Permit.



Greenville
NORTH CAROLINA

Find yourself in good company®

Option B would continue to locate dormitory developments within a 5 minute (0.25 mile) to 10 minute (0.5 mile) walk from the boundary of ECU's main campus



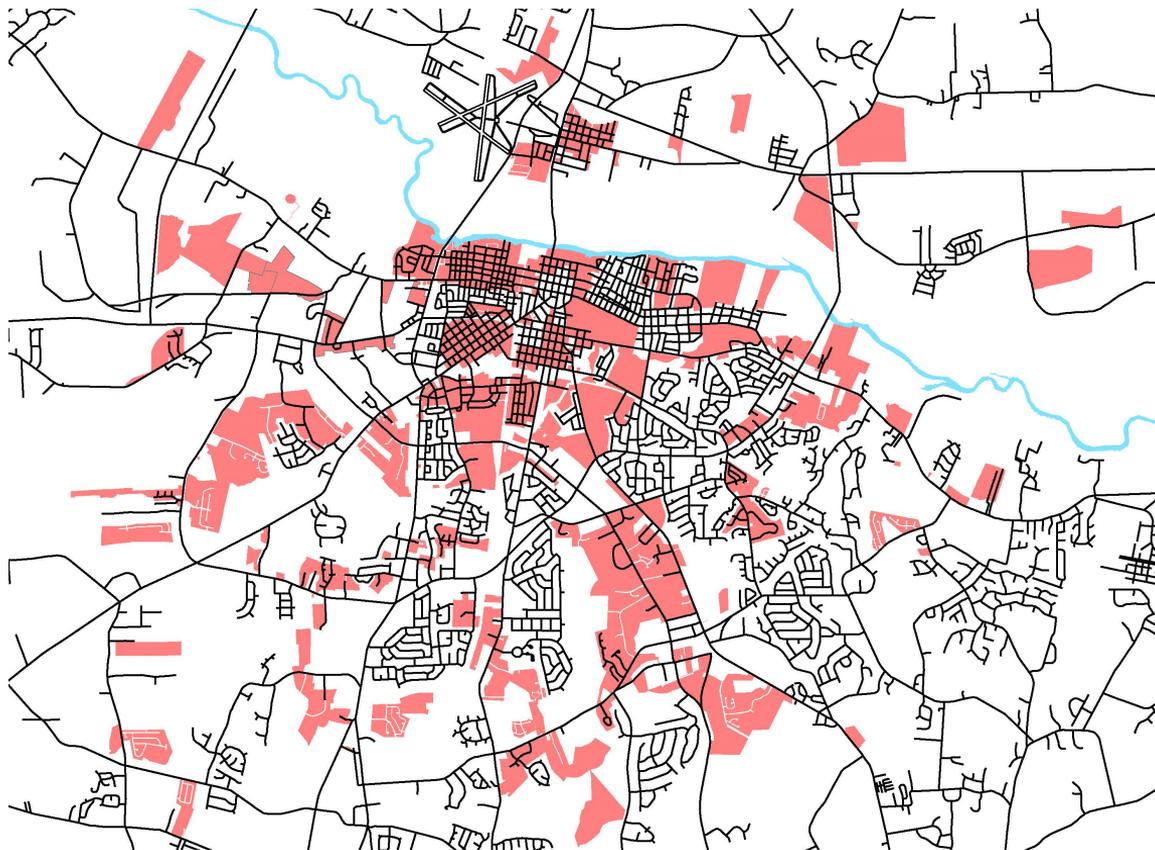
Greenville
NORTH CAROLINA

Find yourself in good company®

2. Eliminate Dormitory Development (LUI 67) in the following districts:

 R6, R6A, MS, OR, and CDF zoning districts.

Existing 10 dormitories (LUI 67) to remain.



