



Agenda

Greenville City Council

December 10, 2020

6:00 PM

**This meeting will be virtual and conducted via Zoom. See the City's website
(www.greenvillenc.gov) for details.**

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. Call Meeting To Order**
- II. Invocation - Mayor Pro-Tem Glover**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approval of Agenda**
- VI. Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

- VII. Appointments**

1. Appointment to Boards and Commissions

VIII. New Business

Public Hearings

2. Ordinance to annex the Bobby Ray Mills property involving 1.2705 acres located along the northern right-of-way of Davenport Farm Road and 625+/- feet east of Frog Level Road
3. Ordinance to annex Langston Farms, Phase 11, Section 2 involving 3.8991 acres located north of Stone Wood Drive and near the terminus of Honeysuckle Drive
4. Ordinance to designate the Walter Lancaster Harrington House, located at 905 East 5th Street and further identified as Pitt County Parcel Number 10087, as a Local Historic Landmark
5. First public hearing for the 2021-2022 Annual Action Plan for CDBG and HOME funds

Other Items of Business

6. Results of Financial Audit for the Fiscal Year Ended June 30, 2020
7. Request from Pitt County to waive annexation of 24 properties adjacent to the Candlewick Area Sewer District
8. Ordinance Approving Fiscal Year 2020-21 Capital Reserve Fund Designations
9. Budget Ordinance Amendment #5 to the 2020-2021 City of Greenville Budget (Ordinance #20-025), the Capital Projects Funds (Ordinance #17-024), and the establishment of the Property and Evidence Fund (Ordinance #20-).

IX. City Manager's Report

X. Comments from Mayor and City Council

XI. Adjournment



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Appointment to Boards and Commissions

Explanation: City Council appointments need to be made to the Board of Adjustment, Environmental Advisory Commission (Engineer Seat), Human Relations Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist and convention-related business), and the Youth Council.

The City Council updated the Boards and Commissions Policy on October 9th, 2017 to include a provision for extended vacancies:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commission which has been on the city Council agenda for appointment by the City Council for more than three (3) calendar months in which a regular City Council meeting had been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:

- Maurice Whitehurst- Human Relations Council
- 7 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Board of Adjustment, Environmental Advisory Commission (Engineer Seat), Human Relation Council, Pitt-Greenville Convention and Visitors Authority (City member; resident not involved in tourist or convention-related business), and the Youth Council.

ATTACHMENTS

 [December 2020 Appointment List.pdf](#)

Appointments to Boards and Commissions

December 2020

Board of Adjustment

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Dillon Godley <i>(Mayor P.J. Connelly)</i>		First term	Resigned	June 2021

Environmental Advisory Commission

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Derrick Smith	4	Filling unexpired term	Resigned	April 2021

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
K. Roopa Gandhi		Second term	Resigned	Sept 2023
Maurice Whitehurst <i>(Pitt Community College)</i>	2	Second term	Did not meet attendance Requirement	Oct. 2015

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Dede Carney	5	Second term	Ineligible	July 2020

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Current Name	Reappointment Term	Expiration Status	Date
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7 spots open

Seats that are open to nominations from the City Council are highlighted.

Applicants for Board of Adjustment

Jonathan Ganzert
302 South Summit Street
Greenville, NC 27858
District #: 3

Application Date: 2/19/2019

Home Phone: (704) 550-6031
Email: ganzert@gmail.com

Applicants for Environmental Advisory Commission

None.

Applicants for Human Relations Council

Reginald Wade Watson
211 Pin Oak Court
Greenville, NC 27834

District #:5

Application Date: 7/29/2020

Home Phone: (252) 355-3380
Cell Phone: (252) 367-6227
Email: watsonr@ecu.edu

Tyrone Walston
2706 Webb Street
Greenville, NC 27834

District #: 2

Application Date: 12/10/2019

Business Phone: (252) 752-6154
Home Phone: (252) 412-7351
Email: walston.tyrone@gmail.com

Applicants for
Pitt-Greenville Convention and Visitors Authority

None.

Applicants for Youth Council

None.



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Ordinance to annex the Bobby Ray Mills property involving 1.2705 acres located along the northern right-of-way of Davenport Farm Road and 625+/- feet east of Frog Level Road

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: November 30, 2020
2. City Council public hearing date: December 10, 2020
3. Effective date: December 14, 2020

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 1.2705
4. Voting District: 2
5. Township: Winterville
6. Zoning: RA20 (Residential-Agricultural)
7. Existing land use: One (1) single-family residence
8. Anticipated land use: One (1) single-family residence
9. Population estimate

	Formula	Number of people
Total current:		2
Estimated at full development	1 x 2.18*	2
Current minority		0
Estimated minority at full development	2 x 43.4%*	1
Current white		2
Estimated white at full development	2 x 56.6%*	1

* average household size in Greenville (Source: Census.gov)

10. Rural fire tax district: Red Oak
11. Greenville fire district: Station 5 (6.0 miles)
12. Present tax value: \$189,128
13. Estimated tax value: \$189,128

Fiscal Note: The total estimated tax value at full development is \$189,128.

Recommendation: Approve the attached ordinance to annex the Bobby Ray Mills property

ATTACHMENTS

 [Ordinance_-_Bobby_Ray_Mills.pdf](#)

 [Mills survey.pdf](#)

ORDINANCE NO. 20-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-30, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held electronically at 6:00 p.m. on the 10th day of December, 2020, after due notice by publication in The Daily Reflector on the 30th day of November, 2020; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-30, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-30, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Bobby Ray Mills”, involving 1.2705 acres as prepared by Malpass and Associates.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located along the northern right-of-way of Davenport Farm Road and 625+/- feet east of Frog Level Road.

GENERAL DESCRIPTION:

Lying and being situate in Winterville Township, Pitt County, North Carolina and being more particularly described as follows:

Beginning at a point in the northern right-of-way of NCSR 1128 – Davenport Farm Road said point being the southeast corner of the James W. Heath property as recorded in deed book 2688, page 204 of the Pitt County Registry, thence from said point of beginning with the eastern line of the James W. Heath property N 31-09-00 E – 276.25’ to the southern line of Emerald Park Phase 1, Section 1 as recorded in map book 68, page 23, thence with the southern line of Emerald Park Phase 1, Section 1 S 71-42-42 E – 175.33’, thence S 18-44-04 W – 95.41’ to the northwest corner of the Lois F. Rouse property as recorded in deed book 2005, page 237, thence with the western line of the Lois F. Rouse property S 18-44-04 W – 175.00’ to the northern right-of-way of NCSR 1128 – Davenport Farm Road, thence with the northern right-of-way of NCSR 1128 – Davenport Farm Road N 71-26-55 W – 234.72’ to the point of beginning containing 1.2705 acres.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps

or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 14th day of December, 2020.

ADOPTED this 14th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

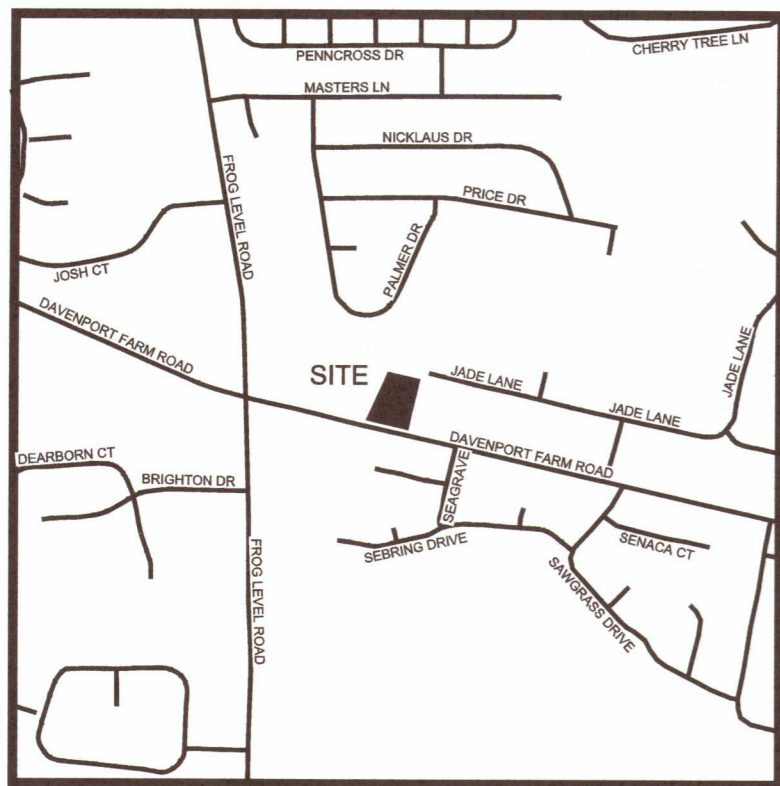
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 official seal this ____th day of _____, 2020.

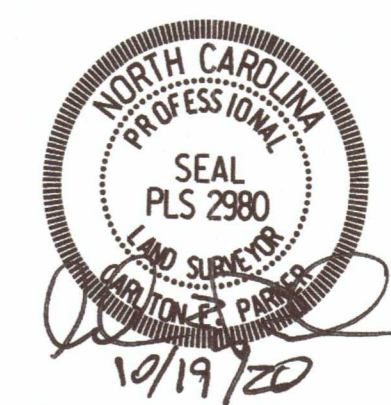
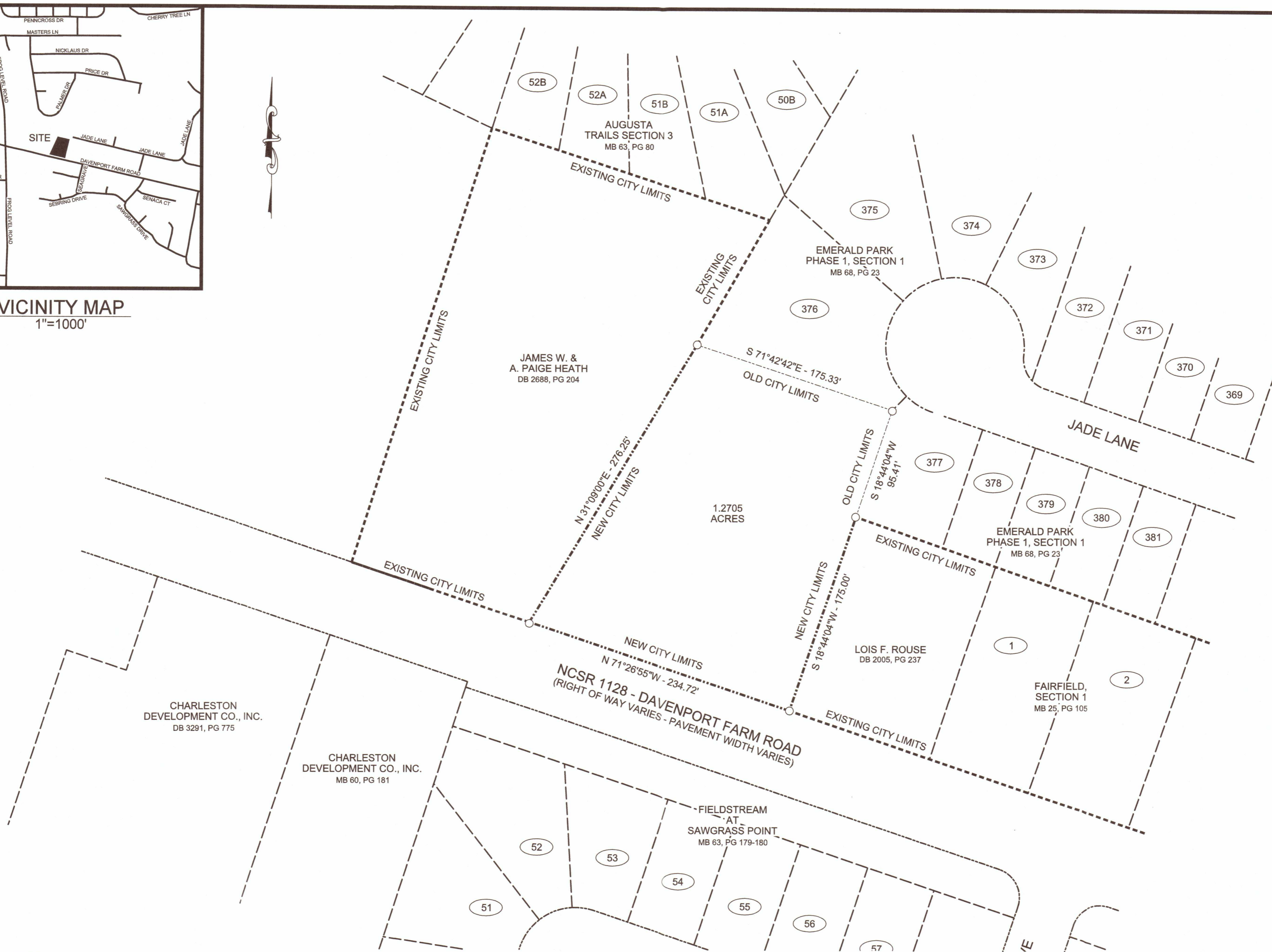
Notary Public

