



Agenda

Greenville City Council

April 7, 2025

6:00 PM

City Hall Council Chambers, 200 West 5th Street

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 - Council Member Tonya Foreman

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Special Recognitions

1. Financial Services Department's Purchasing Division - Sustained Professional Purchasing Award
2. United Way of North Carolina Spirit Award
3. In Good Company - Greenville Citizens Academy Participants

VII. 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.

VIII. Consent Agenda

4. Resolution of Intent to Close a Portion of Grande Avenue
5. Resolution Accepting Dedication of Rights-of-Way and Easements for Savannah Place, Section 4, Phase 2
6. Series Resolution for up to \$70,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2025
7. Amendment #1 to Task Order #1 for professional services for Easement Valuations and Negotiations for the St. Andrews Drive Critical Infrastructure Protection and Stream Restoration Project
8. Various Tax Refunds Greater Than \$100

IX. Old Business

9. Ordinance to annex Mann Farm, Lot 1 property involving 4.697 acres located at the northwestern corner of the intersection of East 10th Street and Evolve Way

X. New Business

10. Request to Place Public Art on Public Property - Elizabeth Street Roundabout Mural
11. Affordable Housing Update
12. Presentation on 3-Year Plan for Providing Solid Waste Services
13. Budget Ordinance Amendment #9 Amending the 2024-25 City of Greenville Budget (Ordinance #24-038) and Housing Fund (Ordinance #24-038)

XI. Review of April 10, 2025, City Council Agenda

XII. City Manager's Report

XIII. Comments from Mayor and City Council

XIV. Adjournment



City of Greenville, North Carolina

Meeting Date: 04/07/2025

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- Title of Item:** Resolution of Intent to Close a Portion of Grande Avenue
- Explanation:** The adjoining property owner has requested to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue.
- The Planning and Zoning Commission gave a favorable recommendation to the petition for closure during its February 18, 2025, meeting.
- The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC requests utility easements over and upon water and sewer lines in the right of way to be withdrawn.
- The petitioner is required to post a cash bond for the required improvements to remove the connections to the adjoining streets.
- Fiscal Note:** Upon the effective date of the Resolution to Close, the City will no longer receive Powell Bill funds for maintenance of the closed street.
- Recommendation:** Approve the Resolution of Intent to Close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue and set a public hearing on May 8th, 2025, to consider the Resolution to Close.
-

ATTACHMENTS

- [COG-#1202714-v1-Grande_Ave_Resolution.docx](#)
- [C-1047_ GRAND AVE.STREET CLOSING_v1 \(2\).pdf](#)

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DECLARING ITS INTENT TO CLOSE A PORTION OF GRANDE AVENUE
LOCATED WEST OF ALBEMARLE AVENUE AND SOUTH OF VIRGINIA AVENUE

WHEREAS, the City Council intends to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue, in accordance with the provisions of G.S. 160A-299;

THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, that it is the intent of the City Council to close a portion of Grande Avenue located west of Albemarle Avenue and south of Virginia Avenue, more particularly described as follows:

Being that certain tract or parcel of land lying and being situate in the City of Greenville, Greenville Township, Pitt County, North Carolina and being bounded on the north by Pitt County Tax Parcels 9948 and 6553, on the east by Chestnut Street, on the south by Pitt County Tax Parcel 85420 and on the west by Virginia Avenue and being more particularly described as follows:

Commencing at an iron pipe set at the intersection of the west right of way line of Albemarle Avenue with the south right of way line of Virginia Avenue and running thence N 77° 34' 06" W - 187.20 feet to an iron pipe set at the intersection of the south right of way line of Virginia Avenue with the east right of way line of Grande Avenue and being the POINT OF BEGINNING; thence with the east right of way line of Grande Avenue common with the west lines of Pitt County Tax Parcels 9948 and 6553 owned by Noland RE Holdings, LLC, both as described in Deed Book 3975, Page 193 of the Pitt County Registry, S 28° 00' 00" E - 252.13 feet to an iron pipe set; thence S 61° 32' 54" W - 50.00 feet to an iron pipe set at the intersection of the west right of way line of Grande Avenue with the north right of way line of Chestnut Street at the southeast corner of Pitt County Tax Parcel 85420 owned by Noland RE Holdings, LLC, as described in Deed Book 3788, Page 627 of the Pitt County Registry; thence along and with the west right of way line of Grande Avenue common with the east line of said Parcel 85420, N 28° 00' 00" W - 289.79 feet to an existing iron pipe at the intersection of the west right of way line of Grande Avenue with the south right of way line of Virginia Avenue; thence S 81° 17' 46" E - 62.36 feet to the POINT OF BEGINNING containing 0.3110 acre and being the entire width of that portion of the right of way of Grande Avenue lying between the south right of way of Virginia Avenue and the north right of way of Chestnut Street shown on a Street Closing Map for Grande Avenue, prepared by ARK Consulting Group, PLLC, drawing C-1047, dated September 8, 2024, and incorporated herein by reference.

BE IT FURTHER RESOLVED that a public hearing will be held in the Council Chambers, City Hall, Greenville, North Carolina, on the 7th day of April 2025, at 6:00 p.m., to consider the advisability of closing the aforesaid street section. At such public hearing, all objections and suggestions will be duly considered.

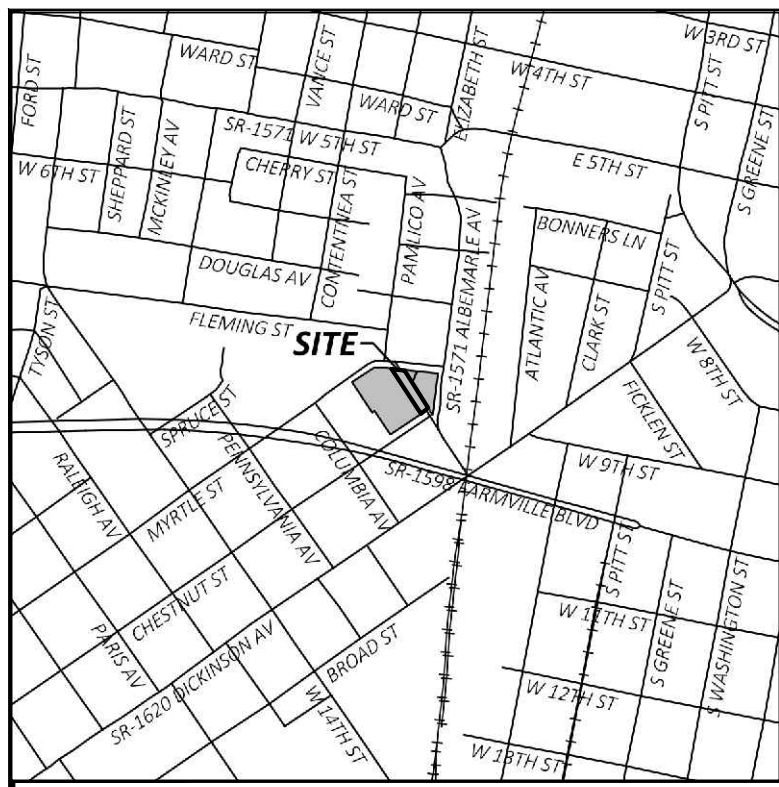
BE IT FURTHER RESOLVED that a copy of this resolution be published once a week for four (4) consecutive weeks in The Daily Reflector; that a copy of this resolution be sent by certified mail to the owners of property adjacent to the above-described street, as shown on the County tax records, and that a copy of this resolution be posted in at least two (2) places along the portion of the street to be closed.

Duly adopted this the 7th day of April, 2025.

