

1 - Agenda Of 3-9-2020

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2 - Unity Park Budget Appropriation

Documents:

[2 - UNITY PARK BUDGET APPROPRIATION - FINAL.PDF](#)

3 - Single Family Infill Ordinance Task Force

Documents:

[3 - SINGLE FAMILY INFILL ORDINANCE - TASK FORCE.PDF](#)

4 - Zoo Accreditation

Documents:

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5 - Hours Of Operation - Construction Activity And Waste Hauling

Documents:

[5 - HOURS OF OPERATION - CONSTRUCTION ACTIVITY AND WASTE HAULING.PDF](#)

5 - Petition - Hours Of Operating - Construction Activity And Waste Hauling

Documents:

[5 - PETITION - HOURS OF OPERATION - CONSTRUCTION ACTIVITY AND WASTE HAULING.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Greenville City Hall
206 S. Main Street
Third Floor Conference Room**

**Monday, March 9, 2020
3:30 p.m.**

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

AGENDA

1. **Call to Order** **3:30 p.m.**
2. **Unity Park Budget Appropriation** **3:30 p.m.**
(OMB Deputy Director Matt Efird)
(Office of Management and Budget Director Kai Nelson)
3. **Single Family Infill Ordinance – Task Force** **3:50 p.m.**
(Interim Planning and Development Services Director Jay Graham)
4. **Zoo Accreditation** **4:10 p.m.**
(Parks and Recreation Director Marlie Creasey-Smith)
5. **Hours of Operation – Construction Activity and Waste Hauling** **4:40 p.m.**
(City Attorney Mike Pitts)
6. **Executive Session:** **4:50 p.m.**
 - a. **Economic Development / Legal Briefing** *(Mike Pitts)*
 - b. **Boards and Commissions** *(Camilla Pitman)*
7. **Adjourn** **5:15 p.m.**



Budget Appropriation

Under Budget

\$6.09 million

Budget reduced from \$44.28 million to \$38.19 million

Complete restoration of the Reedy

\$1.8 million

Bringing restoration of entire half-mile of the Reedy River in
Unity Park to \$4.1 million

Two additional pedestrian bridges

\$650,000

More public access points to cross the Reedy River

Parks & Rec Maintenance Facility

\$4 million

Toward consolidated Parks & Rec maintenance facility near park

Proposed Revenue Sources

Revenue Source	Amount	Note
Hospitality Tax	\$12,905,148	Already appropriated
Stormwater Fund	\$5,000,000	Already appropriated
Undergrounding Fund	\$3,300,831	Already appropriated
Miscellaneous	\$534,246	Already appropriated grant funds, etc.
Subtotal, already appropriated	\$21,740,225	
Donations/Fundraising	\$2,250,000	Funds on hand and anticipated
HTAX Bonds/Equity	\$36,571,000	Includes short term financing of \$2.5 million in fundraising pledges
Miscellaneous	\$1,014,836	Property sales (includes Welborn warehouses), lease revenues
Subtotal, new appropriations	\$39,835,836	
Total	\$61,576,061	

Proposed Project Uses

Use	Amount	Note
Already Spent	\$16,461,870	Property acquisition, Planning/Design, Demolition, Utility Undergrounding, Fundraising contracts
Anticipated Pre-Construction Expenses	\$1,136,763	Construction management, bond issuance costs, fundraising
Construction Capacity	\$43,977,428	Includes Pain Alley parking Lot
Total	\$61,576,061	Matches revenue sources

Construction Costs

Item	Amount	Notes
Initial Project Estimate	\$44,285,197	Based on 100% design
Value Engineering	(\$6,095,294)	Week of 2/24
New Project Estimate	\$38,189,903	See below

Item	Amount	Notes
Harper Preliminary GMP	\$38,189,903	Includes City Contingency
Pain Alley Parking Lot	\$435,000	Per agreement
City costs	\$1,350,000	Insurance, IT/security, materials testing, Utility fees, etc.
Total	\$39,974,903	Target budget
Construction Capacity	\$43,977,428	From previous slide
Project Balance/Contingency	\$4,002,525	

MWBE Participation

- MWBE Financial Participation 5.72% based on \$38,189,903 GMP – but will increase
 - 8 MWBE vendors/subs currently identified
- Several MWBE Vendors are sub-contractors. Value of their participation is unknown at this time.
 - An MWBE vendor has commitment for 50% of hauling, which could be a large number