Greenville
NORTH CAROLINA

Find yourself in good company®

Comparison of Options A and B

Option A:

Step 1. Leave the existing dormitory development ordinance in place that allows dormitory developments only in the downtown/urban core area; and

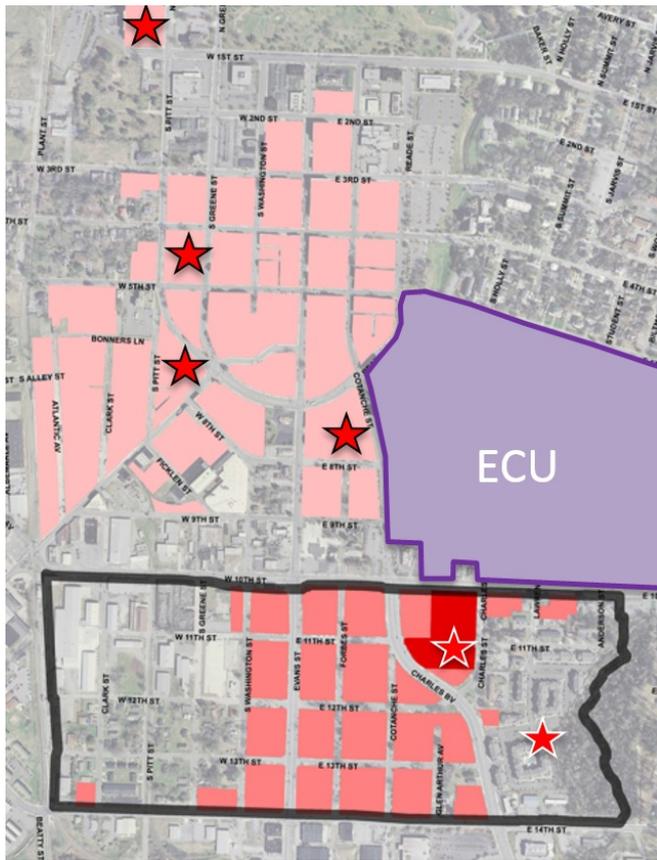
Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.

Option B:

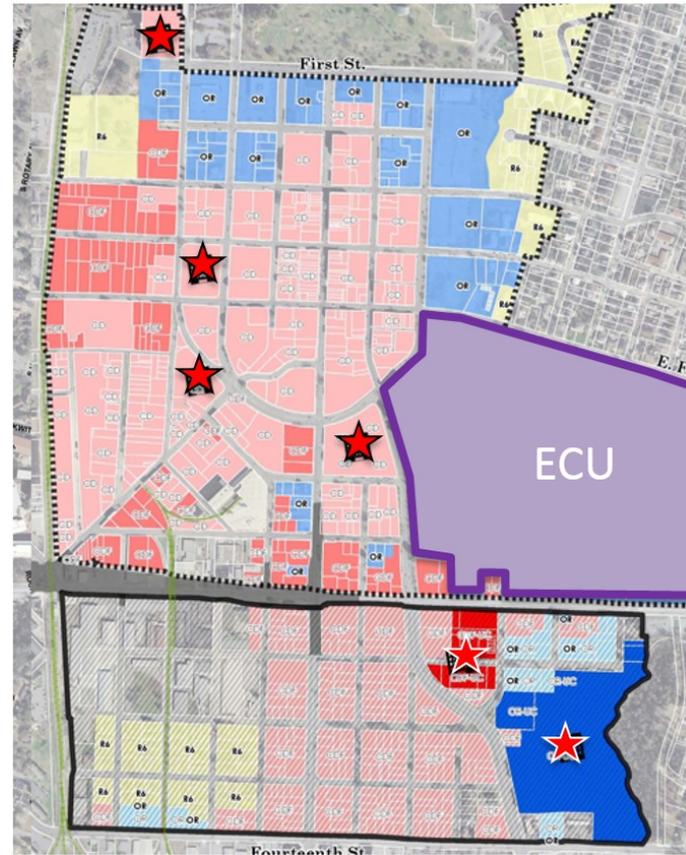
Step 1. Expand the Boundary of the Urban Core Overlay; & Allow Dormitory Development within the expanded overlay boundary in the CD, CDF, OR and R6 zoning districts with a Special Use Permit.

