

5.5.14 City Council Meeting

Item 17: Presentation of the City's
proposed fiscal year 2014-2015
operating budget and fiscal year
2015-2016 financial plan

Presentation Overview

- General Fund Budget and Financial Plan
- Questions and Discussion
- Other Funds
- Questions and Discussion
- Remaining Budget Schedule

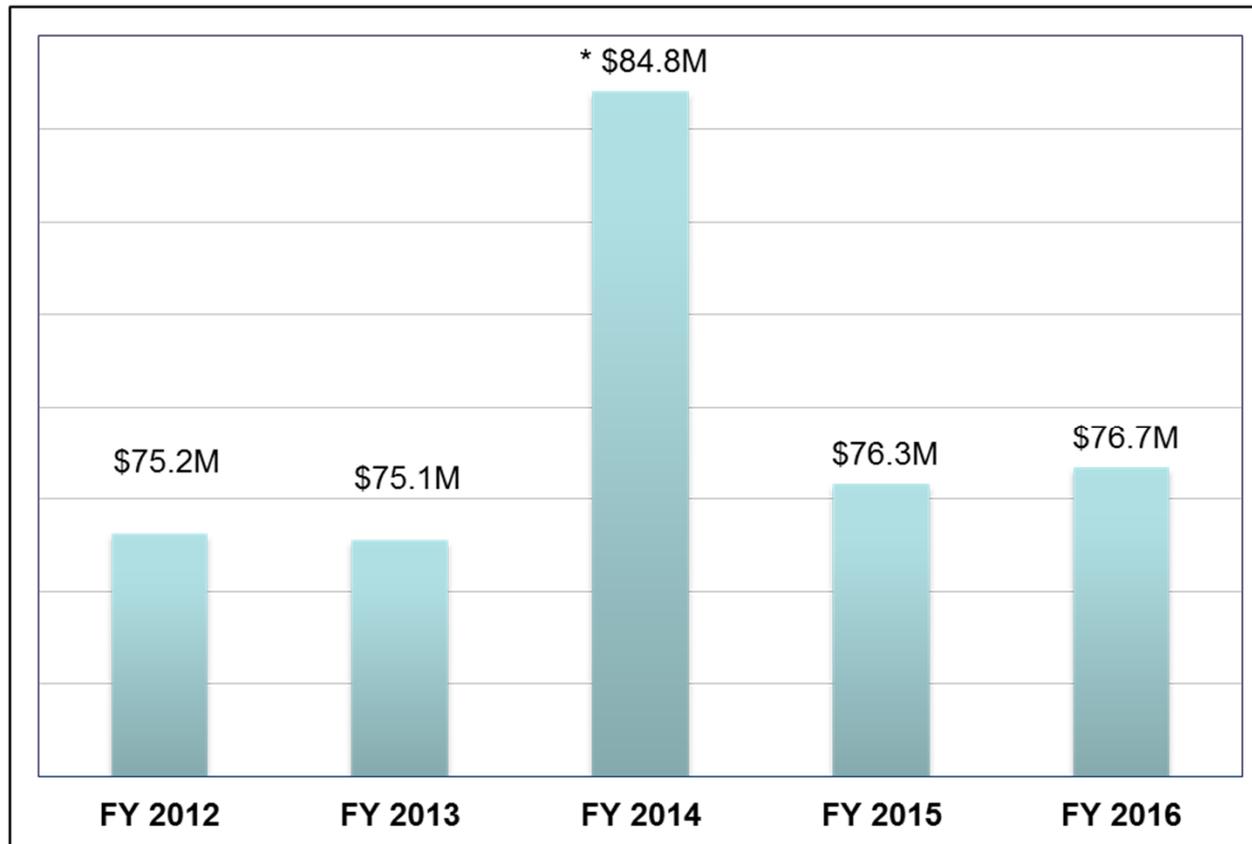
General Fund – Budget and Plan Overview

- Balanced FY 15 Budget and FY 16 Plan based on current tax rate (\$.52 per \$100)
- Continue current service levels and programs
- No new employees
- Partial Funding in several areas:
 - Maintenance of existing facilities;
 - Transportation;
 - Capital;
 - Personnel

General Fund

	<u>Original 2013-2014</u>	<u>Proposed Orig. 2014-2015</u>	<u>Proposed Plan 2015-2016</u>
Amount	\$84.8M	\$76.3M	\$76.7M
Difference		(\$8.5)	\$0.4
Percent Change		(10%)	<1%

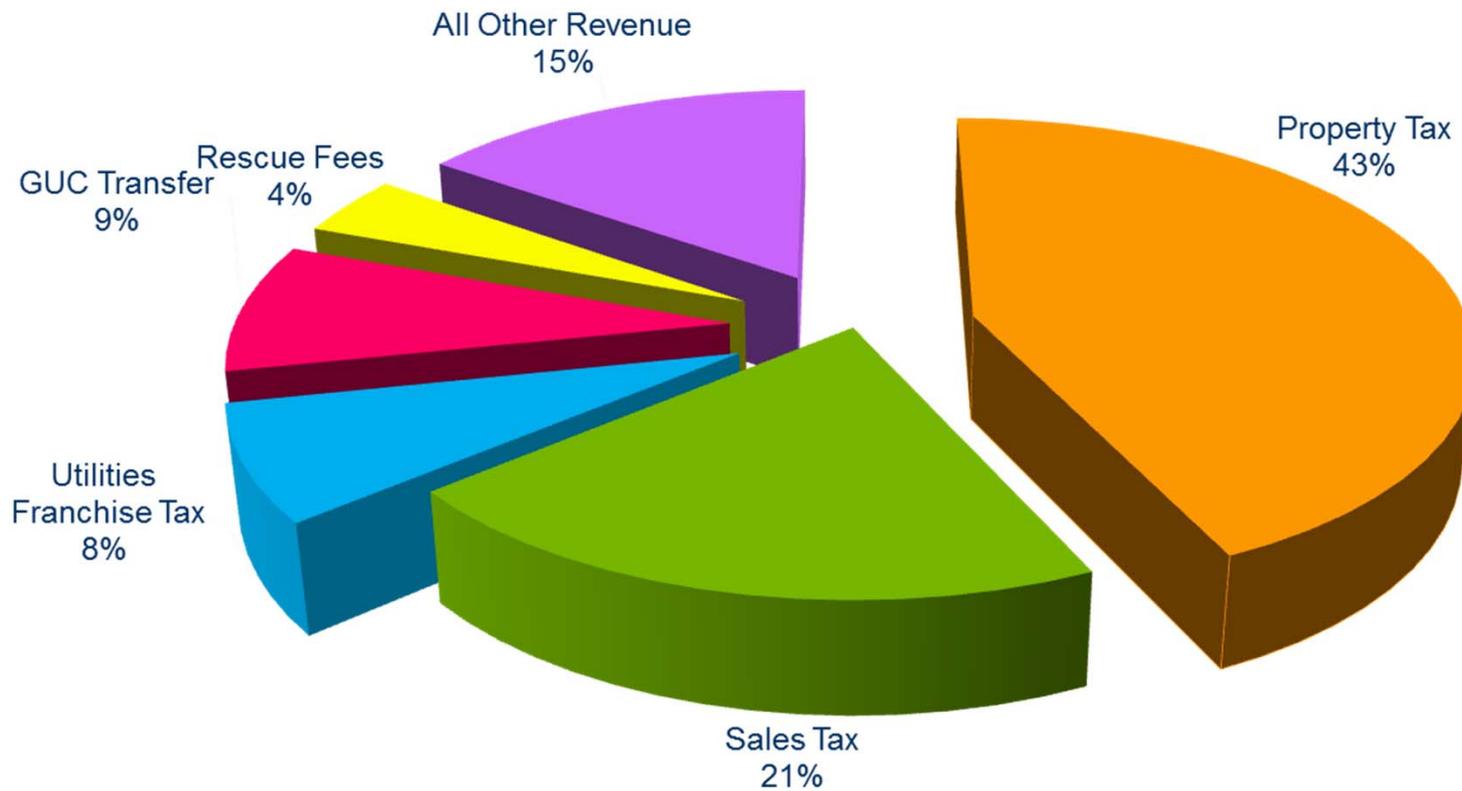
General Fund Original Budgets



* Appropriated Fund Balance \$8.1M for one-time capital

General Fund Revenues

FY 2015 Proposed Revenue



FY 2015 Proposed Revenue

<u>Revenue</u>	<u>Amount</u>	<u>% Total Budget</u>
Property Tax	\$31.8M	43%
Sales Tax	15.2M	21%
Utilities Franchise Tax	5.8M	8%
GUC Transfer	6.5M	9%
Rescue Service Transport	3.1M	4%
All Other Revenue	11.6M	15%