P.J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk



Vicinity Map
SCALE: 1" = 1,000'

Legend

- EXISTING IRON PIPE
- IRON PIPE SET
- NO POINT SET
- ⊙ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- W- EXISTING WATER LINE
- S- EXISTING SEWER LINE
- G- EXISTING GAS LINE
- OHE- EXISTING OVERHEAD ELECTRIC
- OHC- EXISTING OVERHEAD TELE/CABLE
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- B/B BACK OF CURB TO
- POW POWER POLE
- DI DROP INLET
- C.B. CATCH BASIN

References

- D.B. 3788, PG. 627
- D.B. 3975, PG. 193
- M.B. 23, PG. 56
- M.B. 47, PG. 161
- PITT COUNTY REGISTRY

Notes:

1. THIS IS A STREET CLOSING SURVEY FOR A PORTION OF THE 200 BLOCK OF GRANDE AVENUE
2. AS SHOWN OF FEMA FLOOD INSURANCE RATE MAP 3720468800K, DATED 7-7-2014, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES AND RECORD DRAWINGS; NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION
4. THE DESIGNATION NOTED OVER NEW WATER, SANITARY AND/OR ELECTRIC LINES ARE FOR THE PURPOSE OF ESTABLISHING WIDTH OF SAID EASEMENTS. THE EASEMENTS SHOWN ARE NOT EXCLUSIVE AND WILL PERMIT THE FUTURE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS
5. NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MANUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCROACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE

MAYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE A PORTION OF GRANDE AVENUE

RESOLUTION NO.: _____

SIGNED: _____ MAYOR

SIGNED: _____ CITY CLERK

AREA SUMMARY

PORTION OF ABANDONED RIGHT OF WAY ADJACENT TO PARCEL 85420:	0.1609 AC.
PORTION OF ABANDONED RIGHT OF WAY ADJACENT TO PARCELS 6553 AND 9948:	0.1501 AC. 0.3110 AC.

PRELIMINARY PLAT;
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

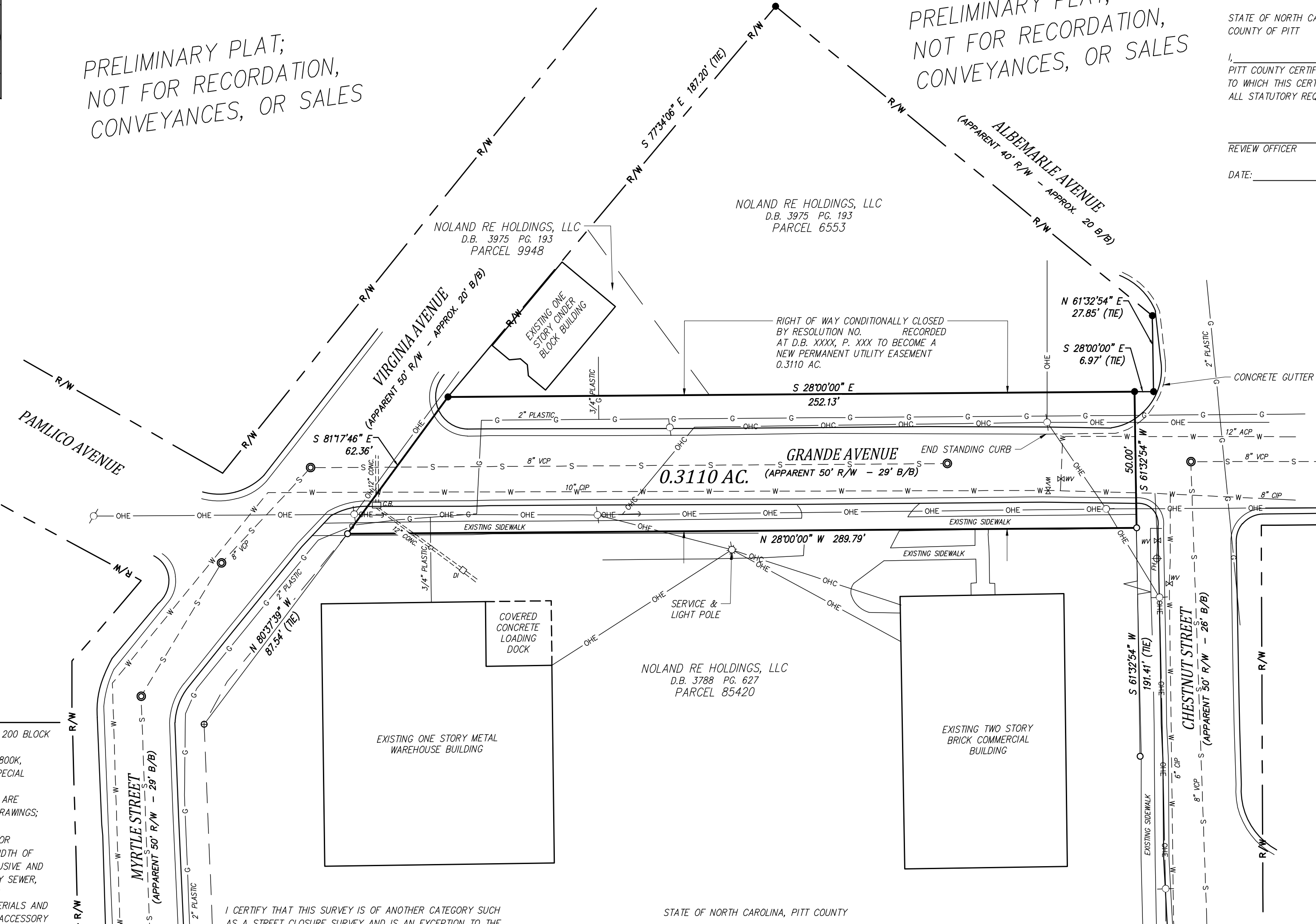
PRELIMINARY PLAT;
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

STATE OF NORTH CAROLINA
COUNTY OF PITT

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

REVIEW OFFICER

DATE: _____



I CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE

STEPHEN N. SPRULL L-2723

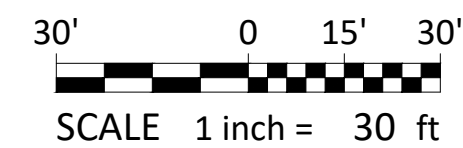
I, _____, THE CITY PLANNER OF THE CITY OF GREENVILLE, NC, CERTIFY THIS MAP OR PLAT IS AN EXEMPTION TO THE DEFINITION OF A SUBDIVISION AND EXCEEDS THE MINIMUM LAND DEVELOPMENT REGULATIONS OF THE CITY OF GREENVILLE. THIS PLAT IS APPROVED FOR RECORDATION

GREENVILLE SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA, PITT COUNTY

I, STEPHEN N. SPRULL CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:12,679; THAT ANY BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION REFERENCED HERE ON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 20 DAY OF OCTOBER, 2024.

PROFESSIONAL LAND SURVEYOR L-2723



 ARK CONSULTING GROUP, PLLC ENGINEERS & SURVEYORS www.arkconsultinggroup.com	NC License: P-1199 2755-B Charles Blvd. Greenville, NC 27858 (252) 558-0888	
	STREET CLOSING MAP FOR A PORTION OF GRANDE AVENUE CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA ARK DRAWING NO. C-1047	
SCALE 1" = 30'	DATE September 8, 2024	SHEET 1 of 1



City of Greenville, North Carolina

Meeting Date: 04/07/2025

-
- Title of Item:** Resolution Accepting Dedication of Rights-of-Way and Easements for Savannah Place, Section 4, Phase 2
- Explanation:** In accordance with the City's Subdivision regulations, rights-of-way and easements have been dedicated for Savannah Place, Section 4, Phase 2. (Map Book 88 at Page 61). A resolution accepting the dedication of the aforementioned rights-of-way and easements is attached for City Council consideration. The final plat showing the rights-of-way and easements is also attached.
- Fiscal Note:** Funds for the maintenance of these rights-of-way and easements are included within the fiscal year 2024-2025 budget.
- Recommendation:** City Council adopt the attached resolution accepting dedication of rights-of-way and easements for Savannah Place, Section 4, Phase 2.
-

ATTACHMENTS

- [Savannah Pl_ Sec 4_ Ph 2 Resolution.DOC](#)
- [Savannah Place Section 4 Phase 2 FP21-37.pdf](#)

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

WHEREAS, G.S. 160D-806 authorizes any City Council to accept by resolution any dedication made to the public of land or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction; and

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

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

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

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

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

Savannah Place, Section 4, Phase 2 Map Book 88 at Page 61

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

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

Adopted the 7th day of April, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

I, _____, 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.

