



# Agenda

## Greenville City Council

August 11, 2008  
6:00 PM  
City Council Chambers  
200 West Fifth Street

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**I. Call Meeting To Order**

**II. Invocation - Council Member Mercer**

**III. Pledge of Allegiance**

**IV. Roll Call**

**V. Approval of Agenda**

**VI. Consent Agenda**

1. Minutes of the June 2, June 9, June 12, and June 23, 2008 City Council meetings
2. County & Municipality Appointment Forms for 2007-2008
3. Resolution creating the Cable Television Government Access Channel Ad Hoc Advisory Committee
4. Resolution accepting dedication of rights-of-way and easements for Addison Place, Lot 1; Charleston Village, Section 3; and Charleston Village, Section 5 and a Revision of Lots 105-177, Section 3, Charleston Village
5. Resolution requesting support and funds from the State of North Carolina for a storm drainage improvement project in the Dickinson Avenue area
6. Amendment to contract with Kimley-Horn and Associates for Phase I of the Stantonsburg Road/Tenth Street Connector Project
7. Agreement with Pitt Community College to construct an affordable home at 604 Ford Street

8. Emergency fire escape for the Little Willie Center at the Lucille Gorham Intergenerational Center
9. Municipal Infrastructure Reimbursement Agreement with Reggie Spain Construction, LLC
10. Resolution accepting the North Carolina League of Municipalities Green Challenge
11. Reimbursement resolution for Greenville Utilities Commission's Electric Distribution System Expansion
12. Water system capital projects budget ordinance for Greenville Utilities Commission's Tar River Available Water Supply Analysis Project
13. Ordinance amending the Water Capital Projects Budget for Greenville Utilities Commission's Stokes Water Interconnection Project
14. Ordinance amending the FY 2008-09 Budget by reclassifying a position in the City Manager's Office
15. Budget ordinance amendment #2 to the 2008-2009 City of Greenville budget and amendment to Ordinance No. 07-139, Convention Center Expansion Capital Project
16. Various tax refunds
17. Report on bids awarded

**VII. New Business**

18. Presentations by boards and commissions
  - a. Redevelopment Commission
  - b. Firefighter's Relief Fund Committee
19. Update on Blue Ribbon Task Force to End Chronic Homelessness in Pitt County
20. Recommendation by the Historic Preservation Commission to increase the Façade Improvement Grant maximum grant award
21. Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens
22. Resolution approving the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study"



23. Ordinance amending on-street parking restrictions for "Controlled Residential Parking Areas"
24. Contract awards for the Greenville Convention Center - 2008 Expansion and Improvements Project
25. False Alarm Reduction Report
26. Application to the United States Department of Justice to be designated as a Weed and Seed Site
27. West Greenville Police Substation Construction
28. Establishment of fair market value for new homes at 903, 907, and 909 Douglas Avenue, and 605 Hudson Street
29. Resolution authorizing condemnation to acquire an easement on certain property owned by the Estate of Marcus J. Zbar and the Marcus J. Zbar Family Trust

**VIII. Review of August 14, 2008 City Council agenda**

**IX. Comments from Mayor and City Council**

**X. City Manager's Report**

**XI. Closed Session**

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law
- To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body
- To establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

**XII. Adjournment**



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** Minutes of the June 2, June 9, June 12, and June 23, 2008 City Council meetings

**Explanation:** Draft minutes of the June 2, June 9, June 12, and June 23, 2008 City Council meetings have been prepared and are ready for consideration by City Council.

**Fiscal Note:** None

**Recommendation:** Approve the June 2, June 9, June 12, and June 23, 2008 City Council minutes.

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**Attachments / click to download**

[June 2 2008 City Council Meeting Minutes 767230](#)

[June 9 2008 City Council Minutes 768821](#)

[June 12 2008 City Council Minutes 771015](#)

[June 23 2008 City Council Minutes 772549](#)

MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC  
June 2, 2008

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by the invocation by Mayor Pro-Tem Mildred A. Council and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn  
Mayor Pro-Tem Mildred A. Council  
Council Member Max Joyner, Jr.  
Council Member Bryant Kittrell  
Council Member Calvin Mercer  
Council Member Larry Spell  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

Council Member Absent: Council Member Rose H. Glover

APPROVAL OF AGENDA

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to approve the agenda as presented. Motion carried unanimously.

NEW BUSINESS

AMENDMENT TO THE UNIVERSITY AREA HOMEBUYER INCENTIVE PROGRAM – APPROVED

Director of Planning and Community Development Merrill Flood reminded the Council that the University Area Homebuyer Incentive Program for the University Area was created in April 2006 and was amended in April 2007 to expand the maximum sales price of a home participating in the program from \$150,000 to \$200,000. On October 11, 2007, City Council approved program modifications that expanded the program to all City residents and increased the amount of assistance available to residents up to \$10,000 from \$7,500. The program now provides up to \$10,000 in the form of a ten-year forgivable loan for the purchase of a home by an owner-occupant in neighborhoods that are adjacent to the University. Staff continues to market this program to interested residents. Marketing efforts have included presentations to employee and citizen groups, bulk messages to lenders and interested persons by e-mail and regular mail, and information at homebuyer and loan fairs sponsored by the City and others. In an effort to assist potential buyers in this program, staff recommends that the maximum sales price be eliminated from the program. Staff believes that this will invite more buyers who are interested in

purchasing a home in these areas but are unable to participate in the program because of the maximum sales price requirement. The amount of the forgivable loan will remain the same.

Motion was made by Council Member Spell and seconded by Council Member Joyner to amend the Homebuyer Incentive Program for the University Area by eliminating the \$200,000 maximum sales prices. Motion carried unanimously.

RESOLUTION APPROVING ADDITIONAL IMPROVEMENTS AND FEASIBILITY FOR GREENVILLE UTILITIES REVENUE BOND ISSUANCE - ADOPTED

City Manager Bowers introduced the Resolution Finding and Determining that the Issuance of up to \$35,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2008A Of The City Of Greenville, North Carolina, up to \$5,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Taxable Series 2008B of said City, and up to \$28,000,000 Greenville Combined Enterprise System Revenue Bonds, Refunding Series 2008C of said City is Necessary and Expedient; and Approving the Feasibility of Certain Additional Improvements and a Proposed Refunding.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to adopt the Resolution Finding And Determining That The Issuance Of Up To \$35,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2008a Of The City Of Greenville, North Carolina, Up To \$5,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Taxable Series 2008b Of Said City, And Up To \$28,000,000 Greenville Combined Enterprise System Revenue Bonds, Refunding Series 2008c Of Said City Is Necessary And Expedient; And Approving The Feasibility Of Certain Additional Improvements And A Proposed Refunding. Motion carried unanimously. (Resolution No. 08-21)

PROPOSED 2008-2009 BUDGET AND 2009-2010 FINANCIAL PLAN

City Manager Bowers informed the Council that the main purpose of this meeting is to bring Council up to date on the proposed budget, to go over any changes made to the budget, and to review issues that have changed since the last presentation on May 5. Some new figures have come in. During the May 5 presentation, the assessed property value was \$4,771,415,249, and the preliminary new assessed value is \$5,422,000,000 as of March 24, a 13.6% increase. On May 19, a new figure of \$5,533,000,000 became available, a 16% increase, most in real property, some in personal. With a 96.51% average collection rate, the City would have to bill \$26,696,043 to get \$25,764,351. The preliminary revenue-neutral tax rate is \$.4825. With 7.08% growth rate since last valuation in 2004 it is \$.5167, which includes growth that comes from annexation. The River Hills annexation is not normal growth and is effective June 30, 2008. Calculating that, the tax value of \$23,934,818 will be included, adjusting the tax rate \$.0024. With that adjustment, \$.5167 + \$.0024 is \$.5191, one penny less than was reported last month. He is recommending rounding that upward to \$.52, which will net \$27,767,471. Property tax revenues were originally projected to be \$25,787,400 for 2007-2008, \$27,733,693 for 2008-2009 and \$29,120,378 for 2009-2010. Those numbers have been updated to \$25,764,351, \$27,767,471, and \$29,155,845 respectively. There is another month of collections. The figure-

of \$14,086,424 for 2007-2008 is based on nine months. Projections for collections are \$14,368,152 for 2008-2009 and \$14,655,515 for 2009-2010. The state remits its figures to the City monthly, but not necessarily for one month at a time. Sales tax is down slightly from the projection. A two percent growth is recommended by the North Carolina League of Municipalities.

City Manager Bowers stated that fuel costs continue to be a concern. Staff has analyzed each fuel account and tried to make sure there is enough money in the budget to cover it. Money will need to be shifted from department to department. Fuel costs are projected to be \$749,455 for 2007-2008; \$1,061,310 for 2008-2009; and \$1,163,435 for 2009-2010. Even though the City gets federal money for a large part of the transit system, the City has to come up with local money and that has to be transferred out of General Fund. The City ended up having to transfer funds from the General Fund to offset the deficit that would be in the Enterprise Fund. For the Airport Economic Stimulus Plan, the amounts in the budget are the amounts that the airport is projecting for the future. The Stormwater Fund Transfer, which has not been used in the past, is to cover overhead expenses in the amount of \$240,995 for 2008-2009 and \$255,245 in 2009-2010.

City Manager Bowers stated that the transfer to Transit is to pay for increased fuel costs. Also, if there is a shortfall in the GAFC or Bradford Creek Enterprise Funds, that will come from the General Fund fund balance, not contingency, and paid back. The 2009-2010 financial plan includes additional money for an EMS unit. Like any other enterprise fund, expenses are assigned to the different departments as a part of doing business. The City has a stormwater utility, and the standard practice should be to charge expenses to the various departments.

Discussion occurred about funds being diverted from the stormwater utility to go to other departments.

Mayor Dunn stated that stormwater costs include regulations at the state and federal level to manage stormwater and pollutants as well.

Staff was asked to provide information on how other cities transfer stormwater fees and the primary purpose of the money.

City Manager Bowers stated that there is no recommendation to change the stormwater fee; however, changes are being recommended for sanitation. If the current rates for sanitation were maintained, there would be a deficit of \$968,651. The fees have been reviewed, and he recommended making changes to the rates so that the largest increase is for the backyard customers, who take up most of the cost. Over half of the residents are still backyard customers. The public hearing is schedule for June 9, and the adoption of the budget is scheduled for June 12. The new fiscal year will then start July 1. The City Manager asked for direction on the \$.52 revenue neutral tax rate, transfer from stormwater fund either fully or partially, the contingency account, and the sanitation fee.

Council Member Joyner stated that he would like to look at the budget and get more information, especially on the stormwater fund. Council Member Kittrell stated that he is fine with all

proposals and the current proposal for garbage; however, he reserves the right to change after hearing what the public has to say. He would like to know more about the enterprise funds and what they are.

Council Member Joyner stated that he would like to discuss garbage fees either before or after. He was in favor of the backyard option.

Council Member Spell asked if someone on staff could speak to the GPAT Board to see if there can be a long-term funding plan, what their needs are and the proper role for the City to plan that.

City Manager Bowers stated that they get \$23,000 now from the City and \$17,000 from the County. The County will get \$7000 for each of the peg channels, and he assumes they will give it to GPAT also. The \$64,000 is based on the increase and what the County may give.

#### COMMENTS FROM MAYOR AND CITY COUNCIL

The Council reported on past and upcoming events.

#### CITY MANAGER'S REPORT

City Manager Bowers reminded the Council that June 4 is Town Hall Day and that the bus would be leaving City Hall to attend at 10:00 a.m.

#### ADJOURNMENT

Motion was made by Council Member Mercer and seconded by Council Member Spell to adjourn the meeting at 7:30 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC  
City Clerk

MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC  
June 9, 2008

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by the invocation by Mayor Pro-Tem Council and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn  
Mayor Pro-Tem Mildred A. Council  
Council Member Rose H. Glover  
Council Member Max Joyner, Jr.  
Council Member Bryant Kittrell  
Council Member Calvin Mercer  
Council Member Larry Spell  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

APPROVAL OF AGENDA

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF CONSENT AGENDA – APPROVED

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to approve all the items under the consent agenda. Motion carried unanimously. Those items included:

1. Minutes for the May 5 and May 8, 2008 City Council meetings and the May 8, 2008 joint City Council/Greenville Utilities Commission meeting
2. Right-of-way encroachment agreement with Emerald Park Owners Association to construct a subdivision name entrance sign, an unmanned guard house, conduits for irrigation line crossings, and associated landscaping for Emerald Park Subdivision along Emerald Park Drive (Contract No. 1689)
3. Resolution accepting dedication of rights-of-way and easements for Irish Creek, Section 3; Lynndale East Subdivision, Section Three, Lots 2 and 3, Block B, Lots 13-17, Block D, and Lots 7-10, Block A; Charleston Village, Section 2, Phase 3; Charleston Village, Section 2, Phase 1; Quarterpath Village; and Lynndale East Section Three, Lots 2-8, Block D, Lots 26-33, Block E (Resolution No. 08-22)
4. Resolution approving a municipal agreement with the North Carolina Department of Transportation for the installation of sidewalks along Stantonsburg Road, a pedestrian

- crossing at the Stantonsburg Road/Arlington Boulevard intersection, and transit and landscaping amenities (Resolution No. 08-23; Contract No. 1690)
5. Resolution approving a municipal agreement with the North Carolina Department of Transportation for a railroad crossing signal at Beatty Street and Carolina Coastal Railway Tracks (Resolution No. 08-24; Contract No. 1691)
  6. Resolution approving a municipal agreement with the North Carolina Department of Transportation for a railroad crossing signal at Spring Forest Road and Carolina Coastal Railway Tracks (Resolution No. 08-25; Contract No. 1692)
  7. Resolution relating to a proposed Declaration of Withdrawal of Dedication of Terrace Drive within Lake View Terrace, Section One (Resolution No. 08-26)
  8. Resolution reaffirming the thresholds for the formal bidding process (Resolution No. 08-27)
  9. Grant application for Lead-Based Paint Hazard Control (Contract No. 1693)
  10. Water system capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's SR 1401 and 1402 (Old River Road and Barrus Construction Road) Water Main Extension Project (Ordinance No. 08-59; Resolution No. 08-28)
  11. Water system capital projects budget amendment ordinance and reimbursement resolution for Greenville Utilities Commission's Water Resources Automated Meter Reading (AMR) Project (Years 2 & 3) (Ordinance No. 08-60; Resolution No. 08-29)
  12. Water system capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's Groundwater Supply Optimization Project (Ordinance No. 08-61; Resolution No. 08-30)
  13. Gas system capital projects budget ordinance and reimbursement resolution for Greenville Utilities Commission's enhancement project for Greenville Paving/NC 33 (Ordinance No. 08-62; Resolution No. 08-31)
  14. State Revolving Fund Loan Resolution for Greenville Utilities Commission's Wastewater Treatment Plant Upgrade Project (Resolution No. 08-32)
  15. Greenville Utilities Commission FY 2007-2008 Budget Amendment Ordinance (End-of-Year) (Ordinance No. 08-63)
  16. Budget ordinance amendment #11 to the 2007-2008 City of Greenville budget and budget amendments to ordinances 03-62 (River Park North Capital Project), 01-88 (Greene Street Streetscape Capital Project), and 01-87 (Greene Street Bridge Relocation Capital Project), and an ordinance establishing a capital project budget for the Public Works Yard/Beatty Street Project (Ordinance No. 08-64 and 08-65)
  17. Report on bid awarded

<u>Amount Awarded</u>	<u>Description</u>	<u>Vendor</u>	<u>Date</u>
\$189,750.00	Vacuum Street Sweeper	Carolina Industrial Equipment, Inc.	4/24/2008

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Christopher D. Cox	Refund of City Taxes Paid	\$156.35
Crystal L. Batts	Refund of City Taxes Paid	\$179.94
Patrick A. High	Refund of City Taxes Paid	\$108.62



PUBLIC HEARING ON PROPOSED FISCAL YEAR 2008-2009 CITY OF GREENVILLE,  
SHEPPARD MEMORIAL LIBRARY, PITT-GREENVILLE CONVENTION AND VISITORS  
AUTHORITY AND GREENVILLE UTILITIES COMMISSION BUDGETS

City Manager Bowers presented information on the 2008-2009 proposed budget ordinance, which includes Sheppard Memorial Library and the Convention and Visitors Authority budgets. He presented adjustments that had been made to the budget since the original presentation, which included the following:

	<u>FY 2009</u>	<u>FY 2010</u>
Revenues		
Property Tax	\$ 33,778	\$ 35,467
Sales Tax	(26,932)	(27,470)
Stormwater Transfer	240,995	255,245
Investment Earnings	(100,000)	(100,000)
Miscellaneous	<u>(20,705)</u>	
Total	\$127,136	\$163,242
Expenses		
Airport Plan	(\$ 8,039)	(\$14,105)
Transfer to Transit	<u>51,536</u>	<u>46,690</u>
Total	\$43,497	\$ 32,585
Contingency	\$83,639	\$130,656

The budget provides revenues and appropriations for funds as follows:

General Fund	\$70,393,080
Debt Service	5,180,560
Public Transportation Fund	1,358,313
Sanitation Fund	5,872,651
Bradford Creek Golf Course Fund	953,097
Stormwater Utility Fund	5,038,421
Community Development Housing Fund	1,836,184
Dental Reimbursement Fund	235,357
Capital Reserve Fund	705,000
Vehicle Replacement Fund	2,611,160

Director of Financial Services Bernita Demery explained the proposed changes to the Manual of Fees, which included having a Kids Transit Pass for 6-16 year olds, removal of the non-resident EMS fee, and reduction in the non-resident fee for Recreation and Parks programs from 200% of resident fee to 150% of resident fee.

City Manager Bowers presented the proposed monthly garbage collection fees that have been revised since the comments made at the last presentation.

	Current	Original Proposed	Current Proposed	Backyard Option
Curbside	\$9.15	\$10.79	\$11.04	\$ 9.59
Multi-Family	\$9.15	\$ 9.15	\$ 9.40	\$ 9.15
Backyard	\$19.45	\$27.71	\$24.10	\$26.01

Questions were asked about the budget and staff was asked to provide information to Council on why building permit fees are being increased if there is a \$300,000 surplus and how ½ of the stormwater fee is best used for personnel costs. It was expressed that \$100,000 should be taken out of the \$300,000 surplus in building permits to automate the process.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Ms. Diane Kulik expressed support for the full-time positions included in the Police Department budget, as nothing is more important than the quality of life factor. She asked that the Council make sure that nothing changes in the proposed Police Department budget, as she feels that it is the most important thing in the budget.

Mr. Wayne Meads stated that the City’s number one priority is the personal safety of the citizens. He is, however, concerned that the backyard pickup increased 33%, while curbside pickup only increased 4.9%. He expressed that it didn’t take much longer to pick it up from the backyard than it did from curbside. He asked the Council to charge what it actually costs, not some arbitrary number.

Mr. Bill Clark expressed concern about the budget doubling over a 10-year period, while the population has risen only 2% per year. Property values going up should be enough to pay the increased costs instead of having to increase fees, which is actually a tax. Property taxes should be raised if revenue is needed instead of increasing fees. The Council may have to ask if all the services being provided are actually needed. Mr. Clark stated that he was on the original committee formed to handle the stormwater issue, and the charge was created to meet the water standards of Phase II of the federal government guidelines. There were a lot of different things that the money could be used for to improve water quality. In his opinion, nothing has been done to improve water quality, and he is disappointed that the money is being handled in another way. He is concerned that stormwater funds are going to the General Fund. He asked the City Manager how much building inspection fees exceeded what the service actually cost last year, and the City Manager indicated that he would get this information for him.

There being no further comments, the public hearing was closed.

## PRESENTATIONS BY BOARDS AND COMMISSIONS

### Planning and Zoning Commission

Mr. Len Tozer, Chair of the Planning and Zoning Commission, gave the purpose of the Commission and stated that the majority of cases and issues considered are application based. Most require written notification to adjoining property owners and the Commission entertains public comment in advance of any decision. Insuring that development plans promote a coordinated public street and utility system is a major focus of the Commission. The Commission's most publicly visible role is in the consideration and recommendation of rezoning requests and future land use plan map amendment requests. Those requests are often in close proximity to neighborhoods and often generate considerable public input. Each rezoning request, land use plan map amendment and code amendment that City Council considers has been reviewed by the Commission. From June 2007 until May 2008, the Commission considered 37 rezoning requests involving 947 acres, 19 preliminary subdivision plats involving 682 acres with 795 lots, three land use plan map amendments involving 27 acres, 1 neighborhood plan (Lake Ellsworth / Clarks Lake and Tripp Subdivisions – a 138 acre planning area), one Area Plan (Medical District Land Use Plan Update – a 4,872 acre planning area), 1 Land Use Intensity (student housing) special use permit issued for 384 dormitory type units with a total of 1,272 bedrooms, 8 City Code amendments (consideration process for rezoning petitions submitted in conjunction with Future Land Use Plan Map amendments, university guest house requirements, hotel/motel development standards, electric service standards for single-family dwellings, percentage of food sales requirements for restaurants, and various use table amendments.

### Historic Preservation Commission

Ms. Candace Pearce, Chairperson, stated that the volunteers that serve on the Historic Preservation Commission are knowledgeable and compassionate about preserving historic landmarks. They spend a lot of time in and out of meetings. The City needs to provide additional personnel resources for the tasks and directives of the Commission.

City Manager Bowers reminded the Council that he had sent a memo a while back about hiring a consultant to provide extra staffing. Hiring a consultant is a way to hire additional staffing without taking on the full cost. He would like to give this a chance and get feedback from the Commission and then proceed to see whether it is working or whether the City needs to add staff.

Director of Community Development Merrill Flood stated that he expects to have proposals from a number of firms by the end of June in hopes of making an award for someone to assist and be able to provide better service to the Commission and citizens. By the second week of July, it is hoped that they can proceed to have someone on board.

Upon being asked if this is what the Commission is looking for, Ms. Pearce stated that anything would help, as there was a full-time staff person ten years ago and now they have less than 20% of a staff person. Other towns have a full-time staff person.

Council Member Joyner asked for information from the cities that have a full-time staff person.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RAIL DIVISION:  
GREENVILLE RAIL IMPROVEMENT STUDY – FOUR RECOMMENDATIONS  
APPROVED

City Engineer David Brown stated that the City Council is to consider a summary report from the North Carolina Department of Transportation Rail Division regarding the Greenville Rail Improvements Study conducted by the NCDOT. The purpose of the study was to analyze various alternatives for rail improvements in the vicinity of the CSX Transportation (CSXT) and Carolina Coastal Railway (CLNA) railroads interlocking located in Greenville, assess operational issues, develop project cost estimates, and identify potential funding sources. The study began in 2005. During the course of the Study, various stakeholders meetings were held to discuss matters associated with the project. On February 12, 2008, the Rail Division and its consultant met with the City Council to provide a progress update and to receive feedback on the study. Public meetings were held on February 12 and 13, 2008 by the NCDOT at the Sheppard Memorial Library to receive public comment on the proposed rail improvements and education of the rail yard as well as NCDOT's Traffic Separation Study. The Rail Improvements Study presented the following four recommendations.

1. Construction of a new northeast wye connection track near the CSXT/CLNA railroad at-grade crossing.
2. Relocation of the CSXT switching operation to a new yard located north of the NC 903/NC 11 intersection
3. Modification of the existing CSX switching yard to mitigate impacts associated with the removal of CLNA's existing wye track to accommodate the construction of the new northeast wye connection track; and
4. A cross tie replacement program along the CLNA rail line to improve safety and operations of the line

Mr. Brown stated that the Department of transportation will be here Thursday night to discuss this.

After brief discussion, motion was made by Council Member Joyner and seconded by Council Member Mercer to approve the four improvement recommendations from the Rail Improvements Study and to authorize the Mayor to send a letter of support to the North Carolina Department of Transportation on the study's recommendation. Motion carried unanimously.

AMENDMENT TO CONTRACT WITH KIMLEY-HORN AND ASSOCIATES TO  
PERFORM PHASE II OF THE STANTONSBURG ROAD/TENTH STREET CONNECTOR  
PROJECT- APPROVED

City Attorney Dave Holec stated that this is an amendment to the professional services contract between the City and Kimley-Horn and Associates for Phase II of the Tenth Street Connector Project, which involves the extension of Tenth Street from Dickinson Avenue to Memorial Drive at its intersection with Stantonburg Road. The City, East Carolina University, Pitt County

Memorial Hospital, and the North Carolina Department of Transportation have jointly supported the project as evidenced by the agreements between the parties. The initial contract for Phase I was approved by the City Council during its August 11, 2005 meeting. Phase 2 efforts will include preparing preliminary roadway designs and cost estimates, continuation of public involvement; completion of the Environmental Assessment Report and the Finding of No Significant Impact Report; and a public hearing and post-hearing meetings. The fee for this phase of work is \$760,773.19. This is a lump-sum contract and is inclusive of seven sub-consultant agreements, involving specialty work necessary to meet all federal and state requirements. The remaining phase for this project is Phase 3 – Project Design. An amendment to this contract for the next phase will be brought back to the City Council for consideration at the appropriate time.

Motion was made by Council Member Rose H. Glover and seconded by Council Member Max Joyner, Jr. to approve the amendment to the professional services contract with Kimley-Horn and Associates in the amount of \$760,773.19 for Phase II of the planning, environmental studies, and design of the Stantonsburg Road/Tenth Street Connector Project. Motion carried unanimously. (Contract No. 1429A)

MEMORANDUM OF UNDERSTANDING WITH GREENVILLE UTILITIES COMMISSION TO ADJUST ANNUAL TRANSFER PAYMENT – APPROVED

City Manager Bowers stated that Section 7 of the Greenville Utilities Commission Charter contains a formula that determines the annual transfer amount to be made from the utility system to the City. The major components of the formula are Greenville Utilities' net fixed assets and total bonded indebtedness at the end of the fiscal year (June 30). Since Greenville Utilities is issuing bonds near the end of the current fiscal year, a significant increase will occur in the amount of bonded indebtedness. Many of the assets to be constructed with these bond proceeds will not be in place at the end of the current fiscal year. This lapse in time between issuing the bonds and placing the assets on the books will result in a substantially lower formula transfer amount during the 2008-2009 fiscal year. These circumstances were discussed during the May 5, 2008 budget presentation. To address this reduction in the transfer amount, the City and Greenville Utilities staffs are proposing an arrangement contained in a memorandum of understanding that will make the transfer payments more level and prevent wide fluctuations from year to year. Due to the issuance of bonds by Greenville Utilities in 2001, a similar memorandum of understanding was executed at that time.

Motion was made by Council Member Kittrell and seconded by Council Member Spell to approve the Memorandum of Understanding with Greenville Utilities Commission to adjust annual transfer payment. Motion carried unanimously. (Contract No. 1694)

SERIES RESOLUTION AUTHORIZING THE ISSUANCE OF GREENVILLE UTILITIES COMMISSION REVENUE BONDS - ADOPTED

Mayor Dunn introduced the Series Resolution Authorizing the Issuance of up to \$31,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2008A, up to \$5,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds,

Taxable Series 2008B, and up to \$28,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Refunding Series 2008C, All of the City of Greenville, North Carolina, Pursuant to the Provisions of the Bond Order Adopted by the City Council of Said City on August 11, 1994 and Amended and Restated as of April 13, 2000, Permitting for the Combination of the Series 2008A Bonds and the Refunding Series 2008C Bonds into a Single Series of Bonds for Purposes of Sale, and Requesting the Local Government Commission of North Carolina to Sell all the Bonds by Negotiated Sale.

Assistant General Manager Tony Cannon explained the need for the bond issue. This is a significant financing for the Utilities. The Utilities has been able to negotiate bond insurance, which will make it the highest possible bond rating. It is very important to stay at the right place on the infrastructure curve, manage the utility system and to try to manage debt to equity ratio. On June 3, the Local Government Commission approved the financing. On May 12, Greenville Utilities and City representatives met with Moodys and Standard and Poors and showed the partnership they have and what has happened. Moody's upgraded Greenville Utilities from A2 to A1 and Standard & Poors affirmed A+/stable rating. On a 10-1 scale, they increased the Utilities from a 5 to a 4.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Kittrell to adopt the Series Resolution Authorizing the Issuance of Greenville Utilities Commission Revenue Bonds. Motion carried unanimously. (Resolution No. 08-33)

#### RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY TO THE GREENVILLE MUSEUM OF ART, INC. - ADOPTED

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council to adopt the resolution authorizing the conveyance of property to the Greenville Museum of Art, Inc. Motion carried unanimously. (Resolution No. 08-34)

#### REVIEW OF JUNE 12, 2008 CITY COUNCIL AGENDA

The Council did a cursory review of the items on the June 12, 2008 City Council Meeting agenda and reviewed the appointments to Boards and Commissions.

City Manager Bowers stated that Jennifer Smith and Herb Garrison recently reported on the Bicycle Task Force and have a strong desire to bring a slate of members to the Council. That process is underway, and they had hoped to have the list to the Council by today in order to receive input on suggested individuals. They are still working on the list. He stated that this item will be on the august agenda. He also reported on the limousine franchise request, reporting that not all the information has been received. Therefore, staff will be asking that it be tabled. Also, if the Council has any questions about the restaurant ordinance to be considered by Council on the 12<sup>th</sup>, Mr. Harry Hamilton is available to answer them.

#### COMMENTS FROM MAYOR AND CITY COUNCIL

The Council Members made general comments about upcoming and past events.

## CITY MANAGER'S REPORT

### City Manager Goals and Performance Objectives for 2008

City Manager Wayne Bowers presented his goals and performance objectives for 2008 to the City Council as follows:

1. Monitor the redevelopment efforts for the 45 Block Revitalization Program and provide regular status updates to the City Council
2. Work with the Redevelopment Commission to attract a residential condominium project to the uptown area
3. Prepare a draft non-residential building maintenance code for City Council consideration by July 1, 2008
4. Work with the Police Chief to develop a strategy and specific programs to further expand community policing efforts
5. In consultation with The Ferguson Group develop a FY 2009 federal agenda
6. Present to the City Council by May 5, 2008 proposed budgets with no increase in the property tax rate for 2008-2009 and 2009-2010
7. Monitor the transition to the state cable television franchise process and insure that the City receives all cable television related funds due from the state
8. Continue implementation of the Airport Economic Stimulus Plan Agreement with the Airport Authority
9. Complete annexation of the River Hill Subdivision located on Highway 33 by June 30, 2008
10. Prepare for City Council consideration by December 2008 a comprehensive annexation plan to address areas in the ETJ that meet legal requirements for annexation
11. Assist the NCDOT with constructing the improvements that will reduce the impact of the railroad switching yard operations on City streets
12. Begin construction of the South Tar River Greenway by November 2008 and complete construction of the 1<sup>st</sup> Phase of the Fork Swamp Canal Greenway by October 2008
13. Develop a sidewalk master plan to create interconnectivity with neighborhoods, parks, and mixed-use developments by December 2008

14. Continue process for constructing an Intermodal Transportation Center with completion of site selection process and development of a conceptual plan by October 2008
15. Coordinate annual meeting at start of academic year with ECU Student Government Association

Motion was made by Council Member Glover and seconded by Council Member Spell to approve the goals and performance objectives as presented. Motion carried unanimously.

City Manager Bowers reported on the following:

1. The Rose High School Baseball Team won the State Championship. Information Technology Director Rex Wilder's son Mark was the star of the team and has signed to play for East Carolina University.
2. The Police Community Relations Committee will meet on Wednesday, June 11, at the Boys and Girls Club.
3. There is a rivalry between the Police and Fire/Rescue Departments regarding the blood campaign. The blood drive for that will be held tomorrow at Station 6.

Upon being asked why administrative costs are so much for the stormwater, City Manager Bowers stated that it includes 401(K), workman's compensation, etc.

ADJOURN

Motion was made by Council Member Mercer and seconded by Council Member Spell to adjourn the meeting at 8:55 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC  
City Clerk



## MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC  
June 12, 2008

The Greenville City Council met in a regular meeting on the above date at 7:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by the invocation by Council Member Rose Glover and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn  
Mayor Pro-Tem Mildred A. Council  
Council Member Rose H. Glover  
Council Member Max Joyner, Jr.  
Council Member Bryant Kittrell  
Council Member Calvin Mercer  
Council Member Larry Spell  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

### APPROVAL OF AGENDA

City Manager Bowers requested that a special recognition for the J. H. Rose High School Baseball Team be added to the agenda. He also recommended that the appointments to the Bicycle Task Force be carried over until August.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Joyner to approve the agenda with the recommended changes. Motion carried unanimously.

### SPECIAL RECOGNITIONS

The 14U Hightower Hoopsters were recognized for placing first place in the State and becoming the 2008 NCYBOA Division II State Champions and eighth in the State for the NCAAU. The team qualified for the nationals for both and will attend the AAU nationals in Orlando, Florida in August.

The 15U Hightower Hoopsters were recognized for placing seventh in the NCYBOA Division 1 State finals. The team qualified for the YBOA Nationals in Polk County, Florida in July.

The 16U Hightower Hoopsters were recognized for placing seventh in the NCAAU State final and for qualifying for the nationals in Little Rock, Arkansas in July.

The J. H. Rose High School Baseball Team was recognized for winning the 3A State Championship. Coach Ronald Vincent thanked the City for what it has done to help the youth in the community.

The South Central Softball Team was recognized for winning the 4A State Championship. Coach Cotton Nicholson announced that this is the first State championship in the School's history.

Raymond King, an employee in the Public Works Department, was recognized for his retirement with 11 years of service.

APPOINTMENTS TO THE GREENVILLE BICYCLE FRIENDLY TASK FORCE –  
CONTINUED UNTIL AUGUST 2008

APPOINTMENTS TO BOARDS AND COMMISSIONS

Affordable Housing Loan Committee

Motion was made by Council Member Glover and seconded by Council Member Spell to elevate Melissa Grimes from Alternate Member to a regular member to fill an unexpired term expiring February 2010 replacing John Tulloss, who did not wish to be reappointed and to appoint Howard Conner as the Alternate Member to fill an unexpired term expiring February 2009. Motion carried unanimously.

Board of Adjustment

Motion was made by Council Member Mercer and seconded by Council Member Spell to elevate Renee Safford-White from Alternate #1 to a regular member for a first term expiring June 2011 replacing Thomas Harwell, who is ineligible for reappointment; to elevate Scott Shook from Alternate #2 to Alternate #1 to fill an unexpired term expiring June 2009; to elevate Charles Ewen from Alternate #3 to Alternate #2 to fill an unexpired term expiring June 2009; to appoint Louis Treole as Alternate #3 to fill an unexpired term expiring June 2010; and to reappoint Mulatu Wubneh for a second term expiring June 2011. Motion carried unanimously.

Community Appearance Commission

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to reappoint Evon Zell for a first three-year term expiring July 2011. Council Member Spell requested that the replacements of Laveta Weatherington, who is ineligible for reappointment and Doreen Winston, who did not meet the attendance requirements, be continued until August 14, 2008. Motion carried unanimously.

Greenville Utilities Commission

Council Member Kittrell requested that the reappointment of Julia Carlson and the replacement of L. H. Zincone, who is ineligible for reappointment, be continued until August 14, 2008.

### Historic Preservation Commission

Motion was made by Council Member Mercer and seconded by Mayor Pro-Tem Council to appoint Ryan Webb to fill an unexpired term expiring January 2010 replacing Chris Woelkers, who resigned. Motion carried unanimously.

### Pitt-Greenville Airport Authority

Motion was made by Council Member Joyner and seconded by Council Member Spell to reappoint Jerry Powell for a first four-year term expiring July 2012. Motion carried unanimously.

### Pitt-Greenville Convention and Visitors Authority

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to recommend the reappointment of Thomas Hines to a second three-year term expiring July 2011 and to reappoint Linda Pleasants and Terry Shank for a first three-year term expiring July 2011. Mayor Pro-Tem Council requested that the nomination of the replacement for Dawn Cribari be continued until August 14, 2008. Ms. Cribari is a County member and is ineligible for reappointment. Motion carried unanimously.

### Planning and Zoning Commission

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to appoint Arthur Maxwell as Alternate #2 for a first three-year term expiring May 2011. Motion carried unanimously.

### Police Community Relations Committee

Mayor Dunn announced the appointment of Dennis Winstead to fill an unexpired term expiring October 2008 replacing James Bell, who resigned.

Council Member Kittrell announced the appointment of Richard Crisp to fill an unexpired term expiring October 2008 replacing Julia Warren, who resigned.

### Recreation and Parks Commission

Motion was made by Council Member Spell and seconded by Council Member Joyner to reappoint Sue Aldridge and Jerry Clark for a second three-year term expiring June 2011. Motion carried unanimously.

### Greenville Housing Authority

Mayor Dunn announced the appointment of Ann Huggins to replace Douglas Tyson for a first five-year term expiring May 31, 2013.

PUBLIC HEARING ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
RAIL DIVISION: GREENVILLE TRAFFIC SEPARATION STUDY

Director of Public Works Wes Anderson stated that the North Carolina Department of Transportation (NCDOT) recently conducted a Traffic Separation Study in cooperation with the City of Greenville, CSX Transportation, and the Carolina Coastal Railway to determine what safety improvements should be made at existing highway/rail grade crossings within the City and if any highway/rail at-grade crossings should be closed. A traffic separation study is a systematic review of rail crossing safety that evaluates traffic (both rail and highway) patterns and road usage for an entire municipality or region in order to determine required safety improvements and/or elimination of public grade crossings.

Ms. Nancy Horne from the North Carolina Department of Transportation stated that this is a culmination of a couple of years of study. A public hearing is scheduled for tonight, after which the recommendations and questions will be considered, further study done, and the final document presented to City Council for consideration. NCDOT will then enter into another municipal agreement to actually do the improvements, which includes crossing closures, signal upgrades and installations, roadway improvements, etc. NCDOT staff has been working to make sure that the Tenth Street Connector project is not hindered by the process.

Representatives of Ralph Whitehead and Associates, with whom the NCDOT had contracted to work on the study, informed the Council that 45 rail crossings in the City's jurisdiction had been studied and broken down into five categories for improvements--Tenth Street Connector, grade crossing improvements at nine crossings (including gates to crossings without gates, adding signal preemptions at existing rail crossings as well as adding gates and rail preemptions at some crossings), railway improvements (adding concrete medians or median barriers as all are four or five-lane cross sections and adjusting peripheral profile at grade crossings), take no action (where existing conditions are deemed safe and no improvements are recommended), and removal and/or closure of six at-grade crossings.

Council Members expressed concern about the recommended closure of the railroad crossing on West Fourth Street and were informed that there are approximately 1100 vehicles per day crossing the West Fourth Street crossing, which has only a sign. Third and Fifth Streets parallel it, have over 1100 vehicles per day cross over them, and have existing warning signals such as flashing lights and gates. If Fourth Street is closed at the railroad crossing, they can be rerouted to Third and Fifth Streets. Those crossings are unique in that they are close to each other. With heavier traffic volumes on Third and Fifth Streets and with their having flashers and gates, it made the most sense to close the one on Fourth Street. When the public hearing was held in February, no comments concerning the closure of Fourth Street were expressed. That is why the consultants went forward with the draft recommendation. It can, however, be reevaluated. If Fourth Street remains open, warning devices will need to be installed there. When considering closing a street, they look at lower volume areas and places that have good availability to other areas, which Fourth Street does.

Upon being asked if foot traffic was taken into consideration, the consultant stated that the focus is on vehicular and train traffic. Fourth Street is a good pedestrian corridor.

Upon being asked if the historic district was taken into consideration, Ms. Horne stated that the State historic preservation office is involved in this process, and it doesn't take objection unless traffic is being increased through a historic district.

Ms. Horne stated that this forum is where NCDOT takes additional comments, as they are in the draft comment stage. Changes may be made based on comments and recommendations heard tonight. There have been two public meetings to date and, as part of the Department of Transportation's dealing with the municipality, they have to have a public hearing on the draft. They can back up and make other recommendations if they need to.

It was suggested that letters be sent to Fourth Street residents as many of them are elderly or do not own computers or read the newspaper.

The Council was informed that there are six crossings being recommended for closure—Gum Road, Dudley Street, West Fourth Street, Alley Street, Skinner Street and South Pitt Street. Advertisements were run in the newspaper and notices were posted at the crossings recommended for closure.

Ms. Horne gave her e-mail address and telephone number for residents who may wish to e-mail or call her with comments.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Mr. Norman Keller of 422 West Fourth Street informed the Council that he first heard about this when the signs went up. West Fourth Street is on a major bus route and carries major foot traffic to downtown. It has two sidewalks. He questioned how Fourth Street can be closed without isolating it and West Greenville from downtown. Also, garbage trucks can't turn around and will have to back for a block and a half. He suggested moving the signal from the railway crossing at Alley Street and moving it to West Fourth Street.

Mr. Jeremy Jordan of 707 West Fourth Street stated that the study is based on numbers and does not take other elements into consideration. With the exception of Skinner Street, it is the only crossing scheduled for closure that carries as many as 1176 vehicles per day. There have been no accidents at this crossing. This is one of the least blighted streets in West Greenville, as many of the homes are owner occupied by people who are proud of their investments. Being cut off from downtown will create a hardship. It will also create a dead-end for people who may wish to hide from the police. It does not fit in with the revitalization of West Greenville and downtown. This revitalization is going westward and would put a halt to the positive activity presently occurring. It is a direct route into the historic district and with the closure, people will be rerouted around the most historic homes in West Greenville. If the attempt is to reduce speeding, a speed bump can accomplish that. Mr. Jordan concluded by encouraging the City Council to keep Fourth Street open.

Mr. Jonathan Corsey stated that he drives over this railroad crossing every day. It would be inconvenient if the crossing was closed.

There being no further comments, the public hearing was closed.

Director of Public Works Wes Anderson stated that guidance from the City Council and comments made at the public hearing will now be considered and a final document created.

Motion was made by Council Member Spell and seconded by Council Member Mercer to keep Fourth Street open. Motion carried unanimously.

ORDINANCE REZONING ALLEN LYLE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DICKINSON AVENUE AND ALLEN ROAD FROM RA20 TO CG - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2 and June 9, 2008 setting this time, date and place for a public hearing to consider a request by Allen Lyle to rezone 1.75 acres located at the northeast corner of the intersection of Dickinson Avenue and Allen Road from RA20 to CG. The Planning and Zoning Commission voted to approve the request.

Mr. Seth Laughlin, Planner, delineated the property on a map and explained the request.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Joyner and seconded by Council Member Mercer to adopt the ordinance rezoning rezone 1.75 acres located at the northeast corner of the intersection of Dickinson Avenue and Allen Road from RA20 to CG. Motion carried unanimously. (Ordinance No. 08-66)

ORDINANCE REZONING WATERFORD COMMONS, LLC PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF B'S BARBEQUE ROAD AND STANTONSBURG ROAD FROM MO TO CG - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2 and June 9, 2008 setting this time, date and place for a public hearing to consider a request by Waterford Commons, LLC to rezone 6.79 acres located at the northeast corner of the intersection of B's Barbeque Road and Stantonburg Road from MO to CG. The Planning and Zoning Commission voted to approve the request.

Mr. Seth Laughlin, Planner, delineated the property on a map and explained the request.

Upon Council Member Kittrell announcing that he represents the applicant and asking to be recused from this item, motion was made by Council Member Spell and seconded by Council Member Joyner to recuse Council Member Kittrell from voting on this issue. Motion carried unanimously.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Mr. Jim Walker stated that at the recommendation of the staff and Council, in February the land use plan was amended to make this a commercial focus area to better serve the Medical District. The proposed request is in better keeping with the Land Use Plan. The proposed use is in compliance with the properties around it. The Department of Transportation has approved improvements to Stantonsburg Road and water/sewer is available to this property.

There being no further comments, the public hearing was closed.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Glover to adopt the ordinance rezoning 6.79 acres located at the northeast corner of the intersection of B's Barbeque Road and Stantonsburg Road from MO to CG. Motion carried unanimously. (Ordinance No. 08-67)

ORDINANCE REQUESTED BY JEREMY SPENGE MAN TO AMEND DEFINITION OF "CONVENTIONAL RESTAURANT", FOR PURPOSES OF QUALIFYING AS A PRINCIPAL USE RESTAURANT UNDER THE ZONING REGULATIONS, TO REDUCE THE MINIMUM SALES REQUIREMENT OF PREPARED AND/OR PACKAGED FOODS, IN A READY-TO-CONSUME STATE, DURING ANY MONTH, FROM MORE THAN FIFTY PERCENT OF TOTAL GROSS RECEIPTS IN ALL CASES TO EITHER MORE THAN FIFTY PERCENT OF TOTAL GROSS RECEIPTS OR HAS MONTHLY SALES OF PREPARED AND/OR PACKAGED FOOD IN A READY-TO-CONSUME STATE IN EXCESS OF THIRTY PERCENT OF THE TOTAL GROSS RECEIPTS FOR SUCH ESTABLISHMENT AND SUCH SALES ARE NOT LESS THAN SEVENTY-FIVE THOUSAND DOLLARS FOR SUCH ESTABLISHMENT FOR EACH QUARTER-YEAR PERIOD OF EACH YEAR, AND TO INCLUDE SPECIFIC CRITERIA FOR DETERMINING WHICH SALES CAN BE ATTRIBUTED IN THE PORTION OF SALES OF PREPARED AND/OR PACKAGED FOOD IN A READY-TO-CONSUME STATE IN THE DEFINITIONS FOR CONVENTIONAL RESTAURANT AND FAST FOOD RESTAURANT – CONTINUED UNTIL AUGUST 2008

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2 and June 9, 2008 setting this time, date and place for a public hearing to consider a request by Jeremy Spengeman to amend the definition of "conventional restaurant", for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty percent of total gross receipts in all cases to either more than fifty percent of total gross receipts or has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty percent of the total gross receipts for such establishment and such sales are not less than \$75,000 for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant. The Planning and Zoning Commission voted to recommend denial of the request.

Chief Planner Harry Hamilton stated that under the zoning regulations, the primary distinction between a restaurant and a public or private club is the minimum percentage of food sales to total sales requirement applicable to restaurants and the option of a club to require a membership,

cover, or minimum charge for admittance or service during regular or special periods of operation. Under the proposed ordinance, restaurants will not be permitted to charge a membership or admittance fee under any circumstances; however, a public or private club may continue to charge a membership or admittance fee. For purposes of alcoholic beverage control, the State currently qualifies as a restaurant any establishment that has revenue from food sales in excess of 30% of total sales during any month. The State requirement, in the mid-1990's, mirrored the current City's standard; however, the percentage was lowered by the State to allow more locations to qualify for a mixed beverage license under the auspices of a restaurant. Prior to State adoption of the reduced requirement, establishments not meeting the 50% rule had to qualify as a private membership club. Staff is of the opinion that the State's current 30% ABC law has no direct relation to the establishment or qualification of a principal use under zoning and should not be utilized to determine the establishment of a restaurant. The State has a complete system for regulating the sale and consumption of alcoholic beverages and, as a result, the City cannot further regulate alcohol sales. The City may, however, define a restaurant for the purpose of zoning regulation, and this local zoning authority does not override or conflict with the State's definition of restaurant for the sale of alcohol. The State's definition of restaurant and the City's definition and regulation of restaurant are independent in purpose and application. Under the City's current zoning regulations, both restaurant and public or private club are clearly defined. A restaurant is an establishment in which the principal use is the sale and/or consumption of food. A 50% food sales requirement applies and a minimum admittance free or cover charge is not allowed. Restaurants may sell alcohol beverages; however, for purposes of qualification as a restaurant, the sale and consumption of alcoholic beverages is not considered a food product and does not count toward the 50% rule requirement. Items not included in the portion of sales that can be attributed to the sale of food include mixed alcoholic beverages, including the mixer; any other alcoholic beverage (beer, wine, etc.); grocery items not ordered and purchased with meals; a membership, cover or other minimum charge for admittance or service; and any other product, item, entertainment, service or gratuity. A public or private club is an establishment in which the principal use is entertainment and which cannot qualify under the definition of restaurant. The State's alcohol control agency (ABC and ALE) is responsible for periodic inspection of a licensed establishment for the purpose of monitoring compliance with the State's 30% rule and other matters. The City may request and receive copies of the ALE inspection reports and utilize such information in determining the use qualification of the licensed establishments. Conventional restaurants, as currently defined, are allowed as a permitted and/or special use in the MS, MO, MCG, MCH OR, all five commercial, and all four industrial districts. Public or private clubs, as currently defined, are allowed as a special use in the CD, CDF, CG and CH zoning districts.

Mr. Hamilton continued by stating that a survey of nightclub and restaurant zoning requirements indicated that towns had regulations regarding this issue as follows:

- Cary, NC—51% (taken from definition of nightclub/bar)
- Chapel Hill, NC—The zoning ordinance does not specify a minimum food sales percentage
- Fayetteville, NC—The zoning ordinance does not specify a minimum food sales percentage
- Garner, NC—51% (specified in the zoning regulations)
- Jacksonville, NC—30% (specified in the zoning regulations)
- Kinston, NC—The zoning ordinance does not specify a minimum food sales percentage



- Rocky Mount, NC—The zoning ordinance does not specify a minimum food sales percentage
- Washington, NC—50% (specified in the zoning regulations)
- Wilmington, NC—The zoning ordinance does not specify a minimum food sales percentage
- Wilson, NC—30% (specified in the zoning regulations)
- Greenville, NC—Greater than 50% (specified in the zoning regulations)

Mr. Hamilton further stated that if the minimum food sales standard is reduced from 50% to 30%, the establishments that are currently not qualified as a restaurant solely because of the 50% rule, which can meet the 30% rule, will then become a permitted or special use option in ten additional zoning districts. Such a change will facilitate the establishment of currently considered principal use public/private clubs under the relaxed definition of restaurant in a greater variety of locations. Specifically, the introduction of such (30% qualified) establishments in the medical districts, the CN, OR, and all industrial districts is not in keeping with the purpose and intent of those districts.