My Commission Expires: _____

1138724



VICINITY MAP
1"=1000'



PARCEL NUMBER 14842

20-15
ANNEXATION MAP FOR
BOBBY RAY MILLS
REFERENCE DEED BOOK Y 38, PAGE 408
OF THE PITT COUNTY REGISTRY
WINTERVILLE TOWNSHIP PITT COUNTY NORTH CAROLINA

LEGEND
NEW CITY LIMITS = - - - - -
EXISTING CITY LIMITS = - - - - -
OLD CITY LIMITS = - - - - -



OWNER: BOBBY R. & DELORES A. MILLS
ADDRESS: 976 DAVENPORT FARM ROAD
WINTERVILLE, NC 28590
PHONE: (252) 746-2028

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	WCO	DATE:	10/13/20
CHECKED:	CEP	SCALE:	1" = 60'

MAP NO.	PLATS RECORDED	BOOK	PAGE

**MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.**
DATE: _____; ORDINANCE NUMBER: _____; AREA: 1.2705 ACRES
WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.
THIS 19TH DAY OF OCTOBER A.D., 2020.
CARLTON E. PARKER
CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Ordinance to annex Langston Farms, Phase 11, Section 2 involving 3.8991 acres located north of Stone Wood Drive and near the terminus of Honeysuckle Drive

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: November 30, 2020
2. City Council public hearing date: December 10, 2020
3. Effective date: December 14, 2020

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 3.8991
4. Voting District: 2
5. Township: Winterville
6. Zoning: R6S (Residential-single-family)
7. Existing land use: Vacant
8. Anticipated land use: 12 single-family lots
9. Population estimate

	Formula	Number of people
Total current:	0	
Estimated at full development	12 x 2.18*	26
Current minority	0	
Estimated minority at full development	26 x 43.4%*	11
Current white	0	
Estimated white at full development	26-11	15



* average household size in Greenville (Source: Census.gov)

10. Rural fire tax district: Rural Winterville
11. Greenville fire district: Station 5 (4.0 miles)
12. Present tax value: \$61,350
13. Estimated tax value: \$12,500,000

Fiscal Note: The total estimated tax value at full development is \$12,500,000.

Recommendation: Approve the attached ordinance to annex Langston Farms, Phase 11, Section 2

ATTACHMENTS

-  [Ordinance_-_Langston_Farm_Ph_11_S_2.pdf](#)
-  [Langston Farms Survey.pdf](#)

ORDINANCE NO. 20-
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held electronically at 6:00 p.m. on the 10th day of December, 2020, after due notice by publication in The Daily Reflector on the 30th day of November, 2020; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled “Langston Farms, Phase 11, Section 2”, involving 3.8991 acres as prepared by Stroud Engineering.

LOCATION: Situate in Winterville Township, Pitt County, North Carolina, located north of Stone Wood Drive and near the terminus of Honeysuckle Drive.

GENERAL DESCRIPTION:

Lying and being in Winterville Township, Pitt County, North Carolina, lying south of US 264A, west of NC Highway 11 and north of NCSR 1134 Thomas Langston Road and being more particularly described as follows:

Beginning at an existing iron stake at the northwest corner of Lot 110, Langston Farms, Phase 8A as recorded in Map Book 65, Page 183 of the Pitt County Registry, the True Point of Beginning. Thence from the True Point of Beginning, leaving Lot 110 and following the northern boundary of Langston Farms, Phase 8B as recorded in Map Book 65, Page 182 of the Pitt County Registry N86-13-38W – 286.18’ to an existing iron pipe found in the northern line of Lot 114, Langston Farms, Phase 8B, thence leaving the northern line of Lot 114, along the eastern boundary of David Ralph Morgan (Parcel Number 23628) N05-06-04E – 675.29’ to an existing iron axle found at the southeast corner of Lot 13, Red Oak Subdivision, Section No. 2 as recorded in Map Book 18, Page 18 of the Pitt County Registry, a common corner to the property described herein and to Koinonia Christian Center Church, Inc. (Deed Book 3385, Page 424), thence leaving Red Oak Subdivision, Section No. 2 and following the southern line of Koinonia Christian Center Church, Inc. property S70-17-11E – 240.00’ to the northwest corner of Langston Farms, Phase 11, Section 1, thence along the western line of Section 1 the following calls: S19-42-49W – 170.00’, thence S70-17-11E – 90.00’, thence S19-42-49W – 120.00’, thence S70-17-11E – 70.00’, thence S09-50-54W – 75.24’, thence S26-38-59W – 32.77’, thence S03-40-08W –

181.39' to a point in the northern line of Lot 110, Langston Farms, Phase 8A as recorded in Map Book 65, Page 183, thence along the northern line of Lot 110 N86-13-38W – 14.07' to the True Point of Beginning, containing 3.8991 Acres and being all of Parcel Number 80415 and a portion of the property recorded in Deed Book 2705, Page 582 of the Pitt County Registry.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 14th day of December, 2020.

ADOPTED this 14th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

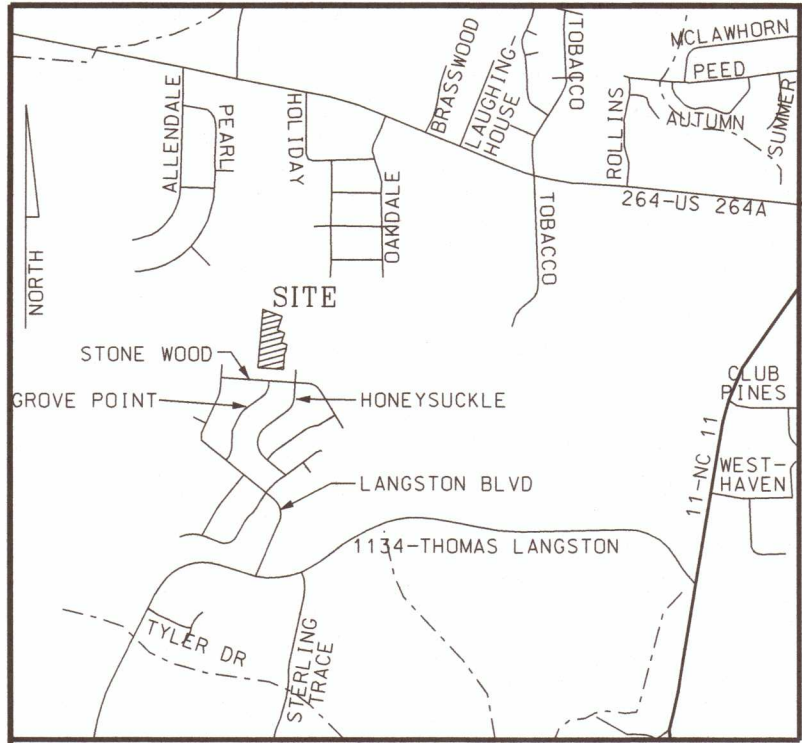
I, Camillia P. Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing 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 official seal this ____th day of _____, 2020.

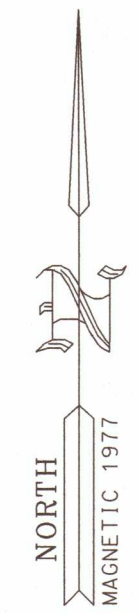
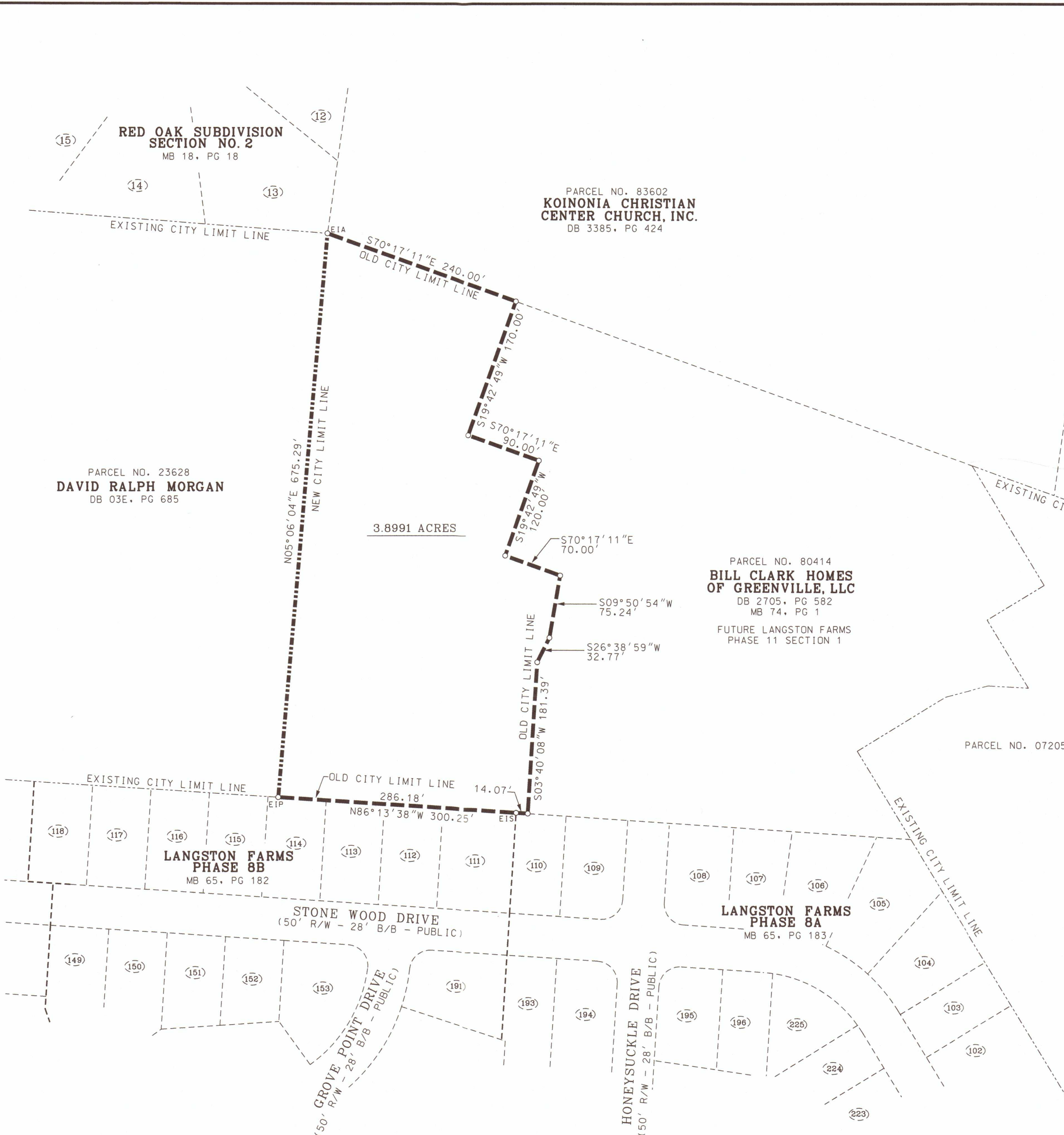
Notary Public

My Commission Expires: _____

1138916



VICINITY MAP



PARCEL NO. 30629

PARCEL NO. 07205

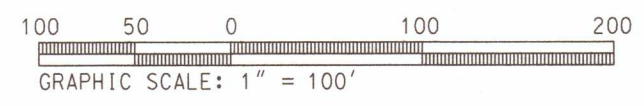
I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP IS EXEMPT FROM GS 47-30 REQUIREMENTS PER GS 47-30 (j) WHICH STATES: "THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED".