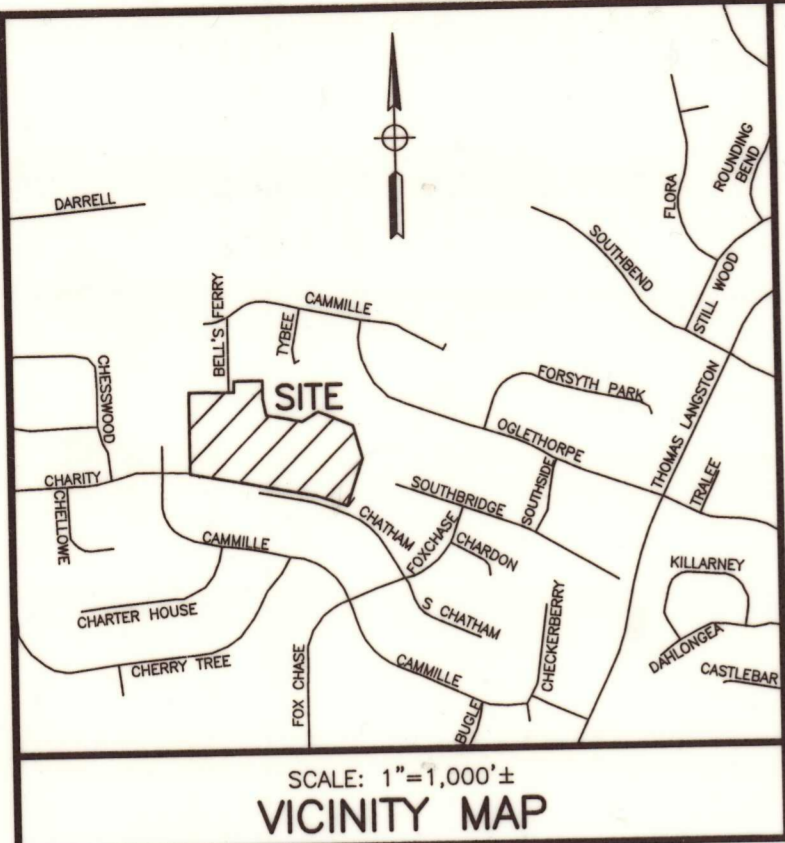
WITNESS my hand and official seal this the 7th day of April, 2025.

Notary Public

My Commission Expires:

SITE DATA

TOTAL AREA	6.897 ACRES
NUMBER OF LOTS CREATED	19
AREA IN COMMON AREA	0
AREA IN PARKS, RECREATION AREAS, CEMETERIES AND THE LIKE	0

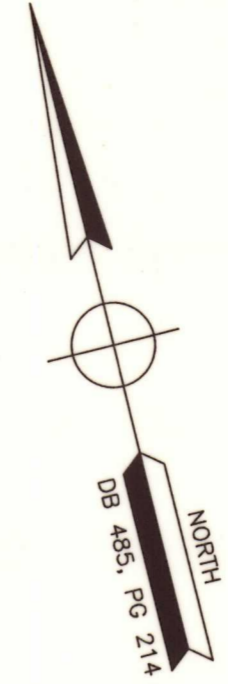


LEGEND
 EIP = EXISTING IRON PIPE
 R/W = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB
 CH = CHORD
 R = RADIUS
 L = LENGTH
 T = TANGENT
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 EX = EXISTING

Doc ID: 015381720001 Type: CRP
 Recorded: 04/04/2022 at 11:02:13 AM
 Fee Amt: \$21.00 Page 1 of 1
 Pitt County, NC
 Lisa P. Nichols REG OF DEEDS
88 PG 61

C/L CURVE DATA

CURVE "A"
 R= 135.00'
 Δ = 79°29'18"
 L= 187.29'
 T= 112.25'
 CH= S 40°10'52" E 172.63'



COPY

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N 3°33'50" W	12.00'	110.00'	12.01
C2	N 43°18'28" W	131.22'	110.00'	140.60
C3	S 64°48'38" W	28.87'	25.04'	30.77
C4	S 60°17'58" W	51.13'	50.10'	53.66
C5	N 65°22'09" W	40.00'	49.86'	41.16
C6	N 18°12'46" W	40.00'	50.14'	41.14
C7	N 28°56'37" E	40.00'	49.86'	41.16
C8	N 76°17'54" E	40.32'	50.14'	41.49
C9	S 76°40'54" E	18.10'	160.00'	18.11
C10	S 61°17'07" E	67.37'	160.00'	67.88
C11	S 38°31'01" E	58.95'	160.00'	59.29
C12	S 17°17'12" E	58.95'	160.00'	59.29
C13	S 3°33'16" E	17.40'	160.00'	17.41

GENERAL NOTES

- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
- THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720466600J, DATED JULY 7, 2014.
- THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRICAL LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER, GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
- NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPLE AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES SHALL ENCR OACH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
- IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE INFRASTRUCTURE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY THAT DO NOT CARRY RUNOFF FROM PUBLIC ROADS.

HOMES ON THE ANGE
 DB 1586, PG 455

CHARLESTON VILLAGE
 SECTION 3
 MB 66, PGS 131-133

SAVANNAH PLACE
 SECTION 4, PHASE 1
 MB 84, PG 140

SAVANNAH PLACE
 SECTION 3
 MB 68, PG 113

SAVANNAH PLACE
 SECTION 3
 MB 68, PG 113
 MB 76, PG 165

SAVANNAH PLACE
 SECTION 3
 MB 68, PG 113

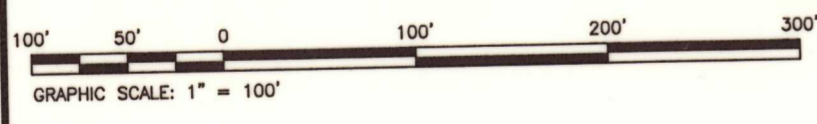
SAVANNAH PLACE
 SECTION 2, PHASE 2
 MB 86, PG 18

CHARLESTON VILLAGE
 SECTION 2, PHASE 3
 MB 64, PGS 132-133

BELLE'S FERRY COURT
 (50' R/W 28' B/B PUBLIC)

LINE TABLE

COURSE	BEARING	DISTANCE
L1	N 00°26'14" W	34.60'
L2	N 00°26'14" W	93.02'
L3	N 79°55'30" W	35.00'
L4	N 79°55'30" W	85.00'
L5	N 79°55'30" W	85.00'
L6	N 79°55'30" W	42.29'
L7	S 79°55'30" E	1.08'
L8	S 79°55'30" E	85.00'
L9	S 79°55'30" E	85.00'
L10	S 79°55'30" E	85.00'
L11	S 79°55'30" E	61.92'
L12	S 00°26'14" E	52.62'
L13	S 00°26'14" E	75.00'



