ROCKY MOUNT, NC
THE CENTER OF IT ALL

# ROCKY MOUNT CITY COUNCIL

# COMMITTEE OF THE WHOLE MEETING

# MONDAY, JANUARY 13, 2020

# CITY COUNCIL
# COMMITTEE OF THE WHOLE

# MONDAY, JANUARY 13, 2020
# 4:00 PM

## AGENDA

| | |
|---|---|
| 1. Real Estate<br>Attorney/ Client Privilege | Closed Session |
| 2. DFI – Developer Recommendation | Sarah Odio |
| 3. Pavement Condition Survey | Brad Kerr |
| 4. Dirt Street Paving Program/Policy | Brad Kerr |
| 5. First Quarter FY 2020 Report on<br>Revenues and Expenditures | Kenneth Hunter |
| 6. Attorney/Client Privilege | Closed Session |

# MEMORANDUM

ROCKY MOUNT
CITY MANAGER'S OFFICE
THE CENTER OF IT ALL

**To:** **Mayor and Council**

**Cc:**

**From:** Rochelle D. Small-Toney, City Manager

**Date:** January 10, 2020

**Re:** DFI Presentation

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Please find attached the presentation that will be made at the Committee of the Whole Meeting by Sarah Odio, Project Manager of the UNC School of Government Development Finance Initiative.

Please let me know if you have questions.

City of Rocky Mount

# Tarboro Street Development

## Developer Response and Due Diligence

dfi development finance initiative

UNC SCHOOL OF GOVERNMENT

01/13/2020

# Agenda

- Public-Private Partnerships (P3s) for Housing
- Solicitation Process Overview
- Developer Responses
- Next Steps

# UNC School of Government

- Largest university-based local government training, advisory, and research organization in the U.S.
- Serves 12,000+ public officials each year through courses, webinars, and specialized conferences, publications, calls, and emails.
- Values: Nonpartisan, policy-neutral, responsive.
- "In the bloodstream" of state and local government.

## Development Finance Initiative

The Development Finance Initiative (DFI) is a program of UNC Chapel Hill's School of Government and collaborates with communities in NC to attract private investment for transformative projects by providing specialized finance and real estate development expertise.

**Expertise:**

- Real estate development
- Architecture
- Public and private finance
- Public-Private Partnerships (P3)
- Public development law
- Community engagement
- Land use & market analysis

dfi

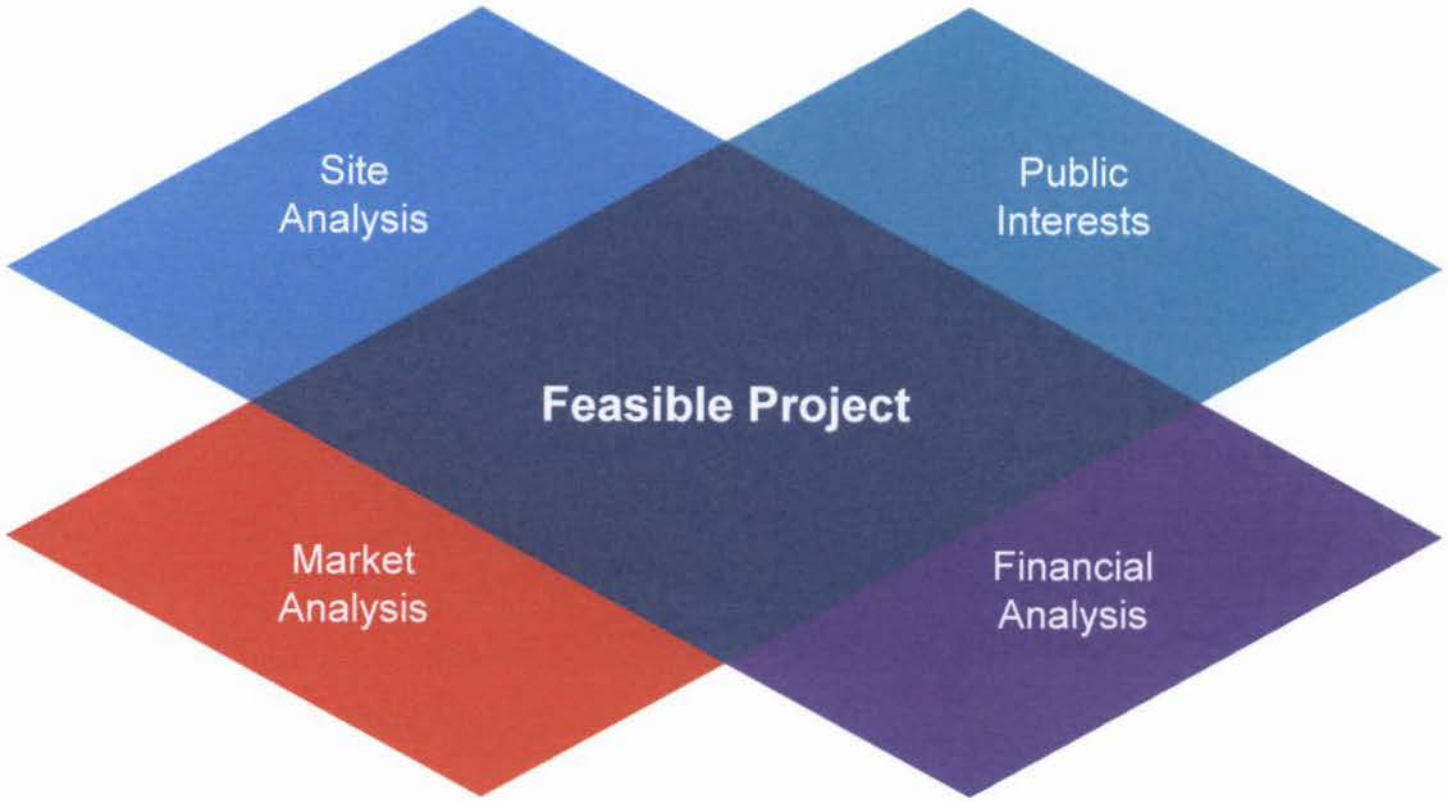
# Public-Private Partnerships (P3s) for Housing

DFI engaged by State to assist with attracting private investment for the development of affordable housing for low- and/or moderate-income households in hurricane-impacted communities, prioritizing displaced households.

Scope of work includes:

1. Identification of development sites in Matthew-impacted communities
2. DFI pre-development process
   - Leverage disaster recovery funds through NCORR
3. Selection of development partner

# DFI Pre-Development Process




dfi

# Tarboro Street Development Site

On February 25, 2019, the Rocky Mount City Council voted to convey the Tarboro Street property, via sale or lease, for the development of affordable workforce housing contingent upon the selection of a qualified developer.

dfi

# Solicitation Overview

- Solicitation released in October 2019
- Posted to Rocky Mount website
- DFI shared with 29 qualified and experienced developers
- 3 responses received on November 22
  - Community Housing Partners
  - Pendergraph Companies
  - Woda Cooper Companies

**Public-Private Partnerships (P3s) for Housing**

Solicitation for Development Partner Qualifications

ROCKY MOUNT, NC

Rocky Mount, NC | Fall 2019

# Evaluation Criteria

- Qualifications and experience with 4% LIHTC and federal funding sources
- Demonstrated ability to execute project of similar scale and complexity
- References from previous local government partners
- Ability to meet estimated timeline

## Evaluation Criteria

Once DFI and City staff have reviewed all respondents' qualifications, staff will recommend a development partner to City Council. While an endorsement by Council will not be a final approval, it will trigger an exclusive period of negotiation between the City and their selected partner for a development services agreement for the development of affordable housing on City-owned land.

A development partner will be selected to enter into negotiations with the City based on the following criteria:

- Qualifications and experience of the development team, in particular with the following: 4% LIHTC and tax exempt bond financing with proof of development partner's eligibility for LIHTC awards in North Carolina.
- Federal funding sources, such as HOME or CDBG multi-family development
- Demonstrated ability to secure complicated funding to execute a project of similar scale and complexity in a reasonable timeframe.
- References from previous local government partners, if any.
- Ability to meet or exceed estimated timeline.

City officials may request interviews (by phone or in person) with respondents prior to the selection of a preferred partner.

# Developer Responses

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# Community Housing Partners (CHP)

- Portfolio: 5,850 multifamily units in 105 properties
- Experience with 4% LIHTC and CDBG
- 501(c)3 non-profit

Other (identified in response):

- Active Diversity and Inclusion Council

| Title | Name | Location |
|---|---|---|
| Developer | Community Housing Partners | Christiansburg, VA |
| General Contractor | TBD | |
| Property Manager | Community Housing Partners | Christiansburg, VA |
| Architect | Mosely Architects | Raleigh, NC (HQ in VA) |

# CHP – Past Projects

*The Summit*
**Hopewell, VA**

56 Units

Sources: 9% LIHTC, Perm Loan, HOME Funds, VA Housing Trust Fund, FHLB-AHP, Def Dev Fee

*Highland Crossings*
**Spartanburg, SC**

72 Units

Sources: 9% LIHTC, Perm Loan, Def Dev Fee, Spartanburg Housing Authority

*Kingsridge Apartments*
**Richmond, VA**

72 Units

Sources: 9% LIHTC, Perm Loan, Def Dev Fee

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# Pendergraph Companies

- Development Portfolio: Over 4,000 units in >100 projects.
  - Majority in East NC
- Experience with 4% LIHTC and federal funding (including CDBG-DR)

| Title | Name | Location |
|---|---|---|
| Developer | Pendergraph Development | Raleigh, NC |
| General Contractor | Caliber Builders | Raleigh, NC |
| Property Manager | Pendergraph Management | Raleigh, NC |
| Architect | Ross/Deckard Architects / Planworx Architecture | Raleigh, NC |

# Pendergraph – Past Projects

*Cottages at Glendale*
**Wilson, NC**

40 Units

Sources: 9% LIHTC, CDBG, Perm Loan, NC State Tax Credit Loan

*Cottages at Twin Oaks*
**Angier, NC**

48 Units

Sources: 9% LIHTC, USDA Sec. 538, NC State Tax Credit Loan, Deferred Developer Fee

*McKinley Place*
**Coats, NC**

48 Units

Sources: 9% LIHTC, USDA Sec. 538, NC WHLP Loan, Deferred Developer Fee

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# Woda Cooper Companies

- Portfolio: 12,000 housing units in 300 properties across 15 states
- Extensive experience with 4% LIHTC and federal funding (inc. CDBG-DR plus Certified Brownfield Redevelopment)
- Recently completed Ravenwood Crossing (80 units) in Rocky Mount

Other (identified in response):

- Extensive experience with green building

| Title | Name | Location |
|---|---|---|
| Developer | Woda Cooper Development, Inc | Columbus, OH |
| General Contractor | Woda Construction, Inc | Raleigh, NC |
| Property Manager | Woda Management & Real Estate, LLC | Raleigh, NC |
| Architect | TightLine Designs | Raleigh, NC |

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# Woda Cooper – Past Projects

*Mary Harvin Center*
**Baltimore, MD**

61 Units

Sources: 9% LIHTC, Perm Loan, RHP Funds, Local Grant, Def Dev Fee

*Ravenwood Crossing*
**Rocky Mount, NC**

80 Units

Sources: 9% LIHTC, Perm Loan, HOME Funds, RPP Loan, WHLP, Def Dev Fee

*Viewmont Square Court*
**Hickory, NC**

50 Units

Sources: 9% LIHTC, Perm Loan, RPP Loan, State LIHTC Loan, HOME funds, Def Dev Fee

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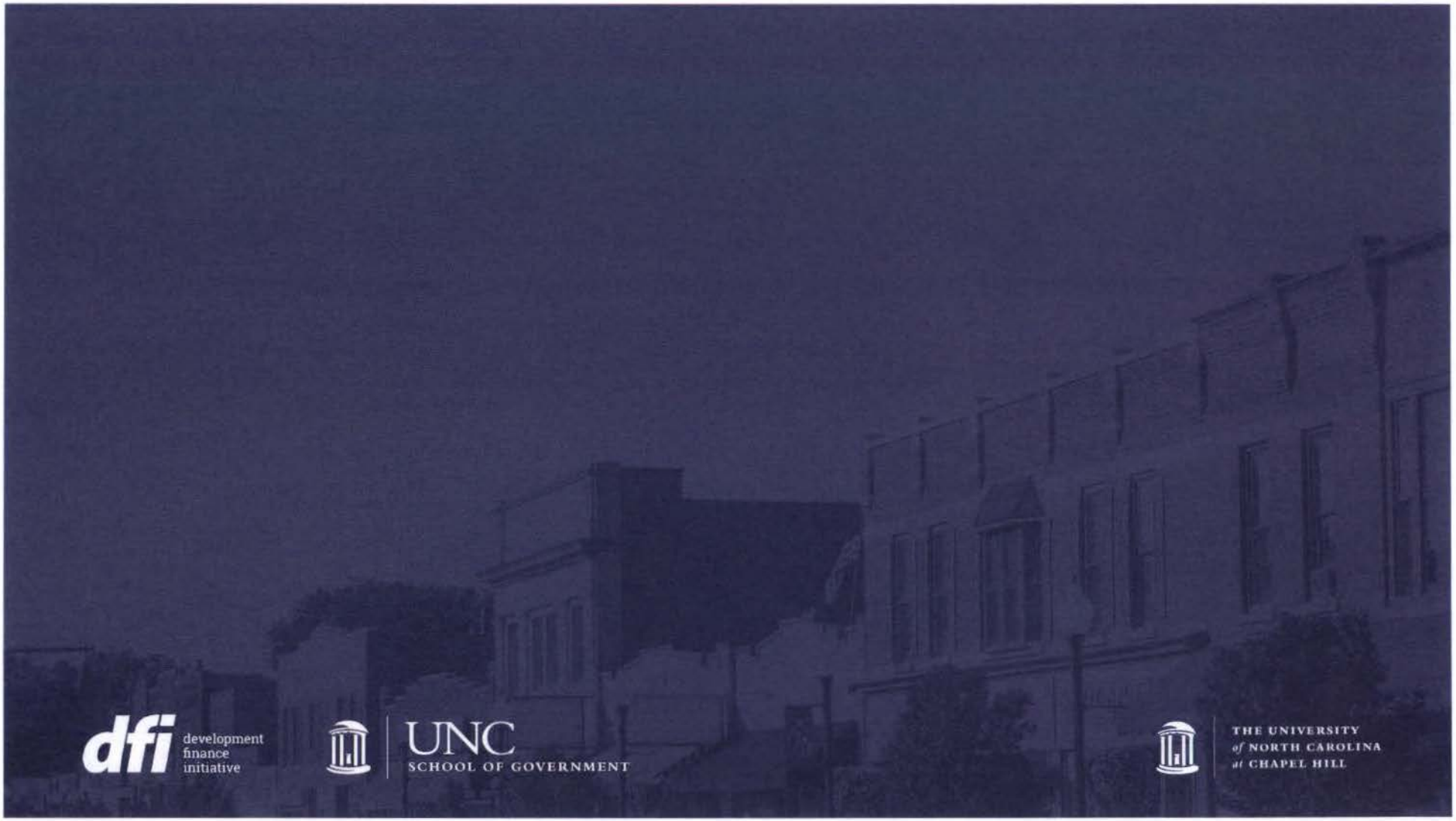
# Comparison of Developer Responses

| | Community Housing Partners | Pendergraph | Woda Cooper |
|---|---|---|---|
| 4% LIHTC Experience | ✓ | ✓+ | ✓+ |
| Other Relevant Experience | ✓+ | ✓+ | ✓+ |
| Timeline | ✓ | ✓ | ✓ |
| References | ✓+ | ✓+ | ✓+ |
| Rocky Mount Experience | | | ✓ |

## Next Steps

- Council selects preferred partner to enter into Memorandum of Understanding (MOU) negotiations for property
- Council votes to approve MOU
- Development partner begins pre-development process → finalize plan and design and secure project financing (LIHTCs and State funds)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development
finance
initiative
UNC
SCHOOL OF GOVERNMENT
THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

# MEMORANDUM

ROCKY MOUNT, NC
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**Committee of the Whole**

**To:** Rochelle Small-Toney, City Manager

**Cc:** Elton Daniels, Assistant City Manager

**From:** Brad Kerr, Director of Public Works

**Date:** 1/6/20

**Re:** Resurfacing Program: Pavement Condition Survey

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Attached please find the Pavement Condition Survey Report and a presentation summarizing the report findings. The field survey of existing conditions was conducted in the Summer of 2018 and the system analysis was completed using *Agile Assets, Pavement Analyst* software. The analysis and report were finalized in the late summer of 2019.

*Table 1 - Current Condition and Inventory Summary*

| Element | Total |
|---|---|
| Length (CL Miles) | 276.62 |
| Lane Miles | 555.40 |
| PCI (2019 - Analysis) | 69.4 |
| Net Worth ($) | $ 137,374,824 |

The City maintains 276.6 miles (555 lane miles) of asphalt street with an average Pavement Condition Index of 64.9. The total net worth of the roadways is $137,374,824. The backlog of needed work is just over $38 Million.

*Table 2 - Initial Backlog Treatment Needs Breakdown*

| Treatment | Lane Miles | Treatment Cost |
|---|---|---|
| Crack Seal | 32.87 | $211,258 |
| Patching | 67.67 | $7,507,271 |
| Preservation | 84.05 | $2,411,293 |
| Reconstruction-FDR | 4.37 | $933,885 |
| Rehab-Minor | 261.16 | $27,051,729 |
| **Grand Total** | **450.12** | **38,115,436** |

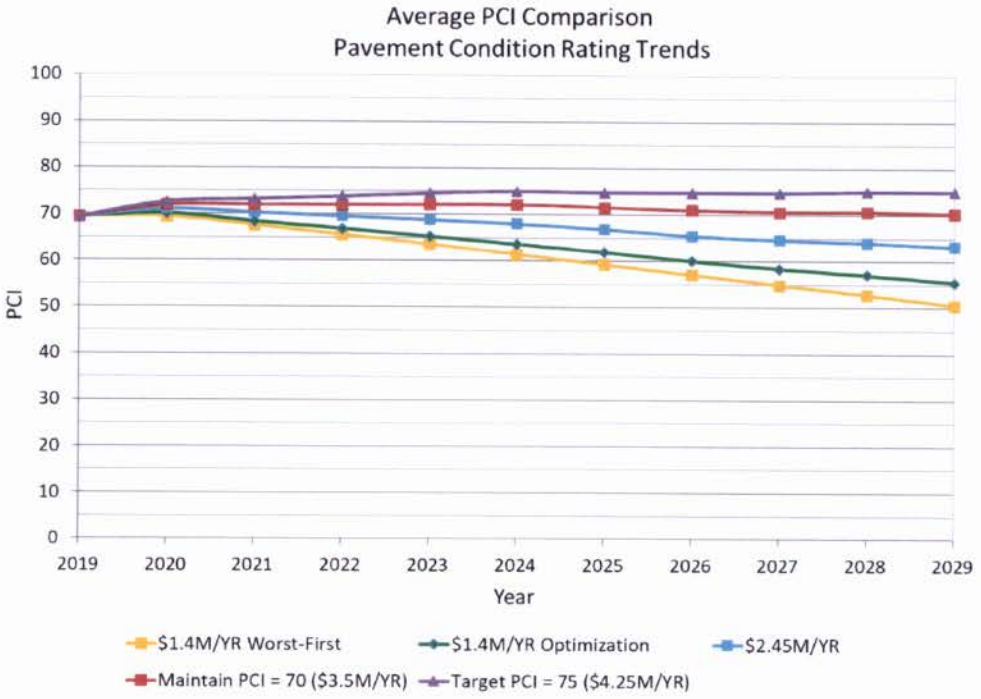
Maintenance activities included in the work program included Crack Sealing, Finish Patching, Preservation (Micro Surfacing), Rehab-Minor (Mill and Fill or Asphalt Overlay) and Full Depth Reclamation. Micro Surfacing is a new maintenance technology

for the City of Rocky Mount that has been used throughout the southeast to rehab aged but structurally sound roadways at a much lower cost than traditional overlays.

*Table 5 - Repair Activities and Unit Costs*

| Maintenance Activity | Unit Cost |
|---|---|
| Rejuvenator | $1.00/SY |
| Crack Sealing | $0.85/SY |
| Patching (5" Full-Depth Asphalt) | $58.50/SY |
| Preservation (Microsurfacing/Slurry) | $3.50/SY |
| Rehab-Minor (1.5" Mill and Fill) | $13.00/SY |
| Reconstruction – FDR | $31.60/SY |

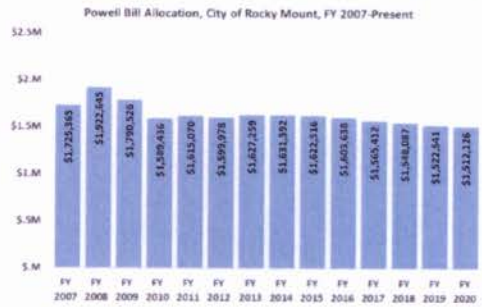
The analysis looked at 5 Budget Scenarios to evaluate the outcome of various investment levels based on an optimized work program.



The analysis determined that an investment of $3.5 million/year would be required to maintain the current average pavement condition. The current budget level programed for resurfacing is $1.6 million.

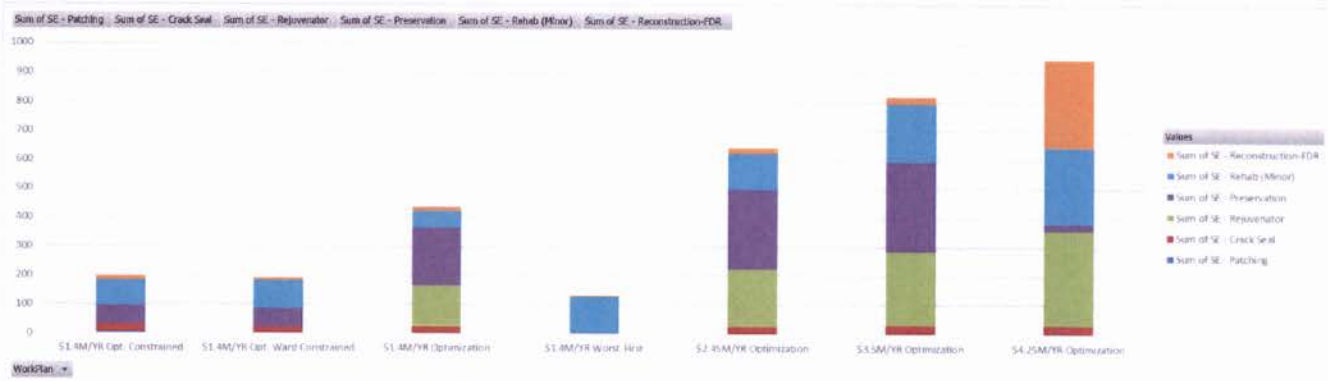
## Roadway Maintenance Funding Sources

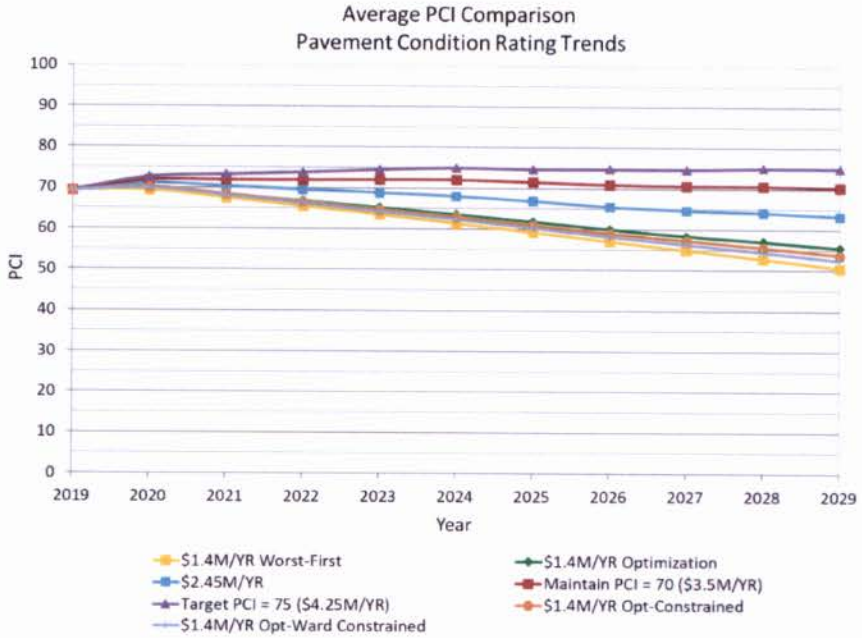
| | |
|---|---|
| Streets and ROW Operating Budget | $1,932,000 |
| Resurfacing and Capital Projects | |
| • Powell Bill Allocation | $1,512,000 |
| • Vehicle Permit Fees | $800,000 |
| **Annual Resurfacing Budget** | **$1,600,000** |




Upon evaluation of the initial scenarios, staff requested an evaluation of two additional scenarios based on current funding levels.

- $1.4M/YR Optimized but constrained by investment levels in the various maintenance activities. The optimized model programmed significant resources to Micro Surfacing and staff wanted to constrain investment in this activity to $200,000 annually for pilot program. Staff also wanted to ensure a minimum level of annual investment in Full Depth Reclamation for highly deteriorated roadways.
- $1.4M/YR Constrained by maintenance activity investment levels and by Ward. In addition to constraining maintenance actives as described above, this model also equalized investments in each ward based on total lane miles in the ward.

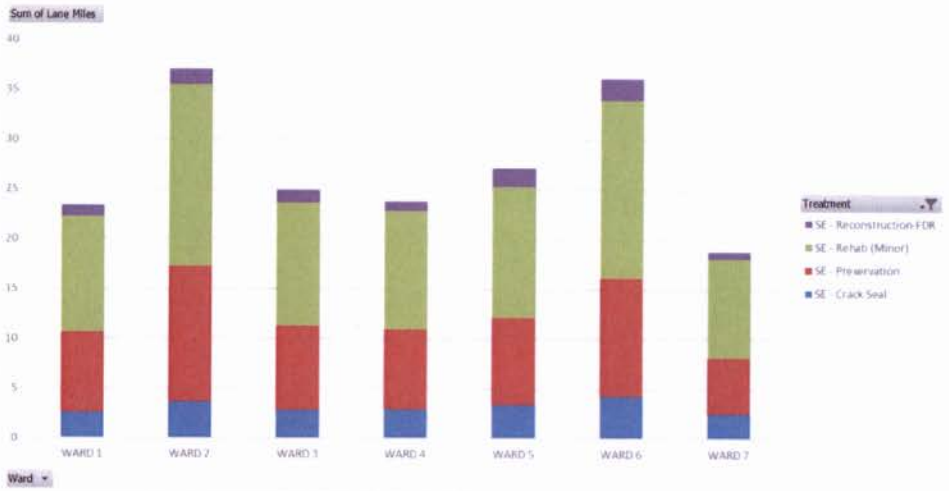





Deterioration curves and total lane miles for these two models were approximately equal performing better than the Worst First scenario and worse than the fully optimized scenario.

Given current funding limitations, staff is recommending proceeding with the $1.4M/YR 10-year Ward constrained work plan until additional funding can be identified. This work plan includes a $200,000/YR Micro Surfacing pilot program. Streets will be selected and scheduled for maintenance activities by the *Agile Assets, Pavement Analyst* program to optimize overall system condition within the programmed constraints outlined above. Additionally, $200,000 of the current $1.6 M resurfacing budget is being reserved for dirt street paving should Council decide to proceed with this initiative.

Completed maintenance activities will be entered into the *Agile Assets, Pavement Analyst* program as they are completed. Industry standard is to complete a system wide pavement conditions survey every 5 to 7 years. The next pavement condition survey will be programmed in the CIP for 2024.




| Ward | Total | Total % | WP Lane miles for 10 years | Total % of WP Lane miles | % of LM in Ward |
|---|---|---|---|---|---|
| WARD 1 | 68.41 | 12.3% | 23.42 | 12.2% | 34.2% |
| WARD 2 | 107.84 | 19.4% | 37.16 | 19.4% | 34.5% |
| WARD 3 | 73.41 | 13.2% | 24.93 | 13.0% | 34.0% |
| WARD 4 | 73.11 | 13.2% | 23.78 | 12.4% | 32.5% |
| WARD 5 | 74.16 | 13.4% | 27.16 | 14.2% | 36.6% |
| WARD 6 | 101.77 | 18.3% | 36.19 | 18.9% | 35.6% |
| WARD 7 | 56.68 | 10.2% | 18.80 | 9.8% | 33.2% |
| **Grand Total** | **555.38** | | **191.44** | | |

| Plan Year | SE - Crack Seal | SE - Preservation | SE - Rehab (Minor) | Reconstruction-FDR | Grand Total |
|---|---|---|---|---|---|
| 1 | $137,214 | $98,748 | $807,930 | $266,545 | $1,310,437 |
| 2 | | $199,129 | $838,407 | $240,040 | $1,277,576 |
| 3 | | $199,146 | $838,468 | $109,220 | $1,146,834 |
| 4 | | $199,504 | $838,308 | $70,644 | $1,108,456 |
| 5 | | $190,447 | $836,849 | $303,808 | $1,331,104 |
| 6 | | $7,390 | $836,440 | $308,018 | $1,151,848 |
| 7 | | $5,558 | $837,039 | $220,755 | $1,063,352 |
| 8 | | $197,799 | $837,830 | $221,144 | $1,256,773 |
| 9 | | $197,631 | $836,010 | $199,805 | $1,233,446 |
| 10 | | $178,666 | $836,519 | $130,909 | $1,146,094 |
| **Grand Total** | **$137,214** | **$1,474,018** | **$8,343,800** | **$2,070,888** | **$12,025,920** |

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Public Works Department

# PAVEMENT CONDITION SURVEY 2019

January 13, 2020
PUBLIC WORKS DEPARTMENT

ROCKY MOUNT, NC
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# Public Works Department

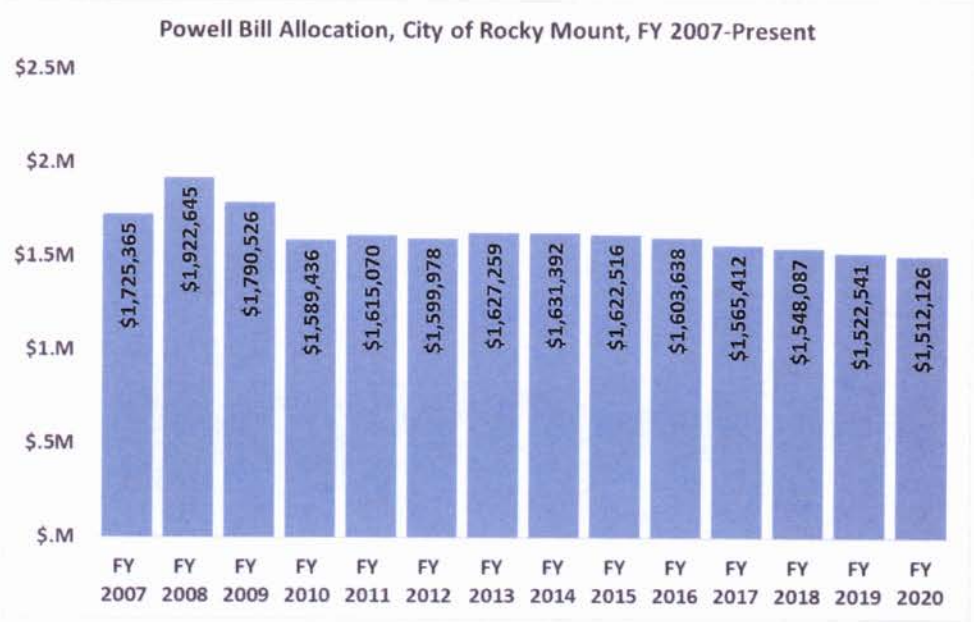
## Roadway Maintenance Funding Sources

Streets and ROW Operating Budget $1,932,000

Resurfacing and Capital Projects

- Powell Bill Allocation $1,512,000
- Vehicle Permit Fees $800,000

**Annual Resurfacing Budget $1,600,000**



# Data Collection

1. Kercher/SEPI completed the survey in August 2018
2. Data Collection
   - FHWA Long-Term Pavement Performance (LTPP) Program pavement surface distresses observed

- Fatigue Cracking (3x6)
- Transverse Cracking (3x4)
- Block Cracking (3x6)
- Reflective Cracking (3x4)
- Patching/Potholes (3x6)
- Surface Defects (3x4)
- Rutting/Roughness (3x4)

# Findings

- Rocky Mount Streets – 4.3 million SY
- $31.60/SY
- Roadway Assets – $137.4 million
- Overall Condition Index (PCI) = 69.4
- City streets are in fair condition

*Table 1 - Current Condition and Inventory Summary*

| Element | Total |
|---|---|
| Length (CL Miles) | 276.62 |
| Lane Miles | 555.40 |
| PCI (2019 - Analysis) | 69.4 |
| Net Worth ($) | $ 137,374,824 |

- Other PCIs
  - Asheville (411 miles): PCI = 62.1
  - Greensboro (1,100 miles): PCI = 53.6
  - Mathews (100 miles): PCI = 75.1
  - Monroe (171 miles): PCI = 64.5
  - Hickory (240 miles): PCI = 65.8

# Initial Backlog

*Table 2 - Initial Backlog Treatment Needs Breakdown*

| Treatment | Lane Miles | Treatment Cost |
|---|---|---|
| Crack Seal | 32.87 | $211,258 |
| Patching | 67.67 | $7,507,271 |
| Preservation | 84.05 | $2,411,293 |
| Reconstruction-FDR | 4.37 | $933,885 |
| Rehab-Minor | 261.16 | $27,051,729 |
| **Grand Total** | **450.12** | **38,115,436** |

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## Initial Backlog County & Ward

*Table 3 –PCI & Treatment Cost by County*

| County | Lane Miles | PCI (2018 PCS) | Maintenance | Preservation | Rehab-Minor | Reconstruction-FDR | Grand Total |
|---|---|---|---|---|---|---|---|
| Edgecombe | 157.68 | 70.7 | $2,420,718 | $976,234 | $7,846,451 | $333,185 | $11,576,588 |
| Nash | 397.72 | 70.6 | $ 5,297,811 | $1,435,059 | $19,205,278 | $600,700 | $26,538,848 |
| **Total** | **555.40** | **70.6** | **$7,718,529** | **$2,411,293** | **$27,051,729** | **$933,885** | **$38,115,436** |