PROFESSIONAL LAND SURVEYOR L-4146

FOR REVIEW ONLY

LEGEND:

- NEW CITY LIMIT LINE
- OLD CITY LIMIT LINE
- EXISTING CITY LIMIT LINE



PARCEL NO. 80415 **20-16** REFERENCE: DB 2705, PG 582 OF THE PITT COUNTY REGISTRY

LANGSTON FARMS, PHASE 11, SECTION 2 WINTERVILLE TWS.P., PITT COUNTY, NORTH CAROLINA	
OWNER: BILL CLARK HOMES OF GREENVILLE, LLC 200 E. ARLINGTON BLVD. GREENVILLE, NC 27858 (252) 355-5805	
LICENSE #C-0647 STROUD ENGINEERING, P.A. 107-B COMMERCE ST. GREENVILLE, NC 27858 (252) 756-9352	SURVEYED: N/A DRAWN: LHJ/DTB CHECKED: DTB
APPROVED: DTB DATE: 10-30-20 SCALE: 1" = 100'	

MAP NO.	MAPS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY		
THE CITY OF GREENVILLE		
DATE	ORDINANCE NO.	<u>3.8991 AC.</u> AREA

I, DEBORAH T. BOYETTE, CERTIFY THAT THIS MAP WAS DRAWN BY LISA H. JONES UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY HOWARD D. BARNUM; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND MAPS REFERENCED HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED _____
PROFESSIONAL LAND SURVEYOR L-4146

NORTH CAROLINA, _____ PITT COUNTY
I, _____, NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DEBORAH T. BOYETTE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Ordinance to designate the Walter Lancaster Harrington House, located at 905 East 5th Street and further identified as Pitt County Parcel Number 10087, as a Local Historic Landmark

Explanation: Dr. Justin Edwards and Israel Mueller, property owners, requested to have the Walter Lancaster Harrington House, located at 905 E. 5th Street, designated as a Local Historic Landmark.

Along with the College View Historic District, there are currently 27 local Historic Landmarks, which are individually designated because of their significance in terms of history, prehistory, cultural importance, and architecture. Examples of Local Landmarks include the Greenville Municipal Building (201 West Fifth Street), the William H. Long House (200 East Fourth Street), King Simmons Lodge (505 West 14th Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for Local Historic Landmark designations are made by the Historic Preservation Commission. City Council makes the final decision on which locations are given this honor. It signifies that the property is important to the heritage and character of the community and that its protection enriches all of the community's residents. The following types of properties can be designated as Historic Landmarks: Buildings, Sites, Areas, and Objects.

Before recommending that a property be designated as a Historic Landmark, the commission must investigate the property's significance and find that:

1. It has special historical, prehistorical, architectural, or cultural significance and
2. It shows integrity of design, setting, workmanship, materials, feeling, or association.

Criteria for Significance

To have special significance, a property should meet at least one (1) of these criteria:

1. It is associated with events that have contributed significantly to our history.
2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.
4. It represents the work of a master or possesses high artistic values.
5. It has yielded or is likely to yield important historical or prehistorical information.

Aspects of Integrity

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined.

These aspects of properties contribute to their integrity:

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
2. "Setting" is the property's "setting" is its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.
5. "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
6. "Association" is a property's direct connection with a significant event or person. It must be sufficiently intact to convey the connection to an observer.

On October 23, 2018, the Historic Preservation Commission selected the Walter Lancaster Harrington House to be considered as a Historic Landmark.

On January 30, 2019, the Survey and Research Report on the Walter Lancaster Harrington House was submitted to the State Historic Preservation Office (SHPO).

On July 30, 2020, SHPO asked for the Survey and Research Report on the Walter Lancaster Harrington House to be augmented and resubmitted.

On September 3, 2020, the revised report was submitted to SHPO.

On October 2, 2020, SHPO sent the following non-binding comments:

The Walter Lancaster Harrington House located at 905 E. Fifth Street, Greenville, NC, was constructed in 1924 and represents a nicely detailed, early 20th century Arts and Crafts Bungalow located in the College View Historic District. More importantly, it was the home of Walter Lancaster Harrington, one of leading citizens whose family lands became part of the East Carolina University campus and the College View neighborhood. Given the preserved state of the house and its association with the Harrington Family, it appears to be a good candidate for local landmark designation.

On October 27, 2020, the Historic Preservation Commission voted unanimously to accept the Survey and Research Report for the Walter Lancaster Harrington House as the Commission's report.

Fiscal Note:

Cost associated with the purchase and installation of a historic landmark plaque.

Owners of Local Historic Landmarks that are subject to property taxes may apply for an annual deferral of 50% of City taxes as long as that property is designated and retains its significance and integrity.

Current Tax Value: \$373,220

Potential Tax Deferral: \$915.00


Recommendation:

Adopt the ordinance designating the Walter Lancaster Harrington House as a Local Historic Landmark.

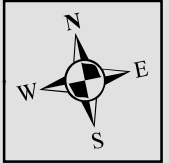
On November 24, 2020, the Historic Preservation Commission unanimously voted to recommend to City Council that that the Walter Lancaster Harrington House be designated as a Local Historic Landmark.

ATTACHMENTS

 [Harrington map.pdf](#)

 [Harrington agenda item.pdf](#)

**Walter Lancaster Harrington House
905 East 5th Street
Local Historic Landmark Designation**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ORDINANCE NO. 20-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DESIGNATING THE PROPERTY KNOWN AS THE WALTER LANCASTER
HARRINGTON HOUSE AND GROUNDS IN GREENVILLE, NORTH CAROLINA, AS A
HISTORIC LANDMARK

WHEREAS, the property known as the Walter Lancaster Harrington House, located at 905 East Fifth Street, in the City of Greenville, Pitt County Tax Parcel No. 10087, and more particularly described in Exhibit A attached hereto, is a contributing structure within the College View National Register Historic District and the College View Local Historic District, and having been built in 1924, represents an intact example of a nicely detailed, early twentieth century one-and one-half-story Arts and Crafts brick bungalow, constructed of blonde bricks with a five-bay front façade and an unusual central dormer with dual gables; and

WHEREAS, the property known as the Walter Lancaster Harrington House and Grounds has significant elements that are integral to historical, architectural, or prehistorical value, including but not limited to the following: The Walter Lancaster Harrington House was built for Walter Lancaster Harrington, who co-owned and developed much of College View and whose family lands became part of the East Carolina University campus; the house was designed by one of the most important architects in North Carolina, Architect Hill Carter Linthicum of Henderson, North Carolina; the house is the finest and largest example of brick bungalow style in College View; the house is located on highest point along East Fifth Street to overlook the main entrance to the East Carolina Teachers Training School (now East Carolina University); both the interior and exterior of the house show a high level of craftsmanship and design; most of the original materials from the original construction of the house are still present; the house is associated with the twentieth century residential development of the College View District; and the exterior of the house remains largely unchanged from when it was built in 1924; and

WHEREAS, the property known as the as the Walter Lancaster Harrington House and Grounds has been deemed and found by the City of Greenville Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association; and the City of Greenville Historic Preservation Commission has recommended that the property be designated a “historic landmark” pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville and as further defined in City Code § 9-7-2; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office has reviewed and commented on the findings and recommendation of the City of Greenville Historic Preservation Commission including the Survey and Research Report prepared by Roger Kammerer; and

WHEREAS, the City Council of the City of Greenville has taken into full consideration the recommendation of the City of Greenville Historic Preservation Commission; all comments from the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office; and all statements and information in the Survey and Research Report prepared by Roger Kammerer and the presentation to the City Council on December 10, 2020, on the question of designating the property known as The Walter Lancaster Harrington House and Grounds as a historic landmark; and

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3C (Historic Districts and Landmarks) of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances for the City of Greenville have been met; and

NOW, THEREFORE, be it ordained by the City Council of the City of Greenville, North Carolina, that:

Section 1. The property known as the Walter Lancaster Harrington House and Grounds, located at 905 East Fifth Street in the City of Greenville, North Carolina, jurisdictional area, more particularly described in Exhibit A, is hereby collectively designated a historic landmark pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville. The names of the owners of the property are Dr. Justin Reid Edwards and Israel Roberto Mueller.

Section 2. The waiting period set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the Walter Lancaster Harrington House and Grounds.

Section 3. That the owners and occupants of the property known as the Walter Lancaster Harrington House be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the office of the City Clerk, Pitt County Register of Deeds, Pitt County Tax Supervisor, and City Planning and Development Services Department as required by applicable law.

Section 4. That if the owners consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon the property known as the Walter Lancaster Harrington House and Grounds indicating its designation as a historic landmark.

Section 5. That if the owners do not consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon a nearby public right-of-way indicating that the property known as the Walter Lancaster Harrington House and Grounds is designated as a historic landmark.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Any part of this ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remainder.

Section 8. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 14th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, Camillia Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before this date 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 the Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

Witness my hand and official seal, this the 14th day of December, 2020.

Camillia Smith, Notary Public

My Commission Expires: October 25, 2023

Exhibit A

Property Name:	Walter Lancaster Harrington House
Property Location:	905 East Fifth Street, Greenville, Pitt County, North Carolina
Pitt County Tax Parcel:	10087
Current Owner:	Dr. Justin Reid Edwards and Israel Roberto Mueller
Property Description Reference:	Register of Deeds of Pitt County in Book 3298 at page 849

The property, is further described as follows:

Being all of Lot No. 3, Block "E" of College View Subdivision as shown on map recorded in Map Book 1, Page 84 of the Pitt County Registry.

Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 905 East Fifth Street, it being located at the northwest corner of the intersection of East Fifth Street and Rotary Avenue and more particularly described as follows:

That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 2 in Block "E" of said Subdivision, as survey and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds in Pitt County; reference to which hereby made for a more perfect description, and

BEGINNING at the southeast corner of Block "E", the intersection of Fifth Street and Rotary Avenue, running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING;

This being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds in Pitt County.

Walter Lancaster Harrington House
905 E Fifth Street, Greenville, NC



Application for Greenville Local Landmark Designation

Prepared by Roger Kammerer

August 2020

HISTORIC NAME OF PROPERTY

Walter Lancaster Harrington House

ADDRESS OF PROPERTY

905 E. Fifth Street, Greenville, NC

PIN #4688508463

DEED BOOK & PAGE Deed Book 3293, p. 849

PLAT BOOK & PAGE MB1-84

ZONING Residential

Amount of land/acreage to be designated .04 acre

Interior to be designated YES

Property Owner’s Address & Phone

Dr. Justin Reid Edwards and Israel Roberto Mueller, 905 E Fifth Street, Greenville, NC 27858
252-717-3232

1. Abstract

Statement of Significance

The Walter Lancaster Harrington House is proposed for designation because of its local architectural significance as the finest example of the brick bungalow style in the College View District in Greenville. Being built in 1924, the large one-and-one-half-story house, built with blonde bricks, was thoroughly modern in appearance when it was built, unlike any other style of home built on Fifth Street. The other point of significance is that the home was built for Walter Lancaster Harrington (1902-1978), the man who co-owned and developed much of the College View District.

Archaeological Comments

No known archaeological features.

Integrity Statement





- **Location:** The Walter Lancaster Harrington House remains in its original location at 905 E. Fifth Street and is surrounded by other historic homes of the same time period.
- **Design:** The house exemplifies the Craftsman Bungalow style which was popular in the mid 1920’s. The College View District is full of variations of modest bungalow style homes, but the Walter Lancaster Harrington House is the largest example in the district. The exterior of the Walter Lancaster Harrington House has remained largely unchanged. The house was constructed of blonde-brick with a five-bay front façade and an unusual central dormer with dual gables.
- **Setting:** The house sits on probably the highest point along Fifth Street on the eastern corner of Fifth Street and Rotary Avenue. The lot was chosen by Walter Lancaster Harrington, from

the dozens he owned, for the placement of his mansion among others along Fifth Street and for its commanding view of the main entrance to the East Carolina Teachers Training school (now East Carolina University). The site also contains a matching two-car garage built in 1924, which is also built with blonde brick and has projecting beams the same as the house.