Step 2. Eliminate the allowance of dormitory developments (LUI 67) entirely.

← **SAME** →



Option A.
 Step 1: Leave the existing ordinance in place that only allows Dormitory Developments in the CD and CDF-UC zoning districts

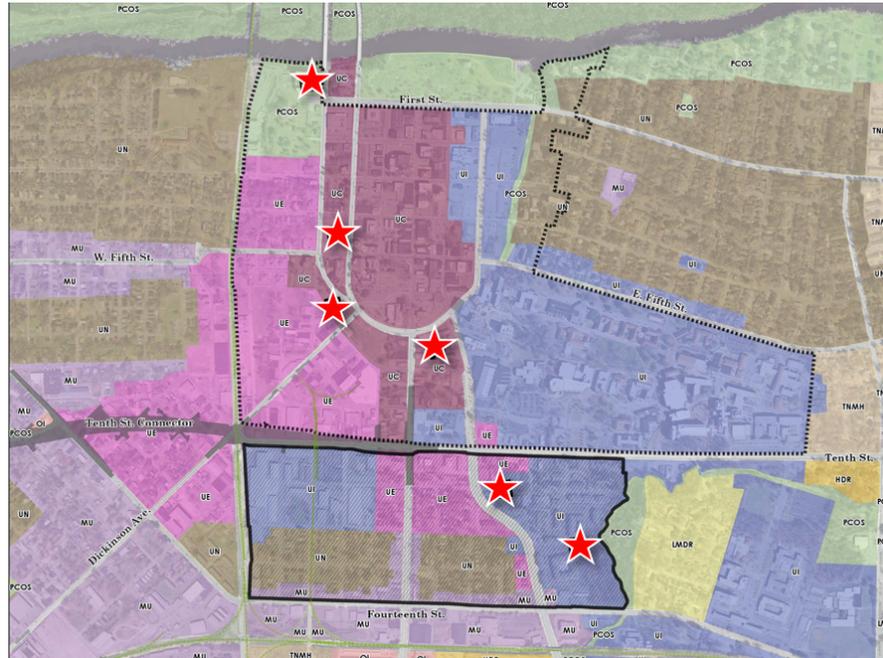


Option B.
 Step 1: Expand the Boundary of the Urban Core Overlay; & Allow Dormitory Development within the expanded overlay boundary in the CD, CDF, OR and R6 zoning districts with a Special Use Permit.

Consistency with Horizons 2026

All descriptions of the Future Land Use and Character Types within the existing and proposed Urban Core Overlay expansion areas include multi-family residential developments with the exception of “Potential Conservation and Open Space (PCOS)” Character Type.

There are multi-family zoning districts associated with these character areas that permit multi-family developments.



Greenville
NORTH CAROLINA

Find yourself in good company®

Consistency with Horizons 2026

Additional zoning ordinance revisions will be required to ensure compliance with adopted Horizons 2026's policies to address: improved architectural design; street level retail; parking; landscaping; urban design; historic preservation; and a mix of uses so that private dormitories and their associated uses do not saturate downtown.



Find yourself in good company®

Dormitory Development Downtown in CD & CDF



The Boundary

Dormitory Development (LUI 67) allowed Citywide in Several Zoning Districts



North Campus Crossing

Multi-Family Developments (up to 3 bedrooms) Citywide



***N/A to Report**
University Suites

***IMPORTANT TO UNDERSTAND:**

City Council's Motion directed staff to identify areas more appropriate for dormitory style housing. Therefore, this report and suggested options DOES NOT address multi-family developments (up to 3 bedrooms) throughout the City which will continue to be constructed and which may be marketed as student housing.

Discussion



Find yourself in good company®

City Council Meeting

May 8, 2017



Greenville
NORTH CAROLINA

Find yourself in good company®