Design Changes

Item	Original Budget (rounded)	Current Budget (rounded)	Notes
River Restoration	\$2,300,000	\$4,100,000	Increased restoration to entire length of park
Gathering Hall/Visitor Center	\$5,800,000	\$2,000,000	New design retains restrooms, community gathering space, catering/kitchen area, storage from previous design
Auro Bridge	\$2,500,000	\$1,200,000	Proposed redesign
Hudson Pedestrian Bridge	\$0	\$250,000 (est)	Added to project to improve sidewalk connection
3 rd Pedestrian Bridge	\$0	\$400,000 (est)	Added to project to improve pedestrian connection
Total	\$10,600,000	\$7,950,000	\$2,650,000 Reduced Cost

Additional Ped Bridge (examples)

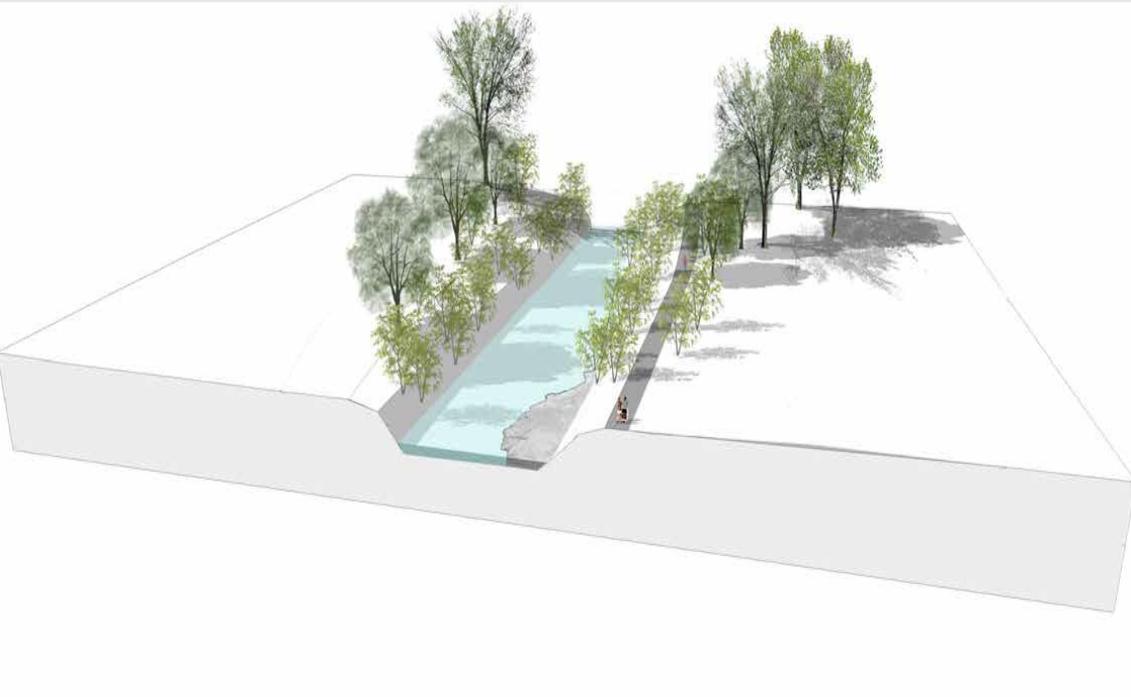


- Revised Pricing: \$650,000 (both bridges)
- Naming Opportunity: \$400,000 (both, available)
- Net Cost: \$250,000

Additional Ped Bridge Locations



River Restoration



- Original Pricing: \$2,300,000 (ended at warehouses)
- Sponsorship: \$1,100,000 (Michelin, GWG)
- Net Cost: \$1,200,000



- Revised Pricing: \$4,100,000 (length of park)
- Sponsorship: \$1,100,000 (Michelin, GWG)
- Net Cost: \$3,000,000

Additional River Restoration



Maintenance Facility

- Potential new facility that could combine
 - Unity Park Crew (new)
 - Mayberry St. yard
 - Falls Park and Downtown crews
 - Laurens Road Armory
 - Beautification Crews
 - Park Ave. Facility
 - Parks & Grounds, Tree Crew, small engine shop
 - Parks & Rec Admin (future)
- Additional fleet fueling and maintenance
- Additional Solid Waste Transfer Station

Maintenance Facility

Revenue	Amount	Notes
Unity Park Savings	\$4,002,525	From previous slide
Other sources	\$2,000,000 +	Will require some non-tourism related funding (General Fund, Fund Balance)
Total Sources	\$6,000,000 +	

Use	Amount	Notes
Property Acquisition	\$3,000,000 (both parcels)	Per appraisal
Property Upfit	\$3,000,000 (est.)	DP3 analysis underway
Total Cost	\$6,000,000 +	TBD

Budget Action

<u>Fund</u>	<u>Action</u>	<u>Amount</u>
HTAX	Increase Revenue Budget to recognize Bond proceeds	35,161,000
HTAX	Increase Revenue Budget to appropriate Fund Balance (lease revenue from Welborn warehouses)	272,270
Total Revenue Increase		35,433,270
HTAX	Increase Expense Budget to authorize transfer to Capital Projects Fund	35,283,270
HTAX	Increase Expense Budget to authorize payment of Bond issuance costs	150,000
Total Expense Increase		35,433,270

<u>Fund</u>	<u>Action</u>	<u>Amount</u>
Capital Projects	Increase Revenue Budget to recognize transfer from HTAX	35,283,270
Capital Projects	Increase Revenue Budget to recognize fundraising revenue	2,250,000
Capital Projects	Increase Revenue Budget to recognize surplus property sales	742,566
Total Revenue Increase		38,275,836
Capital Projects	Increase Expense Budget for project management and miscellaneous expenditures	299,063
Capital Projects	Increase Expense Budget for Planning/Design expenditures	1,351,193
Capital Projects	Increase Expense Budget for Construction expenditures	36,625,580
Total Revenue Increase		38,275,836

- Council has to legally authorize expenditures via appropriation of budget
- City's finances are maintained in separate "funds" – self-balancing sets of revenue and expense accounts
- In action above, HTAX "fund" is increasing revenues and expenses by \$35,433,270
 - The bulk of the "expense" is a transfer out to another "fund", the Capital Projects Fund
- In the other "fund" (Capital Projects), we are increasing the revenue and expense budgets by \$38,275,836
 - Most of the "revenue" is the transfer in from another "fund" (HTAX)

Construction Timeline



Next Steps

Date	Action
March 9	1 st Reading of Appropriation Ordinance and Bond Ordinance
March 10	Harper authorized to begin ordering materials and lining up subcontractors in order to avoid construction delays.
March 23	2 nd Reading of Appropriation and Bond ordinances
April	HTAX Bonds Issued
May	Stormwater Bonds Issued



Budget Appropriation



Single Family Infill Ordinance - History

- Residential Infill Task Force convened late 2013/early 2014
- Main topics for review included issues related to garage locations, driveways, storm water, and trees
- Ordinance adopted in August 2014, with applicability to only certain neighborhoods around downtown.





Single Family Infill Ordinance – 2014 Task Force

City Council Members - 3

Home Builders - 2

Renovators - 2

Neighborhood Representatives - 5

Realtors – 2

Residential Architects – 2

Planning Commission Chair – 1





Single Family Infill Ordinance – Task Force

Mission Statement

Seek a balance that maintains the character and integrity of the City's neighborhoods while allowing growth and promoting good infill development





Single Family Infill Ordinance – Task Force

New Mission Statement

Seek to establish infill development standards that allow balanced growth while maintaining the character, integrity, diversity, affordability, and environmental features of the City's neighborhoods.



Single Family Infill Ordinance - Next Steps

- Revise (as needed) and accept Mission Statement to move forward.
- Submit recommendations for task force and establish task force.
- Begin meeting in Spring 2020 to review existing ordinance.



Update on Greenville Zoo

Presentation Outline

- Current Accreditation Issues
- Background
- Staffing and Budget Review
- Issues and Options
- Timeline Moving Forward
- Next Steps and Summary

Current Accreditation Issues

The Association of Zoos and Aquariums (AZA) cited the following issues during its accreditation visit in 2019:

Previous/Major Areas of Concern	Lesser Areas of Concern
Insufficient Supervision in the Goat Contact Yard	Diversity Statement
Hospital is Insufficient	Insufficient Water fountains
Insufficient Staffing for Animal Care	Damaged Graphics
Inadequate Holding for Lions and Primates	Commissary Storage
Animal Records – duplication/storage	Maintenance Efficiency/Effectiveness
Parking Insufficient	No Formal Strategic Plan
Hard Wiring of Electricity	