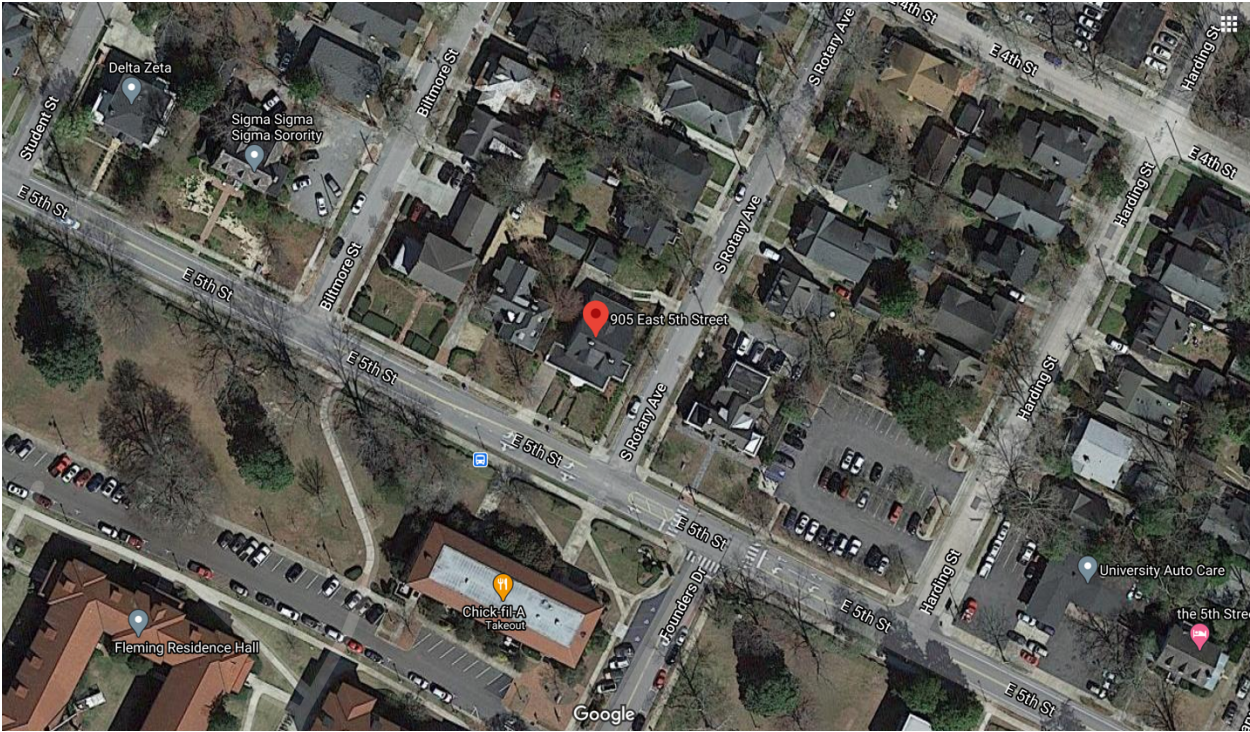
- **Workmanship:** Both the interior and exterior details of the Walter Lancaster Harrington House show a high level of craftsmanship and design. On the interior of the house a center hall stair illustrates a common Craftsman design with square newels and balusters. In contrast, the mantels depict designs more illustrative of the Colonial Revival style.
- **Materials:** Most of the materials from the Walter Lancaster Harrington House's original construction are still present in the house. Original details include 11-foot ceilings throughout first floor, original wood floors, staircase with square newels and balusters, and original mouldings throughout the house. The house windows are all original and are 6-over-1 double hung wood windows, typical of the Craftsman style. The sunroom still has its original casement windows.
- **Feeling:** The house still appears as modern looking today as must have looked in 1924. Its clean lines and bold brick work make it seem contemporary in today's architectural sensibilities.
- **Association:** The Walter Lancaster Harrington House is associated with the twentieth century residential development of the College View District in Greenville, NC. With most of the large mansions along Fifth Street being used as fraternities and sororities, the Harrington House has remained as a single-family dwelling during its entire existence.

II. MAPS AND FLOOR PLANS

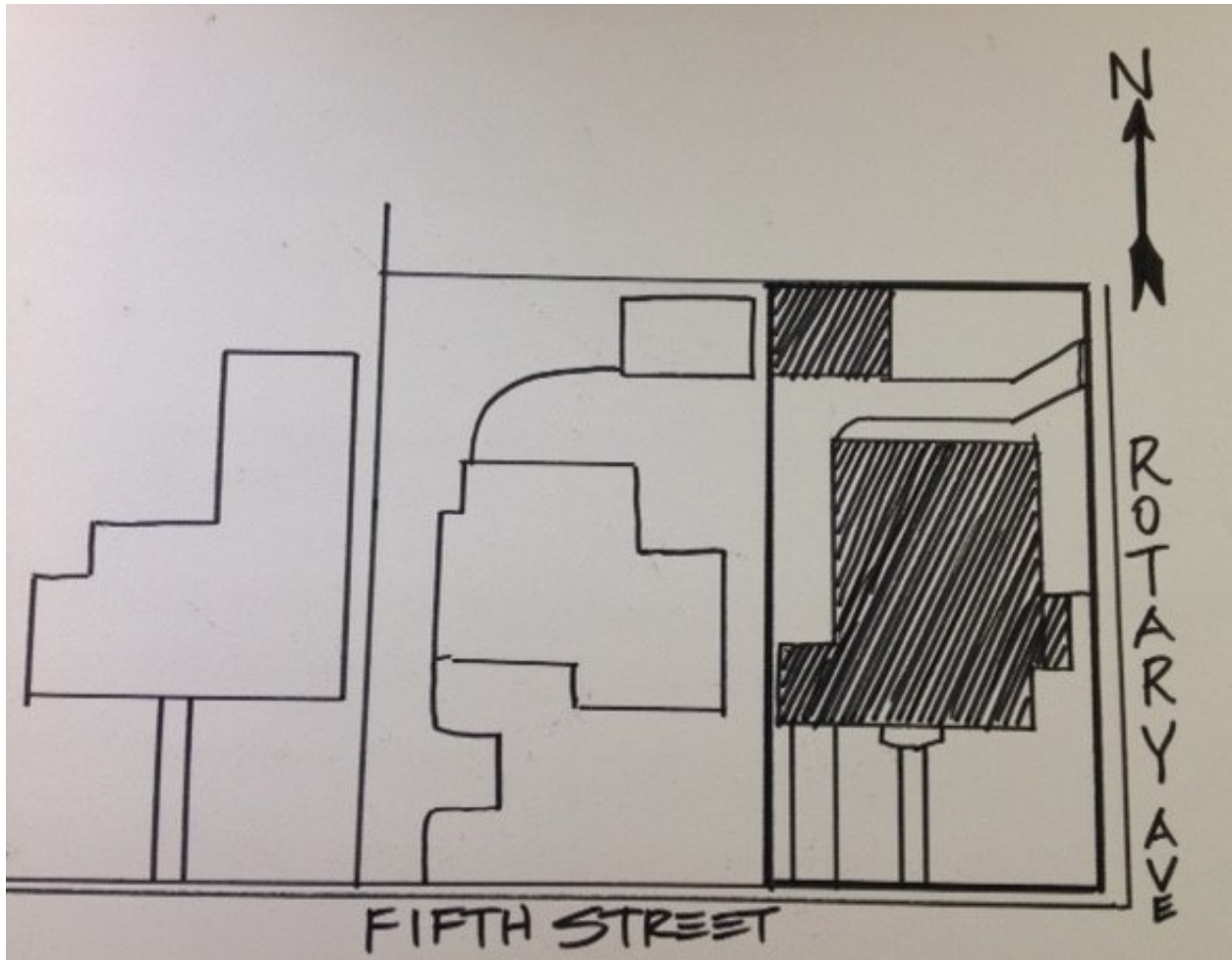
Pitt County Tax Map

 <p>Pitt County Government Greenville, North Carolina www.pittcountync.gov</p> 	
	<p>Parcel: 10087 More Info: 10087 Physical Address: 905 E FIFTH ST Owner Name: EDWARDS JUSTIN REID OwnerAddress1: MUELLER ISRAEL ROBERTO OwnerAddress2: 905 E FIFTH ST OwnerAddress3: City / State / Zip: GREENVILLE NC 27858 NC PIN: 4688508463 Subdivision / Section / Phase: COLLEGE VIEW Prior Legal Description: COLLEGE VIEW Block / Lot: E 3 Tract: Building Number / Unit: Acres: 0.24 Current Owner: 003858 00295 Deed/Document: Map Book: 1-84 Deed / Document Date: 11/2019 Deed / Document Sales Price: \$0 Building Type / Use: SFR CONST(SFR) Number of Buildings: 1 Year Built: 1924 Total Living Area: 3325 Building Value: \$337,580 Extra Features Value: \$2,640 Land Value: \$33,000 Total Current Market Value: \$373,220 Total 2019 Market Value: \$373,871 Municipality: GREENVILLE Township: GREENVILLE Fire Service District: INSIDE MUNICIPALITY Census Tract: 100 Neighborhood: 004053 Elementary School: Wahl-Coates ES Middle School: C M Eppes MS High School: J H Rose HS</p>
<p>Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.</p> <p>Copyright © 2020, Pitt County, North Carolina.</p>	<p>PLEASE NOTE: The parcel information is updated nightly and reflects current property values.</p> <p>Printed: 8/20/2020 8:06:04 PM</p>

Aerial Survey Map

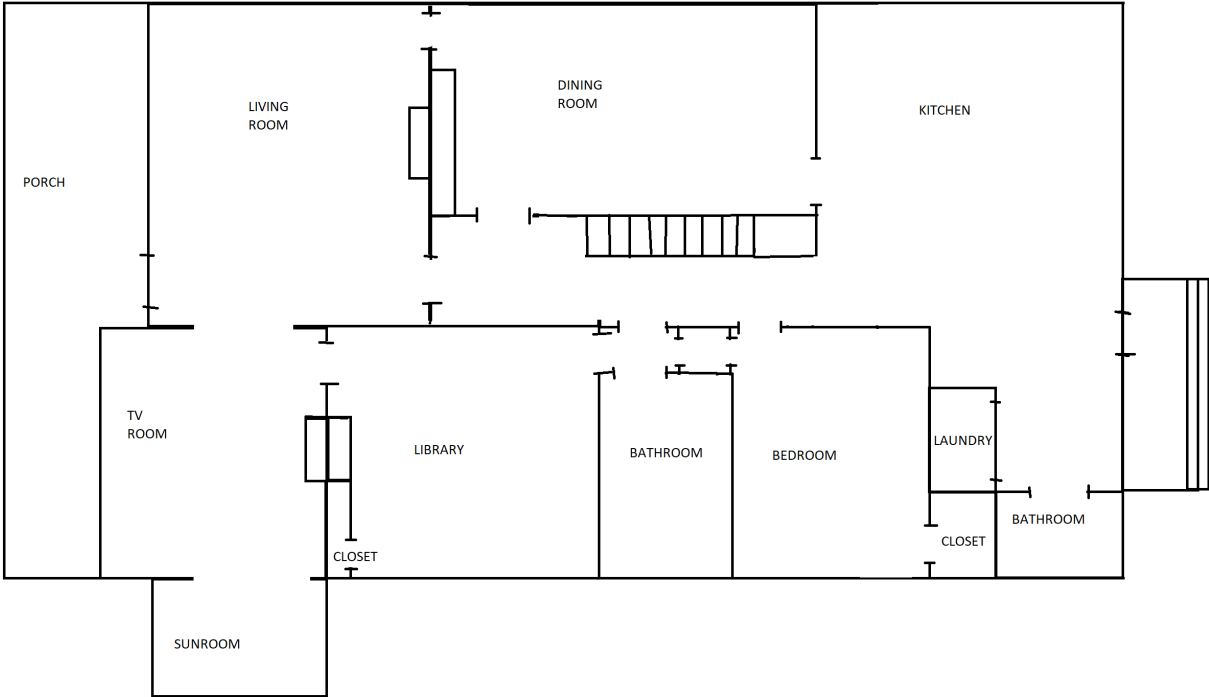


Plat Map

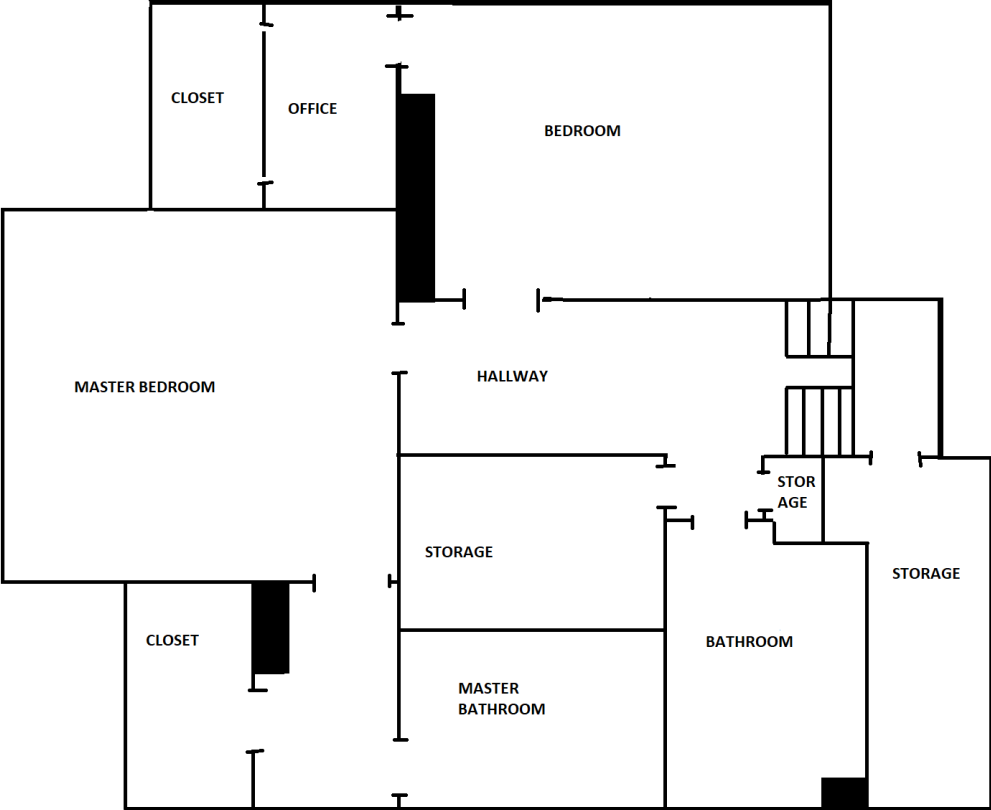


Architectural Drawings:

First Floor Layout



Second Floor Layout



III. Architectural Assessment

- ***Architectural Importance***

The Walter Lancaster Harrington House is locally significant because of its being the largest example of the brick Craftsman Bungalow style in Greenville, NC. The designer of the house is unknown, but was built by Ballard & Ballard, leading building contractors in Greenville between 1920-1927. Though built in 1924, the construction of the house with its bold pillars in blonde brick, large overhang and porch-cochere exudes modernity.