A PORTION OF PARCEL #66255
 TAX MAP# 4666-52-8331
FINAL PLAT SHEET 1 OF 1

SAVANNAH PLACE
 SECTION 4, PHASE 2
 REFERENCE: DEED BOOK 1586, PAGE 455 OF PITT COUNTY REGISTER OF DEEDS
 GREENVILLE, WINTERVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: HOMES ON THE ANGE, INC.
ADDRESS: 226 COMMERCE STREET GREENVILLE, NC 27889
PHONE: (252) 756-3500

Baldwin Design Consultants, PA
 ENGINEERING - LAND PLANNING - SURVEYING
 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:
 DEED BOOK 1586 PAGE 455
 DEED BOOK PAGE
 DEED BOOK PAGE
 NC REGISTRATION NO. L-3082

OWNERS STATEMENT
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF
 SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF MARCH, 2022.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 08/21/2024

APPROVAL
 THIS FINAL PLAT NO. 21-37 WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE 1 DAY OF April, 2022.
 SIGNED: Dauida Mare
 CITY PLANNER

DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE ITS FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.
 SIGNED: Dauida Mare
 ATTEST: Michael West Baldwin

REVIEW OFFICER'S CERTIFICATE
 REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 SIGNED: Dauida Mare 4/4/22
 REVIEW OFFICER DATE

CERTIFICATION
 I, MICHAEL WEST BALDWIN, CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1586, PAGE 455, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 214, PAGE 485; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH §§ 47-30 AS AMENDED, WITH MY HAND AND SEAL THIS 24th DAY OF MARCH, 2022.
 SIGNED: Michael West Baldwin
 REGISTRATION NO. L-3082

Y:\DRAWINGS\SAVANNAH PLACE\SEC 4\FINAL PLAT SECT 4 PH 2.dwg Thu, Mar 24, 2022-10:06am RWELLS



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Series Resolution for up to \$70,000,000 Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2025

Explanation: On March 13, 2025, the City Council adopted a Findings Resolution authorizing certain actions with respect to the issuance of up to \$70 million in revenue bonds to fund capital projects previously adopted by the Greenville Utilities Commission and City Council. To continue to move forward with the revenue bond issue, Greenville Utilities Commission adopted a series resolution at its March 20, 2025, Regular Meeting agreeing to:

- Making the findings and determinations required by the Local Government commission ("LGC") in connection with the authorization and issuance of the Series 2025 Bonds.
- Approving the Preliminary Official Statement related to the Series 2025 Bonds in the form presented, the preparation of a final Official Statement reflecting the sale of the Series 2025 Bonds, and the form of the Bond Purchase Agreement with the underwriter for the Series 2025 Bonds.
- Authorizing and directing the officers, agents, and employees of the Commission to do all acts and things required of them by the provisions of the series resolution.
- Advising the City Council of the Commission's recommendation to adopt a similar resolution.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached Series Resolution and approve the subsequent execution of all collateral documentation necessary to consummate the closing of this bond transaction within the provisions of the Series Resolution.

ATTACHMENTS

[City Resolution - Issuance of \\$70M Series 2025.docx](#)

RESOLUTION NO. 25-____

SERIES RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$70,000,000 GREENVILLE UTILITIES COMMISSION COMBINED ENTERPRISE SYSTEM REVENUE BONDS, SERIES 2025 OF THE CITY OF GREENVILLE, NORTH CAROLINA, PURSUANT TO THE PROVISIONS OF THE BOND ORDER ADOPTED BY THE CITY COUNCIL OF SAID CITY ON AUGUST 11, 1994 AND AMENDED AND RESTATED AS OF APRIL 13, 2000, AND REQUESTING THE LOCAL GOVERNMENT COMMISSION OF NORTH CAROLINA TO SELL ALL THE BONDS BY NEGOTIATED SALE

WHEREAS, the City of Greenville, North Carolina (the “City”), a municipal corporation in Pitt County, North Carolina, owns certain public utility or public service enterprise facilities comprising an electric system, a natural gas system, a sanitary sewer system and a water system, within and without the corporate limits of the City (collectively, the “Combined Enterprise System”); and

WHEREAS, in accordance with Chapter 861 of the 1991 Session Laws of North Carolina, the Greenville Utilities Commission (the “Commission”) has been created for the proper management of the public utilities of the City, within and without the corporate limits of the City, with responsibility for the entire supervision and control of the management, operation, maintenance, improvement and extension of the public utilities of the City, including the Combined Enterprise System; and

WHEREAS, the City Council of the City (the “City Council”) adopted on August 11, 1994 and amended and restated as of April 13, 2000 a Bond Order authorizing and securing Greenville Utilities Commission Combined Enterprise System Revenue Bonds of the City (the “Order”); and

WHEREAS, Section 210 of the Order authorizes the issuance of additional revenue bonds of the City in one or more series from time to time to provide funds to (a) pay all or any part of the cost of any Additional Improvements (as defined in the Order) and (b) pay expenses incidental and necessary or convenient thereto; and

WHEREAS, the Commission has determined that it is necessary to acquire and construct certain improvements to the Combined Enterprise System (the “2025 Additional Improvements”), which assets constitute Additional Improvements under the Order, and the Commission has requested the City to issue additional revenue bonds as authorized by Section 210 of the Order to finance the 2025 Additional Improvements, which revenue bonds would be designated “Combined Enterprise System Revenue Bonds, Series 2025” (the “Series 2025 Bonds”); and

WHEREAS, on March 13, 2025, the City Council adopted a resolution making certain findings and authorizing certain actions to proceed with the Series 2025 Bonds, and also authorizing and directing the City staff to proceed with filing an application with the Local Government Commission for approval of the issuance and sale of such Series 2025 Bonds; and

WHEREAS, the City Council has received information to the effect that the City will be able to satisfy the requirements of Section 210 of the Order with respect to such series of revenue bonds; and

WHEREAS, pursuant to Section 210 of the Order, such revenue bonds are to have such terms and provisions as may be provided by a series resolution to be adopted by the City Council prior to the issuance thereof; and

WHEREAS, the Commission has adopted a resolution to the effect that it approves the provisions of this resolution and recommends to the City Council that the City Council adopt this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA DOES HEREBY DETERMINE AND RESOLVE, as follows:

Section 1. Definitions. Unless otherwise required by the context, capitalized words and terms used in this Resolution (this “Series Resolution”) and not otherwise defined herein shall have the same meanings in this Series Resolution as such words and terms are given in the Order, and the following words and terms shall have the following meanings:

“Securities Depository” means The Depository Trust Company, Jersey City, New Jersey or other recognized securities depository selected by the City, which maintains a book-entry system in respect of municipal securities such as the Series 2025 Bonds, and shall include any substitute for or successor to the securities depository initially acting as Securities Depository.

“Securities Depository Nominee” means, as to any Securities Depository, such Securities Depository or the nominee of such Securities Depository in whose name there shall be registered on the registration books maintained by the Bond Registrar the Series 2025 Bond certificates to be delivered to and immobilized at such Securities Depository during the continuation with such Securities Depository of participation in its book-entry system.

“2025 Additional Improvements” means improvements to the Combined Enterprise System to be financed in whole or in part with the proceeds of the Series 2025 Bonds, including, but not limited to, the construction, acquisition and equipping of electrical transmission line and infrastructure upgrades, point of delivery substation additions and upgrades, peak shaving plant and generator system replacements, community solar system addition, sewer plant upgrades, sewer system extensions, liquified natural gas plant additions and upgrades, enterprise resource planning system, and property acquisitions. All of the 2025 Additional Improvements constitute “Additional Improvements” as defined in the Order.

Section 2. Authorization and Details of the Series 2025 Bonds.