Property Tax

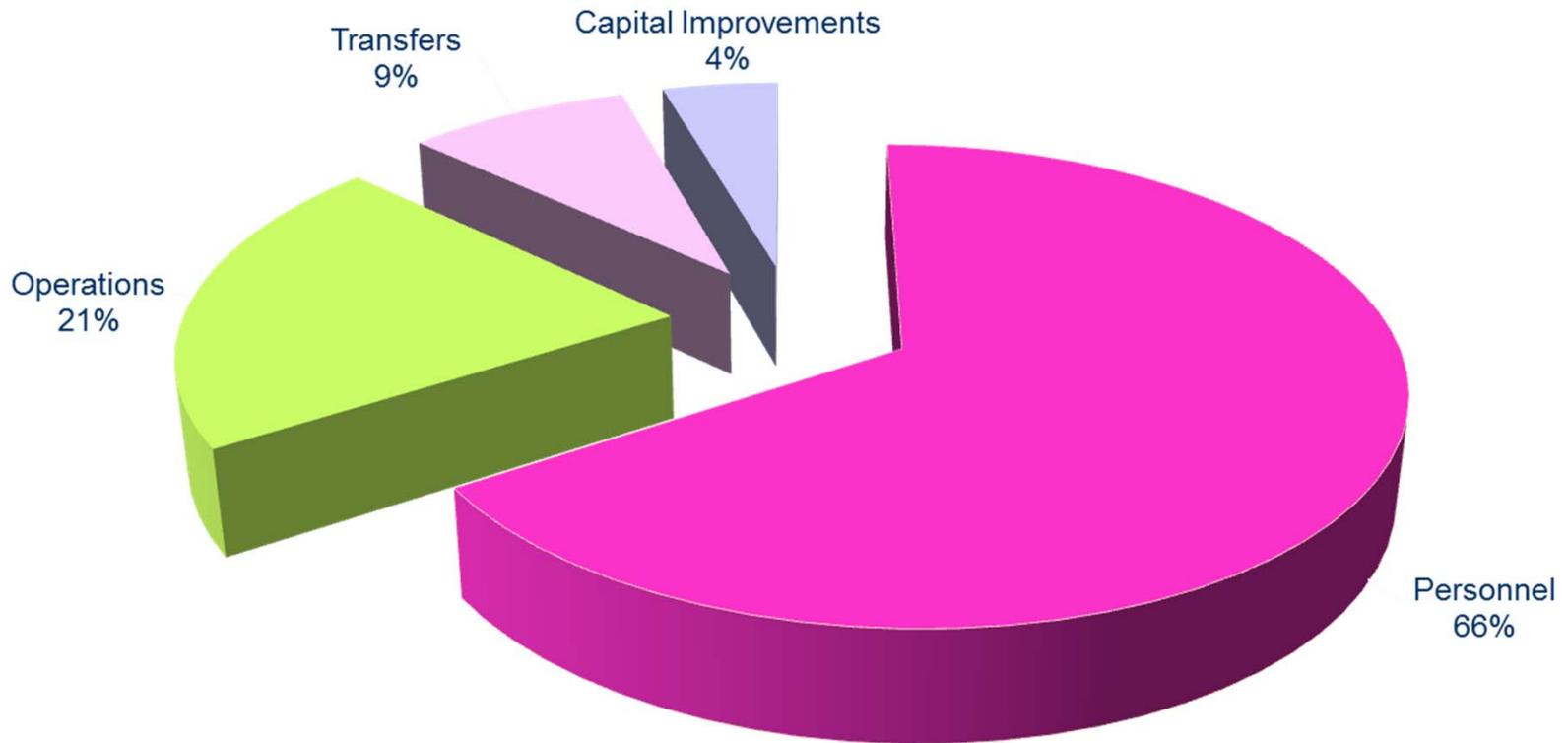
- FY 2014 Original = \$30.7
 - FY 2015 Proposed Original = \$31.8
 - FY 2016 Proposed Plan = \$32.4
- 3% Increase
- 2% Increase

Sales Tax History

2012 Actual	2013 Actual	2014 Original	2015 Proposed Original	2016 Proposed Plan
\$14.69M	\$14.67M	\$14.91M	\$15.24M	\$15.39M
Difference	\$(-.02)	\$.24	\$.33	\$.15
% Change	<1%	2%	2%	1%