- ***Architectural Context***

The Craftsman Bungalow style house grew out of the Arts & Crafts movement of the late 19th Century. Typically, this style of house was built between 1910-1930 and offered home ownership to all income levels in rapidly expanding cities. They were designed with one and one-half stories, were rectangular in shape, had offset front entrances and long, low pitched roofs with overhanging bracketed eaves. They had generous windows, wide engaged porches, informal interior spaces and a basement. The Walter Lancaster Harrington House meets these stylistic characteristics. The College View neighborhood is crammed full of various types of bungalows which matched the economic level of their owners.

- ***Architectural Description***

The full width front porch extends to form a porte-cochere on the west elevation. The east elevation has a sun porch with original casement windows. The porch cornice is ornamented with protruding room beams or “vigas” and a wrap-around trellis which is original to the house. The front porch has a semi-circular set of brick steps, which is an unusual feature of Craftsman style homes. The most unique feature of the house is its unusual double-dormer window with two gables and an intervening flat cricket roof. The front door is trabeated by double windows and a large transom window. The interior of the house has a central hall stair with typical Craftsman square rail balusters and newel posts. The house windows are all original and are 6-over-1 double hung wood windows, typical of the Craftsman style. When it was built in 1924, the house was outfitted with the most modern conveniences of the time when it was constructed. It was wired with knob-and-tube wiring and had a coal burning boiler in the basement with steam radiators for heat in each room, both downstairs and upstairs. Coal-burning fireplace inserts are present in all of the house’s four fireplaces. Cooling in the summer was provided with a whole-house belt driven electric fan in the attic, which is still present. A handsome grate lines the air register where the large electric fan operated.

The house underwent extensive restoration and remodeling in the 1980’s by one of the previous owners as evidenced by an open kitchen that was made by closing in a rear porch and supporting a large kitchen ceiling using knee-wall in the attic. One of the upstairs bedrooms has been remodeled to add a full bath upstairs and a hall closet. Much of the original plaster, picture moldings and trim detail in the home are still present and in good condition. The original mantels in the front parlors are simple, but are more reminiscent of the Colonial Revival style than Craftsman. All of the wood floors in the house are original (a mixture of white oak, fir and yellow pine) including the stair treads. The kitchen floors have been replaced and fixed storm windows were added to some windows during the remodeling

that happened in the 1980's. The house has a working basement that has been unmodified with the exception of the disconnection of the original charcoal boiler system and installation of central heating and air. The original cast iron boiler is still present in the basement. A paved driveway was added during the renovations and the original wooden steps from the driveway up to the front porch were replaced with a painted set of brick steps.

A double car garage, which sits to the rear (northwest) of the main house, is in good condition and is listed as a contributing structure in the National Register of Historic Places Continuation document for the College View Historic District. Built at the same time as the house, the garage exhibits the same blonde brick and protruding beams as the house, but the original trellis has been removed. A pitched roof was added in the 1990's by Dr. Paul Bolin to replace the original flat roof. The original portals have been fashioned with pull-up doors.

- ***Landscape***

The house sits back on the narrow lot, which leaves a large front yard and a small back yard. A line of trees and bushes separate the lot from the west. A driveway comes off Fifth Street on the west side of the lot and runs around the house and exits on Rotary Avenue. The owners have a strip of gardens running along the east side of the lot and gardens on each side of the driveway in the back yard. The backyard is enclosed by a fence.

Construction Timeline

- **1924.....Original Construction by Ballard & Ballard, general contractors.**
- **1980's.....The house was remodeled by one of the previous owners. An open kitchen was created by closing in a rear porch and supporting a large kitchen ceiling using knee-wall in the attic. One of the upstairs bedrooms was remodeled to add a full bath upstairs and a hall closet.**
- **1990's.....A pitched roof on the garage was added by Dr. Paul Bolin to replace the original flat roof.**
- **2009-2015 Stephen B. Hill, Trustee for Mary Abigail Hill, had the entrance to the front driveway widened.**
- **2018..... Dr. Justin Edwards replaced the back gate to the exit onto Rotary Avenue.**

IV. Historical

Development of College View and the Harrington Family

To understand the property that would become College View, you must remember the old County Road since the 1700's was Third Street going East, crossing Town Branch turning slightly South, crossing what is now midway of the block of Summit and Jarvis Streets, to Johnston Street (the last remaining part of the old County Road). The County Road continued East joining what is now Fifth Street a little before what is now Elm Street. The Harrington land was located south of the old County Road.

In the 1850's, it is known that William Darden Moye had a plantation on land that would become College View. His house still sits at the NW corner of Woodlawn and Third Streets. He died in 1861 and his plantation of 245 acres was sold in 1861 to Edward C. Yellowley. Edward C. Yellowley was a well-known lawyer, who built a house on the hill facing Third Street, with a long drive up to the house. He surrounded his house with vast grape arbors and fruit trees. E. C. Yellowley died in 1885 and the plantation was then owned by his nephew, J. B. Yellowley for several years.

In January 1894, J. B. Yellowley leased the E. C. Yellowley house to William Henry Harrington (1846-1918). On Dec. 14, 1895, the E. C. Yellowley plantation was sold to W. W. Leggett.¹ The same day, Leggett turned around and sold the 44 acres to James A. Lang.² The Lang property, across from the college, was subdivided and sold at auction to only white people on Dec. 5, 1917.³ This Lang land was next to 100 acres of the Willis Johnston land, which was on the north side of the old County Road (Third Street). This land was later developed by Franklin Vines Johnston in the 1920's. The old Willis Johnston House still sits on Johnston Street. In 1896, W. W. Leggett sold the E. C. Yellowley plantation of 137 and a half acres to W. H. Harrington and wife Mary. W. H. Harrington would soon after built a large house and farm (on what is now Summit Street). He then leased out the old E. C. Yellowley House.

In May 1902, W. H. Harrington extended Fifth Street east 400 yards to connect to a road he built from Fifth Street to the County Road (about where Summit Street now sits).⁴ By June 1902, the County Road from the East was built to meet up with Fifth Street, so now it extended Fifth Street from near Elm Street to Reade Street.⁵ In October 1902, a new wooden bridge was being put over Town Branch at Fifth and Reade Streets.⁶ In March 1903, the local newspaper said they had finished the new part of Fifth Street through the W. H. Harrington property and stated "it was a nice street."⁷

In June 1906, W. H. Harrington offered the City of Greenville part of his land on the hill south of Fifth Street for a hospital.⁸ The Pitt County Hospital was incorporated in August 1902, but nothing came of the hospital effort. On Apr. 14, 1908, W. H. Harrington sold 47.45 acres on

¹ Pitt County Deed Book B-6, p. 157.

² Pitt County Deed Book B-6, p. 159.

³ *Greenville Daily News*, Dec. 4, 1917.

⁴ *Eastern Reflector*, May 9, 1902.

⁵ *King's Weekly*, June 23, 1902.

⁶ *Eastern Reflector*, Oct. 7, 1902.

⁷ *Eastern Reflector*, Mar. 24, 1903.

⁸ *Eastern Reflector*, June 6, 1902.

the hill south of Fifth Street for \$9,490 to the NC Board of Education for the East Carolina Teacher's Training School.⁹

In 1909, W. H. Harrington gave the City of Greenville a deed for land at Fourth Street and Town Branch for the city to build a bridge over Town Branch.

In May 1910, W. H. Harrington had a survey map done by Dresbach & Clark of his farm to be divided into a large neighborhood to be called "College View" and by April 1916, W. H. Harrington hired J. B. Harding, civil engineer, to lay off "College View" into a block grid pattern of numerous lots.¹⁰

On Apr. 1, 1913, W. H. Harrington, Jesse M. Harrington and Walter L. Harrington gave to the City of Greenville the streets of College View from Yellowley's Branch to Student's Avenue, between Fourth and Fifth Streets. This included Holly Lane, Summit Avenue, Jarvis Avenue and Student's Avenue. Each of the Avenues were 50 feet wide.¹¹

In Apr. 1914, the City of Greenville authorized R. D. Harrington to open up a street from Fourth Street to Fifth Street in front of the Teachers Training School.¹²

In the design layout of this new neighborhood, W. H. Harrington's home was in the middle of Summit Avenue (now Street). According to the newspaper the house was auctioned off; and it appears a new large house was built and placed in the old County Road site to face Summit Street. The old E. C. Yellowley House, was turned to face Fourth Street (it burned in 1969). The first Addition to College View was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Second Addition was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Third Addition was dated February 1925 (SEE: Map Book 2, p. 138). The Fourth Addition was dated February 1925 (SEE: Map Book 2, p. 134). The Fifth Addition was dated January 1926 (SEE: Map Book 2, p. 174).

Lots within College View and land beside College View were eventually bought by various other people. Franklin Vines Johnston developed the lots around Johnston Street into "Johnston Heights," built his large house there about 1923 and gave the land for the Rotary Club. The Greenville Development Company bought land adjacent to College View and developed Chatham Circle in December 1927.¹³ (SEE: Map Book 2, p. 201). The largest homes were built along Fifth Street facing the East Carolina Teachers Training School.

History of the Walter L. Harrington House

William Henry Harrington, died on Jan. 18, 1918 and left two sons by his second wife, Jesse Moye Harrington and Walter Lancaster Harrington. In May 1916, before his death, W. H. Harrington divided his Yellowley land (College View) to these two sons. Walter Lancaster Harrington got 45 lots, the William H. Harrington house on Summit Street and a tenant house.¹⁴ Over the years Jesse Moye Harrington and Walter Lancaster Harrington sued each other over lots and sold each other lots.

⁹ Pitt County Deed Book Z-8, p. 466.

¹⁰ Pitt County Map Book 1, p. 84.

¹¹ Pitt County Deed Book N-10, p. 263.

¹² *Eastern Reflector*, Apr. 3, 1914.

¹³ Pitt County Map Book 2, p. 201.

¹⁴ Pitt County Deed Book S-11, p. 121.

Walter Lancaster Harrington, b. Oct. 29, 1902 in Greenville, NC, d. June 26, 1978 at his home in Greenville, NC; married on Dec. 22, 1923 in Greenville, NC to Mary Gaskill Flanagan, b. April. 24, 1905, d. Nov. 29, 1992 in Greenville, NC, dau. of Roy Chetwynd Flanagan and Helen Perkins.

Walter spent two years at college and returned to Greenville, NC where he had some farming interests. He began his automotive career as a dealer for Star-Durant-Hupmobile in Greenville prior to becoming as Chevrolet dealer. He later worked as Secretary/Treasurer of White Chevrolet Company for 35 years and was president at the time the business was sold to Phelps Chevrolet in 1965.

In Sept. 1921, Walter L. Harrington sold 75 acres to the East Carolina Teachers Training School on the eastern border of the school on Fifth Street.¹⁵ The deed was supposedly lost and rerecorded in Dec. 1923.¹⁶

In 1924, Walter Lancaster Harrington chose to build his house on Lot 3, Block E, along Fifth Street across from the entrance to East Carolina Teachers Training School, as shown on the map of College View.¹⁷ In Oct. 1924 the *Daily Reflector* carried an advertisement for Ballard & Ballard which stated they were building Walter Harrington's residence.¹⁸ In Jan. 1925, Walter L. Harrington moved into his new home.¹⁹

On March 19, 1925, Walter L. Harrington signed over the house and lot to his wife, Mary Gaskill Harrington.²⁰ He probably did this to protect the house from being taken for his debts during difficult economic times.

The address of his home changed over time, being listed as 804 E. Fifth Street in the 1920's and as 904 E. Fifth Street in 1930's, to 905 E. Fifth Street much later.