(A) Authorization of the Issuance of the Series 2025 Bonds. Pursuant to the Enabling Act and Section 210 of the Order, the City Council hereby authorizes the issuance of revenue bonds of the City to provide funds, together with any other available funds, to: (1) pay certain of the costs of the 2025 Additional Improvements, and (2) pay certain costs and expenses incurred in connection with the issuance of the revenue bonds. Such bonds shall be issued under the Order as a single series of Bonds designated “Greenville Utilities Commission Combined Enterprise

System Revenue Bonds, Series 2025” (the “Series 2025 Bonds”) in the aggregate principal amount not to exceed \$70,000,000.

(B) Bond Provisions. The Series 2025 Bonds shall be dated, shall consist of Serial or Term Bonds, or a combination thereof, shall bear interest at the rates, shall mature, subject to optional redemption and mandatory sinking fund redemption, in the amounts and on the dates, all as hereinafter provided.

(C) Details, Interest Payment Dates. The Series 2025 Bonds shall be numbered consecutively 2025 R-1 and up, shall be in the denomination of five thousand dollars (\$5,000) and integral multiples thereof and shall be registered and exchangeable, and the transfer thereof may be registered, all in accordance with the provisions of the Order. Interest on the Series 2025 Bonds shall be payable semi-annually on the dates determined by a Delegate pursuant to Section 3(D) of this Series Resolution, until the Series 2025 Bonds are retired in accordance with the Order.

(D) Book-Entry. The Depository Trust Company (“DTC”), New York, New York, is hereby appointed as Securities Depository for the Series 2025 Bonds. Upon the issuance of the Series 2025 Bonds, one fully registered Series 2025 Bond will be registered in the name of Cede & Co., as nominee for DTC, for each maturity. So long as Cede & Co. is the registered owner of the Series 2025 Bonds, as nominee of DTC, references herein to the Owners of the Series 2025 Bonds shall mean Cede & Co. and shall not mean the beneficial owners of the Series 2025 Bonds.

The interest of each of the beneficial owners of the Series 2025 Bonds will be recorded through the records of a DTC participant. Transfers of beneficial ownership interests in the Series 2025 Bonds which are registered in the name of Cede & Co. will be accomplished by book entries made by DTC and, in turn, by the DTC participants and indirect participants who act on behalf of the beneficial owners of Series 2025 Bonds.

DTC may determine to discontinue providing its service with respect to the Series 2025 Bonds at any time by giving notice to the City and the Trustee and discharging its responsibilities with respect thereto under applicable law. If there is no successor Securities Depository appointed by the City, the City shall deliver Series 2025 Bonds in definitive form to the beneficial owners thereof. The City may determine not to continue participation in the system of book-entry transfers through DTC (or a successor Securities Depository) at any time by giving reasonable notice to DTC (or a successor Securities Depository). In such event, the City will deliver Series 2025 Bonds in definitive form to the beneficial owners thereof pursuant to the Order and this Series Resolution. Prior to any transfer of the Series 2025 Bonds outside the Book-Entry Only system (including, but not limited to, the initial transfer outside the Book-Entry Only system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045, as amended. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

The City and the Bond Registrar shall recognize DTC or its nominee, Cede & Co., while the registered owner, as the Owner of the Series 2025 Bonds for all purposes, including notices and voting. Conveyance of notices and other communications by DTC to DTC participants and

by DTC participants and indirect participants to beneficial owners of the Series 2025 Bonds will be governed by arrangements among DTC, DTC participants and indirect participants, subject to any statutory and regulatory requirements as may be in effect from time to time.

The City may enter into amendments to any agreement between the City and DTC or any successor Securities Depository relating to the book-entry system to be maintained with respect to the Series 2025 Bonds without the consent of the Owners or beneficial owners of the Series 2025 Bonds.

Section 3. Delegation and Standards. The City Council hereby delegates to each of the City Manager, the Director of Financial Services of the City, the General Manager/Chief Executive Officer of the Commission and the Chief Financial Officer of the Commission or her or his designee (each a “Delegate”), subject to the limitations contained herein, the power to determine and carry out the following with respect to the Series 2025 Bonds:

(A) Principal Amount. To determine the aggregate principal amount of the Series 2025 Bonds, such principal amount not to exceed \$70,000,000;

(B) Interest Rates. To determine the interest rate or rates on the Series 2025 Bonds; provided that the true interest cost of the Series 2025 Bonds shall not exceed five and one-half percent (5.50%) per annum;

(C) Maturities. To determine the maturities and maturity amounts of the Series 2025 Bonds, no such maturity to extend beyond December 31, 2050;

(D) Interest and Principal Payment Dates. To determine the semi-annual interest payment dates and the first interest payment date as well as the principal payment dates for the Series 2025 Bonds;

(E) Serial and Term Bonds. To determine which Series 2025 Bonds are Serial and Term Bonds, and the Sinking Fund Requirements for any such Term Bonds;

(F) Redemption Provisions. To determine the optional redemption provisions permitted by Section 5 of this Series Resolution, including the first optional redemption date and the Redemption Prices;

(G) Dated Date. To determine the dated date of the Series 2025 Bonds;

(H) Date of Sale. To determine the date of sale of the Series 2025 Bonds (such date of sale not to be later than September 1, 2025);

(I) Negotiated Sale. To approve the sale of the Series 2025 Bonds via a negotiated sale in accordance with the provisions of Section 13 of this Series Resolution;

(J) Parity Indebtedness Reserve Fund. To determine whether to make a deposit to the credit of the Parity Indebtedness Reserve Fund or to a separate account in the Parity Indebtedness Reserve Fund to specifically secure the Series 2025 Bonds; and

(K) Other Provisions. To determine any other provisions deemed advisable and not in conflict with the provisions of this Series Resolution.

The authorization to determine the foregoing matters is fully vested in each of the Delegates individually and does not have to be exercised by joint action. Each Delegate shall consult with the other Delegates as needed to carry out the duties so delegated.

Section 4. Series Certificate. A Delegate shall execute a certificate or certificates (collectively, the “Series Certificate”) evidencing determinations or other actions taken pursuant to the authority granted in Sections 3, 5 and 6 of this Series Resolution, and the Series Certificate shall be conclusive evidence of the action taken and the approval of the City Council.

Section 5. Optional Redemption of the Series 2025 Bonds. The Series 2025 Bonds shall be subject to redemption prior to maturity, at the option of the City and the Commission, in whole or in part on any date, from any moneys that may be made available for such purpose, on any date within the redemption periods and at the Redemption Prices, plus accrued interest thereon to the date fixed for redemption, as determined by a Delegate pursuant to Section 3(F) of this Series Resolution; provided, however, that the Series 2025 Bonds may be made non-callable.

Section 6. Sinking Fund Redemption Provisions for the Series 2025 Bonds. If any of the Series 2025 Bonds shall be designated in the Series Certificate to be Term Bonds, such Term Bonds shall be subject to mandatory redemption in part on each date specified in the Series Certificate, in amounts equal to the respective Sinking Fund Requirements therefor set out in the Series Certificate, upon notice as provided in Article III of the Order except as hereinafter provided, at a Redemption Price equal to 100% of the principal amount of the Term Bonds to be redeemed, plus accrued interest thereon to the date fixed for redemption. The final Sinking Fund Requirement shall be due on the respective stated maturities of the Series 2025 Bonds that are Term Bonds.

Section 7. Redemption Notice. Notice of any redemption of the Series 2025 Bonds shall be given as provided in Article III of the Order.

Any notice of optional redemption of the Series 2025 Bonds may state that it is conditioned upon there being available an amount of money sufficient to pay the redemption price plus interest accrued and unpaid to the redemption date, and any conditional notice so given may be rescinded at any time before the payment of the redemption price if any such condition so specified is not satisfied. If a redemption does not occur after a conditional notice is given due to an insufficient amount of funds on deposit under the terms of the Bond Order, the corresponding notice of redemption will be deemed to be revoked.

Section 8. Form of the Series 2025 Bonds. The Series 2025 Bonds and the Certificate of the Local Government Commission and the Certificate of Authentication to be endorsed on the Series 2025 Bonds shall be substantially in the following forms, with such variations, omissions and insertions as are required or permitted by the Order or this Series Resolution:

No. 2025 R -1

\$ _____

United States of America
State of North Carolina

CITY OF GREENVILLE

Greenville Utilities Commission Combined Enterprise System
Revenue Bonds, Series 2025

<u>Maturity Date</u>	<u>Dated Date</u>	<u>Interest Rate</u>	<u>CUSIP</u>
September 1, 20__	_____, 2025	%	

Principal Amount: _____ DOLLARS (\$_____)

Registered Owner: CEDE & CO.

The City of Greenville (the “City”), a municipal corporation in Pitt County, North Carolina, exercising public and essential governmental functions, is justly indebted and for value received hereby promises to pay, solely from the special fund provided therefor as hereinafter set forth, to the Registered Owner shown above or registered assigns or legal representative, on the maturity date specified above (or earlier as stated hereinafter), upon the presentation and surrender hereof at the designated corporate trust office of The Bank of New York Mellon Trust Company, N.A., in Pittsburgh, Pennsylvania, or any successor bond registrar (the “Bond Registrar”), the Principal Amount shown above in any coin or currency of the United States of America which on the date of payment thereof is legal tender for the payment of public and private debts, and to pay, solely from said special fund, in whose name this Series 2025 Bond (or one or more Predecessor Bonds, as defined in the Order hereinafter mentioned), is registered at the close of business on the regular record date for such interest, which shall be the 15th day of the calendar month next preceding an interest payment date (the “Regular Record Date”), interest on said principal sum from the date of this Series 2025 Bond or from the March 1 or September 1 next preceding the date of authentication to which interest shall have been paid, unless such date of authentication is a March 1 or September 1 to which interest shall have been paid, in which case from such date, on March 1 and September 1 in each year, commencing September 1, 20__, in like coin or currency, at the rate per annum specified above until payment of said principal sum. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the person who was the registered owner on such Regular Record Date and may be paid to the person in whose name this Series 2025 Bond (or one or more Predecessor Bonds) is registered at the close of business on a Special Record Date (as defined in the Order) for the payment of such defaulted interest to be fixed by the Trustee hereinafter mentioned, notice whereof being given to registered owners not less than ten (10) days prior to such Special Record Date, or may be paid in any other lawful manner not inconsistent with the requirements of applicable law or any securities exchange on which the

Series 2025 Bonds may be listed and upon such notice as may be required by such law or exchange, all as more fully provided in the Order.

This Series 2025 Bond is one of a duly authorized series of revenue bonds of the City, designated “Greenville Utilities Commission Combined Enterprise System Revenue Bonds, Series 2025”, consisting of Serial Bonds maturing on September 1 in the years 20__ through 20__ and Term Bonds maturing on September 1, 20__ and September 1, 20__. The Series 2025 Bonds are being issued to provide funds, together with any other available funds, to (i) finance certain of the costs of improvements to the Combined Enterprise System (hereinafter defined) and (ii) pay certain costs and expenses incurred in connection with the issuance of the Series 2025 Bonds. Pursuant to the Enabling Act (as hereinafter defined), the Greenville Utilities Commission (the “Commission”) is responsible for the management, operation, maintenance, improvement and extension of the Combined Enterprise System.

The Series 2025 Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Series Resolution, as hereinafter defined. One Series 2025 Bond certificate with respect to each date on which the Series 2025 Bonds are stated to mature, registered in the name of the Securities Depository Nominee (as defined in the Series Resolution) is being issued and required to be deposited with the Bond Registrar (as defined in the Series Resolution) and immobilized in its custody. The book-entry system will evidence positions held in the Series 2025 Bonds by the Securities Depository’s participants, beneficial ownership of the Series 2025 Bonds in the principal amount of \$5,000 or any multiple thereof being evidenced in the records of such participants. Transfers of ownership will be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The City, the Bond Registrar and the Trustee will recognize the Securities Depository Nominee, while the registered owner of this Series 2025 Bond, as the owner of this Series 2025 Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Series 2025 Bond, (ii) notices and (iii) voting. Transfer of principal, interest and any redemption premium payments to participants of the Securities Depository will be the responsibility of the Securities Depository, and transfer of principal, interest and any redemption premium payments to beneficial owners of the Series 2025 Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The City, the Bond Registrar and the Trustee will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository Nominee, the Securities Depository's participants or persons acting through such participants. While the Securities Depository Nominee is the registered owner of this Series 2025 Bond, notwithstanding the provisions hereinabove contained, payments of principal of, redemption premium, if any, and interest on this Series 2025 Bond shall be made in accordance with existing arrangements between the Bond Registrar or its successors under the Order and the Series Resolution and the Securities Depository.

All of the Series 2025 Bonds are issued under and pursuant to the Constitution and laws of the State of North Carolina, including Chapter 861 of the 1992 Session Laws of North Carolina and The State and Local Government Revenue Bond Act, as amended (collectively, the “Enabling Act”), a Bond Order duly adopted on August 11, 1994 and amended and restated as of April 13, 2000 (the “Order”) by the City Council of the City (the “City Council”), and a series resolution

duly adopted on April 7, 2025 (the “Series Resolution”) by the City Council. The Order designates the assets comprising the electric system, natural gas system, sanitary sewer system and water system of the City as the “Combined Enterprise System”). The City has heretofore issued under the Order other bonds on a parity with this Series 2025 Bond, and provides for the issuance from time to time under the conditions, limitations and restrictions therein set forth of additional Bonds (as hereinafter defined) to provide funds for paying all or any part of the cost of acquiring and constructing other Additional Improvements (as defined in the Order) and to refund any Bonds issued under the Order and Indebtedness (as defined in the Order) other than Bonds (such additional Bonds, these Series 2025 Bonds and the parity bonds heretofore issued being herein collectively called the “Bonds”). The Order provides that such Bonds are secured by a pledge, charge and lien upon and payable from certain receipts and rights to receive receipts of the Combined Enterprise System (the “Receipts”) after paying or making provision for the payment of Current Expenses (as defined in the Order) (the “Net Receipts”).

Unless otherwise provided, Bonds issued under the Order are secured by the Net Receipts on a parity (such obligations and the Bonds being herein collectively called “Parity Indebtedness”). The Order provides that the City may issue other obligations that are secured by a pledge, charge and lien upon and payable from the Net Receipts subordinate and junior in right of payment to Parity Indebtedness (“Subordinate Indebtedness”) or which are not secured by a pledge, charge or lien upon the Net Receipts but are payable from the Net Receipts (“Additional Indebtedness” and, together with the Existing Indebtedness, as defined in the Order, “Other Indebtedness”) under the conditions, limitations and restrictions therein set forth. The Order also provides that the City may assume other indebtedness that is secured on a parity with Parity Indebtedness or Subordinate Indebtedness or that is payable from Net Receipts.

Reference is hereby made to the Order for provisions, among others, with respect to the custody and application of the proceeds of Bonds, the collection and disposition of Receipts, the special fund charged with and made available for the payment of the interest and the redemption premium, if any, on and the principal of the Bonds and any other Parity Indebtedness, the nature and extent of the security for the Bonds, the Existing Indebtedness and any other Parity Indebtedness, Subordinate Indebtedness and Additional Indebtedness thereby created, the terms and conditions on which the Bonds of each series are or may be issued or the payment of debt service on other Parity Indebtedness, Subordinate Indebtedness or Additional Indebtedness may be incurred or assumed, the rights, duties and obligations of the City, the Bond Registrar and the Trustee and the rights of the registered owners of the Bonds. A certified copy of the Order is on file at the designated corporate trust office of The Bank of New York Mellon Trust Company, N.A. (the “Trustee”), in the City of Jacksonville, Florida. By the acceptance of this Series 2025 Bond, the registered owner hereof assents to all of the provisions of the Order.

The Order provides for the creation of a special fund designated the “Greenville Utilities Commission Parity Indebtedness Service Fund” (the “Parity Indebtedness Service Fund”), which special fund is made available for and charged with the payment of the principal of and the interest on all Bonds and any other Parity Indebtedness, and also provides for the deposit to the credit of said special fund of the Net Receipts to the extent and in the manner provided in the Order. The Order further provides for transfers to the credit of the Parity Indebtedness Service Fund from other funds created by the Order and made available thereunder to make up any deficiencies in

said Fund with respect to all Bonds and any other Parity Indebtedness, all to the extent and in the manner provided in the Order.

The Order provides for the charging, revising and collecting by the Commission of rates, fees and charges for the use of and for the services and facilities furnished or to be furnished by the Combined Enterprise System in order to produce at all times sufficient Receipts, together with certain other available funds, to pay the Current Expenses and to pay the principal of and interest on all Parity Indebtedness, Subordinate Indebtedness and Other Indebtedness as the same shall become due.

The Net Receipts are pledged by the Order to the payment of the principal of and the interest and any redemption premium on the Bonds and other Parity Indebtedness and then Subordinate Indebtedness as provided in the Order. In addition, the moneys in the Parity Indebtedness Service Fund and moneys in the Parity Indebtedness Reserve Fund or qualified reserve fund substitutes established in connection with the issuance of certain of the outstanding Bonds are pledged by the Order as further security for the payment of all Parity Indebtedness and the interest thereon as provided in the Order; provided, however, that pursuant to the Series Resolution, certain Bonds are not secured by such Parity Indebtedness Reserve Fund or qualified reserve fund substitutes. This Series 2025 Bond is not secured by the Parity Indebtedness Reserve Fund. The City is not obligated to pay the Bonds or Indebtedness other than Bonds except from the Net Receipts or other moneys made available therefor under the Order. Neither the faith and credit nor the taxing power of the State of North Carolina or any political subdivision thereof, including the City, is pledged to the payment of the principal of and the interest and any redemption premium on this bond.

The Series 2025 Bonds are issuable as fully registered Bonds, in such denominations as the City may by resolution determine. At the designated corporate trust office of the Bond Registrar, in the manner and subject to the limitations and conditions provided in the Order, Series 2025 Bonds may be exchanged for an equal aggregate principal amount of Series 2025 Bonds of the same maturity, of authorized denominations and bearing interest at the same rate.

The transfer of this Series 2025 Bond is registrable by the registered owner hereof in person or by his attorney or legal representative at the principal corporate trust office of the Bond Registrar but only in the manner and subject to the limitations and conditions provided in the Order and the Series Resolution and upon surrender and cancellation of this Series 2025 Bond. Upon any such registration of transfer the City shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Series 2025 Bond, a new bond or bonds, registered in the name of the transferee, of authorized denominations, in aggregate principal amount equal to the principal amount of this Series 2025 Bond, of the same series and maturity and bearing interest at the same rate. The City or the Bond Registrar may make a charge for every such exchange or registration of transfer of bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer, but no other charge shall be made to any registered owner for the privilege of exchanging or registering the transfer of bonds. Neither the City nor the Bond Registrar shall be required to make any such exchange or registration of transfer of Bonds of a series during the fifteen (15) days immediately preceding the date of first giving of notice of any redemption of Bonds of such series or any portion thereof or of any Bonds after such Bonds or any portion thereof has been selected for redemption.

The Series 2025 Bonds maturing on or after September 1, 20__ are subject to redemption, at the option of the City, in whole or in part (by lot within a maturity), at any time on or after September 1, 20__, at a redemption price equal to _____% of the principal amount of the Series 2025 Bonds plus accrued interest thereon to the redemption date.

Not more than ninety (90) days and at least thirty (30) days before the redemption date of any Series 2025 Bonds, the Bond Registrar shall cause a notice of any such redemption, either in whole or in part, signed by the Bond Registrar, to be mailed, first-class, postage prepaid, to the North Carolina Local Government Commission and all registered owners of Series 2025 Bonds or portions of Series 2025 Bonds to be redeemed at their addresses as they appear on the registration books of the City kept by the Bond Registrar, as provided in the Order, but failure so to mail any such notice shall not affect the validity of the proceedings for such redemption as to any registered owners to whom such notice was given as so required. The City shall also cause a notice of any such redemption to be given as provided in the Order. On the date designated for redemption, notice having been given as aforesaid, the Series 2025 Bonds or portions of Series 2025 Bonds so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2025 Bonds or portions thereof on such date, and, if the moneys for payment of the Redemption Price and the accrued interest are held by the Bond Registrar, as provided in the Order, interest on such Series 2025 Bonds or portions thereof shall cease to accrue, such Series 2025 Bonds or portions thereof shall cease to be entitled to any benefit or security under the Order, and the registered owners thereof shall have no rights in respect of such Series 2025 Bonds or portions thereof except to receive payment of the redemption price thereof and the accrued interest so held by the Bond Registrar. If a portion of this Series 2025 Bond shall be called for redemption, a new Series 2025 Bond or Bonds in principal amount equal to the unredeemed portion hereof will be issued to the registered owner upon surrender hereof.

Any notice of optional redemption of the Series 2025 Bonds may state that it is conditioned upon there being available an amount of money sufficient to pay the redemption price plus interest accrued and unpaid to the redemption date, and any conditional notice so given may be rescinded at any time before the payment of the redemption price if any such condition so specified is not satisfied. If a redemption does not occur after a conditional notice is given due to an insufficient amount of funds under the terms of the Bond Order, the corresponding notice of redemption will be deemed to be revoked.

The moneys in the Parity Indebtedness Service Fund and the Redemption Fund (as defined in the Order) available for the purchase or redemption of Bonds shall be allocated to all series of Bonds outstanding under the Order in the manner provided in the Order.

In certain events, on the conditions, in the manner and with the effect set forth in the Order, the principal of all Bonds then outstanding under the Order may become or may be declared due and payable before their stated maturities, together with the interest accrued thereon.

Modifications or alterations of the Order may be made by the City only to the extent and in the circumstances permitted by the Order.

As declared by the Enabling Act, this Series 2025 Bond, subject only to the provisions for registration and registration of transfer stated herein and contained in the Order, is an investment

security within the meaning of and for all the purposes of Article 8 of the Uniform Commercial Code of the State of North Carolina.

This Series 2025 Bond is issued with the intent that the laws of the State of North Carolina shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of North Carolina, the Order and the Series Resolution to happen, exist and be performed precedent to and in the issuance of this Series 2025 Bond have happened, exist and have been performed as so required.

This Series 2025 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Order until this Series 2025 Bond shall have been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the City of Greenville, North Carolina has caused this Series 2025 Bond to be signed by the Mayor and the City Clerk of the City and the corporate seal of the City to be impressed hereon, all as of the Dated Date set forth above.

CITY OF GREENVILLE, NORTH CAROLINA

[SEAL]

By [manual signature]
Mayor

[manual signature]
City Clerk

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within Bonds has been approved under the provisions of The State and Local Government Revenue Bond Act of North Carolina.

[manual signature]
Secretary, Local Government
Commission of North Carolina

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the series designated therein and issued under the provisions of the within-mentioned Order.

THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., as Bond Registrar

By: _____

Date of authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned registered owner thereof hereby sells,
assigns and transfers unto _____

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints
_____ attorney to register the transfer of said Bond on the books kept for
registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature must be guaranteed by
an institution which is a participant in the
Securities Transfer Agent Medallion Program
(STAMP) or similar program.

