

1 - Agenda Of 2-10-2020

Documents:

[1 - AGENDA.PDF](#)

2 - GVL2040 Update

Documents:

[2 - GVL2040--CITY COUNCIL SLIDES FOR FEBRUARY 10 2020.PDF](#)

3 - Community Centers Update

Documents:

[3 - COMMUNITY CENTERS UPDATE \(REVISED 2-10-2020\).PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

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

**Monday, February 10, 2020
4:00 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** 4:00 p.m.
2. **GVL2040 Update** 4:00 p.m.
(Interim Planning and Development Services Director Jay Graham)
(Senior Development Planner Courtney Powell)
3. **Community Center Update** 4:30 p.m.
(Parks and Recreation Director Marlie Creasey-Smith)
4. **Executive Session:** 4:40 p.m.
 - a. **Economic Development / Legal Briefing**
(Assistant City Manager Shannon Lavrin)
(Economic Development Project Manager Kevin Howard)
 - b. **Boards and Commissions**
(City Clerk Camilla Pitman)
5. **Adjourn** 5:00 p.m.



Project Update to Greenville City Council

February 10, 2020

Agenda

1. Project Timeline – Review

- Where the project stands today
- This week's schedule

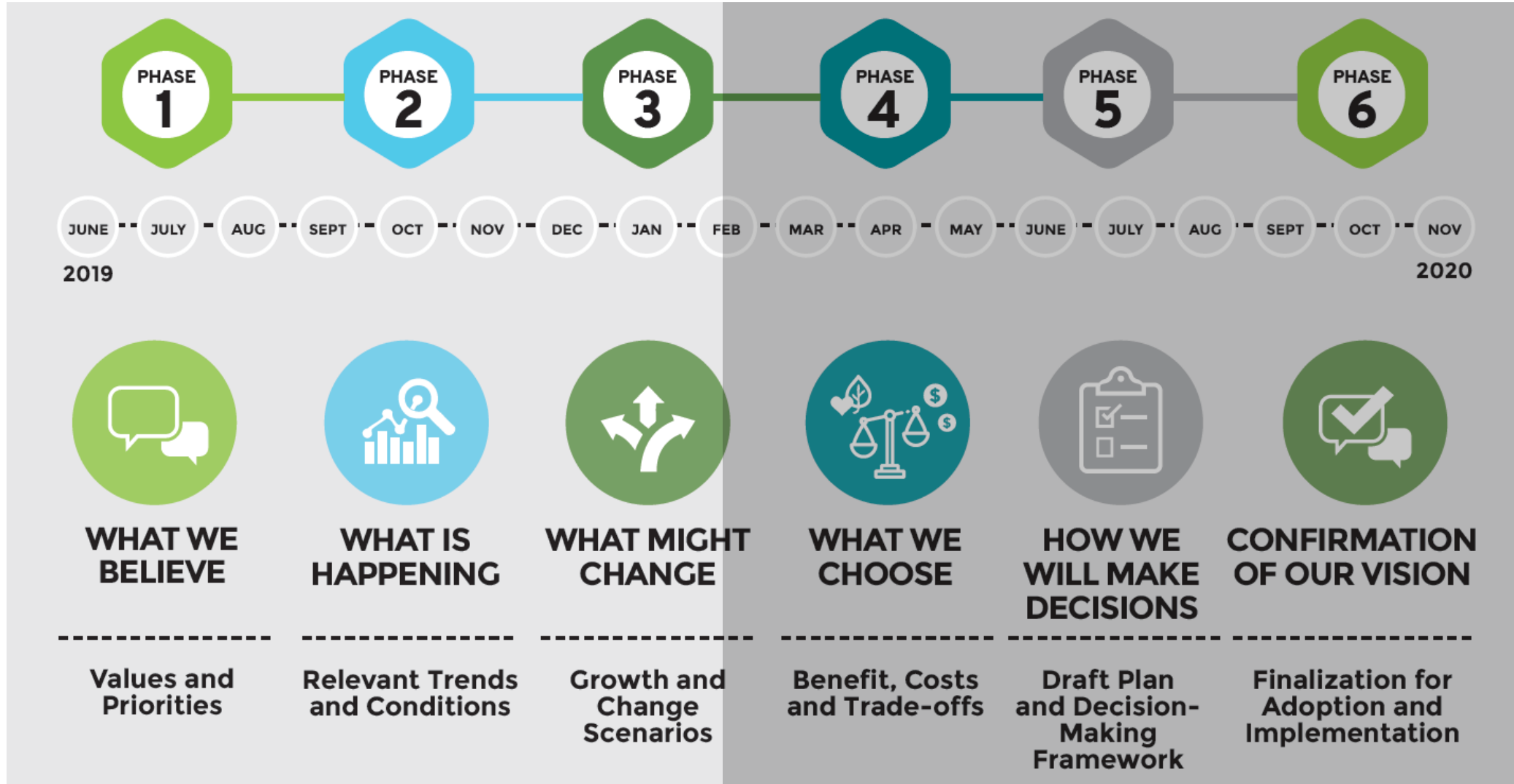
2. Progress Report

- Phases 1 - 3

3. Q&A

Project Timeline – Review

Project Timeline Review



This Week's Schedule

- **Monday:** City Council Project Update
- **Tuesday:** County Planning Director Coordination Meeting
- **Tuesday:** Planning Commission Project Update
- **Tuesday:** Meeting with Steering Committee
- **Wednesday:** Open House at Hellams Comm. Center (6-7:30)

Progress Report



It gets the big things right

A good plan identifies a community's utmost priorities and invests considerable effort into getting them right the first time - thus avoiding the time and expense needed to correct a big mistake.

What are the hallmarks of a really good comprehensive plan?



It plans for what is known and knowable

A good plan creates clarity around trends and issues that are measurable, allowing a community to make well-informed choices that are likely to achieve desired outcomes.

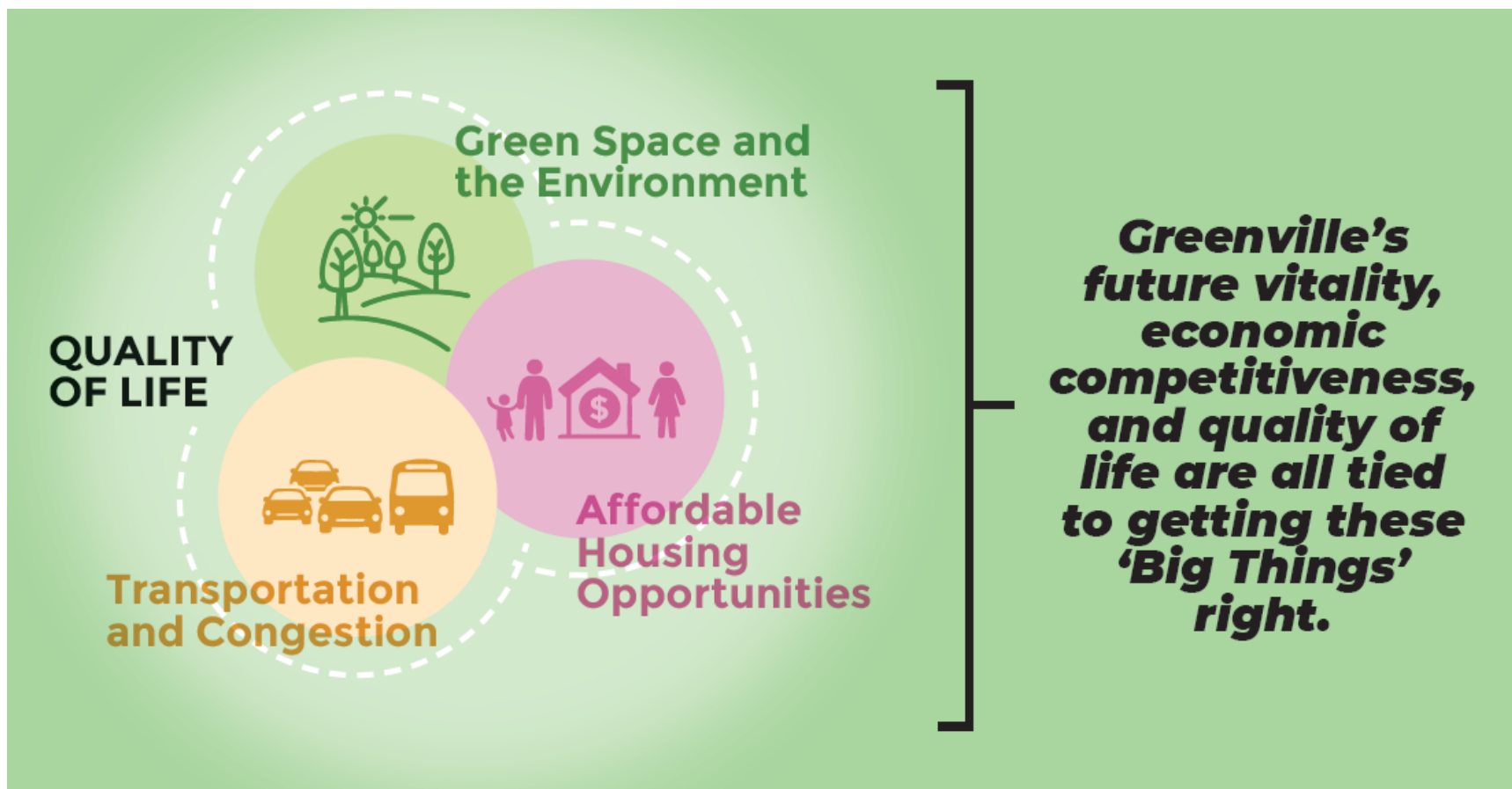
It provides a decision-making framework for the unknown