In 1932, Walter Lancaster Harrington was head of the Greenville Lions Club.²¹

It appears from the Pitt County deeds that Walter L. Harrington sold his last College View lot in 1951. Walter retired from the automotive business in 1965. He was past secretary-treasurer of the NC Automotive Dealers Association, was founder and past president of the Pitt County Automotive Dealers Association, and was a member of St. Paul's Episcopal Church.²²

Walter L. Harrington died in 1978 and his wife followed in 1992. They were both buried in old Episcopal Church Cemetery, now a part of Cherry Hill Cemetery, Greenville, NC.

Chain of Title

1. Pitt County Deed Book N-15, p. 594 March 19, 1925

a. Grantor: Walter L. Harrington, of Pitt County

b. Grantee: Mary Gaskill Harrington, of Pitt County

'For love and affection--"That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being

¹⁵ Pitt County Deed Book X-13, p. 320.

¹⁶ Pitt County Deed Book S-14, p. 550.

¹⁷ Pitt County Map Book 1, p. 84.

¹⁸ *Daily Reflector*, Oct. 15, 1924.

¹⁹ *Daily Reflector*, Jan. 19, 1925.

²⁰ Pitt County Deed Book N-15, p. 594.

²¹ *Daily Reflector*, May 27, 1932.

²² Obituary, *Daily Reflector*, June 27, 1978.

Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County."

2. Pitt County Deed Book M-48, p. 531 Oct. 15, 1979

a. Grantor: Mary Gaskill Harrington, widow, of Pitt County

b. Grantee: Richard J. Ridder and wife, Marie E. Ridder

"That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County."

3. Pitt County Deed Book 172, p. 531 Mar. 31, 1980

a. Grantor: Marie E. Ridder

b. Grantee: Richard J. Ridder

"Quit Claim Deed--That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington,

dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County.”

4. Pitt County Deed Book 185, p. 708 July 7, 1988

- a. Grantor: Richard J. Ridder and wife, Cheryl Walker-Ridder
- b. Grantee: N. Wayne Campbell and wife, Bonnie M. Campbell
“Being all of lot No. 3, Block “E” of College View Subdivision, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.”

5. Pitt County Deed Book 373, p. 139 July 5, 1992

- a. Grantor: N. Wayne Campbell and wife, Bonnie M. Campbell
- b. Grantee: Paul Bolin, Jr. and wife Linda P. Bolin
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

6. Pitt County Deed Book 2682, p. 84 Oct. 19, 2009

- a. Grantor: Paul Bolin, Jr. and wife Linda P. Bolin, of Pitt County
- b. Grantee: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

7. Pitt County Deed Book 3293, p. 849 Jan. 28, 2015

- a. Grantor: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust
- b. Grantee: Justin R. Edwards
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

V. Photographs

Fig. 1: Front Façade of House



Fig. 2: Front Western Façade Showing Porch-cochere and Overhangs



Fig. 3: Eastern Front Facade showing Sunroom



Fig. 4: Photograph of the Eastern Side of the House Showing Sunroom, Fence and Exit on Rotary Avenue



Fig. 5: Detail of the Overhang on Porch-cochere



Fig. 6: Photograph of the Exterior of the Front Door



Fig. 7: Exterior Façade of the Garage



Fig. 8: Exterior of the Rear of the House



Fig. 9: View of the Back Yard Showing Exit onto Rotary Street



Fig. 10: Interior Photograph of the Front Door



Fig. 11: Interior Photograph of Floors in Front Room



Fig. 12: Photograph of the Floor in the Sunroom



Fig. 13: Photograph of the Dining Room (note Butler's Ring in Floor)



Fig. 14: Photograph of Downstairs Mantel



Fig. 15: Photograph of Downstairs Mantel



Fig. 16: Photograph of the Staircase Looking Upstairs



Fig. 17: Photograph of the Staircase Landing Upstairs



Fig. 18: Photograph of Floor of the Master Bedroom Upstairs



Fig. 19: Photograph of Original Attic Fan Vent Grill in Upstairs Ceiling



VI. Bibliography

- *Carolina Home & Farm and Eastern Reflector* (Greenville, N.C.)
- Copeland, Elizabeth H., ed. *Chronicles of Pitt County, North Carolina*. Winston-Salem, N.C.: Hunter Publishing Company, 1982.
- Cotter, Michael, ed., *The Architectural Heritage of Greenville, North Carolina*. Greenville, N. C.: The Greenville Area Preservation Association, 1988.
- *Daily Reflector* (Greenville, N.C.)
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- *Greenville Daily News* (Greenville, N.C.)
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- Pitt County Deed Books, Office of Pitt County Register of Deeds, Greenville, N.C.
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- Sanborn Map Company, Maps, Greenville, N.C. 1923, 1929.



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
 Secretary Susi E. Hamilton

Office of Archives and History
 Deputy Secretary Kevin Cherry

October 2, 2020

Chantae M. Gooby, Chief Planner
 P.O. Box 7207
 Greenville, NC 27835

RE: Proposed Designation of Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County.

Dear Ms. Gooby:

Thank you for submitting the report for **Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County**. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946 (formerly 160A-400.6).

The Walter Lancaster Harrington House located at 905 E Fifth Street, Greenville, NC was constructed in 1924 and represents an intact example of a nicely detailed, early 20th century Arts and Crafts Bungalow located in the College View Historic District. More importantly, it was the home of Walter Lancaster Harrington, one of Greenville's leading citizens whose family lands became part of the East Carolina University campus and the College View neighborhood. Given the preserved state of the house and its association with the Harrington family, it appears to be a good candidate for local landmark designation.

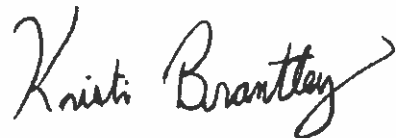
We feel the designation report conveys the historical and architectural significance of the house. We have shared recommendations with staff to perform a minor change to the report. With this change, the designation report should provide the Greenville Historic Preservation Commission and the City Council adequate information to determine the building has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes properties within the historic district are worthy of preservation because of their special significance to the local community. Any substantial changes in design, materials, and appearance to these properties is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Greenville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County. Please contact me at or Kristi.brantley@ncdcr.gov (preferred) 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: First public hearing for the 2021-2022 Annual Action Plan for CDBG and HOME funds

Explanation: As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City must prepare an Annual Action Plan each year of its 2018-2022 Consolidated Plan, outlining planned activities and funding amounts.

The Housing Division of the Planning and Development Services Department is in the process of identifying activities for the 2021-2022 fiscal year. The following are the projects which the Housing Division proposes to deliver to the community:

1. Planning and Administration
2. Owner-Occupied Home Rehabilitation
3. Down Payment Assistance
4. New Construction
5. Acquisition of Substandard Properties
6. Demolition and Clearance
7. Public Service
8. Public Facility Improvements
9. Rental Assistance
10. Business Assistance

Fiscal Note: Exact funding amounts have not been awarded. However, it has been standard practice to use the current year award amount as a base for the upcoming allocation.

Recommendation: Staff recommends holding the first Annual Action Plan public hearing.



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Results of Financial Audit for the Fiscal Year Ended June 30, 2020

Explanation: Cherry Bekaert, LLP, the City's Independent Auditor, will present the results of the City's 2019-20 external audit. Cherry Bekaert, and staff of the Financial Services Department, will also be in attendance to answer any questions related to the audit. The following are a few highlights of the 2019-20 audit:

FY2019-20 Audit Results:

- Cherry Bekaert, LLP issued an unmodified opinion on the financial statements for FY Ending June 30, 2020.
- An unmodified opinion is the best audit opinion that can be issued in a financial audit
- No material weaknesses were identified related to internal controls over financial reporting
- No instances of material noncompliance material to the financial statements identified
- No audit findings disclosed in relation to Federal and State Awards
- No significant deficiencies were identified related to internal controls over financial reporting
- No material weaknesses were identified related to the City's Federal Awards
- No significant deficiencies were identified related to the City's Federal Awards
- No material weaknesses were identified related to the City's State Awards
- No significant deficiencies were identified related to the City's State Awards
- The City received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting

This is an outstanding audit report and a reflection of the importance that both Council and staff place on fiscal reporting and accountability.

On December 4, 2020, the City's Audit Committee reviewed the Governmental fund financial statements (highlighting the General Fund's results) for the Fiscal Year Ending June 30, 2020. A copy of the statements are attached for Council reference. At the Council meeting the auditors will discuss their opinion on the results of operations as of the end of the 2020 fiscal year.

The final phase of the annual audit cycle includes submission of financial statements to the Local Government Commission (LGC) for review. Following LGC review and final revisions, the Comprehensive Annual Financial Report (CAFR) will be finalized and provided to the Mayor and City Council Members prior to December 31.

FY2020-21 Fund Balance Designations:

Each year the City waits until the completion of the fiscal year audit to approve and record the next fiscal year's General Fund Balance designations. This timing is intended to ensure that the City is in compliance with its fund balance policy to maintain a floor of 14% of the current annual operating budget. The policy also states that the City will strive to maintain an undesignated fund balance of between 16% and 18%. The following is the calculation for FY2020-21:

FY2020-21 General Fund Budget	\$81,014,084
COVID-19 Budget Adjustment	8,065,000
Budgeted Restricted Revenues	(2,596,618)
FY2020-21 Unrestricted General Fund Budget	\$86,482,466
Unassigned Fund Balance Percentage	14.00%
FY2020-21 Calculated Unassigned Fund Balance	\$12,107,545

For Fiscal Year 2020-21, the priorities with concerns to fund balance designations are as follows:

- Appropriate Fund Balance in the amount included in the FY2020-21 budget that was used to balance the General Fund Budget
- Restore funding to the Capital Reserve Fund that was redirected due to COVID-19 uncertainty and the reduction in the Federal Build Grant funding as compared to that requested in the funding application
- Carryover budget dollars from FY2019-20 that were held due to the uncertainty of COVID-19

The following are the FY2020-21 designations to General Fund Balance:

Unassigned Fund Balance Before FY2020-21 Appropriations	\$16,556,478
Fund Balance FY2020-21 Designations:	
a. Fund Balance Appropriated to Balance FY2020-21 Budget	\$(618,000)
b. Restore Capital Reserve Funding Redirected in FY2019-20	(2,205,587)
c. Department Carryover From FY2019-20 Budget:	
• CMO: Jobs Grant Appropriations	(200,000)
• IT Department: Security Upgrades to City Information Technology Infrastructure	(550,000)
• Police: Parking Deck Safety Improvements per Parking Plan	(135,000)
• City Attorney's Office: Council Redistricting Plan	(60,000)
• Recreation and Parks Department:	

- Little League Softball World Series Operational Support	(25,000)
- Wildwood Phase 1 & 2	(225,000)
• Planning & Development Department:	
- African American Historical Trail App Development	(10,000)
- Uptown Trolley Enhancements	(40,000)
- Uptown Greenville Study (MPO Match)	(10,000)
d. Economic Development Project Support	(325,000)
Total FY2020-21 Designations	\$(4,403,587)
Unassigned Fund Balance After FY2020-21 Appropriations	<u>\$12,152,891</u>

The following is a summary of the FY2020-21 Calculated Excess Fund Balance after the FY2020-21 Designations:

FY2020-21 Calculated Unassigned Fund Balance at 14%	\$12,107,545
Unassigned Fund Balance After FY2020-21 Appropriations	<u>12,152,891</u>
FY2020-21 Calculated Excess Fund Balance	<u>\$45,346</u>

Given the priority to restore funding that had been redirected and to move forward projects that had been held due to COVID-19 uncertainty, the unassigned fund balance is being held at the floor of 14%. However, staff will continue to strive to look for opportunities to maintain an unassigned fund balance in the range of 16% to 18% as stated in policy.

Fiscal Note: Detailed fiscal information is contained in the audit report.

Recommendation: Accept the audit results as presented by Cherry Bekaert, LLP for the year ended June 30, 2020 and the FY2020-21 General Fund Balance designations.

ATTACHMENTS

 [FY2020-21 Fund Balance 12-10-00.pdf](#)

City of Greenville

Fiscal Year 2020-21 General Fund Excess Fund Balance Calculation Per Fiscal Year 2019-20 Financial Audit

City of Greenville Financial Policy on General Fund Unassigned Fund Balance:

Unassigned Fund Balance, as defined by GASB 54, will be the portion of fund balance remaining after all other categories have been determined. These other categories are non-spendable amounts, commitments and restrictions for future expenditures, and required reserves as defined by State statutes.

The City will maintain a floor of 14% of the total current annual operating budget, while striving to maintain 16%-18% of the total current operating budget.

The City Council may, from time to time, appropriate unassigned fund balances that will reduce unassigned fund balance below the 14% threshold for the purposes of a declared fiscal emergency or other such global purpose as to protect the long-term fiscal security of the City of Greenville. In such circumstances, the City Council will adopt a plan to restore the unassigned fund balance to or above the threshold within 36 months from the date of appropriation. If restoration cannot be accomplished within such time period without severe hardship to the City, then the City Council will establish a different but appropriate time period.