2009 Memorandum of Understanding with Zoo Foundation

- MOU adopted in July 2, 2009 in response to City taking over Zoo operations
- MOU transferred oversight and responsibility of the Zoo to the City of Greenville.
- In return, Friends of the Zoo was created to cooperate with, and raise funds, for the Greenville Zoo.
- MOU specified over **35** areas of responsibility to each party, including, but not limited to:
 - Animal care oversight, personnel, and facilities management by City of Greenville
 - Membership, promotions, and marketing split between the two parties
 - FOZ to support City's efforts with fundraising, programming, accreditation, and in an advisory role.
- Currently in revision (2020)

2012 Zoo Strategic Plan

History of Zoo

- 1960 Zoo groundbreaking on 5-acre site
- 2008 Only major exhibit enhancement since 1986 - Masai Giraffe exhibit and Asia Exhibit (Orangutans and Amur Leopards)
- 2010 Zoo 50th Anniversary
- 33 years as AZA Accredited institute

Strategic Plan

- 6-month effort to prepare and support the creation of a Master Plan
- Primary Goal: Develop a long-range capital improvement program to create improved exhibits, ambiance and attractions (\$62 million)

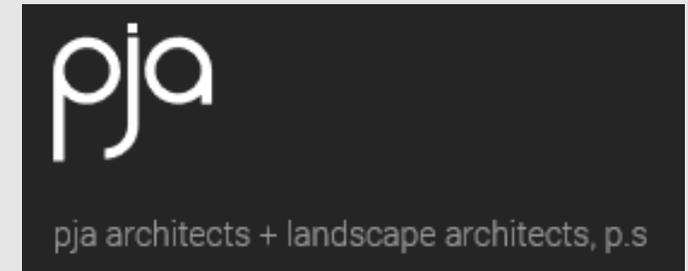
Focus Areas

- 1) Market Analysis & Attendance and Capacity Projections
- 2) Analysis of Current Operations and Recommendations
- 3) Marketing Plan
- 4) Financial Analysis
- 5) Sponsorship and Capital Development Strategy

Funding

- +/- \$230,000
- 50% provided by City of Greenville
- 50% Provided by Zoo Foundation

GRANT LEISURE



2013 Master Plan Process

2013 Master Plan Components

Project Phasing	Major Elements	Estimated Cost
Phase 1	Entry, Lion's Den, Primate, Vet Hospital, Asia, Tiger (n), Bear (n)	\$15M
Phase 2	Children's Activity Zone, Education Complex, Rain Forest Building	\$19.1M
Phase 3	Events Lawn, Restaurant, African Exhibit Expansion	\$13.25M
Phase 4	Operations and Maintenance, Reptile Building Renovations, Animal Contact Area	\$12.6M

****The total estimate cost for full build-out of the mater plan is roughly \$60-\$78M**

2014 Resolution in Support of Zoo

- In 2013, City Council adopted the Zoo Master Plan, authorizing Friends of the Zoo to fundraise for Phase I improvements.
- Phase I improvements valued at \$12-\$15M.
- City Council to provide \$3M for Phase I improvements in support of the Zoo.
- Friends of the Zoo to provide 75-80% of the Phase I project fundraising (approximately \$9-\$12M).
- City to provide financial support from tourism-related funds over the next five(5) years.

2017 Resolution – Funding Appropriation

Resolution to clarify City Council’s intended use of funding which designated up to \$3M in financial support for improvements at the Greenville Zoo.

2017 Resolution (Funding Breakdown)	
Veterinary Clinic	\$500,000
Lion’s Den	\$1.7M
Entryway Design	\$800,000
Total	\$3M

Current Operations

- Current staffing in operating budget allocates 36 positions
- Budget review
 - Operating Expenditures: \$3.2M
 - Operating Revenues:
 - \$2.8M from Zoo memberships, events, rentals, and concessions
 - City funds approximately \$500K through Hospitality Tax

Zoo Operating Budget

	2017-18	2018-19	2019-20
	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>
OPERATING REVENUES			
Gift and Concession Sales	\$ 554,862	565,670	525,000
Gate Admissions	1,215,790	1,190,160	1,250,000
Education Programs	154,455	144,850	159,600
Memberships	359,943	348,530	362,300
Special Events	223,599	230,040	214,500
Rentals	25,716	37,000	39,000
Miscellaneous Income	28,718	10,124	19,000
Research Enrichment	18,566	7,000	18,000
Research Conservation	128,037	100,000	120,000
Restricted Donations	28,674	40,600	40,600
External Reimbursements	0	0	23,600
	<u>2,738,360</u>	<u>2,673,974</u>	<u>2,771,600</u>
OPERATING EXPENSES			
Personnel Services	\$ 1,842,425	1,960,707	2,039,080
Operating/Capital Expenses	1,119,244	1,366,384	1,247,268
	<u>2,961,669</u>	<u>3,327,091</u>	<u>3,286,348</u>
Operating Income (Loss)	(223,309)	(653,117)	(514,748)

Non-Operating Revenue (Expense)			
Grants and Contributions	78,809	0	0
Interest Income	70,741	51,833	100,000
Equipment Sales	0	0	0
Transfer from Hospitality Tax Fund	1,448,696	462,157	476,022
Capital Projects	0	0	0
QECB Principal	(3,988)	(4,229)	(4,492)
QECB Interest	(2,290)	(2,125)	(1,915)
	<u>1,591,968</u>	<u>507,636</u>	<u>569,615</u>
Change in Net Position	\$ 1,368,659	(145,481)	54,867

Zoo Financial Forecast

FIVE-YEAR FINANCIAL FORECAST

ZOO FUND

FUND BALANCE PROJECTION

	FY 18-19	Budget FY 19-20	Forecast FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Beginning Fund Balance	1,327,642	1,529,205	1,529,205	1,814,531	1,907,500	1,900,198	1,862,408	1,712,660
Sources of Fund Balance								
Revenues	2,947,090	2,871,600	3,026,079	3,047,591	3,101,379	3,156,898	3,213,537	3,271,320
Transfers-In	462,157	476,022	476,022	490,303	505,012	520,162	535,767	551,840
Total Sources of Fund Balance	3,409,247	3,347,622	3,502,101	3,537,893	3,606,391	3,677,060	3,749,304	3,823,160
Uses of Fund Balance								
Expenses	3,032,571	3,304,410	3,121,770	3,438,483	3,565,406	3,708,365	3,858,592	4,015,547
Existing Debt Service	6,319	6,407	6,406	6,441	6,467	6,485	6,502	6,537
Capital Expenses	168,793	115,621	88,600	0	41,820	0	33,959	0
Total Uses of Fund Balance	3,207,684	3,426,438	3,216,776	3,444,924	3,613,693	3,714,849	3,899,052	4,022,084
Ending Fund Balance	1,529,205	1,450,389	1,814,531	1,907,500	1,900,198	1,862,408	1,712,660	1,513,736
20% Fund Balance Target	562,313	554,320	581,498	585,831	596,623	607,762	619,127	630,723
Excess (under) recommended level	966,893	896,069	1,233,033	1,321,668	1,303,575	1,254,646	1,093,533	883,013

Issues, Solutions, and Options

Issue # 1 – Animal Hospital

- Animal Hospital – construction authorized, funded, and underway.
- Estimated completion in March of 2020.
- Cages & FFE estimated completion in April 2020.
- Renovations estimated at \$959K.



Issues, Solutions, and Options

Issue # 2 – Goat Feeding Yard

- USDA Regulation – limited interface with goats under trained personnel and supervision only.
- City is in process of installing secondary mesh and turnback to restrict access.
- Estimated completion in March of 2020.
- Supervised feedings scheduled on Fridays.



Issues, Solutions, and Options

Issue # 3 - Primates

- Primates – Per AZA, current dens are not consistent with modern zoological standards.
- New primate den project authorized by City Manager to move forward during staff meeting on 2/3/20. Dens will be under construction prior to accreditation hearing.
 - Funding will be transferred from Entryway Design to project
 - **Cost of annual upkeep \$64,798**

Issues, Solutions, and Options

Issue # 4 - Staffing

Current Staffing Areas:

Administration :	8
Keepers:	12
Education :	5
Public Services :	11

- Per the AZA review, staffing is inadequate for the size and diversity of the Zoo's animal collection.
- Estimate that at least two(2) additional keepers required in order to meet AZA recommended staffing needs. Consultation underway.

Budget Impact: Approximately \$100,810

Issues, Solutions, and Options

Issue # 5 - Lions

- Per AZA, current dens are not consistent with modern zoological standards.
- Temporary den is under construction.
- **New den is estimated to cost \$2.6M to \$2.7M.**
 - 12-18 month construction timeline; expected total 24 month timeline
 - **Cost of annual upkeep \$30,854**



Zoo Master Plan Phase I Project Balances (Resolution Specific) – City Contribution

Project	Original Budget	Current Budget	Spent/Committed	Available Balance
Entryway	\$800,000	\$340,985	\$328,000	\$12,985
Clinic Renovations	\$500,000	\$959,015	\$865,441	\$93,574
Lion's Den	\$1,700,000	\$1,752,021	\$72,260	\$1,679,761
Total	\$3,000,000	\$3,052,021	\$1,265,701	\$1,786,320

Zoo Master Plan Phase I Project Balances (Resolution Specific) – FOZ Commitment

Project	Original Budget	Current Budget	Spent/Committed	Available Balance
Entryway	\$50,000 (pledge)	TBD	\$0	\$0
Clinic Renovations	\$0	\$765	\$595	\$170
Lion's Den	\$190,000	\$190,000	\$138,000	\$52,000
Total	\$240,000	\$240,765	\$138,595	\$52,170

Zoo Master Plan Phase I

Lion's Den – FOZ Contribution

- Current (8/19) Lion's Den estimate \$2.6M.

Friends of Zoo - Contribution to Lion's Den (as of 2/28/2020)

Brick Sales	\$16,000 (gross)
Green Roof	\$25,000 (pledged)
Plumbing and Lighting Fixtures	\$45,000 (valued donation)
Friends of Zoo Funding Commitment	\$52,000 (committed)
Design and Construction Documents	\$52,000
TOTAL	\$190,000

Zoo Master Plan Phase I

Primates Row – FOZ Contribution

- Current (3/7) Primate Row estimate \$220,000.

Friends of Zoo - Contribution to Primate Row (as of 2/28/2020)	
Friends of Zoo Funding Commitment	\$50,000 (committed)
Grant	\$100,000 (potential)
TOTAL	\$150,000 (potential)

Other Zoo Priority Needs

Topic	Sample Projects	Estimated Costs
Exhibit Improvements	Orangutan refresh, new Asia Row dens, enlarged aviary, new Ocelot dens	\$820,000
Operational Improvements	Enhanced IT network, improved entryway, digital signage, concessions/gift shop improvements, radios	\$550,000
Revenue Generators	Giraffe feeding, carousel, event space	\$800,000
Deferred Maintenance	Lagoon fence, roof replacements, repair walkways,	\$530,000

Other Considerations

- Ongoing and changing AZA regulatory requirements:
 - Increased space/welfare requirements for animals
 - Additional regulations on feeding/contact with animals (USDA requirements)
 - Increased standards of veterinary care
 - Increased staff to animal ratios

Timeline for Accreditation Decision Points

March/April 2020 – Determine Lion Exhibit Investment

June 2020 – Zoo Accreditation Visit from AZA

- Items from 2019 review must be addressed or in process
- **Items from 2020 revised standards must be adhered to prior to September 2020 hearing, i.e. approximately 17 updates**
- Path forward must provide plans, dollars committed, and timeline for completion
- All noted concerns must be addressed and communicated with documentation to AZA Commission prior to September hearing

September 2020 – Zoo Accreditation Hearing

Next Steps

1. Continue to consult AZA on appropriate course of action.
2. Determine firm construction pricing for Lion's Den.
3. Determine funding for other high-priority Zoo capital needs.

In Summary

- Taking prudent steps to address these accreditation issues.
- This is continuing, evolving landscape regarding zoo operations and facility requirements.
- Evaluating the fiscal impact of the current and required 2020 accreditation updates.
- Will bring back additional information and recommendations in the near future.

Construction Activity and Waste Hauling

Noise Ordinance

Sec. 16-92. - Prohibited noise generally.

Any noise of such character, intensity or duration which substantially interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of public properties for their intended purposes, is hereby declared to be unlawful and to be a nuisance, and is prohibited.

Sec. 16-100(d) defines day-time as the hours between 7 am and 10 pm.

Noise Ordinance Exemptions

Sec. 16-95. - Exemptions.

The following noises shall be exempt from the prohibitions of section 16-92, even when they cause a disturbance:

1. Other code provisions notwithstanding, the sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning and maintenance of buildings, streets, or public or private premises when operated between the hours of 7:00 a.m. and 9:00 p.m. Such devices shall nevertheless be subject to the administrative stop order provisions of section 16-98.

Sec. 16-98. - Administrative stop orders.

The city manager or his designee may issue administrative stop orders to prohibit temporarily or to reschedule activities otherwise exempt under section 16-95 from the prohibitions of this division, when the continuation of the activity imposes a great hardship or substantial and aggravating inconvenience upon persons reasonably occupying or utilizing nearby premises, provided such administrative stop order is not used to prohibit completely an otherwise lawful activity and the city manager or his designee gives due consideration to balancing the hardships involved.

Noise Ordinance - Construction

Sec. 16-97. - Special permits.

Construction or maintenance operations. The city manager or his designee may issue a permit exempting specific construction, solid waste pickup arrangements and maintenance of public streets and rights-of-way from the prohibitions of this division otherwise applicable to nighttime activity, provided the person seeking such permit can make a showing that no reasonable alternatives exist to creating the noise at night and the activity involved is compatible with the public interest.

Land Management Ordinance Requirements for Certain Uses

Sec. 19-4.3.3. Commercial uses.

(A) General.

(2) Commercial uses located within the OD, C-1, C-2, C-4, RDV, and PD districts open to the public between the hours of 12 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and, at a minimum, are subject to the following standards:

(c) Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 5:00 a.m.

Next Steps/Recommendations

Issue is noise causing construction and waste hauling services:

- City does not want to penalize or set hours into play that prohibit “quiet” construction activities, i.e. trimming electrical, paint, etc. outside of the set hours.
- Research other communities and how they approach waste hauling and construction.
- Return to City Council in April with suggested approach based on feedback received from City Council and research.

RECEIVED

FEB 24 2020

**CITY CLERK'S OFFICE
GREENVILLE, SC**

February 20, 2020

Ms. Camilla Pittman
City Clerk
City Hall 206 S Main Street
Greenville, SC 29601

Dear Ms. Pittman:

Please find attached a petition sent to Augusta Road Holdings LLC requesting a change in the placement of the trash container located at 2123 Augusta Street behind Zoe's Kitchen.

The petition was signed by twenty-seven of our immediate neighbors who are all impacted by the too close placement of the trash container to sleeping quarters.

For three years now, we have had many discussions with different members of the City Hall Staff starting as early as November 2017, about the cleanliness of the area, the noise of trash collection at 5:00 am, including Saturdays.

Please find below a quick summary of our complaints and some of the responses we received:

- Discussion with John Hamlet to delay pick-up times in November 2017
- Meeting with John Hamlet and the Zoning Administrator Eric Vinson on November 17 at City Hall
- Message from John Hamlet on December 5, 2017: "We are continuing to work toward a long term solution and I am hopeful you will have some relief soon"
- Letter and emails in January 2018 to Councilman at Large Mr. Russell Stall. Letter was forwarded to Greenville Cares. No resolution.
- Various letters and calls to Waste Management requesting changes to pick-up times (unanswered or ignored)
- Message from Elizabeth in February 2018 "As you may know, the city is working on building a new fire station for the Augusta Road neighborhood. We will be developing a site for the station very soon. During that process, we will certainly explore the possibility that the dumpster in question might be moved further away from your home or replaced with the Sutera units"
- Several pictures and messages regularly sent to Brad Rice on the cleanliness of the area. Mr. Rice regularly responded and checked on the property.
- Email from J. Hamlet on September 21, 2018 about the construction of the new fire department: "I am sure one of the requirements will be to move the dumpster location".
- Email on September 24, 2018 to J. Hamlet and Brad Rice about odors and mosquitoes in the summer heat

- Email from J. Hamlet on September 21, 2018 about the construction of the new fire department: "I am sure one of the requirements will be to move the dumpster location"
- Message from Elizabeth Lapidus on October 2, 2018 "when the new fire station is constructed, the dumpsters that come along with it should help alleviate the overflow. Also, during the rezoning process, the service times will be revisited.
- Message from Tracy Ramseur and Chief Kovalcik on February 11, 2018. "On Thursday, Chief Kovalcik said that moving the container close to the townhouses was not in the plan".
- Message from the Mayor's office dated June 4, 2018 saying " that a permanent solution to our problem would be resolved at the same time as the fire station would be built".
- Message from Terry Ramseur on February 28, 2019 "the Planning Commission does not have the authority to place new restrictions on the existing, approved Planned Development because that's not part of the current rezoning application".

These are just a sample of the back-and-forth communications that we have had regarding this matter.

You can understand our frustration.

We would like to request your assistance in impressing on the owner of the adjacent property, the fire chief and the city, the needs to combine the current trash container with the other three containers that are currently planned next to the new fire station. This would make our lives in Greenville much more serene and enjoyable.

Thank you and sincerely,

Daniel and Odette Calvez
15 Cureton Street
Unit E
Greenville, SC 29605

cc. Ms. Dorothy Dowe, At-Large Representative

February 20, 2020

Augusta Road Holdings LLC
P. O. Box 27049
Greenville, SC 29616

Certified with Return Receipt

Dear Sir or Madam:

We have in the past three years regularly complained about the proximity of the trash container located at 2123 Augusta Street behind Zoe's Kitchen to our living and sleeping quarters at 15 Cureton Place.

Our greatest concern relates to the noisy and very early trash pick-ups anywhere from 5:00 am to 10 am, depending on the days, and including Saturdays. We are not getting the rest that we deserve. The issues of cleanliness, mosquitoes, and foul odors in the summer time have prevented us from enjoying our balconies and our homes.

Our immediate neighbors have joined us in signing the attached petition to have the trash container moved further away from our building. Of interest, is that the owners of other residences across the street at Cureton and neighbors on Farris Road are also greatly disturbed by the nuisance.

We had understood from various City Hall employees that the trash container would be moved when the new Fire Station would be built.

We would like to request your utmost attention to providing us the quality of life that we deserve living in downtown Greenville by moving the trash container next to those located near the new Fire Station.

Sincerely,

Daniel and Odette Calvez
15 Cureton Street
Unit E
Greenville, SC 29605

Cc: Dorothy Dowe, At-Large Representative
Camilla Pittman, City Clerk

PETITION FOR THE
REMOVAL OF TRASH CONTAINER BEHIND ZOE'S KITCHEN AT
2123 AUGUSTA STREET GREENVILLE, SC

We, the undersigned residents and adjacent residents of 15 Cureton Street request the removal of the trash container near our living quarters for the following reasons:

- Container too close to sleeping quarters and balconies
- Very little buffer space between residential and commercial areas
- Lack of tidiness, eye sore
- Rodents
- Abundance of Mosquitoes
- Risk of Zika Virus
- Foul odors in the heat of the summer
- Noise levels at 5:00 am exceeding allowable dbA city levels
- Depreciation of property value

Petition Started on: Feb 6, 2020 Petition Closed on: Feb 13, 2020

David Calvez 15 Cureton St, Apt E Greenville, SC 29605
Odette Calvez 15 Cureton St, Apt E Greenville, SC 29605
Wanda Calvez 15 Cureton St. Apt. A Greenville, SC 29605
Mike Kwan 15 Cureton St Apt A Greenville SC 29605
Katherine Butt 15 Cureton St. Apt. B Greenville, SC 29605
Denni A. Brown 15 Cureton St Apt. C Greenville SC 29605
Beverly B. Brown 15 Cureton St. Apt. C Greenville, SC 29605
[Signature] 15 Cureton St. Apt F Greenville, SC 29605
Chris Hack 15 Cureton St Apt D Greenville SC 29605
[Signature] 15 Cureton St Apt D Greenville SC 29605
James W. Dean 15 Cureton St Apt. H, Greenville, SC 29605

Arthur Joseph Pelland 15 Cureton St. Apt G, Greenville SC 29605

Lester C Pelland 15 Cureton St Apt G Greenville ^{SC 29605}

Dennis M. Dug 23 Cureton St. Greenville, SC 29605

Cliff Clark Hall 100 Cureton St Greenville, SC 29605

Karin Rull 103 Cureton St. Greenville, SC 29605

Margaret Crause 22 E. Faris Pl Greenville SC 29605

~~V. Calvez~~ 15 Cureton St Apt E Gvl, Scur. 29605

~~Th. J. ...~~ 15 Cureton St. Apt i Greenville, SC 29605

Elvira A. Carot 15 Cureton St. Apt 1 Greenville SC 29605

~~DIETZ~~ 18 CURETON ST. GREENVILLE, SC 29605

~~[Signature]~~ 14 Cureton St Greenville SC 29605

~~[Signature]~~ 24 Cureton St Greenville SC 29605

~~[Signature]~~ 21 Cureton St Greenville SC 29605

Wesley Richmond 4 Cureton St. Greenville, SC 29605

George McCallman 10 Cureton St " " "

Fori Paslun 62 Cureton St. Greenville SC 29605

Daniel and Odette Calvez
15 Cureton Street
Unit E
Greenville, SC 29605