A good plan recognizes that the unforeseen happens everyday and provides a decision-making framework (tied to core values) for circumstances that cannot be predicted.



- Progress made on all three fronts during the first three phases

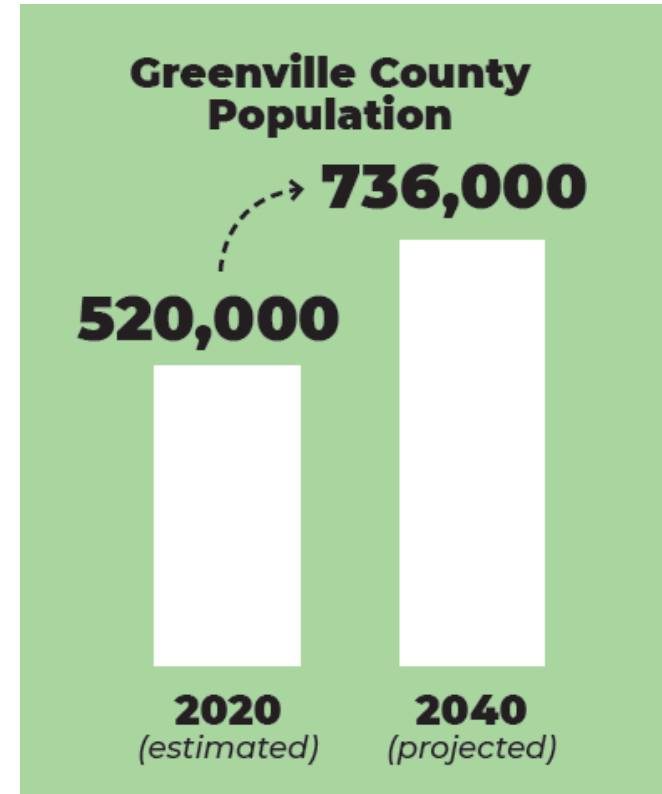
Identifying the “Big Things”



What is Known – About Growth

Key Storylines:

- Rapid population growth expected to continue in the region



What is Known – About the ‘Big Things’

Key Storylines:

- Supply of undeveloped land is in decline amid rapid population growth
- Getting around has become more of an aggravation
- Housing demand and prices are on the rise, which has increased pressure on affordable and workforce housing options

What Might Change?

- Three exploratory scenarios have been developed for discussion with the following in mind:
 - Trends that shape Greenville today are likely to shape it in the future
 - A sense of the ‘big things’ that require special attention
 - A working set of values and principles
 - Desired outcomes expressed by Steering Committee

Next Steps

- **This week:** Steering Committee and community feedback on the scenarios and what they like or don't like about each
- **March:** Begin Phase 4
 - Use feedback on the scenarios to identify a preferred path to 2040
 - Understand and weigh the costs, benefits, and tradeoffs of the preferred path identified
 - What will it take to move in this direction?

Q&A

Bobby Pearce and Sears Recreation Community Center Updates

Parks and Recreation

February 10, 2020





Sears Recreation Center Emergency Repairs

Project Timeline

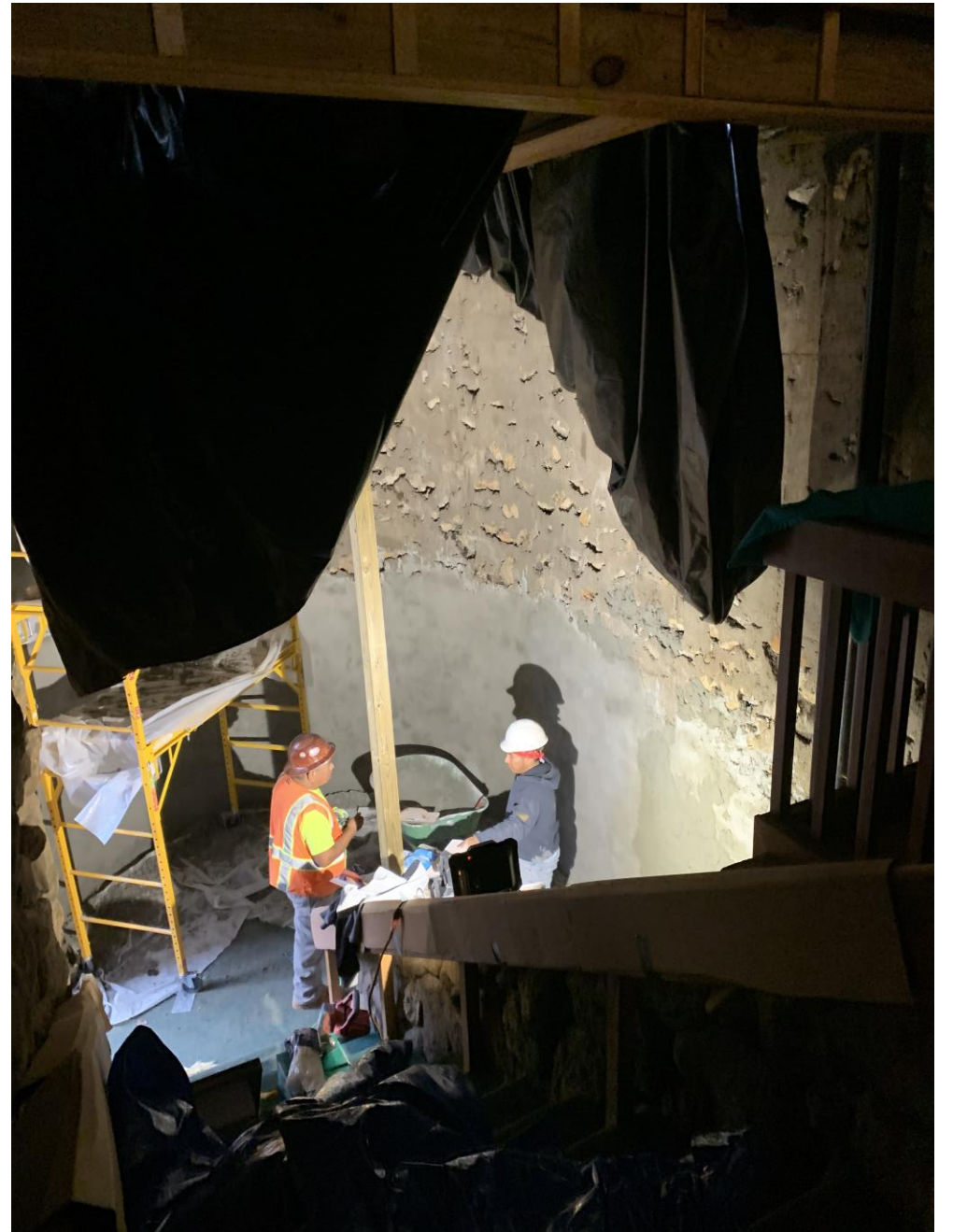
- Mavin Construction began work on January 27th
- Estimated timeline is 3 months

Budget

- Original Design Amount: \$22,050 (LS3P)
- Original Construction Contract Amount: \$221,286
 - Change Order 1: \$16,060
- Updated Construction Contract Amount: \$237,346

Scope

- Demo existing wood structural walls, existing roof system, existing flooring, existing light fixtures, saw cut for new storefront systems, and salvage existing wood beams
 - *Change Order: mortar inside wall was not suitable for waterproofing material, required additional parsing*
- Reframe system and add gypsum wall board
- Reinstall wood beams and ceiling
- Install storefront with door hardware
- Provide can lights and interior fixtures







Bobby Pearce Community Center Repair

Project Timeline

- Plan to bid project within 60 days
- Waiting for Site Design and Permit and Asbestos Abatement

Budget

- Original Building Design Amount: Pro Bono (MHK)
- Original Site Design Amount: \$18,250 (Darrohn Engineering)
- Original Construction Estimate: \$350,000
- Updated Construction Estimate: \$362,116

Scope

- Interior abatement of asbestos containing components (joint compound, ceiling texture, floor tile and mastic (NEO Corp. under contract)
- Repair roof joists and roofing system as defined by structural engineer
- Replace flooring with LVT; replace ceiling with new grid and acoustical ceiling tiles; replace doors and fixtures
- No additional square footage
- ADA Compliance and parking lot improvements

Bobby Pearce Community Center Repair