City of Greenville
 Fiscal Year 2020-21 General Fund Balance

Section One: Calculation of General Fund Unassigned Fund Balance:

FY2020-21 General Fund Budget	\$ 81,014,084
COVID-19 Budget Adjustment	8,065,000
Budgeted Restricted Revenues	<u>(2,596,618)</u>
FY2020-21 Unrestricted General Fund Budget	\$ 86,482,466
Unassigned Fund Balance Percentage	14.00%
FY2020-21 Calculated Unassigned Fund Balance	<u>\$ 12,107,545</u>

Section Two: FY2020-21 Designations

Unassigned Fund Balance Before FY2020-21 Appropriations	\$ 16,556,478
FY2020-21 Appropriations:	
a. Fund Balance Appropriated to Balance FY2020-21 Budget	(618,000)
b. Restore Capital Reserve Funding Redirected in FY2019-20:	(2,205,587)
c. Department Carryover From FY2019-20 Budget:	
• CMO: Jobs Grant Appropriations From FY2018-19 & FY2019-20	(200,000)
• IT Department: Security Upgrades to City IT Infrastructure	(550,000)
• Police: Parking Deck Safety Improvements per FY2019-20 Parking Plan	(135,000)
• CAO: Council Redistricting Plan	(60,000)
• Recreation & Parks Department:	
- Little League Softball World Series Operational Support	(25,000)
- Wildwood Park Phase 1 & 2	(225,000)
• Planning & Development Department:	
- African American Historical Trail App Development	(10,000)
- Uptown Trolley Enhancements	(40,000)
- Uptown Greenville Study (MPO Match)	(10,000)
d. Economic Development Project Support	(325,000)
	<hr/>
Total FY2020-21 Appropriations	\$ (4,403,587)
Unassigned Fund Balance After FY2020-21 Appropriations	<u>\$ 12,152,891</u>

Section Three: FY2020-21 Excess General Fund Balance Calculation

FY2020-21 Calculated Unassigned General Fund Balance (Section One)	\$ 12,107,545
Unassigned Fund Balance After FY2020-21 Appropriations (Section Two)	12,152,891
FY2020-21 Calculated Excess Fund Balance	<u>\$ 45,346</u>

City of Greenville
 Fiscal Year 2020-21 Excess Fund Balance Calculation
 Per Fiscal Year 2019-20 Financial Audit

Capital Reserve Fund Balance

	Fiscal Year 2019-20 Adjustments					Fiscal Year 2020-21 Adjustments				FY2020-21 Balance
	FY2018-19 Balance	Transfer to PW Capital Project Fund	Reclassify NCDOT Funding to BUILD	Reclassify Dickinson to Offset COVID-19	Additional BUILD Allocation	FY2019-20 Balance	Transfer to BUILD Capital Projects	Restore NCDOT Funding	Restore Dickinson Funding	
Covention Center Projects	\$ 140,487	\$ (140,487)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dickinson Avenue Streetscape	1,792,860	-	-	(605,587)	-	1,187,273	-	-	605,587	1,792,860
NCDOT Transportation Projects	1,693,869	-	(1,600,000)	-	-	93,869	-	1,600,000	-	1,693,869
Industrial Site	1,000,000	-	-	-	-	1,000,000	-	-	-	1,000,000
BUILD Grant Projects	-	-	1,600,000	-	416,882	2,016,882	(2,016,882)	-	-	-
Total	\$ 4,627,216	\$ (140,487)	\$ -	\$ (605,587)	\$ 416,882	\$ 4,298,024	\$ (2,016,882)	\$ 1,600,000	\$ 605,587	\$ 4,486,729

City of Greenville
 Fiscal Year 2020-21 Excess Fund Balance Calculation
 Per Fiscal Year 2019-20 Financial Audit

Projected Transportation Project Costs

Project	Projected Total Cost			City Funding Status		
	State/Federal Cost	City Cost	Total Cost	Funding Secured	Funding Not Secured	Total
BUILD Grant	\$ 15,386,118	\$ 8,613,882	\$ 24,000,000	\$ 8,613,882	\$ -	\$ 8,613,882
Dickinson Avenue Streetscape	10,766,700	1,890,000	12,656,700	1,792,860	97,140	1,890,000
NCDOT Projects	261,441,119	4,219,958	265,661,078	1,693,869	2,526,089	4,219,958
Total Projected	\$ 276,827,237	\$ 12,833,840	\$ 289,661,078	\$ 10,307,751	\$ 2,526,089	\$ 12,833,840

Notes:

- City Funding Secured for the Build Grant is Comprised of the Following:

2015 Transportation Bond Funding	\$ 2,597,000
BUILD Grant Capital Project Fund	2,016,882
Future Debt Funding Through General Fund	4,000,000
Total City Funding Secured	\$ 8,613,882

- The Total City Funding Secured for NCDOT Projects Will Require Flexibility to be Directed Between the BUILD Grant Project and All Other Individual NCDOT Projects Depending on 1) Timing of Projects and 2) Actual Bid Cost of Projects

NCDOT Projected Cost by Project

	State/Federal Cost	City Cost	Total Cost
NCDOT: Oxford Bridge	1,048,320	262,080	1,310,400
NCDOT: Rock Springs Culvert	1,524,548	268,380	1,792,928
NCDOT: Street Signal Conversion	9,733,500	957,600	10,691,100
NCDOT: Allen Road	31,001,202	984,948	31,986,150
NCDOT: Firestower Road	69,769,728	912,072	70,681,800
NCDOT: 14th Street	18,698,272	283,628	18,981,900
NCDOT: Evans Street / Old Tar Road	129,665,550	551,250	130,216,800
Total Projected	\$ 261,441,119	\$ 4,219,958	\$ 265,661,078



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Request from Pitt County to waive annexation of 24 properties adjacent to the Candlewick Area Sewer District

Explanation: The City has received a request from Pitt County asking for a waiver of annexation for 24 properties adjacent to the Candlewick Area Sewer District (CASD), located along Stantonsburg Road and west of the Southwest Bypass.

Background: The CASD is located in Pitt County's jurisdiction. It was originally established due to a large number of septic tank failures in this area. Through grant funding, Pitt County received approximately \$3.0 million to construct a sanitary sewer system for the district. This area lies within Greenville Utilities Commission's (GUC) Sewer Master Plan Area. As such, GUC participated in this project to upside planned facilities to ensure it can accommodate future sewer extensions for regional sewer service within the Master Planning Area. The area that can be served by the upsized facilities is 1,100+/- acres.



On November, 12, 2015, the Council voted (4:2) to allow extension of sewer into the CASD without requiring voluntary annexation.

On August 15, 2016, the City adopted a sewer capital project budget amendment in the amount of \$700,000 to pay for the cost of upsizing the facilities.

Fiscal Note: Current Total Tax Value: \$2,097,34

Recommendation: Staff recommends denial of the request.

ATTACHMENTS

-  [Candlewick Letter.pdf](#)
-  [CASD \(002\).pdf](#)



**PITT COUNTY
OFFICE OF THE COUNTY MANAGER**

1717 W. 5TH STREET
GREENVILLE, NORTH CAROLINA 27834-1696
TELEPHONE: (252) 902-2950 FAX: (252) 830-6311

D. Scott Elliott
County Manager
scott.elliott@pittcountync.gov

November 16, 2020

Ann Wall, Manager
City of Greenville
200 West Fifth Street
Greenville, NC 27858

Dear Ann:

Thank you for meeting with Pitt County and Greenville Utilities staff on November 10th to discuss the County's proposed Community Development Block Grant - Infrastructure (CDBG-I) application for Phase II of the Candlewick Sewer Project. As discussed, the next project phase is anticipated to provide sanitary sewer service to approximately 63 households, many of which have low-moderate incomes and are experiencing septic system failures (see attached map). This project will expand on the first CDBG-I phase that provided a two-mile force main to connect to the existing Greenville Utilities system, a new pump station, and connections for 16 households. Greenville Utilities provided supplemental funds for Phase I to upsize the force main and pump station to accommodate future growth in the area.

Per your request and pursuant to the City of Greenville and Greenville Utilities Commission Joint Statement Policy on Development, this letter serves to request that the City of Greenville waive annexation requirements for those lots outside of the Candlewick Area Sanitary District (CASD). As you are aware, the lots within the CASD received an annexation waiver from City Council in November 2015. The requested waiver is for the 24 lots that are adjacent to the CASD boundary and have a high prevalence of septic system failure. The waiver will allow all households within the proposed service area to be treated equally.

With this letter, I am formally requesting that the supplemental annexation waiver be included on an upcoming City Council agenda for consideration. County staff will be glad to provide additional information for the agenda package and will be available for a presentation to Council.

Please let me know if you have any questions regarding this request.

Sincerely,

A handwritten signature in blue ink that reads "D. Scott Elliott".

D. Scott Elliott
County Manager

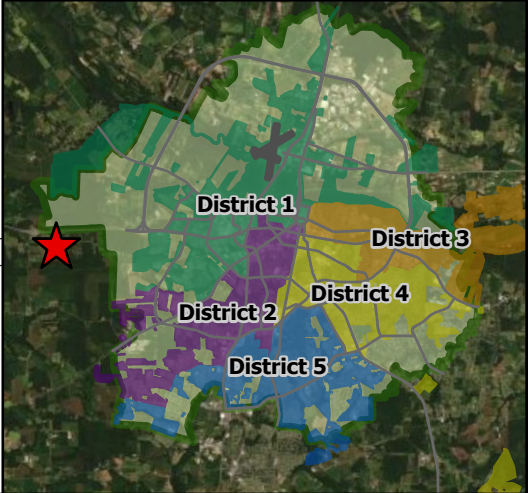
Attachment

Cc: James Rhodes, County Planning Director
Tim Corley, County Engineer
Randy Emory, GUC, Director of Water Resources
Cliff Cahoon, GUC, Water Resources Engineer
Bill Cowan, Withers Ravenel

Candlewick Sewer Project



 **CASD Boundary**
 **Proposed Area**





City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Ordinance Approving Fiscal Year 2020-21 Capital Reserve Fund Designations

Explanation: An ordinance approving the Fiscal Year 2020-21 Capital Reserve Fund Designations, as included in Budget Ordinance Amendment #5, is presented for City Council consideration.

Budget Ordinance Amendment #5 includes a transfer to the Capital Reserve Fund from the General Fund for the Dickinson Avenue Streetscape Project and NCDOT road construction projects.

Included are the following documents are attached:

Capital Reserve Fund - Detail of Designations: This report shows the Capital Reserve Fund Balance that was approved by City Council on October 5, 2020, changes to those designations, and the proposed designations as of the December 10, 2020 City Council meeting.

Ordinance Amending the Fund: This document reflects the proposed projects that are included in the Capital Reserve Fund. The Local Budget and Fiscal Control Act requires that a transfer to the Capital Reserve Fund state (i) the approximate periods of time during which the monies are to be accumulated for each purpose, (ii) the approximate amounts to be accumulated for each purpose, and (iii) the sources from which monies for each purpose will be derived.

Fiscal Note: The Capital Reserve Fund Balance stands at approximately \$4,486,729 and reflects the capital project priorities of the City Council as included in Budget Ordinance Amendment #5.

Recommendation: Approve Fiscal Year 2020-21 Capital Reserve Fund Designations and adopt the Capital Reserve Fund Ordinance.

ATTACHMENTS

-  **Capital Reserve Designations.xls**
-  **Capital Reserve Ordinance FY2020-21.docx**

City of Greenville
Capital Reserve Fund - Detail of Designations - December, 2020

Purpose	Approved Designations October 5, 2020	Inc/(Dec)	Proposed Designations December 10, 2020
Dickinson Avenue Streetscape	\$ 1,187,273	A \$ 605,587	\$ 1,792,860
Transportation			
DOT Road Construction projects	93,869	B 1,600,000	1,693,869
Subtotal Transportation	93,869	1,600,000	1,693,869
Industrial Site	1,000,000	-	1,000,000
Total	\$ 2,281,142	\$ 2,205,587	\$ 4,486,729

A To increase the local match amount for the Dickinson Avenue Streetscape project

B To increase the local match amount for future NCDOT road construction projects

ORDINANCE NO. 20-
AN ORDINANCE AMENDING THE CAPITAL RESERVE FUND
FOR THE CITY OF GREENVILLE

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

Section I. The Capital Reserve Fund is amended as follows:

<u>Amount</u>	<u>Sources of Monies</u>	<u>Purpose</u>	<u>Accumulation Period</u>
1,187,273	General Fund	Dickinson Avenue Streetscape	5 years
1,693,869	General Fund	NCDOT Projects	5 years
<u>1,000,000</u>	General Fund	Industrial Site	5 years
<u>\$ 4,486,729</u>			

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

Section III. This ordinance will become effective upon its adoption.

