

COUNCIL WORK SESSION  
TUESDAY  
23 NOVEMBER 2010  
2:30 P.M. – 6:00 P.M.  
PLAZA LEVEL CONFERENCE ROOM

Speakers from the floor on **non-agenda** items from 2:30 – 3 p.m.

1. First quarter budget update.
2. Discussion of sidewalk installation regulations for industrial parks.
3. Presentation of curb and gutter assessment policy.

Attachments will be provided in this week's IFYI and will be available for viewing by the public in the City Clerk's office.

**Prior to the date of the briefing, contact Channel 13 at 333-6922 if you have electronic presentations.**

**Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting may contact the City Clerk's Office at 373-2397 or 333-6930 (TDD).**



## City Council Briefing

General Fund, July – September 2010  
Three-Month Revenue and Expenditure Update  
Greensboro City Council Work Session  
November 23, 2010

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## Summary

- Through the First Quarter of 2010, actual revenue collected compared to budget is meeting revenue projections
  - Total revenue collected is \$95.1 million or 37.0% of the amended General Fund budget of \$257.4 million
- Through the First Quarter of 2010, expenditures and transfers equal \$53.5 million or 20.8% of budget
- Economic stimulus opportunities are being pursued aggressively



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## FY 10-11 General Fund Overview – As of September 30, 2010 REVENUES

- FY 10-11 Estimated Assessed Valuation of \$24.64 billion (1.0% growth rate)
  - Continues to reflect slowdown in economic activity
  - Tax base increased by 0.7% in FY 09-10 to \$24.35 billion
  - AV growth averaged 3.2% over past five years, including 2008 annexation
  - Net of 2008 annexation, AV growth averaged 2.4% annually over past five years



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## FY 10-11 General Fund Overview – As of September 30, 2010 REVENUES

- Property tax revenue through September is \$84.5 million, or 57.7% of the \$146.3 million budget
  - September 1 (1% payment discount date)
  - 94% projected collection by Jan. 6 due date
  - Estimated 98% collection rate for FY 10-11, comparable to past three fiscal years
  - Property tax revenue is expected to meet budget estimate



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## FY 10-11 General Fund Overview – As of September 30, 2010

### REVENUES

- Sales tax revenue is budgeted at \$38.4 million
  - 1<sup>st</sup> Monthly (July) Payment Due October 15
  - Monthly distributions from the State lag by 3 months after the month revenue is earned
  - Received the FY 10-11 sales tax hold harmless payment of \$1.4 million on August 10
  - Baseline sales tax collections of 2.1% growth are meeting projections
  - Growth in sales tax collections in second half of year will depend on general economic improvement



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## FY 10-11 General Fund Overview – As of September 30, 2010

### REVENUES

- Utility tax revenue is budgeted at \$18.3 million
  - 1<sup>st</sup> Quarterly Payment Due December 15
  - Quarterly distributions from the State lag by 3 months after the quarter revenue is earned
  - 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> quarter payments due December 2010 & March, June & September 2011
  - Utility tax revenues are expected to meet budget estimates



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## FY 10-11 General Fund Overview – As of September 30, 2010 REVENUES

- Beer & Wine tax revenue is budgeted at \$1.18 million
  - The annual payment is distributed May 31, 2011
  - FY 10-11 State budget restored the 2/3 reduction in the FY 09-10 Beer & Wine tax distribution of \$764,243
  - This tax revenue is expected to meet budget estimate (revenue for the period April 1, 2010 to March 31, 2011)



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## FY 10-11 General Fund Overview – As of September 30, 2010 REVENUES

- ABC Board Profit Distribution is budgeted at \$2.68 million
  - 1<sup>st</sup> Quarterly Payment Due November 2010
  - 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> quarter payments due November 2010 and February, May & August 2011
  - The ABC Board Profit Distribution has included a \$100,000 per quarter deduction since the last quarter of FY 06-07 to include working capital and provide for future expansion & capital improvements; during FY 09-10 the Board withheld an additional \$347,000 to retire debt
  - Projected 2011 revenue of \$3.08 million was reduced by \$400,000 for a net tax payment budgeted at \$2.68 million



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## FY 10-11 General Fund Overview – As of September 30, 2010 REVENUES

- Other Revenue Collections
  - Privilege Licenses – Annual license fees are due July 1; business activity has continued to slow with revenue collected to date of \$2.69 million or 84.6% of budget of \$3.18 million
  - Building Permit Fees – 3 months revenue of \$498,000 is 27.2% of budget of \$1.8 million with revenue 14.2% higher than the 1<sup>st</sup> quarter of FY 09-10
  - Waste/Trash Collection Fees – 3 months revenue of \$1.67 million is 25.6% of budget of \$6.49 million with revenue 10.4% lower than the 1<sup>st</sup> quarter of FY 09-10
  - Other revenue – 3 months revenue of \$4.38 million is 5.2% below budget ; however, intergovernmental payments (including the County's Library payment) represent most of the difference



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## FY 10-11 General Fund Overview – As of September 30, 2010 EXPENDITURES

- Salary costs totaled \$27.90 million, or 25.9% of the total \$107.9 million budget
  - Salary costs for FY 09-10 were \$27.35 million, or 24.9% of the total \$109.8 million budget
  - FY 10-11 first quarter salary costs are 2.0% greater than FY 09-10 first quarter salary costs
  - Fire Department salary costs are 6.4% higher in the first quarter due to merger of county district station 13 and hiring for the Vandalia FS.
- Benefits costs totaled \$8.80 million, or 21.6% of the \$40.73 million budget
  - Benefit costs were \$867,000, or 10.9%, higher than in FY 09-10
  - A required increase in the state retirement system contribution (almost \$500,000 greater through the first quarter) is the main cost increase generator



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# FY 10-11 General Fund Overview – As of September 30, 2010 EXPENDITURES

- Maintenance and Operating (M&O) expenditures (excluding transfers) of \$16.57 million are 20.8% of the revised M/O budget
  - FY 09-10 first quarter expenditures of \$15.61 million were 19.7% of the revised FY 09-10 budget
  - FY 10-11 M&O costs are running 6.2% ahead of last year, mainly due to the timing of some supplies purchases and increased early year efforts in signal maintenance and pavement maintenance
  - Electricity costs for the first quarter are 2.3% lower than for the same period last year

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## General Fund Year-to-date Financial Performance as of September 30

	2010 YTD			2011 YTD		Amended FY 2010-11 Budget	Actual Collected
	(9/30/09)	(9/30/10)	%	Actual	Change		
<b>Revenues</b>	<b>Actual</b>	<b>Actual</b>	<b>%</b>	<b>Actual</b>	<b>Change</b>	<b>Budget</b>	<b>%</b>
Property Tax	86,291,461	84,474,007	-2.1%	146,279,620		146,279,620	57.7%
Sales Tax/Hold Harmless Payments	1,180,020	1,410,317	19.5%	38,363,885		38,363,885	3.7%
Utility Taxes	0	0	0.0%	18,294,345		18,294,345	0.0%
Beer & Wine/ABC System Profit Distrib	0	0	0.0%	3,861,500		3,861,500	0.0%
Privilege Licenses	2,936,065	2,694,169	-8.2%	3,184,000		3,184,000	84.6%
Building Permit Fees	436,631	498,685	14.2%	1,832,268		1,832,268	27.2%
Waste/Trash Collection	1,853,303	1,660,387	-10.4%	6,488,000		6,488,000	25.0%
Other Revenue	3,276,531	4,379,247	33.2%	22,132,640		22,132,640	19.8%
<b>Total Revenues</b>	<b>95,974,011</b>	<b>95,116,812</b>	<b>-0.9%</b>	<b>240,436,258</b>		<b>240,436,258</b>	<b>39.6%</b>
Transfers In from Other Funds	0	0	0.0%	9,370,639		9,370,639	0.0%
Appropriated Fund Balance	0	0	0.0%	7,571,109		7,571,109	0.0%
<b>Total Revenue, Transfers and Appropriated Fund Balance</b>	<b>95,974,011</b>	<b>95,116,812</b>	<b>-0.9%</b>	<b>257,378,006</b>		<b>257,378,006</b>	<b>37.0%</b>
<b>Expenditures</b>							<b>Actual % Spent</b>
Personnel (Salaries & Benefits)	35,287,440	36,697,445	4.0%	148,640,980		148,640,980	24.7%
Maint. & Operations	15,657,172	16,618,249	6.1%	79,869,502		79,869,502	20.8%
Capital Outlay	28,159	55,334	43.6%	104,242		104,242	53.1%
<b>Total Expenditures</b>	<b>51,042,771</b>	<b>53,371,088</b>	<b>4.6%</b>	<b>228,614,724</b>		<b>228,614,724</b>	<b>23.3%</b>
Transfers Out to Other Funds	4,783	185,022	3768.3%	28,765,282		28,765,282	0.6%
<b>Total Expenditures and Transfers</b>	<b>51,047,554</b>	<b>53,556,110</b>	<b>4.9%</b>	<b>257,378,006</b>		<b>257,378,006</b>	<b>20.8%</b>
<b>Revenues Over Expenditures &amp; Net Transfers</b>	<b>44,926,457</b>	<b>41,560,702</b>	<b>-7.5%</b>	<b>0</b>		<b>0</b>	



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## FY 10-11 Enterprise Funds – As of September 30, 2010

- Major Enterprise Funds are operating within general revenue and expense projections for the year. Some highlights:
  - Solid Waste Management – First quarter private construction/demolition debris revenue of \$426,000 is well ahead of last year's first quarter revenue of \$290,000. Private hauling revenue at the transfer station (\$697,000) is 4.6% greater than last year's first quarter revenue
  - Coliseum Fund – The operating deficit through first quarter FY 10-11 is \$586,200, which is \$143,200, or about 19.6% lower than the FY 09-10 first quarter deficit
- Special Revenue Fund
  - First quarter Hotel/Motel tax collections of \$493,000 are about 3.2% higher than the same period for FY 09-10



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## City Council Briefing

Questions ??



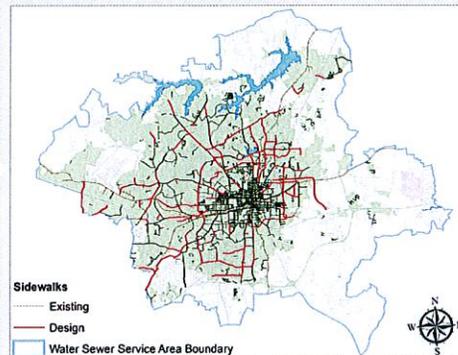
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## Sidewalk Ordinance & Industrial Parks

City Council Work Session  
November 23, 2010

Presented By:  
Greensboro Department of Transportation



## Walkability Policy



### Create a more Walkable Greensboro

- Ongoing Sidewalk Construction
- Pedestrian Safety Measures
- Sidewalk Ordinance





## Sidewalk Investment



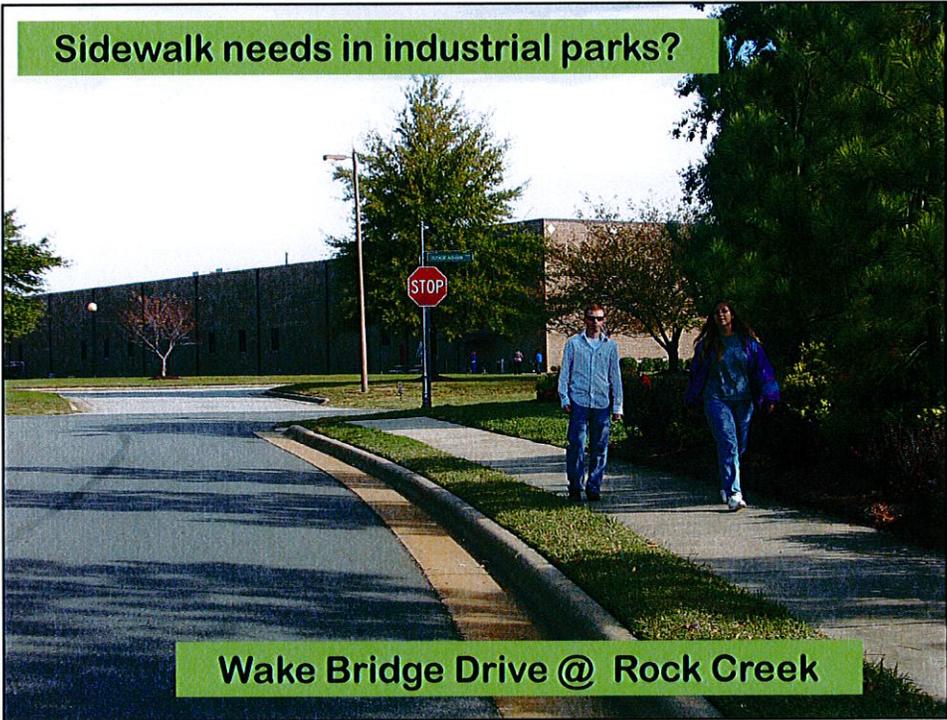
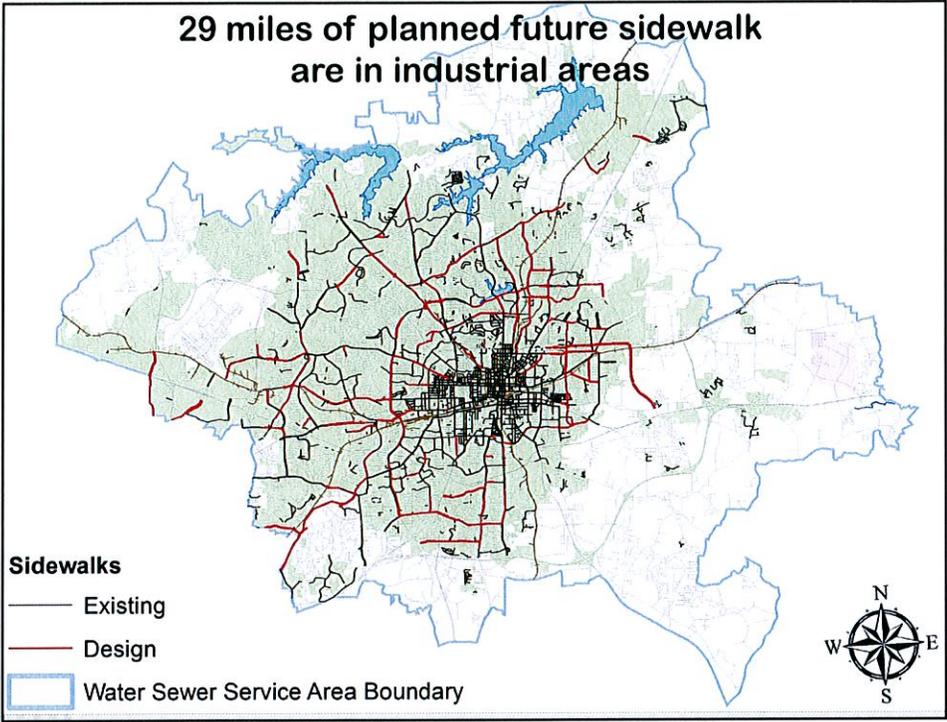
- **Currently there are 321 miles of streets with sidewalks in Greensboro**
  - **Sidewalks Built since 2003:**
    - **City/State: 38 miles**
    - **Developers: 30 miles**



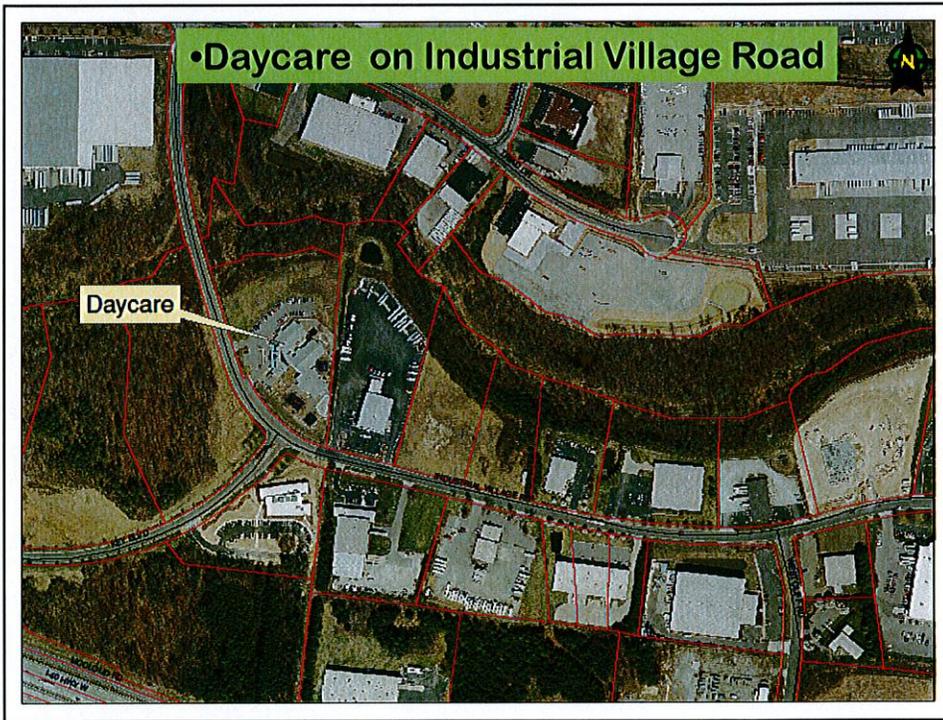
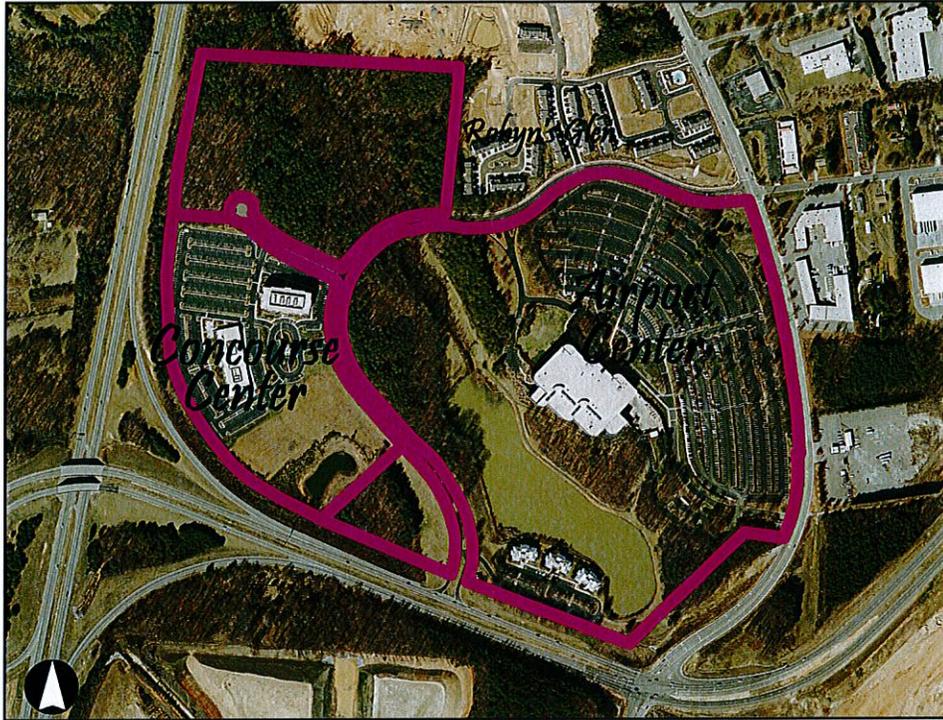
## Sidewalk Needs



- **There are 780 miles of streets where sidewalks do not exist**
- **The City is planning to build 100 miles of sidewalk in the next 10 years**
- **16.5 miles of sidewalk will be constructed in the next 18 months**







## •Proposed Mixed Use Residential Development



## Proposed LDO Revision

Article 9 General Development Standards: 30-0-10 Sidewalks



The underlined language is new language that would be added to this section of the ordinance.

- (F) Sidewalks are not required along new and existing local and collector streets within industrial parks located outside of the city limits and served by City water and/or sewer, where the following conditions are found by the Transportation Director to exist:
- 1) The proposed development is within an area mostly consisting of existing industrial development where no sidewalks are presents.
  - 2) The character, size and density of the developments are such that pedestrian demand is expected to be limited and
  - 3) No transit service or greenway route exists or is planned in that location.
- (G) Where sidewalks are not required to be provided, the developer shall provide a graded area without obstructions, located adjacent to the right-of-way and sufficient to allow for future sidewalk construction meeting City standards. This graded area will be keep free from landscaping (shrubs, trees, fences, walls, etc.), including landscaping that would otherwise be required by ordinance. A sidewalk easement will be conveyed to the City where required to insufficient right-of-way.



## Proposed Industrial Park Definition

Article 15 Definitions: 30-15-10 Terms Beginning with "I"



### Industrial Park Definition

An area of platted development with industrial uses comprised of one (1) or more buildings containing unrelated and separately operated uses occupying individual sites, which are interrelated by the utilization of a combination of common facilities, such as driveway entrances, public or private street network, parking areas, maintenance and other services.



## LDO Amendment Summary



- Sidewalks generally warranted in Industrial Parks
- Flexibility needed in some cases
- Current ordinance provides some flexibility
- Revisions could provide additional flexibility
- Recommend inclusion of a definition and a where-no-sidewalks present clause

## Curb & Gutter Assessment Review



Lindley Road



South Elm-Eugene Street

City Council Work Session  
November 23, 2010

### Legal Issues

- Governed by State Law and City Charter
- City may assess for various infrastructure
- Water/sewer & curb/gutter are assessed
- Sidewalk improvements are not assessed
- City has the option to assess or not
- City policy must be uniform

## Mechanics of Curb & Gutter Assessment

- Projects may be City-initiated on the basis of public necessity, or initiated by property owner petitions
- Affected property owners are notified and City Council authorizes the Project at a Public Hearing with intent to assess for Curb & Gutter
- After the project is complete City Council holds a public hearing to authorize Curb & Gutter assessment
- Property owners may pay by lump sum
- Property owners may pay in installments for a period of up to 10 years with interest

## Community Concerns

- Affected property owners often do not recognize the value added by the curb & gutter
- Right-of-way is purchased from the property owner in advance of assessment
- Sidewalk requests where curb and gutter are required are typically not pursued due to assessment requirement

## Public Necessity Projects with Curb & Gutter Installation

**Table 1**  
**Construction is Complete**  
**City Council has Authorized Final Assessments/Payments are in progress**

	Assessment	ROW Payments	Construction Cost	Recovery
New Garden Road Ph 1	\$158,657	\$214,663	\$2,948,339	5.4%
S. Elm – Eugene Street	\$118,008	\$478,630	\$2,685,558	4.4%
<b>Total</b>	<b>\$276,665</b>	<b>\$693,293</b>	<b>\$5,633,897</b>	<b>4.9%</b>

## Public Necessity Projects with Curb & Gutter Installation

**Table 2**  
**Construction is Complete**  
**Projects Authorized with Intent to Assess**  
**City Council Has Not Authorized Final Assessment**

	Estimated Assessment	ROW Payments	Construction Cost	Recovery
Hilltop Road	\$254,453	\$562,522	\$4,213,937	6.0%
Franklin Boulevard	\$296,336	\$320,057	\$2,614,240	11.3%
<b>Total</b>	<b>\$550,789</b>	<b>\$885,579</b>	<b>\$6,828,177</b>	<b>8.1%</b>

## Public Necessity Projects with Curb & Gutter Installation

**Table 3**  
**Under Construction**  
**City Council Has Authorized Project with Intent to Assess**

	Estimated Assessment	ROW Payments	Construction Cost	Recovery
New Garden Rd. Ph II	\$140,000	\$1,118,213	\$4,668,000	3%
Lake Jeanette Road	\$168,735	\$696,794	\$3,064,242	5.5%
Hornaday Road	\$86,705	\$167,779	\$1,800,000	4.8%
<b>Total</b>	<b>\$395,440</b>	<b>\$1,982,786</b>	<b>\$9,532,242</b>	<b>4.1%</b>

## City Resource Issues

- City staff time & cost impacts
  - Estimated 1650 staff hours / year
  - Estimated \$33,000 worth of staff time / year
  - Hours and costs spread between departments
- City revenue from assessment
  - \$396,486 currently in repayment
  - \$571,080 in assessments pending on completed projects
  - \$715,503 in future assessments from projects still in the preconstruction project stage

## Trade Offs

- Curb and Gutter assessments help to offset the cost of the improvements
- Assessments for Curb and Gutter can erode project support
- Curb and Gutter must be installed and must be assessed for some needed sidewalk projects



## Policy Choices

1. Continue current policy and assess adjacent property owners for street improvements where new curb & gutter is installed.
2. Discontinue the policy to assess for street improvements initiated by the City for public necessity which involve the installation of curb and gutter. This option would still assess those projects where the City received petitions.
  - Table 1 projects would continue with assessments
    - City Council already approved the assessment roll and payments are being made
  - Table 2 & 3 projects would not be assessed
    - City Council has not yet approved the assessment roll
3. Continue curb & gutter assessments except where the main purpose of curb & gutter installation is the construction of sidewalks.