*Table 4 – PCI & Treatment Cost by Ward*

| Ward | Lane Miles | PCI (2018 PCS) | Maintenance | Preservation | Rehab-Minor | Reconstruction-FDR | Total |
|---|---|---|---|---|---|---|---|
| 1 | 68.41 | 68.8 | $1,176,434 | $432,721 | $3,551,976 | $109,654 | $5,270,785 |
| 2 | 107.86 | 71.3 | $1,106,473 | $506,934 | $5,630,517 | $215,770 | $7,459,694 |
| 3 | 73.41 | 68.9 | $1,029,648 | $381,207 | $4,084,854 | $66,336 | $5,562,045 |
| 4 | 73.11 | 70.3 | $886,372 | $421,059 | $4,283,351 | $26,633 | $5,617,415 |
| 5 | 74.16 | 69.1 | $1,018,008 | $211,231 | $3,190,571 | $120,361 | $4,540,171 |
| 6 | 101.78 | 71.3 | $1,530,743 | $321,441 | $4,783,023 | $284,948 | $6,920,155 |
| 7 | 56.68 | 74.8 | $970,851 | $136,700 | $1,527,437 | $110,183 | $2,745,171 |
| **Grand Total** | **555.40** | **70.6** | **$7,718,529** | **$2,411,293** | **$27,051,729** | **$933,885** | **$38,115,436** |

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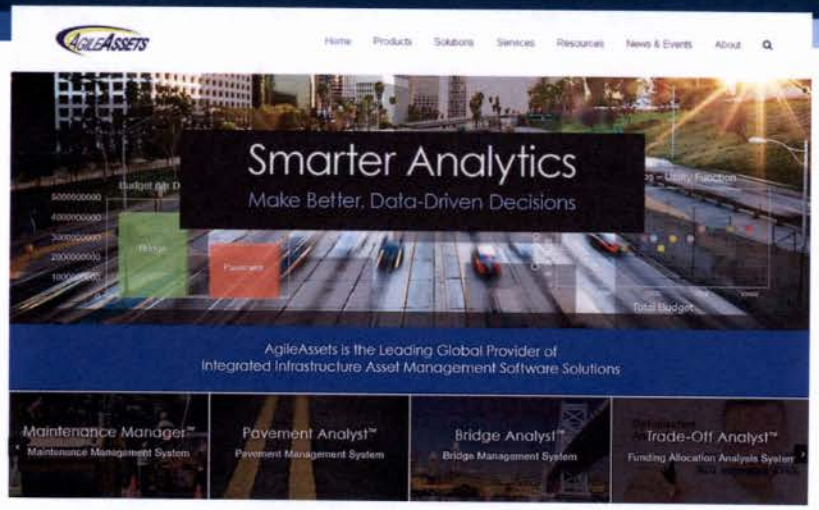
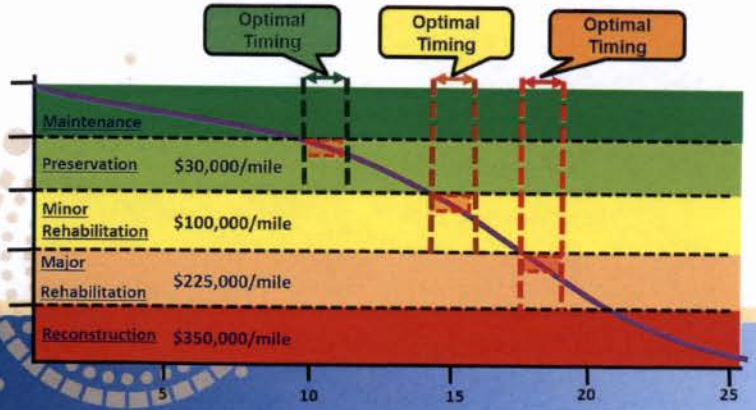
# Public Works Department




## Optimization "Benefit" Over Time

Ensuring that the Utilization of Resources is Maximized to Achieve Desired Goals

- Apply the proper treatment at the optimum time extends the life of the roadway and reduces overall maintenance cost
- Deferring maintenance results in accelerated degradation and higher maintenance cost.

ROCKY MOUNT, NC
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# Public Works Department

## The Tool Box

Crack Sealing

Patching

Rejuvenation

*Table 5 - Repair Activities and Unit Costs*

| Maintenance Activity | Unit Cost |
|---|---|
| Rejuvenator | $1.00/SY |
| Crack Sealing | $0.85/SY |
| Patching (5" Full-Depth Asphalt) | $58.50/SY |
| Preservation (Microsurfacing/Slurry) | $3.50/SY |
| Rehab-Minor (1.5" Mill and Fill) | $13.00/SY |
| Reconstruction – FDR | $31.60/SY |

Scrub Seal

Microsurfacing

Hot/Cold in Place Recycling

Hot Mix Overlay/
Mill and Fill

FDR

**There is a most Cost-effective Treatment for every combination of Distresses**

# Model Results

- 5 Budget Scenarios
  1. $1.4M/YR Worst First
  2. $1.4M/YR Optimized
  3. $2.45M/YR Optimized
  4. Maintain PCI = 70 ($3.5M/YR)
  5. Target PCI = 75 ($4.25M/YR)

*Table 6 - Predictive Modeling Results*

| Scenario Name | PCI (Year 10) | Backlog Cost | Reduction in Backlog | Additional Investment | Net Savings | ROI |
|---|---|---|---|---|---|---|
| Current Condition | 69.4 | $38,115,436 | -- | -- | -- | -- |
| $1.4M/YR Worst-First | 50.6 | $38,193,414 | -- | -- | -- | -- |
| $1.4M/YR Optimization | 55.5 | $39,993,755 | ($1,800,341) | $0 | ($1,800,341) | -- |
| $2.45M/YR | 63.2 | $29,697,189 | $8,496,225 | $10,500,000 | ($2,003,775) | 0.81 |
| Maintain PCI = 70 ($3.5M/YR) | 70.4 | $20,182,711 | $18,010,703 | $21,000,000 | ($2,989,297) | 0.86 |
| Target PCI = 75 ($4.25M/YR) | 75.0 | $13,285,730 | $24,907,684 | $28,500,000 | ($3,592,316) | 0.87 |

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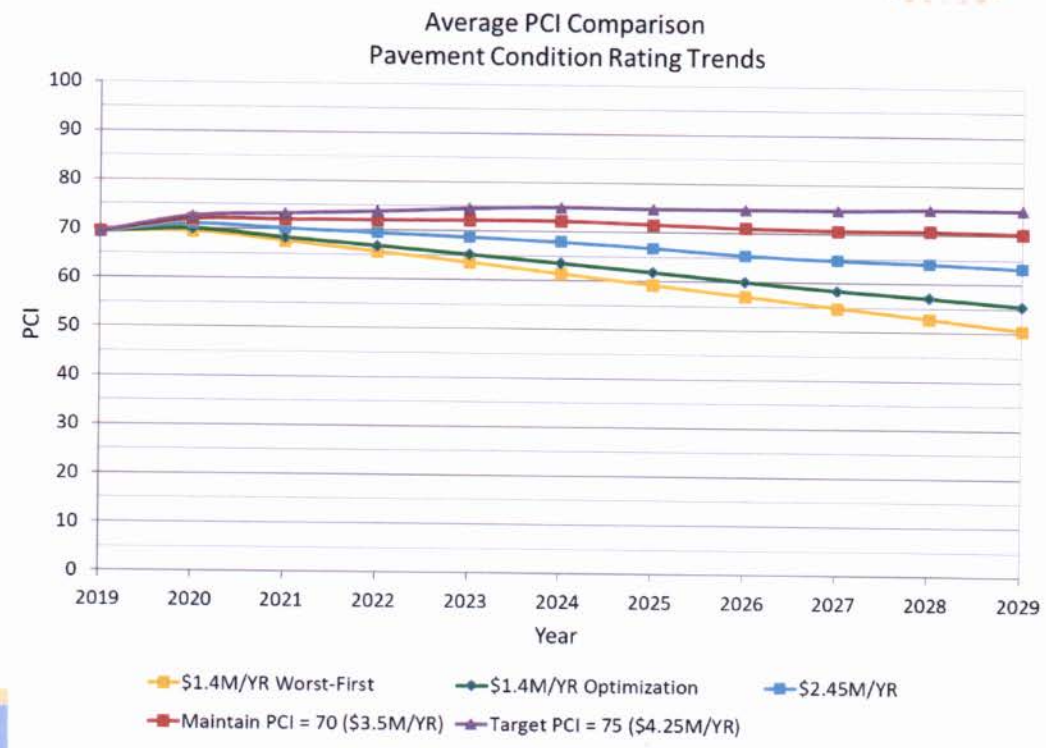
# Public Works Department

## Model Results

Model Results

- 2019 PCI is 69.5
- An investment of $3.5M/year is required to maintain the current condition
- Investing the existing allocation on worst-first priority would reduce condition rating to 50 in 10 years.



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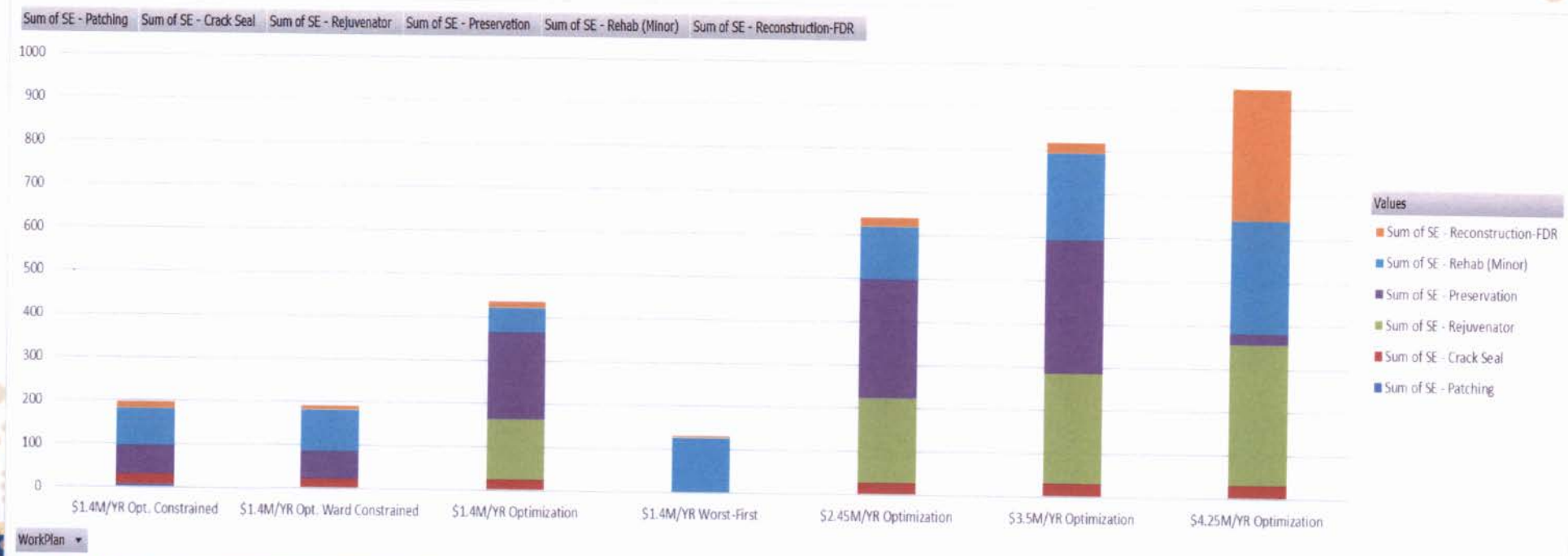
# Public Works Department

## 10-Yr Total Treated Lane Miles for each Scenario



- Recommended Work Plan Summary

| Ward | Total | Total % | WP Lane miles for 10 years | Total % of WP Lane miles | % of LM in Ward |
|---|---|---|---|---|---|
| WARD 1 | 68.41 | 12.3% | 23.42 | 12.2% | 34.2% |
| WARD 2 | 107.84 | 19.4% | 37.16 | 19.4% | 34.5% |
| WARD 3 | 73.41 | 13.2% | 24.93 | 13.0% | 34.0% |
| WARD 4 | 73.11 | 13.2% | 23.78 | 12.4% | 32.5% |
| WARD 5 | 74.16 | 13.4% | 27.16 | 14.2% | 36.6% |
| WARD 6 | 101.77 | 18.3% | 36.19 | 18.9% | 35.6% |
| WARD 7 | 56.68 | 10.2% | 18.80 | 9.8% | 33.2% |
| **Grand Total** | **555.38** | | **191.44** | | |

ROCKY MOUNT, NC
THE CENTER OF IT ALL

# Public Works Department

## Recommended 10-Yr Work Plan Based on Current Funding

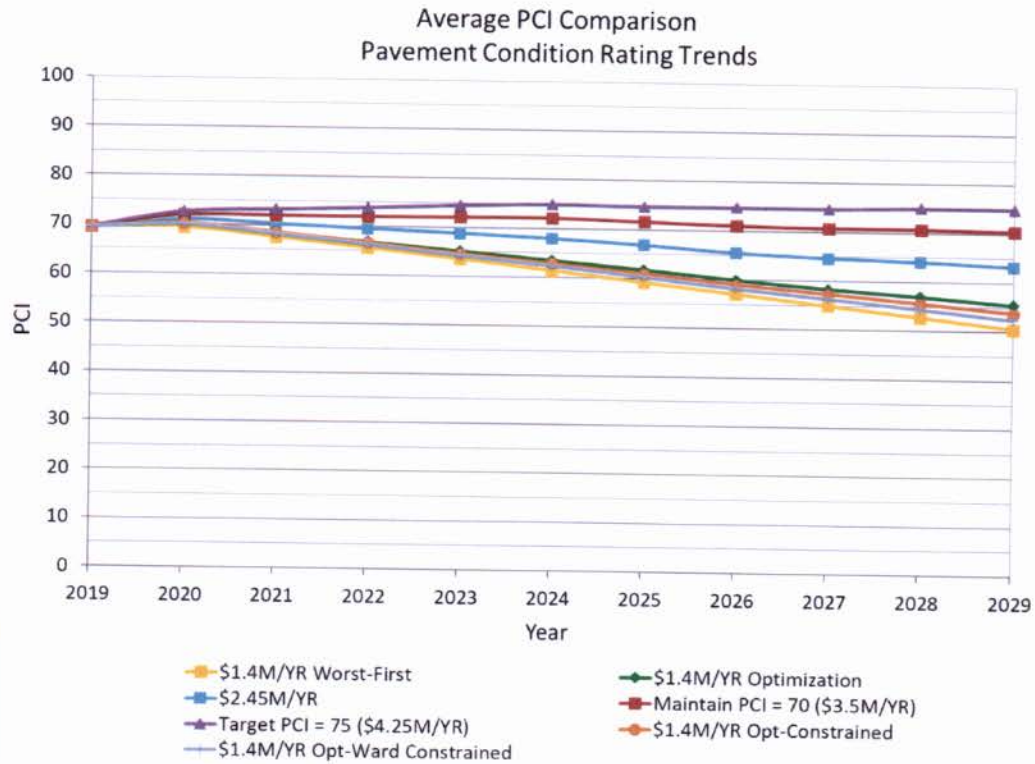
| Plan Year | SE - Crack Seal | SE - Preservation | SE - Rehab (Minor) | Reconstruction-FDR | Grand Total |
|---|---|---|---|---|---|
| 1 | $137,214 | $98,748 | $807,930 | $266,545 | $1,310,437 |
| 2 | | $199,129 | $838,407 | $240,040 | $1,277,576 |
| 3 | | $199,146 | $838,468 | $109,220 | $1,146,834 |
| 4 | | $199,504 | $838,308 | $70,644 | $1,108,456 |
| 5 | | $190,447 | $836,849 | $303,808 | $1,331,104 |
| 6 | | $7,390 | $836,440 | $308,018 | $1,151,848 |
| 7 | | $5,558 | $837,039 | $220,755 | $1,063,352 |
| 8 | | $197,799 | $837,830 | $221,144 | $1,256,773 |
| 9 | | $197,631 | $836,010 | $199,805 | $1,233,446 |
| 10 | | $178,666 | $836,519 | $130,909 | $1,146,094 |
| **Grand Total** | **$137,214** | **$1,474,018** | **$8,343,800** | **$2,070,888** | **$12,025,920** |

ROCKY MOUNT, NC
THE CENTER OF IT ALL

# Public Works Department

## • Recommended Work Plan Summary

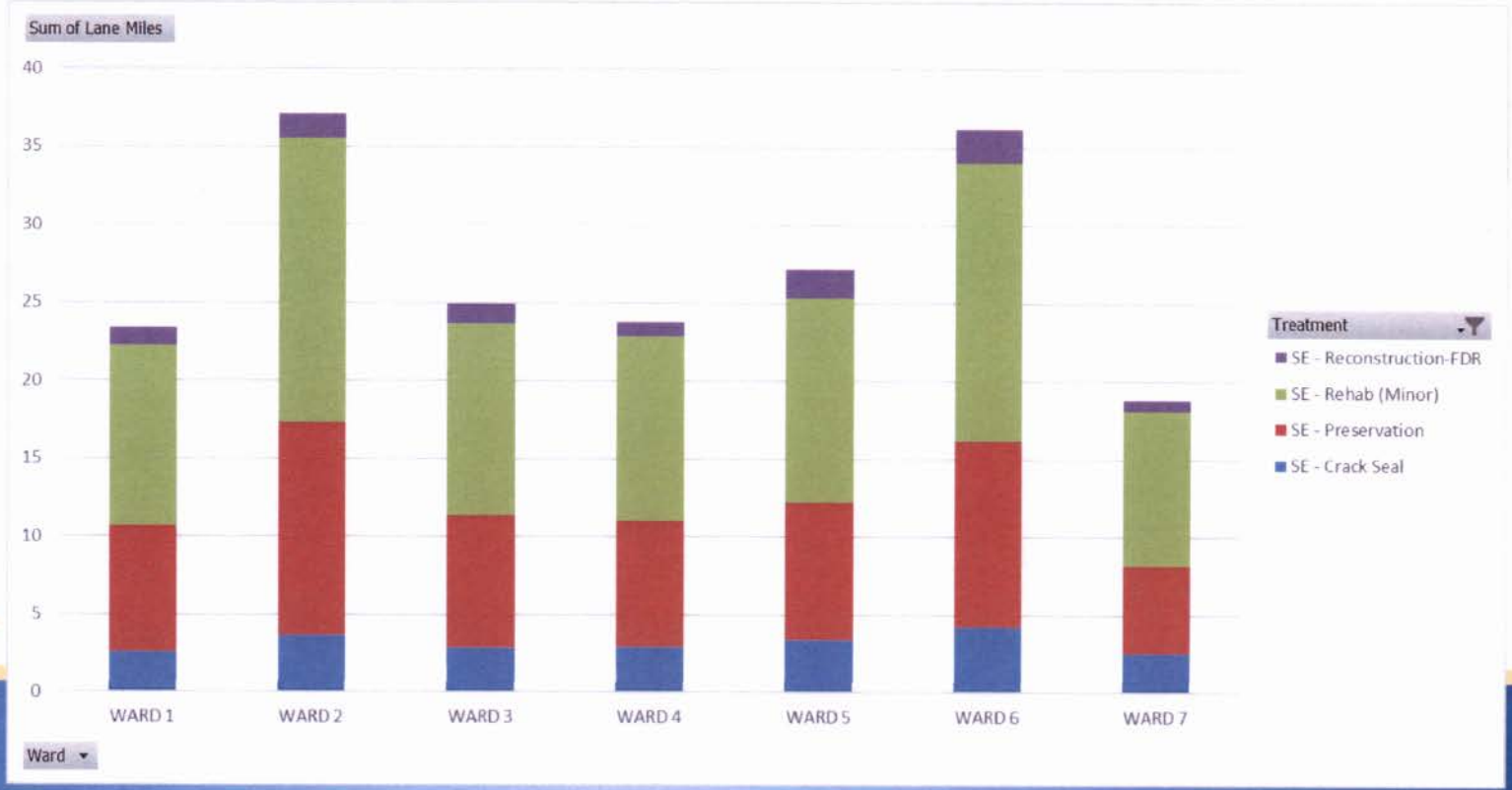
- Predicted condition rating for recommended work plan based on current funding allocation out-performs worst first scenario and treats 60% more lane miles



ROCKY MOUNT, NC
THE CENTER OF IT ALL

# Public Works Department

- Recommended Work Plan Summary Treated Lane Miles



# MEMORANDUM

ROCKY MOUNT, NC
THE CENTER OF IT ALL

**Committee of the Whole**

**To:** Rochelle Small-Toney, City Manager

**Cc:** Elton Daniels, Assistant City Manager

**From:** Brad Kerr, Director of Public Works

**Date:** 1/6/20

**Re:** Dirt Street Program

---

Attached please find the current Administrative Policy VII.16 Dirt Street Paving Program Policy, a proposed revision to the Dirt Street Priority List, and a PowerPoint presentation on proposed revisions to the policy.

In order to advance the paving of existing Dirt Streets, staff has developed an updated priority list and is recommending Administrative Policy VII.16 Dirt Street Paving Program Policy be amended to allow Ditch Section construction as an option for streets in the program where appropriate based on traffic volume and existing drainage patterns. Existing "dirt streets" are currently operating as "ditch sections." Maintaining and enhancing this design allows the existing drainage patterns from the adjacent development to be maintained while also providing water quality benefits and reducing initial capital cost by more than 50%. Initial evaluations indicate that all but two of the streets on the attached priority list, Swift Road and Mercedes Street, are viable candidates for ditch section construction.

Staff also recommends Section 4.C on water and sewer assessments be removed from the policy. Only a portion of the dirt street projects are not currently served by water and/or sewer and the project limits for utility extensions in these areas do to not necessarily coincide with the limits of the paving projects. Therefore, it is recommended that utility extensions and possible assessments associated with these projects follow the standard petition process and be considered in conjunction with but independent of the pavement project.

Finally, staff recommends City Council consider elimination of the assessment process for streets funded through the program. Elimination of the assessment would streamline the process and would likely improve buy-in from adjacent property owners who might be in opposition to the project due to the assessment.

At the proposed funding level of $200,000 annually it will take 12 years to eliminate all the dirt streets in the City of Rocky Mount.

| Priority | COMPLETE | CROSS_FROM | CROSS_TO | ST_CLASS | WATER | SEWER | TREATMENT | Sum of DEVELOPED_LOTS | Sum of SHAPE_Length | Sum of Est_Cost_SP | Sum of Est_Cost_CG |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | FREER DR | BLAIRE ST | GOLDROCK RD | 3 | Y | Y | SP | 16 | 2287 | $228,668 | $617,403 |
| 1 Total | | | | | | | | 16 | 2287 | $228,668 | $617,403 |
| 2 | SWIFT RD | PLANTERS ST | S FAIRVIEW RD | 3 | Y | Y | CG | 3 | 587 | $58,655 | $158,368 |
| 2 Total | | | | | | | | 3 | 587 | $58,655 | $158,368 |
| 3 | ALLEN ST | JASPER ST | W RALEIGH BLVD | 2 | Y | Y | SP | 12 | 1439 | $143,929 | $388,609 |
| | JASPER ST | ALLEN ST | KINGSTON AVE | 2 | Y | Y | SP | 2 | 370 | $37,021 | $99,957 |
| 3 Total | | | | | | | | 14 | 1810 | $180,950 | $488,566 |
| 4 | WEAVER DR | | WEST MOUNT DR | 1 | Y | Y | SP | 8 | 684 | $81,448 | $219,909 |
| 4 Total | | | | | | | | 8 | 684 | $81,448 | $219,909 |
| 5 | CORAL DR | EMERALD LN | TOPAZ AVE | 2 | Y | N | SP | 7 | 819 | $81,940 | $221,237 |
| | | TOPAZ AVE | COX AVE | 2 | Y | N | SP | 3 | 390 | $39,012 | $105,332 |
| | EMERALD LN | | CORAL DR | 1 | Y | N | SP | 3 | 645 | $64,472 | $174,075 |
| | | CORAL DR | LEGGETT RD | 2 | Y | N | SP | 1 | 274 | $27,358 | $73,866 |
| | TOPAZ AVE | | CORAL DR | 1 | Y | N | SP | 2 | 650 | $64,977 | $175,437 |
| | | CORAL DR | | 1 | Y | N | SP | 2 | 291 | $29,115 | $78,611 |
| 5 Total | | | | | | | | 18 | 3069 | $306,873 | $828,558 |
| 6 | LEWY LN | MEADOWBROOK RD | | 1 | Y | N | SP | 13 | 964 | $96,380 | $260,227 |
| | TRIPLE CT | VANS DR | | 1 | Y | N | SP | 3 | 231 | $23,069 | $62,285 |
| 6 Total | | | | | | | | 16 | 1194 | $119,449 | $322,512 |
| 7 | SUNSET DR | BENVENUE RD | BENVENUE RD | 2 | N | N | SP | 11 | 1271 | $127,142 | $343,283 |
| 7 Total | | | | | | | | 11 | 1271 | $127,142 | $343,283 |
| 8 | CORBETT DR | ELLISON DR | | 2 | Y | Y | SP | 6 | 160 | $16,007 | $43,219 |
| 8 Total | | | | | | | | 6 | 160 | $16,007 | $43,219 |
| 9 | MERCEDES ST | E HIGHLAND AVE | SCOTT ST | 2 | Y | N | CG | 5 | 505 | $50,532 | $136,435 |
| 9 Total | | | | | | | | 5 | 505 | $50,532 | $136,435 |
| 10 | SHERROD ST | PITT ST | PROCTOR ST | 2 | Y | Y | SP | 2 | 716 | $71,646 | $193,444 |
| 10 Total | | | | | | | | 2 | 716 | $71,646 | $193,444 |
| 11 | MONK ST | S WASHINGTON ST | ARLINGTON ST | 2 | NA | NA | SP | 0 | 635 | $63,471 | $171,373 |
| 11 Total | | | | | | | | 0 | 635 | $63,471 | $171,373 |
| 12 | MELVIN LN | | BOONE ST | 1 | Y | Y | SP | 4 | 304 | $30,359 | $81,969 |
| | Z ST | BOONE ST | | 1 | Y | Y | SP | 4 | 438 | $43,802 | $118,264 |
| 12 Total | | | | | | | | 8 | 742 | $74,161 | $200,234 |
| 13 | AMOS ST | | S CHURCH ST | 1 | Y | Y | SP | 4 | 426 | $42,626 | $115,089 |
| | FLEMING ST | | S CHURCH ST | 1 | Y | Y | SP | 3 | 420 | $41,994 | $113,385 |
| | HERRON ST | SW MAIN ST | S CHURCH ST | 1 | N | Y | SP | 3 | 449 | $44,939 | $121,335 |
| | HUDSON ST | | S CHURCH ST | 1 | Y | Y | SP | 3 | 348 | $34,826 | $94,029 |
| | JACKSON ST | | S CHURCH ST | 1 | Y | Y | SP | 6 | 418 | $41,760 | $112,752 |
| | MUNN ST | | S CHURCH ST | 1 | Y | Y | SP | 3 | 425 | $42,539 | $114,855 |
| 13 Total | | | | | | | | 22 | 2487 | $248,683 | $671,445 |
| 14 | MUSCADINE RD | PEELE RD | | 1 | N | Y | SP | 5 | 1254 | $125,406 | $338,596 |
| | TODDSBERRY RD | PEELE RD | | 1 | N | N | SP | 5 | 713 | $71,304 | $192,521 |
| 14 Total | | | | | | | | 10 | 1967 | $196,710 | $531,117 |
| 15 | MILL ST | W RIDGE ST | | 1 | Y | Y | SP | 4 | 369 | $36,937 | $99,730 |
| 15 Total | | | | | | | | 4 | 369 | $36,937 | $99,730 |
| 16 | S FERNDALE DR | PLANTERS ST | | 1 | Y | Y | SP | 3 | 313 | $31,286 | $84,471 |
| 16 Total | | | | | | | | 3 | 313 | $31,286 | $84,471 |
| 17 | BURTON ST | GRIFFIN ST | | 1 | Y | Y | SP | 3 | 317 | $31,707 | $85,610 |
| 17 Total | | | | | | | | 3 | 317 | $31,707 | $85,610 |
| 18 | DREAVER ST | | ROSEWOOD AVE | 1 | ? | Y | SP | 4 | 188 | $18,810 | $50,787 |
| 18 Total | | | | | | | | 4 | 188 | $18,810 | $50,787 |
| 19 | N HARRIS ST | CARTER ST | W ELM ST | 2 | Y | N | SP | 0 | 928 | $92,845 | $250,682 |
| | W ELM ST | CARR ST | N HARRIS ST | 1 | Y | Y | SP | 0 | 326 | $32,571 | $87,942 |
| 19 Total | | | | | | | | 0 | 1254 | $125,416 | $338,625 |
| 20 | RAPER DR | BEAGLE DR | HUNTER HILL RD | 2 | NA | NA | SP | 0 | 532 | $53,151 | $143,509 |
| | | OPHELIA MABLE LN | BEAGLE DR | 2 | NA | NA | SP | 4 | 537 | $53,669 | $144,907 |
| | | WIMBERLY AVE | OPHELIA MABLE LN | 2 | NA | NA | SP | 1 | 1873 | $187,282 | $505,661 |
| 20 Total | | | | | | | | 5 | 2941 | $294,103 | $794,077 |
| 21 | WARD ST | S CHURCH ST | | 1 | Y | NA | SP | 2 | 462 | $46,161 | $124,635 |
| 21 Total | | | | | | | | 2 | 462 | $46,161 | $124,635 |

| Priority | COMPLETE | CROSS_FROM | CROSS_TO | ST_CLASS | WATER | SEWER | TREATMENT | Sum of DEVELOPED_LOTS | Sum of SHAPE_Length | Sum of Est_Cost_SP | Sum of Est_Cost_CG |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 22.1 | CRUMPLER DR | WEST MOUNT DR | | 1 | Y | Y | SP | 1 | 607 | $60,672 | $163,814 |
| 22.1 Total | | | | | | | | 1 | 607 | $60,672 | $163,814 |
| 22.2 | HALE ST | HUNTER HILL RD | NICHOLS DR | 1 | N | N | SP | 1 | 464 | $46,423 | $125,342 |
| 22.2 Total | | | | | | | | 1 | 464 | $46,423 | $125,342 |
| 22.3 | MARILYN ST | VIVERETTE AVE | | 1 | Y | Y | SP | 1 | 422 | $42,210 | $113,968 |
| 22.3 Total | | | | | | | | 1 | 422 | $42,210 | $113,968 |
| 22.4 | E SPRING ST | FALLS RD & W SPRING ST | | 1 | Y | N | SP | 1 | 333 | $33,266 | $89,817 |
| 22.4 Total | | | | | | | | 1 | 333 | $33,266 | $89,817 |
| 22.5 | WILKINS ST | BURTON ST | | 1 | N | N | SP | 2 | 204 | $20,359 | $54,969 |
| 22.5 Total | | | | | | | | 2 | 204 | $20,359 | $54,969 |
| 22.6 | TURNIP ST | KINGSTON AVE | | 1 | N | N | SP | 1 | 470 | $46,969 | $126,815 |
| 22.6 Total | | | | | | | | 1 | 470 | $46,969 | $126,815 |
| 23.1 | BENNETT ST | | S CHURCH ST | 1 | Y | Y | SP | 2 | 426 | $42,578 | $114,962 |
| 23.1 Total | | | | | | | | 2 | 426 | $42,578 | $114,962 |
| Grand Total | | | | | | | | 169 | 26882 | $2,701,292 | $7,293,488 |

# ROCKY MOUNT, NC

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Public Works Department

# DIRT STREET PROGRAM

January 13, 2020

PUBLIC WORKS DEPARTMENT

# Current Dirt Street Inventory

- 5.1 Miles
- 45 Streets
- Developed lots served 179

# VII.16 Dirt Street Paving Program Policy (Current)

- 15 Streets Paved, 2.38 Miles under current program
- Property owner assessment $25/ft
- Per current standard, all projects constructed as curb and gutter sections
- Annual appropriation to make improvements to the top street(s) on the priority list. No appropriations since 2003
- Schedule public hearing on paving of budgeted streets
- Property owners notified of public hearing and potential assessment.

# VII.16 Dirt Street Paving Program Policy (Current)

- Council Order to design and construct the street
- Assessment made upon completion of the work
- If water and sewer mains are installed as part of the work, Main Fees assessed upon voluntary connection not on completion of the work.
- Dirt Street paving not funded under this policy requires a petition from the property owners, council order to construct and 100% assessment of cost.

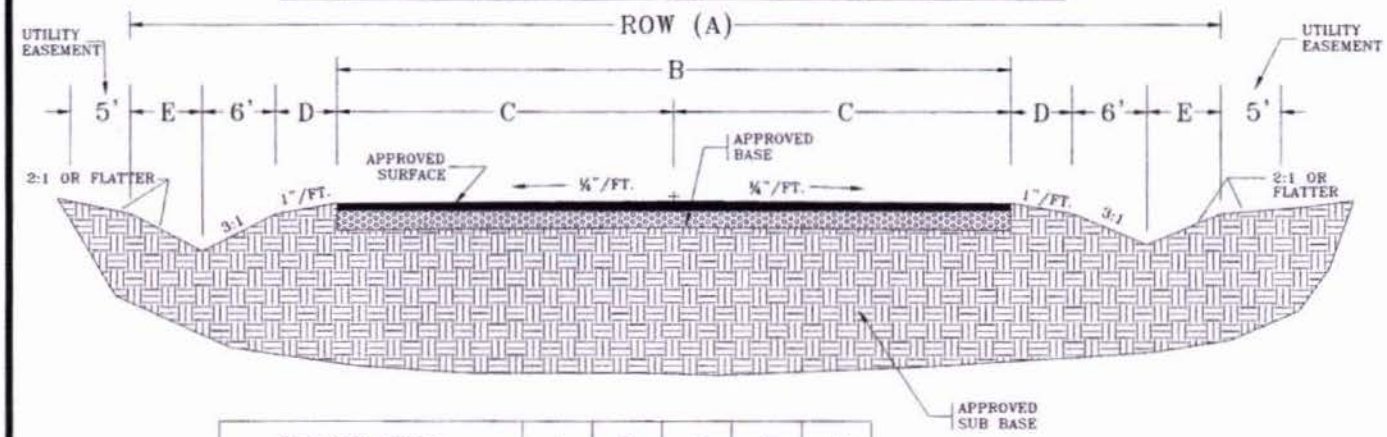
# VII.16 Dirt Street Paving Program Policy (Proposed)

- Adopt a new priority list:
  - Project based priority list grouping some streets into a single project
  - Projects prioritized based on:
    - Number of developed lots served
    - Street classification (Collector, Connector, Dead End)
    - Length of Street

# VII.16 Dirt Street Paving Program Policy (Proposed)

- Add ditch section streets as an approved design for streets in the Program.
- Estimated Cost
  - Ditch Section $100/ft
  - Curb and Gutter $270
- Director of Public Works shall make the determination if ditch section is an appropriate design for the project
- Ditch section streets are currently allowed for private streets and projects zoned as Industrial Park

## STANDARD DITCH-SECTIONS STREETS




| STREET TYPE | A | B | C | D | E |
|---|---|---|---|---|---|
| INDUSTRIAL PARK LOCAL (ZONED I-P) | 50.0 | 20.0 | 10.0 | 6.0 | 3.0 |
| INDUSTRIAL PARK COLLECTOR (ZONED I-P) | 65.0 | 26.0 | 13.0 | 7.5 | 6.0 |
| PRIVATE LOCAL | 46.0 | 12.0 ONE WAY | 6.0 | 7.5 | 3.5 |
| PRIVATE LOCAL | 46.0 | 22.0 TWO WAY | 11.0 | 3.0 | 3.0 |
| PRIVATE LOCAL | 46.0 | 24.0 CUL-DE-SAC | 12.0 | 3.0 | 2.0 |

STANDARD DITCH SECTIONS FOR STREETS

| REVISIONS | | |
|---|---|---|
| NO | DATE | DESCRIPTION |
| | | |
| | | |

CITY OF ROCKY MOUNT
DEPT. OF ENGINEERING

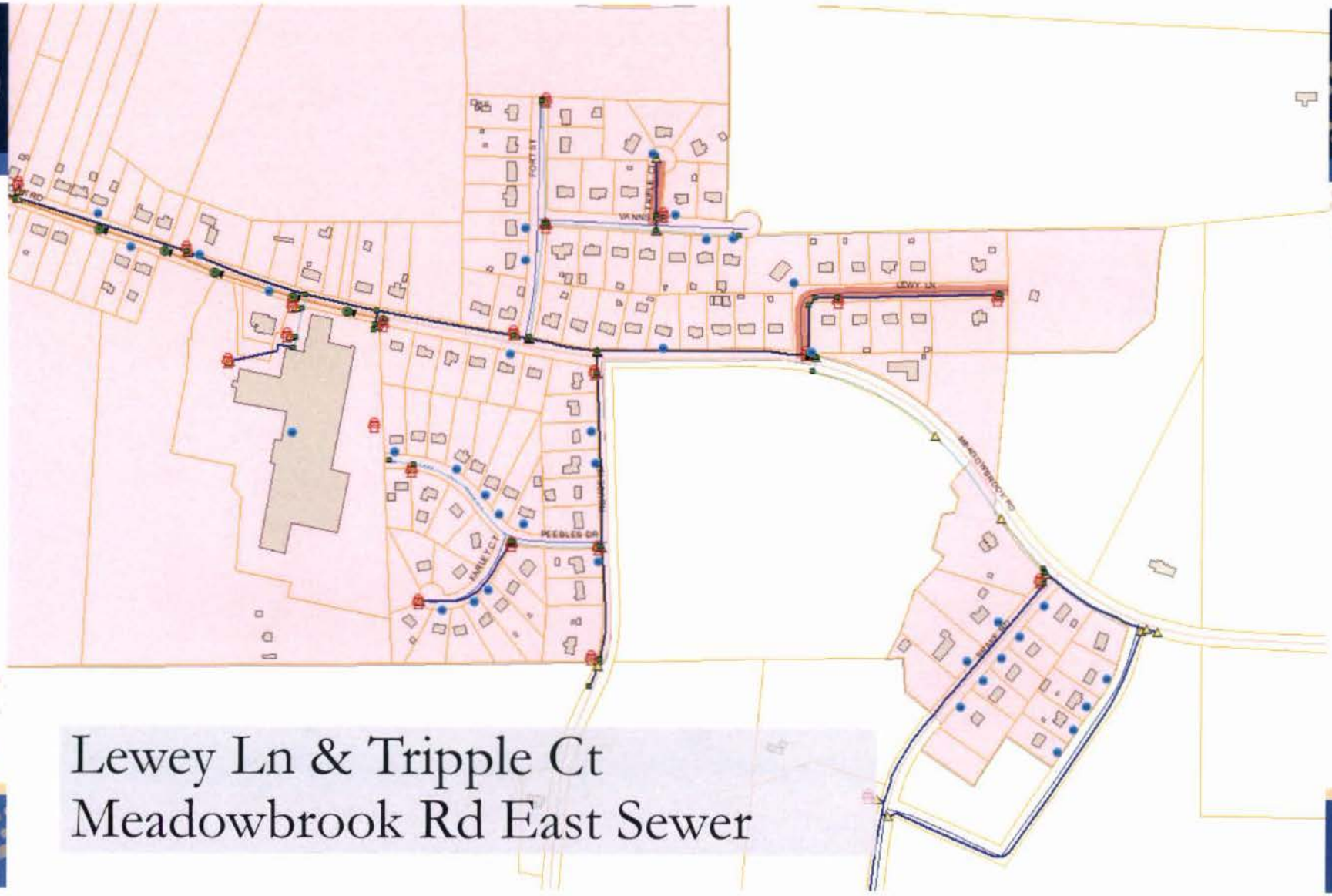
| APPROVED | STD. NO. |
|---|---|
| - | 2.3 |
| DATE | REVISION |
| 10-02-08 | - |

# VII.16 Dirt Street Paving Program Policy (Proposed)

- Consider eliminating the assessment for funded projects to streamline the process and improve buy-in from property owners
  - Total assessment value at $25/ft, $677,225
  - Average assessment per lot $3,180 (will vary by street frontage)
  - Estimated total cost $3 Million (Ditch Section Standard)
  - Estimated total cost $7.5 Million (Curb and Gutter Standard)

# VII.16 Dirt Street Paving Program Policy (Proposed)

- Delete section on water and sewer assessments and determine water and sewer assessments on a project by project basis independent of the paving project.
  - Not all projects will require utility extensions
  - Limits of utility extensions may be well beyond the limits of the pavement project
  - Total cost of utility extension may well exceed the cost of paving project
  - Current Standard New Residential Connection Fee (Inside CL):
    - Water $4,265 (Main Fee $2500, Tap $1500, Meter $215, Capacity $50)
    - Sewer $4,575 (Main Fee $3,075, Tap $1500, Capacity $75)




# Lewey Ln & Tripple Ct
# Meadowbrook Rd East Sewer

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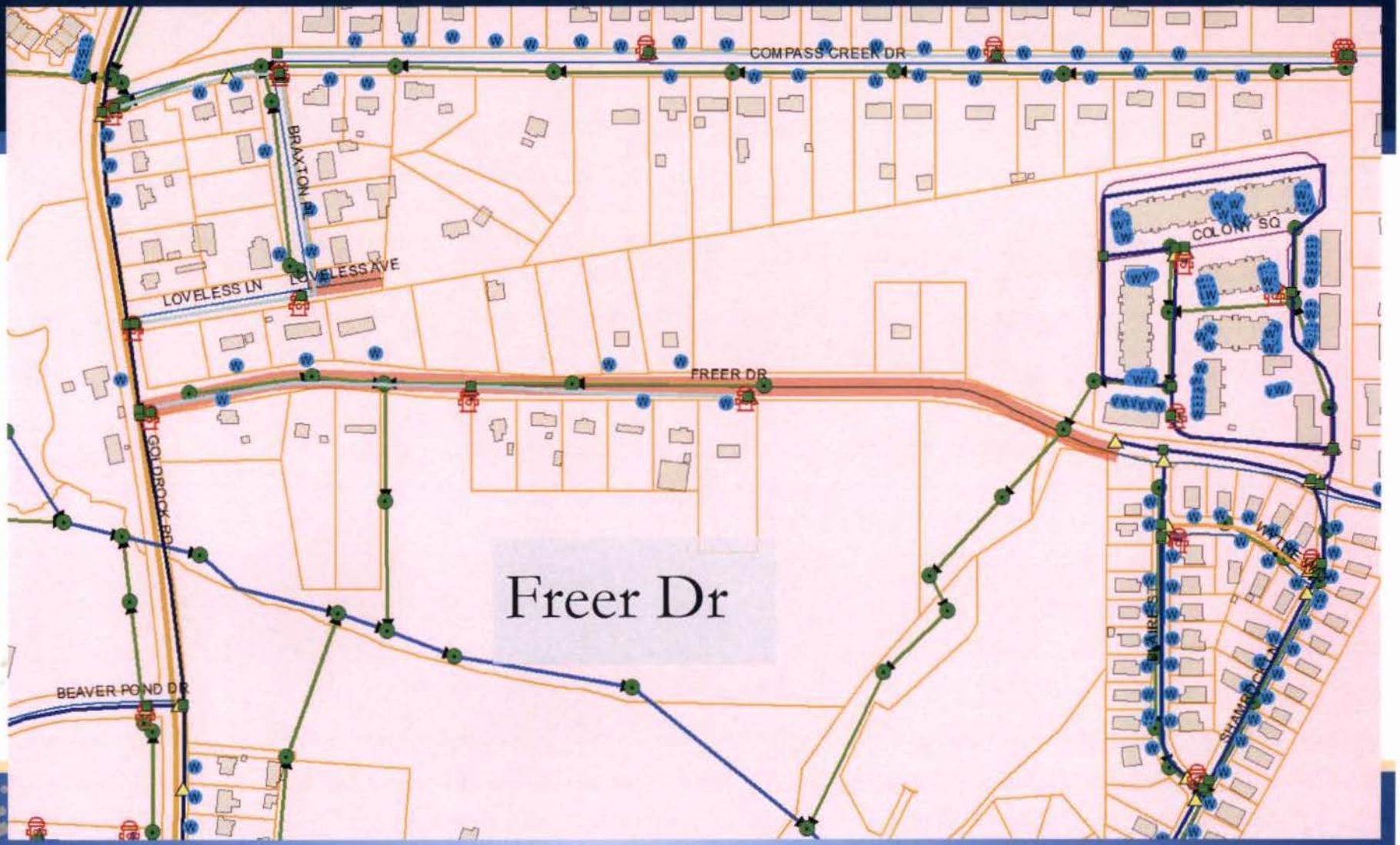
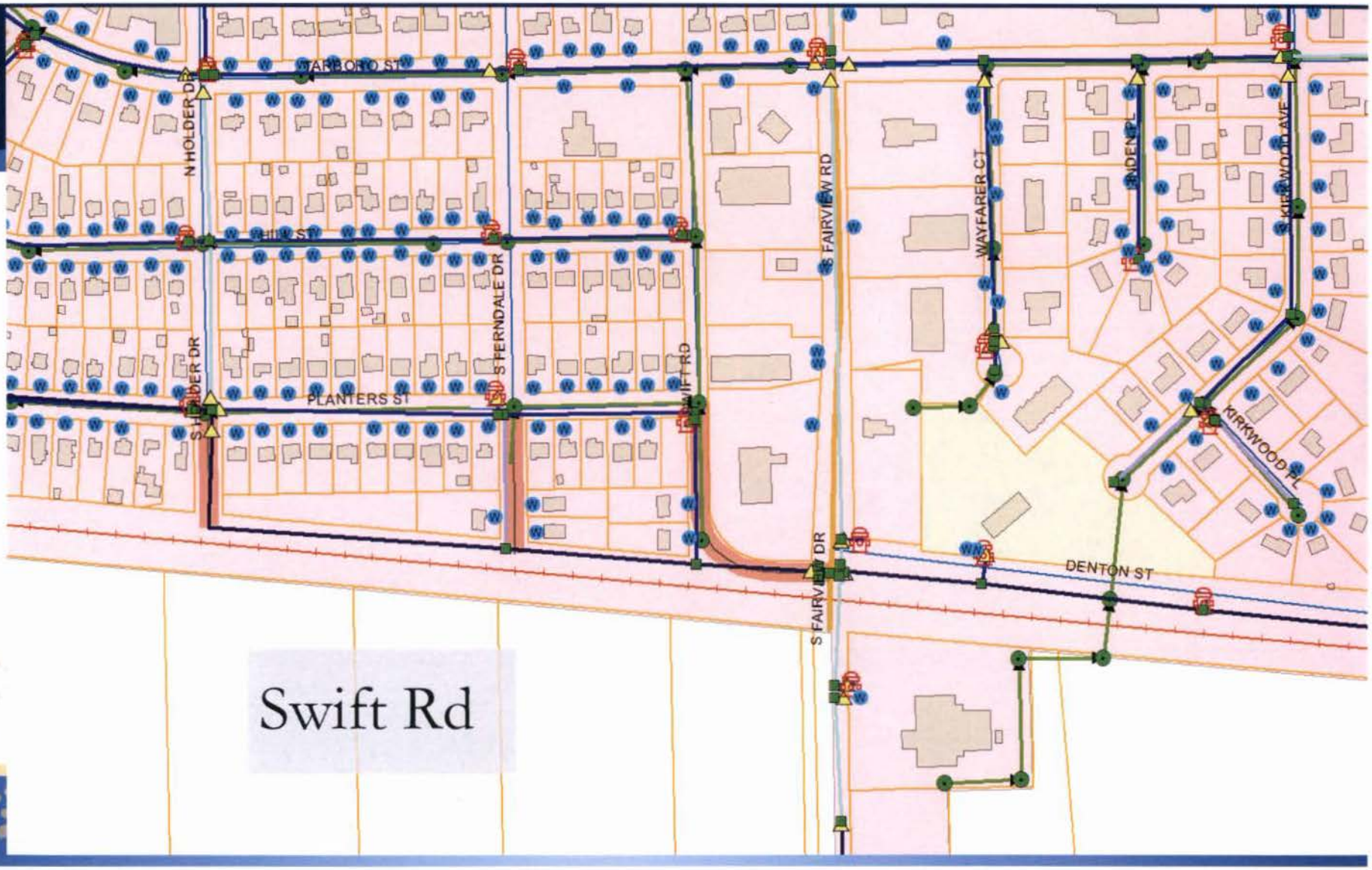
# Public Works Department

| Meadowbrook East Infrastructure Improvements | | | | | | |
|---|---|---|---|---|---|---|
| | Quantitiy | | Unit Cost | | | |
| Pump Station Construction | 1 | ea | $ | 500,000 | $ | 500,000 |
| Sewer Lines | 8600 | ft | $ | 100 | $ | 860,000 |
| Design | | | | | $ | 163,200 |
| ROW | 1 | ea | $ | 200,000 | $ | 200,000 |
| | | | | | $ | 1,723,200 |
| | | | | | | |
| | | | | | | |
| Dirt Street Paving | 970 | ft | $ | 100 | $ | 97,000 |
| | 230 | ft | $ | 100 | $ | 23,000 |
| | | | | | $ | 120,000 |

# Options

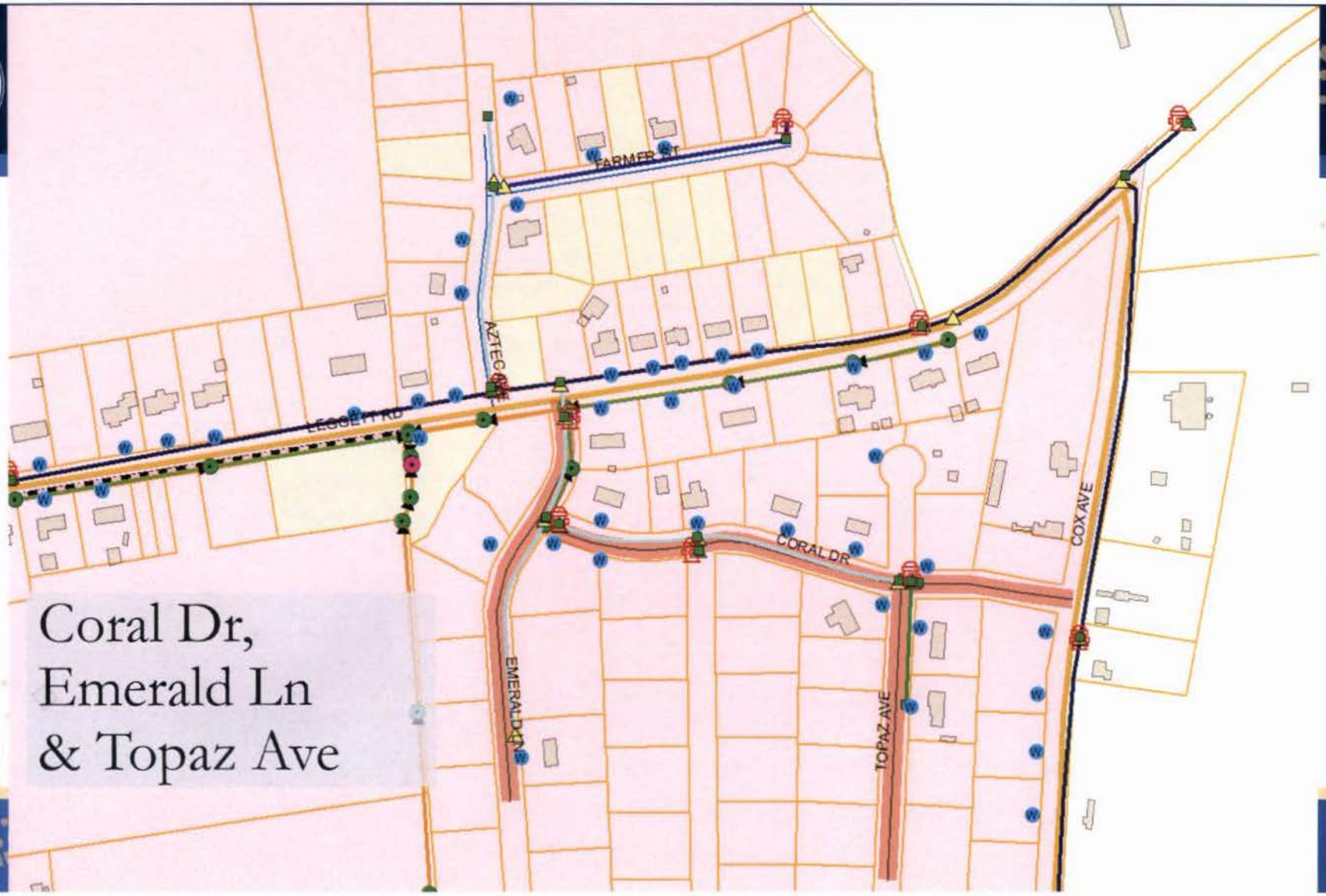
- Do nothing and continue current maintenance activities
- Redirect resurfacing funds to dirt street paving
- Identify new funding for the paving of dirt streets


COMPASS CREEK DR
BRAXTON PL
LOVELESS AVE
LOVELESS LN
COLONY SQ
FREER DR
GOLDBROOK RD
Freer Dr
BEAVER POND DR


N HOLDER DR
S HOLDER DR
S FERNDALE DR
SWIFT RD
S FAIRVIEW RD
WAYFARER CT
RIDENR
KIRKWOOD AVE
KIRKWOOD PL
PLANTERS ST
DENTON ST

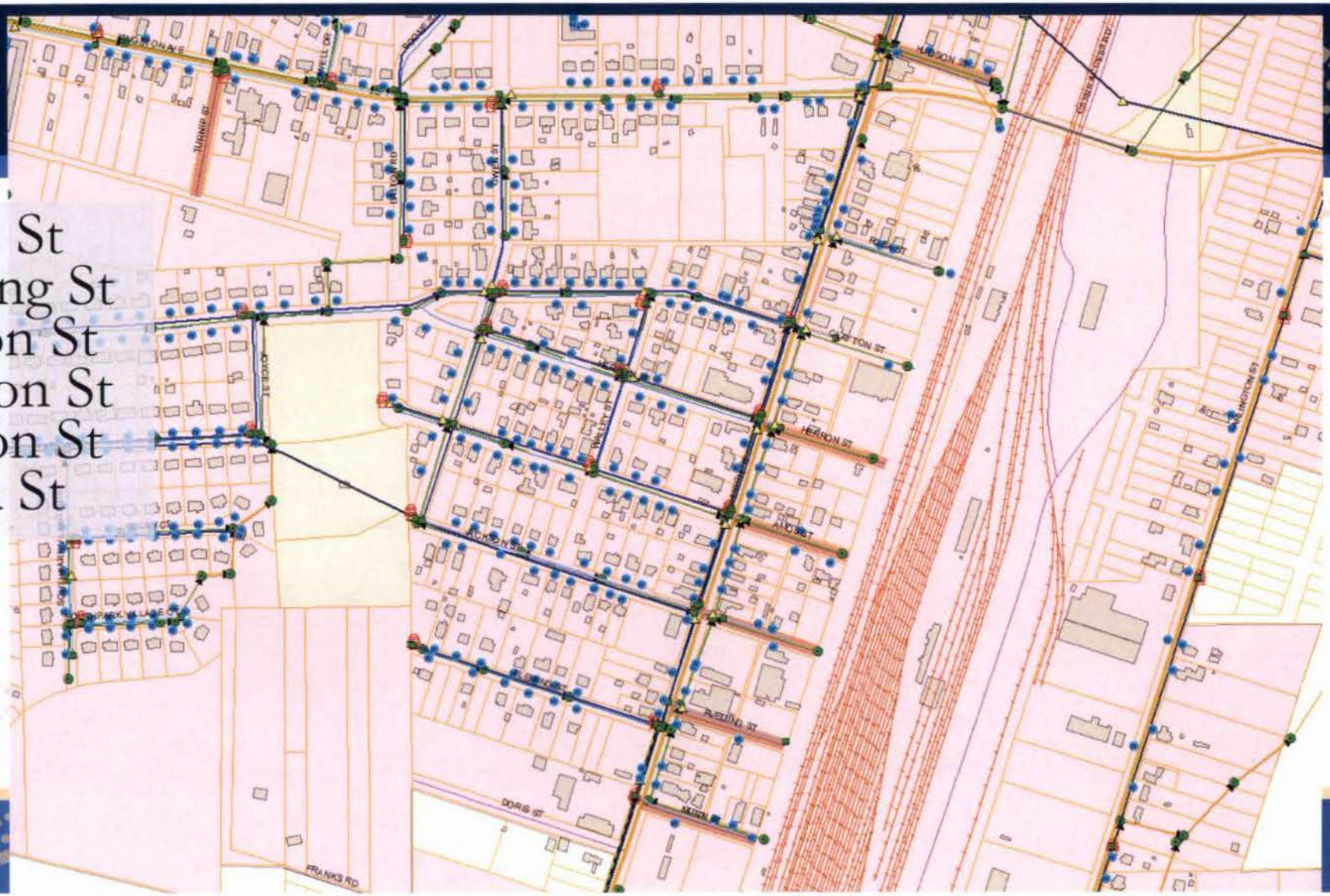
Swift Rd

GREGG CT
POWELL DR
W RALEIGH BLVD
SHADY GROVE MHP
KINGSTON AVE
JASPER ST
ALLEN ST
GOSWIN LN
BOOMS TRAIL CT
WILLIAM CT
PEGGY CT
GARY CT
HAGGERTY TRL
KINCHEN DR
Allen St &
Jasper St

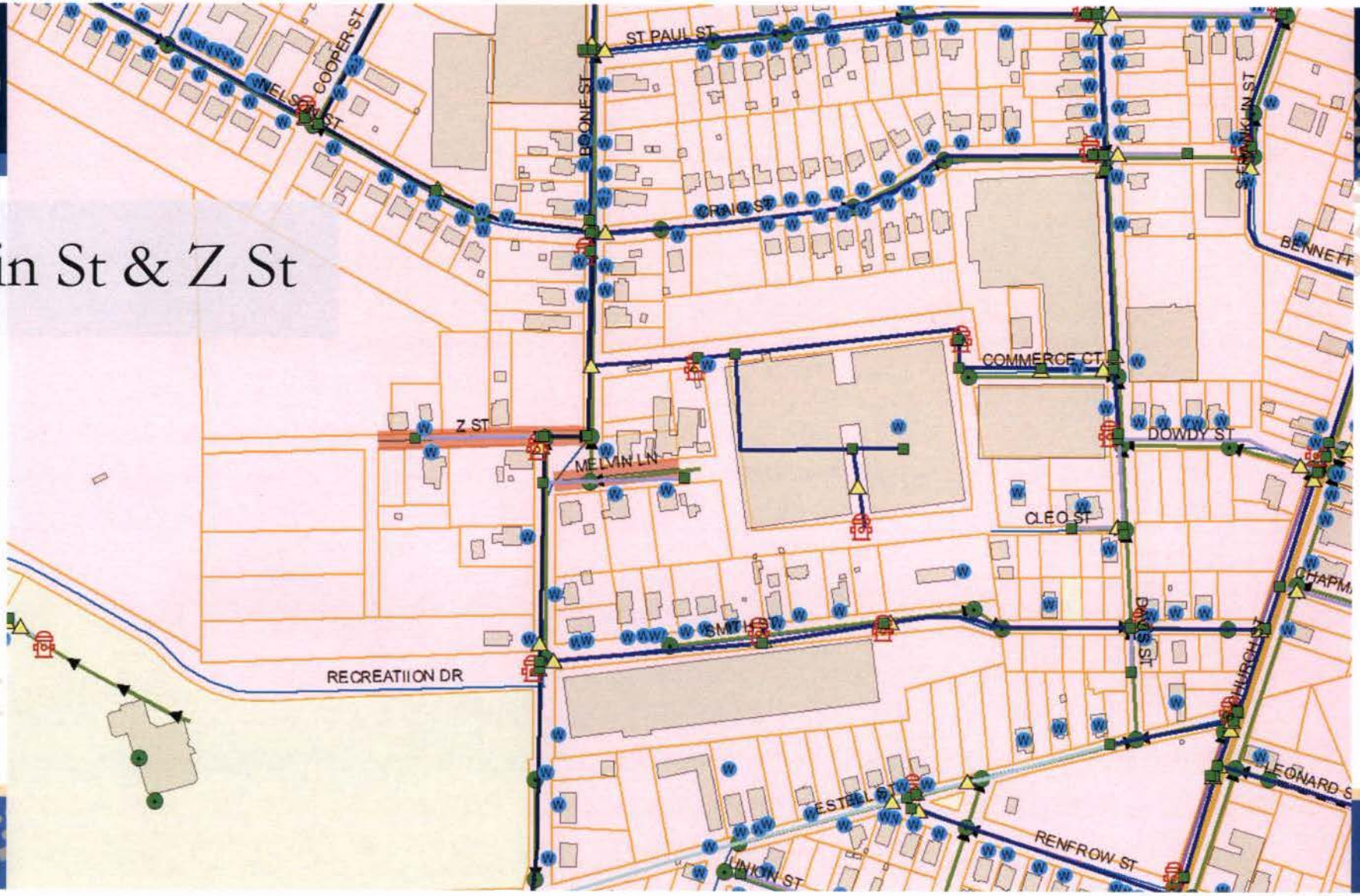


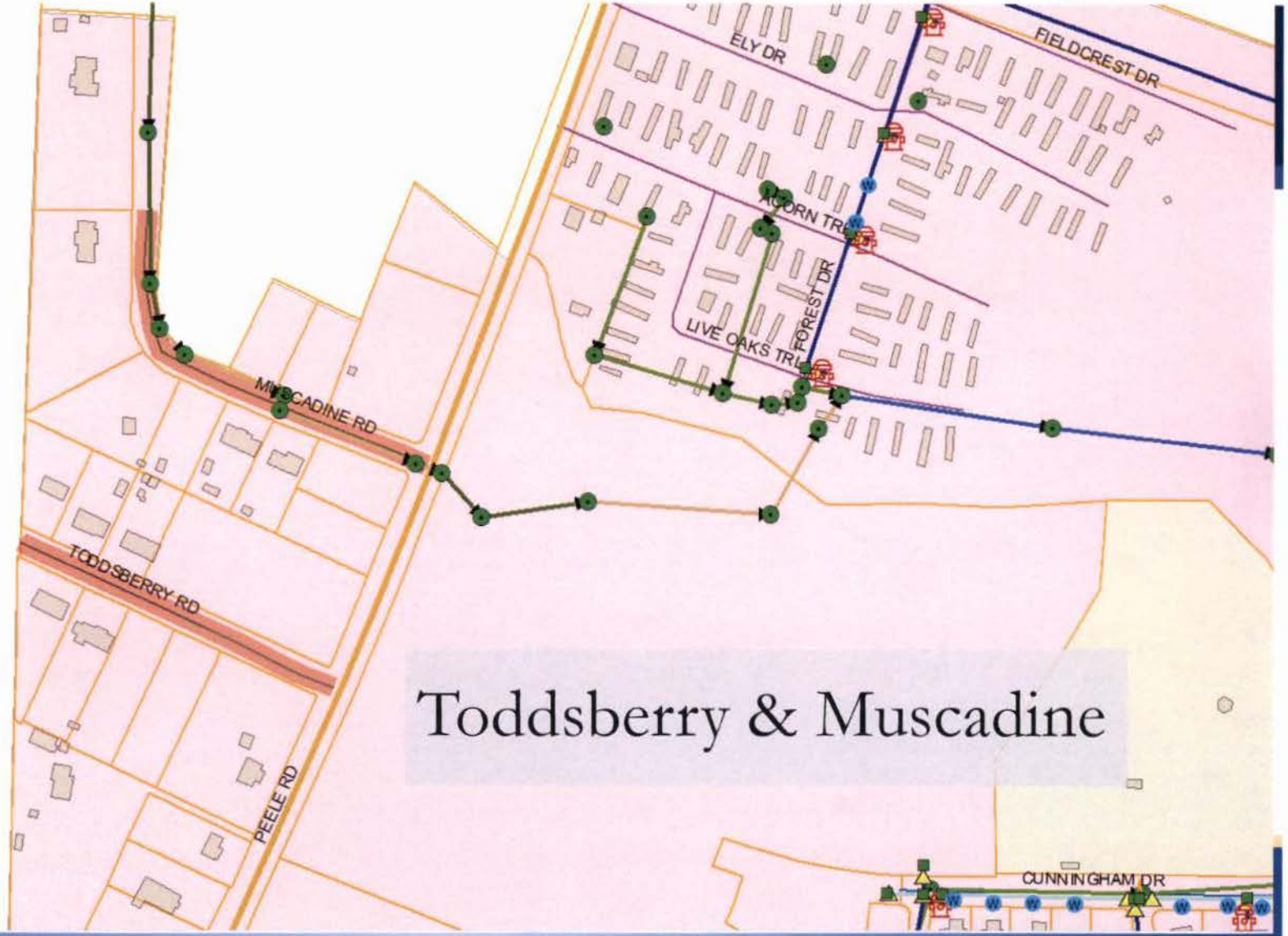

# Coral Dr, Emerald Ln & Topaz Ave

Amos St
Fleming St
Herron St
Hudson St
Jackson St
Munn St



# Melvin St & Z St






# Toddsberry & Muscadine

# Questions?

# MEMORANDUM

ROCKY MOUNT
CITY MANAGER'S OFFICE
THE CENTER OF IT ALL

**To:** Rochelle Small-Toney, City Manager

**From:** Kenneth Hunter, Budget & Evaluation Manager

**Date:** 12/30/19

**Re:** Review of First Quarter, FY 2020 Report of Revenues & Expenditures

---

Overall financial activity for the City during the First Quarter of Fiscal Year (FY) 2020 remained strong and consistent with activity for a similar time period in prior fiscal years. The attached "Report of Revenues and Expenditures for Government Funds" provides additional information for the City's primary general government and enterprise funds, all of which appear to be in solid condition as of September 30, 2019.

**General Fund**

Revenues from Property Taxes, Sales Taxes, Solid Waste (Environmental Services) operations, and Investments are strong and exceeding budgeted projections. Due to the timing of property tax revenues, primarily received in the Second Quarter, and the 2-month reverse accrual in sales tax revenues, information is limited with respect to predicting the likelihood of a revenue surplus for the current year. Expenditure growth is primarily from salaries, benefits, operations of the Rocky Mount Event Center, and capital project activities.

**Powel Bill Fund**

The total FY 2020 Powell Bill Allocation was received in the first half of the fiscal year. The total allocation was 2.4% below our forecast and 0.7% below the allocation in FY 2019. Expenditures so far reflect engineering fees and qualifying maintenance activity.

**Enterprise Utility Funds**

Electric and gas sales are both increased from last year for the First Quarter. As of now, both funds will meet their projected operating margins. Both funds should finish the fiscal year in strong fiscal position.

Water sales are better than last year and are consistent with budgeted forecasts. Sewer sales, on the other hand, have declined for the First Quarter due to dry weather and reduced sales to wholesale and industrial customers. Both funds are very active with capital projects at present, which are planned expenditures reflecting essential improvements.

Stormwater revenues are on track with last year, with upcoming spending focused on key projects, including significant enhancements to drainage systems in the Central City.

ROCKY MOUNT
CITY MANAGER'S OFFICE
THE CENTER OF IT ALL

# Report of Revenues and Expenditures of Government Funds

Fiscal Year 2020
As of September 30, 2019

## Purpose

This report provides summary information on revenue, expenditures, and budget balance for primary City funds, including General Government, Transportation, and Utilities. It is presented to the public and the Mayor and City Council on a quarterly basis to represent recent financial activity and the current status of the City's financial condition.

## Source of Information

Information in this report is summarized from the General Ledger of the City, as entered in our financial management system.

## Timeframe

This report includes information for specific funds budgeted in Fiscal Year 2020.

## Guide to Reading Report Information

**Description**
*Revenue or expenditure*

**Summary Statement**
*Brief description of fund performance.*

R evenues and Expenditures

| | | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Y Avg. YTD% | Comparison of Performance FY 2020 % of Budget (Blue) to 3-Year Average % to End of Year Actual (Purple) |
|---|---|---|---|---|---|---|---|
| ***General F mmary*** | | | | | | | |
| Revenue grow ins strong with respect to Property Tax (due to rate adjustment and value growth), Sales Tax (sales growth, expansion), Solid Waste sales (transfer station), and Investments (interest rates). has focused on several capital projects, including those carried over from prior years, in an effort to improve facilities, infrastructure, and services. General Fund should finish the Fiscal without the use of Adopted Appropriated Fund Balance ($1.25 Million) and a revenue surplus of at least $1 Million. | | | | | | | |
| **Revenues** | | | | | | | |
| Ad Valorem | | 27,178,000 | 3,950,958 | 18.9% | 14.5% | 17.2% | |
| Intergovernmental | | 8,612,780 | 1,614,388 | 16.6% | 18.7% | 18.1% | |
| Sales Tax | | 12,820,000 | 1,413,493 | 10.0% | 11.0% | 10.3% | |
| Licenses & Permits | | 1,723,000 | 241,563 | 23.2% | 14.0% | 16.5% | |
| Sales & Services | | 10,487,520 | 2,345,139 | 4.8% | 22.4% | 24.1% | |
| Investments | | 851,520 | 191,288 | 45.1% | 22.5% | 17.6% | |
| Miscellaneous | | 860,220 | 172,663 | -22.1% | 20.1% | 19.4% | |
| Transfers | | 4,300,000 | 875,000 | 10.2% | 20.3% | 16.1% | |
| Lease Proceeds | | 2,719,00 | - | N/ | 0.0% | 0.0% | |
| Fund Balance Appro | | | | N | 0.0 | | |
| T | | | | 11.3 | 14. | | |

**Budget Portion**
*Share of budget represented by line.*

**FY 2020 Amended Budget**
*Final amended budget total for line.*

**YTD**
*Actual FY 2020 Year to Date amount for line.*

**YTD %Dif to YTD FY 2019**
*1-Year % DIfference in YTD Amounts.*

**YTD% of Budget**
*Actual FY 2020 Year to Date amount for line as percentage of Amended Budget.*

**3-Year Avg. YTD%**
*Year to Date of budget percentagefor similar period averaged for last 3 fiscal years (FY 2017 to FY 2019).*

**Comparison of Performance**
*Graphic representation of FY 2020 Year to Date performance (bottom, light blue horizontal bar) in relation to prior 3-Year Average for Year to Date (top, purple horizontal bar) and 100% of budgeted amount (red vertical line).*

## Prepared By

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# Report on General Fund Revenues and Expenditures

**Comparison of Performance**
FY 2020 % of Budget (Blue) to 3-Year Average % to End of Year Actual (Purple)

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| ***General Fund Summary*** | | | | | |
| First Quarter revenues show continued growth trending from last year. Ad Valorem (Property Tax) revenue continues to improve, as does sales tax and other intergovernmental revenues. Year-to-year increases in operating costs are tied to annual increases in salary and benefits, along with the operating costs of the Event Center, which did not open until the Second Quarter of last year. | | | | | |
| **Revenues** | | | | | |
| Ad Valorem | 27,178,000 | 3,950,958 | 18.9% | 14.5% | 17.2% |
| Intergovernmental | 8,612,780 | 1,614,388 | 15.6% | 18.7% | 18.1% |
| Sales Tax | 12,820,000 | 1,413,493 | 10.0% | 11.0% | 10.3% |
| Licenses & Permits | 1,723,000 | 241,563 | -23.2% | 14.0% | 16.5% |
| Sales & Services | 10,487,520 | 2,345,139 | 4.8% | 22.4% | 24.1% |
| Investments | 851,520 | 191,288 | 45.1% | 22.5% | 17.6% |
| Miscellaneous | 860,220 | 172,663 | -22.1% | 20.1% | 19.4% |
| Transfers | 4,300,000 | 875,000 | 10.2% | 20.3% | 16.1% |
| Lease Proceeds | 2,719,000 | - | N/A | 0.0% | 0.0% |
| Fund Balance Appropriated | 4,047,869 | - | N/A | 0.0% | 0.0% |
| **Total Revenue** | **73,599,909** | **10,804,492** | **11.3%** | **14.7%** | **15.4%** |
| **Expenditures by Department** | | | | | |
| Mayor & City Council | 2,214,516 | 85,665 | N/A | 3.9% | 4.7% |
| City Clerk | 158,290 | 29,902 | 4.5% | 18.9% | 20.2% |
| City Manager | 802,422 | 147,072 | -18.9% | 18.3% | 21.3% |
| Human Resources | 1,282,339 | 203,471 | 92.4% | 15.9% | 14.4% |
| Human Relations | 418,780 | 65,092 | -27.3% | 15.5% | 20.0% |
| Finance & Technology | 4,537,679 | 469,049 | 21.0% | 10.3% | 40.5% |
| Police | 17,883,942 | 3,903,966 | 2.1% | 21.8% | 22.9% |
| Fire | 12,895,338 | 3,086,265 | 7.9% | 23.9% | 21.4% |
| Public Works (Incl. Engineering) | 10,698,170 | 2,062,634 | -5.7% | 19.3% | 20.3% |
| Parks & Recreation | 11,797,476 | 2,622,997 | -4.3% | 22.2% | 24.9% |
| Development Services | 2,901,348 | 555,950 | 14.8% | 19.2% | 22.7% |
| Event Center | 5,526,190 | 553,227 | 1066.3% | 10.0% | N/A |
| Community & Business Dev. | 2,483,419 | 130,650 | -1.8% | 5.3% | 17.6% |
| **Total Expenditures** | **73,599,909** | **13,915,939** | **5.1%** | **18.9%** | **21.3%** |
| ***Balance - Revenues Over/(Under) Expenditures*** | | ***(3,111,447)*** | | | |
| **Expenditures by Category** | | | | | |
| Salaries & Wages | 38,520,936 | 8,551,091 | 4.8% | 22.2% | 22.5% |
| Employee Benefits | 13,144,801 | 3,029,755 | 5.8% | 23.0% | 24.0% |
| Professional Services | 1,640,610 | 212,226 | -34.5% | 12.9% | 16.7% |
| Operating Costs | 4,991,723 | 997,433 | 113.9% | 20.0% | 21.3% |
| Debt Service | 5,540,900 | 758,682 | -29.7% | 13.7% | 21.5% |
| Capital Equipment | 7,786,009 | 347,228 | 7.2% | 4.5% | 14.6% |
| Transfers | 1,482,250 | - | N/A | 0.0% | 0.8% |
| Other | 492,680 | 19,523 | -11.9% | 4.0% | 31.2% |
| **Total Expenditures** | **73,599,909** | **13,915,939** | **5.1%** | **18.9%** | **21.3%** |

# Report on General Capital, Powell Bill, and Public Utility Funds

**Comparison of Performance**
FY 2020 % of Budget (Blue) to
3-Year Average % to
End of Year Actual (Purple)

## Powell Bill Fund

***Summary***
FY 2020 Powell Bill Allocation is 0.7% lower than the FY 2019 allocation, and 2.4% lower than the FY 2020 adopted projection.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Powell Bill Allocation | 1,576,000 | 774,044 | -1.1% | 49.1% | N/A |
| Other Revenue | 1,620,000 | 22,095 | N/A | 1.4% | N/A |
| Fund Balance Appropriated | 692,676 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **3,888,676** | **796,139** | **8.1%** | **20.5%** | **29.3%** |
| **Total Expenditures** | **3,888,676** | **92,819** | **-65.1%** | **2.4%** | **16.7%** |
| ***Balance - Revenues Over Expenditures*** | | ***703,320*** | | | |

## Electric Fund

***Summary***
Utility Sales are ahead of last year, along with expenditures, with reserves sufficient to address necessary capital improvements.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Utility Sales | 78,060,000 | 22,054,811 | 1.7% | 28.3% | 29.1% |
| Other Revenue | 3,740,000 | 433,558 | -15.3% | 11.6% | 9.8% |
| Fund Balance Appropriated | 4,741,950 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **86,541,950** | **22,488,369** | **1.9%** | **26.0%** | **28.1%** |
| Energy Purchase | 56,220,000 | 10,765,111 | 5.3% | 19.1% | 20.0% |
| Operating | 16,947,373 | 3,602,622 | 10.1% | 21.3% | 23.0% |
| Non-Operating | 6,072,100 | 1,485,186 | -2.5% | 24.5% | 24.7% |
| Capital | 7,302,477 | 669,969 | -39.1% | 9.2% | 17.1% |
| **Total Expenditures** | **86,541,950** | **16,522,888** | **2.5%** | **19.1%** | **20.7%** |
| ***Balance - Revenues Over Expenditures*** | | ***5,965,481*** | | | |

## Gas Fund

***Summary***
Sales activity is slightly above last year's level, with fewer purchases reflecting lower prices for wholesale gas. Forecasts indicate meeting budgeted operating margins, protecting reserves for future improvements.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Utility Sales | 20,804,000 | 2,524,210 | 0.7% | 12.1% | 10.9% |
| Other Revenue | 730,000 | 116,586 | 9.7% | 16.0% | 11.6% |
| Fund Balance Appropriated | 2,539,776 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **24,073,776** | **2,640,795** | **1.0%** | **11.0%** | **10.8%** |
| Energy Purchase | 11,000,000 | 948,411 | -7.9% | 8.6% | 8.4% |
| Operating | 9,316,952 | 2,107,208 | 4.7% | 22.6% | 24.2% |
| Non-Operating | 1,972,500 | 454,756 | N/A | 23.1% | 17.7% |
| Capital | 1,784,324 | 53,268 | -69.7% | 3.0% | 15.9% |
| **Total Expenditures** | **24,073,776** | **3,563,644** | **-2.2%** | **14.8%** | **14.7%** |
| ***Balance - Revenues Over Expenditures*** | | ***(922,848)*** | | | |

# Report on Water Resources and Stormwater Management Funds

**Comparison of Performance,**
FY 2020 % of Budget (Blue) to
3-Year Average % to
End of Year Actual (Purple)

## Water Fund

***Summary***
Sales revenue has improved some, with forecasts projected to meet budgeted levels. Expendtures reflect increased capital activity.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Utility Sales | 11,089,804 | 3,105,654 | 1.9% | 28.0% | 27.8% |
| Other Revenue | 980,000 | 136,103 | -18.1% | 13.9% | 27.0% |
| Fund Balance Appropriated | 5,090,801 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **17,160,605** | **3,241,757** | **0.9%** | **18.9%** | **27.1%** |
| Operating | 10,465,843 | 2,256,959 | 2.1% | 21.6% | 24.7% |
| Non-Operating | 1,036,900 | 178,853 | 15.1% | 17.2% | 21.2% |
| Capital | 5,657,862 | 504,844 | 230.0% | 8.9% | 18.0% |
| **Total Expenditures** | **17,160,605** | **2,940,656** | **16.7%** | **17.1%** | **21.7%** |
| ***Balance - Revenues Over Expenditures*** | | ***301,101*** | | | |

## Sewer Fund

***Summary***
Sales declined in the First Quarter due to dry conditions and lower utilization by industial and wholesale customers. Expenditure increases are primarily due to increased focus on capital projects which were planned for this year and funded by targeted use of reserves from past savings.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Utility Sales | 14,463,150 | 3,388,273 | -4.2% | 23.4% | 25.0% |
| Other Revenue | 2,310,700 | 131,480 | 2.8% | 5.7% | 10.7% |
| Fund Balance Appropriated | 4,539,015 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **21,312,865** | **3,519,754** | **-3.9%** | **16.5%** | **23.4%** |
| Operating | 11,920,745 | 2,782,681 | 8.6% | 23.3% | 23.8% |
| Non-Operating | 1,780,500 | 389,713 | 0.6% | 21.9% | 18.3% |
| Capital | 7,611,620 | 837,369 | 314.3% | 11.0% | 10.0% |
| **Total Expenditures** | **21,312,865** | **4,009,763** | **27.2%** | **18.8%** | **21.5%** |
| ***Balance - Revenues Over Expenditures*** | | ***(490,010)*** | | | |

## Stormwater Fund

***Summary***
Sales revenue similar to last year, with capital spending reduced in order to ensure focus on priorities, with plans for considerable upcoming work.

| | FY 2020 Amended Budget | YTD Actual | YTD %Dif to YTD FY 2019 | YTD% of Budget | 3-Year Avg. YTD% |
|---|---|---|---|---|---|
| Utility Sales | 4,130,000 | 1,023,036 | 1.0% | 24.8% | 25.0% |
| Other Revenue | 470,000 | 113,862 | 5.5% | 24.2% | 58.9% |
| Fund Balance Appropriated | 1,211,683 | - | N/A | 0.0% | 0.0% |
| **Total Revenues** | **5,811,683** | **1,136,898** | **1.4%** | **19.6%** | **24.7%** |
| Operating | 3,997,439 | 727,860 | -1.8% | 18.2% | 23.9% |
| Non-Operating | 421,100 | 112,416 | 7.7% | 26.7% | 32.1% |
| Capital | 1,393,144 | 821 | -99.4% | 0.1% | 23.9% |
| **Total Expenditures** | **5,811,683** | **841,097** | **-14.4%** | **14.5%** | **24.4%** |
| ***Balance - Revenues Over Expenditures*** | | ***295,801*** | | | |

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# Review of Revenues & Expenditures 1st Quarter, FY 2020

1/13/20, Kenneth Hunter, Budget & Evaluation Manager

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# Overview

- General Review of Revenues & Expenditures
- Powell Bill Allocation
- Timing of Tax Revenues
- Employment Update

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# FY 2020 1st Quarter Update

## General Fund

- Continued Ad Valorem & Sales Tax Growth
- Reflects operations of Event Center (Opened 2nd Quarter FY 2019)
- Expenditure Growth in Line with Budget
- Focus on Capital Expenditures
- Anticipate most Ad Valorem revenue by end of 2nd Quarter

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# FY 2019 2nd Quarter Update

## Utilities (Enterprise Funds)

- Electric & Gas
  - Sales growth, energy purchase cost contained
  - Expenditures reflect ongoing operational activities
- Water & Sewer
  - Water sales improving, should meet budget projects
  - Sewer sales declined due to dry weather, lower key customer use
  - Planned increase in capital activity

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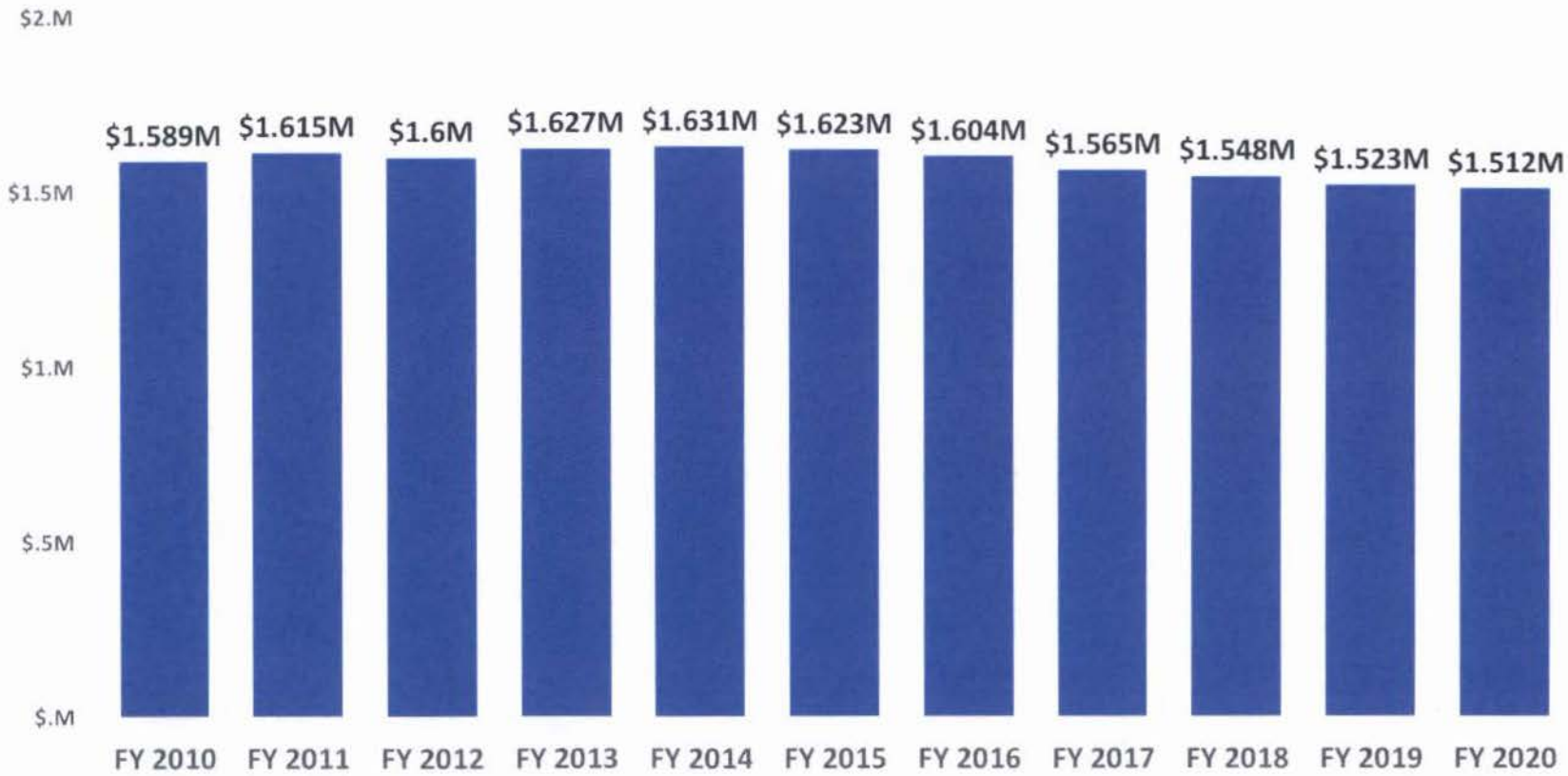
# Powell Bill Allocation, FY 2010 to FY 2020



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# Timing of Tax Revenues ($43 Million)

Vehicle Tax: Monthly, starting in August

Ad Valorem Tax: Primarily 2nd Quarter

Sales Tax: Monthly, starting September

Utility Sales Tax: Quarterly

Adjustments made at start/end of Fiscal Year due to timing accruals

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Cumumlative Collection of Vehicle Tax Revenues by Month, 3-Yr Average, FY 2017 to FY 2019

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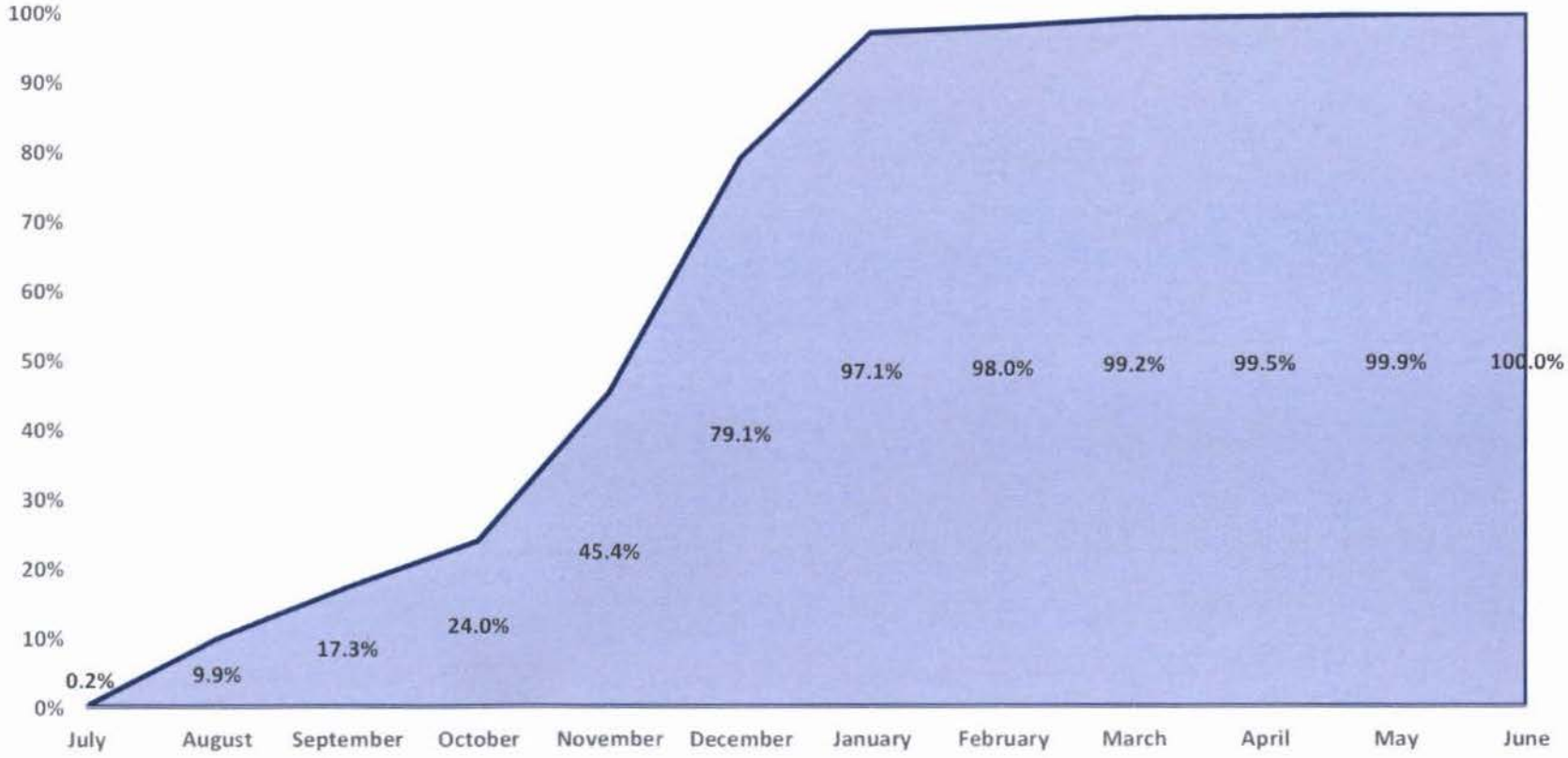
Cumumlative Collection of Ad Valorem Tax Revenues by Month, 3-Yr Average, FY 2017 to FY 2019



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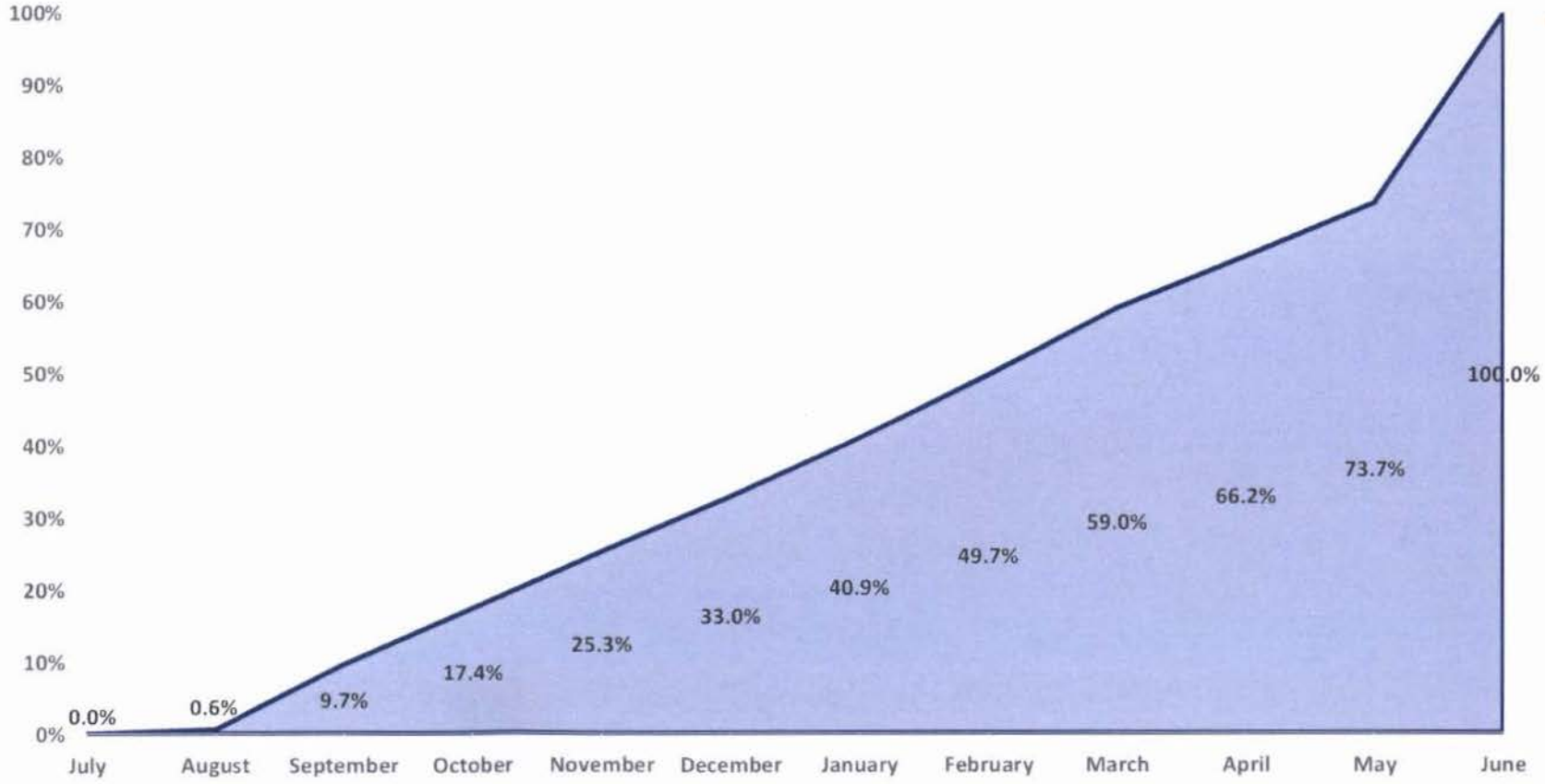
Cumumlative Collection of Sales Tax Revenues by Month, 3-Yr Average, FY 2017 to FY 2019



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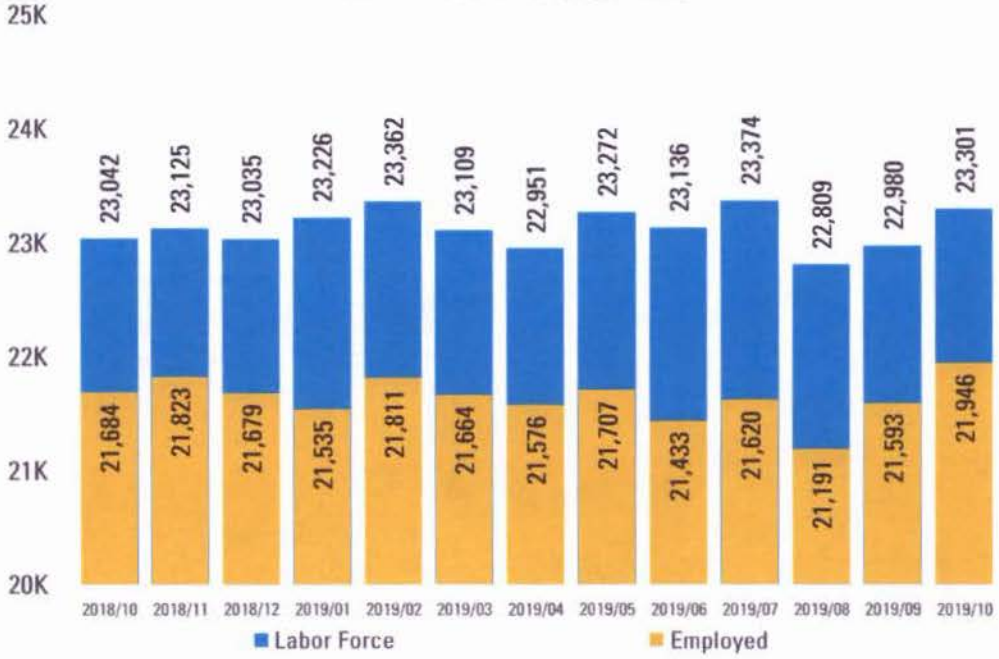
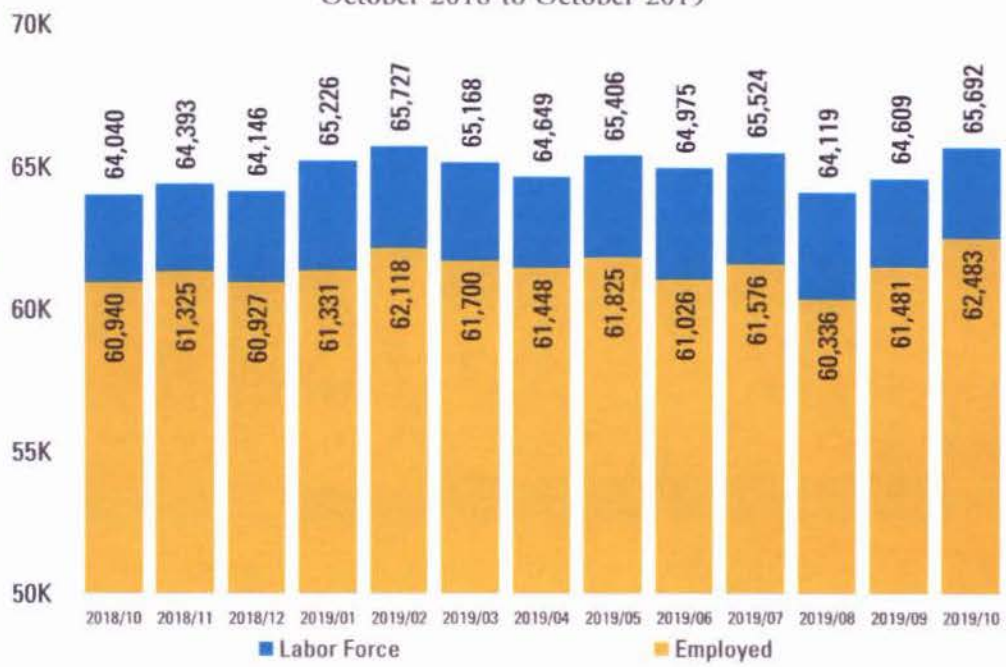
Labor Force & Employment, City of Rocky Mount
October 2018 to October 2019




Labor Force & Employment, Rocky Mount MSA
October 2018 to October 2019



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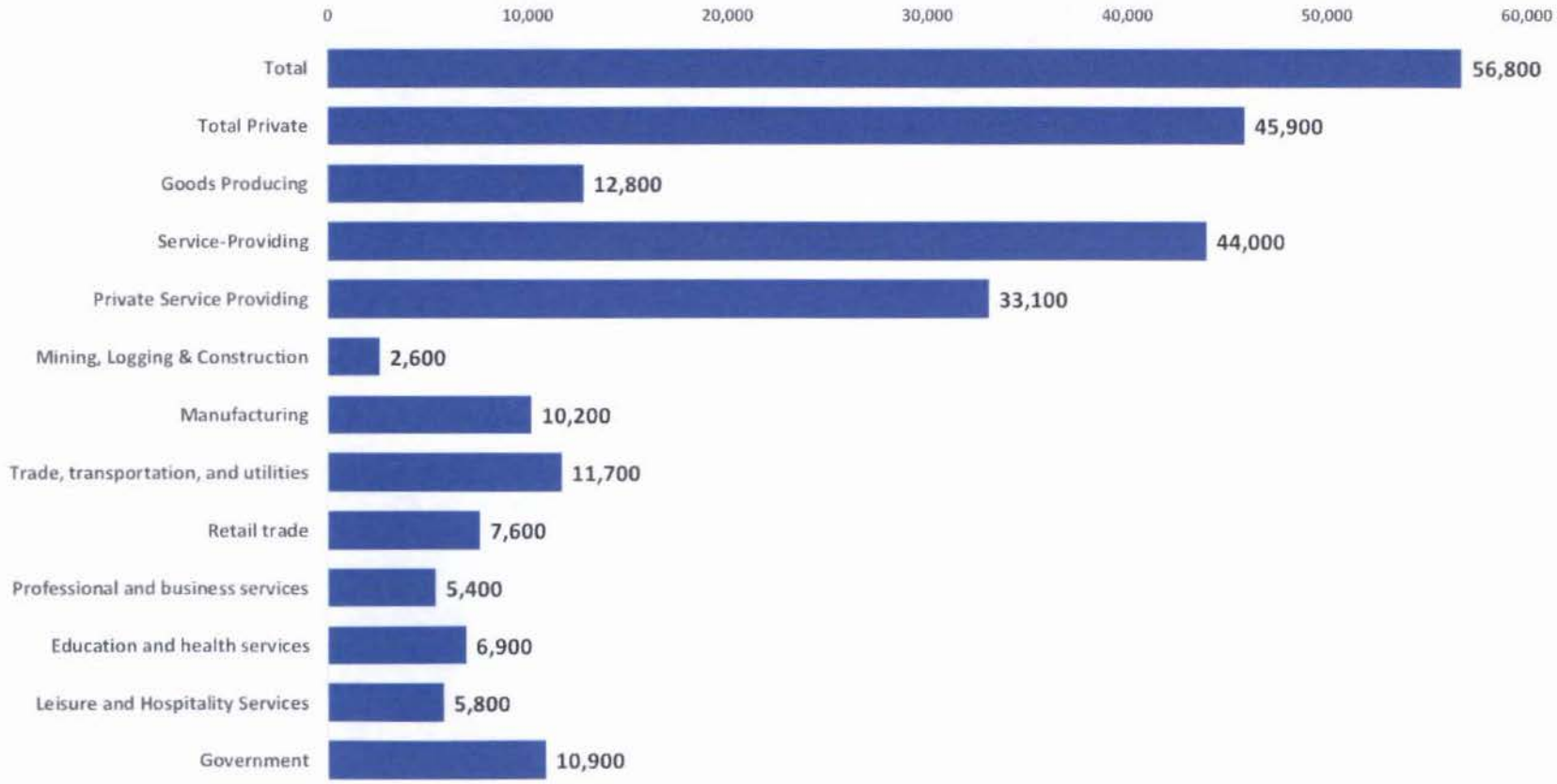
## Nonfarm Employment by Sector, Rocky Mount MSA, October 2019



# Conclusions

Local economic activity improving

- Visible value, sales, and job growth

Growth key to improving City's fiscal condition

- Enables stability
- Maintains excellent public service