Adopted this 10th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



City of Greenville, North Carolina

Meeting Date: 12/10/2020

Title of Item: Budget Ordinance Amendment #5 to the 2020-2021 City of Greenville Budget (Ordinance #20-025), the Capital Projects Funds (Ordinance #17-024), and the establishment of the Property and Evidence Fund (Ordinance #20-).

Explanation: Attached for consideration at the December 10, 2020 City Council meeting is an ordinance amending the 2020-2021 City of Greenville Budget (Ordinance #20-025), the Capital Projects Funds (Ordinance #17-024), and establishing the Property and Evidence Fund (Ordinance #20-).

For ease of reference, a footnote has been added to each line item of the Budget Ordinance Amendment, which corresponds to the explanation below:

<u>Item</u>	<u>Justification</u>	<u>Funds Amended</u>	<u>Net Adjustment</u>
A	To reclassify FY 2020-21 designations to align with the 2019-20 financial audit.	General R&P Cap Proj IT Cap Proj PW Cap Proj Capital Reserve	\$ 3,760,587
B	To carry over funding from prior year for Dickinson Avenue Parking Lot projects	Capital Reserve	\$ 1,600,571

-To establish a Property & Evidence Agency Fund for the Police Department restricted property and evidence seizures.

Fiscal Note: The Budget Ordinance Amendment affects the following funds:

<u>Fund</u>	<u>2020-21 Revised Budget</u>	<u>Amendment #5</u>	<u>2020-21 Budget per Amendment #5</u>
General	\$82,663,816	3,760,587	\$86,424,403
Debt Service	5,943,531	-	5,943,531
Public Transportation (Transit)	3,243,918	-	3,243,918
Fleet Maintenance	4,964,629	-	4,964,629

Sanitation	7,865,966	-	7,865,966
Stormwater	8,472,676	-	8,472,676
Housing	1,867,166	-	1,867,166
Health Insurance	13,757,908	-	13,757,908
Vehicle Replacement	2,566,251	-	2,566,251
Facilities Improvement	3,015,725	-	3,015,725
Convention & Visitor's Authority	1,404,029	-	1,404,029
Sheppard Memorial Library	2,772,931	-	2,772,931
Street Improvement Bond	16,852,567	-	16,852,567
Red Light Camera Program	1,600,000	-	1,600,000
Capital Reserve	2,016,882	3,806,338	5,823,220
Recreation & Parks Capital Projects	9,571,054	175,000	9,746,054
Special Revenue Grants	10,763,590	-	10,763,590
Community Development Capital	18,954,227	-	18,954,227
Public Works Capital Projects	55,349,778	135,000	55,484,778

Recommendation: Approve Budget Ordinance Amendment #5 to the 2020-2021 City of Greenville Budget (Ordinance #20-025), the Capital Projects Funds (Ordinance #17-024), and establish the Property and Evidence Fund (Ordinance #20-).

ATTACHMENTS

-  [BA_2020-21 Amendment 5.xlsx](#)
-  [Ordinance for Property Evidence Fund.xlsx](#)

ORDINANCE NO. 20-
CITY OF GREENVILLE, NORTH CAROLINA
Ordinance (#5) Amending the 2020-21 Budget (Ordinance #20-025) and
the Capital Projects Funds (Ordinance #17-024)

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

Section I: Estimated Revenues and Appropriations. General Fund, of Ordinance #20-025 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #5			
	2020-21 Revised Budget	A.	Total Amend #5	2020-21 Budget per Amend #5
ESTIMATED REVENUES				
Property Tax	\$ 35,594,992	\$ -	\$ -	\$ 35,594,992
Sales Tax	16,366,718	-	-	16,366,718
Video Prog. & Telecom. Service Tax	868,522	-	-	868,522
Rental Vehicle Gross Receipts	158,566	-	-	158,566
Utilities Franchise Tax	7,000,000	-	-	7,000,000
Motor Vehicle Tax	1,560,000	-	-	1,560,000
Other Unrestricted Intergov't	870,636	-	-	870,636
Powell Bill	2,182,000	-	-	2,182,000
Restricted Intergov't Revenues	1,429,496	-	-	1,429,496
Licenses, Permits and Fees	3,906,147	-	-	3,906,147
Rescue Service Transport	2,869,000	-	-	2,869,000
Parking Violation Penalties, Leases,	74,302	-	-	74,302
Other Sales & Services	314,868	-	-	314,868
Other Revenues	625,691	-	-	625,691
Interest on Investments	445,000	-	-	445,000
Transfers In GUC	6,428,989	-	-	6,428,989
Transfer from FEMA Fund	500,000	-	-	500,000
Appropriated Fund Balance	1,468,889	3,760,587	3,760,587	5,229,476
Total Revenues	\$ 82,663,816	\$ 3,760,587	\$ 3,760,587	\$ 86,424,403
APPROPRIATIONS				
Mayor/City Council	\$ 513,172	\$ -	\$ -	\$ 513,172
City Manager	2,687,404	200,000	200,000	2,887,404
City Clerk	259,284	-	-	259,284
City Attorney	535,757	60,000	60,000	595,757
Human Resources	2,951,607	-	-	2,951,607
Information Technology	3,218,969	-	-	3,218,969
Engineering	4,993,282	310,000	310,000	5,303,282
Fire/Rescue	14,558,962	-	-	14,558,962
Financial Services	2,740,880	-	-	2,740,880
Recreation & Parks	6,772,223	25,000	25,000	6,797,223
Police	24,493,213	-	-	24,493,213
Public Works	6,083,837	40,000	40,000	6,123,837
Planning & Development	3,106,583	10,000	10,000	3,116,583
OPEB	300,000	-	-	300,000
Contingency	102,342	-	-	102,342
Indirect Cost Reimbursement	(1,950,887)	-	-	(1,950,887)
Total Appropriations	\$ 71,366,628	\$ 645,000	\$ 645,000	\$ 72,011,628
OTHER FINANCING SOURCES				
Transfers to Other Funds	\$ 11,297,188	\$ 3,115,587	\$ 3,115,587	\$ 14,412,775
Total Other Financing Sources	\$ 11,297,188	\$ 3,115,587	\$ 3,115,587	\$ 14,412,775
Total Approp & Other Fin Sources	\$ 82,663,816	\$ 3,760,587	\$ 3,760,587	\$ 86,424,403

Section II: Estimated Revenues and Appropriations. Recreation and Parks Capital Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	2020-21 Revised Budget	A.	Total Amend #5	2020-21 Budget per Amend #5
ESTIMATED REVENUES				
Restricted Intergovernmental	\$ 200,124	\$ -	\$ -	\$ 200,124
Transfer from General Fund	755,246	225,000	225,000	980,246
Transfer from Capital Reserve	2,122,153	-	-	2,122,153
Transfer from CD Cap Project Fund	82,965	-	-	82,965
Transfer from FIP	44,818	-	-	44,818
Transfer from FEMA-Hurricane	117,340	-	-	117,340
Transfer from Public Works Capital	30,000	-	-	30,000
Special Donations	132,000	-	-	132,000
Appropriated Fund Balance	572,874	-	-	572,874
Long Term Financing	5,513,534	-	-	5,513,534
Total Revenues	\$ 9,571,054	\$ 225,000	\$ 225,000	\$ 9,796,054
APPROPRIATIONS				
Water Sports Facility Project	\$ 291,942	\$ -	\$ -	\$ 291,942
Tar River Development	2,100,112	225,000	225,000	2,325,112
Volleyball Courts	320,000	-	-	320,000
Town Common Parking Lot	100,000	-	-	100,000
Transfer to General Fund	9,000	-	-	9,000
Sycamore Hill Gateway	2,000,000	-	-	2,000,000
Eppes Remodel	1,250,000	-	-	1,250,000
Pool Replacement	3,500,000	-	-	3,500,000
Total Appropriations	\$ 9,571,054	\$ 225,000	\$ 225,000	\$ 9,796,054

Section III: Estimated Revenues and Appropriations. IT Capital Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	2020-21 Revised Budget	A.	Total Amend #5	2020-21 Budget per Amend #5
ESTIMATED REVENUES				
Transfers from Other Funds	\$ 3,270,991	\$ 550,000	\$ 550,000	\$ 3,820,991
Total Revenues	\$ 3,270,991	\$ 550,000	\$ 550,000	\$ 3,820,991
APPROPRIATIONS				
Transfer to Other Funds	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000
IT Security Infrastructure Upgrades	-	550,000	550,000	550,000
IT Hardware Upgrade	770,991	-	-	770,991
Total Appropriations	\$ 3,270,991	\$ 550,000	\$ 550,000	\$ 3,820,991

Section IV: Estimated Revenues and Appropriations. Public Works Capital Projects Fund, of Ordinance #17-024 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	2020-21 Revised Budget	A.	Total Amend #5	2020-21 Budget per Amend #5
ESTIMATED REVENUES				
Occupancy Tax	\$ 372,610	\$ -	\$ -	\$ 372,610
Transfers from Other Funds	21,071,989	135,000	135,000	21,206,989
Other Income	2,731,245	-	-	2,731,245
Spec Fed/State/Loc Grant	23,754,711	-	-	23,754,711
Spec Fed/State/Loc Grant	944,223	-	-	944,223
Bond Proceeds	6,200,000	-	-	6,200,000
Appropriated Fund Balance	275,000	-	-	275,000
Total Revenues	\$ 55,349,778	\$ 135,000	\$ 135,000	\$ 55,484,778
APPROPRIATIONS				
Stantonsburg Rd./10th St Con Project	\$ 6,194,950	\$ -	\$ -	\$ 6,194,950
Computerized Traffic Signal System	8,883,151	-	-	8,883,151
Sidewalk Development Project	1,405,540	-	-	1,405,540
GTAC Project	9,336,917	-	-	9,336,917
Energy Efficiency Project	777,600	-	-	777,600
King George Bridge Project	1,341,089	-	-	1,341,089
Energy Savings Equipment Project	2,591,373	-	-	2,591,373
Convention Center Expansion Project	4,718,000	-	-	4,718,000
Pedestrian Improvement Project	210,761	-	-	210,761
Street Lights & Cameras	1,401,225	-	-	1,401,225
F/R Station 3 Parking Lot	139,551	-	-	139,551
F/R Station 2 Bay Expansion	244,655	-	-	244,655
Parking Lot Enhancements	81,903	-	-	81,903
Street Improvements Project	14,282,805	-	-	14,282,805
Safe Routes to School	1,409,463	-	-	1,409,463
Imperial Demolition	238,464	-	-	238,464
Parking Deck Safety Improvements	-	135,000	135,000	135,000
Transfer to General Fund	559,764	-	-	559,764
Transfer to Street Improvement	1,002,567	-	-	1,002,567
Transfer to Recreation & Parks Capital	30,000	-	-	30,000
Transfer to Facilities Improvement	250,000	-	-	250,000
Transfer to IT Capital Projects Fund	250,000	-	-	250,000
Total Appropriations	\$ 55,349,778	\$ 135,000	\$ 135,000	\$ 55,484,778

Section V: Estimated Revenues and Appropriations. Capital Reserve Fund, of Ordinance #20-025 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	2020-21 Revised Budget	A.	B.	Total Amend #5	2020-21 Budget per Amend #5
ESTIMATED REVENUES					
Transfers from General Fund	\$ -	\$ 2,205,587	\$ -	\$ 2,205,587	\$ 2,205,587
Appropriated Fund Balance	2,016,882	-	1,600,751	1,600,751	\$ 3,617,633
Total Revenues	\$ 2,016,882	\$ 2,205,587	\$ 1,600,751	\$ 3,806,338	\$ 5,823,220
APPROPRIATIONS					
Increase in Reserve	\$ -	\$ 2,205,587	\$ -	\$ 2,205,587	\$ 2,205,587
Transfer to Engineering Capital Projects	2,016,882	-	-	-	2,016,882
Parking Lots Project	-	-	1,600,751	1,600,751	1,600,751
Total Appropriations	\$ 2,016,882	\$ 2,205,587	\$ 1,600,751	\$ 3,806,338	\$ 5,823,220

Section VI: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed:

Adopted this 10th day of December, 2020

P. J. Connelly, Mayor

ATTEST:

Valerie P. Shiuwegar, City Clerk

ORDINANCE NO. 20-
CITY OF GREENVILLE, NORTH CAROLINA
PROPERTY AND EVIDENCE FUND

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

Section I: The City of Greenville shall establish a Property and Evidence Agency Fund for the purpose of tracking seizures and disbursements of property and evidence collected by the City of Greenville Police Department, in accordance with the North Carolina Local Government Budget and Fiscal Control Act (NC G.S. 159).

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

Section III: This ordinance will become effective upon its adoption.

ADPOTED this the 10th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk