A regular meeting of the Greenville City Council was held on Thursday, March 14, 2019 in the Council Chambers, located on the third floor at City Hall, with Mayor P. J. Connelly presiding. Mayor Connelly called the meeting to order at 6:00 pm. Mayor Pro-Tem Glover gave the invocation, followed by the Pledge of Allegiance.

Those Present:
   Mayor P. J. Connelly, Mayor Pro-Tem Rose H. Glover and Council Members Monica Daniels, Will Bell, Rick Smiley, William F. Litchfield, Jr. and Brian V. Meyerhoeffer, Jr.

Those Absent:
   None

Also Present:
   City Manager Ann E. Wall, City Attorney Emanuel D. McGirt, City Clerk Carol L. Barwick and Deputy City Clerk Polly Jones

**APPROVAL OF THE AGENDA**

City Manager Ann Wall stated the applicant has requested that the Bobby W. Joyner rezoning be continued to April 11, 2019.

Council Member Smiley moved that the agenda be approved as amended. Council Member Bell seconded the motion, which passed by unanimous vote.

**PUBLIC COMMENT PERIOD**

Mayor Connelly opened the public comment period at 6:08 pm, explaining procedures which should be followed by all speakers.

Robert O’Neal – 1900 Allen Road
Mr. O’Neal again expressed significant concern about noise levels coming from the landfill and how that noise impacts his family and particularly his son who has Down Syndrome. He asked that the City get involved in finding a solution.
Hearing no one else who wished to speak during the Public Comment period, Mayor Connelly closed the public comment period at 6:13 pm.

**SPECIAL RECOGNITIONS**

**GIRL SCOUT PROCLAMATION**

Mayor Connelly read the following proclamation recognizing the Girl Scouts on their 107th anniversary:

WHEREAS, the year 2019 marks the 107th anniversary of Girl Scouts of the USA, the largest and most successful leadership program for girls in the world; and

WHEREAS, Girl Scouts unleashes the G.I.R.L. (Go-getter, Innovator, Risk-taker, Leader)™ in every girl, preparing her for a lifetime of leadership; and

WHEREAS, Girl Scouts combines time-tested, research-backed methods with exciting, modern programming that speaks to today’s girls and is designed to cater to the strengths of girls’ leadership development; and

WHEREAS, Girl Scouts offers girls 21st century programming in science, technology, engineering, and math (STEM); the outdoors; entrepreneurship; and beyond, helping girls develop invaluable life skills and take the lead early and often; and

WHEREAS, as the world’s premier leadership development organization for girls, Girl Scouts welcomes girls of all backgrounds and interests who want to develop the courage, confidence, and the character to make the world a better place; and

WHEREAS, research shows that girls learn best in an all-girl, girl-led environment in which their specific needs are addressed and met; and

WHEREAS, the Girl Scout Award, the highest and most prestigious award in Girl Scouting, calls on Girl Scouts in grades 9-12 to take on projects that have a measurable and sustainable impact on a community by first assessing a need, designing a solution, completing a project, and inspiring others to sustain it; and

WHEREAS, with more than 100 years of experience, Girl Scouts brings a wealth of knowledge to programs that deliver girls cornerstone experiences with benefits that last a lifetime; and

WHEREAS, more than 50 million women are Girl Scouts alums, and 2.6 million girls and adults are current members.
NOW, THEREFORE, I, P.J. Connelly, Mayor of Greenville, North Carolina, applaud the Girl Scout Movement and NC Coastal Pines for providing girls with a safe, inclusive, all-girl space where they can hone their skills and develop leadership abilities and do hereby proclaim the week of March 11 – 15, 2019 as

GIRL SCOUT WEEK

This 1st day of March 2019.

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P.J. Connelly, Mayor

BARBARA AVERY – RECREATION AND PARKS DEPARTMENT RETIREE

City Manager Ann Wall, accompanied by Mayor Connelly and Recreation and Parks Director Gary Fenton, recognized Barbara Avery on the occasion of her retirement from the Recreation and Parks Department. She read and presented her with a plaque honoring her 30 years of service to the citizens of Greenville.

HANK HARDEN – RECREATION AND PARKS DEPARTMENT RETIREE

Mr. Harden was not in attendance, but City Manager Wall acknowledged his 20 years of service to the citizens of Greenville.

APPOINTMENTS

APPOINTMENTS TO BOARDS AND COMMISSIONS

Council Member Bell moved to appoint Dionne Evans to a first three-year term on the Greenville Bicycle and Pedestrian Commission. Council Member Smiley seconded the motion, which passed by unanimous vote.

CONSENT AGENDA

AUTHORIZATION TO SUBMIT AN APPLICATION TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE FOR THE RURAL HOUSING RECOVERY INFRASTRUCTURE GRANT - Resolution No. 013-19
Upon motion by Council Member Smiley and second by Council Member Bell, the City Council voted unanimously to authorize submission of an application to the North Carolina Department of Commerce for the Rural Housing Recovery Infrastructure Grant.

OLD BUSINESS

ORDINANCE REQUESTED BY BOBBY W. JOYNER TO REZONE 12.943 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST FIRE TOWER ROAD AND ADJACENT TO MEETING PLACE SUBDIVISION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY])

This item was continued by request of the applicant to April 11, 2019.

NEW BUSINESS

PUBLIC HEARINGS

ORDINANCE TO ANNEX DAVENPORT FARMS AT EMERALD PARK PHASE 3 INVOLVING 5.3508 ACRES LOCATED AT THE CURRENT TERMINUS OF JADE LANE – Ordinance No. 19-015

Senior Planner Chantae Gooby showed a map depicting the proposed annexation area, which is located within Winterville Township in voting district #2. The property is currently vacant with no population, and a population of 44 is expected at full development. Current zoning is R9S (Residential Single-Family), with the proposed use being 20 single-family lots. Present tax value is $63,541, with tax value at full development estimated at $4,091,541.

Mayor Connelly declared the public hearing for the proposed annexation open at 6:27 pm and invited anyone wishing to speak in favor to come forward.

Hearing no one, Mayor Connelly invited comment in opposition. Also hearing none, Mayor Connelly closed the public hearing at 6:28 pm.

Council Member Smiley moved to adopt the ordinance to annex Davenport Farms at Emerald Park Phase 3 involving 5.3508 acres located at the current terminus of Jade Lane. Mayor Pro-Tem Glover seconded the motion, which passed by unanimous vote.

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE 17.193 ACRES LOCATED NEAR THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH
STREET AND PORT TERMINAL ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6A-RU (RESIDENTIAL [MEDIUM DENSITY]-RESTRICTED RESIDENTIAL OVERLAY DISTRICT) – Ordinance No. 19-016

Chief Planner Chantae Gooby stated Happy Trail Farms, LLC has requested to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]-Restricted Residential Overlay District).

Based on the possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 599 trips to and from the site on East 10th Street, which is a net increase of 73 additional trips per day.

In 1976, the property was incorporated into the City’s extra-territorial jurisdiction (ETJ) and zoned RA20 as part of a large-scale ETJ extension. Water will be provided by Eastern Pines Water Corporation. Sanitary sewer is located near The Davis Apartments. There are no known effects on historic sites. The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction. It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance.

Under the current zoning, the site could accommodate 50-55 single-family lots. Under the proposed zoning, the site could accommodate 40-45 duplex lots (80-90 units). The anticipated build-out is within 2-3 years.

Surrounding land uses and zoning are as follows:
North: RA20 - Wooded (City-owned)
South: CG - Two (2) vacant lots; CN - One (1) outbuilding;
   RA20 - One (1) single-family residence and two (2) vacant lots
East: RA20 - Farmland and wooded
West: CH - Three (3) single-family residences and RA20 - East Carolina Masonry
   and one (1) single-family residence and one (1) vacant lot

Ms. Gooby stated that, in staff’s opinion, the request is in compliance with Horizons 2026: Greenville’s Community Plan and the Future Land Use Plan and Character Map. "In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

Ms. Gooby stated the Planning and Zoning Commission voted unanimously to recommend approval of the request at its February 19, 2019 meeting.
Mayor Connelly declared the public hearing for the proposed rezoning open at 6:30 pm and invited anyone wishing to speak in favor to come forward.

**Mike Baldwin – No Address Given**
Mr. Baldwin, representing the applicant, stated he is available to answer any questions the Council may have.

Hearing no one else wishing to speak in favor of the proposed rezoning, Mayor Connelly invited comment in opposition. Hearing none, Mayor Connelly closed the public hearing at 6:33 pm.

Council Member Bell moved to adopt the ordinance to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]-Restricted Residential Overlay District). Council Member Meyerhoeffer seconded the motion, which passed by unanimous vote.

**OTHER ITEMS OF BUSINESS**

**RESOLUTION APPROVING THE ISSUANCE OF UP TO $90,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2019 – Resolution No. 011-19**

Chris Hill, Chief Financial Officer with the Greenville Utilities Commission (GUC) explained that, in order to provide funding for projects associated with its capital improvement plan, GUC needs to move forward with the issuance of up to $90 million in revenue bonds. On February 21, 2019, the GUC Board of Commissioners adopted a resolution that authorizes and directs the officers, agents and employees of GUC to do all acts and things required of them by the provisions of said resolution and recommends that the City Council adopt a similar resolution which:

- Makes the findings and determinations required by the Local Government Commission (LGC) in connection with the authorization and issuance of the Series 2019 Bonds
- Approves the Commission’s selection and recommendation of J.P. Morgan Securities LLC and FTN Financial Capital Markets, a division of First Tennessee Bank National Association, as underwriters of the Series 2019 Bonds
Following a general discussion, Council Member Smiley moved to adopt the resolution approving the issuance of up to $90 million GUC combined enterprise system revenue bonds, Series 2019. Council Member Litchfield seconded the motion, which passed by unanimous vote.

**RESOLUTION APPROVING MATCHING FUNDS FOR AN APPLICATION BY TAFT FAMILY VENTURES TO THE NORTH CAROLINA DEPARTMENT OF COMMERCE FOR A BUILDING REUSE GRANT** – Resolution No. 012-19

Economic Development Planner Jared Stallings stated that Taft Family Ventures is considering relocating their corporate headquarters to Dickinson Avenue and intends to apply for a Building Reuse Grant to assist with the renovation costs associated with their new, potential headquarters. Taft Family Ventures will be relocating their current jobs to the new Uptown location and hiring an additional 16 new employees at the facility. They will be requesting $200,000 in funding from the NC Department of Commerce and, if the grant is awarded, the City will be required to commit a cash match of 5% of the grant amount toward the project for a total cash match of up to $10,000.

Upon motion by Council Member Smiley and second by Council Member Bell, the City Council voted unanimously to adopt the resolution for the Building Reuse Grant.

**RESOLUTION APPROVING A JOB CREATION GRANT FOR THE TAFT FAMILY VENTURES HEADQUARTERS**

Economic Development Planner Jared Stallings stated that Taft Family Ventures is redeveloping a vacant building at 631 Dickinson Avenue for their new corporate headquarters. The relocation and expansion of their corporate headquarters will assist in the revitalization of the Dickinson Avenue Corridor and West Greenville Area. The project is expected to increase the taxable property base, stimulate the local economy, promote business, and provide employment opportunities. The anticipated headquarters will require roughly $3.2 million in acquisition and renovation costs and locate 38 full-time jobs, 16 of which are new, to the uptown area.

Mr. Stallings explained that Job Creation Grant funding is based off of an increase in property tax generated from the investment, with 75% of the increase being returned to the business as an incentive. The grant is awarded in annual installments with a grant period ranging from three to five years, but up to seven years for transformative projects. Based on Office of Economic Development estimates, a seven-year grant period for Taft Family Ventures will result in an incentive totaling $69,560.40 (estimated). Due to the incentive being generated through a property tax offset, the incentive will have a net-neutral budget impact.
Mr. Stallings noted that, although a supporting resolution was included in the agenda packet, it will be necessary to schedule a public hearing before its adoption. He recommended setting the public hearing date for April 11, 2019.

Upon motion by Council Member Smiley and second by Council Member Bell, the City Council voted unanimously to set a public hearing for April 11, 2019 in the Council Chambers at 6:00 pm, or as soon thereafter as may be heard.

**DISCUSSION OF GATEWAY SIGNAGE**

Public Works Director Kevin Mulligan showed a photograph depicting the current gateway signage into Greenville:

![Existing Signage for Arrival Into Greenville](image)

Mr. Mulligan then explained North Carolina Department of Transportation requirements for installation of a new gateway sign:
- An encroachment permit is required
- Placement must be outside of the “clear recovery zone” which, on US 264, is about 30 feet from the travel lane
- A maintenance plan is required
- Signage must not impair structural integrity of any roadway or overpass

He then showed examples of gateway signage in other locations which could potentially serve as the basis of a design for Greenville, with costs of the signage as illustrated ranging...
from $150,000 to $1.2 million. Designs ranged from free-standing traditional designs to some that were more art-influenced to designs on the sides of overpasses and, in some cases, incorporated lighting.

A general discussion followed resulting in the suggestions that the existing sign be moved to the airport entryway, potentially including the local university arts department in design before engaging outside artists and that the design should clearly incorporate “Greenville” in the design. There was concensus that staff move forward on developing ideas, but no specific action was taken.

**CITY MANAGER’S REPORT**

City Manager Wall gave no report.

**COMMENTS FROM THE MAYOR AND CITY COUNCIL**

The Mayor and City Council made comments about past and future events.

**CLOSED SESSION (ADDED)**

Council Member Smiley moved to enter closed session in accordance with G.S. §143-318.11(a)(5) to establish, or to instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property, said property being the building and land owned Hopf/Wells Co-Trustees, Rosa B. Wilson Heirs and Earl Rayfield Heirs. Council Member Bell seconded the motion, which passed by unanimous vote.

Mayor Connelly declared the City Council in Closed Session at 7:16 pm and called a brief recess to allow Council Members to relocate to Conference Room 337.

Upon conclusion of the closed session discussion, motion was made by Council Member Smiley and seconded by Council Member Bell to return to open session. Motion was approved unanimously, and Mayor Connelly returned the City Council to open session at 7:31 pm.

**ADJOURNMENT**
Council Member Bell moved to adjourn the meeting, seconded by Council Member Smiley. There being no further discussion, the motion passed by unanimous vote and Mayor Connelly adjourned the meeting at 7:32 pm.

Respectfully submitted,

Carol L. Barwick,
CMC
City Clerk