Mr. Hamilton summarized by stating that the principal use and purpose of a restaurant is the preparation, sale and consumption of food. Under the current requirement, a majority of sales revenue must be derived from the sale of food—50% rule. City staff has, by interpretation and practice, used the same standard the State uses in determining what constitutes food. Alcoholic beverages and other sales previously noted do not qualify as food. Under the current definition, restaurants and clubs are clearly separate uses. A significant portion of restaurant total sales must be food (more than 50%). A club does not have to sell any food. The proposed definition will, in effect, create a new use category—a 30% food sales qualified restaurant subject to a minimum quarterly sales requirement of \$75,000. In staff's opinion, the proposed use (30% rule restaurant) is not a restaurant in the traditional sense. It is something different. The amendment will create a new use category by virtue of the definition change. If City Council is of the opinion 30% rule restaurants are appropriate in all districts that currently allow conventional restaurants, the adoption of the proposed ordinance will accomplish this. The Planning and Zoning Commission considered this issue over several months and recommended denial.

Discussion occurred about the ALE reports for establishments selling alcoholic beverages being available and Dr. Unks complying with the State regulations, as did the method of enforcement, which Mr. Hamilton explained was complaint-driven, due to the lack of staff to actually monitor every establishment. Mr. Hamilton also stated that charging a cover charge is a problem. Mr. Hamilton reminded the Council that this ordinance would change the ordinance for all conventional restaurants, not just Dr. Unks.

Mr. Hamilton stated that the general principle of the primary use of a restaurant went back to the original zoning in Greenville, which was 1969. In the 1980s, specific definitions were created stating the restaurant was the preparation and consumption of food. In 1991, that was further clarified and the 51% standard was implemented at that time.

Mayor Dunn declared the public hearing open and solicited comments from the audience.

Mr. Phil Dixon, representing the petitioner, stated that the petitioner owns Basils and Dr. Unks. In the mid-1990s, the State changed the regulations so that more restaurants could serve

alcoholic beverages. Many cities changed to go with the requirement of the State or eliminated the requirement. The cities that did away with the requirement are university towns. Until this issue came up, there was nothing that told how to calculate the percentages. Therefore, the ordinance should be amended to determine how food sales are calculated; however, the percentage should not be 50%. Sysco, a food distributor, says that Dr. Unks is one of the top 10 restaurants in Greenville in food sales. Mr. Dixon stated that he contacted the ABC Officer, who informed Mr. Dixon that restaurants are monitored for a brief time when they first open and that when the ABC is satisfied that they are in compliance, they do not continue to monitor the restaurant unless there are complaints. There are only two officers for the State of North Carolina. Basils hasn't been audited for 9.5 years. Mr. Dixon stated that he contacted the ABC and asked them to provide information for restaurants in Greenville, and they could only provide it for two restaurants. One of the restaurants for which information was provided had not met the requirement for over a year and one failed to meet it three or four times in one year. Dr. Unks is a nice safe venue. Mr. Dixon asked the people in the audience who were in favor of Dr. Unks to stand, and approximately 30 people stood.

Mr. Steven Fisher, attorney, stated that he has lived in the neighborhood for 15 years, and it takes him 20 seconds to walk to Dr. Unks. When he first moved there, there was no lighting in the parking lot and the parking lot was empty. Alcohol and drugs were commonplace in the area. He would routinely call the Police Department about activity in the parking lot. The neighborhood is safe. Dr. Unks provides live music that cannot be found anywhere else and the place is enjoyed by people of all ages. It would be a tragedy if it did not continue to exist.

Mr. Sandrogeny, former ABC auditor who performed audits at Dr. Unks, stated that the restaurant had impeccable records and all source documents were in place. Everything was provided to him that he needed. Dr. Unks met the 30 percent food requirements rule. In his 17 years as auditor, he does not recall any business being faced with a 50% requirement, and it is definitely not used widely across the State. When he was a State auditor, he was contacted by the Planning Department and asked about the records of Dr. Unks, and he gave the reports to the City. When he was asked if he needed any other reports, he was informed that the Department did not. There are 52 mixed beverage restaurants in Greenville and, of those, a quarter are required to submit reports to the ABC Commissions. Mr. Sandrogeny concluded by stating that Dr. Unks meets the State requirements of a restaurant.

Mr. Jeremy Spengeman stated that in 2007, Dr. Unks had over \$360,000 in food sales and it continues to see increased food sales. Being in the top 10% of restaurant purchasers does not make it a restaurant. There are other restaurants not meeting the requirement. Mr. Spengeman stated that this is selective enforcement and stated that he is clueless why the ordinance is now being used against Dr. Unks when other restaurants have less than 50% food sales. One would expect that the City staff survey would be biased. The cities most like Greenville were 30% or nothing. Mr. Spengeman stated that he would like for other restaurants and his to have the 30% option. Not only do his partners and he own the business, but they own the building as well. Their livelihood depends on how the restaurant does, so they must pursue every available option. He thanked everyone for supporting his business.

Mr. Jerry Brown, the teaching pastor at Harmony Church, stated that the Church meets in Dr. Unks. He encouraged the City Council to adopt the ordinance to allow small business owners to

move forward and fulfill their dreams. He also stated that it would fit in with the City's value of progressiveness and moving forward.

Mr. Scott Webb of Sysco Foods stated that Dr. Unks is one of the top 10 restaurants served in the Greenville market. It is as good a restaurant as Greenville has.

Mr. Jonathan Corsey, who works at Viquet and is a student at East Carolina University, stated that he lives ½ block from Dr. Unks, and this is his favorite place to go. It is a safe place to go to hear live music, and it would be a travesty and shame for it to close.

Mr. Alex Thorpe of 702 East Third Street stated that he was in support of the amendment. Dr. Unks is doing things the right way by going before the Board and doing everything they can to stay in business. He asked the Council to not ask the police, but to ask the neighbors, about the business.

Mr. John Tostrone, owner of Bolis Fifth Street Pizzeria, stated that the way the sale of alcohol is being measured is inaccurate.

Mr. Gary Nobles, owner of property at the intersection of Fifth and Evans Streets, stated that he recently had someone in the process of leasing his building and when the person found out he could only sell 49% alcohol, he did not lease the building.

Mr. Kevin Brooks, co-owner of Dr. Unks, stated that it would be a shame to close the restaurant.

Mr. Neil Boardman stated that he has been in Greenville for 25 years and has seen a lot of change. This ordinance is in keeping with the spirit of Greenville. The City has come from having no businesses open on Sundays because of the Blue Law to having stores open. Because of that, Greenville has such businesses as the Red Lobster and Circuit City. He asked the Council to make a slight adjustment to the ordinance to fall in line with the State of North Carolina.

Ms. Andrea Watts, who is in the entertainment business, stated that she moved to Greenville from New Bern over two years ago because she could make a living making music here. Dr. Unks is the only place allowing bands from all over the country to provide the best entertainment there is. Having Dr. Unks to close would be a horrific thing to happen.

Mr. John Gresham of the River University Neighborhood Association (TRUNA) reminded the Council that a few years ago, the City Council rezoned the property from R6 to R6S to make neighborhoods wholesome. The proposed ordinance is not a decision for a single business (Dr. Unks); it is for all of Greenville, and approval would be felt in neighborhoods citywide. TRUNA is not opposed to small businesses; however, the proposed ordinance will allow a restaurant or nightclub to operate under the disguise of a restaurant. One of the attractions of the neighborhood is it being close to schools, churches, etc. An establishment open until 2 a.m. and with 65% of sales as alcohol is a nightclub, and this one is operating in the middle of an R6S zone. An issue brought forth by the petitioner is that the establishment is being treated unfairly. Actions taken were all violations of current ordinances, and breaking current ordinances is not a rationale for changing the ordinance. The demographics of the neighborhood have not changed. Other restaurants have been brought up that may be in violation; however, the question is

whether they are in a Neighborhood Commercial zone. The current owner of the establishment was not aware of the restrictions; however, the previous owner was. The current owners buying the property without knowing the regulations should not obligate the neighborhood to have to put up with it. The definition of restaurant should not be changed for the entire city. Mr. Gresham stated that Greenville should pride itself that it is not like the other cities that have different restrictions. Greenville spent a lot of time, money and effort to improve the neighborhoods, and to allow a nightclub to operate in the center of a neighborhood would be a giant step backwards. There have been 35 calls to the Police Department just for Dr. Unks, including assaults on females, fights, disturbing the peace, larceny from vehicles, and a recent shooting. Mr. Gresham concluded by asking the Council Members to ask themselves whether they would tolerate an establishment that serves \$20 in alcohol to \$10 in food in their neighborhood. He also encouraged the Council to consider that this ordinance would apply to the entire city.

Mrs. Peg Gemperline expressed that she is opposed to the proposal to reduce the food sales requirement for conventional restaurants. She stated that in the interest of surrounding neighborhoods and nearby residents and businesses, the City is right to carefully locate and monitor establishments whose main source of income is serving alcohol for on-premise consumption. She opposed the operation of the previous restaurant in this location when it was seeking to open in the neighborhood commercial strip in 2000 for many reasons. She felt that serving alcohol until 2:00 a.m. every day was not compatible with the surrounding residential properties, most of which are single-family homes. The only immediate access to and from the restaurant is via side streets that go through residential zones. There is no significant buffer between the restaurant and the neighboring properties zoned R6, so noise from people and automobiles coming and going late at night adversely impacts the residents of the surrounding properties. There are no sidewalks for customers walking to or from the establishment late at night except the one on Third Street from Jarvis Street to Reade Circle. Mrs. Gemperline concluded by stating that she expressed her objections in writing to the City Manager (Ron Kimble) in 2000 and was assured that the owners of the Main Street Beer Company (the first restaurant in the location) intended to fully comply with the City's applicable restaurant requirements, and it was under those conditions that a "conventional restaurant" was first brought into this location. Changing the rules now is not fair to the neighborhood nor is it in the best interests of the neighborhood.

Mr. Marvin Casper, stating that he lives three blocks from this restaurant, expressed concern about the intoxicated people that come out of the restaurant at 2:00 a.m., the traffic that comes from downtown bars into the neighborhood. His bedroom faces Third Street, which is where they walk when leaving Dr. Unks. This is a residential neighborhood, and they don't need a Dr. Unks in the neighborhood.

Ms. Christy McLawhorn, President of the Colonial Heights Neighborhood Association, explained that this would impact so many other neighborhoods that are bordered by commercial districts. The City needs to look at other areas this would impact, as well. Dr. Unks may need to change its service to gear more toward food and less on alcohol.

Ms. Artemis Kares, who lives about a block and a half from Dr. Unks, stated that when this issue was before the Planning and Zoning Commission, Mike McCammon requested from the Police Chief and received figures for the area, and there were a number of incidents for the year. There

has been crime in the area, and the facts don't back up the statement that the neighborhood is safer. Dr. Unks is a fine establishment, and it is great that Greenville has a venue to have live music; however, it is in the wrong location. She encouraged the Council to not change the rule for the whole city based on a problem that exists for this one location.

There being no further comments, the public hearing was closed.

After discussion among the Council Members about enforcement and staff being questioned about such, Mr. Hamilton stated that some cities don't distinguish between restaurants and clubs. The City doesn't receive many complaints with respect to restaurants; however, it has received complaints about Dr. Unks. When complaints are received, staff has to go investigate. Staff does not go out looking for restaurants that are not complying. Enforcement is complaint driven. In general, the purpose of zoning is to have some kind of oversight of what develops in an area so it is fair to the property owners around it. They try to find a compromise between property rights of the business and of the neighbors. The 50% requirement seems logical, as people almost always spend more on food than wine. In commercial zones, restaurant is a permitted use; however, a 30% requirement gets too close to a bar and nightclub use, which is appropriate downtown but not in the middle of a neighborhood.

Council discussed ways that a compromise could take place and the pros and cons of having such a business in the middle of a neighborhood.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Glover to adopt the ordinance and work with it the best the Council can to control it.

Motion was made by Council Member Spell to call the question, which died due to the lack of a second.

Council Member Glover offered a substitute motion, which was to leave it like it is and to start discussion about going down on percentages of food at the August meeting.

City Attorney Holec reminded the Council that the original motion is to approve the ordinance as it is and there is a second. He stated that it was asked if the Council could vote to make the use allowed by the changed definition a special use permit. Council cannot since such an amendment has not been through the required process. It would take the applicant or City Council to initiate the request. This amendment is changing the definition of a restaurant. If Council is interested in thinking about making this a special use permit, the motion could be to continue this until August and to ask staff to give information on alternatives in order to address the issue.

Motion was made by Council Member Mercer and seconded by Council Member Spell to call the question. Motion carried with a 5:1 vote. (Mayor Pro-Tem Council and Council Members Glover, Mercer, Spell and Kittrell voted in favor of the motion. Council Member Joyner voted in opposition.)

Council Member Glover stated that her substitute motion to leave it like it is and then look at what Greenville's 50% is and see what can be done about it was not given an opportunity to be considered. Motion was seconded by Mayor Pro-Tem Council.

City Attorney Holec restated the substitute motion, which was to continue this matter until August and ask staff to bring back information about options on this matter in a report to City Council, and Council Member Glover and Mayor Pro-Tem Council concurred that was the intent of the substitute motion.

Mayor Pro-Tem Council asked if it could be added to the motion to have the State auditors check all other restaurants near neighborhoods so the Council can get figures on them. She was told that the City can make the request.

Director of Community Development Merrill Flood asked for clarification on what Council wanted. He reminded the Council that this would be citywide in neighborhood commercial zoning districts and stated that neighborhood commercial districts are more restrictive than commercial districts that may be adjacent to neighborhoods that would be able to support both activities. Therefore, it really needs to be defined.

Staff was asked to dig deeper into university towns like Chapel Hill to find out why they don't have an ordinance or ratio, to see what they are doing, and to explore the special use options.

Mr. Flood stated that staff will work to have the report completed by August and if they find they need more time, he will let the City Manager know.

Council Member Glover asked that having staff to obtain information from other college towns and about businesses similarly situated in neighborhoods in neighborhood commercial districts be added to the original motion to continue this request until August, and Mayor Pro-Tem Council concurred with adding it. Motion carried unanimously.

City Manager Bowers stated that he and the City Attorney will collaborate and send a memo to the Council listing the information to be provided, and if they don't have it right, then the Council can let them know.

ORDINANCE REQUESTED BY COMMUNITY DEVELOPMENT DEPARTMENT TO AMEND THE MCH DISTRICT TABLE OF USES TO INCLUDE A NEW USE ENTITLED "MINI-STORAGE WAREHOUSE, HOUSEHOLD; EXCLUDING OUTSIDE STORAGE" AS A PERMITTED USE - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2 and June 9, 2008 setting this time, date and place for a public hearing to consider a request by the Community Development Department to amend the MCH district table of uses to include a new use entitled "mini-storage warehouse, household; excluding outside storage" as a permitted use. The Planning and Zoning Commission voted to recommend approval of the request.

Mr. Michael Dail, Planner, stated that the purpose of the amendment is to provide the “mini-storage warehouse, household; excluding outside storage” option in the Medical District yielding additional storage opportunities for current and future residents in accordance with the goals and objectives of the Medical District Plan and Comprehensive Plan.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Joyner to adopt the ordinance amending the MCH district table of uses to include a new use entitled “mini-storage warehouse, household; excluding outside storage” as a permitted use. Motion carried unanimously. (Ordinance No. 08-68)

ORDINANCE ANNEXING CRAIG F. GOESS AND CRAIG M. GOESS PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST FIRE TOWER ROAD AND SOUTH MEMORIAL DRIVE – ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2, 2008 setting this time, date and place for a public hearing to consider a request to annex Craig F. Goess and Craig M. Goess property containing 5.5972 acres located at the northeast corner of the intersection of West Fire Tower Road and South Memorial Drive. This is a contiguous annexation.

Mr. Seth Laughlin, Planner, delineated the property on a map and stated that the property is located in Voting District 5. The property is currently vacant and the proposed use is retail space. The current population is 0 and the anticipated population at full development is 0.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Council Member Joyner to adopt the ordinance to annex Craig F. Goess and Craig M. Goess property containing 5.5972 acres located at the northeast corner of the intersection of West Fire Tower Road and South Memorial Drive.. Motion carried unanimously. (Ordinance No. 08-69)

ORDINANCE ANNEXING STATE OF NORTH CAROLINA AND POHL, LLC ET. AL. PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTHEAST GREENVILLE BOULEVARD AND OLD CREEK ROAD -ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 2, 2008 setting this time, date and place for a public hearing to consider a request to annex State of North Carolina and POHL, LLC et. al. property containing 12.6730 acres located at the southeast corner of the intersection of Northeast Greenville Boulevard and Old Creek Road. This is a noncontiguous annexation.

Mr. Seth Laughlin, Planner, delineated the property on a map and stated that the property is located in Voting District 1. The property is currently vacant and the proposed use is a State

government office complex. The current population is 0 and the anticipated population at full development is 0.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Joyner and seconded by Council Member Mercer to adopt the ordinance to annex State of North Carolina and POHL, LLC et. al. property containing 12.6730 acres located at the southeast corner of the intersection of Northeast Greenville Boulevard and Old Creek Road. Motion carried unanimously. (Ordinance No. 08-70)

RESOLUTIONS AUTHORIZING THE FILING OF TWO GRANT APPLICATIONS FOR FEDERAL TRANSPORTATION ASSISTANCE ON BEHALF OF THE GREENVILLE AREA TRANSIT (GREAT) SYSTEM – ADOPTED

Transit Manager Nancy Harrington stated that this is a public hearing for grant applications for federal funds designated for the City of Greenville to assist GREAT with routine capital and operating expenses in FY 2008-2009 and a federal “Bus and Bus Facilities” earmark to be used for the purchase of expansion buses and/or the Intermodal Transportation Center project. The first grant application is for Section 5307 funds which are available to urban areas with populations of 50,000 to 200,000 to assist with small capital and operating expenses associated with operating a bus system. The grant funds are used to reimburse the City for one-half the operating deficit and eighty percent of capital expenditures. Staff recommends requesting the total federal amount allocated for Greenville, \$1,047,038. The City’s match for this grant is estimated at \$246,500 and is included in the FY 2008-2009 budget. The second grant application is for Section 5309 capital funds which are used for larger capital expenses associated with expansion of services. This application is for the federal amount

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to adopt the resolutions authorizing the City to file the grant applications. Motion carried unanimously. (Resolution Nos. 08-35 and 08-36)

PUBLIC HEARING ON A REQUEST BY MICHAEL WARD D/B/A DEJEWSKIS LIMOUSINE SERVICE TO OBTAIN A LIMOUSINE FRANCHISE - TABLED

City Manager Bowers reported that information that had been requested from Mr. Ward had not been received. He requested that this item be tabled.

Motion was made by Council Member Joyner and seconded by Council Member Glover to table this item until the information is received. Motion carried unanimously.

PUBLIC COMMENT PERIOD

Mr. Frank Schenck gave an update on public access channel issues.



Mr. Terry Boardman expressed concern about the City not approving a speed bump and stop sign on King George Road.

Mr. Neil Boardman reiterated that speed bumps are needed on King George Road. He expressed that the City should look in the neighborhoods and see what efforts can be made regarding safety.

Ms. Mary Cox expressed concerns about different issues and informed the Council that she would get her thoughts together on paper and provide them to the Council.

Mr. Chris Mansfield, President of the Tar River Neighborhood Association, thanked the Council for having the wisdom to hire a neighborhood officer. It will be very helpful to have that kind of person to relate to, and he looks forward to a productive relationship.

GREENVILLE HOUSING DEVELOPMENT CORPORATION LOAN TO DEVELOP THE CRYSTAL SPRINGS ELDERLY HOUSING APARTMENTS – APPROVED

Director of Community Development Merrill Flood stated that the Greenville Housing Development Corporation has determined that a need exists for more quality affordable rental housing for elderly residents of Greenville. These findings were made as a result of a 2006 Housing Market Study commissioned by the Corporation. Working with Scott Redinger, Inc., the Corporation has prepared a low income housing tax credit application to the North Carolina Housing Finance Agency for tax credit financing for an elderly affordable housing development entitled Crystal Springs Apartments. A project of 64 units of affordable rental housing for the elderly is being planned by the Corporation. The total project cost is estimated at \$7,190,385 and would be located on Lake Drive and Spring Forest Drive

Mr. Scott Redinger of Wilmington stated that in 2006, the Greenville Housing Development Corporation (GHDC) paid for a housing needs assessment to be done. The greatest housing need is rental housing for lower income seniors. In 2006 the City adopted the West Greenville Redevelopment Plan. The development objective of the City was to revitalize the West Greenville area, and the development objective of the GHDC was construction of 64 apartments for the lower income elderly. There were insufficient City resources, staff and funding for West Greenville improvements, and the City needed development partners to invest funds in West Greenville. Crystal Springs has a funding gap of \$256,000. Because the City had \$350,000 for housing development in West Greenville, the GHDC has requested that the City provide a deferred loan of \$256,000 at two percent interest for Crystal Springs. It is the intent to apply for tax credits. The tax credit application process is highly competitive, and applicants are awarded points for participation by the local government. As a result and in an effort to insure that the project is competitive, the GHDC has requested that the City provide a loan of \$256,000 at two percent interest for 20 years in 2010. The Corporation would deposit \$350,000 at the time the loan is made by the City into an account for revitalization projects in the West Greenville Certified Revitalization Area. The Corporation and City would agree on projects to be undertaken with those funds. The loan and funds for revitalization activities would occur in a simultaneous transaction in 2010. Benefits of the project would result in the construction of elderly affordable housing units and complement the City's 2008 Consolidated Plan objectives.

The benefit to the City would be an immediate 36% return on its money, a \$4,818,731 apartment community for seniors with an estimated annual revenue to the City of \$26,94, a \$350,000 revolving fund invested in West Greenville, and 64 units for lower income seniors. The project will be underwritten by the construction lender, equity investor and first mortgage lender before it closes. The City will not invest its money until the final closing, which will be when the project is 90% leased and when the project has operated at a 1.15 debt coverage ratio for 90 days after 90% lease. The transfer of GHDC funds and City funds will occur at the same time at permanent closing. Forty units will be for seniors at 50% median income or below, and 24 units will be for seniors with 60% median income or below. Forty will be for Section 8 assistance, and 24 would benefit from the tax credit program. Persons eligible for the units will be 55 and over.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Joyner to approve the loan request by the Greenville Housing Development Corporation for the Crystal Springs Elderly Housing Apartments and authorization for the appropriate City officials to execute the appropriate documents. Motion carried unanimously. (Contract No. 1695)

2008-2009 ANNUAL WORK PLAN AND FINANCIAL PLAN FOR THE REDEVELOPMENT COMMISSION OF GREENVILLE - ADOPTED

Planner Carl Rees stated that prior to the end of each fiscal year, the Redevelopment Commission prepares and adopts an annual work plan intended to guide the work of the Commission and staff throughout the coming year. Individual items within the work plan are either explicitly listed within the Center City – West Greenville Revitalization Plan or represent strategies designed to achieve the broader goals of those plans. The Redevelopment Commission approved these items for FY 2008-2009 on June 3, 2008.

- Business Retention Program
- Center City Design Standards
- Historic Adaptive Reuse Projects
- West Greenville Building Block Grants
- West Greenville Business Plan Competition
- West Greenville Assisted Living Center
- Streetscape Pilot Projects
- Comprehensive Wayfinding Project
- Revitalization Area TIF District
- Restaurant Start-Up Initiative
- Residential & Mixed Use Development – Nathaniel Village at West Fifth Street (48 units/104 bedrooms) and First Street Place at First and Pitt Streets (193 units/288 bedrooms)
- West Greenville Small Business Incubator
- Open Air Market Initiative
- Civic Art Initiative
- Revitalization Area Marketing Program
- Town Common Area Improvement Study
- West Fifth Street Gateway Project
- Comprehensive Wayfinding Project

- Civic Art Viewing Area
- Sculpture by ECU Art Faculty
- Civic Art
- Civic Plaza & Open Air Market Initiative

The following financial plan was presented to Council.

WEST GREENVILLE BOND FUNDS 2007 – 2008 BUDGET AUTHORITY

Activity	Authorized Budget	Expended	Notes
Construction	\$20,500.00	\$5,280.00	Nathaniel Village predevelopment financing
Infrastructure	\$700,050.00	\$95,605.00	Streetscape Master Plan & W.G. Gateway design
Business Relocation	\$150,000.00	\$51,889.00	Relocation expenses for 3 businesses
Development Financing	\$285,000.00	\$22,742.28	W.G. Building Blocks Grants
Demolition	\$250,000.00	\$0.00	
Acquisition	\$650,000.00	\$363,587.60	Acquisition commercial sites

WEST GREENVILLE BOND FUNDS 2008 – 2009 BUDGET REQUEST

Activity	Authorized Budget	Funds Remaining	Requested Funding	Notes
Construction	\$20,500.00	\$15,220.00	\$0.00	
Infrastructure	\$700,050.00	\$604,445.00	\$579,825.00	W.G. Gateway & Eppes Memorial
Business Relocation	\$150,000.00	\$98,111.00	\$0.00	
Development Financing	\$285,000	\$262,257.72	\$0.00	
Demolition	\$250,000.00	\$250,000.00	\$0.00	
Acquisition	\$650,000.00	\$286,412.40	\$0.00	

CENTER CITY BOND FUNDS 2007 – 2008 BUDGET AUTHORITY

Activity	Authorized Budget	Expended	Notes
Acquisition	\$450,000.00	\$10,975.00	Acquisition related due diligence
Demolition	\$150,000.00	\$0.00	
Infrastructure	\$914,950.00	\$171,390.79	Streetscape Master Plan, Wayfinding and Cotanche & Reade St. project design
Development Financing	\$150,000	\$0.00	

CENTER CITY BOND FUNDS 2008 – 2009 BUDGET REQUEST

Activity	Authorized Budget	Funds Remaining	Requested Funding	Notes
Acquisition	\$450,000.00	\$439,025.00	\$300,000.00	Rising Center City property values
Demolition	\$150,000.00	\$150,000.00	\$0.00	
Infrastructure	\$914,950.00	\$743,559.21	\$450,000.00	Wayfinding, Reade &

				Cotanche Street, Town Common
Development Financing	\$150,000	\$150,000.00	\$0.00	

After discussion about the artwork will be, Mr. Rees stated that he will do research to see what the artwork in the actual bus stops will be.

Council Member Glover mentioned two businesses that need to be recognized.

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council Member to adopt the 2008-2009 Annual Work Plan of the Redevelopment Commission of Greenville as well as the proposed Financial Plan for the 2008-2009 fiscal year. Motion carried unanimously. (Document. 08-04)

RESOLUTION APPROVING THE LEASE AGREEMENT WITH GREENVILLE INDUSTRIAL-EPPES HIGH SCHOOL ALUMNI HERITAGE SOCIETY FOR SPACE AT THE EPPES RECREATION CENTER - ADOPTED

City Manager Bowers stated that this lease formalized the terms of use and expanded from two to three the number of rooms utilized within the Eppes Recreation Center by the Greenville Industrial-Eppes High School Alumni Heritage Society for the C. M. Eppes Cultural Center. The request for the leased space submitted by Greenville Industrial-Eppes High School Alumni Heritage Society was approved by the Council on May 8, 2008, and the City Manager was authorized to negotiate a lease agreement; however, formal approval of the lease had to wait until a later meeting in order to allow it to be advertised.

Motion was made by Council Member Glover and seconded by Council Member Joyner to adopt the resolution approving the lease with the Greenville Industrial-Eppes High School Alumni Heritage Society for space at the C.M. Eppes Recreation Center for the C.M. Eppes Cultural Center. Motion carried unanimously. (Resolution No. 08-37 and Contract No. 1696)

ORDINANCE AMENDING TITLE 6, CHAPTER 4 OF THE CITY CODE ENTITLED "CEMETERIES"

Mr. Wes Anderson stated that all aspects of the cemetery operation were transferred to Public Works in 2006. Residents and other customers now purchase all permits, grave site, and services for the City's cemeteries at the Public Works Department. This amendment changes the City Code to reference the Public Works Department where the ordinance previously referred to either the Financial Services Department or the City Clerk's Office. Section 6-4-9 has been amended to propose allowing a flush foot marker for each grave when a central family marker is installed. Previously, only a central monument or head/foot marker was allowed, but not both. Section 6-4-13 has been amended to allow cemetery visitation during daylight hours year round. Additionally, the gates will remain unlocked to provide the Police Department ready access, if necessary. Previously, the cemeteries were open from 8 a.m. to 5 p.m. Leaving the gates unlocked has been done for the past two months, and there have been no problems.

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council to adopt the ordinance amending Title 6, Chapter 4 of the City Code entitled “Cemeteries”. Motion carried unanimously. (Ordinance No. 08-71)

ORDINANCE AMENDING TITLE 6, CHAPTER 3 OF THE CITY CODE ENTITLED “GARBAGE AND REFUSE COLLECTION AND DISPOSAL” - ADOPTED

Director of Public Works Wes Anderson stated that the proposed amendments to the existing garbage and refuse collection and disposal ordinance are to update the existing ordinance, provide clarification of some collection methods, and provide additional provisions needed to enhance the aesthetics of the City. The purposes of the proposed amendments to the existing garbage and refuse collection and disposal ordinance are to update the existing ordinance, provide clarification of some collection methods, and provide additional provisions intended to enhance the aesthetics of the City as follows:

- The City presently collects building, renovation, and demolition debris from residences when generated and placed behind the curb by the homeowner or tenant. Based on current state regulations, construction and demolition debris must be segregated from other materials and disposed of separately. The Pitt County Transfer Station has a separate area for disposing of construction debris from bulky items/refuse while vegetation and other inert debris are delivered to the Highway 33 LCID Landfill. Due to this requirement, the Public Works Department is not able to service the City to collect this material with a separate truck for disposal. Due to these issues, the Public Works Department proposes to add Section 6-3-2 (d). The proposed addition to this section will eliminate collection of building, renovation, and demolition debris from any residence. The Public Works Department will provide notice to citizens through multiple means on how residents can dispose of these materials due to this requirement.
- Presently, receptacles for backyard collection are required to be placed in a location that is accessible to a two-wheeled cart. A change to Section 6-3-4 (b) is proposed to clarify that the Public Works Director or designee will determine if the container is accessible. This proposed article amendment will also add “under carports” and “on porches” as locations that containers shall not be placed.
- The City’s goal is to increase the recycling and solid waste diversion rate. Section 6-3-4 (c) proposes an amendment to allow up to three (3) containers for recycling instead of the present maximum of two (2) containers. This will allow for a potential increase in recycling volume. This proposed amendment also clarifies that the container should have a City recycling decal attached in a visible location.
- An issue with curbside collection is that some citizens will remove the container from the curb but not move it to the back of the residence or to a place out of sight from the road. The proposed addition to 6-3-4 (e) clarifies that the roll-out cart should be removed from the curb and be placed in a location on the property that is not in the right-of-way or easement and not located in the front yard of the property at the residential dwelling. The object of this change is to improve community aesthetics.
- Section 6-3-7 (a) (5) has been deleted in order to allow disposal of trash, cuttings, clippings, and other debris in plastic bags. This is not required but is at the option of the resident.
- Another proposed addition is 6-3-7 (d) that addresses an aesthetic issue associated with residents placing bulky items at the curb for collection many days ahead of their service day.

This impacts the community's aesthetics, as bulky items are placed out for up to a week at a time. Proposed in this new section is a requirement for residents not to place bulky items at the curb for collection more than two (2) days in advance of their collection day.

- Section 6-3-12 has been added to describe the Public Works Department's special services collection program. This program is designed to assist residents that have a medical condition which prevents the resident from being able to roll out a City-approved cart to the curb for collection.
- A proposed amendment to Section 6-3-21 clarifies that the City does not collect industrial waste.
- The proposed changes to Section 6-3-23 update the existing ordinance to reflect that the City utilizes six (6) and eight (8) yard containers and no longer sells two (2), three (3), or four (4) yard containers. An additional provision in this section will allow multi-family complexes with existing smaller containers to continue to utilize these containers as long as they are compatible with Public Works' front loader truck.
- Most dumpster containers are now manufactured with heavy-duty plastic lids. The proposed addition to section 6-3-24 adds language that plastic lids designed for the container are allowed. Also in this section, language has been added to require proper maintenance of the lids such that the lid opens and closes easily. This will allow efficient collection and reduce garbage falling on the ground during collection.
- Manufacturers of the dumpster containers sold by the City only provide a twelve (12) month warranty. The proposed amendment to section 6-3-25 and 6-3-34 (a) makes the City's warranty for the containers consistent with the manufacturer's warranty. The proposed change to these sections also removes language regarding maintenance of wheels since the dumpster containers now utilized do not have wheels. An addition to Section 6-3-34 (a) also requires repair of dumpsters by the owner to a serviceable condition within ten (10) days of notice of needed repair.
- The Public Works Department has a constant problem with businesses placing garbage in public receptacles. The receptacles are not placed in the community for this purpose. Section 6-3-35 adds language to make use of a public receptacle or dumpster for the purpose of disposing of garbage or refuse from a business unlawful.

Mr. Anderson further stated that the penalty for noncompliance is \$50, with a warning on the first offense. Changes will go into effect August 1, which allows time for an information campaign including multimedia, website, television and newspaper. The changes were based on complaints, procedures, and new requirements.

Concerns of individual Council Members included the lack of input from employees and citizens, the ability of the elderly and disabled to take and remove the materials as required, and the length of time the citizens have to roll the carts to the street.

The Mayor suggested that the Public Works Department review the new regulations and come back to the Council in three months and report on how it is working.

Motion was made by Council Member Spell and seconded by Council Member Mercer to approve the ordinance revisions and adopt the ordinance amendments to Title 6, Chapter 3 of the City Code: "Garbage and Refuse Collection and Disposal." Motion carried with a vote of 4:3. Council Members Mercer, Spell and Kittrell voted in favor of the motion. Mayor Pro-Tem

Council and Council Members Joyner and Glover voted in opposition. Mayor Dunn broke the tie by voting in favor of the motion. (Ordinance No. 08-72)

CONTRACT AWARD FOR EMS UNIT WITHOUT FORMAL BID PROCESS - APPROVED

Chief of Fire/Rescue informed the Council that this is a request to award a contract for the purchase of one EMS unit and to waive the formal bid process for this unit. The purchase is a piggyback on the City's own bid for the one purchased in April.

Motion was made by Council Member Glover and seconded by Council Member Joyner to approve a contract award to Southeastern Specialty Vehicles, Inc. of Wake Forest, NC, in the amount of \$231,027 as per the previous City of Greenville Bid #2007/08-07. Motion carried unanimously. (Contract No. 1697)

CABLE TELEVISION GOVERNMENT ACCESS CHANNEL AD HOC ADVISORY COMMITTEE - APPROVED

Assistant City Manager Thom Moton informed the Council that the City Council passed an ordinance on June 11, 2007 dissolving the Citizens Advisory Commission on Cable Television and the concomitant references in the Code of Ordinances. This action was taken in recognition of the recently implemented state law creating state cable franchises, which reduced the body's historical role and its need. At that meeting, Council Member Spell requested some form of citizens' advisory commission on cable television, and two versions of a proposed ordinance were considered by the City Council. After much Council discussion, a consensus was reached that there was some benefit to seeking citizen input on government access channel programming. While a move to create a permanent commission failed, Council Member Dunn proposed a motion directing staff to return to the City Council a proposal to create an ad hoc committee, and that motion was approved. The proposed plan accomplishes the City Council's directive. Assistant City Manager Moton concluded by stating that it should take about 100 hours of staff time, and costs of approximately \$250 will be incurred for incidental expenses.

Motion was made by Council Member Spell and seconded by Council Member Joyner to approve the creation of the Cable Television Government Access Channel Ad Hoc Advisory Committee and direct the City Attorney to prepare a resolution formalizing the creation for City Council consideration for consideration in August 2008. Motion carried unanimously.

RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTY OF CHARLES GREGORY EDWARDS AND SHEILA B. EDWARDS - ADOPTED

City Attorney Holec informed the Council that it received the presentation on the Greenville connection project on Monday night. The City has been unsuccessful in its efforts to negotiate the purchase of the main parcel of land located within the property necessary for this project. The property is located at 509 West Fourteenth Street, and an appraisal has determined that the value of the property is \$240,000. The owners and the City could not agree on the purchase price to be paid by the City to the owners for the acquisition. Because of this, use of the City's power of eminent domain to acquire the property and have the court determine the amount of just

compensation is necessary. It is recommended that Council approve the resolution which authorizes the condemnation action.

Motion was made by Council Member Joyner and seconded by Council Member Mercer to adopt the resolution authorizing condemnation to acquire certain property of Charles Gregory Edwards and Sheila B. Edwards.

Mayor Pro-Tem Council expressed concerns about the property owners feeling that they are being taken advantage of by the City. The property owners are elderly.

City Attorney Holec informed the Council that the City had made an offer, the Edwards family had counter offered, and the City came back with another offer. Negotiations have been ongoing since December.

After suggestion by the City Attorney that the details be discussed in closed session, Council Member Joyner withdrew his motion and Council Member Mercer withdrew his second.

(NOTE: Final action on this item was taken after the closed session.)

ORDINANCES ADOPTING BUDGETS FOR 2008-2009 AND FINANCIAL PLANS FOR 2009-2010: CITY OF GREENVILLE, GREENVILLE UTILITIES COMMISSION, SHEPPARD MEMORIAL LIBRARY AND GREENVILLE-PITT COUNTY CONVENTION & VISITORS AUTHORITY - ADOPTED

City Manager Bowers informed the Council that the City budget ordinance for FY 2008-09 contains expenditures and revenues in the amount of \$95,213,937 for the City, \$2,279,423 for Sheppard Memorial Library, and \$873,377 for the Convention and Visitors Authority, and it is all included in one budget ordinance. The proposed tax rate is \$.52, which is revenue neutral. The second ordinance is the FY 2008-09 for Greenville Utilities, which includes revenues and expenditures in the amount of \$246,797,366. The third action to be taken by Council is approval of the 2009-2010 financial plan for all four entities. The financial plan is subject to reenactment next year. There are carry-over amounts that are for projects in the current year's budget that have not been finished. There were recommended changes in building inspection fees, primarily because of the cost of construction; however, the City Manager recommended that the changes to the building permit fees not be made at this time other than establishing a permit fee for the six months off minimum housing and the six months off gas disconnection. Those fees have not been established in the past as separate fees. Inspections has reported that has created confusion. City Manager Bowers concluded by stating that the Stormwater Fund is relatively new and has built up a fund balance the past few years. Most of the projects that have been done have been done from the bond funds and were charged directly to them. Debt service for the bond issue will be paid from the Stormwater Fund. There are several projects for 2009-2010, and those funds will be spent down.

Extensive discussion occurred about the feasibility of paying administrative costs out of the Stormwater Enterprise Fund, which was a recommendation of the auditors.



Motion was made by Council Member Kittrell and seconded by Council Member Spell to adopt the FY 2008-2009 City of Greenville budget ordinance (with the change in building fees and the change in contingency), which included the budgets of the City, Sheppard Memorial Library and the Convention and Visitors Authority. Motion carried with a vote of 5:1. Mayor Pro-Tem Council and Council Members Kittrell, Glover, Mercer and Spell voted in favor of the motion. Council Member Joyner voted in opposition. (Ordinance No. 08-73)

Motion was made by Council Member Spell and seconded by Council Member Kittrell to adopt the FY 2008-2009 Greenville Utilities Commission budget ordinance. Motion carried unanimously. (Ordinance No. 08-74)

Motion was made by Council Member Spell and seconded by Council Member Glover to approve the FY 2008-2009 financial plans for the City of Greenville, Convention and Visitors Authority, Sheppard Memorial Library, and Greenville Utilities Commission. Motion carried unanimously. (Document No. 08-75)

#### COMMENTS FROM MAYOR AND CITY COUNCIL

The Mayor and City Council made general comments.

#### CITY MANAGER'S REPORT

City Manager Wayne Bowers indicated that the scheduled June 23, 2008 meeting would be needed for a request from Greenville Utilities to have the lease with Wachovia that expires the end of the month approved and a request by the Community Development Department to dispose of property on Contentnea Street.

#### CLOSED SESSION

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Spell to go into closed session to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged in accordance with G.S. 143-318.11(a)(3) and to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease relating to the property owned by Charles Gregory Edwards and Sheila B. Edwards located at 509 W. Fourteenth Street. Motion carried unanimously.

#### RETURN TO OPEN SESSION

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to return to open session. Motion carried unanimously.

RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTY  
OF CHARLES GREGORY EDWARDS AND SHEILA B. EDWARDS - ADOPTED

Motion was made by Council Member Spell and seconded by Mayor Pro-Tem Council to adopt the resolution authorizing condemnation to acquire certain property of Charles Gregory Edwards and Sheila B. Edwards. Motion carried unanimously. (Resolution No. 08-38)

ADJOURN

Motion was made by Council Member Spell and seconded by Council Member Mercer to adjourn the meeting at 1:10 a.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks  
City Clerk

MINUTES PROPOSED FOR ADOPTION BY CITY COUNCIL

Greenville, NC  
June 23, 2008

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Patricia C. Dunn presiding. The meeting was called to order, followed by the invocation by Mayor Dunn and the pledge of allegiance to the flag. The following were present.

Mayor Patricia C. Dunn  
Mayor Pro-Tem Mildred A. Council  
Council Member Rose H. Glover  
Council Member Max Joyner, Jr.  
Council Member Bryant Kittrell  
Council Member Calvin Mercer  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

COUNCIL MEMBERS ABSENT: Council Member Larry Spell

APPROVAL OF AGENDA

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Joyner to approve the agenda as presented. Motion carried unanimously.

RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY TO METROPOLITAN HOUSING AND COMMUNITY DEVELOPMENT CORPORATION, INC., FOR THE DEVELOPMENT OF AFFORDABLE HOUSING FOR LOW TO MODERATE INCOME HOMEBUYERS - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on June 13 and June 23, 2008 setting this time, date and place for a public hearing to consider a request to sell to Metropolitan Housing and Community Development Corporation, Inc. a City-owned property for the construction of a new home located at 602 Contentnea Street in the West Greenville 45-Block Revitalization Area.

Director of Community Development Merrill Flood stated that the Metropolitan Housing and Community Development Corporation is a certified Community Housing Development Organization for HOME Investment Partnership funds. The corporation submitted a proposal to the City to construct a single-family home on the property for a buyer that is a low to moderate income homebuyer. The plan complies with the requirements of the City of Greenville Affordable Housing Production program. The home will be a three-bedroom, two-bathroom home that blends with the existing homes in the Contentnea Street area.

Mayor Dunn declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Glover and seconded by Council Member Joyner to approve the resolution conveying property located at 602 Contentnea Street to Metropolitan Housing and Community Development Corporation for the construction of a single-family home for a first-time low to moderate income homebuyer. Motion carried unanimously. (Resolution No. 08-39)

ESTABLISH FAIR MARKET VALUE FOR NEW HOMES AT 410 CADILLAC STREET, 414 CADILLAC STREET AND 600 FORD STREET – APPROVED

Director of Community Development Merrill Flood stated that at the February 18, 2008 meeting of City Council, authorization to construct six homes in the 45-Block Revitalization Area was granted. Appraisals for three of the homes located at 410 Cadillac Street, 414 Cadillac Street, and 600 Ford Street have been completed and received. These homes are owned by the City of Greenville and will be sold to low to moderate income homebuyers who will occupy the home as their principal residence. This is a request for City Council to establish fair market value for the homes based on the appraisal. This action will make the units available to interested buyers by the sealed bid method of sale. Considerable interest has been expressed in all of the homes. It is anticipated that most persons will receive secondary mortgage assistance from the City of Greenville and North Carolina Housing Finance Agency homebuyer assistance program.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Glover that the minimum sales price of fair market value of \$87,000 for 410 Cadillac Street, \$87,000 for 414 Cadillac Street, and \$87,000 for Ford Street be established and to authorize staff to begin the sealed bid process. Motion carried unanimously.

RESOLUTION APPROVING A LEASE RENEWAL AMENDMENT WITH WACHOVIA BANK FOR SPACE IN THE GREENVILLE UTILITIES ADMINISTRATIVE BUILDING - ADOPTED

Mr. Phil Dixon, Attorney for Greenville Utilities Commission, stated that in June 2003, following the purchase of the existing Greenville Utilities Commission Administrative Building from Wachovia, an agreement was entered into for Wachovia to lease approximately 3,000 square feet on the first floor to operate a branch office. The initial lease was for a period of five years, with an option to renew for an additional five years. The current lease expires on June 30, 2008. Several months ago, Greenville Utilities was notified by Wachovia that they intended to renew the lease for an additional five years, with the term being July 1, 2008 until June 30, 2013. The option to extend the lease for two additional periods of five years each was negotiated between Greenville Utilities and Wachovia, with either party having the right to terminate the lease upon 36 months' written notice. The initial five-year lease (2003-2008) was prepaid as part of the closing settlement with the purchase of the building. The proposed lease renewal outlines a monthly amount of \$4,377.50, which is based on approximately \$17.51/square foot and includes a three percent annual escalation clause. It is Greenville Utilities' staff's understanding that this is a competitive rate for similar leases. As part of the lease renewal, Wachovia employee parking will be relocated to the Crepe Myrtle parking lot located at the corner of

Fourth and Greene Streets, which will free up additional spaces for customer parking for both Wachovia and Greenville Utilities. Real property is held in the name of the City for the use and benefit of Greenville Utilities; therefore, the City also needs to sign the lease renewal. At the May 20, 2008 meeting, the Greenville Utilities Commission Board authorized the General Manager/CEO to execute the proposed lease renewal and recommended that the City Council take similar action.

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Council to adopt the resolution approving a lease renewal amendment with Wachovia Bank for space in the Greenville Utilities Administrative Building. Motion carried unanimously. (Ordinance No. 08-40; Contract No. 1329C)

#### WATER SYSTEM CAPITAL PROJECTS BUDGET ORDINANCE FOR GREENVILLE UTILITIES COMMISSION'S WATER TREATMENT PLANT SCADA UPGRADE PROJECT - ADOPTED

City Manager Bowers stated that the Supervisory Control and Data Acquisition (SCADA) system software and hardware at the Water Treatment Plant is approaching ten years of service. Therefore, the system is in need of upgrading to maintain vendor support and to remain current with technological advances. The SCADA system provides for automated computer monitoring and control of the entire treatment process, including groundwater wells and elevated storage tank sites. The proposed project is included in the first year of the Five-Year Capital Outlay Plan. The cost of the project is \$304,000 and includes all hardware and software purchases, programming, initial operation support, system training, and an operations and maintenance manual. A contingency of \$16,000 will be included in the water capital projects budget. This was approved by the Greenville Utilities Board at its last meeting.

Motion was made by Council Member Kittrell and seconded by Council Member Joyner to adopt the Water System Capital Projects Budget Ordinance for Greenville Utilities Commission's Water Treatment Plant SCADA upgrade project. Motion carried unanimously. (Ordinance No. 08-75)

#### EMERGENCY MEDICAL SERVICES FUNDING

Council Member Joyner stated that when the budget was adopted on June 12, he was under the impression that the EMS unit was included in the FY 2008-09 budget, when it was not. It bothered him that Fire/Rescue personnel are overworked. He suggested taking the funding out of the vehicle replacement fund account.

Motion was made by Council Member Joyner and seconded by Council Member Kittrell to fund the emergency medical services transport unit in October 2008.

Discussion occurred about where the funding would come from if the transport unit was implemented in October 2008 instead of July 2009.

Answering a question about whether it was a priority for 2008-09, City Manager Bowers responded that it was a priority both years; however, one of the top priorities was adding new

police officers. As City Manager, he had to make a decision to fund police positions. With limited resources, he has to prioritize, and police officers were a top priority in the first year. When money became available the second year, it was his recommendation to fund the EMS unit that year, which seemed to be a rational approach. City Manager Bowers stated that he did not recommend taking the funding from the vehicle replacement fund, as it sets a dangerous precedent. The vehicle replacement fund has allowed the City to have a rational approach to vehicle purchases. Fire apparatus has been purchased without the need to budget in a particular year. If the EMS unit begins in April 2009, which was suggested by Council Member Mercer, it could be covered out of the extra contingency without going into base contingency. If the Council wants to maintain the base contingency, it could move the purchase up to March at the earliest. Beginning a budget with a contingency below \$150,000 before the fiscal year starts is not something he recommends.

City Manager Bowers stated that in the past the City has sought grant funding for additional staffing in Fire/Rescue through the SAFER grant, and it will be doing so again soon. This is a well-funded program that would give an opportunity to accelerate the purchase. The City will proceed with trying to receive the grant, which will require matching funding. The grant provides funding for five years in a declining amount each year. If the City obtained the funding, it could add additional funding and assign some to the EMS unit.

Deputy Chief of Fire/Rescue Sandy Harris stated that applications are due this week. If the grant is received, it would cover 12 positions (\$1 million). This is a very competitive process.

Upon being asked how many EMS workers are in Greenville, Deputy Chief Harris responded that there is currently funding for 143 positions; however, there are not that many in place at this point. Each uniformed person under the rank of officer is required to be at least basic EMT, and about 60% of the staff is paramedic status. In any given shift, there is a minimum of 35 persons on duty, and there are 12 people assigned to EMS in any given day.

Council Members expressed concern about taking the funding out of base contingency and the vehicle replacement fund.

After discussion, Council Member Kittrell withdrew his second to the motion and said he would be in favor of waiting until April to fund the EMS Unit. Then, if the City doesn't get the grant, the City can revisit the situation and see where it stands. There being no second to the original motion, it died.

Motion was made by Mayor Pro-Tem Council and seconded by Council Member Joyner to allow funding of the EMS unit effective March 2009. The City Manager stated that could be done without going into base contingency. Motion carried unanimously. (Ordinance No. 08-76)

It was suggested that when the budget is being discussed next year that it be the only item on the agenda. Staff was also asked to provide a lot of press coverage between now and August regarding the garbage changes.

City Manager Bowers stated that staff will send a summary of the plan this week.

COMMENTS FROM MAYOR AND CITY COUNCIL

The Council Members gave general comments.

CITY MANAGER'S REPORT

City Manager Bowers reminded the Council of the public meeting being held on June 24, 2008 at Boyd Lee Park regarding the Parks Master Plan.

ADJOURN

Motion was made by Council Member Mercer and seconded by Council Member Joyner to adjourn the meeting at 7:40 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, MMC  
City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** County & Municipality Appointment Forms for 2007-2008

**Explanation:** North Carolina General Statute 143-157.1 requires that the City Clerk's Office report on the gender of appointments to certain boards and commissions by September 1. That information has been tallied in accordance with the Statute, and the forms have been completed. The information has been submitted to Secretary of State Elaine Marshall, who will in turn forward this information to the Governor, Speaker of the House, and President Pro-Tem of the Senate. These forms, which are attached, provide gender information on appointments made to certain Boards and Commissions by the Mayor and City Council between July 1, 2007 and June 30, 2008.

**Fiscal Note:** None

**Recommendation:** Accept the 2007-2008 County & Municipality Appointments Forms.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Appointment Reporting 2007 2008 County and Municipality Appointments Forms 777046](#)



**North Carolina Department of the Secretary of State**  
**Appointment Reporting 2007-2008 County & Municipality Appointments Form**

See second page for further filing instructions. Please provide the information requested below in **Parts A, B and C (located on pages 1-2)** as applicable to your county or municipality. Record information for appointments made/announced between July 1, 2007 and June 30, 2008 for the boards listed. Boards that do not receive appointments during this timeframe or are not applicable to your county or municipality should be left blank on the Appointment Reporting Form. Please use one form per Appointing Authority (i.e. a Mayor's appointments would be on a separate form from a City Council's appointments).

<b>A. Please list name of body/official (Appointing Authority) making appointments:</b>	City of Greenville Mayor			
<b>B. Report for the Following Boards (as applicable)</b>	<b>Total Number of Members of Board</b>	<b>Women Appointed July 1, 2007-June 30, 2008</b>	<b>Men Appointed July 1, 2007-June 30, 2008</b>	<b>Total Appointments July 1, 2007-June 30, 2008</b>
Adult Care Home Community Advisory Committee				
Airport Authority				
Area Mental Health, Developmental Disabilities, & Substance Abuse Board				
Board of Adjustment				
Board of Equalization & Review				
City Board of Education (if appointive)				
Civil Service Board				
Community Child Protection Team or Child Fatality Prevention Team				
Community College Board of Trustees				
Community Relations Committee				
Council of Governments				
County Board of Social Services				
County Industrial Facilities & Pollution Control Financing Authority				
Criminal Justice Partnership Task Force				
Economic Development Commission				
Emergency Planning Committee				
Historic Preservation Commission				
Hospital Authority				
Housing Authority	7	1	0	1
Human Relations Commission				
Juvenile Crime Prevention Council				
Library Board of Trustees				
Local ABC Board				
Local Board of Health				
Local Partnership for Children				
Local Tourism Development Authority				
Metropolitan Planning Organization				
Planning and Zoning Board				
Planning Board				
				Item # 2

Public Transportation Authority				
Recreation Board				
Redevelopment Commission				
Rural Planning Organization				
Water and Sewer Authority				
Workforce Development Board				
Zoning Board of Adjustment				
<b>C. Name and Address of Person Filing Information</b>	<p>Attention Filer: Please provide the following information.</p> <p>Your name and title: Wanda T. Elks, MMC, City Clerk</p> <p>Address: City Hall, 200 West Fifth Street, Greenville, North Carolina 27834</p> <p>Telephone: (252) 329-4422 FAX: (252) 329-4399</p> <p>County: Pitt</p> <p>Your e-mail: welks@greenvillenc.gov</p> <p>Org/Agency e-mail: clerk@greenvillenc.gov</p>			

**Appointment Reporting For the Period July 1, 2007 – June 30, 2008  
County and Municipality Filing Information**

<b>North Carolina General Statute Changes 143-157.1 Background</b>	The legislature ratified changes in this statute to provide further clarity. Changes in this statute for counties and municipalities include a master list of applicable boards for counties and municipalities and a new reporting timeline. You can view the changes made to the statute at <a href="http://www.ncleg.net">www.ncleg.net</a> by searching for 2007 Session Law 167 (or ratified House bill 824). General Statute 143-157.1 requires that certain appointing authorities report to the Department of the Secretary of State <b>annually by <u>September 1</u> the number and gender of appointments made during the preceding year</b> . These reports are compiled by our office and transmitted to the Governor and General Assembly. There is <b><u>no filing fee</u></b> requirement pursuant to this law.
<b>Action Required By September 1, 2008</b>	Please complete the information requested and return form(s) to: <b>North Carolina Department of the Secretary of State Attention: Appointment Reporting PO Box 29622 Raleigh, NC 27626-0622</b> Forms can also be emailed to <a href="mailto:appoint@sosnc.com">appoint@sosnc.com</a> or faxed to (919) 807-2010. <b>DEADLINE:</b> Return form(s) by September 1, 2008.
<b>Further Filing Information</b>	Please leave blank boards that are not applicable to your county or municipality or have not received appointments during the designated time period of July 1, 2007-June 30, 2008. No additional boards or commissions should be reported. Reappointments should be included as new appointments for the purpose of this form. Do not include appointments for alternate members or include alternate members in the total membership number for boards.
<b>Questions?</b>	<i>Questions regarding whether this law applies to you (i.e., whether you should submit a report) should be directed to your legal counsel. Any questions regarding "how to file" may be directed to the Department of the Secretary of State at 919.807.2005, or by email to <a href="mailto:appoint@sosnc.com">appoint@sosnc.com</a></i>

Appointment Reporting 2007-2008 County & Municipality Appointments Form

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<b>A. Please list name of body/official (Appointing Authority) making appointments:</b>	City of Greenville City Council			
<b>B. Report for the Following Boards (as applicable)</b>	<b>Total Number of Members of Board</b>	<b>Women Appointed July 1, 2007-June 30, 2008</b>	<b>Men Appointed July 1, 2007-June 30, 2008</b>	<b>Total Appointments July 1, 2007-June 30, 2008</b>
Adult Care Home Community Advisory Committee				
Airport Authority	8	0	1	1
Area Mental Health, Developmental Disabilities, & Substance Abuse Board				
Board of Adjustment	7	0	1	1
Board of Equalization & Review				
City Board of Education (if appointive)				
Civil Service Board				
Community Child Protection Team or Child Fatality Prevention Team				
Community College Board of Trustees				
Community Relations Committee				
Council of Governments				
County Board of Social Services				
County Industrial Facilities & Pollution Control Financing Authority				
Criminal Justice Partnership Task Force				
Economic Development Commission				
Emergency Planning Committee				
Historic Preservation Commission	10	1	4	5
Hospital Authority				
Housing Authority				
Human Relations Commission	14	3	5	8
Juvenile Crime Prevention Council				
Library Board of Trustees	9	1	1	2
Local ABC Board				
Local Board of Health				
Local Partnership for Children				
Local Tourism Development Authority				
Metropolitan Planning Organization				
Planning and Zoning Board	9	0	3	3
Planning Board				
Public Transportation Authority	7	1	3	4 <b>Item # 2</b>

N.C.G.S. § 143-157.1 FORM

SOS revised 07/2008

4 of 2

Recreation Board	9	1	3	4
Redevelopment Commission	7	1	1	2
Rural Planning Organization				
Water and Sewer Authority				
Workforce Development Board				
Zoning Board of Adjustment				
<b>C. Name and Address of Person Filing Information</b>	<p>Attention Filer: Please provide the following information.</p> <p>Your name and title: Wanda T. Elks, MMC, City Clerk</p> <p>Address: City Hall, 200 West Fifth Street, Greenville, North Carolina 27834</p> <p>Telephone: (252) 329-4422 FAX: (252) 329-4399</p> <p>County: Pitt</p> <p>Your e-mail: <a href="mailto:welks@greenvillenc.gov">welks@greenvillenc.gov</a></p> <p>Org/Agency e-mail: <a href="mailto:clerk@greenvillenc.gov">clerk@greenvillenc.gov</a></p>			

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** Resolution creating the Cable Television Government Access Channel Ad Hoc Advisory Committee

**Explanation:** At its June 12, 2008, meeting, City Council approved the creation of a Cable Television Government Access Channel Ad Hoc Committee and directed that a resolution formalizing the creation be presented in August. The approval of the creation of the committee was based upon a plan which was submitted to Council with the agenda material for the June 12, 2008, meeting.

Attached is a resolution which formally creates the Committee in accordance with the plan submitted to City Council.

**Fiscal Note:** Minimal direct expenses of \$250 and up to 100 staff hours or approximately 5% of a full-time employee.

**Recommendation:** Adopt the attached resolution which formalizes the creation of the Cable Television Government Access Channel Ad Hoc Advisory Committee.

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Attachments / click to download

[Resolution\\_Creating\\_the\\_Cable\\_Television\\_Government\\_Access\\_Channel\\_Ad\\_Hoc\\_Advisory\\_Committee\\_777996](#)

RESOLUTION NO. 08-  
RESOLUTION CREATING THE CABLE TELEVISION GOVERNMENT  
ACCESS CHANNEL AD HOC ADVISORY COMMITTEE

BE IT RESOLVED by the City Council of the City of Greenville that it does hereby create and establish the Cable Television Government Access Channel Ad Hoc Advisory Committee in accordance with the following:

**Article I – Government Access Channel Purpose**

**Section 1. Purpose**

The City of Greenville Government Access Channel (GTV-9) exists chiefly to achieve the following objectives:

- 1) Provide information about programs and services offered by City departments, agencies, boards, commissions, and the government’s partner agencies.
- 2) Expand citizen awareness of government and its decision-making processes by exposing citizens to live and tape-delayed government meetings.
- 3) Enhance existing public information materials and use cable television as a public information tool.
- 4) Provide a convenient means for citizens to remain informed of City Council, boards, and commissions actions.
- 5) Provide and distribute programming of interest to residents that will inform, educate, and enlighten, as well as encourage participation in government services, programs, activities, employment opportunities, and decision-making.

**Article II – Ad Hoc Advisory Committee Purpose, Qualifications, and Appointments**

**Section 1. Purpose**

The City of Greenville City Council finds it beneficial to receive public comment and advice on a periodic basis from persons who reside in Greenville and subscribe to Suddenlink Cable service about the general programming of the Government Access Channel.

**Section 2. Membership Qualifications**

Members of the Government Access Channel Ad Hoc Advisory Committee shall:

- 1) Be residents of the City of Greenville

- 2) Be and remain subscribers to SuddenLink Cable service during the term of service.
- 3) Serve only while the Committee is convened by the City Council and serve only for the term set forth herein in Article III, Section 2.

### **Section 3. Appointments**

In September of each even numbered year, the Mayor and each member of the City Council shall appoint one member. The total membership of the committee shall be seven (7).

## **Article III – Ad Hoc Advisory Committee Organization**

### **Section 1. Organization**

To help facilitate the efficient and orderly functioning of the Committee, the members of the Committee shall elect from its membership two (2) individuals to serve as Co-Chairs and one (1) person to serve as Secretary.

### **Section 2. Convening and Term**

The Committee shall convene in October following appointment for a term of ninety (90) days and shall submit its report to the City Council no later than December 31.

### **Section 3. Co-Chairs and Secretary Responsibilities**

Co-Chairs shall preside over all meetings of the Ad Hoc Advisory Committee and shall prepare the meeting agendas. The Secretary shall keep a record of actions taken during each meeting and coordinate with the Staff Liaison to ensure all meetings comply with the North Carolina open meetings law.

## **Article IV – Ad Hoc Advisory Committee Responsibilities and Meetings**

### **Section 1. Responsibilities**

The responsibilities of the Ad Hoc Advisory Committee shall be to:

- 1) Review and comment on the reports provided by the Staff Liaison.
- 2) Gather and collect input from a diversity of citizens and resources about the Greenville Government Access Channel.
- 3) Provide a report to the City Council.

## **Section 2. Meetings**

The Committee may schedule meetings as it deems necessary to complete its work within the allotted time frame. All meetings shall be open to the public and adhere to the North Carolina open meetings law. To the fullest extent possible, meetings will be broadcast on the Government Access Channel.

## **Article V – Staff Liaison and Responsibilities**

### **Section 1. Staff Liaison**

The Public Information Officer or City Manager's designee shall serve as the Staff Liaison and shall assist the Ad Hoc Advisory Committee in the conduction of its role.

### **Section 2. Responsibilities**

The responsibilities of the Staff Liaison to the Ad Hoc Advisory Committee will be to:

- 1) Provide a comprehensive report on the Government Access Channel's programming
  - a) By category (e.g., boards and commissions, public information, news/events, origination programming, public service announcements) and content focus by City department or service area
  - b) By target audience
    - Residents
    - Older adults
    - Teens and young adults
    - Elementary school aged children
    - University community
    - Business community
    - Visitors
- 2) Provide an overview of the Public Information Office division, including the mission of the Government Access Channel, so members are able to clearly distinguish the roles of a public access channel and a government access channel.
- 3) Provide Public Information Office division staffing plan that reflects the proportion of staff time devoted to videotaping, editing, and producing each category of program content.



- 4) Provide other relevant local information as requested by the Ad Hoc Advisory Committee.
- 5) Coordinate with the Secretary to ensure all meetings adhere to the North Carolina open meetings law.

This the 11th day of August, 2008.

---

Patricia C. Dunn, Mayor

ATTEST:

---

Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

---

**Title of Item:** Resolution accepting dedication of rights-of-way and easements for Addison Place, Lot 1; Charleston Village, Section 3; and Charleston Village, Section 5 and a Revision of Lots 105-177, Section 3, Charleston Village

**Explanation:** In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Addison Place, Lot 1 (Map Book 67 at Page 22); Charleston Village, Section 3 (Map Book 66 at Pages 131-133); and Charleston Village, Section 5 and a Revision of Lots 105-177, Section 3, Charleston Village (Map Book 70 at Page 78).

A resolution accepting the dedication of aforementioned rights-of-way and easements is attached for City Council consideration. The final plats showing the rights-of-way and easements are also attached.

**Fiscal Note:** Funds for the maintenance of these rights-of-way and easements are included within the FY 2008-2009 budget.

**Recommendation:** City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Addison Place, Lot 1; Charleston Village, Section 3; and Charleston Village, Section 5 and a Revision of Lots 105-177, Section 3, Charleston Village.

---

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[☞ Charleston Village Section 3](#)

[Charleston Village Section 5](#)

[Addison Place](#)

[August 2008 Right of Way Resolution 770821](#)

---

RESOLUTION NO. 08 \_\_\_\_\_  
A RESOLUTION ACCEPTING DEDICATION TO THE PUBLIC OF  
RIGHTS-OF-WAY AND EASEMENTS ON SUBDIVISION PLATS

WHEREAS, G.S. 160A-374 authorizes any city council to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Subdivision Review Board of the City of Greenville has acted to approve the final plats named in this resolution, or the plats or maps that predate the Subdivision Review Process; and

WHEREAS, the final plats named in this resolution contain dedication to the public of lands or facilities for streets, parks, public utility lines, or other public purposes; and

WHEREAS, the Greenville City Council finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Greenville to accept the offered dedication on the plats named in this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina:

Section 1. The City of Greenville accepts the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes offered by, shown on, or implied in the following approved subdivision plats:

Addison Place, Lot 1	Map Book 67	Page 22
Charleston Village, Section 3	Map Book 66	Pages 131-133
Charleston Village, Section 5 & A Revision of Lots 105 & 177 Section 3, Charleston Village	Map Book 70	Page 78

Section 2. Acceptance of dedication of lands or facilities shall not place on the City any duty to open, operate, repair, or maintain any street, utility line, or other land or facility except as provided by the ordinances, regulations or specific acts of the City, or as provided by the laws of the State of North Carolina.

Section 3. Acceptance of the dedications named in this resolution shall be effective upon adoption of this resolution.

Adopted the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, a Notary Public, do hereby certify that Wanda T. Elks, City Clerk, personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and notarial seal this 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Notary Public

My Commission Expires: 9/4/2011

SITE DATA

TOTAL AREA . . . . . 19.862 AC.
NUMBER OF LOTS CREATED . . . . . 48
AREA IN COMMON AREA . . . . . 0
AREA IN PARKS, RECREATION AREAS
CEMETERIES AND THE LIKE. . . . . 0

C/L CURVE DATA

Table with 5 columns: CURVE 'A' through CURVE 'E'. Each column lists R, Δ, T, L, and CH values for the respective curve.

GENERAL NOTES

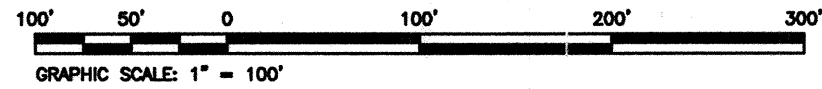
- 1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: 372046600 J DATED JANUARY 2, 2004.
4. THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRICAL LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
5. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRoACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.

CURVE TABLE

Table with 4 columns: CURVE, RADIUS, CHORD, CH. BEARING. Lists curves C-1 through C-44 with their respective geometric data.

CHARLESTON DEVELOPMENT CO., INC. DB 1586, PG 438

Doc ID: 000753390003 Type: CRP
Recorded: 10/06/2006 at 10:39:06 AM
Fee Amt: \$63.00 Page 1 of 3
Fee County: NC
Pitt County, NC
Judy J. Tart Register of Deeds
BK 66 PG 131-133



A PORTION OF PARCEL #67233
A PORTION OF PARCEL #00531 SHEET 1 OF 3

CHARLESTON VILLAGE SECTION 3

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 442 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 438 OF THE PITT COUNTY REGISTRY
GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: CHARLESTON DEVELOPMENT CO., INC.
ADDRESS: PO BOX 1607 WILSON, NC 27894
PHONE: (252) 243-0222

Baldwin and ASSOCIATES ENGINEERING, LAND SURVEYING AND PLANNING
1015 CONFERENCE DRIVE GREENVILLE NC, 27858 (252) 756-1390

Table with 2 columns: SURVEYED, APPROVED, DRAWN, DATE, CHECKED, SCALE. Includes names like DEG, MWB, SCB and dates like 07/05/2006.

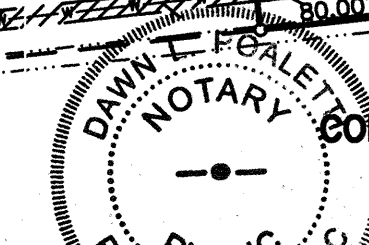
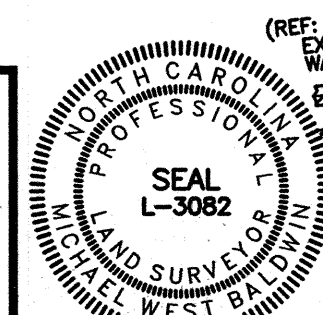


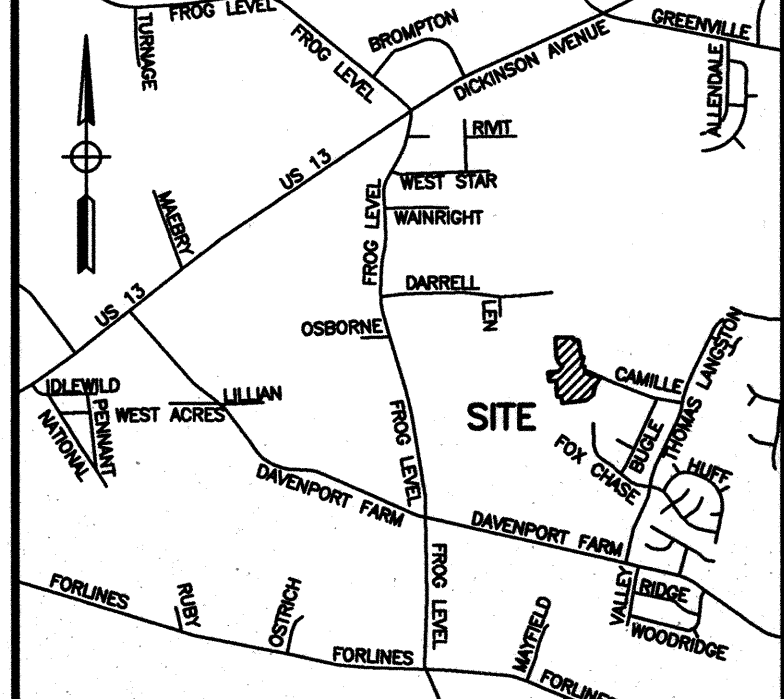
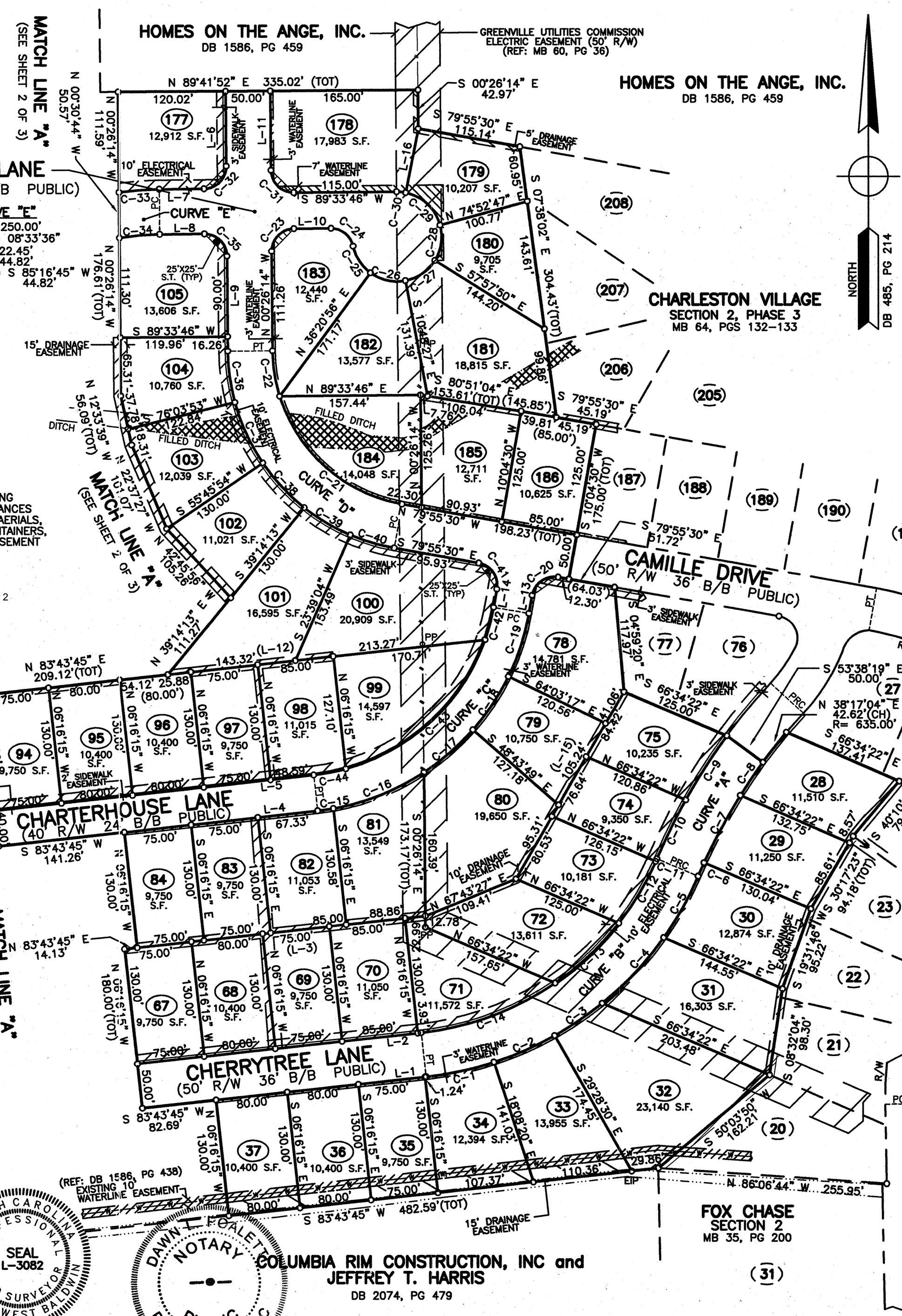
Table with 2 columns: SOURCE OF TITLE, OWNERS STATEMENT. Includes text about title source and owner statement, along with signatures and dates.

APPROVAL: THIS FINAL PLAT NO. 06-07 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 2nd DAY OF July, 2006.
SIGNED: [Signature] CITY PLANNER

DEDICATION: THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.
SIGNED: [Signature] ATTEST: [Signature]

REVIEW OFFICER'S CERTIFICATE: REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
SIGNED: [Signature] DATE: 10/6/06

REGISTRATION NO. L-3082
NORTH CAROLINA, PITT COUNTY
FILED FOR REGISTRATION THIS THE 20 DAY OF August, 2006 AT O'CLOCK M.
JUDY J. TART, REGISTER OF DEEDS
DEPUTY REGISTER OF DEEDS



VICINITY MAP SCALE: 1" = 1000'±

LEGEND: R/W = RIGHT-OF-WAY, B/B = BACK OF CURB TO BACK OF CURB, EIP = EXISTING IRON PIPE, PC = POINT OF CURVATURE, NPS = NO POINT SET, o = IRON PIPE SET UNLESS OTHERWISE NOTED, PT = POINT OF TANGENCY, PRC = POINT OF REVERSE CURVATURE

CALL TABLE

Table with 3 columns: Lot number, Bearing, Area. Lists callouts for lots 20 through 185.



CERTIFICATION

I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE ETC.(OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-03 AS AMENDED. WITNESS MY HAND AND SEAL THIS 5th DAY OF JULY, AD 2004.

SIGNED: [Signature] REGISTRATION NO. L-3082

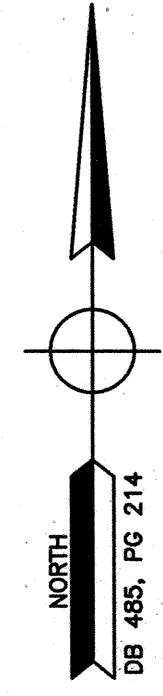
REVIEW OFFICER'S CERTIFICATE

Awonay Thomas, Jr. REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

SIGNED: [Signature] DATE: 10/6/06

NORTH CAROLINA, PITT COUNTY
FILED FOR REGISTRATION THIS THE 20 DAY OF August, 2006 AT O'CLOCK M.
JUDY J. TART, REGISTER OF DEEDS
DEPUTY REGISTER OF DEEDS





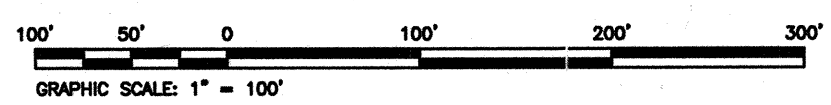
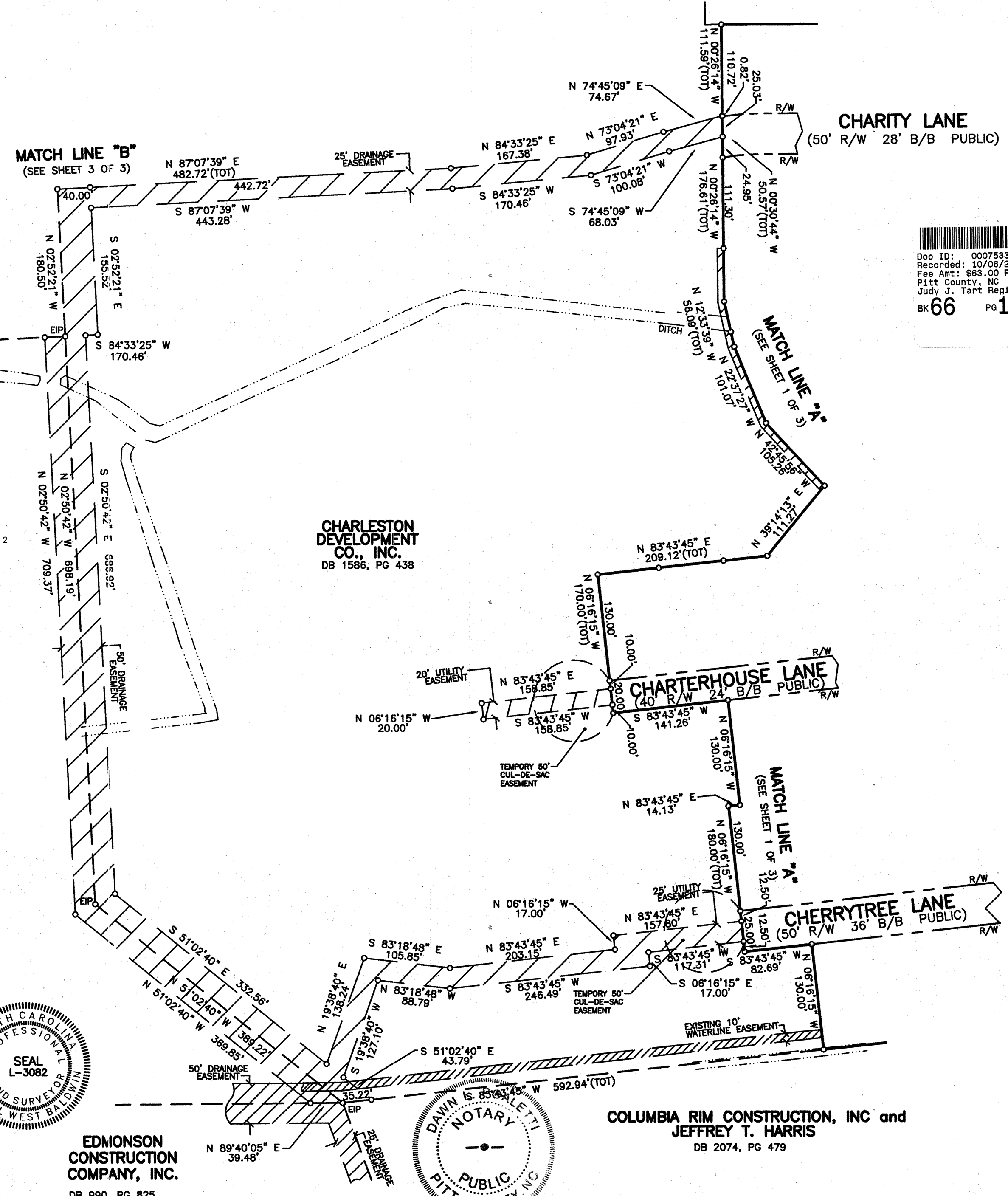
Doc ID: 000753390003 Type: CRP  
Recorded: 10/06/2006 at 10:39:06 AM  
Fee Amt: \$69.00 Page 1 of 3  
Pitt County, NC  
Judy J. Tart Register of Deeds  
BK 66 PG 131-133

M. RAY JOHNSON  
DB 1635, PG 477

Attachment number 2  
Page 2 of 3

EDMONSON  
CONSTRUCTION  
COMPANY, INC.  
DB 1409, PG 533

CHARLESTON  
DEVELOPMENT  
CO., INC.  
DB 1586, PG 438



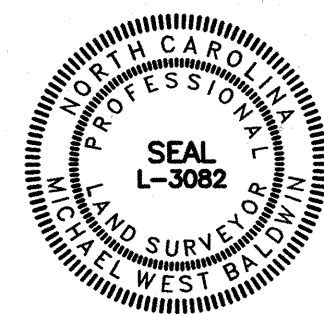
FINAL PLAT A PORTION OF PARCEL #67233 SHEET 2 OF 3  
A PORTION OF PARCEL #00531



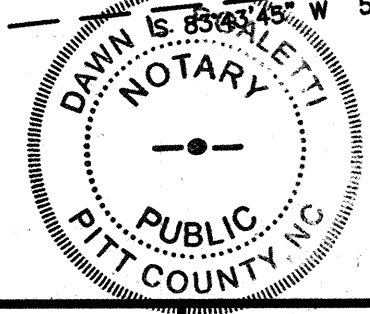
**CERTIFICATION**  
I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE ETC./OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-03 AS AMENDED. WITNESS MY HAND AND SEAL THIS 5th DAY OF JULY 2006.  
SIGNED: [Signature] REGISTRATION NO. L-3082

**REVIEW OFFICER'S CERTIFICATE**  
[Signature] REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
SIGNED: [Signature] DATE: 10/6/06

**CHARLESTON VILLAGE**  
SECTION 3  
REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 442 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 438 OF THE PITT COUNTY REGISTRY  
GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA



EDMONSON  
CONSTRUCTION  
COMPANY, INC.  
DB 990, PG 825



COLUMBIA RIM CONSTRUCTION, INC and  
JFREY T. HARRIS  
DB 2074, PG 479

OWNER: CHARLESTON DEVELOPMENT CO., INC.  
ADDRESS: PO BOX 1607  
WILSON, NC 27894  
PHONE: (252) 243-0222

**SOURCE OF TITLE**  
THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:  
DEED BOOK 1586 PAGE 442  
DEED BOOK 1586 PAGE 438  
DEED BOOK [Signature] PAGE [Signature]

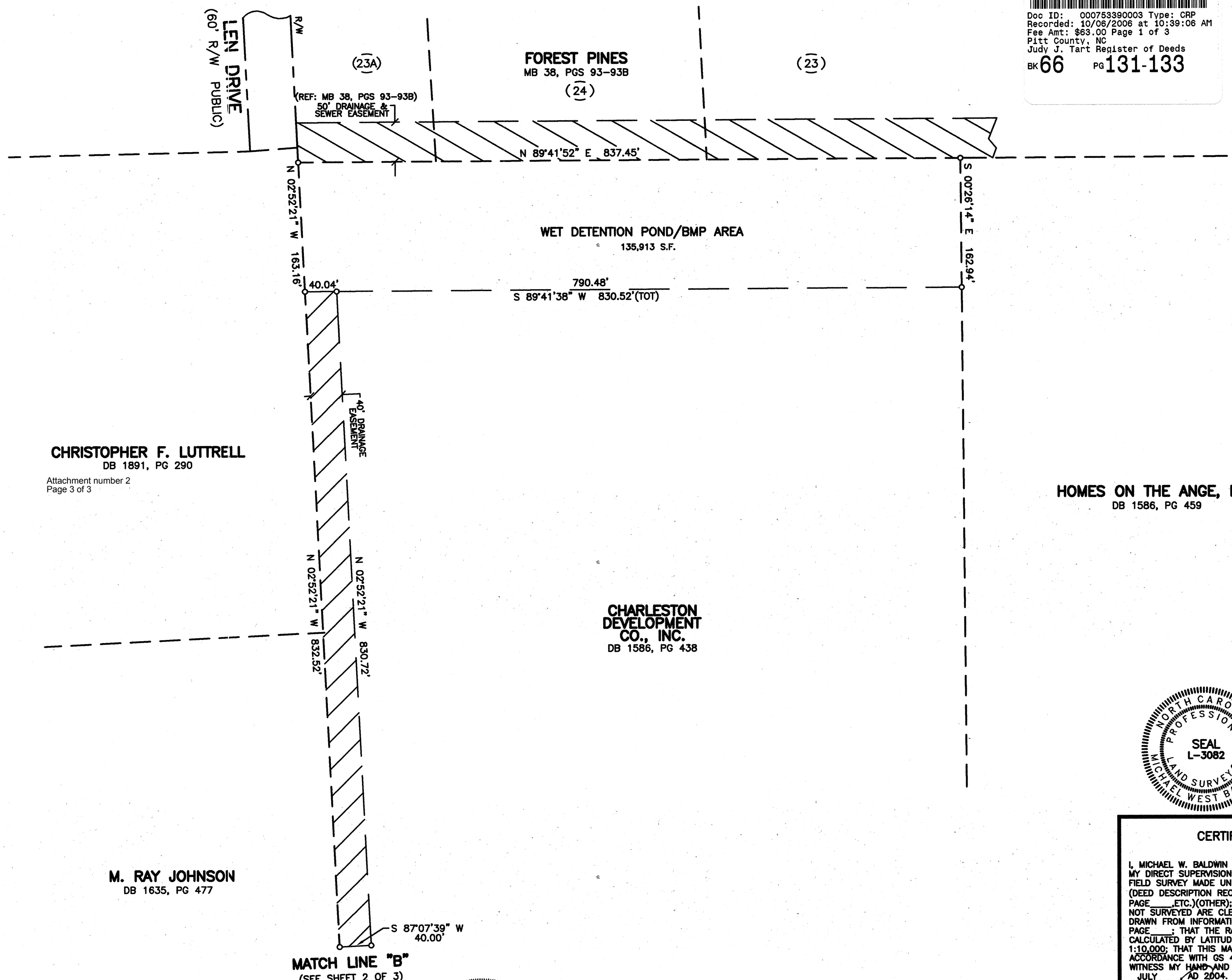
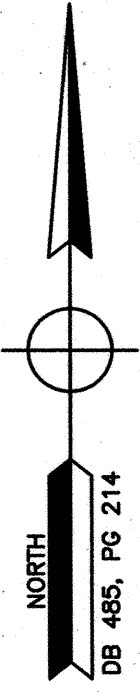
**OWNERS STATEMENT**  
THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF  
Thomas W. Benson  
SWORN AND SUBSCRIBED BEFORE ME THIS 29th DAY OF August, 2006.  
Dawn Isabella Letti  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 03/28/2009

**APPROVAL**  
THIS FINAL PLAT NO. 0267 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 22th DAY OF July 2006.  
SIGNED: [Signature] CITY PLANNER

**DEDICATION**  
THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.  
SIGNED: Thomas W. Benson  
ATTEST: Dawn Isabella Letti

**Baldwin and ASSOCIATES**  
ENGINEERING, LAND SURVEYING AND PLANNING  
1015 CONFERENCE DRIVE  
GREENVILLE, NC 27858  
(252) 756-1390  
SURVEYED: DEG APPROVED: MWB  
DRAWN: SCB DATE: 07/05/2006  
CHECKED: MWB/SCB SCALE: 1" = 100'  
REGISTRATION NO. L-3082

Doc ID: 000753390003 Type: CRP  
 Recorded: 10/06/2006 at 10:39:06 AM  
 Fee Amt: \$63.00 Page 1 of 3  
 Pitt County, NC  
 Judy J. Tart Register of Deeds  
 BK 66 Pg 131-133

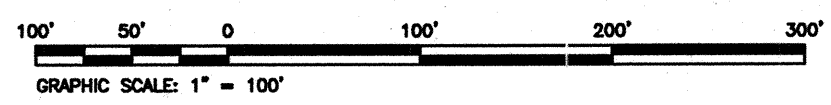


**CHRISTOPHER F. LUTTRELL**  
 DB 1891, PG 290  
 Attachment number 2  
 Page 3 of 3

**HOMES ON THE ANGE, INC.**  
 DB 1586, PG 459

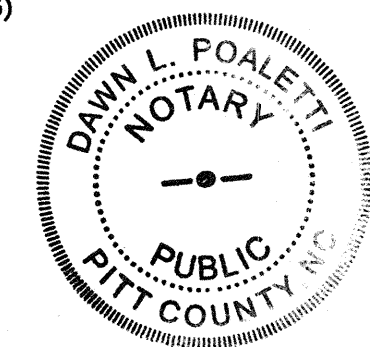
**CHARLESTON DEVELOPMENT CO., INC.**  
 DB 1586, PG 438

**M. RAY JOHNSON**  
 DB 1635, PG 477



FINAL PLAT A PORTION OF PARCEL #67233 SHEET 3 OF 3  
 A PORTION OF PARCEL #00531

**CHARLESTON VILLAGE**  
 SECTION 3  
 REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 442 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1586, PAGE 438 OF THE PITT COUNTY REGISTRY  
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA



**CERTIFICATION**  
 I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-03 AS AMENDED. WITNESS MY HAND AND SEAL THIS 5th DAY OF JULY AD 2004.  
 SIGNED: [Signature] REGISTRATION NO. L-3082

**REVIEW OFFICER'S CERTIFICATE**  
 Andrew Thomas, Jr.  
 REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 SIGNED: [Signature] DATE: 10/6/06  
 REVIEW OFFICER

OWNER: CHARLESTON DEVELOPMENT CO., INC.  
 ADDRESS: PO BOX 1607 WILSON, NC 27894  
 PHONE: (252) 243-0222

**SOURCE OF TITLE**  
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:  
 DEED BOOK 1586 PAGE 442  
 DEED BOOK 1586 PAGE 438  
 DEED BOOK [ ] PAGE [ ]

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF  
 Thomas W. Benson  
 SWORN AND SUBSCRIBED BEFORE ME THIS 27th DAY OF August, 2006.  
 Dawn L. Poaletti  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 03/28/2009

**APPROVAL**  
 THIS FINAL PLAT NO. 06-67 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 26th DAY OF July 2006.  
 SIGNED: [Signature] CITY PLANNER

**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.  
 SIGNED: Thomas W. Benson  
 ATTEST: Dawn Poaletti

**Baldwin and ASSOCIATES**  
 ENGINEERING, LAND SURVEYING AND PLANNING  
 1015 CONFERENCE DRIVE GREENVILLE NC, 27858 (252) 756-1390  
 SURVEYED: DEG APPROVED: MWB  
 DRAWN: SCB DATE: 07/05/2006  
 CHECKED: MWB/SCB SCALE: 1" = 100'  
 REGISTRATION NO. L-3082

NORTH CAROLINA, PITT COUNTY FILED FOR REGISTRATION THIS 20th DAY OF 20, AT O'CLOCK M. JUDY J. TART, REGISTER OF DEEDS  
 BY: [Signature] DEPUTY REGISTER OF DEEDS



**SITE DATA**

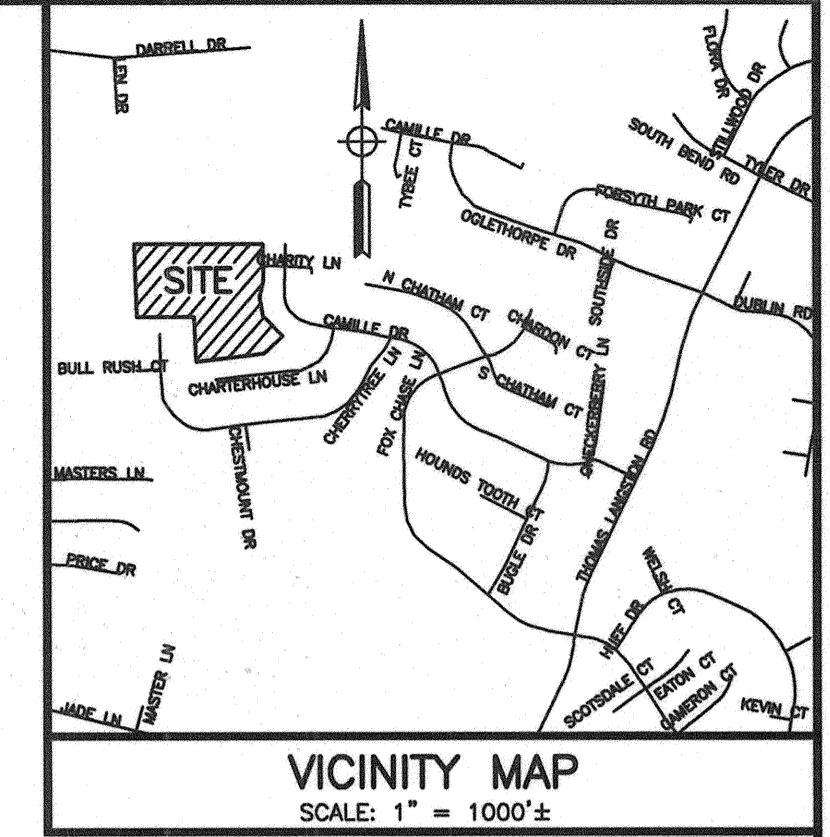
TOTAL AREA . . . . . 10.615 AC.  
 NUMBER OF LOTS CREATED . . . . . 31  
 AREA IN COMMON AREA . . . . . 0  
 AREA IN PARKS, RECREATION AREAS  
 CEMETERIES AND THE LIKE . . . . . 0

**LEGEND**

R/W = RIGHT-OF-WAY  
 B/B = BACK OF CURB TO BACK OF CURB  
 Δ = EXISTING IRON PIPE  
 PC = POINT OF CURVATURE  
 NPS = NO POINT SET  
 ○ = IRON PIPE SET UNLESS OTHERWISE NOTED  
 PT = POINT OF TANGENCY  
 S.T. = SIGHT TRIANGLE

**C/L CURVE DATA**

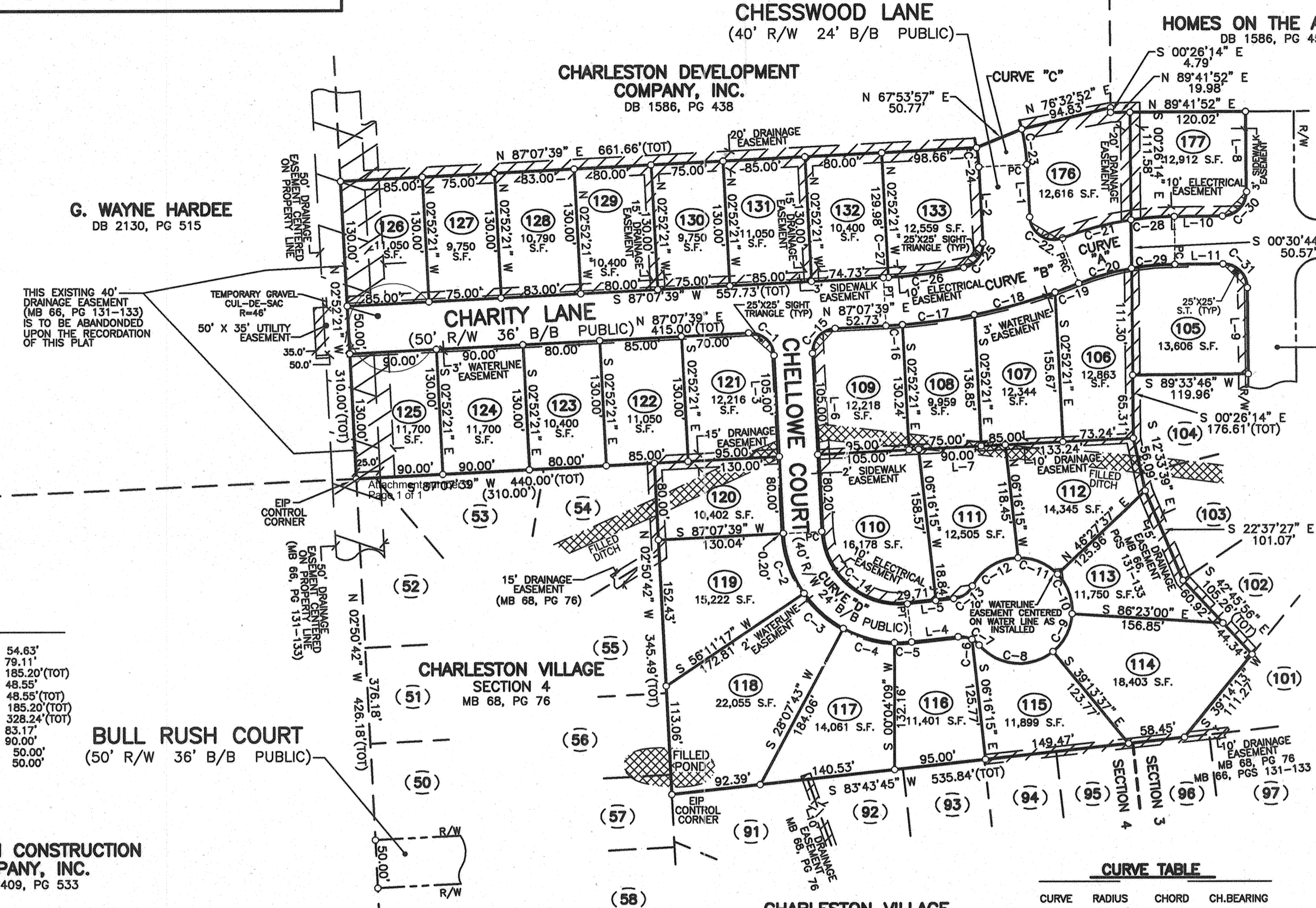
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R = 300.00'	R = 600.00'	R = 175.00'	R = 100.00'
Δ = 12°42'06"	Δ = 18°53'30"	Δ = 9°19'53"	Δ = 93°23'54"
L = 66.51'	L = 197.83'	L = 28.50'	L = 163.01'
T = 33.39'	T = 99.82'	T = 14.28'	T = 106.11'
CH = S 74°35'13" W 66.37'	CH = S 77°40'54" W 196.94'	CH = N 07°32'20" W 28.47'	CH = S 49°34'18" E 145.55'



**VICINITY MAP**

SCALE: 1" = 1000'±

Doc ID: 004674310001 Type: CRP  
 Recorded: 05/08/2008 at 11:41:26 AM  
 Fee Amt: \$21.00 Page 1 of 1  
 Pitt County, NC  
 Judy J. Tart Register of Deeds



**CHARLESTON VILLAGE SECTION 3**  
 (183) MB 66, PGS 131-133  
**CAMILLE DRIVE (50' R/W 36' B/B PUBLIC)**  
 BK 70 PG 78

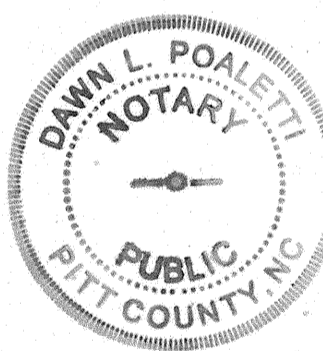
**GENERAL NOTES**

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: 3720466600 J DATED JANUARY 2, 2004.
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRICAL LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
- NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRoACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.
- THIS PROPERTY MUST MEET THE CITY OF GREENVILLE STORMWATER MANAGEMENT PROGRAM REQUIREMENTS. THESE REGULATIONS ARE MET BY THE BMP CONSTRUCTED AS PART OF CHARLESTON VILLAGE SECTION 3.
- THE PURPOSE OF REVISING LOTS 105 & 177 OF CHARLESTON VILLAGE SECTION 3 (MAP BOOK 66, PAGES 131-133) IS TO ADD DRAINAGE EASEMENTS, ALL OTHER INFORMATION RECORDED IN MAP BOOK 66, PAGES 131-133 OF THE PITT COUNTY REGISTRY REMAIN UNCHANGED.

**CHARLESTON VILLAGE SECTION 3**  
 MB 66, PGS 131-133



**COPY**



**CALL TABLE**

L-1	N 02°52'21" W	54.63'
L-2	S 02°52'21" E	79.11'
L-3	S 02°52'21" E	185.20'(TOT)
L-4	N 83°43'45" E	48.55'
L-5	S 83°43'45" W	48.55'(TOT)
L-6	N 02°52'21" W	185.20'(TOT)
L-7	S 87°07'39" W	328.24'(TOT)
L-8	S 00°26'14" E	83.17'
L-9	S 00°26'14" E	90.00'
L-10	S 89°33'46" W	50.00'
L-11	N 89°33'46" E	50.00'

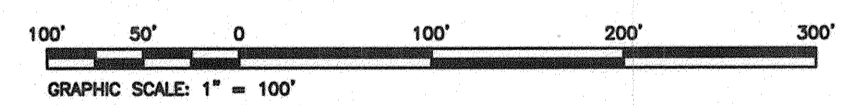
**BULL RUSH COURT**  
 (50' R/W 36' B/B PUBLIC)

**EDMONSON CONSTRUCTION COMPANY, INC.**  
 DB 1409, PG 533

(CONTINUED)

OWNER: **BRADLEY D. PINER**  
**CARRIE R. PINER**  
 ADDRESS: 2921 CAMILLE DRIVE  
 WINTERVILLE, NC 28590  
 PHONE: (252) 321-7323  
 (LOT 105)

OWNER: **JEROME D. FULLER**  
**ANNIE O. FULLER**  
 ADDRESS: 3001 CAMILLE DRIVE  
 WINTERVILLE, NC 28590  
 PHONE: (252) 353-9048  
 (LOT 177)



**FINAL PLAT** A PORTION OF PARCEL #00531 SHEET 1 OF 1

**CHARLESTON VILLAGE**

SECTION 5 & A REVISION OF LOTS 105 & 177  
 SECTION 3, CHARLESTON VILLAGE

REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2190, PAGE 185 AND MAP BOOK 66, PAGE 131-133 OF THE PITT COUNTY REGISTRY  
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

OWNER: **CHARLESTON DEVELOPMENT CO., INC.**  
 ADDRESS: PO BOX 1607  
 WILSON, NC 27894  
 PHONE: (252) 243-0222

OWNER: **G. WAYNE HARDEE**  
 ADDRESS: 228 COUNTRY CLUB DR.  
 GREENVILLE, NC 27858  
 PHONE: (252) 355-6565

**Baldwin and Associates**  
 ENGINEERING, LAND SURVEYING  
 AND PLANNING  
 1015 CONFERENCE DRIVE  
 GREENVILLE, NC 27858  
 (252) 756-1390

SURVEYED: MH APPROVED: MWB  
 DRAWN: SCB DATE: 11/02/2007  
 CHECKED: MWB/SCB SCALE: 1" = 100'

CLOSURE CHECK BOUNDARY	
CHECKED: SCB	DATE: 11/05/07
CLOSURE CHECK BOUNDARY	
CHECKED: SCB	DATE: 11/05/07

**SOURCE OF TITLE**  
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF

**APPROVAL**  
 THIS FINAL PLAT NO. 07-129 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 26th DAY OF DECEMBER, 2007.

**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

DEED BOOK 2190 PAGE 185  
 DEED BOOK 2130 PAGE 515  
 DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 REGISTRATION NO. L-3082

SWORN AND SUBSCRIBED BEFORE ME THIS 10th DAY OF April, 2007.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 03/28/2009

SIGNED: \_\_\_\_\_  
 CITY PLANNER

SIGNED: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_

**CERTIFICATION**

I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE \_\_\_\_\_ (ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 17-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 2nd DAY OF NOV., AD 2007.

SIGNED: \_\_\_\_\_  
 REGISTRATION NO. L-3082

**REVIEW OFFICER'S CERTIFICATE**

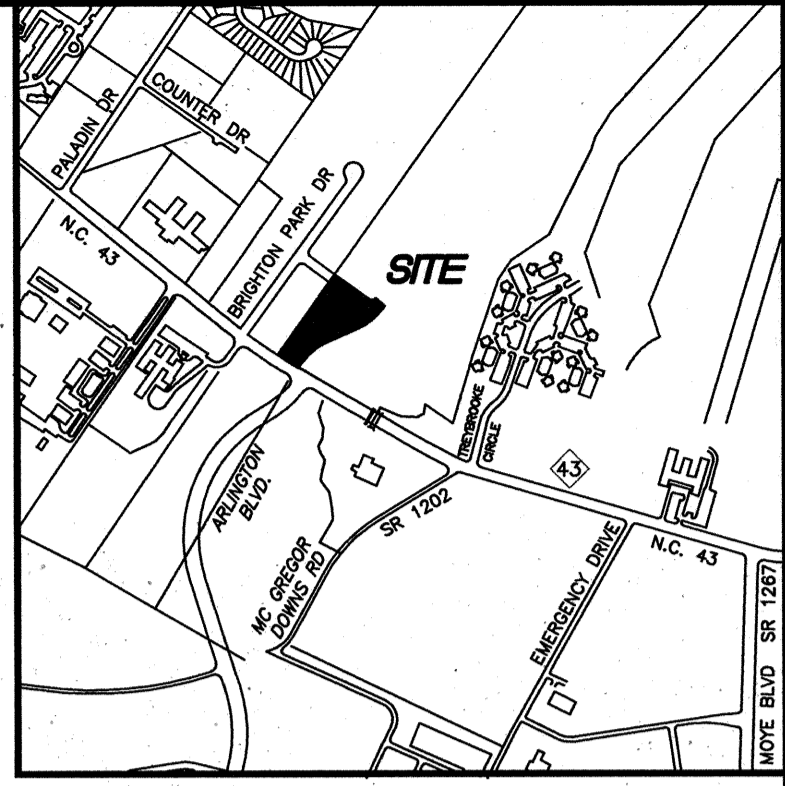
I, **ANDREW THOMAS, JR.**  
 REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

SIGNED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

NORTH CAROLINA, PITT COUNTY  
 FILED FOR REGISTRATION THIS THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
 JUDY J. TART, REGISTER OF DEEDS  
 BY: \_\_\_\_\_  
 DEPUTY REGISTER OF DEEDS

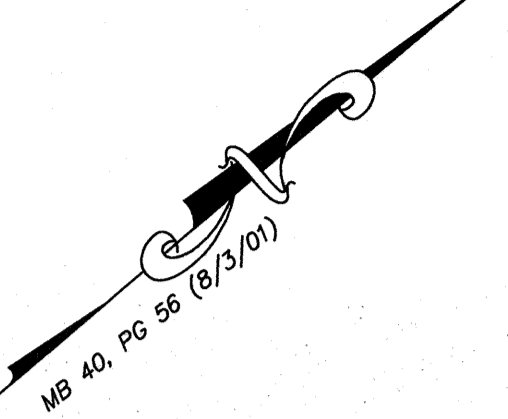


Doc ID: 000916100001 Type: CRP  
 Recorded: 12/21/2006 at 03:04:17 PM  
 Fee Amt: \$21.00 Page 1 of 1  
 Pitt County, NC  
 Judy J. Tart Register of Deeds  
 BK 67 PG 22



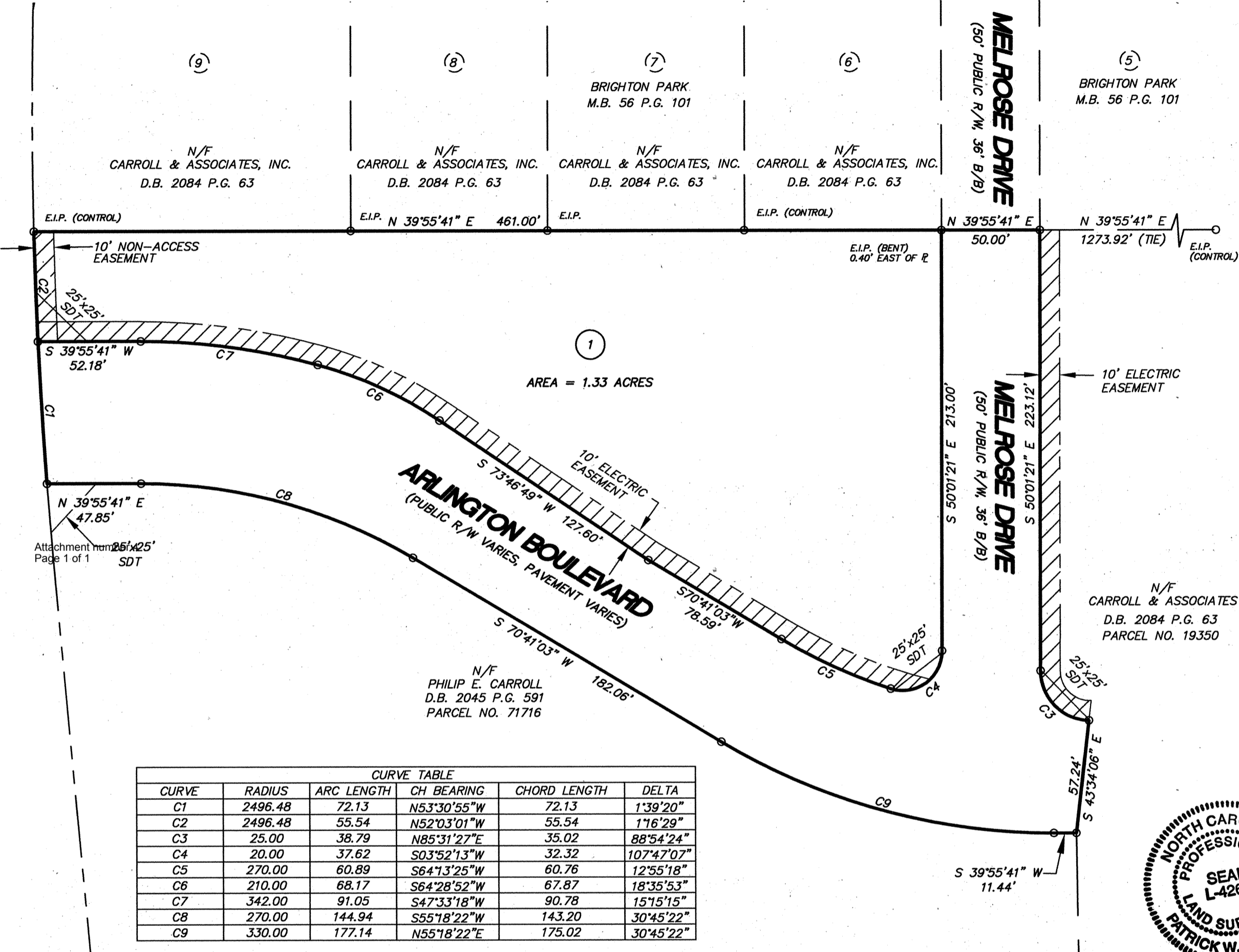
**Vicinity Map**  
 SCALE: 1"=1,000'

**Legend**  
 EXISTING IRON PIPE E.I.P.  
 EX. LOT NO. (5)  
 LOT NO. (6)  
 NOW OR FORMERLY N/F



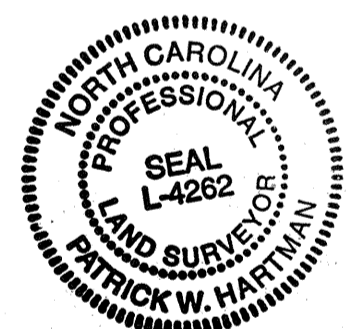
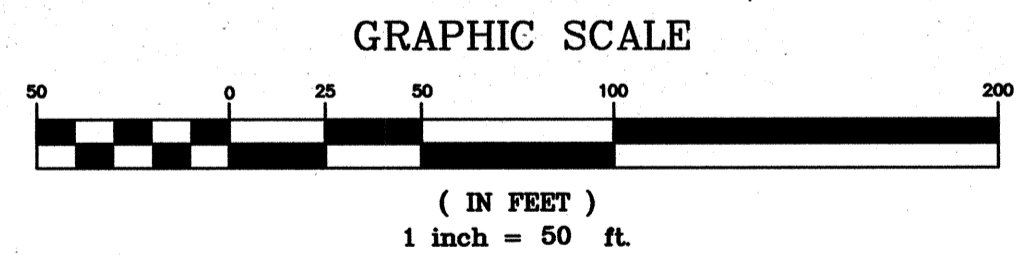
**ARLINGTON BOULEVARD**  
 (PUBLIC R/W VARIES, PAVEMENT VARIES)

**NC HIGHWAY 43**  
 (PUBLIC R/W VARIES, 65' B/B)



CURVE	RADIUS	ARC LENGTH	CH BEARING	CHORD LENGTH	DELTA
C1	2496.48	72.13	N53°30'55"W	72.13	1°39'20"
C2	2496.48	55.54	N52°03'01"W	55.54	1°16'29"
C3	25.00	38.79	N85°31'27"E	35.02	88°54'24"
C4	20.00	37.62	S03°52'13"W	32.32	107°47'07"
C5	270.00	60.89	S64°13'25"W	60.76	12°55'18"
C6	210.00	68.17	S64°28'52"W	67.87	18°35'53"
C7	342.00	91.05	S47°33'18"W	90.78	15°15'15"
C8	270.00	144.94	S55°18'22"W	143.20	30°45'22"
C9	330.00	177.14	N55°18'22"E	175.02	30°45'22"

- Notes :**
- IRON PIPES LOCATED AT ALL CORNERS, EXCEPT AS NOTED OTHERWISE.
  - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
  - AREA DETERMINED BY COORDINATES.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3720467800J DATED JANUARY 2, 2004.
  - THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS, OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS, PROVIDED UTILITIES ARE LOCATED UNDERGROUND.
  - NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS, AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCE, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF GREENVILLE.



**Site Summary :**  
 NUMBER OF LOTS CREATED \_\_\_\_\_ 1  
 ACREAGE IN TOTAL TRACT \_\_\_\_\_ 2.46 AC.  
 ACREAGE IN COMMON AREA(S) \_\_\_\_\_ NONE  
 ACREAGE IN PARK AND RECREATION AREAS \_\_\_\_\_ NONE

**FINAL PLAT**  
**Addison Place - Lot 1**  
 CITY OF GREENVILLE, GREENVILLE TWP., PITT CO., NORTH CAROLINA

OWNER **CARROLL & ASSOCIATES, INC.**  
 ADDRESS **2510 S. CHARLES BLVD. GREENVILLE, NC 27858**  
 PHONE **(252) 752-1020**

**Rivers** & Associates, Inc.  
 Engineers  
 Planners  
 Surveyors  
 107 East Second Street  
 Greenville, NC 27858  
 (252) 752-4135

SURVEYED **DC**  
 DRAWN **BCF**  
 CHECKED **PH**  
 APPROVED **PWH**  
 DATE **10/20/06**  
 SCALE **1" = 50'**

**SOURCE OF TITLE**  
 TO THE BEST OF MY KNOWLEDGE, THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:  
 DEED BOOK 2084, PAGE 63  
 DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 NORTH CAROLINA LIC. NO. L-4262

**OWNERS STATEMENT**  
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF  
**Carroll & Associates, Inc.**  
**Philip E. Carroll Pres.**  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF December, 2006.  
**Jelly Louise Phillips**  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 6/29/2010

**APPROVAL**  
 THIS FINAL PLAT NO. 06-116, WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 8th DAY OF NOVEMBER, 2006.  
 SIGNED **Al Self**  
 CITY PLANNER

**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATE TO PUBLIC USE AS STREETS, PARKS, PLAY-GROUNDS, OPEN SPACES, AND EASEMENTS FOREVER, ALL AREAS SHOWN OR SO INDICATED ON SAID PLAT.  
 SIGNED **Philip E. Carroll**  
 ATTEST **Jelly Louise Phillips**

**CERTIFICATION**  
 NORTH CAROLINA PITT COUNTY  
 I, **PATRICK W. HARTMAN**, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY D.G. FROM DEED DESCRIPTIONS RECORDED IN REFERENCE BOOK (S) AND PAGE (S); THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT IN ACCORDANCE WITH G.S. 47-30 (f)(1)(a), SUBDIVISION OF A PARCEL OF LAND, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 22ND OF NOVEMBER, 2006.  
 SIGNED **Patrick W. Hartman**  
 LAND SURVEYOR  
 REGISTRATION NUMBER **L-4262**

NORTH CAROLINA PITT COUNTY  
 I, **Andrew Thomas, Sr.**  
 A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 BY **Al Self**  
 REVIEW OFFICER  
 DATE **12/21/06**

NORTH CAROLINA PITT COUNTY  
 FILED FOR REGISTRATION THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
**JUDY J. TART**, REGISTER OF DEEDS  
 BY \_\_\_\_\_ DEPUTY REGISTER OF DEEDS



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Resolution requesting support and funds from the State of North Carolina for a storm drainage improvement project in the Dickinson Avenue area

**Explanation:** Attached for City Council's consideration is a resolution requesting support and funds from the State of North Carolina to participate in the construction of the Dickinson Avenue Storm Drainage Improvement Project.

In November 2004, the residents of Greenville approved a bond referendum that included funding for a storm drainage improvements project in the Dickinson Avenue area. The project involves the replacement of the deteriorated and undersized pipe system located within City and State maintained streets. City staff has been working with NCDOT to develop a project to address the flooding and drainage issues in this area. The current estimated cost for this project is \$2,044,000. The City's share is \$1,710,000. NCDOT's share is \$334,000, which is for the proposed drainage improvements in Dickinson Avenue and a portion of the improvements for Skinner Street. The NCDOT Division 2 Engineer was unable to identify funds for NCDOT's share of the project. This lack of funding was discussed with Mr. Marvin Blount, NC Board of Transportation Member. Mr. Blount committed to seek funding for a portion of NCDOT's share, if the North Carolina General Assembly would provide funds for the remaining balance of the State's share of the project.

In July of this year, Mayor Pat Dunn sent a letter to Senator Clark Jenkins and Representative Edith Warren (the project is located in their districts) requesting their support and funding for the Dickinson Avenue Storm Drainage Improvement Project. (Please refer to the attached July 2, 2008 letters.) In follow-up, the City was requested by Senator Jenkins and Representative Warren to present a resolution formally requesting the State's support and cost sharing for this project.

**Fiscal Note:** Funding for the City's share of the Dickinson Avenue Storm Drainage Improvement Project will be provided through the General Obligation Bonds authorized in November 2004.

**Recommendation:** Adopt the attached resolution requesting support and funds from the State of North Carolina to participate in a storm drainage improvement project in the Dickinson Avenue area.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

 [Dickinson Avenue](#)

 [City Council August 2008 Dickinson Ave Resolution 777717](#)

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RESOLUTION NO. 08 \_\_\_\_\_  
RESOLUTION REQUESTING SUPPORT AND FUNDS FROM THE  
STATE OF NORTH CAROLINA TO PARTICIPATE IN THE DICKINSON AVENUE  
STORM DRAINAGE IMPROVEMENT PROJECT

WHEREAS, the citizens of the City of Greenville approved a bond referendum in November 2004 that included funding for storm drainage improvement projects;

WHEREAS, the City of Greenville has been working with the North Carolina Department of Transportation to develop a project to address the flooding and drainage issues in the Dickinson Avenue area;

WHEREAS, the Dickinson Avenue Storm Drainage Improvement Project will involve the replacement of the deteriorated and undersized pipe systems located within City-maintained streets and within the State-maintained Dickinson Avenue, S.R. 1598;

WHEREAS, the estimated cost for the Dickinson Avenue Storm Drainage Improvement Project is \$2,044,000 with the City's share being \$1,710,000 and the State's share being \$334,000;

WHEREAS, the North Carolina Department of Transportation has indicated that, although it recognizes the benefit of participating in the Dickinson Avenue Storm Drainage Improvement Project, it does not currently have sufficient funds to participate in the project; and

WHEREAS, the City Council for the City of Greenville finds that it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Greenville to proceed with the Dickinson Avenue Storm Drainage Improvement Project and to request support and funding assistance from the State of North Carolina for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby request the State of North Carolina to support the Dickinson Avenue Storm Drainage Improvement Project, and further, it does hereby request the State of North Carolina's financial assistance with this project in the amount of \$334,000.

BE IT FURTHER RESOLVED that copies of this resolution shall be provided to the delegation to the North Carolina General Assembly representing the House and Senate districts of which Greenville is a part and to representatives of the North Carolina Department of Transportation.

This the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# CITY OF GREENVILLE

## North Carolina

July 2, 2008

The Honorable Edith D. Warren  
NC House of Representatives  
300 N. Salisbury Street, Room 416A  
Raleigh, NC 27603-5925

Dear Representative Warren:

I request your assistance in obtaining state funding for an important project to correct a severe and persistent drainage problem on Dickinson Avenue (SR 1598) in the City of Greenville. During times of heavy or even moderate rain, the portion of Dickinson Avenue near Skinner Street is flooded and the roadway may have to be closed to traffic. During heavy rain events, some of the businesses in the area have suffered damage due to flooding. This problem has existed for over twenty years and has steadily worsened as more land became impervious in the area. For the past four years the City staff, in consultation with the North Carolina Department of Transportation, has been working on a plan to resolve the drainage problems in this area.

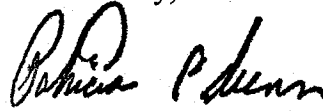
Stormwater from this area is piped south of Dickinson Avenue to a ditch south of the Norfolk-Southern Railroad tracks and west of Skinner Street where it flows to another pipe located under the CSX Railroad tracks and then travels via ditch to Green Mill Run. The corrective action plan involves upgrading the complete stormwater drainage system in the area to reduce flooding associated with common rain events. The work includes the repair/replacement of existing catch basins and the addition of new catch basins in City streets and Dickinson Avenue. Also, the plan calls for the installation of new and larger stormwater pipes to remove the water from the project area. The City is funding the work on Wilson, Myrtle, Chestnut, and Skinner Streets east of Line Street. The City has designed at our cost the improvements on Dickinson Avenue in the same area. The City is waiting on State funding to construct the required drainage work on Dickinson Avenue. The City has already started work on some of the downstream improvements between the Norfolk-Southern Railroad and CSX Railroad tracks, but the corrective action plan can only be fully effective if the improvements are also made on Dickinson Avenue.

District 2 NCDOT officials have indicated that there are not sufficient funds available to cover the State portion of this project. The current estimated cost for the total project is \$2,044,000. The City's share is \$1,710,000. The State's cost for the Dickinson Avenue work is \$334,000. I have spoken with NCDOT Board of Transportation Board Member Marvin K. Blount, III and he has indicated to me that if you can obtain \$67,000 and Senator Jenkins can obtain \$67,000, he will be able to obtain the balance of the needed State's cost for the Dickinson Avenue work.

The Honorable Edith D. Warren  
Page 2  
July 2, 2008

If you have any questions concerning this request please contact Public Works Director Wes Anderson at (252) 329-4520 or me at (252) 329-4419. Thank you for all your past assistance and I look forward to working with you to secure the needed financial assistance to resolve this serious drainage problem in our community.

Sincerely,



Patricia Dunn  
Mayor

cc: Marvin K. Blount, III, NCDOT Board of Transportation Board Member - Division 2  
C.E. Lassiter, Jr. PE, Division 2 Engineer  
Greenville City Council



# CITY OF GREENVILLE

## North Carolina

July 2, 2008

The Honorable Clark Jenkins  
North Carolina Senate  
300 N. Salisbury Street, Room 308  
Raleigh, NC 27603-5925

Dear Senator Jenkins:

I request your assistance in obtaining state funding for an important project to correct a severe and persistent drainage problem on Dickinson Avenue (SR 1598) in the City of Greenville. During times of heavy or even moderate rain, the portion of Dickinson Avenue near Skinner Street is flooded and the roadway may have to be closed to traffic. During heavy rain events, some of the businesses in the area have suffered damage due to flooding. This problem has existed for over twenty years and has steadily worsened as more land became impervious in the area. For the past four years the City staff, in consultation with the North Carolina Department of Transportation, has been working on a plan to resolve the drainage problems in this area.

Stormwater from this area is piped south of Dickinson Avenue to a ditch south of the Norfolk-Southern Railroad tracks and west of Skinner Street where it flows to another pipe located under the CSX Railroad tracks and then travels via ditch to Green Mill Run. The corrective action plan involves upgrading the complete stormwater drainage system in the area to reduce flooding associated with common rain events. The work includes the repair/replacement of existing catch basins and the addition of new catch basins in City streets and Dickinson Avenue. Also, the plan calls for the installation of new and larger stormwater pipes to remove the water from the project area. The City is funding the work on Wilson, Myrtle, Chestnut, and Skinner Streets east of Line Street. The City has designed at our cost the improvements on Dickinson Avenue in the same area. The City is waiting on State funding to construct the required drainage work on Dickinson Avenue. The City has already started work on some of the downstream improvements between the Norfolk-Southern Railroad and CSX Railroad tracks, but the corrective action plan can only be fully effective if the improvements are also made on Dickinson Avenue.

District 2 NCDOT officials have indicated that there are not sufficient funds available to cover the State portion of this project. The current estimated cost for the total project is \$2,044,000. The City's share is \$1,710,000. The State's cost for the Dickinson Avenue work is \$ 334,000. I have spoken with NCDOT Board of Transportation Board Member Marvin K. Blount, III and he has indicated to me that if you can obtain \$67,000 and Representative Warren can obtain \$67,000, he will be able to obtain the balance of the needed State's cost for the Dickinson Avenue work.

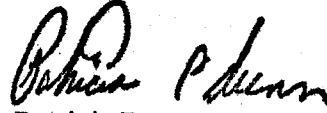
Item # 5



The Honorable Clark Jenkins  
Page 2  
July 2, 2008

If you have any questions concerning this request please contact Public Works Director Wes Anderson at (252) 329-4520 or me at (252) 329-4419. Thank you for all your past assistance and I look forward to working with you to secure the needed financial assistance to resolve this serious drainage problem in our community.

Sincerely,



Patricia Dunn  
Mayor

cc: Marvin K. Blount, III, NCDOT Board of Transportation Board Member - Division 2  
C.E. Lassiter, Jr. PE, Division 2 Engineer  
Greenville City Council



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Amendment to contract with Kimley-Horn and Associates for Phase I of the Stantonsburg Road/Tenth Street Connector Project

**Explanation:** Presented for City Council consideration is an amendment to the professional services contract between the City and Kimley-Horn and Associates for Phase I of the Tenth Street Connector Project. This project involves the extension of Tenth Street from Dickinson Avenue to Memorial Drive at its intersection with Stantonsburg Road. The City, East Carolina University (ECU), Pitt County Memorial Hospital (PCMH), and the North Carolina Department of Transportation have jointly supported the project as evidenced by the agreements between the parties. This initial contract for Phase I was approved by the City Council during its August 11, 2005 meeting. Attached is information for this amendment as prepared by Kimley-Horn relative to the amended scope of work and proposed fee adjustment for this phase of the project.

This amendment to Phase I is necessary to complete the tasks in this phase of the project, which has extended beyond and changed from the previously approved scope of service. The amendment addresses additional efforts for continued project administration and coordination, updates to the project schedule, revisions to the project's Purpose and Need Statement, accident data request and analysis, and two additional Steering Committee meetings. This amendment also includes a fee credit to the City for functional roadway designs that were removed from the Phase I scope of service. Kimley-Horn is proceeding with preliminary roadway designs that are part of the next phase of the project, which the City Council authorized to proceed with in June. The fee associated with this amendment is \$121,166.62.

Staff has reviewed and concurs with this amendment to the professional services contract between the City and Kimley-Horn and Associates for Phase I of the project.

**Fiscal Note:** This phase of the project is being funded from the \$6 million committed by the City, ECU, and PCMH. The City's share, \$2,000,000, is being funded through


the 2004 General Obligation Bonds approved by a vote of the public in November 2004.

**Recommendation:** City Council approve the amendment to the professional services contract with Kimley-Horn and Associates in the amount of \$121,166.62 for Phase I of the planning, environmental studies, and design of the Stantonsburg Road/Tenth Street Connector Project.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

 [Letter re Kimley Horn - 10th St Connector Contract](#)

 [10th\\_St\\_Connector\\_Project\\_KH\\_Contract\\_Amend\\_1\\_777846](#)

---

**AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN THE  
CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.**

AMENDMENT NUMBER 1 DATED JULY 21, 2008 to the Agreement between the City of Greenville, ("Client") and Kimley-Horn and Associates, Inc., ("Engineer") dated September 9, 2005 ("the Agreement") concerning Tenth Street Connector Project (the "Project").

The Engineer has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by Engineer and provisions for additional compensation by the Client to the Engineer, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CLIENT:

ENGINEER:

CITY OF GREENVILLE, NC

KIMLEY-HORN AND ASSOCIATES, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Patricia C. Dunn

Title: Mayor

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Wanda T. Elks, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
David A. Holec, City Attorney

**PRE-AUDIT CERTIFICATION**

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Bernita W. Demery, Director of Financial Services

**Exhibit A** to Amendment Number 1 dated  
July 21, 2008.

---

Engineer shall perform the following Additional Services:

**I. PLANNING AND ENVIRONMENTAL ANALYSES AND DOCUMENTATION**

**I.A.1 Description of Work Required**

(No Change)

**I.A.1.a. Project Work Plan**

The Engineer will update the schedule monthly for a period of twelve (12) months due to the extended schedule duration of Phase I.

**I.A.1.b. Merger 01 Screening/Consultation**

(No Change)

**I.A.2. Data Collection**

(No Change)

**I.A.3. Environmental Assessment**

**I.A.3.a. Purpose and Need Statement**

The Engineer will revise the Purpose and Need Statement prepared under Phase I and update figures per City and NCDOT comments. The Engineer will make up to nine (9) sets of revisions and provide up to five (5) copies of the final Purpose and Need Statement for City and NCDOT approval. The revised Purpose and Need Statement will be used in the EA for Chapter 1.

**I.A.3.b. Develop and Evaluate Alternatives**

(No Change)

**I.A.3.c. Affected Environment/Environmental Consequences**

(No Change)

**I.A.3.d. Comments and Coordination**

(To be Included in Phase II)

**I.A.4. Design Traffic Data**

(No Change)

**I.A.5. Accident Analysis**

The Engineer will request recent accident analysis reports (2004 to 2007) for inclusion in the updated Purpose and Need Statement.

**I.A.6. Typical Cross Sections**

(No Change)

**I.A.7. Functional Design**

The City and NCDOT instructed the Engineer to proceed with preliminary roadway designs in lieu of fully completing all work scoped for functional roadway designs, which was originally included in the Agreement's (Phase I) Scope of Services. The scope of services for the functional roadway designs was partially completed as reflected in monthly progress reports. As of the date of this Amendment No. 1, all parties agree to the level of completion (and associated fees and expenses) for the Engineer's services in Phase I.

**I.A.8. Preliminary Design**

(To be Included in Phase II)

**I.A.9. Grade Separation Study**

(No Change)

**I.A.10. Cost Estimates**

The City and NCDOT instructed the Engineer to proceed with preliminary estimates in lieu of functional estimates, which was originally included in the Agreement's (Phase I) Scope of Services.

**I.A.11. Utility Technical Memorandum**

(No Change)

**I.A.12. Combined Public Hearing Maps**

(To be Included in Phase II)

**I.A.13. Finding of No Significant Impact**

(To be Included in Phase II)

**I.B. Meetings and Public Involvement**

**I.B.1. Public Involvement Plan**

(No Change)

**I.B.1.a. Scoping Letter**

(No Change)

**I.B.1.b. Mailing Lists**

(No Change)

**I.B.1.c. Phone, Mail and E-mail Contact**

(No Change)

**I.B.1.d. Small Group Meetings**

In lieu of five (5) small group meetings, the Engineer will prepare for and attend up to four (4) Walk-In Sessions, open to the public for citizen questions or concerns. Three (3) team members will attend each Walk-In Session. The Engineer will prepare a summary and include citizen comments received at the Walk-In Sessions and responses to their questions/comments.

**I.B.1.e. Elected Public Officials Meetings**

(No Change)

**I.B.1.f. Vision Charrette**

(No Change)

**I.B.1.g. Citizens Informational Workshop**

(No Change)

**I.B.1.h. Community Leader Interviews**

(No Change)

**I.B.1.i. Newsletters**

(No Change)

**I.B.1.j. Initial Postcard Announcement**

(No Change)

**I.B.1.k. Media Relations**

(No Change)

**I.B.1.l. Combined Public Hearing**

(To be Included in Phase II)

**I.B.1.m. Post Hearing Meeting**

(To be Included in Phase II)

**I.B.2. Mapping**

(No Change)

**I.B.3. Coordination**

The Engineer will continue to coordinate with the City, NCDOT, the Steering Committee, and the Advisory Committee to obtain data and related information. The Engineer will provide general coordination efforts that progress the project activities including usual and customary project activity correspondence, daily telephone and email communications, and normal day to day staff interaction and coordination with the City and NCDOT staff for routine project development as well as other members of the Steering Committee. Project issues will be discussed during conference calls.

The Engineer will also maintain coordination with the City and NCDOT for the review of analyses, documents, and designs. The Engineer will attend bi-weekly conference calls with the City for a period of twelve (12) months.

**I.B.4. Project Steering Committee Meetings**

Representatives from the City of Greenville, the East Carolina University, Pitt County Memorial Hospital, and NCDOT will serve as the Tenth Street Steering Committee to provide technical input to the planning process for this project. The Engineer will prepare an agenda for the Steering Committee meeting(s). Minutes of the meeting(s) will be prepared by the Engineer and distributed to each member of the Steering Committee for their review. It is anticipated that two (2) additional Steering Committee Meetings will be held.



**I.B.5. Project Advisory Committee Meetings**

(No Change)

**II. PROJECT ADMINISTRATION**

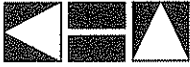
The Engineer will coordinate with and administer subconsultant contracts with Rivers & Associates, Inc., Spatial Data Consultants, Inc., Hayes Planning Associates, Inc., Dr. James Baugh, and STV/Ralph Whitehead Associates, Inc. for a period of fifteen (15) months due to the extended schedule duration of Phase I.

The Engineer will prepare monthly invoices and progress reports in a format suitable for meeting the requirements of the City and NCDOT for a period of fifteen (15) months.

**FEE AND BILLING**

For the Additional Services set forth above, Client shall pay Engineer the following additional compensation:

A lump sum amount of **\$121,166.62** in accordance with Exhibit C of the Agreement (Article 4) for a revised total contract amount of **\$1,991,931.18**. This includes an adjusted payroll burden of six percent to complete the remaining Phase I services and a fee credit to the City for the functional design and cost estimate scope reduction.



Kimley-Horn  
and Associates, Inc.

July 21, 2008

Mr. David T. Brown, P.E.  
City of Greenville - Public Works Department  
1500 Beatty Street  
Greenville, NC 27834

■  
P.O. Box 33068  
Raleigh, North Carolina  
27636-3068

Re: Stantonsburg Road / Tenth Street Connector Project (TIP No. U-3315)  
Phase I (Amendment I) Scope of Services and Workday Estimate

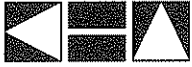
Dear David:

Kimley-Horn and Associates, Inc. (KHA) hereby submits the Scope of Services and Workday Estimate for Phase I (Amendment I) of the Stantonsburg Road / Tenth Street Connector Project to the City for a total fee of \$121,166.62.

Phase I efforts, which began in September 2005 and are ongoing, include completion of the Purpose and Need Statement, Community Impact Assessment, Air Quality Technical Memo, Section 4(f) Evaluation (Historic), Traffic Capacity Analysis finalization, one Citizens Informational Workshop, grade separation studies for the CSX railroad location, and streetscape concepts activities. The total fee for all activities to be completed under Phase I is \$1,109,991.37.

Phase I (Amendment I) efforts are necessary to complete tasks in Phase I which have extended beyond the previously approved scope of services. Phase I (Amendment I) efforts include additional updates to the project schedule, Purpose and Need Statement revisions, accident data request and analysis, two additional Steering Committee meetings, and continued project administration and coordination. Phase I (Amendment I) also includes a fee credit to the City for functional roadway designs.

KHA is proceeding with preliminary roadway designs and cost estimates as instructed by the City instead of completing the scope of services for functional roadway designs.



Kimley-Horn  
and Associates, Inc.

We look forward to continuing to work on this project with you and your staff. Please feel free to contact me at [harlan.britt@kimley-horn.com](mailto:harlan.britt@kimley-horn.com) or 919-677-2209 if you have any questions or comments.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Harlan K. Britt".

Harlan K. Britt, P.E.  
Project Manager



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Agreement with Pitt Community College to construct an affordable home at 604 Ford Street

**Explanation:** The Community Development Department has been working with the Construction and Industrial Technology Department of Pitt Community College (PCC). Discussions have occurred about the feasibility of students building another affordable home in the West Greenville 45-Block Revitalization Area.

The Construction and Industrial Technology Department proposes to construct a 1,248 (heated area) square foot home on City-owned property. The home will have three bedrooms and meet E300 energy conservation standards. PCC has requested that the City of Greenville pay for the cost of the construction materials and supplies necessary to construct the home estimated at \$86,000. The City would also pay for an on-site construction storage container, sewer tap-on expenses, landscaping, and concrete work for the driveway and sidewalk. Funding for this work would come from the 1992 Affordable Housing Bond proceeds.

Attached is a sample floor plan of the home that would be built on a City-owned lot. Staff chose 604 Ford Street for this project. Construction would start in late August 2008 with the foundation. Expected construction time would be approximately 14 months because this is a student project. Students would be supervised by the Construction and Industry Technology construction faculty. All construction would meet the North Carolina State Building Code, and the proposed house meets new construction standards established by the City of Greenville for new house construction on City property.

**Fiscal Note:** \$86,000 is available from 1992 Affordable Housing Bond proceeds.

**Recommendation:** City Council give authorization allowing the City Manager to enter into an agreement and contract not to exceed \$86,000 with Pitt Community College for

the purpose of constructing an affordable house at 604 Ford Street.

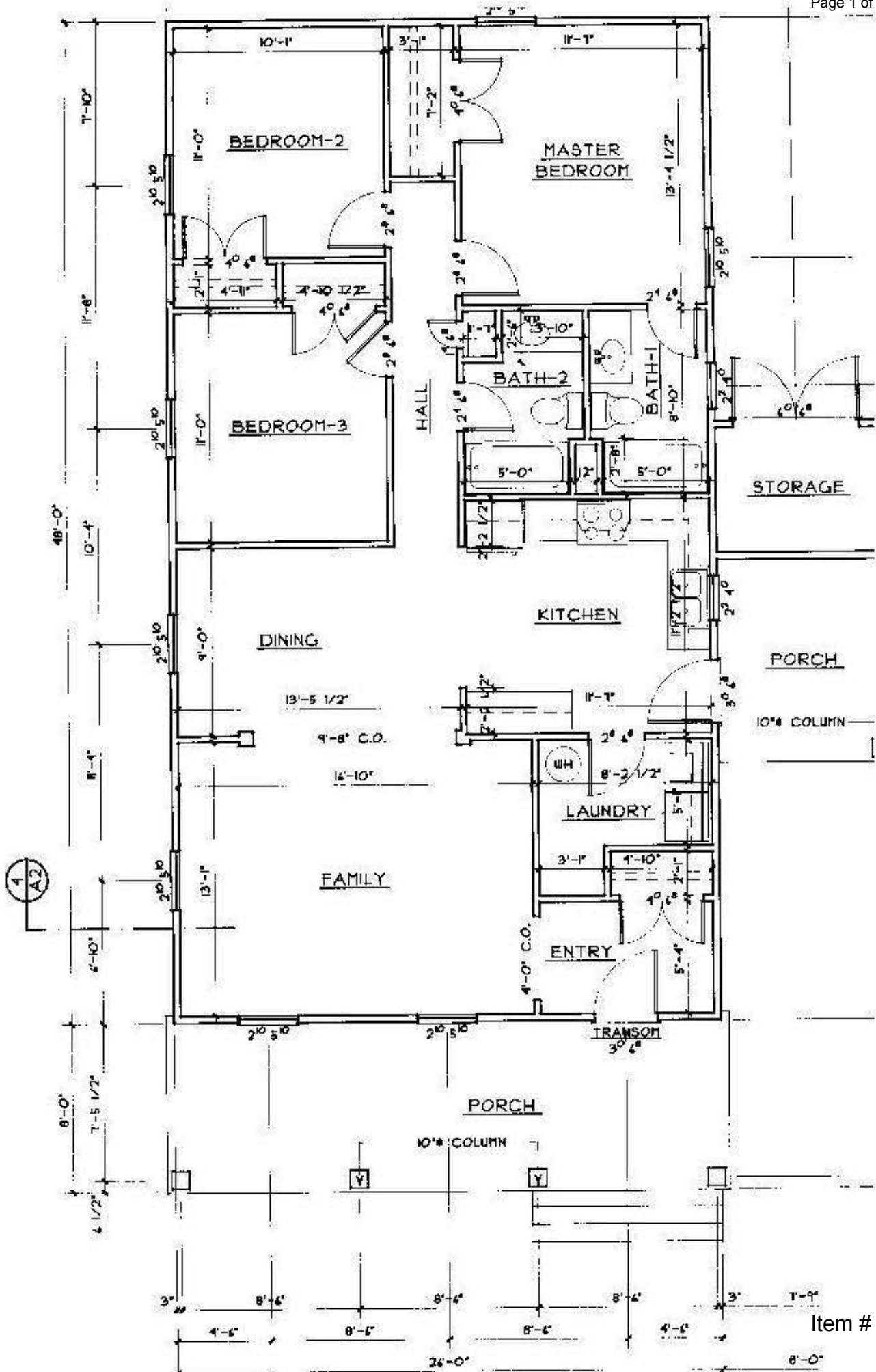
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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Floor Plan](#)

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Emergency fire escape for the Little Willie Center at the Lucille Gorham Intergenerational Center

**Explanation:** The Little Willie Center occupies two buildings (the rectory and annex) on the grounds of the Lucille Gorham Intergenerational Center. After the Little Willie Center began using the Rectory, Center staff determined it needed to use the building's second floor and discovered using that floor would violate the North Carolina State Building Code for fire safety. The second floor provides an important resource for the Little Willie Center to operate.

City staff has worked with the Little Willie Center staff to explore alternate methods to operate its programs until a solution could be identified to make the second floor usable. To meet NC building code requirements, an exterior fire escape on the second floor must be constructed, which will provide a secondary means fire/emergency exit.

Preliminary estimates to construct the needed fire escape are \$7,000. There have been discussions with one of the board members of the Little Willie Center, and it was agreed that the Little Willie Center could cover one half of the costs associated with the construction if the City would cover the remaining half of the costs.

Staff seeks authorization to expend General Fund Contingency Funds to construct the fire escape.

**Fiscal Note:** \$3,500 is available from the 2008-09 fiscal year budget contingency funds.

**Recommendation:** Authorize the expenditure of \$3,500 in General Fund contingency funds for the construction of a fire escape at the rectory building of the Lucille Gorham Intergenerational Center contingent on the same amount being contributed to the

project by the Little Willie Center.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Municipal Infrastructure Reimbursement Agreement with Reggie Spain Construction, LLC

**Explanation:** Reggie Spain Construction, LLC is developing the Ashcroft Village Subdivision, which is located north of Firetower Road between Summerhaven Drive and Ashcroft Drive. The subdivision is substantially complete except for the extension of Coleman Drive eastward so that Coleman Drive interconnects with the existing street located within Summerhaven Subdivision. A part of the extension includes the installation of a box culvert within a drainage canal to accommodate the drainage flow from the City's stormwater system. The developer desires to install a double barrel culvert, but the City wants a triple barrel culvert at this location to accommodate the drainage flow. It is appropriate that the additional material expense of a triple box culvert as compared to a double box culvert be borne by the City while the developer remains responsible for all other expenses. The amount of the difference is \$106,000. The attached agreement provides for this by having the developer complete the improvement with the City reimbursing the developer for this difference upon completion. The agreement provides that the improvement is to be completed no later than November 30, 2008.

A map demonstrating the location of the improvement is attached. Also attached is a copy of the agreement.

The City's use of such infrastructure agreements with property owners and developers that construct or install infrastructure for use by the general public is authorized by Article B of Chapter 1 of Title 3 of the Greenville City Code. An infrastructure agreement is an agreement with a property owner or a developer which coordinates the construction of public improvements when the improvements involved include both improvements which would be the responsibility of the owner or developer in accordance with the City's development regulations and additional improvements that serve more than the development and, therefore, would be the responsibility of the City to install. The infrastructure agreement coordinates the construction of these improvements between the City and the developer or owner.

**Fiscal Note:**

The agreement obligates the City to make a \$106,000 reimbursement. The necessary budget amendment to allocate this amount in stormwater utility funds is included in another agenda item.

**Recommendation:**

It is recommended that City Council approve the Municipal Infrastructure Reimbursement Agreement with Reggie Spain Construction, LLC.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

 [Map](#)

 [City\\_Reggie\\_Spain\\_Agreement\\_777533](#)

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NORTH CAROLINA  
PITT COUNTY

AGREEMENT

THIS AGREEMENT, made and entered into this the \_\_\_\_ day of August, 2008, by and between the City of Greenville, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, Party of the First Part and hereinafter sometimes referred to as the CITY, and Reggie Spain Construction, LLC, a North Carolina limited liability company, Party of the Second Part and hereinafter referred to as the OWNER;

W I T N E S S E T H

WHEREAS, the OWNER is developing Ashcroft Village, Section Two Subdivision and has not yet completed all of the improvements associated with said subdivision;

WHEREAS, one of the improvements associated with said subdivision involves the installation of a box culvert within a drainage canal in order to allow the interconnection of Coleman Drive with a street upon adjacent property;

WHEREAS, the CITY is willing to reimburse the OWNER for the additional material expense of a triple box culvert as compared to a double box culvert to be installed at this location in order to ensure that this ancillary improvement appropriately accommodates the drainage flow from the CITY's stormwater system so that the public safety associated with this street improvement is ensured;

WHEREAS, the cost to the CITY pursuant to this Agreement will not exceed the estimated cost of providing for the public intersection and roadway improvements through a public contract pursuant to the provisions of Article 8 of Chapter 143 of the North Carolina General Statutes;

WHEREAS, it would be impracticable to coordinate separately constructed municipal infrastructure relating to the Ashcroft Village, Section Two Subdivision between the OWNER and the CITY; and

WHEREAS, Article B of Chapter 1 of Title 3 of the Greenville City Code authorizes the CITY to enter into a municipal infrastructure reimbursement agreement with the OWNER;

NOW, THEREFORE, for and in consideration of the mutual benefits, covenants, and promises contained herein, the CITY and the OWNER agree as follows:

1) Construction. The OWNER shall complete the construction and installation of all improvements required by the Subdivision Regulations for Greenville, North Carolina, for Ashcroft Village, Section Two Subdivision in accordance with the plans and specifications for said subdivision approved by the CITY. It is understood and agreed that said improvements include, but are not limited to, the extension of Coleman Drive eastward across a drainage canal so that Coleman Drive interconnects with the existing street located within Summerhaven Subdivision, said improvements associated with said extension to include, but are not limited to, the installation of a triple barrel box culvert.

2) Schedule. The OWNER shall commence the construction and installation of the extension of Coleman Drive no later than September 1, 2008, and shall complete the construction and installation of said extension and the construction and installation of all of the improvements required by the Subdivision Regulations for Greenville, North Carolina for Ashcroft Village, Section Two Subdivision no later than November 30, 2008. For the purpose of this Agreement, the extension of Coleman Drive and the improvements shall be considered complete when determined by the City Engineer to be satisfactorily complete in accordance with the Subdivision Regulations for Greenville, North Carolina. Prior to the commencement of the construction and installation of the extension of Coleman Drive, the OWNER shall provide written notice, with a copy of the contract, to the CITY that the contract for the construction and installation of the extension of Coleman Drive has been executed. The OWNER shall provide written notices to the CITY when the construction and installation of all of the improvements are at stages to be inspected by the City Engineer in accordance with the standard practice for the construction and installation of improvements required by the Subdivision Regulations for Greenville, North Carolina. The CITY shall provide written notice to the OWNER when the City Engineer determines that all of the improvements are satisfactorily complete in accordance with the Subdivision Regulations for Greenville, North Carolina.

3) Reimbursement. Upon the completion by the OWNER of the construction and installation of the improvements for Ashcroft Village, Section Two Subdivision in accordance with the Subdivision Regulations for Greenville, North Carolina no later than November 30, 2008, the CITY shall reimburse the OWNER ONE HUNDRED SIX THOUSAND AND NO/100THS DOLLARS (\$106,000.00), said amount being the difference of the estimate in material cost between a triple barrel box culvert and a double barrel box culvert. The reimbursement will be made no later than fifteen (15) days after the City Engineer determines that all of the improvements are satisfactorily complete in accordance with the Subdivision Regulations for Greenville, North Carolina. It is understood and agreed by the OWNER and the CITY that no reimbursement will be made by the CITY to the OWNER in the event the OWNER does not complete by November 30, 2008, the construction and installation of all of the improvements required by the Subdivision Regulations for Greenville, North Carolina., for Ashcroft Village, Section Two Subdivision.

4) Escrow Deposit. Upon the completion by the OWNER of the construction and installation of all of the improvements required by the Subdivision Regulations for Greenville North Carolina for Ashcroft Village, Section Two Subdivision, in accordance with the Subdivision Regulations for Greenville, North Carolina, no later than November 30, 2008, the City will return the escrow deposit made by the OWNER pursuant to the Escrow Deposit Agreement dated October 17, 2006. The return of the escrow deposit will be made no later than fifteen (15) days after the City Engineer determines that all of the improvements are satisfactorily complete in accordance with the Subdivision Regulations for Greenville, North Carolina. In the event either (i) the OWNER does not provide, prior to the commencement of construction of the extension of Coleman Drive, written notice, with a copy of the contract, to the CITY that the contract for the construction and installation of the extension of Coleman Drive has been executed, (ii) the OWNER does not commence the construction and installation of the extension of Coleman Drive by September 1, 2008, or (iii) the OWNER does not complete the construction and installation of all of the improvements required by the Subdivision Regulations for Greenville, North Carolina, for Ashcroft Village, Section Two Subdivision by

November 30, 2008, then the CITY shall utilize said escrow deposit to complete the required improvements, the OWNER will be responsible for any expenses incurred by the CITY to complete the improvements in addition to the amount of the security deposit, and the CITY will return to the OWNER, after all of the improvements are complete, any amount of the security deposit not utilized to complete the improvements.

5) Notices. All notices required under this Agreement shall be deemed to be sufficiently given when presented personally or sent by mail, addressed as follows or to such other address as either the CITY or the OWNER may subsequently designate by this notice procedure. Addresses for the purpose of this section can be changed by written notice to the other party.

TO CITY:

City Engineer  
City of Greenville  
P.O. Box 7207  
Greenville, NC 27835

TO OWNER:

Registered Agent  
Reggie Spain Construction, LLC  
105C Regency Blvd.  
Greenville, NC 27834

6) Amendment. The conditions, covenants, and terms of this Agreement may only be waived, altered or modified by an instrument in writing signed by the CITY and the OWNER.

7) Delays Beyond Owner's Control. It is understood, acknowledged and agreed by the CITY and OWNER that the deadlines set forth herein will be reasonably extended by the CITY to the extent that there are any delays in deadline compliance which are the result of events or circumstances beyond the OWNER's control, including but not necessarily limited to weather related conditions or delays associated with inspections or determinations by the CITY. The OWNER shall provide a written notice to the CITY prior to the expiration of a deadline requesting an extension of the deadline with documentation supporting the request. In the event of any such delays, the compliance deadlines shall be extended commensurate with the period(s) of delay.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate originals as of the day and year first above written.

CITY OF GREENVILLE

BY: \_\_\_\_\_ (SEAL)  
Wayne Bowers, City Manager

REGGIE SPAIN CONSTRUCTION, LLC

BY: \_\_\_\_\_ (SEAL)  
Reginald C. Spain

APPROVED AS TO FORM:

\_\_\_\_\_  
David A. Holec, City Attorney

PRE-AUDIT CERTIFICATION

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Bernita W. Demery, Director of Financial Services

NORTH CAROLINA  
PITT COUNTY

I, \_\_\_\_\_, Notary Public in and for the aforesaid County and State, do hereby certify that Wayne Bowers, City Manager for the City of Greenville, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the \_\_\_\_ day of August, 2008.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

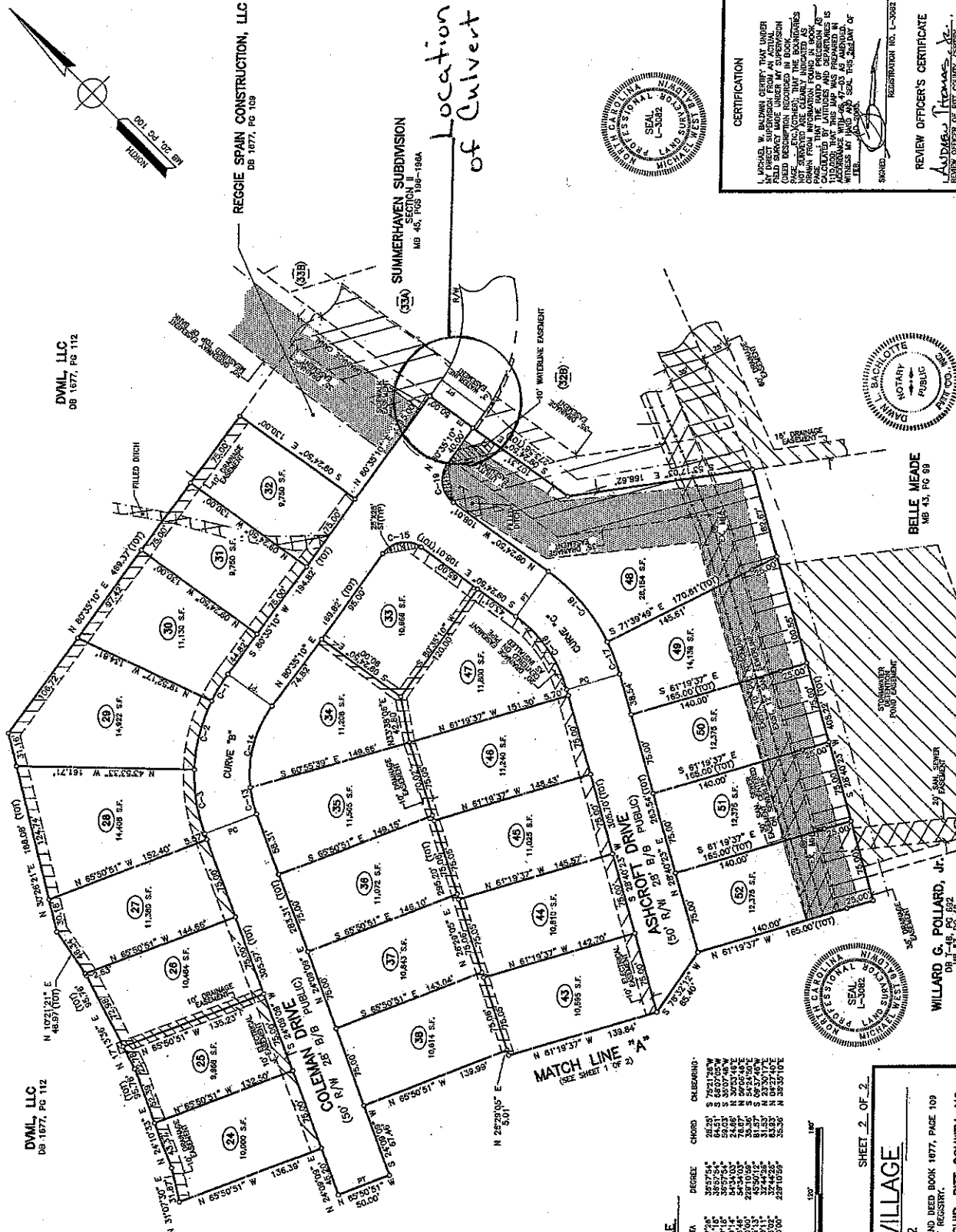
NORTH CAROLINA  
PITT COUNTY

I, \_\_\_\_\_, Notary Public in and for the aforesaid County and State, do hereby certify that Reginald C. Spain, Manager of REGGIE SPAIN CONSTRUCTION, LLC, a limited liability company, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the \_\_\_\_\_ day of August, 2008.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



**C/L CURVE DATA**

**CURVE "B"**  
 R = 190.00'  
 Δ = 37°51'13"  
 T = 81.74'  
 Ch = N 07°33'40" E

**CURVE "C"**  
 R = 190.00'  
 Δ = 37°51'13"  
 T = 81.74'  
 Ch = N 07°33'40" E

**CURVE TABLE**

CURVE	RADIUS	TANGENT	DELTA	CHORD	CLEARANCE
C-1	183.00'	26.25'	1077.28°	57.21'	7521.78'
C-2	183.00'	30.07'	141.18°	59.31'	5307.05'
C-3	183.00'	39.37'	387.84°	79.31'	3827.84'
C-4	183.00'	42.45'	843.03°	84.31'	3023.14'
C-5	183.00'	45.00'	1238.14°	87.31'	2488.84'
C-6	183.00'	47.12'	1643.25°	89.31'	2074.05'
C-7	183.00'	48.88'	2048.36°	90.31'	1729.26'
C-8	183.00'	50.25'	2453.47°	91.31'	1444.47'
C-9	183.00'	51.25'	2858.58°	92.31'	1219.68'
C-10	183.00'	51.88'	3263.69°	93.31'	1044.89'
C-11	183.00'	52.12'	3668.80°	94.31'	909.10'
C-12	183.00'	52.00'	4073.91°	95.31'	804.31'
C-13	183.00'	51.53'	4479.02°	96.31'	719.52'
C-14	183.00'	50.75'	4884.13°	97.31'	644.73'
C-15	183.00'	49.60'	5289.24°	98.31'	579.94'
C-16	183.00'	48.12'	5694.35°	99.31'	525.15'
C-17	183.00'	46.35'	6099.46°	100.31'	479.36'
C-18	183.00'	44.25'	6504.57°	101.31'	440.57'
C-19	183.00'	41.88'	6909.68°	102.31'	407.78'



**FINAL PLAT**  
**ASHCROFT VILLAGE**  
 SECTION 2  
 SHEET 2 OF 2

REFERENCE: DEED BOOK 1177, PAGE 688 AND DEED BOOK 1077, PAGE 109 OF THE PITT COUNTY REGISTRY.  
**GREENVILLE, WATKINSVILLE TOWNSHIP, PITT COUNTY, NC**

OWNER: **REGGIE SPAIN CONSTRUCTION, LLC**  
 ADDRESS: 20300 CAUENZA DRIVE GREENVILLE, NC 27868  
 PHONE: (252) 756-4052

**Baldwin and Associates, Inc.**  
 1015 CONVENT DRIVE GREENVILLE, NC 27605  
 (252) 755-1350

APPROVED: MMB  
 DATE: 02/02/2005  
 DRAWN: SCB  
 CHECKED: MMB  
 SCALE: 1" = 60'

**DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALIGNMENT TO BE HIS FIRE, ACT AND TO BE USED AS PUBLIC HIGHWAYS, STREETS, SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

SIGNED: *Reggie Spain*  
 ATTEST: *Dawn Charlotte*

**APPROVAL**  
 THIS FINAL PLAT NO. 03-1A WAS DRAWN IN ACCORDANCE WITH SECTION 1705, CHAPTER 170 OF THE GREENVILLE CITY CODE THE 23RD DAY OF FEBRUARY, 2005.

SIGNED: *Paul Walker*  
 CITY PLANNER

**OWNER'S STATEMENT**  
 THIS IS THE FINAL PLAT FOR THIS SUBMISSION IS MADE AT THE REQUEST OF THE OWNER.

SIGNED: *Reggie Spain*  
 OWNER  
 NOTARY PUBLIC  
 BY COMMISSION EXPIRES: 03/28/09

**SOURCE OF TITLE**  
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENTS IN THE CHAIN OF TITLES OF THIS PROPERTY AS RECORDED IN THE PUBLIC RECORDS AT GREENVILLE, NORTH CAROLINA ARE:

DEED BOOK 1177 PAGE 688  
 DEED BOOK 1077 PAGE 112  
 NC REGISTRATION NO. L-3082

**CERTIFICATION**  
 I, MICHAEL W. BALDWIN, CERTIFY THAT UNDER MY DIRECT SUPERVISION, FROM AN ACTUAL SURVEY OF THE PROPERTY, AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 170 OF THE GREENVILLE CITY CODE, I HAVE PREPARED THIS PLAT. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984.

SIGNED: *L. Michael W. Baldwin*  
 REGISTERED PROFESSIONAL SURVEYOR  
 REGISTRATION NO. L-3082

**REVIEW OFFICER'S CERTIFICATE**  
 I, *Adam Thomas*, REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 170 OF THE GREENVILLE CITY CODE. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984. I HAVE BEEN A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA SINCE 1984.

SIGNED: *Adam Thomas*  
 REVIEWER  
 REGISTERED PROFESSIONAL SURVEYOR  
 REGISTRATION NO. L-3082

NOT CAD 63 88. 25-A





# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Resolution accepting the North Carolina League of Municipalities Green Challenge

**Explanation:** The North Carolina League of Municipalities has issued a challenge to all municipalities to implement short-term and long-range actions that will conserve resources and save money, thus protecting the environment while operating in a cost-effective and energy-efficient manner. The program is organized into three levels that will be implemented over the next three years. The first level requires the City to implement three of five actions.

As a signatory to the US Mayor's Climate Protection Agreement, the City is already endeavoring to perform the actions identified to achieve the first level of the Green Challenge. The City has completed the required three of the five suggested actions for first level. The five suggested actions to meet the requirements of the first level of the green challenge are:

1. Formally adopt a sustainability plan, climate protection resolution or similar commitment. The City adopted the US Mayor's Climate Protection Agreement on March 5, 2007.
2. Create an energy improvement plan.
3. Register with the EPA's Energy Star challenge and use their tools or an equivalent system to conduct baseline emissions of your government facilities. The Greenville Climate Protection Partnership is using the system to conduct a baseline emission for the entire City to include the City facilities.
4. Conduct an energy audit of two or more of your government facilities and implement at least one recommendation.
5. Create a water conservation education program. GUC has a water conservation education program.

**Fiscal Note:** Any costs associated with accepting this challenge are included in the costs associated with meeting the goals of the US Mayors Climate Protection Agreement.

**Recommendation:** City Council adopt the attached resolution accepting the North Carolina League of Municipalities Green Challenge.

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**Attachments / click to download**

 [Resolution\\_for\\_NCLM\\_Green\\_Challenge\\_775880](#)

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RESOLUTION NO. 08-\_\_\_\_  
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE  
IN SUPPORT OF NCLM GREEN CHALLENGE

WHEREAS, the City of Greenville wants to emphasize the benefits of energy conservation and conservation of other natural resources such as water;

WHEREAS, the City of Greenville wants to demonstrate that conservation practices can be applied to the daily operations of municipal government and to infrastructure projects;

WHEREAS, the City of Greenville seeks to find methods of service delivery and operations that conserve energy and resources, thus saving taxpayer dollars and protecting and preserving the environment;

WHEREAS, sound conservation practices can reduce government costs over the long term;

WHEREAS, this government would lead by example to show the practicality and effectiveness of conservation practices; and

WHEREAS, the City of Greenville seeks to encourage its citizens and its businesses to be stewards of the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Greenville accepts the NCLM Green Challenge and pledges to work toward achieving the various levels of the challenge, indicating measures accomplished to save energy and other natural resources over the next three years.

Adopted the 11<sup>th</sup> day of August, 2008.

---

Patricia C. Dunn, Mayor

ATTEST:

---

Wanda T. Elks, City Clerk

NORTH CAROLINA  
PITT COUNTY

I, Patricia A. Sugg, a Notary Public, do hereby certify that Wanda T. Elks, City Clerk, personally appeared before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and notarial seal this 11<sup>th</sup> day of August, 2008.

---

Notary Public

My Commission Expires: 9/4/2011



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

---

**Title of Item:** Reimbursement resolution for Greenville Utilities Commission's Electric Distribution System Expansion

**Explanation:** To meet the demands of customer growth and system expansion during FY 2008-2009, GUC will be installing electric conduit, primary and secondary cabling, transformers, switching pedestals, lighting, and other associated equipment and apparatus for new service requests in commercial and residential developments. This work was planned and not included as a project in the recent bond issue.

The GUC Board, at their meeting on July 29, 2008 adopted a reimbursement resolution to allow GUC to be reimbursed from bond proceeds for this work and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville. Project budget is \$4,000,000.

**Recommendation:** Adopt attached reimbursement resolution.

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 [Reimbursement Resolution](#)

RESOLUTION NO. \_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE,  
NORTH CAROLINA DECLARING ITS INTENTION TO REIMBURSE  
ITSELF FROM THE PROCEEDS OF ONE OR MORE DEBT FINANCINGS  
FOR CERTAIN EXPENDITURES MADE AND/OR TO BE MADE IN  
CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND/OR  
EQUIPPING OF CERTAIN CAPITAL IMPROVEMENTS

WHEREAS, the City of Greenville, North Carolina (the "Issuer") is a municipal corporation organized and existing under the laws of the State of North Carolina; and

WHEREAS, the Issuer owns certain public utility or public service enterprise facilities comprising an electric system, a natural gas system, a sanitary sewer system and a water system (collectively, the "Combined Enterprise System") within and without the corporate limits of the Issuer and, in accordance with the laws of the State of North Carolina, the Greenville Utilities Commission (the "Commission") has been created for the entire supervision and control of the management, operation, maintenance, improvement and extension of the public utilities of the Issuer, including the Combined Enterprise System; and

WHEREAS, the Commission has paid, no earlier than August 11, 2008 and will pay, on and after the date hereof, certain expenditures (the "Expenditures") in connection with the acquisition, construction and/or equipping of improvements to its Combined Enterprise System generally described in Exhibit A attached hereto (the "Projects"); and

WHEREAS, the City Council of the Issuer (the "City Council") has determined that those moneys previously advanced not earlier than August 11, 2008 and to be advanced on and after the date hereof to make the Expenditures are available only for a temporary period and it is necessary to reimburse the Issuer for the Expenditures from the proceeds of Debt (the "Debt");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, as follows:

Section 1. The City Council hereby declares the Issuer's intent to reimburse the Issuer with the proceeds of Debt for the Expenditures with respect to the Projects made on and after August 11, 2008, which date is no more than 60 days prior to the date hereof. The Issuer reasonably expects as of the date hereof that it will reimburse the Expenditures with the proceeds of the Debt.

Section 2. Each Expenditure was and will be either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Debt, (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to a party that is not related

to or an agent of the Issuer so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Issuer.

Section 3. The estimated maximum aggregate principal amount of the Debt to be issued for the Projects is set forth on Exhibit A attached hereto.

Section 4. The Issuer will make a reimbursement allocation, which is a written allocation by the Issuer that evidences the Issuer's use of proceeds of the Debt to reimburse an Expenditure no later than 18 months after the later of the date on which (A) the Expenditure is paid or (B) the respective Project for which such Expenditure was paid is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Issuer recognizes that exceptions are available for certain "preliminary expenditures," cost of issuance, certain de minimis amounts, (expenditures by "small issuers" based on the year of issuance and not the year of expenditure), and expenditures for construction projects for at least five (5) years.

Section 5. Nothing in this resolution is intended to repeal or rescind prior reimbursement resolutions adopted by City Council with respect to the Combined Enterprise System.

Section 6. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Name: Patricia C. Dunn

Title: Mayor

ATTEST:

\_\_\_\_\_  
Name: Wanda T. Elks

Title: City Clerk

EXHIBIT A

DESCRIPTION OF PROJECTS

**Residential and Commercial Electric Distribution System Expansion  
in Fiscal Year 2008-2009**

Estimated principal amount of the Debt expected to be issued for the Projects-- **\$4,000,000**

Project Description

The Projects referenced in the resolution relate to the Residential and Commercial distribution electric system expansion for Fiscal Year 2008-2009. Such projects include, but are not limited to, the installation of conduit, primary and secondary cabling, transformers, switching pedestals, lighting, and other associated equipment and apparatus for system expansion in approximately 20 commercial developments and 30 residential developments. These projects also include secondary service cable and connection installations to approximately 140 new underground commercial customers and 1,000 new underground residential customers.





# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Water system capital projects budget ordinance for Greenville Utilities Commission's Tar River Available Water Supply Analysis Project

**Explanation:** In late 2006, the GUC Board authorized the General Manager to execute an engineering services contract with Arcadis, Inc. to perform the work necessary to obtain an interbasin transfer (IBT) certificate and the Phase I work to develop an analysis plan to determine future water supply capacity available from the Tar River. Plans were to amend the Arcadis contract for the Phase II Tar River available water supply analysis once the Phase I study plan was developed and the scope of work and costs were more clearly defined.

The Phase I work on the future water supply capacity analysis has been completed, and GUC is ready to move ahead with the Phase II work as described below. The Phase I work included development of a preliminary plan for performing the required engineering analysis through consultation by Arcadis, Inc., with various state agencies that would be involved in the approval process.

Since the Tar River at Greenville is unique in that it is the only location in North Carolina where a run-of-the-river surface water intake is under tidal influence, normal criteria used by the N.C. Department of Environment and Natural Resources (NCDENR) to determine available water supply are not applicable. NCDENR has informed Greenville Utilities that approval to withdraw water in excess of 22.5 million gallons per day (MGD) will require a special engineering analysis.

In order to determine the volume of the Tar River water supply that the NCDENR will approve for GUC's future water supply needs, it is necessary to perform a complex engineering analysis that consists of: 1) developing and interpreting results from a Tar Basin hydrologic model; 2) developing and interpreting a lower river hydrodynamic/water quality model; and 3) developing and interpreting an aquatic habitat analysis model. The results of this analysis will serve as a guide for GUC's future water supply planning as well as documentation for regulatory action required for capital projects related to water

supply.

In order to proceed with this project, the GUC Board, at their meeting on July 29, 2008 adopted a Water Capital Projects Budget and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville. The project budget is \$885,000.

**Recommendation:** Adopt attached Water Capital Projects Budget Ordinance for Tar River Available Water Supply.

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 [Water Capital Projects Budget](#)

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ORDINANCE NO. 08-\_\_\_\_\_

FOR WATER CAPITAL PROJECT BUDGET  
TAR RIVER AVAILABLE WATER SUPPLY

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. Revenues. Revenues of Water Capital Project Budget, Tar River Available Water Supply, is hereby established to read as follows:

Revenue:

Debt Financing	<u>\$885,000</u>	
Total Revenue		<u>\$885,000</u>

Section 2. Expenditures. Expenditures of the Water Capital Project Budget, Tar River Available Water Supply, is hereby established to read as follows:

Expenditures:

Project Cost	<u>\$885,000</u>	
Total Expenditures		<u>\$885,000</u>

Section 3. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** Ordinance amending the Water Capital Projects Budget for Greenville Utilities Commission's Stokes Water Interconnection Project

**Explanation:** In March 2007, GUC and Stokes Regional Water Corporation (SRWC) entered into a water purchase agreement. The agreement specifies that the project be managed by GUC.

The water transmission main and system improvements project includes: 1) construction of an 8" water main on Whichard Cherry Lane to interconnect the GUC and SRWC systems; 2) construction of a metering/booster pumping station; and 3) installation of ammonia chemical feed facilities at the existing SRWC ground water supply well facilities.

The project has been designed, and the construction bid was awarded by GUC's Board on July 29, 2008. In addition, the GUC Board amended the Water Capital Projects Budget and recommended similar action by the City Council.

**Fiscal Note:** No cost to the City of Greenville. The revised project budget is \$796,285.

**Recommendation:** Adopt attached Water Capital Projects Budget Ordinance Amendment.

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[Water Capital Projects Budget](#)

ORDINANCE NO. 08-\_\_\_\_\_  
AMENDING ORDINANCE NO. 07-101  
FOR WATER CAPITAL PROJECT BUDGET  
STOKES WATER INTERCONNECTION

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. The Water Capital Project Budget is amended, so that as amended, it shall read as follows:

	Current Budget	Change	Proposed Revised
<b>Revenue:</b>			
Debt Financing	\$75,000	\$435,500	\$510,500
Stokes Regional Water Corporation Contribution	\$0	\$225,000	\$225,000
Transfer from Water Operating Fund	\$0	\$60,785	\$60,785
Total Revenue	\$75,000	\$721,285	\$796,285
 <b>Expenditures:</b>			
Project Costs	\$75,000	\$721,285	\$796,285
Total Expenditures	\$75,000	\$721,285	\$796,285

Section 2. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

---

**Title of Item:** Ordinance amending the FY 2008-09 Budget by reclassifying a position in the City Manager's Office

**Explanation:** The current Secretary II in the City Manager's Office will be retiring in August 2008. A review of the effectiveness of the current allocation of positions was conducted internally within the City Manager's Office. Based upon the need to increase project coordination, report writing, development of spreadsheets, and other skilled work, a higher level classification is necessary. This review resulted in a recommendation to upgrade the classification of Secretary II in the City Manager's Office, Pay Grade 20, to the classification of Administrative Secretary, Pay Grade 22, due to the assignment of new duties, realignment of existing duties, and changes in reporting structure. In this capacity, the Administrative Secretary will report directly to the Assistant City Manager. The upgrade of the classification to Administrative Secretary will be comparable and consistent with the level of secretarial support for the Department Heads.

**Fiscal Note:** No additional expense is anticipated in the 2008-2009 budget.

**Recommendation:** City Council adopt the ordinance amending the budget by reclassifying a position in the City Manager's Office.

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[Ordinance amending FY 08 09 Budget by Reclassifying Postion in CMO 776945](#)

ORDINANCE NO. 08 -  
AN ORDINANCE AMENDING THE FY 2008-2009 BUDGET BY RECLASSIFYING A  
POSITION IN THE CITY MANAGER'S OFFICE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA ORDAINS:

Section 1. The FY 2008-2009 Budget is amended by reclassifying the existing position of Secretary II, Pay Grade 20, in the City Manager's Office to the position of Administrative Secretary, Pay Grade 22.

Section 2. All inconsistent provisions of former resolutions, ordinances, or policies are hereby repealed.

Section 3. This ordinance shall be effective upon adoption.

Adopted this the 11<sup>th</sup> day of August, 2008.

---

Patricia D. Dunn, Mayor

ATTEST:

---

Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Budget ordinance amendment #2 to the 2008-2009 City of Greenville budget and amendment to Ordinance No. 07-139, Convention Center Expansion Capital Project

**Explanation:** Attached is an amendment to the 2008-2009 budget ordinance for consideration at the August 11, 2008, City Council meeting. For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

**A** To carry over unused funds received as donations during the prior year. The funds will be used by the Recreation and Parks Department to purchase carnival items for special events (\$5,157).

**B** To carry over unused FEMA funds received during June of prior year to help outfit two fire trucks that are being fully built. These funds will be added to the \$110,000 that was approved by City Council at the May meeting, and reappropriated in June as a carryforward item into this fiscal year. These funds resulted from settlements after Hurricane Katrina (\$32,234).

**C** To allocate Controlled Substance Funds to purchase a rescue or hostage negotiation phone (\$5,000).

**D** To appropriate additional funds to complete expansion work at the Convention Center. This project was originally approved by City Council during the October 2007 meeting. These funds will include expansion and street improvements (\$1,389,920).

**E** To appropriate funds to reimburse the developer of the Ashcroft Village, Section Two Subdivision for the additional material expense of a triple box culvert as compared to a double box culvert in order to ensure that this ancillary improvement appropriately accommodates the drainage flow from the City's stormwater system. This improvement is part of the street extension of Coleman Drive to interconnect in the Summerhaven Subdivision (\$106,000).



**Fiscal Note:**

The budget ordinance amendment affects the following funds: increase General Fund by \$42,391; increase the Capital Reserve Fund by \$1,168,914; increase the Convention Center Expansion Capital Project Fund by \$1,389,920; increase the Vehicle Replacement Fund by \$32,234; and increase the Stormwater Utility Fund by \$106,000.

<b><u>Fund Name</u></b>	<b><u>Original Adopted Budget</u></b>	<b><u>Proposed Amendment</u></b>	<b><u>Adjusted Budget</u></b>
General Fund	\$ 71,185,315	\$ 42,391	\$ 71,227,706
Capital Reserve Fund	\$ 705,000	\$ 1,168,914	\$ 1,873,914
Convention Center Capital Project Fund	\$ 80,000	\$ 1,389,920	\$ 1,469,920
Vehicle Replacement Fund	\$ 2,730,160	\$ 32,234	\$ 2,762,394
Stormwater Utility Fund	\$ 2,040,000	\$ 106,000	\$ 2,146,000

**Recommendation:**

Approve budget ordinance amendment #2 to the 2008-2009 City of Greenville budget and amendment to Ordinance No. 07-139, Convention Center Expansion Capital Project

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 [Budget Ordinance Amendments 2008 2009 776865](#)

ORDINANCE NO. 08-\_\_\_\_\_  
CITY OF GREENVILLE, NORTH CAROLINA  
ORDINANCE (#2) AMENDING ORDINANCE NO. 08-73 AND AMENDMENT TO ORDINANCE  
NO. 07-139 CONVENTION CENTER EXPENSION CAPITAL PROJECT FUND

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I. Estimated Revenues. General Fund, of Ordinance 08-73, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Controlled Substance <sup>C</sup>	\$ 5,000	\$ 5,000	\$ 5,000
Appropriated Fund Balance <sup>A,B</sup>	1,525,202	37,391	1,562,593
Total		<u>\$ 42,391</u>	

Section II. Appropriations. General Fund, of Ordinance 08-73, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Recreations and Parks <sup>A</sup>	\$ 6,053,083	5,157	6,058,240
Police <sup>C</sup>	19,957,659	5,000	19,962,659
Transfer to Other Funds <sup>B</sup>	6,660,482	32,234	6,692,716
Total		<u>\$ 42,391</u>	

Section III. Estimated Revenues. Capital Reserve Fund, of Ordinance 08-73, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Appropriated Fund Balance <sup>D</sup>	\$ -	\$ 1,168,914	\$ 1,168,914

Section IV. Appropriations. Capital Reserve Fund, of Ordinance 08-73, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Transfer to Convention Center Expansion Project <sup>D</sup>	\$ -	\$ 1,168,914	\$ 1,168,914

Section V. Estimated Revenues. Convention Center Expansion Project Fund, of Ordinance 07-139, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Transfer from Capital Reserve <sup>D</sup>	\$ 80,000	\$ 1,168,914	\$ 1,248,914
Occupancy Tax <sup>D</sup>	-	221,006	221,006
Total		<u>\$ 1,389,920</u>	

Section VI. Appropriations. Convention Center Expansion Project Fund, of Ordinance 07-139, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Engineering <sup>D</sup>	\$ 80,000	\$ 20,000	\$ 100,000
Construction <sup>D</sup>	-	1,304,720	1,304,720
Non-Contractual (5%) <sup>D</sup>	-	65,200	65,200
Total		\$ 1,389,920	

Section VII. Estimated Revenues. Vehicle Replacement Fund, of Ordinance 08-73, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Transfer from Other Funds <sup>B</sup>	\$ 2,561,160	\$ 32,234	\$ 2,593,394

Section VIII. Appropriations. Vehicle Replacement Fund, of Ordinance 08-73, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Vehicle Replacement Fund <sup>B</sup>	\$ 2,730,160	\$ 32,234	\$ 2,762,394

Section IX. Estimated Revenues. Stormwater Fund, of Ordinance 08-73, is hereby amended by increasing estimated revenues in the amount indicated:

<u>Account</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Appropriated Fund Balance <sup>E</sup>	\$ 2,306,896	\$ 106,000	\$ 2,412,896

Section X. Appropriations. Stormwater Fund, of Ordinance 08-73, is hereby amended by increasing appropriations in the amount indicated:

<u>Department</u>	<u>Original Adopted Budget</u>	<u>Proposed Amendment</u>	<u>Adjusted Budget</u>
Capital Improvements <sup>E</sup>	\$ 2,040,000	\$ 106,000	\$ 2,146,000

Section XI. All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section XII. This ordinance will become effective upon its adoption.

Adopted this 11th day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Various tax refunds

**Explanation:** The Director of Financial Services reports the refund of the following taxes:

Payee	Description	Amount
Eric LYoung	Refund of City Taxes Paid	\$208.38
Edward & Sophia Simms	Refund of City Taxes Paid	\$109.10
Jerry W & Patricia A Hogan	Refund of City Taxes Paid	\$125.89
Nancy Newkirk	Refund of City Taxes Paid	\$124.51

**Fiscal Note:** The total amount to be refunded is \$567.88.

**Recommendation:** Approval of tax refunds by City Council

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Report on bids awarded

**Explanation:** The Director of Financial Services reports that the following bids were awarded during the months of May, June and July, 2008 and are to be included on the City Council agenda for information.

Date Awarded	Description	Vendor	Amount	M/WBE Yes/No
5/23/08	Painting, Cleaning and Wall Covering for Police/Fire-Rescue Headquarters	McCord Contractors, Inc.	\$57,834.00	No
5/30/08	150 ea. IP 1140E Telephones and ISM License Coverting	AT&T Datacomm, Inc.	\$52,788.80	No
6/4/08	40 ea. X26E Tasers & Accessories	Taser International, Inc.	\$57,688.81	No
6/16/08	Traffic Signal Equipment	Temple, Inc.	\$82,680.44	No
6/26/08	DPF Retrofit of 7 buses per specifications	Cummins Atlantic, Inc	\$65,661.00	No
7/09/08	EMS Mobile Unit Equipment	Taylor Data Systems, Inc.	\$72,547.94	No

**Fiscal Note:** An expenditure of \$316,653.05 was appropriated in the 2007-2008 budget to cover the first five items; an appropriation of \$72,547.94 was appropriated in the 2008-2009 budget to cover the last item.

**Recommendation:** That the bid award information be reflected in the City Council minutes.

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- [TABULATION PAINTING JOB 763959](#)
  - [Bid Tabulation IP Telephones 775522](#)
  - [Bid Tabulation Taser X26 and Accessories 775526](#)
  - [Bid Tabulation Traffic Signal Equipment 775529](#)
  - [BID Tab DPF 767536](#)
  - [Bid Tabulation for EMS Mobile Unit Equipment 774116](#)
-

**CITY OF GREENVILLE, NORTH CAROLINA  
FINANCIAL SERVICES DEPARTMENT**

DESCRIPTION: Police/Fire-Rescue Building  
Painting, Wall Covering & Exterior Cleaning Project

May 9, 2008 by 5 p.m.

Bid Date

<b>COMPANY</b>	<b>BASE BID</b>	<b>ALTERNATE BID</b>	<b>DELIVERY DATE</b>	<b>BID BOND</b>
Charles Paint Co. *	\$37,700.00			
McCord Contractors ***	\$57,834.00			
Creech's Painting	\$60,975.00			

\*\*\*This bid was selected.

\_\_\_\_\_  
Purchasing Manager

\*The Charles Paint Co. Bid is considered non-responsive due to missing addendum submittal with their bid package. Addendums were sent to all companies that attended the pre-bid site visit and presented in person to all companies during follow up visits.

**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Financial Services Department**

Description: 150 IP 1140E Telephones with Eng. Text & Licensing

Informal Bid#2007/08-55      Date: 5/14/2008

Contractor	Address	M/WBE	Addendum #1	Base Bid	Comments
Embarq		No	N/A	\$69,145.72	
Ronco Communications, Inc.		Yes--W		\$61,821.60	
<b>A. T. &amp; T., Datacom, Inc.</b>		<b>No</b>		<b>\$52,788.80</b>	<b>***This Bid was selected.</b>

Doc#775522

\_\_\_\_\_  
 Angelene E. Brinkley, CLGPO, MPA Purchasing Manager

Date: \_\_\_\_\_



**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Financial Services Department**

Description: 40 ea. TaserX26E with Cartridges & Accessories

Informal Bid#2007/08-56      Date: 5/12/2008

Contractor	Address	M/WBE	Addendum #1	Base Bid	Comments
Taser International	P. O. Box 29661-2018 Phoenix, AZ 85038-9661	No	N/A	\$57,688.81	**This bidder was selected.
Lawmen Safety	3305-D Durham Dr. Raleigh, NC 27603	No	N/A	\$57,868.81	

Doc#775526

\_\_\_\_\_ Angelene E. Brinkley, CLGPO, MPA Purchasing Manager

Date: \_\_\_\_\_

Item # 17

**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Financial Services Department**

Description: Traffic Signal Equipment  
 Informal Bid#2007/08-60      Date: 5/22/2008

Contractor	Address	M/WBE	Addendum #1	Base Bid	Comments
<b>Temple, Inc.</b>	<b>P.O. Box 2066 Decatur, AL 35802</b>	<b>No</b>	<b>N/A</b>	<b>\$82,680.44</b>	**This bidder was selected.
RGA, Inc.	454 Southlake Blvd. Richmond, VA. 23236	No	N/A	\$99,300.00	

Doc#775529

Item # 17

\_\_\_\_\_  
 Angelene E. Brinkley, CLGPO, MPA Purchasing Manager

Date: \_\_\_\_\_

**CITY OF GREENVILLE, NORTH CAROLINA  
FINANCIAL SERVICES/PURCHASING**

**BID TABULATION**  
DPF Retrofit of 7 buses  
Per Bid Specifications  
In-Formal Bid process

**DESCRIPTION:**

May 30, 2008, @ 5:00 pm

**BID OPENING DATE & TIME**

COMPANY	BASE BID	ALTERNATE BID	DELIVERY DATE	COMMENTS
<b>Cummins Atlantic, LLC</b>	<b>* \$92,345.40 plus tax.</b> (tax = \$5006.33 for a total of \$97,351.73)		<b>8-10 day to receive filters</b>	*Bid price includes testing 3 bus @ \$2100.00 each.
<b>Volvo &amp; GMC of Carolina</b>				NO BID
<b>Transource Truck and Trailer center</b>				NO BID
<b>Peterbuilt of Dunn</b>				NO BID
<b>Triple T Freightliner, Sterling</b>				NO BID
<b>Lilley International</b>				NO BID
<b>American Truck Center, INC.</b>				NO BID
<b>Mangum's Truck Parts</b>				NO BID
<b>Ayden Diesel, INC.</b>				NO BID
<b>Smith International</b>				NO BID

Notes:

This item was bid twice. No bids received on the first attempt.

\* Addition error on Cummins Atlantic bid. Break down totals are \$92,345.40, not \$92,348.40 as indicated.

\*\*The bid award was for the retrofit of 5 buses rather than the 7 bid, therefore the bid award amount was **\$65,661.00**.

**Fleet Superintendent**

Doc#767536

Item # 17

**BID TABULATION SHEET**  
**City of Greenville, North Carolina**  
**Financial Services Department**

Description: EMS Mobile Unit Equipment  
 Informal Bid#2008/09-01

Contractor	Address	Contact:	Base Unit	Docking	Keyboard	Base Bid	Alternate Bid
Taylor Data Systems, Inc.	181 E. Evans Street Florence, SC 29506	Angela Branton	\$ 4,855.00	\$ 683.00	\$ 79.99	\$72,547.94	
DRS Tactical Systems	1110 Hibiscus Blvd Melbourne, FL 32901	Patrick Potts	\$ 5,074.00	\$ 683.00	\$ 100.00	\$75,734.00	
Glacier Computers	10 Northern Blvd Unit 2 Amherst, NH 03031	Jason Danella	\$ 5,068.00	\$ 650.00		\$74,852.00	

\*Highlighted bidder received award

Doc#774116

Angelene E. Brinkley, CLGPO, MPA Purchasing Manager

Date:

Comments											

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** Presentations by boards and commissions

- a. Redevelopment Commission
- b. Firefighter's Relief Fund Committee

**Explanation:** The Redevelopment Commission and the Firefighter's Relief Fund Committee will make their annual presentations to City Council at the August 11, 2008 meeting.

**Fiscal Note:** N/A

**Recommendation:** For information only

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Attachments / click to download

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Update on Blue Ribbon Task Force to End Chronic Homelessness in Pitt County

**Explanation:** Ms. Ruth Peebles of The INS Group (Innovative Nonprofit Solutions) was contracted to coordinate the Ten-Year Plan to End Chronic Homelessness in Pitt County. She and the co-chairmen, Dr. Robert Thompson and Dr. Albert Shuler, will present a Blue Ribbon Task Force progress report. The *draft* goals and strategies, *draft* implementation, and *draft* Economic Impact of Homelessness in Pitt County are attached for your review and comment.

During the month of August, the committee will present the draft documents to elected officials throughout Pitt County and place them for public review at various locations.

In September, public hearings will be held at the Pitt County Board of Commissioners and Greenville City Council meetings to receive public comments on the final document.

**Fiscal Note:** The City committed \$15,000 of fiscal year 2006 CDBG funding to hire a consultant to lead this effort.

**Recommendation:** No action required at this time.

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Attachments / click to download

[Draft Goals and Strategies](#)

 [Draft Implementation Plan](#)

 [Economic Impact](#)

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# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Goals, Outcomes, Indicators, and Strategies

### Definitions

**Goals:** The highest level objectives of an organization, project, or program; an umbrella statement for the ultimate desired result of a particular focus or issue area.

**Outcomes:** The results that activities are intended to achieve; for example, the changes, effects, or differences achieved for individuals, groups, families, organizations, or communities during or after the activity.

**Indicators:** Quantitative and qualitative factors or variables that provide a reliable means to measure achievement or change.

**Strategies:** Activities to be implemented in order to accomplish each outcome.

### Estimated Costs

The following terms are used to describe estimated costs for implementing strategies.

**High Cost:** \$100,000 +

**Mid Cost:** \$50,000 - \$99,000

**Low Cost:** Under \$50,000

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## GOAL ONE

Provide community-based services and supports to prevent homelessness before it happens and diminish risks for homelessness to recur.

**Outcome 1-A:** Increased access to services provided to the homeless population.

### Indicators

- Establish three SOAR-trained (SSI/SSDI, Outreach, Access, & Recovery) individuals to assist with the application process for people who are homeless.
- Increase the initial application approval rate for first-time disabilities and Medicaid claims.
- Increase number of attempts made to interface with homeless population about their transit needs (destinations, frequency of need, etc.).
- Increase agency interaction through Project Connect.
- Increased number of families reunified.

### Strategies

1. Expedite the process for qualifying participants who are homeless to receive entitlement benefits in Pitt County.

Estimated Timeline	Estimated Costs/Funding Sources	Potential Community Stakeholders
<b>Year 1</b>	<b>Low Cost</b>	<b>medical and mental health service providers, housing providers, Department of Social Services</b>

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

2. Conduct an annual Project Homeless Connect event in conjunction with the Veterans’ Stand Down.

Estimated Timeline <b>Year 1-10</b>	Estimated Costs/Funding Sources <b>Low Cost/federal, state, local Private funders</b>	Potential Community Stakeholders <b>nonprofits, veteran services, mental health providers, government agencies, faith-based institutions housing providers, medical</b>
----------------------------------------	----------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**(To be placed in a text box)**

**Project Homeless Connect** is a one-day event sponsored by community leaders and designed to provide housing, services, and hospitality directly to people experiencing homelessness in a convenient one-stop model. From its origins in San Francisco, Project Homeless Connect has been identified by the United States Interagency Council on Homelessness as an innovation that mobilizes civic will to end homelessness. At the event, individuals who are homeless can access a wide variety of resources in one place, including: housing referrals and placement, employment services, education, medical care, eye doctors, mental health care, benefits advice, government information, food and clothing, legal services, veterans services, and more. The model helps communities further the goals of their 10-Year Plans to end chronic homelessness by moving people more quickly toward housing and stability.

3. Advocate for the availability and expansion (routes and hours) of Greenville Area Transit System and Pitt Area Transit System.

Estimated Timeline <b>Year 1-3</b>	Estimated Costs/Funding Sources <b>No Cost</b>	Potential Community Stakeholders <b>PATT, GREATS</b>
---------------------------------------	---------------------------------------------------	---------------------------------------------------------

4. Ensure adequate funding is available to provide emergency financial assistance for emerging housing and other crisis needs in Pitt County.

Estimated Timeline <b>Year 1-10</b>	Estimated Costs/Funding Sources <b>High Cost</b>	Potential Community Stakeholders <b>faith-based institutions, emergency assistance providers housing providers</b>
----------------------------------------	-----------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

5. Ensure that current case management services are used to address the long and short-term needs related to mental health, housing, physical health needs for people who are homeless or at risk of becoming homeless.

Estimated Timeline <b>Year 2-10</b>	Estimated Costs/Funding Sources <b>High Cost</b>	Potential Community Stakeholders <b>Continuum of Care, mental and medical providers, and department of social services</b>
----------------------------------------	-----------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

6. Add an outreach worker to accompany police officers to connect and provide services to individuals who are homeless.

Estimated Timeline <b>Year 2</b>	Estimated Costs/Funding Sources <b>Mid Cost</b>	Potential Community Stakeholders <b>police department, emergency of social services, services providers, nonprofits</b>
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7. Implement a Family Reunification program.

Estimated Timeline <b>Year 1-5</b>	Estimated Costs/Funding Sources <b>Mid Cost</b>	Potential Community Stakeholders <b>service and housing providers</b>
---------------------------------------	----------------------------------------------------	--------------------------------------------------------------------------

**Outcome 1-B:** Increased number of individuals who are employed and able to manage their personal finances.

**Indicators**

- Increased number of people completing job skills development.
- Increased number of people employed.
- Increased length of employment to progressive increases in income.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

- Increased number of employers willing to employ individuals who are homeless.
- Increased number of people completing personal financial management.
- List of financial institutions providing free financial literacy training or access to fee-free financial services to people who are homeless.

## Strategies

1. Establish partnerships with organizations currently providing job training services to develop programs specifically for individuals who are homeless and to those who are difficult to employ.

<p>Estimated Timeline <b>Year 1-3</b></p>	<p>Estimated Costs/Funding Sources <b>Low Cost</b></p>	<p>Potential Community Stakeholders <b>job training programs, community colleges, universities, business community</b></p>
-----------------------------------------------	------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------

2. Develop and expand relationships with potential employers/businesses that will employ people who are previously homeless or homeless.

<p>Estimated Timeline <b>Year 2-3</b></p>	<p>Estimated Costs/Funding Sources <b>Low Cost</b></p>	<p>Potential Community Stakeholders <b>business community, services providers, nonprofits, faith-based institutions</b></p>
-----------------------------------------------	------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

3. Establish partnerships with local and mainstream financial institutions that will provide free and/or reduced-fee banking services to help people who are homeless build a positive financial history.

<p>Estimated Timeline <b>Year 2-3</b></p>	<p>Estimated Costs/Funding Sources <b>Mid Cost</b></p>	<p>Potential Community Stakeholders <b>financial institutions, service providers, nonprofits</b></p>
-----------------------------------------------	------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

4. Advocate for adequate and accessible daycare for families who are homeless.

<p>Estimated Timeline <b>Year 2</b></p>	<p>Estimated Costs/Funding Sources <b>No Cost</b></p>	<p>Potential Community Stakeholders <b>day cares, local government agencies, nonprofits, faith-based</b></p>
---------------------------------------------	-----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

**TEXT BOX:** Some of the strategies listed already exist through various agencies such as Job Link, STRIVE and workforce development. The goal of *Our Journey Home 10-Year Plan* is to reinforce ties to existing resources and ensure that those who are homeless access the resources.

Institutions such as mental hospitals and jails usually lack referral services with access to permanent supportive housing. The result is that too many individuals are discharged to emergency shelters or the streets. This is also evidenced in the foster care system as young people are discharged at age 18 and experience a high risk of becoming homeless.

**Outcome 1-C:** A comprehensive client-centered discharge planning process coordinated among community agencies for individuals leaving foster care, mental health facilities, jails and prisons, medical facilities, and military units who are at risk for homelessness.

**Indicators**

- Decline in number of people and families discharged from privately- and publicly-funded agencies into homelessness by the end of each year.
- Decreased recidivism to shelters and/or to institutions.
- Reduction in the amount of time between completion of mental health initial evaluations and receiving services and/or housing placement.
- Decreased discharge referrals to shelter from hospital and rehab/mental illness institutions.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Strategies

1. Ensure available, diverse, sustainable, and affordable housing options in Pitt County are incorporated into the discharge plan that includes, emergency, transitional, and permanent housing.
  - o Provide interim transitional beds for short-term respite care for recently discharged disabled, or medically frail individuals awaiting placement in transitional programs or permanent housing.

Estimated Timeline  
**Year 3-10**

Estimated Costs/Funding Sources  
**High Cost/local, state, federal government, private, public sources**

Potential Community Stakeholders  
**housing providers, local government Continuum of Care, medical service providers**

2. Provide immediate assessment to consumers of mental health services, shortening the period of time between initial evaluations and access to services.

Estimated Timeline  
**Year 3**

Estimated Costs/Funding Sources  
**Mid Cost**

Potential Community Stakeholders  
**mental health service providers, medical providers, department of social services**

TEXT BOX - The broad system of services and housing must be seamless and as coordinated as possible. Pitt County must develop a system that encourages individuals who are chronically homeless to enter permanent housing and access services. Service providers must coordinate and communicate to avoid duplication and use resources effectively.

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

**Outcome 1-D:** A data infrastructure (HMIS) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation.

TEXT BOX - HMIS is a computer software system that collects a variety of information elements on individuals who are homeless and compiles data. The system can be used to coordinate services, link resources, centralize intake, and manage housing placement.

### Indicators

- Increased number of participating professionals and clients.
- Increase in the availability of information and services for professionals and clients.
- Increased number of agencies enrolled and using CHIN (Carolina Homeless Information Network)

### Strategies

1. Develop a web-based database for professionals and service providers to access information on available resources.

Estimated Timeline  
**Year 1**

Estimated Costs/Funding Sources  
**Low Cost**

Potential Community Stakeholders  
**services providers, housing providers, professionals**  
**Continuum of Care**

2. Implement a call center system available to the public online and by phone for access to information about services.

Estimated Timeline  
**Year 3**

Estimated Costs/Funding Sources  
**High Cost**

Potential Community Stakeholders  
**service providers, housing providers, businesses, faith-based institutions**  
**local government**



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

- 3. Use HMIS (Homeless Management Information System) to track utilization of supportive services, beds and housing unites.
 

Estimated Timeline <b>Year 1-3</b>	Estimated Costs/Funding Sources <b>Low Cost/nonprofits, state and federal government</b>	Potential Community Stakeholders <b>service providers, medical and mental health providers, Continuum of Care</b>
---------------------------------------	---------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------
  
- 4. Create a homeless information center to provide a clearinghouse of supportive services and information, as well as reduce duplication of services.
 

Estimated Timeline <b>Year 3</b>	Estimated Costs/Funding Sources <b>Mid Cost</b>	Potential Community Stakeholders <b>service providers, nonprofits, faith-based institutions, public health, mental Health, mainstream programs department of social services</b>
-------------------------------------	----------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
  
- 5. Enhance connection with Pitt Resource Connection (PRC).
 

Estimated Timeline <b>Year 1-3</b>	Estimated Costs/Funding Sources <b>Mid Cost</b>	Potential Community Stakeholders <b>service providers, housing providers, faith-based institutions, businesses, Continuum of Care</b>
---------------------------------------	----------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------
  
- 6. Implement existing goals stated in the City of Greenville Consolidated Plan.
 

Estimated Timeline <b>Year 1-10</b>	Estimated Costs/Funding Sources <b>High</b>	Potential Community Stakeholders <b>service providers, government agencies, developers, Continuum of Care</b>
----------------------------------------	------------------------------------------------	------------------------------------------------------------------------------------------------------------------

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

### **Faith-based Organizations**

TEXT BOX - Faith-based organizations have played a central role in providing help and support for people who are homeless. They generate and use a wide range of volunteers who seek to help individuals find food, clothing, shelter, and hope for a better life. *Our Journey Home 10-Year Plan* recognizes the importance of partnerships with faith-based organizations. Strategies to increase coordination of services provided by such organizations and with those of other existing services providers must be implemented.

TEXT BOX - Nonprofit service providers play a critical role in implementing the strategies towards preventing and eliminating homelessness in Pitt County. It is often the nonprofit agencies that directly interact with and are able to target services specifically for homeless populations.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## GOAL TWO

**Create adequate short-term housing options and permanent supportive housing for those who are chronically homeless or at risk of becoming homeless.**

**TEXT BOX - Permanent Supportive Housing** – Permanent housing from a single family home to a large apartment building that combines the housing with supportive services, such as case management and counseling, so that people who have been homeless or in institutional care can get the help they need to live independently with dignity.

Outcome 1-A: Increased inventory of housing options that meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

### Indicators

- Comprehensive list of housing options and unmet housing needs revised annually.
- Secured funding for housing subsidies.
- Increased number of permanent supportive housing options available.

### Strategies

1. Assess the current inventory of housing resources available to meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

Estimated Timeline  
**Year 1**

Estimated Costs/Funding Sources  
**Low Cost**

Potential Community Stakeholders  
**private, public and nonprofit housing providers, owners and government jurisdictions**  
**Continuum of Care**

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

2. Provide assistance for temporary housing for individuals and families awaiting permanent housing options.

Estimated Timeline  
**Year 1-10**

Estimated Costs/Funding Sources  
**High Cost/local, state and federal government, foundations, private sources**

Potential Community Stakeholders  
**private, public and nonprofit housing providers, faith-based institutions**

3. Support adequate funding for emergency shelters to ensure easy transition from emergency shelters to permanent housing.

Estimated Timeline  
**Year 1-10**

Estimated Costs/Funding Sources  
**High Cost/local, state, and federal government, foundations private sources**

Potential Community Stakeholder  
**housing providers, service providers**

4. Partner with and create incentives for public and private sources to secure additional housing units ear-marked for the homeless population.

Estimated Timeline  
**Year 3-5**

Estimated Costs/Funding Sources  
**Mid Cost**

Potential Community Stakeholders  
**public and private housing providers, developers, landlords**

5. Explore and implement best practice models, such as Housing First, Housing Plus, Rapid Rehousing, and Healthy Build Homes programs.

Estimated Timeline  
**Year 2-10**

Estimated Costs/Funding Sources  
**High Cost**

Potential Community Partners  
**private, public, nonprofit housing providers, services providers, landlords**

## OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

6. Encourage Community Housing Development Organizations (CHDO) to create options for people who are chronically homeless, such as transitional, rental and supportive housing (15% of HOME funding is set aside annually for CHDO).

Estimated Timeline <b>Year 3-5</b>	Estimated Costs/Funding Sources <b>High Cost/state and federal government</b>	Potential Community Stakeholders <b>developers, local government</b>
---------------------------------------	----------------------------------------------------------------------------------	-------------------------------------------------------------------------

7. Partner with other agencies to educate to landlords about the homeless population and services available.

Estimated Timeline <b>Year 2-5</b>	Estimated Costs/Funding Sources <b>Low Cost</b>	Potential Community Stakeholders <b>landlords, business community Continuum of Care</b>
---------------------------------------	----------------------------------------------------	------------------------------------------------------------------------------------------------

### Housing First/Housing Plus

A Housing First/Housing Plus approach seeks to assist people to exit homelessness as quickly as possible by placing them in permanent housing and linking them to needed services. This approach assumes that the factors that have contributed to an individuals' homelessness can be best remedied once the individual is housed rather than in emergency shelters or transitional settings. It also accepts that, for some individuals, life-long support may be required to prevent the reoccurrence of homelessness. If a person who is chronically homeless is able to quickly obtain stable, appropriate permanent housing, then the issues of mental illness, substance abuse, education and employment become immediately more manageable. The Housing First/Housing Plus approach combines permanent housing with support services necessary to increase self-sufficiency to remain in permanent housing. Providing well designed and managed permanent housing is actually less costly to taxpayers since costs for emergency rooms, police and jails are reduced. San Francisco's cost benefit analysis revealed that an estimated cost \$16, 000 a year to permanently house and provide services to a formerly homeless person, while a person living on the street had an annual average cost of \$61,000.

*Add Source:*

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## **Rapid-Rehousing**

Adopting a Housing First approach requires using a set of strategies to rapidly rehouse families who are experiencing a housing crisis. Such strategies typically include outreach to landlords, landlord mediation and upfront rental assistance. Home-based case management following the housing placement is also a critical component and is designed both to promote housing stability and ensure the family is linked with the appropriate supports and services to meet their long-term goals.

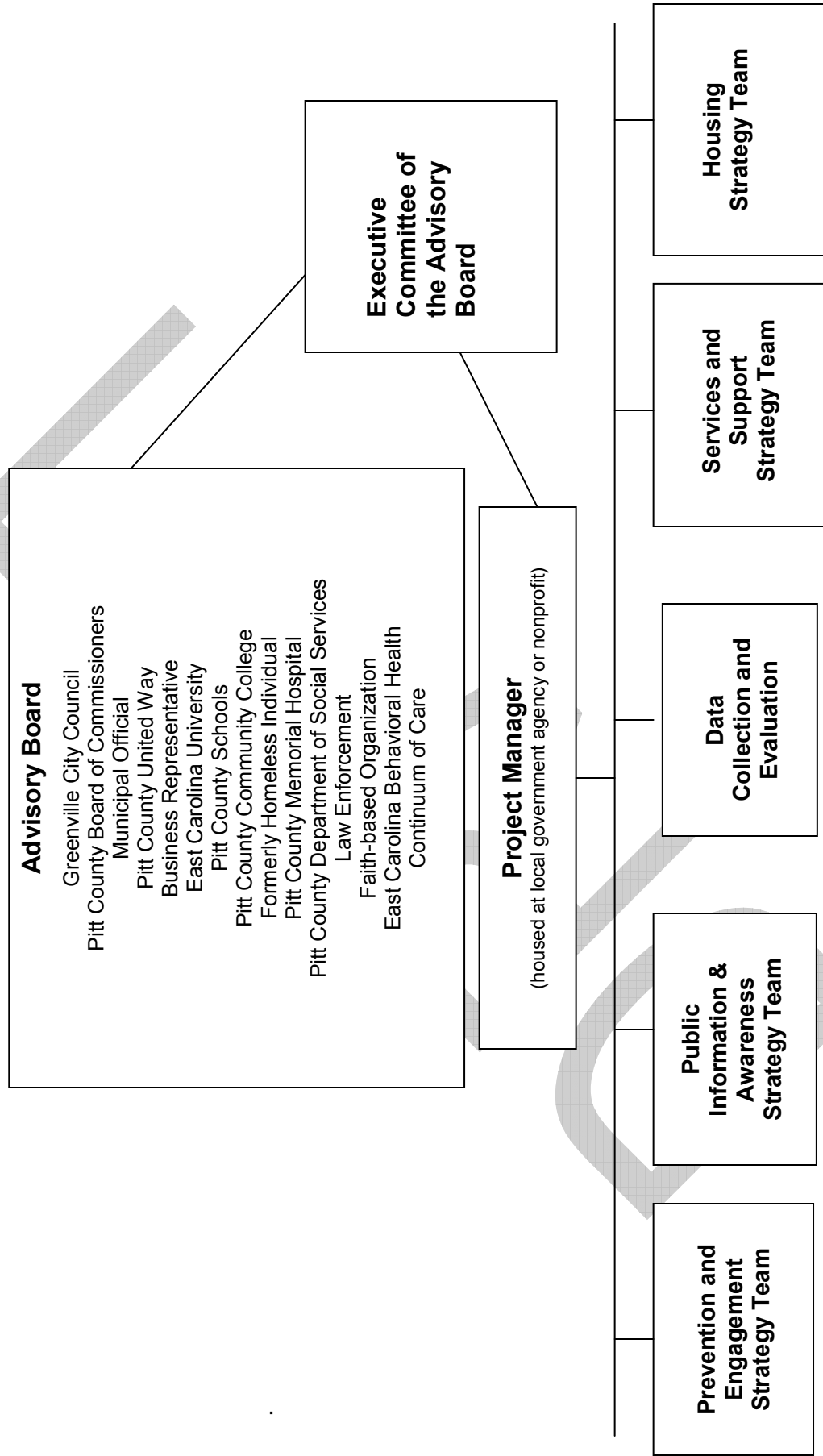
## **NC HealthyBuilt Homes Program**

The NC HealthyBuilt Homes Program is a statewide green building certification program that is a collaborative effort between the North Carolina Solar Center, the State Energy Office, NC Department of Administration, NC HBH Community Partners and local building professional organizations. The program is focused on providing support for small to medium size home builders, offering technical assistance, marketing assistance, design reviews, workshops, presentations, and field consultation services that enable builders to increase their knowledge of green building practices.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Implementation Structure



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Organizational Structure Description

### Our Journey Home 10-Year Plan Advisory Board

The Advisory Board will provide insight as to direction, new efforts needed, and serve as a base of community support. The Advisory Board will be responsible for strategic leadership, policy guidance, and monitoring results. Members of the Advisory Board will be appointed by the Greenville City Council and the Pitt County Board of Commissioners. The Advisory Board will include 15 -17 representatives from the following: Greenville City Council, Pitt County Board of Commissioners, Municipal Official, Pitt County United Way, Pitt County Chamber of Commerce, East Carolina University, Pitt County Community College, and the Pitt County Memorial Hospital. The Board may also include representatives from the health department, department of social services, mental health local management entity, law enforcement agencies, police department, faith-based community, and individuals who have formerly been homeless and advocates and direct service providers who work with individuals and families who are homeless. The Board will meet quarterly to ensure that goals, objectives, and strategies of *Our Journey Home 10-Year Plan* are being met, and to help address the inevitable challenges inherent in this ambitious initiative. Board Members are limited to two three-year terms, whose end dates are staggered.

### The Executive Committee to End Chronic Homelessness

The Executive Committee of the Advisory Board will provide guidance and objective perspectives to the many efforts being undertaken. The Committee will be made up of 5-7 representatives of the Advisory Board and will meet at least twice a month. The Co-chairs of the Committee will represent the private and public sectors serving staggered two-year terms.

The Executive Committee will oversee the hiring process of the Project Manager and support staff. A personnel team will be established. The Project Manager will be responsible for communications among the Advisory Board, the Executive Committee, the Strategy Teams, and the community-at-large, as well as evaluation, fiscal reinvestment, and financial analysis. The Project Manager will be accountable to the Executive Committee.

7.14.08 The INS Group



# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Project Manager

The Project Manager will:

1. Coordinate actions to ensure all elements of *Our Journey Home 10-Year Plan to End Chronic Homelessness in Pitt County* are implemented.
2. Convene and provide support to the Executive Committee and Strategy Teams to identify action steps for intermediate and long-term strategies.
3. Oversee the evaluation of *Our Journey Home 10-Year Plan*.
4. Coordinate actions to ensure communication among all partners.
5. Ensure that a system for data collection and evaluation is established and utilized.
6. Submit quarterly progress reports to the Advisory Board and Executive Committee. Coordinate fundraising efforts and implement funding grants.

## Strategy Teams

The heart of the implementation work will be led by the Strategy Teams. Each Strategy Team will address the key focus areas of *Our Journey Home 10-Year Plan*: Prevention and Engagement, Service and Support, Housing, Data Collection, Evaluation, and Public Information and Awareness. The Strategy Teams will develop and refine actions and strategies for implementation, and will serve as liaisons to the agencies, groups, and individuals who will carry out the action steps. Working members of each team will represent a cross-section of service providers, organizations, faith-based community, interest groups, and individuals who will help carry out parts of *Our Journey Home 10-Year Plan*. Teams will work closely with the Project Manager and will meet monthly to ensure that actions and strategies are being formulated and carried out effectively and in coordination with one another. The strength of these teams will be gained from the unique perspectives and variety of members with specific interests in particular parts of the *Our Journey Home 10-Year Plan*. The teams will include volunteers from service providers, medical and mental health providers, advocates, formerly homeless individuals, and representatives from faith-based institutions and businesses. Up to 10 members will serve on each Strategy Team. The Executive Committee will identify potential strategy team members and present recommendations to the Advisory Board. Members of the community will also have an opportunity sign up to serve on the Strategy Teams. Up to 10 members

## **OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County**

*“The journey home begins with us.”*

At least one meeting per year will serve as a public forum for the community-at-large. These annual forums will provide the Executive Committee and the Strategy Teams an opportunity to update the community on plan actions and to reaffirm community direction and support as *Our Journey Home 10-Year Plan* evolves and new strategies are adopted to end and prevent homelessness in the next decade.

### **Funding Sources**

Sources of funding for implementation include local, state and federal government entities, private foundations, and businesses.

# OUR JOURNEY HOME: The 10-Year Plan to End Chronic Homelessness in Pitt County

*“The journey home begins with us.”*

## Proposed Administrative Implementation Budget

Expenses	YEAR I	YEAR II	TOTAL
Project Manager --Salary & Fringe Benefits	\$58,000	\$60,900	\$118,900
Administrative Assistant--Salary & Fringe Benefits (part-time)	\$20,000	\$21,000	\$41,000
Travel and Training	\$2,500	\$2,500	\$5,000
Phone and Other Communications	\$1,500	\$1,500	\$3,000
Printing/Marketing	\$4,000	\$3,400	\$7,400
Meetings and Programs	\$2,500	\$2,200	\$4,700
Other Administrative (Supplies, Subscriptions, Postage)	\$2,000	\$2,000	\$4,000
<b>Total Expenses</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>
Income	YEAR I	YEAR II	TOTAL
City of Greenville	\$30,000	\$30,000	\$60,000
Pitt County	\$30,000	\$30,000	\$60,000
Pitt County United Way	\$20,000	\$23,000	\$43,000
Private Foundations and Corporations	\$10,500	\$10,500	\$21,000
<b>Total Income</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>
<b>Total Project Cost</b>	<b>\$90,500</b>	<b>\$93,500</b>	<b>\$184,000</b>

*In-kind donations of space, printing and supplies will be sought.*

## The Economic Impact of Homelessness & the Chronically Homeless

Because homeless people have no regular place to stay, they use a variety of public systems in an inefficient and costly way. Individuals and families who are homeless use significant amounts of public funding, whether through targeted programs or through emergency or inpatient medical treatment, public safety and criminal justice systems or public resources. Typically chronically homeless individuals make up only 10 to 15 percent of the homeless population, but use 50 percent or more of the emergency shelter resources in a community. (*Martha Burt, Assessing Public Costs Before and after Permanent Supportive Housing, Corporation for Supportive Housing, 2004*)

In the article “Million-Dollar Murray”, published in *The New Yorker* in February 2006, author Malcolm Gladwell argues that social services, such as soup kitchens and shelters, only manage the problem of chronic homelessness, but do not attempt to solve it. Murray, a chronically homeless man living in Reno, Nevada may have cost taxpayers up to a million dollars for hospital bills, substance abuse treatment cost, and other expenses without changing his homeless status. Reno Police officer Patrick O’Bryan remarked “It cost us one million dollars not to do something about Murray.” When Murray died in the winter of 2005 from intestinal bleeding as a result of chronic alcohol abuse, he was still homeless. (*The New Yorker, 2006*)

Many individuals who are chronically homeless have both mental illness and addiction. Due to their challenging disabilities they are more likely to utilize services for health care, mental health services and substance abuse services through the most expensive service options, such as emergency rooms.

The 10-Year Plan to End Homelessness in Asheville and Buncombe County, NC, published in 2002, examined the cost to local systems due to 37 chronically homeless persons over a three year period. Working with the cooperation of the local Police Department, hospital and jail, cost information was accumulated on those individuals. The total cost per chronically homeless person per month was estimated to be \$1,892 or \$22,700 annually. Asheville estimated their community spent a total of \$839,900 per year on these 37 individuals. That figure does not include any mental health or substance abuse treatment.

As part of the 10-Year Plan process in Pitt County, a preliminary survey was conducted using the Asheville study as the data model. Working with the Pitt County Detention Center, Greenville Police officers and the Greenville Community Shelter, a list of 13 individuals were identified who could be classified as chronically homeless. The Pitt County Detention Center, Pitt County Memorial Hospital, Greenville & Pitt County EMS agencies and the Greenville Police department were asked to provide specific cost information on this group. Based on the data collected, a chronically homeless individual costs Pitt County approximately \$1,982 per month or \$23,786 annually. The total cost to Pitt County for those 13 individuals was calculated to be \$309,210 annually.

Sources	Total Annual Cost	Annual Cost Per Person	Total Monthly Cost per person
Police (Greenville)	\$2,395	\$184	\$15
Detention Center	\$84,287	\$6,484	\$540
Pitt County Memorial Hospital & Emergency Room	\$206,813	\$15,909	\$1,326
EMS (Pitt County & City of Greenville)	\$15,715	\$1,209	\$101
<b>Total</b>	<b>\$309,210</b>	<b>\$23,786</b>	<b>\$1,982</b>

*Data Source: Costs figures provided by departments listed above*

The Point in Time Count in Pitt County conducted in January of 2008 identified eleven (11) chronically homeless individuals. The Greenville Police have estimated that on any given night 20-30 individuals are sleeping in the woods or at various sites such as abandon homes throughout the city. Applying the cost estimates to these numbers indicates that Pitt County could be spending \$475,720 to \$713,580 annually on the chronically homeless.

As with other communities in North Carolina and the United States, Pitt County has housing options available for those individuals and families in crisis. There are two emergency shelters which combined have the capacity to provide emergency shelter to 106 person per night. In 2007, these shelters provided emergency housing for 708 unduplicated persons. The estimated annual cost per bed to provide an emergency shelter is \$3,397. The Asheville study estimated that the annual cost per bed for emergency shelter is \$3,700.

There are a limited number of beds in transitional housing facilities for homeless individuals and families in Pitt County. A preliminary survey estimates that there are approximately 48 beds in Pitt County that can be utilized by homeless individuals and families. The Greenville Community Shelter operates a transitional program which includes men, women and children. Flynn Christian Home is a men’s only facility and Zoe House provides transitional housing for women and children.

The Greenville Community Shelter is the only organization in Pitt County that currently operates a permanent supportive housing program. The program, known as Solid Ground, was launched in 2005 and has the capacity to house four (4) individuals and two (2) families. In 2007, the program served 14 individuals including three (3) children.

Other Information	Shelter	Transitional	Permanent - Supportive
Annual Cost per Bed in Greenville	\$3,397	\$7,684	\$5,152
Annual Cost per Bed in Asheville	\$3,700	\$9,900	NA

*Data Source; Greenville Community Shelter*

The chart above shows the relative cost of providing a bed in three types of housing options in Pitt County and Asheville. The Fair Market Rate for a single room apartment in Pitt County is \$470. Providing 12 months of rental support for a chronically homeless individual would come to \$5,640.

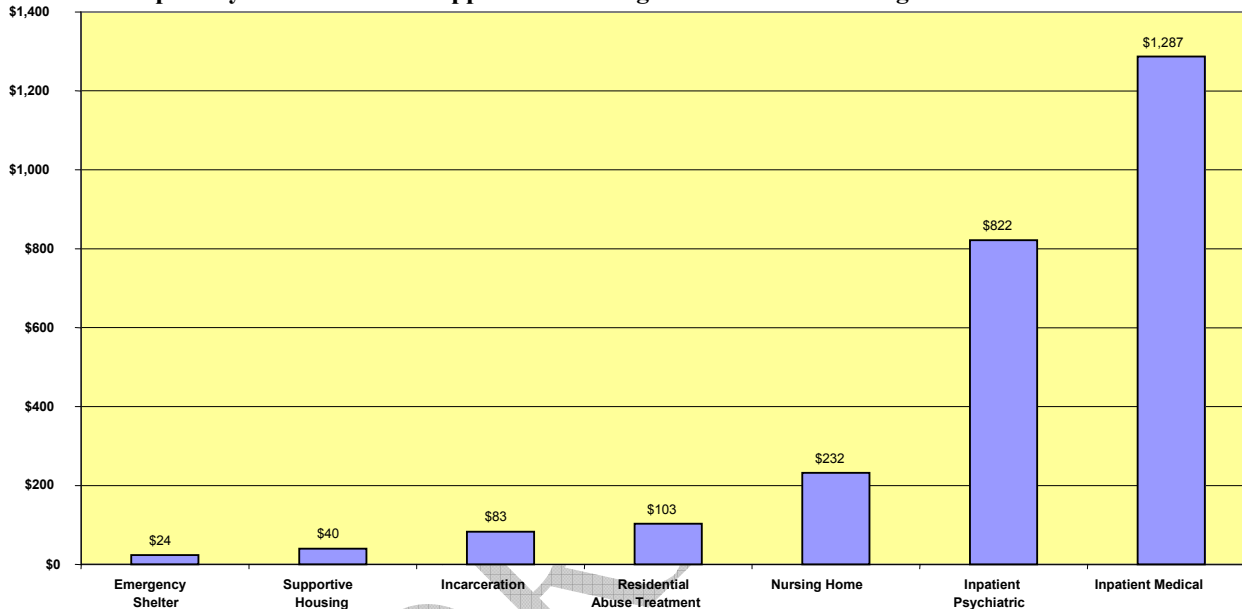
In studies throughout the United States, communities have found that it is more expensive for a mental ill person to remain homeless than to provide for permanent supportive housing. A recent study conducted by the Jordan Institute for Families at UNC-Chapel Hill School for Social Work reports this same finding. The Jordan Institute report tracks the cost of services provided to 21 residents at Lenox Chase, a permanent supportive housing program in southeast Raleigh. The study followed the 21 residents for two year before and two year after entry to supportive housing. Overall costs for services fell from \$377,000 in the first two years before entry to \$266,000 in the two years after entry, a decline of more than 26 percent. Costs of inpatient substance abuse, out-patient mental health services and incarceration fell. *(The Cost of Effectiveness of Supportive Housing: A Service Cost Analysis of Lenox Chase Residents: Jordan Institute for Families, UNC-CH School of Social Work, December 2007)*

Martha Are, Homeless Policy Coordinator for the North Carolina Department of Health and Human Services remarked in a press release for the study that “This report supports the creative work being done in Wake County and a dozen other communities across our state. These communities are

recognizing that housing in and of itself have therapeutic value and when linked with supportive services it is the crucial component of ending homelessness among people with disabilities. Not only does it end homelessness, but it is fiscally responsible for the community.”

In 2003, the Greater Bridgeport area of Connecticut community, as part of its 10-Year Plan, examined the cost of supportive housing and compared the costs to various alternative public service settings. In this study, the Greater Bridgeport community showed that permanent supportive housing was cost effective. The chart illustrates these savings. It cost \$43 less per day to provide supportive housing than to incarcerate the individual. There is a \$1,247 saving per day comparing supportive housing to inpatient medical treatment.

**Chart 1: Cost per day of Connecticut Supportive Housing vs. Alternative Setting for Homeless Consumers**



*Data Source: Partnership for Strong Communities Reaching Home Campaign, 2003*

Preliminary data collected in Pitt County suggest the same pattern of saving. It is estimated that it costs approximately \$9.30 a day to provide a bed in an emergency shelter. The Solid Ground program costs approximately \$14.12 a day to provide a bed in a permanent supportive housing. The Pitt County Detention Center estimates that it costs \$51.90 a day for to incarcerate an individual. The Walter B. Jones Alcohol and Drug Abuse Treatment Center charges \$522 per day. The average length of stay at the treatment center is 14.5 day. Pitt County Memorial Hospital estimates it charges \$3,140 per day for medical care.

**Homeless Families:**

Calculating the real cost of sheltering families should include the long-term effects on the children such as stress, poor nutrition, and lack of self-esteem. However those effects are incalculable. According to a literature review represented in “The Legal Rights and Educational Problems of Homeless Children and Youth” written by Dr. Yvonne Rafferty of Pace University, the long-term absentee rates from school are substantially higher in homeless children compared to the general population. Poor educational experience and loss of opportunity impedes growth among homeless children and youth, making a long-lasting impact on their productivity.

The Pitt County School system began tracking children who are homeless in the school system during the school year 2007- 2008. According to school records, 112 students were documented as homeless from September 2007 through April of 2008. This number represents 82 families.

In summary, studies across North Carolina and the United States show:

- Homelessness cost communities. In Pitt County, we estimate that we spend at least \$1982 per month or \$23,786 annual per chronically homeless individual without providing shelter or supportive. Families and individuals who are homeless use a variety of public systems in an inefficient and costly way.
- Permanent supportive housing for the chronically homeless person decreases the costs at emergency health and medical services facilities. It is less expensive to provide permanent supportive housing than to maintain homeless individuals in treatment facilities or hospitals.
- The effects of homelessness on children are difficult to calculate and must include long-term effects associated with stress, poor nutrition, and lack of self-esteem.

DRAFT



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Recommendation by the Historic Preservation Commission to increase the Façade Improvement Grant maximum grant award

**Explanation:** The Historic Preservation Commission at its February 26, 2008 meeting recommended that per façade awards be increased from \$2,500 to \$5,000 to better facilitate exterior building improvements within the Project Area, which includes the Uptown Greenville Central Business District as well as several blocks of historic Dickinson Avenue. The \$2,500 award level has remained unchanged since the program began in 1999 and has been quite effective to date, with \$159,000 in total grant awards leveraging over \$787,000 in Façade Improvement Grant related receipts alone. Increasing the grant award ceiling to \$5,000, however, is likely to spur more competitive grant cycles and better enable the program to support those projects that will have the most positive visual and economic impact on the Center City.

**Fiscal Note:** This request does not require increasing the overall program funding level. Rather, the purpose of this item is to leverage greater private investment from the same amount of public investment. Since the program's inception, the City has allocated \$25,000 annually every year except for fiscal year 2002-03, while Uptown Greenville contributed \$10,000 in 2003-04, 2004-05, 2006-07, and 2007-08 respectively.

**Recommendation:** Approve the recommendation from the Historic Preservation Commission to increase the maximum Façade Improvement Grant award from \$2,500 to \$5,000 per facade.

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Attachments / click to download

 [february 26, 2008 hpc minutes](#)





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**Community Development**

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**Department**

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# MEMO

**TO:** Thom Moton, Assistant City Manager

**FROM:** Merrill Flood, Director of Community Development

**DATE:** July 16, 2008

**SUBJECT: Façade Improvement Grant**

The Historic Preservation Commission has requested that maximum Façade Improvement Grant (FIG) awards be increased from \$2,500 to \$5,000 per façade.

Since the program began in 1999, the City of Greenville has processed 102 requests for reimbursements, totaling over \$159,000, for exterior renovation work to buildings in the project area. In turn, those grants have leveraged over \$765,000 in total project receipts alone (many of these projects also involved significant additional investments not reflected in those receipts – such as interior improvements). In the first 5 to 6 years of the program, the \$2,500 per façade grants attracted a lot of applicants, many of whom used their awards to complete modest but significant projects. Indeed, the incremental improvements exemplified by many of those projects played a vital role in spurring subsequent Center City revitalization efforts.

In the last few years, the grants have continued to make a positive visual and economic impact on the Center City. For example, FIG funds have contributed to major renovation projects like the \$2 million adaptive reuse of the Proctor Hotel as the Self-Help Center in 2005 and the Chamber of Commerce restoration of the Fleming House in 2006. Total project receipts leveraged from the FIG program in the last few years have been impressive.

Those outstanding projects, however, have disguised the gradual slowdown in the overall number of applications submitted to the HPC for review. In part, the slowdown can be attributed to the program’s success: business and property owners who were looking to invest in smaller-scale projects have already taken advantage of the easier prospects.

The HPC believes that increasing the grant amounts will better enable the program to support the changing investment climate in the Center City:

- The \$5,000 award levels will increase competition for façade improvement grants, enabling the HPC and the City of Greenville to direct grant monies to those projects that will have the most significant visual and economic impact on the Center City.
- In less competitive grant cycles, applicants are more likely to receive multiple awards for a single building – up to three or four different facades, including less visible sides of a building. In more competitive grant cycles, the money can be spread out among the best projects, with higher priority given to the most visible facades.
- The \$5,000 amount will be a stronger financial incentive for significant building renovations, which could help bridge an investment gap on an important, catalytic renovation project.

The City Attorney's Office had indicated that authority to change this policy rested with the City Manager's Office (CMO). The CMO concluded that this matter first should be considered by the City Council at its August 11, 2008 meeting. If the City Council decides to increase the FIG awards as recommended by the HPC, the new awards would become effective immediately and could be applied to the fall 2008 FIG cycle.

If additional information is needed, please feel free to contact me.

cc: Carl Rees, Urban Development Planner  
Tom Wisemiller, Historic Preservation & Redevelopment Planner

The HPC recommendation to increase maximum Façade Improvement Grant (FIG) awards from \$2,500 to \$5,000 per façade was approved during the February 26, 2008 meeting of the HPC. From the Minutes, page 1 (attendance) and page 4 (relevant motion) are included below.

## **GREENVILLE HISTORIC PRESERVATION COMMISSION MINUTES**

February 26, 2008  
Greenville, NC

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. in the City Council Chambers of City Hall located at 200 West Fifth Street.

### **COMMISSION MEMBERS PRESENT:**

Greg Jarrell	N. Yaprak Savut, Vice-Chair
Jeremy Jordan, Chair	Dale Sauter
Candace Pearce	Rick Smiley
Franceine Rees	Chris Woelkers

### **COMMISSION MEMBERS ABSENT:**

Dennis Chestnut	Richard Weir
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**STAFF MEMBERS PRESENT:** Sandy Gale Edmundson, Secretary; Bill Little, Assistant City Attorney; Carl Rees, Urban Development Senior Planner; and Tom Wisemiller, Planner

**OTHERS PRESENT:** Calvin Mercer, City Council Liaison

### **ADDITIONS/DELETIONS TO AGENDA**

Motion was made by Ms. Candace Pearce and seconded by Mr. Greg Jarrell to add two items to the agenda: the State Historic Preservation Office (SHPO) Regional Training and the Imperial Tobacco Company on Atlantic Avenue. Motion carried unanimously.

### **APPROVAL OF MINUTES OF JANUARY 22, 2008**

Motion was made by Ms. N. Yaprak Savut and seconded by Mr. Greg Jarrell to approve the January 22, 2008 minutes. Motion carried unanimously.

### **PUBLIC COMMENT PERIOD**

No public comments were made.

### **COMMITTEE REPORTS**

#### **Design Review Committee**

The Design Review Committee did not meet.

07-06 633 Dickinson Avenue	staff. At back, intends to develop final work plan in consultation with Design Review Committee and staff.
07-07 424 Evans Street	At front, project to be completed in tandem with 426 Evans Street.

Mr. Smiley: During the FIG workshop, timelines in completing applications should be mentioned to the applicants. The work should be completed in nine to twelve months. I see some applications that have not been completed that were submitted in 2006.

Ms. Pearce: If extensions are granted, certain guidelines should be followed.

The Commission asked that the Design Review Committee and Publicity Committee be a part of the Façade Improvement Grant Workshop, so that members of the Commission can help educate members of the public interested in obtaining such a grant.

Ms. Pearce suggested that an advertisement be sent out two weeks prior to the FIG workshop. Also, if applicants cannot attend the workshop, applicants may send someone to represent them in their absence. At the workshop, there should be a board with a before and an after picture of the property awarded the FIG to give applicants an example of what should be done.

Mr. Smiley asked that the grant amount allowed increase from \$2,500.00 to \$5,000.00.

The Commission also agreed that the grant amount awarded should increase from \$2,500.00 to \$5,000.00.

Motion was made by Mr. Rick Smiley and seconded by Ms. Candace Pearce to increase the amount of the grant award to \$5,000.00. Motion carried unanimously.

Ms. Pearce suggested that the FIG advertisement of the upcoming workshop display the grant award has increased to a maximum of \$5,000.00.

### **Update on Non-Compliant Historic Properties**

Mr. Wisemiller gave the Commission an update on non-compliant historic properties.

### **Certificate of Appropriateness (COA) applications submitted for the March Historic Preservation Commission (HPC) meeting:**

At 2909 Memorial (Oakmont), Michael Barberio replaced windows without Certificate of Appropriateness (COA). COA to keep as is continued to allow applicant time to revise



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

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**Title of Item:** Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens

**Explanation:** On July 3, 2008, the City received the attached letter from *of grave concerns, inc.* on behalf of East Carolina University requesting that the City consent to the relocation of the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens located on East Tenth Street. North Carolina law requires that prior to moving a cemetery, consent must be secured from the municipality in which the cemetery is located.

**Fiscal Note:** No cost to the City.

**Recommendation:** City Council hear a presentation from *of grave concerns, inc.* and approve the attached resolution consenting to the relocation of the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens.

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**Attachments / click to download**

[Forbes Family Cemetery Relocation](#)

[Resolution Consenting to Relocation of Forbes Family Cemetery to Homestead Memorial Gardens 774922](#)

RESOLUTION NO. 08-\_\_\_\_\_

RESOLUTION CONSENTING TO THE REINTERMENT OF GRAVES  
FROM THE FORBES FAMILY CEMETERY TO HOMESTEAD MEMORIAL GARDENS

WHEREAS, there is an abandoned cemetery located on MacGregor Downs Road, two-tenths of a mile west of its intersection with West Fifth Street, that has fallen into disrepair; and

WHEREAS, the East Carolina University School of Dentistry wishes to develop the property and provide long-term care for the graves; and

WHEREAS, the East Carolina University School of Dentistry has selected Homestead Memorial Gardens to receive the burials; and

WHEREAS, North Carolina General Statute 65-106 allows for the disinterment, removal, and reinterment of abandoned graves by landowners after securing the consent of the governing body in which such cemetery is located; and

WHEREAS, the request to reinter the graves has been published at least once per week for four successive weeks in *The Daily Reflector* in accordance with General Statute 65-106;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Greenville, North Carolina, does hereby give consent to the East Carolina University School of Dentistry to relocate the Forbes Family Cemetery from MacGregor Downs Road to Homestead Memorial Gardens on East Tenth Street as requested.

This the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

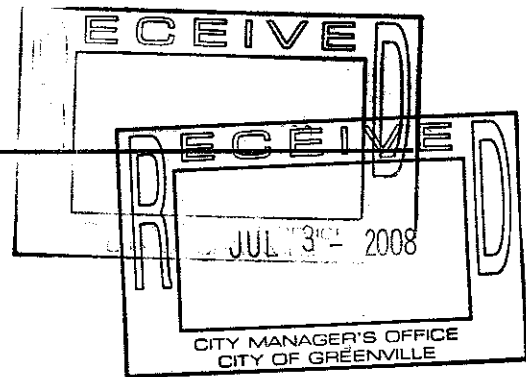
ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

*of grave concerns, inc.*

1523 Hanover Street – Raleigh, NC 27608  
Telephone (919) 839 0501

Mr Wayne bowers,  
City Manager  
City of Greenville  
P O. Box 7207  
Greenville, NC 27835-7207



Re; Moving the Forbes Family Cemetery on McGregor Downs Road to Homestead Memorial Gardens, East Tenth Street

June 30, 2008

Dear Mr. Bowers:

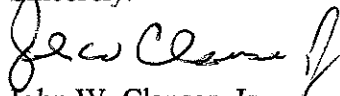
East Carolina School of Dentistry wishes to have the Forbes Family Cemetery relocated under the guidelines set forth in North Carolina General Statute 65-4. We have made a reasonable and prudent effort to contact family members and have had several conversations with Mr. William Barnes who has six family members interred in the cemetery. Mr. Barnes had contacted several additional family members and has reported that all are in favor of the move. The family members agree that Homestead Memorial Gardens, where the graves will receive long-term care, is a suitable location for the reinterment. The School of Dentistry has agreed to assume all financial responsibility for the removal and reinterment.

The statute also requires that legal notice be published once a week for four consecutive weeks. A legal advertisement has been run in the Daily Reflector on June 4, June 11, June 18 and June 25, 2008. A copy of this notice is enclosed for your convenience.

It is our desire to come before the City Council and request a resolution authorizing the removal and reinterment as required by the statute. We understand that the next council meeting will be held on August 11, 2008 and would like to be placed on the agenda. I am also enclosing a draft resolution that you may wish to use as a guide.

If you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely:

  
John W. Clauser, Jr  
Archaeologist



# The Daily Reflector

1882 · 2007

P.O. Box 1967, Greenville, NC 27835-1967 (252) 329-9504

OF GRAVE CONCERNS, INC  
ATTN: JOHN CLAUSER  
1523 HANOVER STREET  
RALEIGH, NC 27608

CopyLine: Forbes Family Cemetery  
Lines: 32  
Total Price: \$136.88  
Pay this amount due in 10 days

Account: 149772 AD ID: 329542

### PUBLISHER'S AFFIDAVIT

AD ID: 329542

NORTH CAROLINA  
PITT COUNTY:

Kim Little affirms that she is clerk of The Daily Reflector, a newspaper published daily at Greenville, Pitt County, North Carolina, and that the advertisement, a true copy of which is hereto attached, entitled Forbes Family Cemetery was published in said The Daily Reflector on the following dates:

Wednesday, June 4, 2008 Page: C5  
Wednesday, June 11, 2008 Page: C5  
Wednesday, June 18, 2008 Page: C6  
Wednesday, June 25, 2008 Page: C6

and that the said newspaper in which such notice, paper, document or legal advertisement was published, was at the time of each and every publication, a newspaper meeting all of the requirements and qualifications of Chapter 1, Section 597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Chapter 1, Section 597 of the General Statutes of North Carolina.

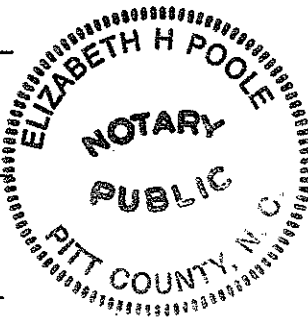
Kim Little

Affirmed and subscribed before me this 25 day  
of June 2008

Elizabeth H Poole  
(Notary Public Signature)

Elizabeth H Poole  
(Notary Public Printed Name)

My commission expires 1-17-2011



**Legal Notice**  
Notice is hereby given to relatives both known and unknown of: Mary Forbes, 1872 - 1906, Jacob Forbes, died 1918 and 40 other unknown individuals buried in Forbes Family Cemetery, Greenville, Pitt County, North Carolina of the intention to remove relocate and reinter the 42 graves. The cemetery is located approximately west of Macgregor Downs Road and 2/10 mile south of the intersection of Fifth Street. The property is further described in Pitt County Book of Deeds 1417 Page 458. It is intended, in consultation with descendants, to reinter remains in Homestead Memorial Gardens, Greenville, NC. Anyone having information about these burials, or the next of kin should contact Of Grave Concerns, Inc. (919) 839 0501.

June 4, 11, 18 & 25, 2008



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Resolution approving the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study"

**Explanation:** Attached for the City Council's consideration is a resolution approving the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study".

During the City Council's June 12, 2008 meeting, representatives from the North Carolina Department of Transportation (NCDOT) and their consultant, STV/Ralph Whitehead & Associates, presented a summary of the recommendations presented in the Greenville Traffic Separation Study (TSS). This Study was conducted to determine what safety improvements should be made at existing highway/rail grade crossings within the city and if highway/rail at-grade crossings should be closed. It involved a systematic review of rail crossing safety that evaluated traffic (both rail and highway) patterns and road usage for the area in order to determine required safety improvements and/or elimination of public grade crossings. Following the presentation, the City Council held a public hearing to receive public comments on the Study. Based on the comments and discussions, the City Council made a recommendation not to support closing the 4th Street at-grade crossing but to improve the crossing's safety mechanisms. The City Council did not indicate any other major concerns or issues with the recommendations of the Study.

NCDOT has completed the final report based on the comments and discussions presented in June. The attached tables list the recommended improvements for each crossing. The attached map identifies the locations of the existing at-grade crossings evaluated as part of the TSS. The TSS's recommendations have been revised to include improving the safety mechanisms at the 4th Street at-grade crossing so that it may remain open. The other recommendations have remained as presented in June.

The implementation of the recommended improvements will be subject to the

availability of Federal funds administered through NCDOT. As funding becomes available, the City will enter into a municipal agreement with NCDOT that will assign responsibilities for the improvements at each crossing and the cost share. The City's share is typically 10% of the total project costs. The City is also responsible for the annual equipment maintenance costs for each crossing, which are paid to the railroads. The municipal agreements for the improvements will be presented to the City Council for consideration as these projects are developed.

During the City Council's June 9, 2008 meeting, City staff presented a summary report on the North Carolina Department of Transportation's "Greenville Rail Improvements Study". The purpose of the Study was to analyze various alternatives for rail improvements in the vicinity of the CSX Transportation (CSXT) and CLNA railroads interlocking located in Greenville, assess operational issues, develop project cost estimates, and identify potential funding sources. The City Council approved a motion to support the four (4) recommendations presented in the Rail Improvements Study, which were the following:

1. Construction of a new northeast wye connection track near the CSXT/CLNA railroad at-grade crossing;
2. Relocation of the CSXT switching yard/operation to a new yard located north of the NC 903/NC 11 intersection;
3. Modification of the existing CSX switching yard to mitigate impacts associated with the removal of CLNA's existing wye track to accommodate the construction of the new northeast wye connection track; and
4. A crosstie replacement program along the CLNA rail line to improve safety and operations of the line.

City staff has reviewed and concurs with the recommended improvements presented in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study".

**Fiscal Note:**

Funding for the City's share of the at-grade crossing improvements is included in the annual Capital Improvement Program.

Funding for track improvements to the CSXT and CLNA railroads is included in the State Transportation Improvement Program (STIP). Additional State and Federal funding is being requested for this project.

**Recommendation:**

City Council adopt the attached resolution approving the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study".

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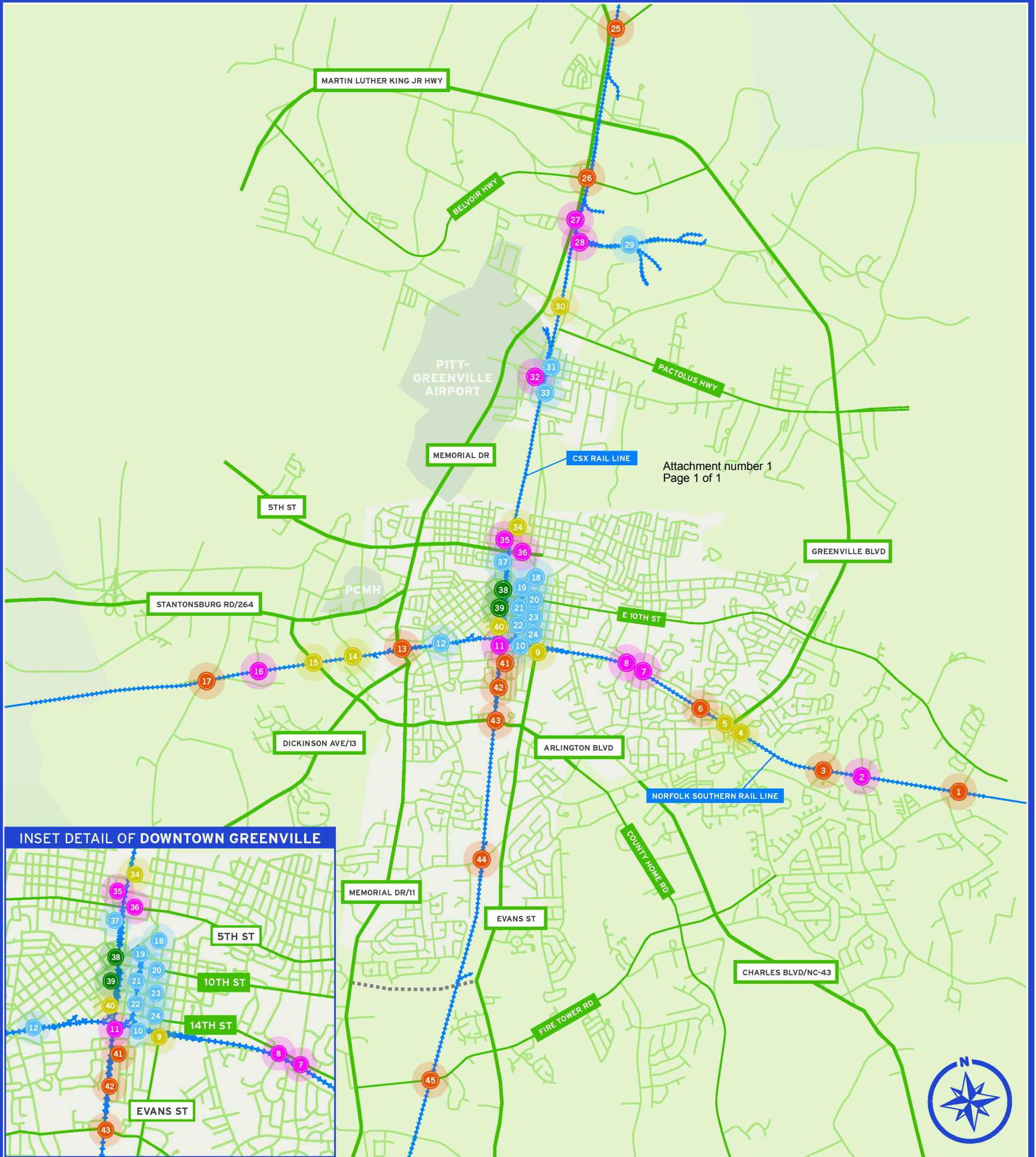
 [Greenville Map Revised Layout 777917](#)

 [Resolution for Support of TSS recommendations to close RxR crossings 777655](#)

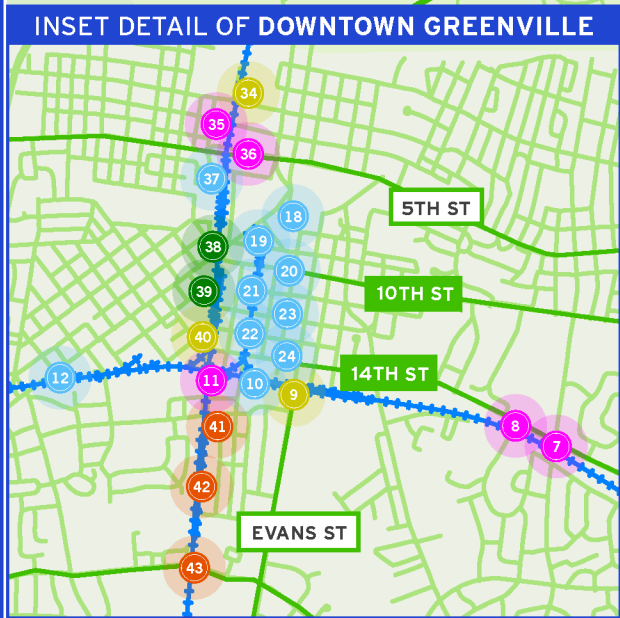
 [Revised TSS Summary Tables 7 28 08 777656](#)

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# GREENVILLE, NC: TRAFFIC SEPARATION STUDY GRADE CROSSING MAP



Attachment number 1  
Page 1 of 1



1 465 482M: SR 1726/Portertown Rd	16 465 516E: Spring Forest Rd	31 641 859V: Gum Rd
2 465 483U: SR 1809/Windsor Rd	17 465 517L: SR 1203/Allen Rd	32 641 860P: SR 1530/Airport Rd
3 465 485H: SR 1807/Oxford Rd	18 465 709D: W. 9th St*	33 641 553R: Dudley St
4 465 488D: SR 1704/14th St	19 Ficklen St*	34 641 557T: W. 3rd St
5 465 489K: US264/Greenville Blvd	20 465 708W: W. 10th St*	35 641 558A: W. 4th St
6 465 490E: Brownlea Dr	21 465 707P: W. 11th St*	36 641 609H: 5th St
7 465 491L: Elm St	22 465 706H: W. 12th St*	37 641 610C: Alley St
8 465 492T: W. Berkley Rd	23 465 705B: W. 13th St*	38 641 854L: SR 1598/W. 10th St
9 465 495N: SR 1702/Evans St	24 465 704U: W. 14th St*	39 641 855T: SR 1531/Dickinson Ave
10 465 496V: S. Pitt St	25 641 847B: NC 903	40 641 614E: 14th St
11 465 506Y: Beatty St	26 641 850J: SR 1579/Staton Rd	41 641 615L: Howell St
12 465 509U: Skinner St	27 641 851R: SR 1527/N Greene St	42 904 748H: Moye Hooker Connection/Line Ave
13 465 512C: US 13/Memorial Dr	28 641 852X: NC 33/N. Greene St	43 642 719W: Arlington Blvd
14 465 514R: SR 1324/W.H. Smith Blvd	29 641 853E: SR 1591/Industrial Blvd	44 641 618G: US 264 Alt./Greenville Blvd
15 465 515X: Arlington Blvd	30 641 857G: SR 1528/W. Belvoir Rd	45 641 620H: SR 1708/Fire Tower Rd

<b>A</b>	<b>NO ACTION</b>
<b>B</b>	<b>REMOVALS/CLOSURES</b>
<b>C</b>	<b>ROADWAY IMPROVEMENTS</b>
<b>D</b>	<b>GRADE CROSSING IMPROVEMENTS</b>
<b>E</b>	<b>FUTURE PROJECTS</b>



On the Web at  
[www.ncdot.org](http://www.ncdot.org)

\*The rail spur to UNX will only be removed if the business relocates out of its current location.

RESOLUTION NO. 08 \_\_\_\_\_  
RESOLUTION APPROVING THE RECOMMENDATIONS IN THE  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S "TRAFFIC SEPARATION  
STUDY FOR THE CITY OF GREENVILLE" AND THE "GREENVILLE RAIL  
IMPROVEMENTS STUDY"

WHEREAS, the North Carolina Department of Transportation and the City of Greenville, on the 4<sup>th</sup> day of September, 2003, entered into an agreement for the performance of a railroad crossing analysis to eliminate redundant or unsafe crossings within the city limits;

WHEREAS, the North Carolina Department of Transportation and the City of Greenville, on the 26<sup>th</sup> day of April, 2005, supplemented this agreement to more specifically address the transportation issues within the city limits;

WHEREAS, the North Carolina Department of Transportation and the City of Greenville have agreed to make a "best faith" effort to adhere to the finding of the analysis and implement the recommendations of the analysis; and

WHEREAS, the analysis has been completed and the City of Greenville accepts the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study", which include the closure of the following road crossings at-grade:

Gum Road (Crossing # 641 859V)  
Dudley Street (Crossing # 641 553R)  
Alley Street (Crossing # 641 610C)  
Skinner Street (Crossing # 465 509U)  
S. Pitt Street (Crossing # 465 496V)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby approve the recommendations in the North Carolina Department of Transportation's "Traffic Separation Study for the City of Greenville" and the "Greenville Rail Improvements Study" and, further, that the City Council of the City of Greenville does hereby request that the North Carolina Department of Transportation develop the necessary agreements for execution to move forward with the implementation of projects related to these recommendations.

This the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

**GREENVILLE TRAFFIC SEPARATION STUDY****SUMMARY****Modify Rail Crossing:**

<b>Map Reference</b>	<b>Rail Crossing Name and Number</b>	<b>Recommendation</b>
#2	NS - SR 1809/Windsor Road (Crossing # 465 483U)	Add Gates
#4	NS - SR 1704/14 <sup>th</sup> Street (Crossing # 465 488D)	Add Median Barrier (Roadway Improvement)
#5	NS - US 264/Greenville Blvd (Crossing # 465 489K)	Add Concrete Median (Roadway Improvement)
#7	NS – Elm Street (Crossing # 465 491L)	Add Gates & Signal Preemption
#8	NS - W. Berkley Road (Crossing # 465 492T)	Add Gates
#9	NS - SR 1702/Evans Street (Crossing # 465 495N)	Add Concrete Median (Roadway Improvement)
#11	NS - Beatty Street (Crossing # 465 506Y)	Add Gates & Signal Preemption
#14	NS - SR 1324/W.H. Smith Blvd (Crossing # 465 514R)	Add Concrete Median (Roadway Improvement)
#15	NS - Arlington Boulevard (Crossing # 465 515X)	Add Concrete Median (Roadway Improvement)
#16	NS - Spring Forest Road (Crossing # 465 516E)	Add Gates
#27	CSX - SR 1527/N. Greene Street (Crossing # 641 851R)	Add Signal Preemption
#28	CSX - NC 33/N. Greene Street (Crossing # 641 852X)	Add Gates
#30	CSX - SR 1528/W. Belvoir Road (Crossing # 641 857G)	Add Concrete Median (Roadway Improvement)
#32	CSX - SR 1530/Airport Road (Crossing # 641 860P)	Add Gates
#34	CSX – W. 3 <sup>rd</sup> Street (Crossing # 641 557T)	Adjust Vertical Profile (Roadway Improvement): The City of Greenville recently improved the vertical profile for W. 3 <sup>rd</sup> Street.
#35	CSX - W. 4 <sup>th</sup> Street (Crossing # 641 558A)	Add Gates
#36	CSX – 5 <sup>th</sup> Street (Crossing # 641 609H)	Add Gates
#38	CSX - 10 <sup>th</sup> Street Connector: SR 1598/ W.10 <sup>th</sup> St (Crossing # 641 854L)	NCDOT TIP Project: U-3315
#39	CSX - 10 <sup>th</sup> Street Connector : SR 1531/ Dickinson Ave. (Crossing # 641 855T)	NCDOT TIP Project: U-3315
#40	CSX – 14 <sup>th</sup> Street (Crossing # 641 614E)	Add Median Barrier (Roadway Improvement)

**No Improvements required:**

<b>Map Reference</b>	<b>Rail Crossing Name and Number</b>	<b>Recommendation</b>
#1	NS - SR 1726/Portertown Road (Crossing # 465 482M)	No improvements recommended
#3	NS - SR 1807/Oxford Road (Crossing # 465 485H)	No improvements recommended
#6	NS - Brownlea Drive (Crossing # 465 490E)	No improvements recommended
#13	NS - US 13/Memorial Drive (Crossing # 465 512C)	No improvements recommended
#17	NS - SR 1403-Allen Road (Crossing # 465 517L)	No improvements recommended
#25	CSX - NC 903 (Crossing # 641 847B)	No improvements recommended
#26	CSX - SR 1579/Staton Road (Crossing # 641 850J)	No improvements recommended
#41	CSX - Howell Street (Crossing # 641 615L)	No improvements recommended
#42	CSX - Moye Hooker Connection/Line Avenue (Crossing # 904 748H)	No improvements recommended
#43	CSX - Arlington Boulevard (Crossing # 642 719W)	No improvements recommended
#44	CSX - US 264 Alt./Greenville Boulevard (Crossing # 641 618G)	No improvements recommended; however, future improvements may consist of widening rail crossing to accommodate future sidewalk improvements stemming from the City of Greenville Convention Center Streetscape Improvements project
#45	CSX - SR 1708/Fire Tower Road (Crossing # 641 620H)	No improvements recommended

**Rail Crossing Closures:**

<b>Map Reference</b>	<b>Rail Crossing Name and Number</b>	<b>Recommendation</b>
#10	NS - S. Pitt Street (Crossing # 465 496V)	Rail Crossing Closure
#12	NS - Skinner Street (Crossing # 465 509U)	Rail Crossing Closure
#31	CSX - Gum Road (Crossing # 641 859V)	Rail Crossing Closure
#33	CSX - Dudley Street (Crossing # 641 553R)	Rail Crossing Closure
#37	CSX - Alley Street (Crossing # 641 610C)	Rail Crossing Closure



**Remove Rail Spurs:**

<b>Map Reference</b>	<b>Rail Crossing Name and Number</b>	<b>Recommendation</b>
#18	NS – W. 9 <sup>th</sup> Street (Crossing # 465 709D)	Removal of Rail Spurs
#19	Ficklen Street	Removal of Rail Spurs
#20	NS – W. 10 <sup>th</sup> Street (Crossing # 465 708W)	Removal of Rail Spurs
#21	NS – W. 11 <sup>th</sup> Street (Crossing # 465 707P)	Removal of Rail Spurs
#22	NS – W. 12 <sup>th</sup> Street (Crossing # 465 706H)	Removal of Rail Spurs
#23	NS – W. 13 <sup>th</sup> Street (Crossing # 465 705B)	Removal of Rail Spurs
#24	NS – W. 14 <sup>th</sup> Street (Crossing # 465 704U)	Removal of Rail Spurs
#29	CSX - SR 1591/Industrial Boulevard (Crossing # 641 853E)	Removal of Rail Spurs



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Ordinance amending on-street parking restrictions for "Controlled Residential Parking Areas"

**Explanation:** Attached for City Council consideration is an ordinance that will amend Chapter 2, Title 10, Article T, "Controlled Residential Parking Areas", of the City Code of Ordinances. Also attached is a strike-through version of the proposed ordinance that highlights the recommended changes. The proposed revisions will prohibit on-street parking for designated streets or limit parking to no longer than two (2) hour during restricted periods. These streets will be identified in the Schedule of Traffic Regulations, as approved by the Public Works Director.

The Tar River-University Neighborhood Association (TRUNA) asked staff to modify the City's Controlled Residential Parking Program to provide residents on streets where a "Controlled Residential Parking Area" has been designated with the opportunity for on-street parking without competing with ECU commuters and visitors between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Only those residents on a street designated as a controlled residential parking area may obtain a residential parking permit decal and may park their vehicles on the street all day, unless otherwise prohibited or restricted. Under the existing ordinance, commuters and visitors may park in these areas for a 2-hour period. TRUNA's request was made to provide all residents in these areas with the opportunity for on-street parking in an area adjacent to their residences.

The attached ordinance presents the proposed changes that would address the neighborhood association's request. The ordinance and its impact have been discussed with the appropriate representatives of the neighborhood association and East Carolina University. The provisions of the ordinance have been reviewed with the Public Transportation and Parking Commission.

**Fiscal Note:** The proposed change will require all "Controlled Residential Parking" signs in the designated areas to be changed.

**Recommendation:** City Council approve the attached ordinance amending Chapter 2, Title 10, Article T, “Controlled Residential Parking Areas”, of the City Code of Ordinances.

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**Attachments / click to download**

 [Controlled\\_Residential\\_Parking\\_Ordinance\\_Amendment\\_778963](#)

 [Controlled\\_Residential\\_Parking\\_Ordinance\\_Amendment\\_Strikethroughs\\_777181](#)

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ORDINANCE NO. 08-\_\_  
AN ORDINANCE AMENDING ARTICLE T OF CHAPTER 2 OF TITLE 10  
OF THE GREENVILLE CITY CODE BY REWRITING CERTAIN PROVISIONS  
RELATING TO CONTROLLED RESIDENTIAL PARKING AREAS

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY  
ORDAIN:

Section 1: That Article T of Chapter 2 of Title 10 of the Code of Ordinances, City of  
Greenville, is hereby amended by rewriting Section 10-2-242(b) to read as follows:

(b) *Residential parking permit decal* shall mean a special permit issued hereunder by the revenue  
collector and authorizing the vehicle bearing such permit to be parked in a controlled residential  
parking area.

Section 2: That Article T of Chapter 2 of Title 10 of the Code of Ordinances, City of  
Greenville, is hereby amended by rewriting Section 10-2-247 to read as follows:

**Sec. 10-2-247. Compliance to signs.**

(a) When signs are erected adjacent to streets designated as a controlled residential parking area,  
no person shall park a vehicle during restricted periods as designated in the Schedule of Traffic  
Regulations, unless such vehicle has a properly displayed residential parking permit decal for the  
area.

(b) When signs are erected adjacent to streets designated as a controlled residential parking area,  
no person shall park a vehicle for longer than two (2) hours during restricted periods as designated in  
the Schedule of Traffic Regulations, unless such vehicle has a properly displayed residential parking  
permit decal for the area.

(c) A residential parking permit shall not guarantee or reserve the holder a parking space within a  
designated controlled residential parking area.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to  
the extent of such conflict.

Section 4. Any part or provision of this ordinance found by a court of competent jurisdiction  
to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed  
severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 5. This ordinance shall become effective upon its adoption.

This the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

\_\_\_\_\_  
Wanda T. Elks, City Clerk

ORDINANCE NO. 08-\_\_\_\_  
AN ORDINANCE AMENDING ARTICLE T OF CHAPTER 2 OF TITLE 10  
OF THE GREENVILLE CITY CODE BY REWRITING CERTAIN PROVISIONS  
RELATING TO CONTROLLED RESIDENTIAL PARKING AREAS

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES  
HEREBY ORDAIN:

Section 1: That Article T of Chapter 2 of Title 10 of the Code of Ordinances, City of  
Greenville, is hereby amended by rewriting Section 10-2-242(b) to read as follows:

(b) *Residential parking permit decal* shall mean a special permit issued hereunder by the  
revenue collector and authorizing the vehicle bearing such permit to be parked ~~for a period in  
excess of two (2) hours~~ in a controlled residential parking area.

Section 2: That Article T of Chapter 2 of Title 10 of the Code of Ordinances, City of  
Greenville, is hereby amended by rewriting Section 10-2-247 to read as follows:

**Sec. 10-2-247. Compliance to signs.**

(a) When signs are erected adjacent to streets designated as a controlled residential parking  
area, no person shall park a vehicle **during restricted periods as designated in the Schedule of  
Traffic Regulations, for longer than two (2) hours between the hours of 8:00 a.m. and 5:00  
p.m. Monday through Friday**, unless such vehicle has a properly displayed residential parking  
permit decal for the area.

(b) **When signs are erected adjacent to streets designated as a controlled residential  
parking area, no person shall park a vehicle for longer than two (2) hours during restricted  
periods as designated in the Schedule of Traffic Regulations, unless such vehicle has a  
properly displayed residential parking permit decal for the area.**

(c) A residential parking permit shall not guarantee or reserve the holder a parking space  
within a designated controlled residential parking area.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed  
to the extent of such conflict.

Section 4. Any part or provision of this ordinance found by a court of competent  
jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is  
hereby deemed severable and shall not affect the validity of the remaining provisions of the  
ordinance.

Section 5. This ordinance shall become effective upon its adoption.

This the 11<sup>th</sup> day of August, 2008.

\_\_\_\_\_  
Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Contract awards for the Greenville Convention Center - 2008 Expansion and Improvements Project

**Explanation:** Bids were received for the Greenville Convention Center - 2008 Expansion and Improvements Project. Attached is the bid tabulation. Hudson Brothers Construction Company submitted the lowest responsive bid for the general construction work in the amount of \$972,000.00. This work will involve the addition of a 5,700 sq. ft. storage area with a mezzanine level; installation of walk-in coolers; and recovering the wall partitions in the exhibit hall. Atwell Construction Company was the lowest responsive bid for the site construction work in the amount of \$332,720.00. As part of this work, the contractor will be responsible for constructing an additional 168 parking spaces on the west side of the building with associated improvements.

**Fiscal Note:** Funding for this project will be provided through funds remaining from the initial Convention Center Project, the rental and sale of the old Pizza Hut property, and the Occupancy Tax Receipts. The proposed budget for this project is as follows:

Expenditures

General Construction Contract	\$ 972,000.00
Site Construction Contract	\$ 332,720.00
Contingency (5%)	\$ <u>65,200.00</u>
Total Project Cost	\$1,369,920.00

Revenue

Property Rental & Sale	\$ 944,724.00
Project Fund Balance	\$ 204,190.00
Occupancy Tax Receipts	\$ <u>221,006.00</u>
Total Project Cost	\$1,369,920.00

**Recommendation:** Award construction contracts for the Greenville Convention Center - 2008 Expansion and Improvements Project to:

- 1.) Hudson Brothers Construction Company for the general construction work in the amount of \$972,000.00; and
  - 2.) Atwell Construction Company for the general construction work in the amount of \$332,720.00.
- 

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 [Bid Transmittal](#)

 [Bid Tabs](#)

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# Hite associates

**ARCHITECTURE / ENGINEERING / TECHNOLOGY**

July 18, 2008

Mr. Wes Anderson, Director of Public Works  
City of Greenville  
1500 Beatty Street  
Greenville, NC 27858

**Re: Bids for Greenville Convention Center—2008 Expansion & Improvements**

Dear Mr. Anderson,

Bids for the following Project were received at your office on July 16, 2008. Results of those bids are provided herewith as attachments.

This Project was bid as two separate contracts for building and site construction, and also as a single contract for both building and site. The apparent low bidders for the separate contracts is Hudson Brothers Construction Company, for the building addition, with a base bid of \$727,000; and for the site work, Atwell Construction Company, with a base bid of \$332,720. Combined bids under the separate prime total \$1,059,720, or \$132,280 less than the combined single prime bid from Group III Management, Inc.

Optional, alternate bids were taken for the recovering of the folding wall partitions in the convention center exhibit hall, (\$127,000); construction of additional storage space on a mezzanine level (\$75,000); and to provide walk-in coolers (\$43,000). Should these optional, alternate prices be accepted, the total contract awarded to Hudson Brothers Construction Company will be \$972,000, giving a total for building plus site construction of \$1,304,720.

We note that several bids in each of the prime categories were submitted, and in our opinion, the low bids of Hudson and Atwell represent the best price that can be obtained in the current market.. As you know, Hudson Brothers Construction Company was the builder for the Convention Center, and Atwell has successfully completed projects of this scope and size in the community. Both Contractors submitted M-WBE documentation in proper order and indicated approximately 10% participation by M-WBE contractors.

Taking all of the above into account, it is our recommendation that the construction contracts be awarded to Hudson Brothers Construction Company for the building and Atwell Construction Company for the site. Should you have any questions regarding our recommendation or the information in the attached bid tabulations, please let me know,

Yours Very Truly,



James G. Hite, AIA, Project Architect  
Hite Associates, P. C.

JGH:ljt

attachments: Bid Tabulations

Item # 24

Page 2

cc: Mr. David Brown / Bid File

# Hite associates

ARCHITECTURE / ENGINEERING / TECHNOLOGY

## Greenville Convention Center 2008 Expansion / Improvements GREENVILLE, NC

BID DATE: Wednesday, July 16, 2008

BIDS DUE: 3:00 PM

PLACE: Greenville Public Works

1500 Beatty St. Greenville, NC

### SEPARATE PRIME BID TABULATION FORM

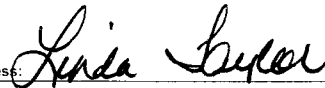
GENERAL CONSTRUCTION	LIC. NO.	BOND	MBE	ADD'm	BASE BID	Re-cover Air Wall Panels ALT G-1	Construct Storage Mezzanine ALT G-2	Provide Walk-in Coolers ALT G-3
Burney & Burney Construction, Inc.	30238	Y	Y	Y	\$1,098,801	\$151,084	\$35,145	\$61,432
Danco Builders, Inc.	23259	Y	Y	Y	\$823,462	\$133,977	\$50,360	\$36,800
Farrior & Sons, Inc.	3934	Y	Y	Y	\$792,000	\$107,000	\$89,000	\$55,000
Fasco, Inc.	8015	Y	Y	Y	\$806,000	\$118,000	\$83,400	\$41,800
Group III Mgt. Inc.	22369	Y	Y	Y	\$847,000	\$105,000	\$72,000	\$42,900
Hudson Brother Construction Co.	34590	Y	Y	Y	\$727,000	\$127,000	\$75,000	\$43,000

SITework CONSTRUCTION	LIC. NO.	BOND	MBE	ADD'm	BASE BID
Atwell Construction Co. Inc.	45324	Y	Y	Y	\$332,720
Burney & Burney Construction, Inc.	30238	Y	Y	Y	\$533,928
Coates Grading & Hauling, Inc.	22807	Y	Y	Y	\$465,564
ER Lewis Construction Co. Inc.	8361	Y	Y	Y	\$360,920
Tripp Brothers, Inc.	52247	Y	Y	Y	\$339,900

I hereby certify that this is a true and accurate tabulation of all Bids received and publicly read:  
Hite Associates, PC

By:

Witness:



#### ALTERNATES DESCRIPTION (SEE FORM OF PROPOSAL)

- |     |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G-1 | Shall be the amount added to the Base Bid to provide for the recovering of the existing folding partition wall panels in the exhibit hall areas. Recovering material shall be as manufactured by Shaw Contract Group, in lieu of other, equivalent manufacturers. Work shall comply with factory standards and recommendations and requires removal of edge frames and reattachment of frames to secure recover material edges. |
| G-2 | Shall be the amount added to the Base Bid to provide for the construction of the mezzanine and all associated equipment. This includes, but is not limited to the stair and railing, scissor table lift, scissor lift pit, all mezzanine railing and all mezzanine lighting, switching, receptacles, and smoke detectors. Base bid DOES NOT include this work.                                                                  |
| G-3 | Shall be the amount added to the Base Bid to the walk-in coolers as scheduled on sheet A-101 and as specified in Section 11200. Provide W.A Brown as indicated.                                                                                                                                                                                                                                                                 |

**Hite associates**

ARCHITECTURE / ENGINEERING / TECHNOLOGY

**Greenville Convention Center 2008 Expansion / Improvements  
GREENVILLE, NC**

BID DATE: Wednesday, July 16, 2008

BIDS DUE: 4:00 PM

PLACE: Greenville Public Works

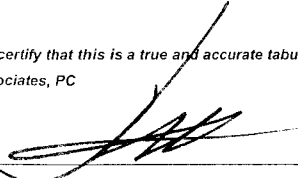
1500 Beatty St. Greenville, NC

**SINGLE PRIME BID TABULATION FORM (includes ALL work)**

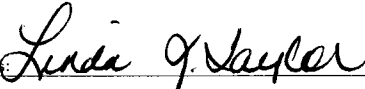
GENERAL CONSTRUCTION	LIC. NO.	BOND	MBE	ADD'm	BASE BID	Re-cover Air Wall Panels	Construct Storage Mezzanine	Provide Walk-in Coolers
						ALT G-1	ALT G-2	ALT G-3
Burney & Burney Construction, Inc.	30238	Y	Y	Y	\$1,632,730	\$151,084	\$35,145	\$61,432
Fasco, Inc.	8015	Y	Y	Y	\$1,165,000	\$118,000	\$83,400	\$41,800
Group III Mgt. Inc.	22369	Y	Y	Y	\$1,192,000	\$105,000	\$72,000	\$42,900

I hereby certify that this is a true and accurate tabulation of all Bids received and publicly read:  
Hite Associates, PC

By:



Witness:



**ALTERNATES DESCRIPTION (SEE FORM OF PROPOSAL)**

- G-1 Shall be the amount added to the Base Bid to provide for the recovering of the existing folding partition wall panels in the exhibit hall areas. Recovering material shall be as manufactured by Shaw Contract Group, in lieu of other, equivalent manufacturers. Work shall comply with factory standards and recommendations and requires removal of edge frames and reattachment of frames to secure recover material edges.
- G-2 Shall be the amount added to the Base Bid to provide for the construction of the mezzanine and all associated equipment. This includes, but is not limited to the stair and railing, scissor table lift, scissor lift pit, all mezzanine railing and all mezzanine lighting, switching, receptacles, and smoke detectors. Base bid DOES NOT include this work.
- G-3 Shall be the amount added to the Base Bid to the walk-in coolers as scheduled on sheet A-101 and as specified in Section 11200. Provide W.A Brown as indicated.



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** False Alarm Reduction Report

**Explanation:** On May 10, 2007, the Greenville City Council enacted the False Alarm Ordinance to become effective July 1, 2007 to meet one of the 2007 City Council goals. In order to provide lead time for public awareness and education about the new ordinance, full implementation of the program was delayed until October 1, 2007.

A 2008 City Council goal for the police department was to review the False Alarm Reduction Program and the Ordinance. The attached report outlines the status of the False Alarm Program through July 31, 2008, with recommendations.

**Fiscal Note:** Since implementation of the False Alarm Ordinance began on October 1, 2007 through July 31, 2008, total fines and fees paid have been \$187,236. Future revenues and costs will be influenced by any changes made to the Ordinance.

**Recommendation:** Accept report as presented with recommendations. Direct staff to make recommended changes to Ordinance and bring back to Council for approval.

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Attachments / click to download

[False Alarm Reduction Program 778498](#)

# False Alarm Reduction Program

Status Report

August 1, 2008

## **Introduction**

On May 10, 2007, the Greenville City Council enacted the False Alarm Ordinance to become effective July 1, 2007, as part of the 2007 City Council goals. Below is a summary report of false alarm activity for the period from October 1, 2007 through July 31, 2008. This report also includes staff recommendations for the improvement of the program.

## **Public Awareness Campaign**

The police department conducted a public awareness campaign during the months of July and August 2007. The following activities were initiated during that period:

- The False Alarm Reduction Unit met with local alarm companies on two occasions to educate them on the new program and solicit their assistance in notifying their customers.
- The City's alarm management services contractor, AOT Public Safety Corporation (PSC) collected customer and address information from the alarm companies that voluntarily chose to supply their information. Educational materials and permit application were forwarded to every address that was supplied.
  - Several companies did not provide their information until after the first of the year. Mailings have gone out as recently as May 2008.
  - The Police Department continues to identify alarm companies that are not registered with the City. The current ordinance requires each alarm systems business to register with the City annually through PSC. When an unregistered company is identified they are encouraged to comply with the ordinance and their customer service information is solicited so their customers can be fully informed of the False Alarm Reduction Program.
- The Greenville Police Department, with the assistance of the City of Greenville IT Department, supplied PSC with the names and addresses of all the alarm locations that we had responded to in previous years. Alarm and permitting materials were mailed to those addresses.
- Two City Scene segments were produced and aired by Steve Hawley's staff on GTV9.
- Scrolling information was regularly aired on the government access cable channel.
- The Greenville Police Department web-site was updated with a separate page for the False Alarm Reduction Unit. This page provides permitting information, false alarm tips, and a link to the false alarm ordinance.
- During the educational campaign, the main page of the City of Greenville web-site displayed a small add with links to the false alarm page.
- Two articles were featured in the Daily Reflector.
- Police personnel appeared on all three local television networks to announce the program and permit requirements.

- Police personnel appeared on local radio/cable TV, including Talk of the Town.
- Brochures and other advertising materials have been produced and distributed.
- Crime Prevention and other police personnel discuss the program and provide materials at community meetings.

On-going efforts:

- False alarm coordinator has met with Pitt County realtors to solicit their support and provide educational materials to their customers.
- Educational materials are being supplied to alarm installers that can be identified to distribute to their customers.
- False alarm coordinator is developing information to be mailed along with an upcoming GUC bill.

### Total Permits Issued

As of July 31, 2008, the number of alarms systems permitted was 2,822. The total permit fees paid to date is \$42,331.

### Alarm Statistics

	<u>2006</u>	<u>2007</u>	<u>Increase/Decrease</u>
October	558	424	-24%
November	577	449	-22%
December	566	438	-23%
	<u>2007</u>	<u>2008</u>	
January	612	441	-26%
February	505	405	-19%
March	551	392	-29%
April	634	370	-41%
May	539	363	-32%
June	458	400	-13%
July	683	391	-43%
Total	5,683	4,080	-28%



## Activity Summary

To date 2,871 false alarms have been processed.

<u>Alarms</u>	<u>Response</u>	<u>Percentage</u>
1330	First Alarm	46%
591	Second Alarm	21%
322	Third Alarm	11%
211	Fourth Alarm	7%
130	Fifth Alarm	5%
87	Sixth Alarm	3%
58	Seventh Alarm	2%
38	Eighth Alarm	1%
27	Ninth Alarm	1%
80	Over Nine	3%

The False Alarm Ordinance mandates that after the eighth false alarm the systems permit may be revoked. No permits have been revoked or suspended.

## Alarms by Location

49	2%	Federal government buildings
1863	65%	Commercial locations
628	22%	Residential locations
326	11%	Unregistered alarms/type unknown
5	>1%	Other

## Alarm Fines, Fees, Appeals and Refunds

Total False Alarm Fines	\$ 271,700
Total Fines Paid	\$ 119,809
Appeals and Refunds	\$ 131,865

## Total monies paid to date for all fines, fees, delinquency fees, and permits

\$119,809	Fines and fees associated with false alarm response
\$ 42,331	Permits
\$ 25,096	Delinquent Fees and overpayments
\$187,236	Total Monies Paid

## Appeals

There have been 215 written appeals to date. The majority of appeals have been granted some level of relief. To date \$14,627 has been refunded and \$117,239 in appeals has been granted. In addition, \$52,915 in alarm related fines have been granted and \$64,324 in delinquent fees and non-permit fines have been granted.

## Recommendations

While the False Alarm Reduction Program has been in existence for a 10-month period with an average reduction rate of some 28%, staff is recommending the following changes to further improve the program.

### 1. Fine Structure

Current:

- (a) First and second false alarms: \$25 each; however, if the alarm operator has a valid alarm permit, then there is no civil penalty for the first false alarm;
- (b) Third and fourth false alarms: \$50 each;
- (c) Fifth and sixth false alarms: \$100 each;
- (d) Seventh and eighth false alarms: \$200 each;
- (e) Ninth and above false alarms: \$400 each;

Proposed:

- (a) First alarm free (educational opportunity)
- (b) Second alarm free to a permitted alarm system
- (c) Third and fourth alarm: \$25
- (d) Fifth and sixth alarm: \$50
- (e) Six or More Alarms: \$100

The large percentage of alarm systems experience less than three false alarms in a permit year. The purpose of the false alarm program is to reduce the number of false alarm responses and address habitual abusers. With this proposed change, the program would have limited impact on the majority of alarm system operators.

The current contract with PSC is based on the present fine structure. The contract can be re-negotiated for its duration or cancelled and the cancellation fee paid.

2. Non-permit fine

Current:

(f) In addition to the foregoing fines, an additional civil penalty for false alarms from a non-permitted alarm system is \$200. The Chief of Police may reduce this amount to \$50 if the alarm system is permitted within 10 days of the false alarm.

Proposed:

Maintain the non-permit fine at \$200. However, change the incentive to become permitted from 10 days to 45 days. If the alarm is permitted within the time frame of the incentive, the non-permit fine is waived.

This change will still provide a substantial penalty for remaining non-permitted alarms. Experience has proven that the vast majority of non-permitted operators become permitted.

The current contract with PSC is based on the present fine structure. This would need to be re-negotiated.

3. Appeals Process

The current appeal procedures through the Office of the Chief of Police have resulted in a very small percentage of appeals. Almost 100 percent of appellants have been granted some level of relief and expressed satisfaction with their appeal. \$14,627 has been refunded and \$117,239 in appeals has been granted. In addition, \$52,915 in alarm related fines have been granted and \$64,324 in delinquent fees and non-permit fines have been granted. Two appellants have taken their appeal to the Chief of Police and were granted their appeal.

While the current appeals process has worked well, the City Council has requested an alternative appeals process substituting an appeals board for the Chief of Police to review appeals and make a ruling as the last step in the process. The appeals board could consist of representatives from the police department and an alarm company. The third member could be a citizen designated by the neighborhood Advisory Council. Staff is requesting Council's consideration of both processes and direction if a change is desired.

4. In-house operation

It is staffs recommendation that the current contract with PSC be terminated effective January 1, 2009. The current contract runs through June 2009. The contract can be cancelled by the City by paying \$1,000 per month for the remaining time of the contract. To terminate the contract effective January 1, 2009 would be at a cost of \$6,000. While PSC has fulfilled its obligation of administrating the program, staff feels a more in-house approach to the administration of the program would better address some citizen concerns.

In order to facilitate the program in-house certain infrastructure needs would be required. Those needs would include additional personnel and a software package to manage the process currently being handled by PSC would be required. To accomplish this task it is estimated the hiring and training of personnel would take a minimum of six months. Therefore, staff recommends an implementation date of January 1, 2009. A complete budget for the in-house administration of the program would be presented at a future City Council meeting when the revised ordinance is presented.



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Application to the United States Department of Justice to be designated as a Weed and Seed Site

**Explanation:** The Greenville Police Department is preparing an application to the U.S. Department of Justice to be designated as a Weed and Seed Site. The application is due August 19, 2008.

Weed and Seed, a community-based strategy sponsored by the U.S. Department of Justice (DOJ), is an innovative, comprehensive multi-agency approach to law enforcement, crime prevention, and community revitalization. The Community Capacity Development Office (CCDO) of the Department of Justice oversees the Weed and Seed initiative.

Weed and Seed is foremost a strategy rather than a grant program that aims to prevent, control, and reduce violent crime, drug abuse, and gang activity in designated high-crime neighborhoods across the country. The more than 250 Weed and Seed sites range in size from several neighborhood blocks to several square miles, with populations ranging from 3,000 to 50,000.

The strategy involves a two-pronged approach: law enforcement agencies and prosecutors cooperate in "weeding out" violent criminals and drug abusers, and public agencies and community-based private organizations collaborate to "seed" much-needed human services, including prevention, intervention, treatment, and neighborhood restoration programs. A community-oriented policing component bridges the weeding and seeding elements.

The Weed and Seed strategy is a multi-level strategic plan that includes four basic components: law enforcement; community policing; prevention, intervention, and treatment; and neighborhood restoration. Four fundamental principles underlie the Weed and Seed strategy: collaboration, coordination, community participation, and leveraging of resources.

The strategies and initiatives are developed and implemented by a local steering committee with support from the area U.S. Attorneys Office. The steering

committee, along with the U.S. Attorneys Office, facilitates coordination of federal, state, and local law enforcement efforts so that sites effectively use federal, state, and local law enforcement partners in weeding strategies. The Police Department has identified a potential site, convened a local planning steering committee that has met and identified strategies and hired a consultant to develop and write the grant proposal. Should the identified area in the city of Greenville be designated a Weed and Seed site, funds up to one million dollars over a five-year period could be available to fight crime and bring other services to this area.

**Fiscal Note:**

The \$8,000 - \$10,000 for the services of the consultant is included in the Police Department's current budget. If awarded the grant, there is a 25% cash or in-kind matching requirement.

**Recommendation:**

Authorize the Greenville Police Department to submit an application to the U.S. Department of Justice to be designated as a Weed and Seed Site.

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# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** West Greenville Police Substation Construction

**Explanation:** At the September 13, 2007, City Council meeting, approval was granted to amend the 2005, 2006, and 2007 CDBG budgets to include a new project to purchase and retrofit a police substation in the West Greenville 45-Block Area at an approximate cost of \$125,000. Since that time, adjustments have been made to the overall police substation budget as a result of moving costs to relocate the structure, maintenance and upkeep, increase in material costs, and unforeseen additional requirements. Attached is a breakdown of the revised project costs.

The current project budget is \$207,000. An additional \$82,000 of CDBG funding has been added to cover the above unforeseen requirements to complete the project. As per the City's Citizen Participation Plan, approved May 8, 2008 (required by HUD), any change in CDBG funding greater than 20% is considered a "substantial amendment" and requires a public hearing. The additional \$82,000 falls below that threshold; therefore, a public hearing is not required.

**Fiscal Note:** This project is funded under 2006 CDBG Public Facility category at a budget of \$207,000.

**Recommendation:** For information purposes only. No action required.

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**Police Substation Expenses as of July 31, 2008**

House purchase	\$	68,500.00
House moving	\$	10,100.00
Maintenance/Advertising/site plans	\$	5,205.80
Materials	\$	7,609.28
Footing	\$	4,221.82
Masonry	\$	4,640.00
Electrical	\$	12,000.00
Plumbing	\$	7,590.10
Mechanical	\$	600.00
Storage building	\$	9,675.00
Contractor	\$	<u>21,485.00</u>
<b>To date</b>	<b>\$</b>	<b>151,627.00</b>
Landscaping	\$	17,500.00
Parking lot/sidewalks/walkways	\$	<u>37,865.00</u>
	<b>\$</b>	<b>206,992.00</b>
<u>To be paid by Police Dept.:</u>		
Fence	\$	12,500.00



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Establishment of fair market value for new homes at 903, 907, and 909 Douglas Avenue, and 605 Hudson Street

**Explanation:** At the February 18, 2008 meeting of the City Council, authorization was granted to construct six homes in the West Greenville 45-Block Area. The appraisals for the remaining three homes located at 903 Douglas Avenue, 907 Douglas Avenue, and 909 Douglas Avenue have been completed and received.

In addition, on August 2, 2007, the City entered into an agreement with Pitt Community College to construct a single-family home at 605 Hudson Street. The appraisal for that unit has been completed and received.

These homes are owned by the City of Greenville and will be sold to low to moderate income home buyers who will occupy the home as their principal residence. This is a request for City Council to establish fair market value for the homes based on the appraisals. This action will make the units available to interested buyers by the sealed bid method of sale. We have received considerable interest in all of the homes and believe that there are interested buyers. It is anticipated that most persons will receive secondary mortgage assistance from the City of Greenville and North Carolina Housing Finance Agency home buyer assistance program.





**Fiscal Note:** The homes were built using the 1992 Affordable Housing Bond funds for a total of \$373,561.

**Recommendation:** It is recommended that City Council establish the fair market value (minimum sales price) of the homes based upon the appraisal reports as follows: 903 Douglas Avenue, \$95,000; 907 Douglas Avenue, \$95,000; 909 Douglas Avenue, \$95,000; and 605 Hudson Street, \$100,000 and authorize staff to begin the sealed bid process.

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**Attachments / click to download**

-  [Appraisal - 605 Hudson Street](#)
  -  [Appraisal - 903 Douglas Avenue](#)
  -  [Appraisal - 907 Douglas Avenue](#)
  -  [Appraisal - 909 Douglas Avenue](#)
-



**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

903 Douglas Avenue

Greenville, NC 27835

Attachment number 1  
Page 1 of 11

**as of**

06/06/2008

**for**

City of Greenville  
Ms. Gloria Kesler/City of Greenville  
Greenville, North Carolina  
27835-7207

**by**

Collice C. Moore, Jr, State Certified General Appraiser  
Collice Moore  
1105 A Corporate Drive  
1105 A Corporate Drive  
Greenville, NC 27858



Uniform Residential Appraisal Report

File # 08060001

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **903 Douglas Avenue** City **Greenville** State **NC** Zip Code **27835**  
 Borrower **City of Greenville** Owner of Public Record **City of Greenville** County **Pitt**  
 Legal Description **Deed Book 2304, Page 325 Pitt County Registry**  
 Assessor's Parcel # **011424** Tax Year **2008** R.E. Taxes \$ **63.33(Land Only)**  
 Neighborhood Name **Cherry View** Map Reference **4688.00-2899** Census Tract **7.02**  
 Occupant  Owner  Tenant  Vacant  Special Assessments \$ **68/Year** PUD  HOA \$ **NA** per year  per month   
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)   
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **NA**  
 Lender/Client **City of Greenville** Address **Ms. Gloria Kesler/City of Greenville, Greenville, North Carolina 27835-721**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject property is not currently offered for sale but the City of Greenville plans to sell the house. An offering price has reportedly not been established.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **NA**  
 Contract Price \$ **NA** Date of Contract **NA** Is the property seller the owner of public record?  Yes  No Data Source(s) **NA**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid: **NA**

Attachment number 1  
Page 2 of 11

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20.0 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	8	Low	New	Multi-Family	10.0 %
Neighborhood Boundaries <b>The West Greenville area is bound by the Tar River to the north, Dickinson Ave. to the south, the CBD to the east and Memorial Drive to the west.</b>				75	High	80+	Commercial	8.0 %				
Neighborhood Description <b>The market area is predominantly single family residential, but there is a mix of multi-family, duplex, and commercial properties. This area of Greenville is within a 45-block area that is identified by the City of Greenville as a redevelopment area. *** See Additional Comments ***</b>				35	Pred.	60	Other	2.0 %				
Market Conditions (including support for the above conclusions) <b>The overall market conditions for the City of Greenville are average to good. In general, retail sales and building permits for the city indicate a strong economy, despite a recent slowdown in house sales. ***See Additional Comments***</b>												

Dimensions **71Fx91LSx71.04Rx89.28RS** Area **6412 +/- sq. ft.** Shape **Rectangular** View **Interior**  
 Specific Zoning Classification **R6S-Single Family** Zoning Description **Single Family**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)   
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **NA**

**Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private**  
 Electricity  Water  Street **Asphalt**   
 Gas  Sanitary Sewer  Alley **NA**   
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map No. **3720 5604 00J** FEMA Map Date **11/2004**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe **NA**  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe **No apparent adverse easement or encroachments are noted. There are no apparent adverse environmental or subsoils conditions, and it is assumed that none are present. The site has 71' of frontage along Douglas Avenue.**

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls <b>Masonry</b>	Floors <b>C/V/T-Good</b>	# of Stories <b>One</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Aluminum</b>	Walls <b>PSR-Good</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>NA sq. ft.</b>	Roof Surface <b>Asphalt Shingles</b>	Trim/Finish <b>PWT-Good</b>	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>NA %</b>	Gutters & Downspouts <b>NA</b>	Bath Floor <b>Tile-Good</b>
Design (Style) <b>Queen Anne</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <b>Double Hung-Vinyl</b>	Bath Wainscot <b>Tile-Good</b>	Year Built <b>2008</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>Yes</b>	Bath Storage <input type="checkbox"/> None
Effective Age (Yrs) <b>New</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>No</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s)#	Driveway Surface <b>Gravel</b>
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Electricity</b>	Fireplace(s) # <input type="checkbox"/>	<input type="checkbox"/> Garage # of Cars	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Fence <input type="checkbox"/>	<input type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Patio/Deck <input checked="" type="checkbox"/> Porch <b>Stoop</b>	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	<input type="checkbox"/> Pool <input type="checkbox"/> Other			

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)   
 Finished area **above** grade contains: **6 Rooms 3 Bedrooms 2.5 Bath(s) 1,198 Square Feet of Gross Living Area Above Grade**  
 Additional features (special energy efficient items, etc.) **The house is proposed and will be in good condition upon completion. The house has an approximate 50 SF front covered stoop and a covered rear porch.**  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The house is proposed and is assumed to be in good condition upon completion. No mold was visible during inspection. However, this is beyond the scope of this assignment and my level of expertise. This report is based on the Extraordinary Assumption that the proposed improvements will be completed according to the plans submitted for use with this report and in a workmanlike manner. If the house is not completed in this way, I reserve the right to change the value estimate reported herein.**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe **The appraiser is unaware of any physical deficiencies or adverse physical conditions. The appraiser has made no structural or environmental analysis of the property and these procedure are beyond the scope of this assignment.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe **The property is typical of other properties in the area and conforms to the surrounding land use development plan.**



## ADDITIONAL COMMENTS

Borrower or Owner City of Greenville

Property Address 903 Douglas Avenue

City Greenville County Pitt

State NC

Zip Code 27835

Lender or Client City of Greenville

**NEIGHBORHOOD DESCRIPTION**

Some redevelopment has occurred, but there are existing improved properties that remain unoccupied and are secured.

**MARKET CONDITIONS**

East Carolina University, Pitt County Memorial Hospital, and the Brody/ECU School of Medicine provide a stable economic base.

Attachment number 1  
Page 3 of 11

**Uniform Residential Appraisal Report**

File # 08060001

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$			
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
903 Douglas Avenue Address Greenville		305 N. Cadillac Street Greenville, NC	1417 W6th Street Greenville, NC	623 Hudson Street Greenville, NC			
Proximity to Subject		+8 Blocks SE	+8 Blocks SE	+5 Blocks East			
Sale Price	\$ NA	\$ 35,000	\$ 44,000	\$ 89,000			
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 44.76 sq. ft.	\$ 28.63 sq. ft.	\$ 61.38 sq. ft.			
Data Source(s)		Public Records	Public Records	Public Records			
Verification Source(s)		MLS#80425	MLS#84771	MLS#80773			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		NA		NA		NA	
Concessions		NA		NA		NA	
Date of Sale/Time		02-2008		07-2007		11-2008	
Location	Urban	Similar		Similar		Similar	
Leasehold/Fee Simple	Fee Simple	Similar		Similar		Similar	
Site	8505 +/- sq. ft.	4356 +/- sq. ft.		4,356 +/- sq. ft.		4,356 +/- sq. ft.	
View	Interior	Similar		Similar		Similar	
Design (Style)	Queen Anne	Similar		Similar		Similar	
Quality of Construction	Good	Similar		Similar		Similar	
Actual Age	New	53Actual/20 Eff.	+12,000	53Actual/15 Eff.	+11,000	1Actual/1 Eff.	+1,400
Condition	Good	Poor	+7,000	Inferior	+8,800		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.5	5 2 1	+2,600	7 4 1.5	+1,500	7 4 3	-750
Gross Living Area	1,198 sq. ft.	782 sq. ft.	+9,300	1,537 sq. ft.	-4,800	1,450 sq. ft.	-7,700
Basement & Finished Rooms Below Grade	NA	Similar		Similar		Similar	
Functional Utility	Good	Similar		Similar		Similar	
Heating/Cooling	FWA/CAC	FWA/Wind. AC	+5,000	Similar		Similar	
Energy Efficient Items	Average	Similar		Similar		Similar	
Garage/Carport	None	Similar		Similar		Similar	
Porch/Patio/Deck	Rear Porch	Similar		Similar		Similar	
	Front Stoop	Similar		Similar		Similar	
Net Adjustment (Total)		X + - \$ 35,900		X + - \$ 16,500		+ X - \$ -7,050	
Adjusted Sale Price of Comparables		Net Adj. 102.57 % Gross Adj. 102.57 % \$ 70,900		Net Adj. 37.50 % Gross Adj. 59.32 % \$ 60,500		Net Adj. 7.92 % Gross Adj. 11.07 % \$ 81,950	
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain NA							
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) The subject was part of a bulk sale that occurred in 04/2007 & is referenced in DB 2305, PG 325, Pitt County.							
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.							
Data Source(s) Public Records of Pitt County							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Date of Prior Sale/Transfer	04/2007	03/2005	NA	08/2005			
Price of Prior Sale/Transfer	Bulk Sale	Not Reported	NA	10,000			
Data Source(s)	Deed Book 2304, Pg 325	1897/94	NA	Deed Book 1959, Pg 571			
Effective Date of Data Source(s)	Current	Current	NA	Current			
Analysis of prior sale or transfer history of the subject property and comparable sales The subject was part of a bulk sale that occurred in April of 2007. The total sales price was \$269,000 for 14 parcels of land. Improved Sales 1 and 3 both sold in 2005. Improved Sale 2 had been under the same ownership for a number of years.							
Summary of Sales Comparison Approach These three sales are located within the subject's market area and they have occurred between July of 2007 and February of 2008. Each of the sales have been adjusted for age and size. Improved Sales 1 and 2 have also been adjusted for inferior condition. After making all adjustments considered necessary, the range in adjusted sales prices is from \$60,500 to \$81,950. It is my opinion that the market would support a value to subject of \$80,000.							
Indicated Value by Sales Comparison Approach \$ 80,000							
Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ 100,840 Income Approach (if developed) \$ NA							
The Sales Comparison Approach reveals a value of \$80,000 with the Cost Approach coming in at \$100,840. After a thorough market analysis, it is my opinion that the market would support a value to subject of \$95,000.							
This appraisal is made <input type="checkbox"/> "as is," <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NA							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 95,000 as of 06/06/2008, which is the date of inspection and the effective date of this appraisal.							

Attachment number 1  
Page 4 of 11



Uniform Residential Appraisal Report

File # 08060001

ADDITIONAL COMMENTS

Attachment number 1  
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**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED	<input checked="" type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$ 5,000
Source of cost data	Local builders and Marshall Swift Manual		Dwelling 1,198 Sq. Ft. @ \$ 80	= \$ 95,840
Quality rating from cost service	Good	Effective date of cost data	Current	BSMT NA Sq. Ft. @ \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
Cost estimates are based on local builders costs and the Marshall Swift Cost Manual. The subject is new and has an estimated economic life expectancy of 60 years.			Garage/Carport NA Sq. Ft. @ \$	= \$
			Total Estimate of Cost-New	= \$ 95,840
			Less Physical Functional External	
			Depreciation	= \$ ( )
			Depreciated Cost of Improvements.....	= \$ 95,840
			'As-is' Value of Site Improvements.....	= \$
				= \$
Estimated Remaining Economic Life (HUD and VA only)	60	Years	Indicated Value By Cost Approach.....	= \$ 100,840

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier NA = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) Due to a lack of comparable income data in subject's market area, I have omitted the Income Approach.

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal name of project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data Source(s)  
Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion  
Does the project contain any multi-dwelling units?  Yes  No Data Source(s)  
Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities



PHOTOGRAPH ADDENDUM

Borrower or Owner City of Greenville

Property Address 903 Douglas Avenue

City Greenville County Pitt

State NC

Zip Code 27835

Client City of Greenville



FRONT VIEW OF SUBJECT PROPERTY  
Attachment number 1  
Page 6 of 11



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY



**PHOTOGRAPH ADDENDUM**

Borrower or Owner **City of Greenville**  
 Property Address **903 Douglas Avenue**  
 City **Greenville** County **Pitt** State **NC** Zip Code **27835**  
 Client **City of Greenville**



**COMPARABLE #1**

305 N. Cadillac Street  
 Greenville, NC  
 Price \$35,000  
 Price/SF 44.76  
 Date 02-2008  
 Age 53 Actual/20 Eff.  
 Room Count 11-2-1  
 Living Area 782  
 Value Indication \$70,900

2007 GPARMLS



**COMPARABLE #2**

1417 W6th Street  
 Greenville, NC  
 Price \$44,000  
 Price/SF 28.63  
 Date 07-2007  
 Age 53 Actual/15 Eff.  
 Room Count 7-4-1.5  
 Living Area 1,537  
 Value Indication \$60,500



**COMPARABLE #3**

623 Hudson Street  
 Greenville, NC  
 Price \$89,000  
 Price/SF 61.38  
 Date 11-2008  
 Age 1 Actual/1 Eff.  
 Room Count 7-4-3  
 Living Area 1,450  
 Value Indication \$81,950

Collice Moore

2007 GPARMLS

Item # 28



DISCLOSURE ADDENDUM

Borrower or Owner	City of Greenville		
Property Address	903 Douglas Avenue		
City	Greenville	County	Pitt
		State	NC
		Zip Code	27835
Lender or Client	City of Greenville		

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser, and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

Attachment number 1  
Page 8 of 11

**APPRAISER:**

Signature: \_\_\_\_\_  
 Name: Collice Moore  
 Date Signed: June 9, 2008  
 State Certification #: A6508  
 or State License #: \_\_\_\_\_  
 State: NC  
 Expiration Date of Certification or License: 06-30-09

**SUPERVISORY APPRAISER (ONLY IF REQUIRED):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Did  Did Not Inspect Property

## Uniform Residential Appraisal Report

File # 08060001

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

Attachment number 1  
Page 9 of 11

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Attachment number 1  
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Uniform Residential Appraisal Report

File # 08060001

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.


25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Attachment number 1  
Page 11 of 11

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature 

Name Collice Moore

Company Name Collice Moore

Company Address 1105 A Corporate Drive  
Greenville, NC 27858

Telephone Number 252-341-0500

Email Address \_\_\_\_\_

Date of Signature and Report June 9, 2008

Effective Date of Appraisal 06/06/2008

State Certification # A6508

or State License # \_\_\_\_\_

or Other \_\_\_\_\_

State NC

Expiration Date of Certification or License 06-30-09



**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
903 Douglas Avenue  
Greenville, NC 27835

APPRAISED VALUE OF SUBJECT PROPERTY \$ 95,000

LENDER/CLIENT  
Name \_\_\_\_\_

Company Name City of Greenville

Company Address Ms. Gloria Kesler/City of Greenville  
Greenville, North Carolina 27835-7207

Email Address \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_



**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

907 Douglas Avenue

Greenville, NC 27835

Attachment number 2  
Page 1 of 11

**as of**

06/06/2008

**for**

City of Greenville  
Ms. Gloria Kesler/City of Greenville  
Greenville, North Carolina  
27835-7207

**by**

Collice C. Moore, Jr, State Certified General Appraiser  
Collice Moore  
1105 A Corporate Drive  
1105 A Corporate Drive  
Greenville, NC 27858



**Uniform Residential Appraisal Report**

File # 08060001

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **907 Douglas Avenue** City **Greenville** State **NC** Zip Code **27835**  
 Borrower **City of Greenville** Owner of Public Record **City of Greenville** County **Pitt**  
 Legal Description **Deed Book 2304, Page 3235 Pitt County Registry**  
 Assessor's Parcel # **013547** Tax Year **2008** R.E. Taxes \$ **27.15(Land Only)**  
 Neighborhood Name **Cherry View** Map Reference **4688.00-2910** Census Tract **7.02**  
 Occupant  Owner  Tenant  Vacant  Special Assessments \$ **68/Year** PUD  HOA \$ **NA** per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **NA**  
 Lender/Client **City of Greenville** Address **Ms. Gloria Kesler/City of Greenville, Greenville, North Carolina 27835-7207**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject property is not currently offered for sale but the City of Greenville plans to sell the house. An offering price has reportedly not been established.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **NA**  
 Contract Price \$ **NA** Date of Contract **NA** Is the property seller the owner of public record?  Yes  No Data Source(s) **NA**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid: **NA**

Attachment number 2  
Page 2 of 11

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Percent Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20.0 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	8	Low	New Multi-Family	10.0 %	
Neighborhood Boundaries	The West Greenville area is bound by the Tar River to the north, Dickinson Ave. to the south, the CBD to the east and Memorial Drive to the west.						75	High	80+	Commercial	8.0 %	
Neighborhood Description	The market area is predominantly single family residential, but there is a mix of multi-family, duplex, and commercial properties. This area of Greenville is within a 45-block area that is identified by the City of Greenville as a redevelopment area. *** See Additional Comments ***						35	Pred.	60	Other	2.0 %	
Market Conditions (including support for the above conclusions)	The market area is predominantly single family residential, but there is a mix of multi-family, duplex, and commercial properties. This area of Greenville is within a 45-block area that is identified by the City of Greenville as a redevelopment area. *** See Additional Comments ***											

Dimensions **70Fx92.7Lx70.02Rx91RS** Area **6430 +/- sq. ft.** Shape **Rectangular** View **Interior**  
 Specific Zoning Classification **R6S-Single Family** Zoning Description **Single Family**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) \_\_\_\_\_  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **NA**  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type		Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	NA		

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map No. **3720 5604 00J** FEMA Map Date **11/2004**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe **NA**  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_  
**No apparent adverse easement or encroachments are noted. There are no apparent adverse environmental or subsoils conditions, and it is assumed that none are present. The site has 70' of frontage along Douglas Avenue.**

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Masonry		Floors	C/V/T-Good			
# of Stories	<b>One</b>	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Aluminum		Walls	PSR-Good			
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>NA</b> sq. ft.		Roof Surface	Asphalt Shingles		Trim/Finish	PWT-Good			
	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>NA</b> %		Gutters & Downspouts	NA		Bath Floor	Tile-Good			
Design (Style)	<b>Prairie</b>	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Double Hung-Vinyl		Bath Wainscot	Tile-Good			
Year Built	<b>2008</b>	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	Yes		Car Storage	None			
Effective Age (Yrs)	<b>New</b>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	No		<input checked="" type="checkbox"/> Driveway	# of Cars	<b>2</b>		
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)#		Driveway Surface	Gravel			
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Elec.	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence		<input type="checkbox"/> Garage	# of Cars			
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Stoop		<input type="checkbox"/> Carport	# of Cars			
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other		Att.	Det.	Built-in		
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher		<input type="checkbox"/> Disposal	<input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	Other (describe) _____						

Finished area **above** grade contains: **6** Rooms **3** Bedrooms **2.5** Bath(s) **1,214** Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) **The house is new and in good condition. The house has an approximate 50 SF front covered stoop and a covered rear porch.**  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The house is proposed and is assumed to be in good condition upon completion. No mold was visible during inspection. However, this is beyond the scope of this assignment and my level of expertise. This report is based on the Extraordinary Assumption that the proposed improvements will be completed according to the plans submitted for use with this report and in a workmanlike manner. If the house is not completed in this way, I reserve the right to change the value estimate reported herein.**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe \_\_\_\_\_  
**The appraiser is unaware of any physical deficiencies or adverse physical conditions. The appraiser has made no structural or environmental analysis of the property and these procedure are beyond the scope of this assignment.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe \_\_\_\_\_  
**The property is typical of other properties in the area and conforms to the surrounding land use development plan.**



## ADDITIONAL COMMENTS

Borrower or Owner City of Greenville

Property Address 907 Douglas Avenue

City Greenville

County Pitt

State NC

Zip Code 27835

Lender or Client City of Greenville

## NEIGHBORHOOD DESCRIPTION

Some redevelopment has occurred, but there are existing improved properties that remain unoccupied and are secured.

## MARKET CONDITIONS

East Carolina University, Pitt County Memorial Hospital, and the Brody/ECU School of Medicine provide a stable economic base.

Attachment number 2  
Page 3 of 11

**Uniform Residential Appraisal Report**

File # 08060001

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$										to \$												
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$										to \$												
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3											
907 Douglas Avenue Address Greenville		305 N. Cadillac Street Greenville, NC			1417 W6th Street Greenville, NC			623 Hudson Street Greenville, NC														
Proximity to Subject		+8 Blocks SE			+8 Blocks SE			+5 Blocks East														
Sale Price		\$ NA			\$ 35,000			\$ 44,000			\$ 89,000											
Sale Price/Gross Liv. Area		\$ sq. ft. \$ 44.76 sq. ft.			\$ 28.63 sq. ft.			\$ 61.38 sq. ft.														
Data Source(s)		Public Records			Public Records			Public Records														
Verification Source(s)		MLS#80425			MLS#84771			MLS#80773														
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment								
Sale or Financing		NA			NA			NA			NA											
Concessions		NA			NA			NA			NA											
Date of Sale/Time		02-2008			07-2007			11-2008														
Location		Urban			Similar			Similar			Similar											
Leasehold/Fee Simple		Fee Simple			Similar			Similar			Similar											
Site		6430 +/- sq. ft.			4356 +/- sq. ft.			4,356 +/- sq. ft.			4,356 +/- sq. ft.											
View		Interior			Similar			Similar			Similar											
Design (Style)		Prairie			Similar			Similar			Similar											
Quality of Construction		Good			Similar			Similar			Similar											
Actual Age		New			53 Actual/20 Eff.			+12,000			53 Actual/15 Eff.			+11,000			1 Actual/1 Eff.			+1,400		
Condition		Good			Poor			+7,000			Inferior			+8,800								
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths						
Room Count		6	3	2.5	5	2	1	+2,600	7	4	1.5	+1,500	7	4	3	-750						
Gross Living Area		1,214 sq. ft.			782 sq. ft.			+9,700			1,537 sq. ft.			-4,600			1,450 sq. ft.			-7,200		
Basement & Finished		NA			Similar			Similar			Similar											
Rooms Below Grade		NA			Similar			Similar			Similar											
Functional Utility		Good			Similar			Similar			Similar											
Heating/Cooling		FWA/CAC			FWA/Wind. AC			+5,000			Similar			Similar								
Energy Efficient Items		Average			Similar			Similar			Similar											
Garage/Carport		None			Similar			Similar			Similar											
Porch/Patio/Deck		Rear Porch			Similar			Similar			Similar											
		Front Stoop			Similar			Similar			Similar											
Net Adjustment (Total)					X + -			\$ 36,300			X + -			\$ 16,700			+ X -			\$ -6,550		
Adjusted Sale Price of Comparables					Net Adj. 103.71 %						Net Adj. 37.95 %						Net Adj. 7.36 %					
					Gross Adj. 103.71 %			\$ 71,300			Gross Adj. 58.86 %			\$ 60,700			Gross Adj. 10.51 %			\$ 82,450		

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I  did not research the sale or transfer history of the subject property and comparable sales. If not, explain NA

My research  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) The subject was part of a bulk sale that occurred in 04/2007 & is referenced in DB 2305, PG 325, Pitt County.

My research  did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) Public Records of Pitt County

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	04/2007	03/2005	NA	08/2005
Price of Prior Sale/Transfer	Bulk Sale	Not Reported	NA	10,000
Data Source(s)	Deed Bk 2304, Pg 325	1897/94	NA	Deed Bk 1959, Pg 571
Effective Date of Data Source(s)	Current	Current	NA	Current

Analysis of prior sale or transfer history of the subject property and comparable sales The subject was part of a bulk sale that occurred in April of 2007. The total sales price was \$269,000 for 14 parcels of land. Improved Sales 1 and 3 both sold in 2005. Improved Sale 2 had been under the same ownership for a number of years.

Summary of Sales Comparison Approach These three sales are located within the subject's market area and they have occurred between July of 2007 and February of 2008. Each of the sales have been adjusted for age and size. Improved Sales 1 and 2 have also been adjusted for inferior condition. After making all adjustments considered necessary, the range in adjusted sales prices is from \$60,700 to \$82,450. It is my opinion that the market would support a value to subject of \$80,000.

Indicated Value by Sales Comparison Approach \$ 80,000

Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ 102,120 Income Approach (if developed) \$ NA

The Sales Comparison Approach reveals a value of \$80,000 with the Cost Approach coming in at \$102,120 After a thorough market analysis, it is my opinion that the market would support a value to subject of \$95,000.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NA

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 95,000 as of 06/06/2008, which is the date of inspection and the effective date of this appraisal.

Attachment number 2  
Page 4 of 11



Uniform Residential Appraisal Report

File # 08060001

ADDITIONAL COMMENTS

Attachment number 2  
Page 5 of 11

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED	<input checked="" type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$ 5,000
Source of cost data	Local builders and Marshall Swift Manual		Dwelling	1,214 Sq. Ft. @ \$ 80 ..... = \$ 97,120
Quality rating from cost service	Good	Effective date of cost data	Current	BSMT NA Sq. Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport	NA Sq. Ft. @ \$ ..... = \$
			Total Estimate of Cost-New	..... = \$ 97,120
			Less Physical	Functional External
			Depreciation	= \$ ( )
			Depreciated Cost of Improvements.....	= \$ 97,120
			'As-is' Value of Site Improvements.....	= \$
			.....	= \$
Estimated Remaining Economic Life (HUD and VA only)	60	Years	Indicated Value By Cost Approach.....	= \$ 102,120

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier NA = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) Due to a lack of comparable income data in subject's market area, I have omitted the Income Approach.

INCOME PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal name of project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data Source(s)  
Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion  
Does the project contain any multi-dwelling units?  Yes  No Data Source(s)  
Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.  
Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.  
Describe common elements and recreational facilities



PHOTOGRAPH ADDENDUM

Borrower or Owner City of Greenville

Property Address 907 Douglas Avenue

City Greenville County Pitt

State NC

Zip Code 27835

Client City of Greenville



FRONT VIEW OF SUBJECT PROPERTY  
Attachment number 2  
Page 6 of 11



FRONT VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY



**PHOTOGRAPH ADDENDUM**

Borrower or Owner City of Greenville

Property Address 907 Douglas Avenue

City Greenville

County Pitt

State NC

Zip Code 27835

Client City of Greenville



**COMPARABLE #1**

305 N. Cadillac Street  
Greenville, NC

Price \$35,000  
Price/SF 44.76  
Date 02-2008  
Age 53 Actual/20 Eff.  
Room Count 3-2-1  
Living Area 782

Value Indication \$71,300

2007 GPARMLS



**COMPARABLE #2**

1417 W6th Street  
Greenville, NC

Price \$44,000  
Price/SF 28.63  
Date 07-2007  
Age 53 Actual/15 Eff.  
Room Count 7-4-1.5  
Living Area 1,537

Value Indication \$60,700



**COMPARABLE #3**

623 Hudson Street  
Greenville, NC

Price \$89,000  
Price/SF 61.38  
Date 11-2008  
Age 1 Actual/1 Eff.  
Room Count 7-4-3  
Living Area 1,450

Value Indication \$82,450

2007 GPARMLS

Collice Moore

Item # 28



## DISCLOSURE ADDENDUM

Borrower or Owner City of Greenville  
 Property Address 907 Douglas Avenue  
 City Greenville County Pitt State NC Zip Code 27835  
 Lender or Client City of Greenville

## DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

Attachment number 2  
Page 8 of 11

## APPRAISER:

Signature: \_\_\_\_\_  
 Name: Collice Moore  
 Date Signed: June 9, 2008  
 State Certification #: A6508  
 or State License #: \_\_\_\_\_  
 State: NC  
 Expiration Date of Certification or License: 06-30-09

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Did  Did Not Inspect Property



## Uniform Residential Appraisal Report

File # 08060001

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

Attachment number 2  
Page 9 of 11

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



## Uniform Residential Appraisal Report

File # 08060001

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Attachment number 2  
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Uniform Residential Appraisal Report

File # 08060001

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

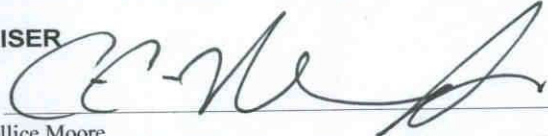
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

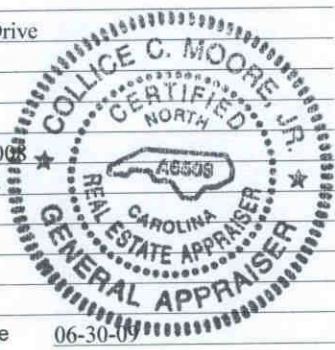
Attachment number 2  
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**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Collice Moore  
 Company Name Collice Moore  
 Company Address 1105 A Corporate Drive  
Greenville, NC 27858  
 Telephone Number 252-341-0500  
 Email Address \_\_\_\_\_  
 Date of Signature and Report June 9, 2008  
 Effective Date of Appraisal 06/06/2008  
 State Certification # A6508  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State NC  
 Expiration Date of Certification or License 06-30-09



**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
907 Douglas Avenue  
Greenville, NC 27835  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 95,000  
 LENDER/CLIENT  
 Name \_\_\_\_\_  
 Company Name City of Greenville  
 Company Address Ms. Gloria Kesler/City of Greenville  
Greenville, North Carolina 27835-7207  
 Email Address \_\_\_\_\_



**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

909 Douglas Avenue  
Greenville, NC 27835

Attachment number 3  
Page 1 of 11

**as of**

06/06/2008

**for**

City of Greenville  
Ms. Gloria Kesler/City of Greenville, Greenville, North Carolina 27835-7207

**by**

Collice Moore  
1105 A Corporate Drive  
Greenville, NC 27858



Uniform Residential Appraisal Report

File # 08060002

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **909 Douglas Avenue** City **Greenville** State **NC** Zip Code **27835**  
 Borrower **City of Greenville** Owner of Public Record **City of Greenville** County **Pitt**  
 Legal Description **Deed Book 2304, Page 3235 Pitt County Registry**  
 Assessor's Parcel # **013547** Tax Year **2008** R.E. Taxes \$ **27.15(Land Only)**  
 Neighborhood Name **Cherry View** Map Reference **4688.00-1971** Census Tract **7.02**  
 Occupant  Owner  Tenant  Vacant  Special Assessments \$ **68/Year**  PUD HOA \$ **NA** per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **NA**  
 Lender/Client **City of Greenville** Address **Ms. Gloria Kesler/City of Greenville, Greenville, North Carolina 27835-721**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject property is not currently offered for sale but the City of Greenville plans to sell the house. An offering price has reportedly not been established.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **NA**  
 Contract Price \$ **NA** Date of Contract **NA** Is the property seller the owner of public record?  Yes  No Data Source(s) **NA**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid: **NA**

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**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20.0 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	8	Low	New	Multi-Family	10.0 %
Neighborhood Boundaries <b>The West Greenville area is bound by the Tar River to the north, Dickinson Ave. to the south, the CBD to the east and Memorial Drive to the west.</b>				75	High	80+	Commercial	8.0 %				
Neighborhood Description <b>The market area is predominantly single family residential, but there is a mix of multi-family, duplex, and commercial properties. This area of Greenville is within a 45-block area that is identified by the City of Greenville as a redevelopment area. *** See Additional Comments ***</b>				35	Pred.	60	Other	2.0 %				
Market Conditions (including support for the above conclusions) <b>The overall market conditions for the City of Greenville are average to good. In general, retail sales and building permits for the city indicate a strong economy, despite a recent slowdown in house sales. ***See Additional Comments***</b>												

Dimensions **70.48Fx94.38Lx68.29Rx92.70RS** Area **6490 +/- sq. ft.** Shape **Rectangular** View **Interior**  
 Specific Zoning Classification **R6S-Single Family** Zoning Description **Single Family**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **NA**  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map No. **3720 5604 00J** FEMA Map Date **11/2004**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe **NA**  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
**No apparent adverse easement or encroachments are noted. There are no apparent adverse environmental or subsoils conditions, and it is assumed that none are present. The site has 70' of frontage along Douglas Avenue.**

General Description		Foundation		Exterior Description		Interior	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<b>Masonry</b>	Floors	<b>C/V/T-Good</b>
# of Stories	<b>One</b>	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	<b>Aluminum</b>	Walls	<b>PSR-Good</b>
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>NA</b> sq. ft.		Roof Surface	<b>Asphalt Shingles</b>	Trim/Finish	<b>PWT-Good</b>
	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>NA</b> %		Gutters & Downspouts	<b>NA</b>	Bath Floor	<b>Tile-Good</b>
Design (Style)	<b>Prairie</b>	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	<b>Double Hung-Vinyl</b>	Bath Wainscot	<b>Tile-Good</b>
Year Built	<b>2008</b>	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	<b>Yes</b>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	<b>New</b>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	<b>No</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>2</b>
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities		WoodStove(s)#	
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel <b>Elec.</b>	Fireplace(s) #		Fence	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/>	Porch	<b>Stoop</b>
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	Pool	<input type="checkbox"/>	Other	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area **above** grade contains: **6** Rooms **3** Bedrooms **2.5** Bath(s) **1,214** Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) **The house is new and in good condition. The house has an approximate 50 SF front covered stoop and a covered rear porch.**  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The house is proposed and is assumed to be in good condition upon completion. No mold was visible during inspection. However, this is beyond the scope of this assignment and my level of expertise. This report is based on the Extraordinary Assumption that the proposed improvements will be completed according to the plans submitted for use with this report and in a workmanlike manner. If the house is not completed in this way, I reserve the right to change the value estimate reported herein.**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
**The appraiser is unaware of any physical deficiencies or adverse physical conditions. The appraiser has made no structural or environmental analysis of the property and these procedure are beyond the scope of this assignment.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe  
**The property is typical of other properties in the area and conforms to the surrounding land use development plan.**



## ADDITIONAL COMMENTS

Borrower or Owner City of Greenville

Property Address 909 Douglas Avenue

City Greenville County Pitt

State NC

Zip Code 27835

Lender or Client City of Greenville

## NEIGHBORHOOD DESCRIPTION

Some redevelopment has occurred, but there are existing improved properties that remain unoccupied and are secured.

## MARKET CONDITIONS

East Carolina University, Pitt County Memorial Hospital, and the Brody/ECU School of Medicine provide a stable economic base.

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Uniform Residential Appraisal Report

File # 08060002

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		to \$					
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		to \$					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
909 Douglas Avenue Address Greenville		305 N. Cadillac Street Greenville, NC	1417 W6th Street Greenville, NC	623 Hudson Street Greenville, NC			
Proximity to Subject		+8 Blocks SE	+8 Blocks SE	+5 Blocks East			
Sale Price	\$ NA	\$ 35,000	\$ 44,000	\$ 89,000			
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 44.76 sq. ft.	\$ 28.63 sq. ft.	\$ 61.38 sq. ft.			
Data Source(s)		Public Records	Public Records	Public Records			
Verification Source(s)		MLS#80425	MLS#84771	MLS#80773			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		NA		NA		NA	
Concessions		NA		NA		NA	
Date of Sale/Time		02-2008		07-2007		11-2008	
Location	Urban	Similar		Similar		Similar	
Leasehold/Fee Simple	Fee Simple	Similar		Similar		Similar	
Site	6430 +/- sq. ft.	4356 +/- sq. ft.		4,356 +/- sq. ft.		4,356 +/- sq. ft.	
View	Interior	Similar		Similar		Similar	
Design (Style)	Prairie	Similar		Similar		Similar	
Quality of Construction	Good	Similar		Similar		Similar	
Actual Age	New	53Actual/20 Eff.	+12,000	53Actual/15 Eff.	+11,000	1Actual/1 Eff.	+1,400
Condition	Good	Poor	+7,000	Inferior	+8,800		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.5	5 2 1	+2,600	7 4 1.5	+1,500	7 4 3	-750
Gross Living Area	1,214 sq. ft.	782 sq. ft.	+9,700	1,537 sq. ft.	-4,600	1,450 sq. ft.	-7,200
Basement & Finished	NA	Similar		Similar		Similar	
Rooms Below Grade	NA	Similar		Similar		Similar	
Functional Utility	Good	Similar		Similar		Similar	
Heating/Cooling	FWA/CAC	FWA/Wind. AC	+5,000	Similar		Similar	
Energy Efficient Items	Average	Similar		Similar		Similar	
Garage/Carport	None	Similar		Similar		Similar	
Porch/Patio/Deck	Rear Porch	Similar		Similar		Similar	
	Front Stoop	Similar		Similar		Similar	
Net Adjustment (Total)		X + - \$ 36,300		X + - \$ 16,700		+ X - \$ -6,550	
Adjusted Sale Price of Comparables		Net Adj. 103.71 % Gross Adj. 103.71 % \$ 71,300		Net Adj. 37.95 % Gross Adj. 58.86 % \$ 60,700		Net Adj. 7.36 % Gross Adj. 10.51 % \$ 82,450	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain NA							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) The subject was part of a bulk sale that occurred in 04/2007 & is referenced in DB 2305, PG 325, Pitt County.							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.							
Data Source(s) Public Records of Pitt County							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Date of Prior Sale/Transfer	04/2007	03/2005	NA	08/2005			
Price of Prior Sale/Transfer	Bulk Sale	Not Reported	NA	10,000			
Data Source(s)	Deed Bk 2304, Pg 325	1897/94	NA	Deed Bk 1959, Pg 571			
Effective Date of Data Source(s)	Current	Current	NA	Current			
Analysis of prior sale or transfer history of the subject property and comparable sales The subject was part of a bulk sale that occurred in April of 2007. The total sales price was \$269,000 for 14 parcels of land. Improved Sales 1 and 3 both sold in 2005. Improved Sale 2 had been under the same ownership for a number of years.							
Summary of Sales Comparison Approach These three sales are located within the subject's market area and they have occurred between July of 2007 and February of 2008. Each of the sales have been adjusted for age and size. Improved Sales 1 and 2 have also been adjusted for inferior condition. After making all adjustments considered necessary, the range in adjusted sales prices is from \$60,700 to \$82,450. It is my opinion that the market would support a value to subject of \$80,000.							
Indicated Value by Sales Comparison Approach \$ 80,000							
Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ 102,120 Income Approach (if developed) \$ NA							
The Sales Comparison Approach reveals a value of \$80,000 with the Cost Approach coming in at \$102,120 After a thorough market analysis, it is my opinion that the market would support a value to subject of \$95,000.							
This appraisal is made <input type="checkbox"/> "as is," <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. NA							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 95,000 as of 06/06/2008, which is the date of inspection and the effective date of this appraisal.							

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Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Attachment number 3  
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**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$ 5,000
Source of cost data Local builders and Marshall Swift Manual	Dwelling 1,214 Sq. Ft. @ \$ 80	= \$ 97,120
Quality rating from cost service Good Effective date of cost data Current	BSMT NA Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport NA Sq. Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$ 97,120
	Less Physical Functional External	
	Depreciation	= \$ ( )
	Depreciated Cost of Improvements.....	= \$ 97,120
	'As-is' Value of Site Improvements.....	= \$
		= \$
Estimated Remaining Economic Life (HUD and VA only) 60 Years	Indicated Value By Cost Approach.....	= \$ 102,120

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier NA = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) Due to a lack of comparable income data in subject's market area, I have omitted the Income Approach.

INCOME APPROACH

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion

Does the project contain any multi-dwelling units?  Yes  No Data Source(s)

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities



**PHOTOGRAPH ADDENDUM**

Borrower or Owner **City of Greenville**

Property Address **909 Douglas Avenue**

City **Greenville** County **Pitt**

State **NC**

Zip Code **27835**

Client **City of Greenville**



**FRONT VIEW OF  
SUBJECT PROPERTY**  
Attachment number 3  
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**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



**PHOTOGRAPH ADDENDUM**

Borrower or Owner **City of Greenville**

Property Address **909 Douglas Avenue**

City **Greenville** County **Pitt**

State **NC**

Zip Code **27835**

Client **City of Greenville**



**COMPARABLE #1**

305 N. Cadillac Street  
Greenville, NC

Price \$35,000  
Price/SF 44.76  
Date 02-2008  
Age 53 Actual/20 Eff.  
Room Count 5-2-1  
Living Area 782

Value Indication \$71,300

Attachment number 3  
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**COMPARABLE #2**

1417 W6th Street  
Greenville, NC

Price \$44,000  
Price/SF 28.63  
Date 07-2007  
Age 53 Actual/15 Eff.  
Room Count 7-4-1.5  
Living Area 1,537

Value Indication \$60,700



**COMPARABLE #3**

623 Hudson Street  
Greenville, NC

Price \$89,000  
Price/SF 61.38  
Date 11-2008  
Age 1 Actual/1 Eff.  
Room Count 7-4-3  
Living Area 1,450

Value Indication \$82,450



## DISCLOSURE ADDENDUM

Borrower or Owner City of Greenville  
 Property Address 909 Douglas Avenue  
 City Greenville County Pitt State NC Zip Code 27835  
 Lender or Client City of Greenville

## DEFINITION OF INSPECTION:


The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser, and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

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## APPRAISER:

Signature:   
 Name: Collice Moore  
 Date Signed: June 9, 2008  
 State Certification #: A6508  
 or State License #: \_\_\_\_\_  
 State: NC  
 Expiration Date of Certification or License: 06-30-09

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

 Did

 Did Not Inspect Property

Collice Moore

Item # 28



## Uniform Residential Appraisal Report

File # 08060002

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

Attachment number 3  
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**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Attachment number 3  
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Uniform Residential Appraisal Report

File # 08060002

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

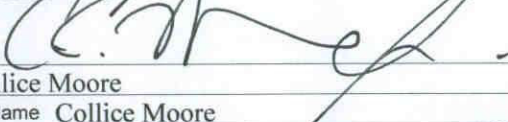
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Attachment number 3  
Page 11 of 11

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Collice Moore  
 Company Name Collice Moore  
 Company Address 1105 A Corporate Drive  
Greenville, NC 27858  
 Telephone Number 252-341-0500  
 Email Address \_\_\_\_\_  
 Date of Signature and Report June 9, 2008  
 Effective Date of Appraisal 06/06/2008  
 State Certification # A6508  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State NC  
 Expiration Date of Certification or License 06-30-09



**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

909 Douglas Avenue  
Greenville, NC 27835

APPRAISED VALUE OF SUBJECT PROPERTY \$ 95,000

**LENDER/CLIENT**

Name \_\_\_\_\_  
 Company Name City of Greenville  
 Company Address Ms. Gloria Kesler/City of Greenville, Greenville, North Carolina 27835-7107  
 Email Address \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did inspect exterior of comparable sales from street  
 Did not inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_



**SUMMARY APPRAISAL REPORT OF  
THE PROPERTY LOCATED AT**

605 Hudson Street  
Greenville, NC 27835

Attachment number 4  
Page 1 of 11

**as of**

06/06/2008

**for**

City of Greenville  
Ms. Gloria Kesler/City of Greenville  
Greenville, NC 27835

**by**

Collice Moore  
1105 A Corporate Drive  
Greenville, NC 27858



**Uniform Residential Appraisal Report**

File # 08060002

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **605 Hudson Street** City **Greenville** State **NC** Zip Code **27835**  
 Borrower **City of Greenville** Owner of Public Record **City of Greenville** County **Pitt**  
 Legal Description **Deed Book 2304, Page 3235 Pitt County Registry**  
 Assessor's Parcel # **007136** Tax Year **2008** R.E. Taxes \$ **686.03**  
 Neighborhood Name **Biltmore** Map Reference **4678.81-8356** Census Tract **7.02**  
 Occupant  Owner  Tenant  Vacant  Special Assessments \$ **68/Year** PUD  HOA \$ **NA** per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **NA**  
 Lender/Client **City of Greenville** Address **Ms. Gloria Kesler/City of Greenville, Greenville, NC 27835**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject property is not currently offered for sale but the City of Greenville plans to sell the house. An offering price has reportedly not been established.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **NA**

Contract Price \$ **NA** Date of Contract **NA** Is the property seller the owner of public record?  Yes  No Data Source(s) **NA**

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid: **NA**

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**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Percent Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60.0 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20.0 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	8	Low	New	Multi-Family	10.0 %
Neighborhood Boundaries	The West Greenville area is bound by the Tar River to the north, Dickinson Ave. to the south, the CBD to the east and Memorial Drive to the west.							75	High	80+	Commercial	8.0 %
Neighborhood Description	The market area is predominantly single family residential, but there is a mix of multi-family, duplex, and commercial properties. This area of Greenville is within a 45-block area that is identified by the City of Greenville as a redevelopment area. *** See Additional Comments ***							35	Pred.	60	Other	2.0 %
Market Conditions (including support for the above conclusions)	The overall market conditions for the City of Greenville are average to good. In general, retail sales and building permits for the city indicate a strong economy, despite a recent slowdown in house sales. ***See Additional Comments***											

Dimensions **95X121x95x127** Area **12,196.8 +/- sq. ft.** Shape **Rectangular** View **Interior**  
 Specific Zoning Classification **R6S-Single Family** Zoning Description **Single Family**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) \_\_\_\_\_  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **NA**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/> NA	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map No. **3720 5604 00J** FEMA Map Date **11/2004**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe **NA**  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_  
**No apparent adverse easement or encroachments are noted. There are no apparent adverse environmental or subsoils conditions, and it is assumed that none are present. The site has 95' of frontage along Hudson Street.**

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls <b>Masonry</b>	Floors <b>C/V/T-Good</b>				
# of Stories <b>One</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Aluminum</b>	Walls <b>PSR-Good</b>				
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>NA sq. ft.</b>	Rooftop Surface <b>Asphalt Shingles</b>	Trim/Finish <b>PWT-Good</b>				
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>NA %</b>	Gutters & Downspouts <b>NA</b>	Bath Floor <b>Tile-Good</b>				
Design (Style) <b>Bungalow</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <b>Double Hung-Vinyl</b>	Bath Wainscot <b>Tile-Good</b>				
Year Built <b>2008</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>Yes</b>	Car Storage <input type="checkbox"/> None				
Effective Age (Yrs) <b>New</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>No</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>				
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s)#	Driveway Surface <b>Gravel</b>				
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Elec.</b>	<input type="checkbox"/> Fireplace(s) #	Garage # of Cars				
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch <b>Stoop</b>				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	Other <input type="checkbox"/>				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____							

Finished area **above** grade contains: **6 Rooms** **3 Bedrooms** **2 Bath(s)** **1,248 Square Feet of Gross Living Area Above Grade**  
 Additional features (special energy efficient items, etc.) **The house is new and in good condition. The house has a side porch and a front covered porch.**  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The house is proposed and is assumed to be in good condition upon completion. No mold was visible during inspection. However, this is beyond the scope of this assignment and my level of expertise. This report is based on the Extraordinary Assumption that the proposed improvements will be completed according to the plans submitted for use with this report and in a workmanlike manner. If the house is not completed in this way, I reserve the right to change the value estimate reported herein.**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe \_\_\_\_\_  
**The appraiser is unaware of any physical deficiencies or adverse physical conditions. The appraiser has made no structural or environmental analysis of the property and these procedure are beyond the scope of this assignment.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe \_\_\_\_\_  
**The property is typical of other properties in the area and conforms to the surrounding land use development plan.**



**ADDITIONAL COMMENTS**

Borrower or Owner City of Greenville

Property Address 605 Hudson Street

City Greenville County Pitt

State NC

Zip Code 27835

Lender or Client City of Greenville

**NEIGHBORHOOD DESCRIPTION**

Some redevelopment has occurred, but there are existing improved properties that remain unoccupied and are secured.

**MARKET CONDITIONS**

East Carolina University, Pitt County Memorial Hospital, and the Brody/ECU School of Medicine provide a stable economic base.

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**Uniform Residential Appraisal Report**

File # 08060002

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$			
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
605 Hudson Street Address Greenville		305 N. Cadillac Street Greenville, NC	1417 W6th Street Greenville, NC	623 Hudson Street Greenville, NC			
Proximity to Subject		+8 Blocks SE	+8 Blocks SE	+5 Blocks East			
Sale Price	\$ NA	\$ 35,000	\$ 44,000	\$ 89,000			
Sale Price/Gross Liv. Area	\$ sq. ft.	\$ 44.76 sq. ft.	\$ 28.63 sq. ft.	\$ 61.38 sq. ft.			
Data Source(s)		Public Records	Public Records	Public Records			
Verification Source(s)		MLS#80425	MLS#84771	MLS#80773			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		NA		NA		NA	
Concessions		NA		NA		NA	
Date of Sale/Time		02-2008		07-2007		11-2008	
Location	Urban	Similar		Similar		Similar	
Leasehold/Fee Simple	Fee Simple	Similar		Similar		Similar	
Site	12,196.8 +/- sf	4356 +/- sq.ft.		4,356 +/- sq.ft.		4,356 +/- sq.ft.	
View	Interior	Similar		Similar		Similar	
Design (Style)	Bungalow	Similar		Similar		Similar	
Quality of Construction	Good	Similar		Similar		Similar	
Actual Age	New	53Actual/20 Eff.	+12,000	53Actual/15 Eff.	+11,000	1Actual/1 Eff.	+1,400
Condition	Good	Poor	+7,000	Inferior	+8,800		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2	5 2 1	+2,600	7 4 1.5	+7,500	7 4 3	-750
Gross Living Area	1,248 sq. ft.	782 sq. ft.	+10,400	1,537 sq. ft.	-4,200	1,450 sq. ft.	-6,200
Basement & Finished	NA	Similar		Similar		Similar	
Rooms Below Grade	NA	Similar		Similar		Similar	
Functional Utility	Good	Similar		Similar		Similar	
Heating/Cooling	FWA/CAC	FWA/Wind. AC	+5,000	Similar		Similar	
Energy Efficient Items	Average	Similar		Similar		Similar	
Garage/Carport	None	Similar		Similar		Similar	
Porch/Patio/Deck	Rear Porch	Similar		Similar		Similar	
	Front Stoop	Similar		Similar		Similar	
Net Adjustment (Total)		X + - \$ 37,000		X + - \$ 23,100		+ X - \$ -5,550	
Adjusted Sale Price of Comparables		Net Adj. 105.71 % Gross Adj. 105.71 % \$ 72,000		Net Adj. 52.50 % Gross Adj. 71.59 % \$ 67,100		Net Adj. 6.24 % Gross Adj. 9.38 % \$ 83,450	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain NA							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) The subject was part of a bulk sale that occurred in 12/03 & is referenced in DB 1641, PG 334, Pitt County.							
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.							
Data Source(s) Public Records of Pitt County							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Date of Prior Sale/Transfer	12/2003	03/2005	NA	08/2005			
Price of Prior Sale/Transfer	Bulk Sale	Not Reported	NA	10,000			
Data Source(s)	Deed Bk 1641, Pg 334	1897/94	NA	Deed Bk 1959, Pg 571			
Effective Date of Data Source(s)	Current	Current	NA	Current			
Analysis of prior sale or transfer history of the subject property and comparable sales The subject was part of a bulk sale that occurred in December of 2003. The total sales price was \$50,000 for 5 parcels of land. Improved Sales 1 and 3 both sold in 2005. Improved Sale 2 had been under the same ownership for a number of years.							
Summary of Sales Comparison Approach These three sales are located within the subject's market area and they have occurred between July of 2007 and February of 2008. Each of the sales have been adjusted for age and size. Improved Sales 1 and 2 have also been adjusted for inferior condition. After making all adjustments considered necessary, the range in adjusted sales prices is from \$67,100 to \$83,450. It is my opinion that the market would support a value to subject of \$80,000.							
Indicated Value by Sales Comparison Approach \$ 80,000							
Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ 104,840 Income Approach (if developed) \$ NA							
The Sales Comparison Approach reveals a value of \$80,000 with the Cost Approach coming in at \$104,840 After a thorough market analysis, it is my opinion that the market would support a value to subject of \$100,000.							
This appraisal is made <input type="checkbox"/> "as is," <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: NA							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 100,000 as of 06/06/2008, which is the date of inspection and the effective date of this appraisal.							

Attachment number 4  
Page 4 of 11



Uniform Residential Appraisal Report

File # 08060002

ADDITIONAL COMMENTS

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**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED	<input checked="" type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$ 5,000
Source of cost data	Local builders and Marshall Swift Manual		Dwelling	1,248 Sq. Ft. @ \$ 80 ..... = \$ 99,840
Quality rating from cost service	Good	Effective date of cost data	Current	BSMT NA Sq. Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport	NA Sq. Ft. @ \$ ..... = \$
Cost estimates are based on local builders costs and the Marshall Swift Cost Manual. The subject is new and has an estimated economic life expectancy of 60 years.			Total Estimate of Cost-New ..... = \$ 99,840	
			Less	Physical
			Depreciation	= \$ ( )
			Depreciated Cost of Improvements..... = \$ 99,840	
			'As-is' Value of Site Improvements..... = \$	
			..... = \$	
Estimated Remaining Economic Life (HUD and VA only)			60	Years
			Indicated Value By Cost Approach..... = \$ 104,840	

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ NA X Gross Rent Multiplier NA = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) Due to a lack of comparable income data in subject's market area, I have omitted the Income Approach.

PUD INFORMATION

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion

Does the project contain any multi-dwelling units?  Yes  No Data Source(s)

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities



PHOTOGRAPH ADDENDUM

Borrower or Owner City of Greenville

Property Address 605 Hudson Street

City Greenville County Pitt

State NC

Zip Code 27835

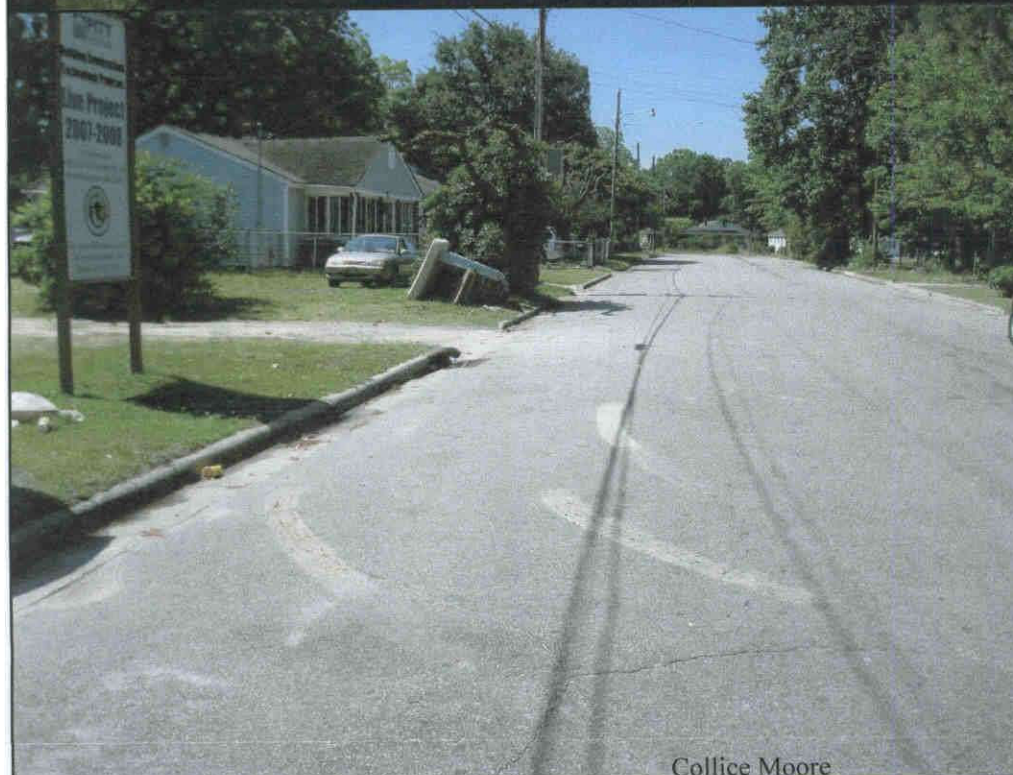
Client City of Greenville



FRONT VIEW OF SUBJECT PROPERTY  
Attachment number 4  
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REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY



**PHOTOGRAPH ADDENDUM**

Borrower or Owner **City of Greenville**

Property Address **605 Hudson Street**

City **Greenville**

County **Pitt**

State **NC**

Zip Code **27835**

Client **City of Greenville**



**COMPARABLE #1**

305 N. Cadillac Street  
Greenville, NC

Price \$35,000  
Price/SF 44.76  
Date 02-2008  
Age 53 Actual/20 Eff.  
Room Count 11-2-1  
Living Area 782

Value Indication \$72,000

Attachment number 4  
Page 7 of 11



**COMPARABLE #2**

1417 W6th Street  
Greenville, NC

Price \$44,000  
Price/SF 28.63  
Date 07-2007  
Age 53 Actual/15 Eff.  
Room Count 7-4-1.5  
Living Area 1,537

Value Indication \$67,100



**COMPARABLE #3**

623 Hudson Street  
Greenville, NC

Price \$89,000  
Price/SF 61.38  
Date 11-2008  
Age 1 Actual/1 Eff.  
Room Count 7-4-3  
Living Area 1,450

Value Indication \$83,450



## DISCLOSURE ADDENDUM

Borrower or Owner	City of Greenville				
Property Address	605 Hudson Street				
City	Greenville	County	Pitt	State	NC
Lender or Client	City of Greenville				
				Zip Code	27835

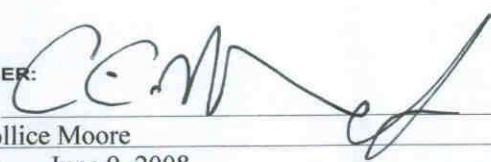
## DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

## DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisor, <sup>Attachment number 4</sup> ~~appraiser~~ and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

## APPRAISER:

Signature:   
 Name: Collice Moore  
 Date Signed: June 9, 2008  
 State Certification #: A6508  
 or State License #: \_\_\_\_\_  
 State: NC  
 Expiration Date of Certification or License: 06-30-09

## SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Did  Did Not Inspect Property



This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

Attachment number 4  
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**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



## Uniform Residential Appraisal Report

File # 08060002

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not use them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Attachment number 4  
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Uniform Residential Appraisal Report

File # 08060002

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

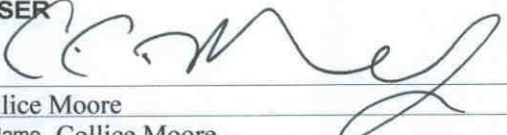
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

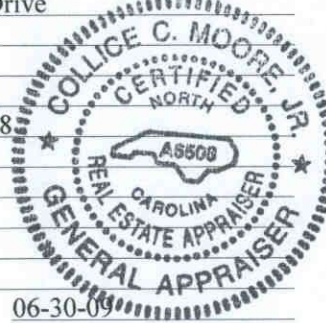
Attachment number 4  
Page 11 of 11

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Collice Moore  
 Company Name Collice Moore  
 Company Address 1105 A Corporate Drive  
Greenville, NC 27858  
 Telephone Number 252-341-0500  
 Email Address \_\_\_\_\_  
 Date of Signature and Report June 9, 2008  
 Effective Date of Appraisal 06/06/2008  
 State Certification # A6508  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_  
 State NC  
 Expiration Date of Certification or License : 06-30-09



ADDRESS OF PROPERTY APPRAISED  
605 Hudson Street  
Greenville, NC 27835  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 100,000  
 LENDER/CLIENT  
 Name \_\_\_\_\_  
 Company Name City of Greenville  
 Company Address Ms. Gloria Kesler/City of Greenville  
Greenville, NC 27835  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_



# City of Greenville, North Carolina

Meeting Date: 8/11/2008  
Time: 6:00 PM

**Title of Item:** Resolution authorizing condemnation to acquire an easement on certain property owned by the Estate of Marcus J. Zbar and the Marcus J. Zbar Family Trust

**Explanation:** The City has been unsuccessful in the efforts to acquire an easement on a parcel of land located within the property necessary for the construction of the South Tar River Greenway Project (TIP Project No. E-4702). The South Tar River Greenway project is a 10-foot wide asphalt trail for use by pedestrians and bicyclists, and it is not designed or intended for vehicular traffic. The greenway is to begin at the eastern edge of the City's Town Common Park and ends at its Green Springs Park, which is the beginning of the Green Mill Run Greenway. A spur connection at Beech Street is also planned to provide connectivity for the area north of East 5th Street.

The property to be acquired is located at the end of Beech Street. The attached vicinity map identifies the location of the parcel of land. This property is owned by four individuals. Each has a 25% interest in the property. One owner is a resident of Greenville. The others reside out of state. Three have granted and donated the easement for the project. The fourth is deceased. Staff has been working with Ms. Muriel Zbar (spouse of the deceased owner) of Plantation, Florida, and her legal representatives. Ms. Zbar is the personal representative of the Estate of Marcus J. Zbar and the trustee of the Marcus J. Zbar Family Trust. Staff was notified in July of this year by Mrs. Zbar's attorney that she has decided not to grant the requested easement.

City staff has been unable to obtain the easement from and reach an agreement with the Estate of Marcus J. Zbar and the Marcus J. Zbar Family Trust. Because of this, the use of the City's power of eminent domain to acquire the easement on the referenced property and have a court determine the amount of just compensation is necessary. Funds through the Federal Highway Administration are being used for this project. The City is required to follow Federal requirements and process for acquiring the necessary easements for this project with Federal funds. Therefore, the process of acquiring real property includes appraisal, appraisal review, establishing just compensation, negotiations, administrative and legal settlements, and condemnation.



**Fiscal Note:**

Upon the filing of the complaint, the amount estimated by the City, as a result of an appraisal, to be just compensation for the property will be required to be deposited with the court. In addition to this amount, there will be legal expenses incurred as the action proceeds. Funds to pay for the property acquisition and related expenses are available in the capital project account established with the federal grant funds.

**Recommendation:**

City Council approve the attached resolution.

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

 [Zbar Property](#)

 [Resolution Authorizing Condemnation to Acquire Certain Property of Marcus Zbar 774994](#)

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RESOLUTION NO. 08-  
RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN PROPERTY  
OF ESTATE OF MARCUS J. ZBAR AND MARCUS J. ZBAR FAMILY TRUST

WHEREAS, the City Council of the City of Greenville hereby determines that it is necessary and in the public interest to acquire certain property owned by Estate of Marcus J. Zbar and Marcus J. Zbar Family Trust for the public purpose described below; and

WHEREAS, the proper officials or representatives of the City of Greenville have been unable to acquire the needed interest in this property by negotiated conveyance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE THAT:

1. The City of Greenville shall acquire by condemnation, for the purposes stated below, the property and interest described as follows:

An easement interest for greenway purposes in the easement area described as follows:

BEGINNING at an existing iron pipe located at the southwestern corner of the Bernice Branch, et al, property as recorded in Deed Book N-46, Page 26, with said point being a common corner with Wildwood Villas, Inc. property, as recorded in Deed Book G-48, Page 693 of the Pitt County Registry and being located in the western boundary line of River Walk Cluster Development, Phase I as recorded in Map Book 53, Page 57, said point also being further located as N 24°46'29" E – 773.24 feet from an existing railroad spike in the centerline intersection of Beech Street with Third Street and being labeled as EIP "B" on the map titled: "Greenway Easement map for City of Greenville", dated May 7, 2007 as prepared by Billy Lee Merrill, PLS; thence from said located BEGINNING point and running along the common line with River Walk, Phase I, N 24°46'29" E – 935.15 feet to a point, labeled as NPS "C" on the aforementioned map, thence continuing along the common line with River Walk, Phase I, N 24°46'29" E – 246.84 feet to an existing iron pipe located on the top of the southern bank of the Tar River, thence continuing along the common line with River Walk, Phase I, N 24°46'29" E – 6.0 feet to a point on the mean high water line of the south side of the Tar River; thence running along the mean high water line of the Tar River being measured along the following survey lines; S 73°45'41" E – 172.96 feet to a point, S 82°50'00" E – 133.49 feet to a point, S 78°06'05" E – 118.19 feet to a point, S 72°18'33" E – 270.14 feet to a point, a common corner with the City of Greenville property as recorded in Map Book 30, Page 41; thence running along the common line with the City property, S 34°58'02" W – 4.0 feet to an existing iron pipe located on the top of the southern bank of the Tar River, thence continuing along the common line with the City property, S 34°58'02" W – 258.24 feet to a point being located 250 feet from the

mean high water line of the Tar River; thence running along a new boundary line of the Greenway Easement through the Bernice Branch, et al, property and being parallel to and 250 feet from the mean high water line of the Tar River, N 72°18'33" W – 178.31 feet to a point N 78°06'05" W – 95.21 feet to a point, N 82°50'00" W– 142.99 feet to a point; thence leaving the parallel line to the Tar River and continuing along the a new boundary line of the Greenway Easement through the Bernice Branch, et al, property, S 48°49'59" W– 458.13 feet to a point in the eastern edge of an existing 20 foot Sanitary Sewer Easement as shown and recorded on Map Book 28, Page 291, with said point being 41 feet from the common line between the Bernice Branch, et al, property and River Walk, Phase I; thence running along the eastern edge of the Sewer Easement, being a line parallel to and 41 feet from the common line with River Walk, Phase I, S 24°46'29" W– 550.00 feet to a point in the common line with the Wildwood Villas, Inc. property; thence along the common line with Wildwood Villas, Inc., N 65°13'31" W– 41.00 feet to an existing iron pipe, labeled as EIP "B" on the aforementioned map, the point of BEGINNING. Reference is made to the aforementioned map showing the Greenway Easement for a more complete and accurate description.

2. The purpose for which the property is being condemned is for public park and recreation purposes in order to provide for the recreation, welfare and comfort of the public, to promote the physical, mental and cultural development of its citizens, and to upgrade a program of recreation and leisure time activities specifically, for the South Tar River Greenway Project.

3. The necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described are hereby directed to be instituted.

This the 11<sup>th</sup> day of August, 2008.

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Patricia C. Dunn, Mayor

ATTEST:

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Wanda T. Elks, City Clerk



# Vicinity Map



Tar River



025030



BEECH ST

E 3RD ST

E 2ND ST

CEMETERY RD