General Fund Expenses

FY 2015 Expense by Type

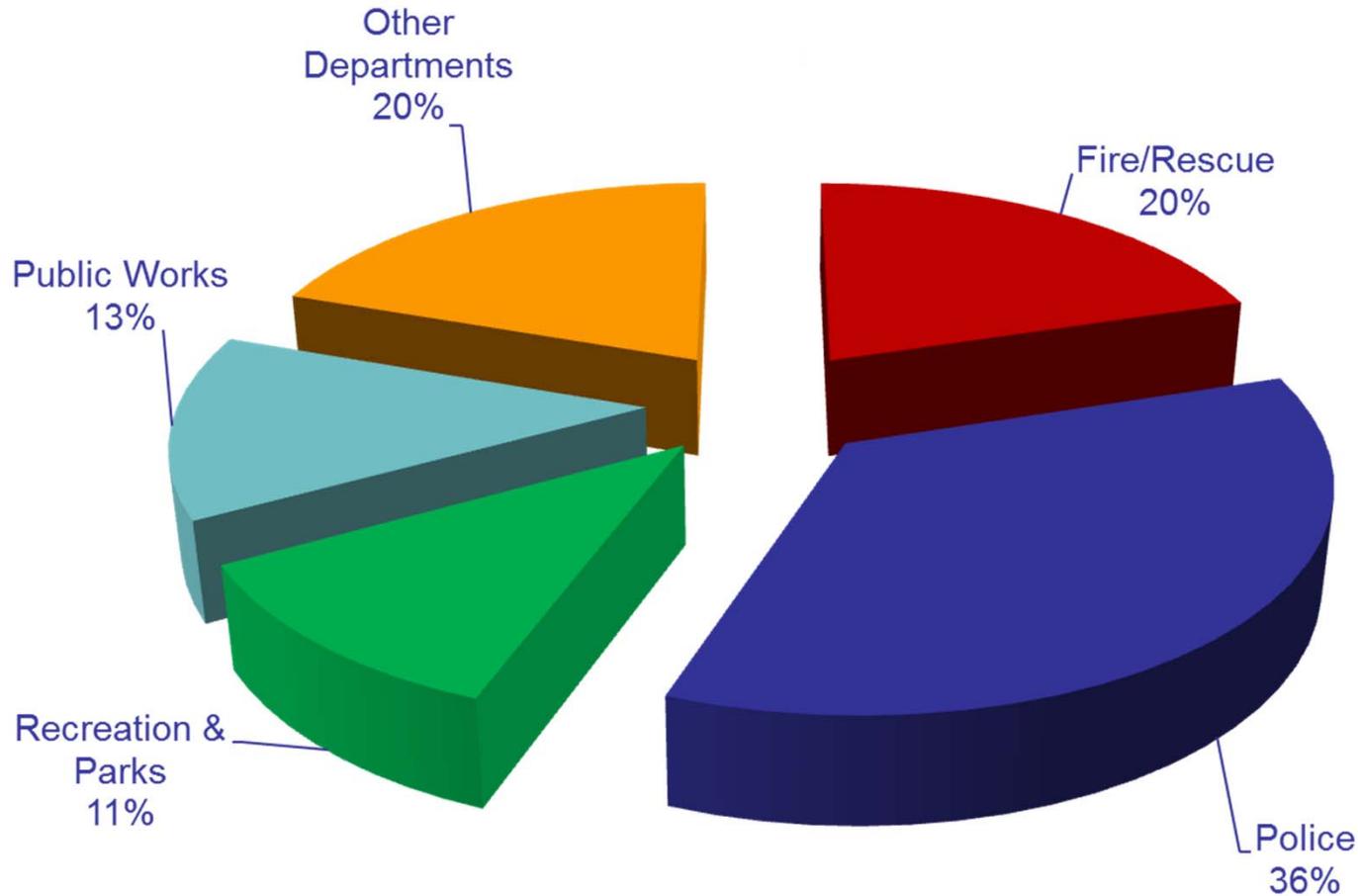


Expense by Type

	2014 Original	2015 Proposed Original	2016 Proposed Plan
Personnel	*\$49.8M	\$50.6M	\$51.7M
Operations	16.5M	15.7M	16.2M
Capital Improvement	6.0M	3.3M	2.3M
Transfers	<u>12.5M</u>	<u>6.7M</u>	<u>6.5M</u>
Total	<u>\$84.8M</u>	<u>\$76.3M</u>	<u>\$76.7M</u>

*Includes \$783,000 adjustment for Health Insurance that was budgeted as a transfer.

FY15 Expenses by Department



Personnel - 10-Year Salary History

2014	0%	}	0.8% Avg.
2013	2.5%		
2012	1.5%		
2011	0%		
2010	0%		
2009	4.5%	}	4.6% Avg.
2008	4.5%		
2007	4.5%		
2006	4.5%		
2005	5.4%		

Personnel - Salary Adjustments

	Proposed Orig. <u>2015</u>	Proposed Plan <u>2016</u>
1.5%	\$521,000	
1.5% +1.25%		\$521,000 (2015) <u>434,000</u> \$955,000

Personnel – Health Insurance

<u>Fiscal Year</u>	<u>Percentage</u>	<u>Dollar</u>
Increase for FY 15	1%	\$102,037
Increase for FY 16	7%	\$700,861

OPEB (Retiree Health)

<u>Fiscal Year</u>	<u>Amount</u>
FY 14 Budget	\$350,000
FY 15 Proposed Original	\$400,000
FY 16 Proposed Plan	\$450,000

Operations

<u>Fiscal Year</u>	<u>Amount</u>	
FY 14 Budget	\$16.5M	↓ (5%)
FY 15 Proposed Original	\$15.7M	
FY 16 Proposed Plan	\$16.2M	↑ 3%

Capital Improvements

FY 14 Budget	\$5,966,389	↓ 44%
FY 15 Proposed Original	\$3,325,228	
FY 16 Proposed Plan	\$2,311,793	↓ 30%

FY 15: Proposed Capital

- Facilities Improvement Program (\$1M – capital only)
- Streets (\$750k)
(Additional expenditures from appropriated fund balance)
- Viper Radio System (\$125k)
- Storage Area Network System (\$105k)
- New Evidence Storage Building (\$250k)
- Town Common Improvements (\$150k)
- Comprehensive Plan Re-Write (\$140k)
- GTAC (\$178k)
- Economic Development grant (\$50k)

GF – Unfunded Needs

Transportation Maintenance / Improvement Needs –

Annual investment for full sustainability : \$2.8M

Current shortfall: \$2.05M

Facilities Improvement Program –

Annual investment for full sustainability: \$1.6M (capital only)

Current shortfall \$600k

Personnel –

Joint Pay and Benefits Recommendation – 2.5%(\$867k)

Current shortfall: \$346

GF – Unfunded Needs

Large Capital Projects:

- 10th Street Connector Sidewalks and Enhancements - \$1.1M
- South Greenville Recreation Center - \$3.1M
- Town Common Master Plan Improvements - \$10M - \$13M
- Cotanche to Reade Alley Improvements - \$275k
- Dickinson Ave. Improvements (streetscape/parking) – \$2.2M
- State Theater - \$2.5M

* Illustrative list. Full list provided during CIP Presentation.

Impacts of Tax Rate Adjustments

Tax Rate	Additional Revenues (FY 15)
\$.53 (+\$.1)	\$597k
\$.54 (+\$.2)	\$1.19M
\$.55 (+\$.3)	\$1.79M
\$.56 (+\$.4)	\$2.39M
\$.57 (+\$.5)	\$2.98M
\$.58 (+\$.6)	\$3.58M
\$.59 (+\$.7)	\$4.18M

Background:

- Current tax rate - \$.52
- \$.01 on tax rate = \$597k
- \$597k will fund debt on \$7M bond over 20-years
- 2012 Revenue Neutral tax rate - \$.5577
- Previous City tax rates:
 - 2009 – Present: \$.52
 - 2005 – 2008: \$.56
 - 2002 – 2004: \$.615
 - 2000 – 2003: \$.55

General Fund Questions and Discussion

Other Funds

Debt Service

Public
Transportation

Fleet Maintenance

Sanitation

Stormwater

Housing

Health Insurance

Vehicle
Replacement

Debt Service Fund

FY 14 Budget	\$4.5M	↑ 11%
FY 15 Proposed Original	5.0M	
FY 16 Proposed Plan	\$4.9M	↓ (2%)

Debt Service Fund

Outstanding Debt

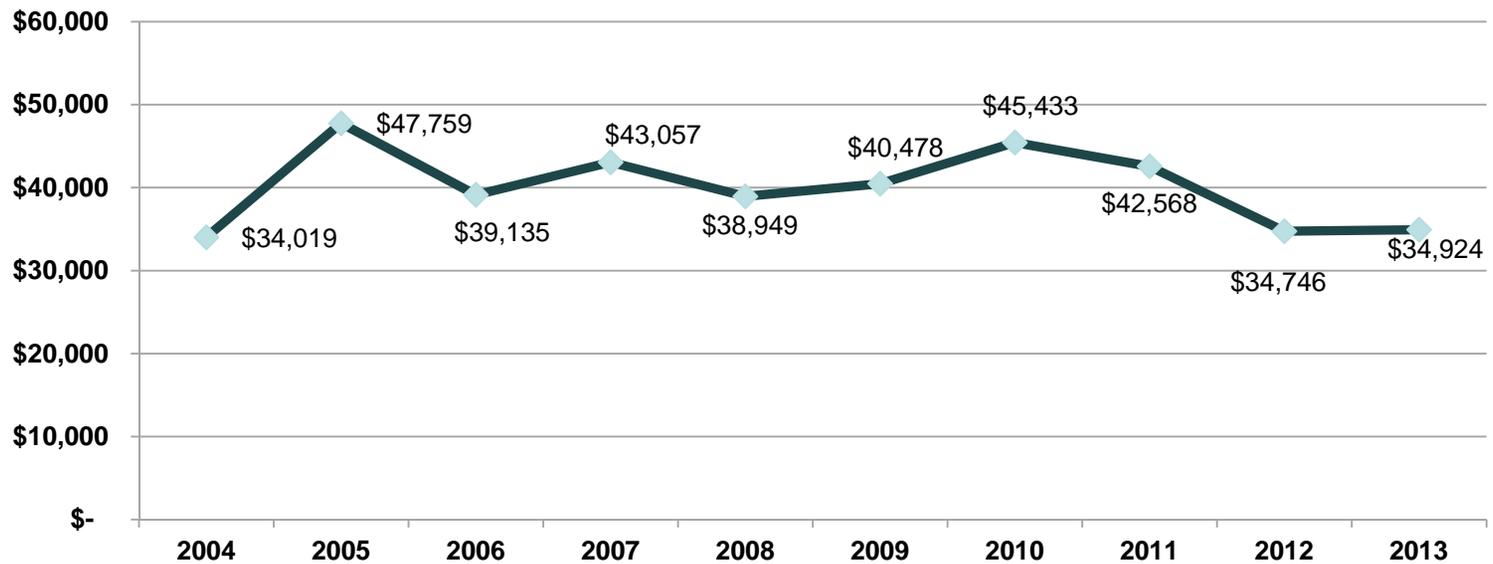
- 6/30/2013
- \$34.9M

Debt Capacity

- 6/30/2013
- \$305M

Debt Outstanding

General Fund



Public Transportation Fund

FY 14 Budget	\$3.7M	↓ (11%)
FY 15 Proposed Original	3.3M	
FY 16 Proposed Plan	\$3.1M	↓ (6%)

Fleet Maintenance Fund

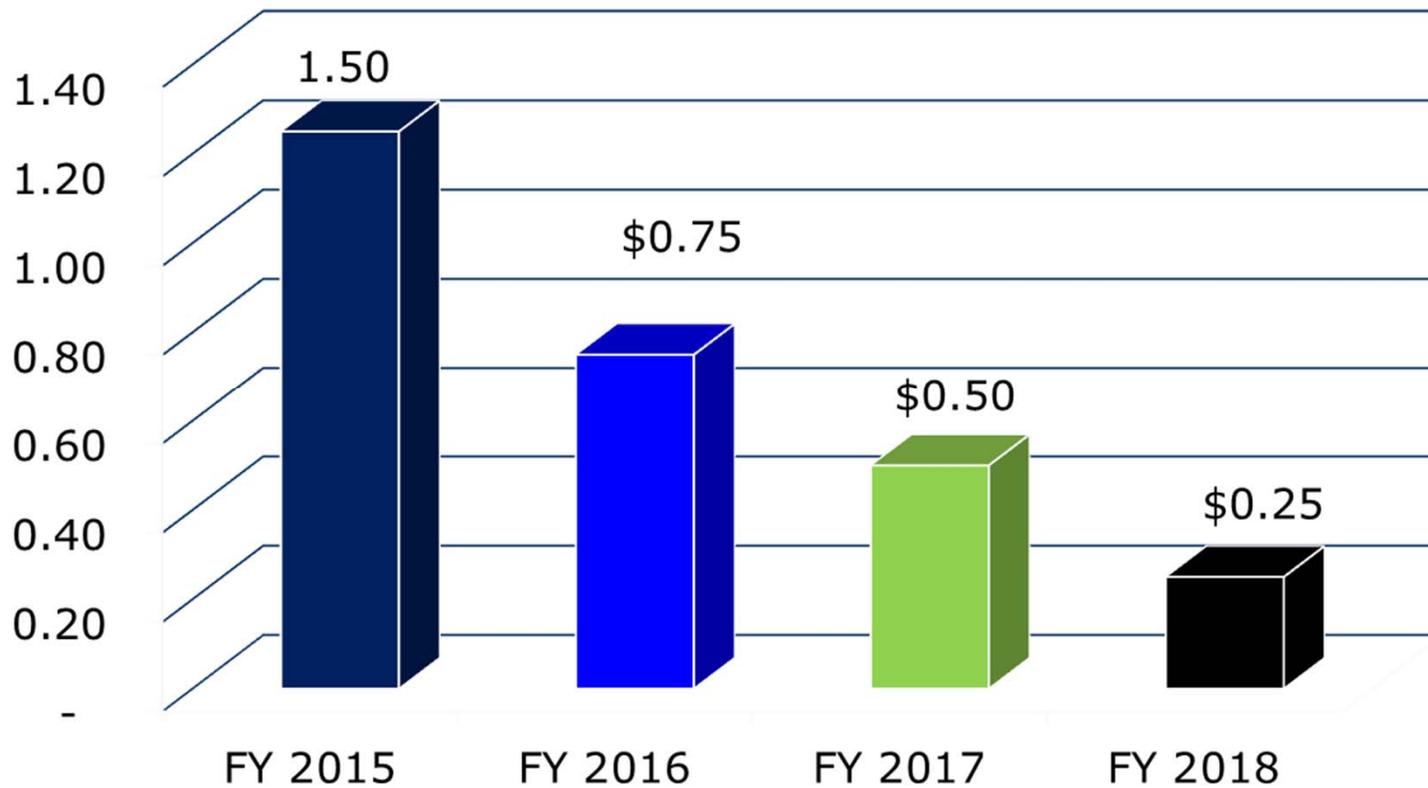
FY 14 Budget	\$4.7M	↓ (4%)
FY 15 Proposed Original	\$4.5M	
FY 16 Proposed Plan	\$4.5M	Flat

Sanitation Fund

FY 14 Budget	\$8.0M	Flat
FY 15 Proposed Original	\$7.9M	↓ (1%)
FY 16 Proposed Plan	\$7.8M	

Sanitation Fund

Multi-Year Fee Schedule



Sanitation Fund

Multi-Year Fee Schedule

<u>Rate</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
Curbside/ Multifamily	\$14.50	\$15.25	\$15.75	\$16.00	\$16.25	\$16.50
Backyard	\$43.55	\$44.30	\$44.80	N/A		

Stormwater Fund

FY 14 Budget	\$10.1M	(57%)
FY 15 Proposed Original	\$4.3M	
FY 16 Proposed Plan	\$4.9M	14%

Stormwater Fund

Multi-Year Fee Schedule

	<u>FY</u> <u>2015</u>	<u>FY</u> <u>2016</u>	<u>FY</u> <u>2017</u>	<u>FY</u> <u>2018</u>
Increase	\$.50	\$.50	\$.50	\$.50
Rate	\$3.85	\$4.35	\$4.85	\$5.35

Housing Fund

FY 14 Budget	\$1.5M	
FY 15 Proposed Original	\$1.7M	 13%
FY 16 Proposed Plan	\$1.7M	 Flat

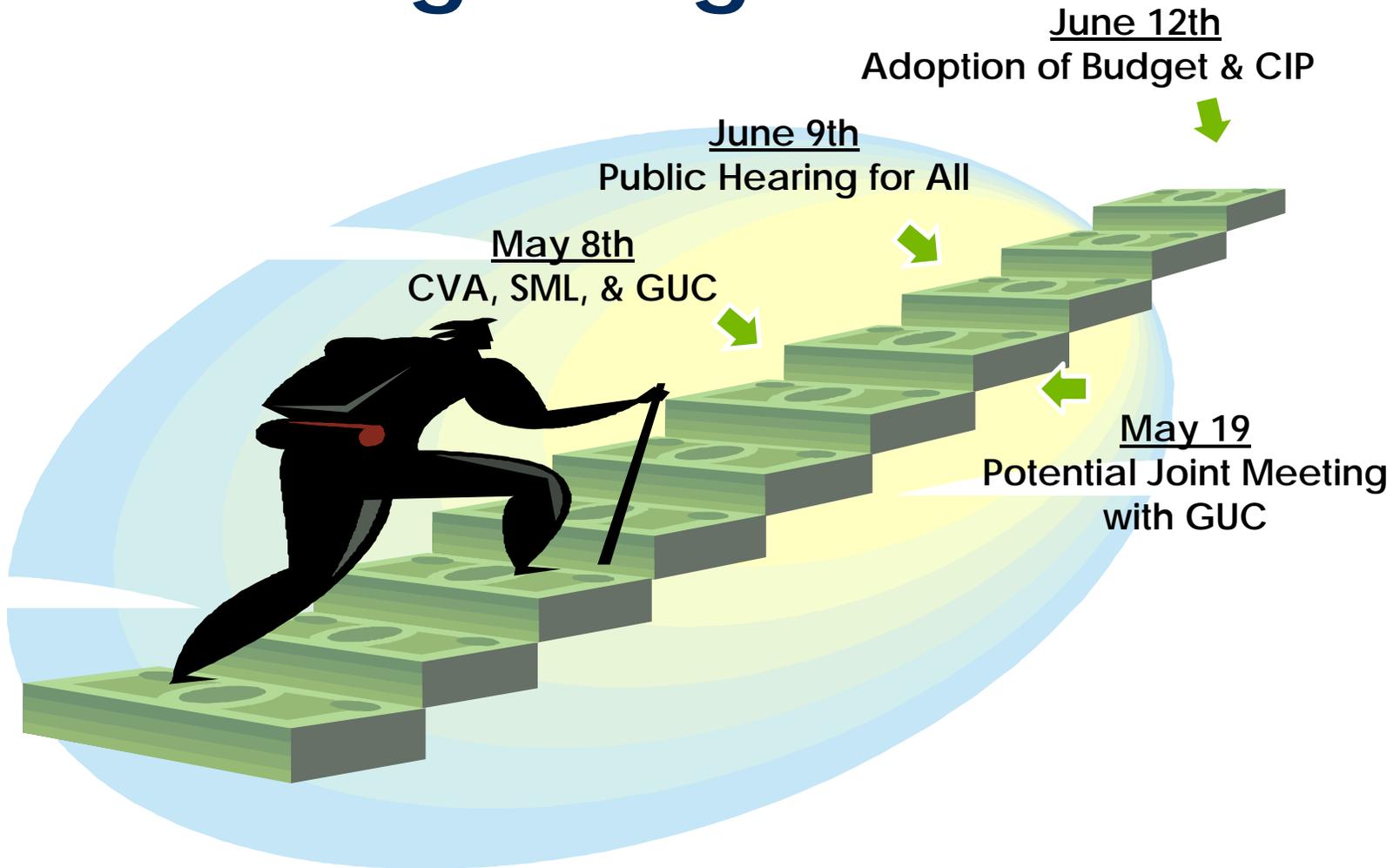
Health Fund

FY 14 Budget	\$13.4M	
FY 15 Proposed Original	\$13.1M	 (2%)
FY 16 Proposed Plan	\$14.0M	 7%

Vehicle Replacement Fund

FY 14 Budget	\$3.8M	
FY 15 Proposed Original	\$2.9M	↓ (23%)
FY 16 Proposed Plan	\$2.8M	↓ (3%)

Remaining Budget Schedule



Questions



Item 9: Presentations by Boards and Commissions

b. Redevelopment Commission

Redevelopment Commission Update



Find yourself in good company



The Center City - West Greenville Revitalization Plan
Redevelopment Commission
City of Greenville - North Carolina

MISSION STATEMENT:

To assure that Greenville, North Carolina is a better place to live, raise a family, and do business, while improving the safety, security, image, and economic vitality of the urban core and the neighborhoods of West Greenville.

FY 13-14 Projects & Accomplishments

- Completed W. 5th Streetscape Phase II Design
- Launched Dickinson Study
- Completed 1st Street Parking
- Reintroduced Town Common
- Alley improvements in support of “Superblock” project



FY 13-14 Projects & Accomplishments

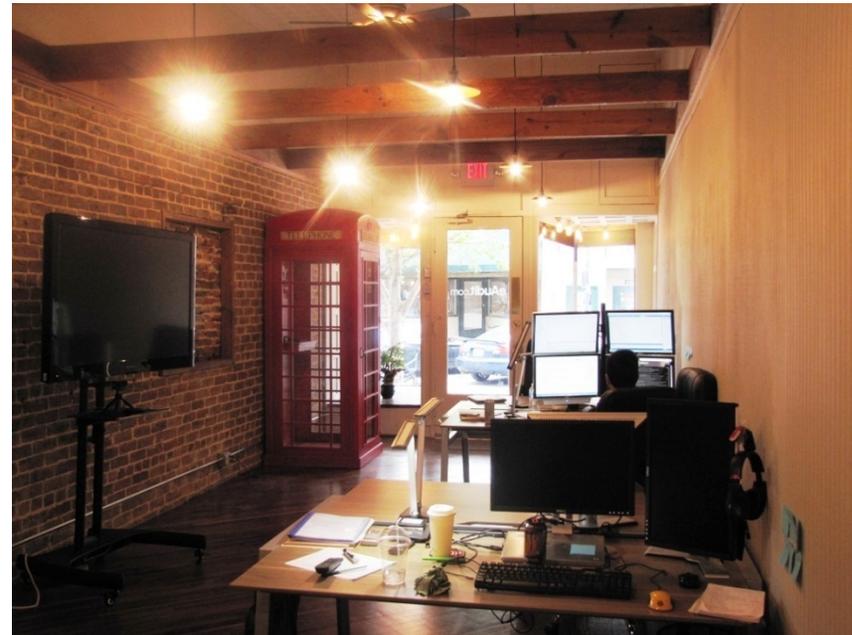
Supported building up-fit for
Go Science on Dickinson
Ave.

Facilitating repairs to Uptown
theatre & pursuing P3

Facilitating multi-directional
access to Uptown deck

Overseeing Business Plan
Competition

Expanding public arts
programs



2013 Business Plan Winner eAudit in Uptown Greenville

FY 14-15 Projects & Initiatives

- **W. 5th Streetscape:**
construction docs and final estimates
- **Dickinson Ave Area Market & Planning Study:**
complete final report
- **Imperial Brownfield cleanup & redevelopment:**
monitor progress
- **Go Science Center:** progress updates on Phase I construction
- **Uptown Theatre:** Phase I repairs and P3



Citizens Consider Options for Dickinson Avenue

FY 14-15 Projects & Initiatives

- **Evans Street Accessway**
Project: progress updates on construction of deck and public spaces
- **Alley improvements:** Initiate improvements to other public alleys
- **Small Business Plan Competition:** Continue administering program
- **West Greenville land acquisition:** In support of Dickinson and W. 5th Projects
- **Future of RDC:** Wind down or move forward



Business Plan Competition Award Supports Yoga Studio

Item 9: Presentations by Boards and Commissions

c. Community Appearance Commission

Community Appearance Commission (CAC)

Annual Report to City Council

May 5, 2014

Enabling Authority

CAC was created in 1979.

Purpose: To encourage
beautification and
community
appearance.

Main Duties

1. To initiate, promote and assist in the implementation of programs of general community beautification and appearance.

2. To seek to coordinate the activities of individuals, agencies, organizations, public and private, and city departments whose plans, activities and programs bear upon the appearance of Greenville.

3. To encourage improved community appearance, both on public and private property.

12 Awards

- Metal Sculptures on Dickinson Ave.
– Jonathan Bowling
- Biltmore Street Cherry Tree
Plantings – Bob Dietrich
- Winslow's Patio Garden
- Sup Dogs
- The Vitamin Shoppe

- AT&T
 - Outdoor Classroom – Girl Scout Troup 3011, Elmhurst Elementary
 - WITN News
 - The Sojourner
 - First Presbyterian Church
 - Foot and Ankle East
 - Hope of Glory Ministries
-

Certificates



Yard Signs & Window Signs



Yard and Window Signs



7 Adopt-A-Street

- **Black Student Union** – Berkley Rd.
- **Juhahn Belcher** (Memoriam) – Howell St.
- **Divine Anointing Church** – Concord Dr.
- **No Strings Attached** – Farmville Blvd.
- **ECU Therapy** – Hickory St.
- **Sigma Tau Gamma Frat.** – Stancill Dr.
- **Delta Sigma Theta-GNC** – Fairlane Rd.

3 Neighborhood Improvement Grants

- **Forest Hills Neighborhood Assoc.**
Installation of 7 neighborhood signs
- **Carolina East Neighborhood Assoc.**
Maintenance at 2 neighborhood signs
- **Ripples of Hope Neighborhood Assoc.**
Tent and materials for gatherings

Item 12: Contract award for Design-Build Services for the Greenville Convention Center renovation and expansion

LOCATION



EXPANSION TO BE
LOCATED ON THE HILTON
HOTEL SIDE OF THE
EXISTING FACILITY.

EXPANSION FEATURES

- APPROXIMATELY 11,000 SF
- BREAKOUT/SEMINAR ROOMS
- RESTROOMS
- OUTDOOR TERRACE
- ENHANCED AUDIO/VISUAL CAPABILITIES
- ADA ACCESS
- LEED SILVER CERTIFIED

RENOVATION FEATURES

- NEW ENTRY CANOPY WITH SIGNAGE
- UPGRADE LOBBY AND ENTRANCE HALLWAY FINISHES AND FURNISHINGS
- UPGRADE EXHIBIT HALL FINISHES AND ACOUSTICS
- CONSOLIDATE OFFICES AND CREATE ADDITIONAL MEETING ROOMS
- UPGRADE AUDIO/VISUAL CAPABILITIES
- MODIFY HVAC SYSTEM TO REDUCE NOISE LEVELS

EXTERIOR

EXISTING



POTENTIAL CONCEPT

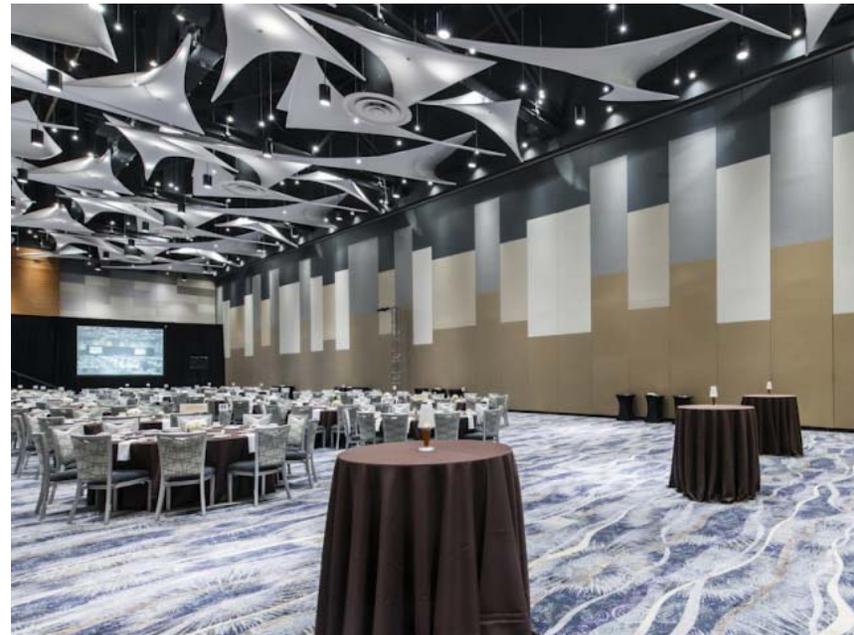


INTERIOR - EXHIBIT HALL

EXISTING



POTENTIAL CONCEPT



INTERIOR- ENTRY HALLWAY

EXISTING



POTENTIAL CONCEPT



DESIGN-BUILDER

- T.A. LOVING COMPANY



- T.A. LOVING HAS TEAMED WITH:

- OAKLEY COLLIER ARCHITECTS ARCHITECT
- ARK CONSULTING GROUP (local) CIVIL DESIGN
- J. MORGAN DESIGN (local) INTERIOR DESIGN
- STEWART ENGINEERING STRUCTURAL
- ATLANTEC ENGINEERS MEP DESIGN

- 20% OF DESIGN COST IS ATTRIBUTED TO LOCAL FIRMS

DESIGN-BUILDER

- T.A. Loving and Oakley Collier Architects have a wealth of Design-Build and LEED certification experience.
- T.A. Loving has demonstrated the ability to renovate and expand a facility while allowing the existing facility to remain operational, which is critical to this project.
- T.A. Loving recently completed renovations to Greensboro Coliseum, working around many types of events from the ACC tournament to Taylor Swift concerts. T.A. Loving used short-term scheduling and flexible work hours to complete the project. Before each event, T.A. loving removed all construction equipment and thoroughly cleaned the work area.

BUDGET and FEES

- CURRENT BUDGET - \$4,000,000
- DESIGN FEE - \$339,000
- PRECONSTRUCTION FEE - \$39,000
- CONSTRUCTION FEE - 5.5% (construction cost)
- CONSTRUCTION COST - \$3,435,000

SCHEDULE

- PROJECT TO BE SUBSTANTIALLY COMPLETE BY JUNE 1, 2015.
- BEGIN DESIGN PHASE MAY 15, 2014
- DESIGN PHASE 4 MONTHS
- BEGIN CONSTRUCTION SEPT, 2014

- CONVENTION CENTER REMAINS OPEN THE ENTIRE LENGTH OF THE PROJECT

RECOMMENDATION

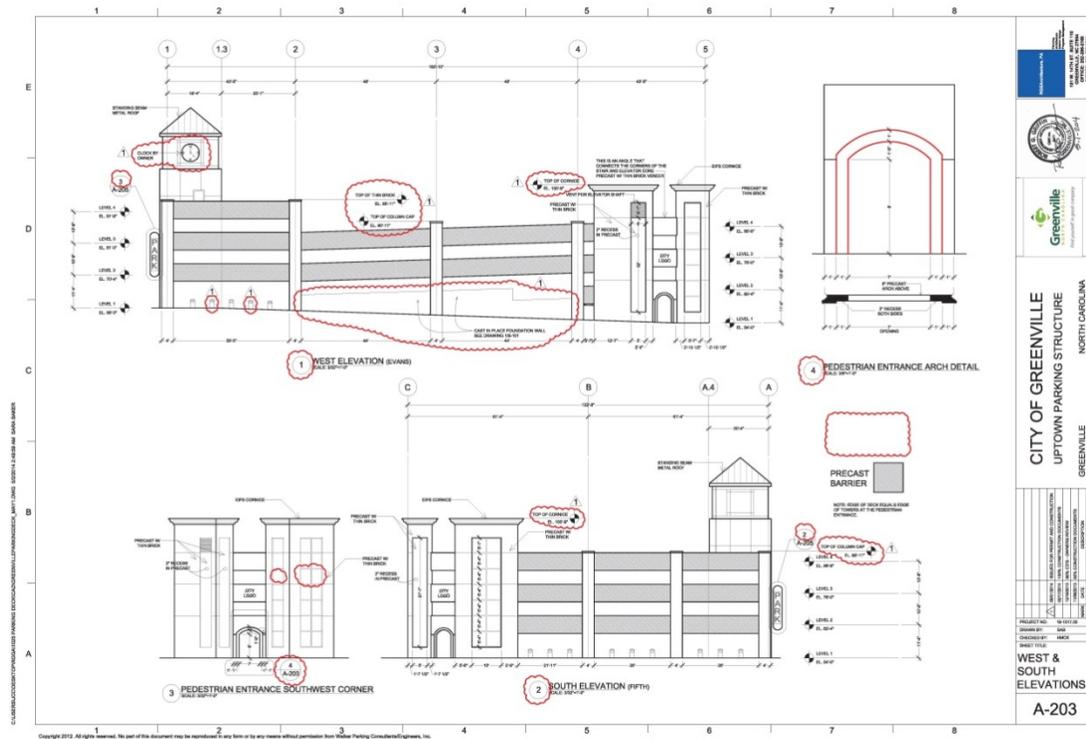
- RECOMMENDATION: CITY COUNCIL APPROVE THE DESIGN BUILD CONTRACT WITH T.A. LOVING COMPANY.

Item 14: Guaranteed Maximum Price (GMP) amendment to Construction Manager at Risk Contract for Uptown Parking Deck

PROJECT DESIGN

- HISTORIC LOOK OF PARKING DECK – FLANAGAN BUGGY BUILDING FORMERLY ON-SITE
- LED LIGHTING (INTERIOR AND EXTERIOR)
- “CLOCK” TOWER
- 238 SPACES
- ELECTRIC CAR PARKING, BICYCLE PARKING, MOTORCYCLE
- SECURITY CAMERAS
- PLAZA IMPROVEMENTS

PARKING DECK ELEVATIONS



PARKING DECK – NE VIEW



CORNER OF 4TH AND COTANCHE STREETS

PARKING DECK – SW VIEW



PEDESTRIAN ENTRANCE AT PLAZA (SW CORNER)

PLAZA AREA FEATURES

- PERMEABLE, TRAFFIC GRADE PAVERS ON SOUTH SIDE
- BRICK PAVERS ON WEST SIDE
- LARGE AREA FOR EVENTS, DINING, ETC.
- LANDSCAPING ALONG WEST SIDE OF DECK
- DECORATIVE LED STREET/PLAZA LIGHTING
- SECURITY CAMERAS
- CONNECTS WITH EVANS STREET LOT
- FUNDED BY REDEVELOPMENT COMMISSION
(\$189,460)

PLAZA GATHERING AREA



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COST UPDATE

Cost Savings

- Re-Bid Plumbing Contract – \$102,000
- Reduced Pile Length - \$25,000
- Change Handrail Material - \$10,000
- Delete Sealer on Non-Exposed Floors - \$15,000
- Drainage Pipe Material Change - \$10,000
- Pre-cast Release - \$35,000
- Change elevator type to Hydraulic - \$13,000
- Delete clocks (3) - \$23,000
- Misc. changes, substitutions, reductions - \$70,000

Project Budget

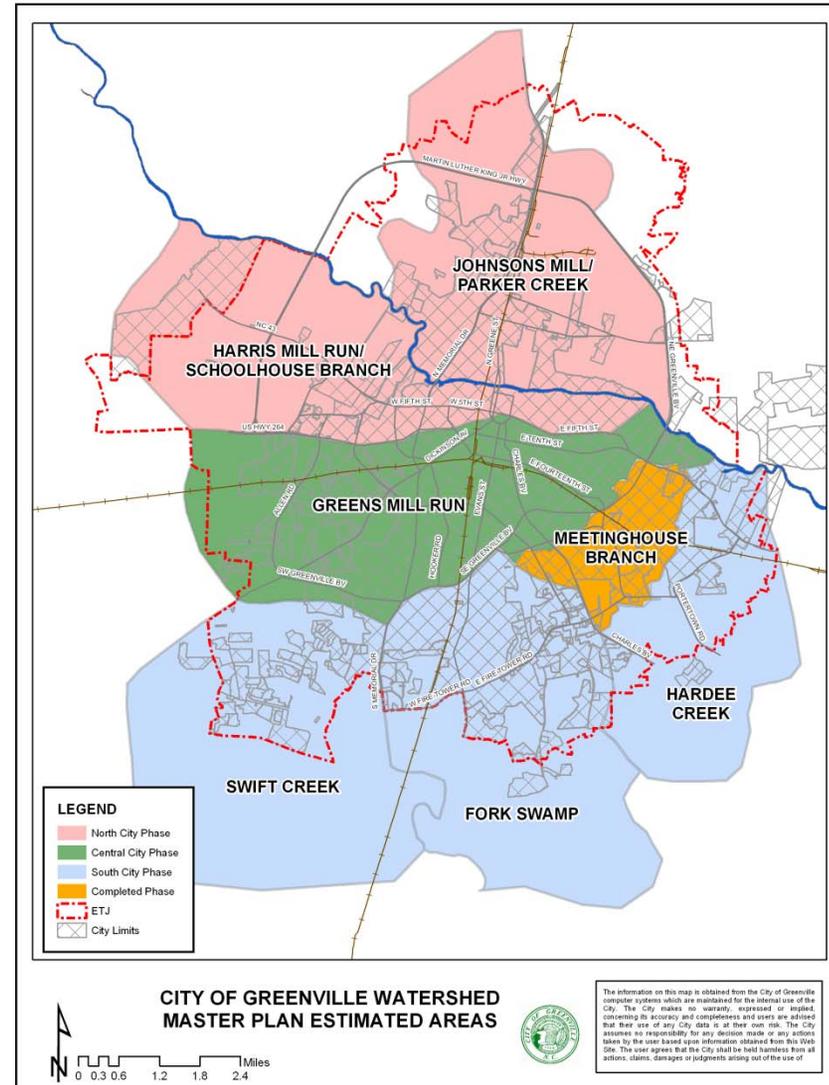
UPTOWN PARKING DECK COST BREAKDOWN	
Guaranteed Maximum Price (GMP) for Deck Construction	\$4,448,286
Owners Contingency	\$39,769
CM Pre-construction Fee	\$43,500
Design Assist Fee -Tindall (Changer Order No.1)	\$50,000
Design Fee	\$278,000
Special Inspections	\$40,000
Subtotal	\$451,269
Total	\$4,899,555
Financing Cost (2%)	\$97,991
Grand Total	\$4,997,546
Plaza and Sidewalk Work (paid by Redevelopment Commission)	\$189,460
Project Total	\$5,187,006

RECOMMENDATION

- RECOMMENDATION: CITY COUNCIL TO APPROVE AMENDING BARNHILL CONSTRUCTION'S CONTRACT TO INCLUDE A GMP FOR \$4,448,286

Item 15: Contract awards for the Watershed Master Plans

Watershed Master Plans



Permit Requirements

Outfall Inspections



Water Quality Retrofit Projects



Illegal Connections/ Illicit Discharge

Street Flooding



Charles & 14th



Sterling Pointe

Private Property Damage



Deteriorated Pipe



Goals

1. Evaluating the watershed for existing flooding, water quality, and erosion problems
2. Develop a prioritized capital improvement plan to control existing flooding by reducing the frequency and severity of flooding
3. Address water quality concerns of impaired waters by developing a plan of action to reduce or eliminate potential federal regulations

To achieve these goals, an inventory of stormwater drainage infrastructure will be necessary.

North City Phase:

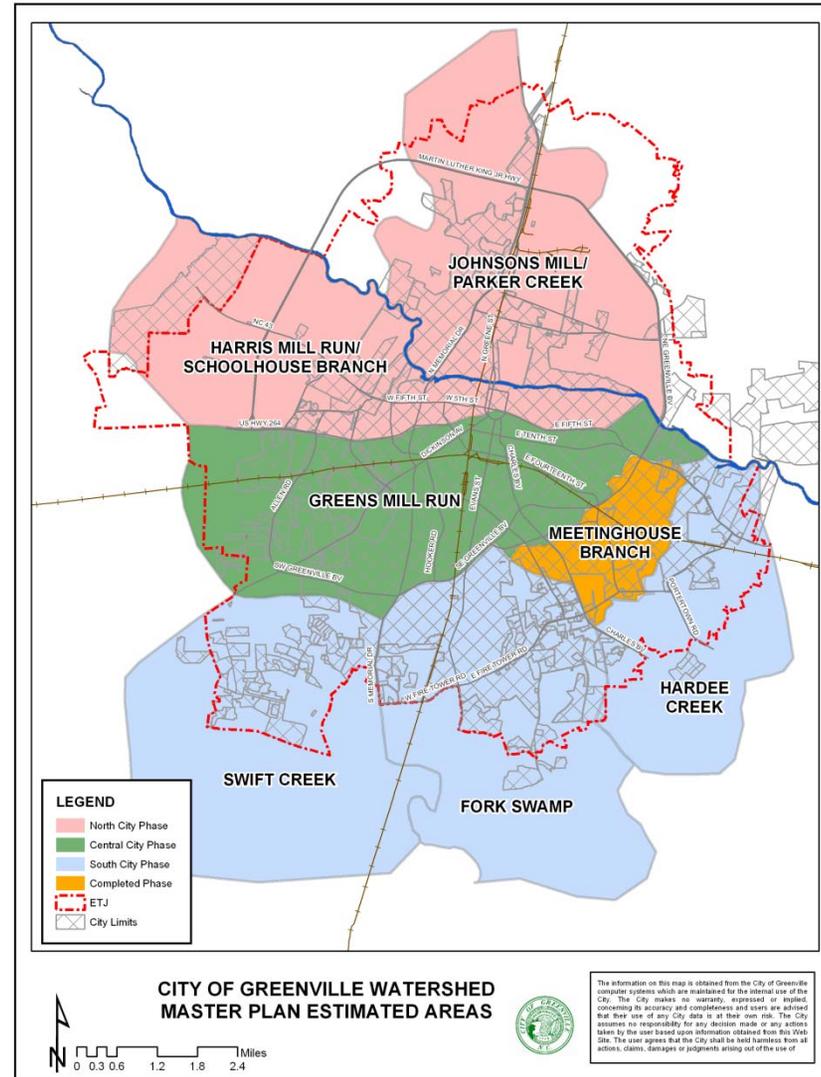
Harris Mill Run
Schoolhouse Branch
Johnsons Mill
Parker Creek

Central City Phase:

Green Mill Run

South City Phase:

Fork Swamp
Swift Creek
Hardee Creek



Scope

North City Phase:	CDM Smith Local Subs - Spruill and Associates
Central City Phase:	Hazen & Sawyer Local Subs–Wooten, Spruill and Associates, ECU
South City Phase:	WK Dickson Local Subs–Rivers and ECU

Timeline

Notice to Proceed	May 2014
Inventory	Oct 2014
Modeling	Jan 2015
Prioritized CIP & Cost Estimates	May 2015
Final Master Plan	Oct 2015

Project will take approximately 18 months.

Expectations

- Completed stormwater infrastructure inventory with condition assessment identifying illegal connections or illicit discharges
- Prioritized Capital Improvement Project list with cost estimates – Provide a 20-yr CIP
- Reduction in length of impaired waters and plan of action to address potential regulatory requirements – Significant potential savings to City
- Identification of areas that will benefit from a 25 year detention regulation

Recommendation

City Council approve the proposed budget and award three professional services contracts for Watershed Master Plans to:

CDM Smith

Hazen & Sawyer

WK Dickson

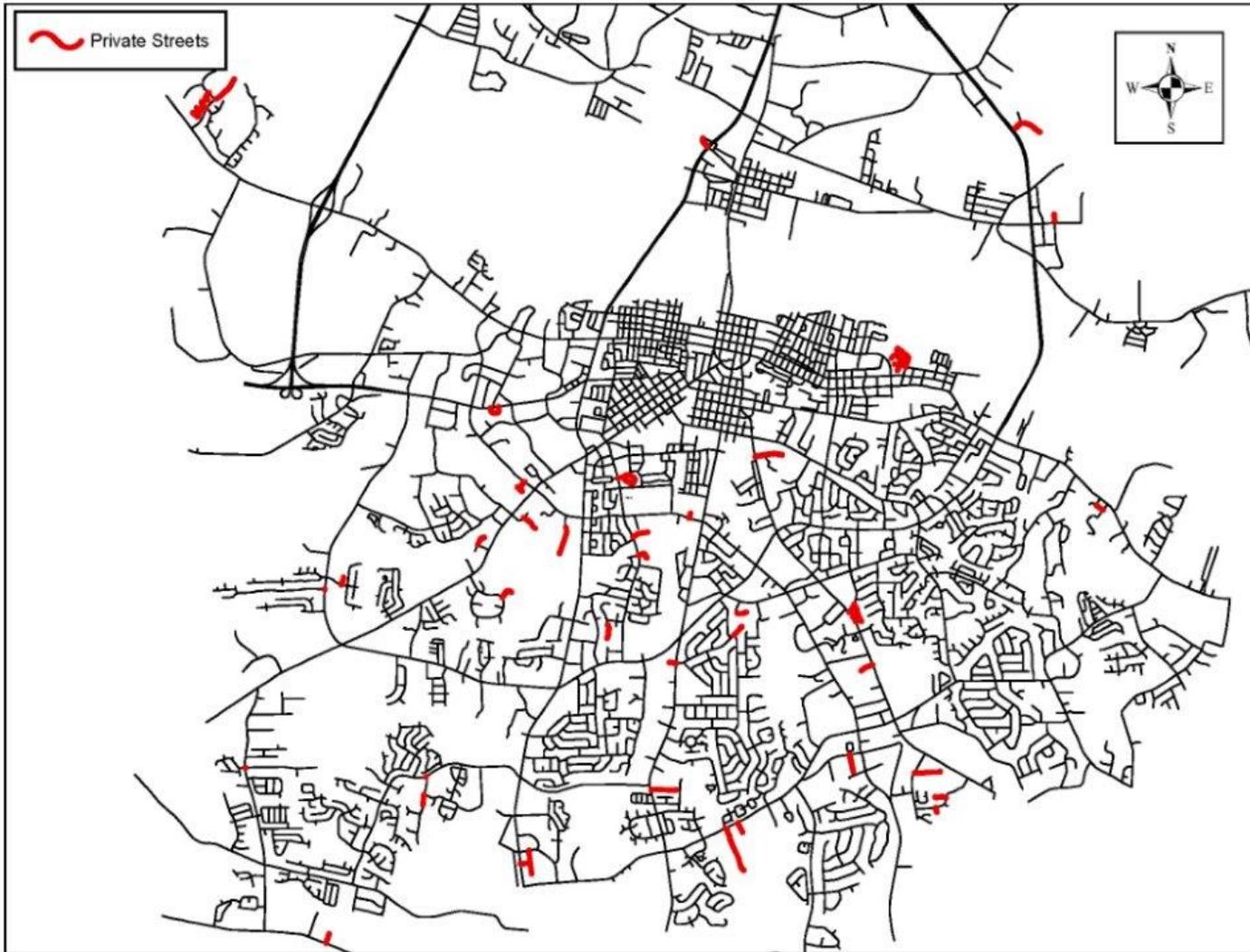
Item 16: Presentation on the status of private streets within the City of Greenville

Agenda

- Private Street Status
- Private Street Standard
- City Code Policy for Acceptance
- Peer Communities
- Developer Requirements
- Zoning Implications
- Recommendation

Private Street Status

- Private Streets within City Limits = 16 Lane Miles
- Private Streets in ETJ = 17 Lane Miles
- Estimated cost to repair and accept City private streets is \$6 – 10 million dollars or more
- Named Access (private driveways) = 42 Lane Miles ~ \$750,000/mi.
- Powell Bill funds not collected over life of private road



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Private Street Standards

Street	Public	Private
Easement – R/W Width	50' R/W	40' Easement
Pavement Width	28'	24'
On-street Parking stalls allowed	No	Yes
Building Setbacks	Yes	No
Encroachments	Yes, with agreement	Yes
Maintenance Responsibility	City	Adjacent property owners

City Code Policy for Acceptance of Roadways

- Must be within City Limits
- Must meet minimum current design standards
- Calculations/Inspection/Repairs
- Right of Way Dedication & Non-Conforming Lots
(All property owners must agree and sign)
- Bring road up to City Standards in all aspects
- Revise Powell Bill lane miles for NCDOT

Peer Communities

Municipality	Private Streets Allowed, Standard	Process for Acceptance of Private
Raleigh	No	Full compliance
Jacksonville	Yes, same as public	Full compliance
Goldsboro	Yes, same as public	Full compliance
New Bern	No	Full compliance
Wilmington	Yes, same as public	Do not accept
Gastonia	No	Do not accept
Asheville	No	Full compliance
Charlotte	Yes, same as public	Full compliance

Developer Requirements for Public Road Acceptance

- Must follow acceptance procedures and streets must be built to City Standards
- Inspections performed by City Staff to insure no deficiencies in construction

Zoning Implications

- Establishment of a public right -of-way will create non-conforming situations with regard to dimensional requirements of the zoning ordinance
- This will create several issues because there is no “blanket variance” provision to exempt these structures from the dimensional standards of the City of Greenville Zoning Ordinance such as:
 1. Prohibiting the expansion of structures where the non-conformity exists

Zoning Implications

2. Future property title issues for structures not meeting the City of Greenville Zoning Ordinance property dimensional standards

3. Establishment of public rights-of-way may have the result of rendering properties unusable thus resulting in a property takings without compensation or a form of condemnation

Examples of Private Streets



Drainage
directly to
the street not
allowed

Examples of Private Streets



Dead end
street, no
cul-de-sac

Examples of Private Streets



Driveway
width and
separation

Examples of Private Streets



Dirt roads
and private
paved roads
create
dangerous
condition

Examples of Private Streets



Encroachments
and setbacks

Examples of Private Streets



Un-inspected
work and risk
of failures

Examples of Private Streets



Years of
unmaintained
roads and
stormwater
facilities

Examples of Private Streets



Poor quality
of work

Examples of Private Streets



Dirt road and
wooden
bridge is non
conforming
construction

Recommendation

City Council to provide direction on:

- Continue to follow the private street procedure for acceptance with full compliance to public street standards
 - Consider the omission of the private street standard or make public and private street standards the same for all criteria – width, setbacks, R/W, etc.
 - Accepting all private streets within the City Limits (not recommended)
 - Modifying acceptance requirements in some manner (not recommended)
-