NOTICE: The assignor's signature to this
assignment must correspond with the name as it
appears upon the face of the within Bond in every
particular, without alteration or enlargement or
any change whatever.

Section 9. Series 2025 Bonds Construction Account. A special construction account is hereby created in the Construction Fund created by the Order and designated "Greenville Utilities Commission Series 2025 Bonds Construction Account" (the "Series 2025 Bonds Construction Account"), to the credit of which such deposits will be made as are required by the provisions of Section 210 of the Order and Section 10 of this Series Resolution. The moneys in the Series 2025 Bonds Construction Account shall be applied to pay certain Costs of the 2025 Additional Improvements in accordance with the provisions of the Order and for costs of issuance for the Series 2025 Bonds.

Subject to the provisions of Article IV of the Order, any interest earned or other income derived from the investment or deposit of moneys held for the credit of the Series 2025 Bonds Construction Account shall be retained by the Trustee in the Series 2025 Bonds Construction Account or upon the written direction of the Chief Financial Officer of the Commission or his designee be applied to principal or interest payments on the Series 2025 Bonds.

Section 10. Application of Proceeds of the Series 2025 Bonds. Simultaneously with the delivery of the Series 2025 Bonds, the Trustee shall apply the proceeds of the Series 2025 Bonds or cause said proceeds to be applied, including any amount received as accrued interest, as follows:

(A) the Parity Indebtedness Reserve Fund Deposit, if necessary; and

(B) the remaining net proceeds of the Series 2025 Bonds shall be deposited to the Series 2025 Bonds Construction Account.

Section 11. Application of Certain Revenues. Subject to the provisions of Section 507 of the Order, the Commission shall, on or before the twenty-fifth (25th) day of the month preceding the months determined pursuant to Section 3(D) of this Series Resolution, withdraw from the Operating Checking Account moneys held for the credit of the Appropriate Operating Funds in such amounts as shall be necessary for the purpose of making the following transfers:

(A) To the Trustee for deposit to the credit of the Interest Account created by the Order, such amount thereof (or the entire sum so withdrawn if less than the required amount) as is sufficient to make full and timely payment of the interest to become due and payable on the Series 2025 Bonds on the next ensuing semi-annual interest payment date, after taking into account any amounts then held for the credit of the Interest Account created by the Order (including amounts transferred from the Construction Fund) for the payment of such interest.

(B) To the Trustee for deposit to the credit of the Principal Account created by the Order, such amount, if any, of the balance remaining after making the transfer under clause (i) above (or the entire balance if less than the required amount) as is sufficient to make full and timely payment of the principal of any Series 2025 Serial Bonds to become due and payable on the next ensuing principal payment date, after taking into account any amounts then held for the credit of the Principal Account created by the Order for the payment of such principal.

(C) If any of the Series 2025 Bonds shall be designated Term Bonds in the Series Certificate, to the Trustee for deposit to the credit of the Sinking Fund Account created by the Order, such amount, if any, of the balance remaining after making the transfers under clauses (i) and (ii) above (or the entire balance if less than the required amount) as is equal to the Sinking Fund Requirement for the Term Bonds to be retired on the next ensuing sinking fund payment date, after taking into account any amounts held for the credit of the Sinking Fund Account created by the Order for satisfaction of such Sinking Fund Requirement.

Section 12. Official Statement. The draft of the Preliminary Official Statement relating to the Series 2025 Bonds (the "Preliminary Official Statement") is hereby approved. The City hereby authorizes the use and distribution of the Preliminary Official Statement by J.P. Morgan Securities LLC and FHN Financial Capital Markets (collectively, the "Underwriters") in substantially the form presented, together with such changes, modifications and deletions as the Mayor of the City or any Delegate, with the advice of counsel, may deem necessary and appropriate. The City authorizes and consents to the preparation and distribution of a final Official Statement relating to the Series 2025 Bonds (the "Official Statement"), in substantially the form of the Preliminary Official Statement, together with such changes as are necessary to reflect the final terms of the

Series 2025 Bonds. The City Manager of the City (or if the City Manager is not available, the Director of Financial Services of the City) and the General Manager or the Chief Financial Officer of the Commission are each hereby authorized and directed to execute and deliver the Official Statement on behalf of the City and the Commission, in substantially the form of the Preliminary Official Statement, together with such changes, specifications, and deletions as any Delegate, with the advice of counsel, may deem necessary and appropriate; such execution and delivery shall be conclusive evidence of the approval and authorization in all respects of the form and content thereof.

Section 13. LGC Requested to Award the Series 2025 Bonds. The City Council hereby requests the Local Government Commission of North Carolina (the "LGC") to award the Series 2025 Bonds at negotiated sale without advertisement to the Underwriters in the amount and at the interest rates fixed pursuant to this Series Resolution, subject to the approval thereof by any Delegate. If the LGC awards the Series 2025 Bonds as hereinabove requested, the provisions of the Bond Purchase Agreement between the Underwriters and the LGC relating to the purchase of the Series 2025 Bonds (the "Bond Purchase Agreement") and presented to the City Council for its consideration are hereby approved in all respects, and each of the City Manager of the City and the Director of Financial Services are hereby authorized to signify such approval by the execution of the Bond Purchase Agreement in substantially the form presented, such execution to be conclusive evidence of the approval thereof by the City. In addition, the Commission shall signify its approval of the Bond Purchase Agreement by the execution of the Bond Purchase Agreement by the General Manager or the Chief Financial Officer of the Commission.

Section 14. Continuing Disclosure. The City and the Commission hereby undertake, for the benefit of the beneficial owners of the Series 2025 Bonds, to provide to the Municipal Securities Rulemaking Board (the "MSRB"):

(A) by not later than seven months from the end of each Fiscal Year, commencing with the Fiscal Year ending June 30, 2025, audited financial statements of the Commission for such Fiscal Year, if available, prepared in accordance with Section 159-39 of the General Statutes of North Carolina, as it may be amended from time to time, or, if such audited financial statements of the Commission are not available by seven months from the end of such Fiscal Year, unaudited financial statements of the Commission for such Fiscal Year to be replaced subsequently by audited financial statements of the Commission to be delivered within 15 days after such audited financial statements become available for distribution;

(B) by not later than seven months from the end of each Fiscal Year, commencing with the Fiscal Year ending June 30, 2025, the financial and statistical data as of a date not earlier than the end of the preceding Fiscal Year for the type of information included under the following headings to the Official Statement relating to the Series 2025 Bonds (1) "The Combined Enterprise System - The Electric System (capacity and consumption figures) - Electric Service Rates, Number of Connections and - Major Users"; (2) "The Combined Enterprise System - The Water System (capacity and consumption figures) -- Water Service Rates, - Water Service Tap Fees, - Number of Connections and - Major Users;" (3) "The Combined Enterprise System - The Sanitary Sewer System (capacity figures)"; Sewer Service Rates, - Sewer Service Tap Fees, - Number of

Connections and - Major Users”; (4) “The Combined Enterprise System - The Natural Gas System (capacity and consumption figures) - Natural Gas Rates, - Number of Connections, Gas Consumption and - Major Users”; and (5) “The Combined Enterprise System - Billing and Collection Procedures” to the extent such items are not included in the audited financial statements referred to in (A) above;

(C) in a timely manner, not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Series 2025 Bonds:

(1) principal and interest payment delinquencies;

(2) non-payment related defaults; if material

(3) unscheduled draws on debt service reserves reflecting financial difficulties;

(4) unscheduled draws on credit enhancements reflecting financial difficulties;

(5) substitution of credit or liquidity providers, or their failure to perform;

(6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 570-TEB) or other material notices or determinations with respect to or events affecting the tax-exempt status of the Series 2025 Bonds;

(7) modification to the rights of security holders; if material

(8) bond calls, other than calls for mandatory sinking fund redemption, if material, and tender offers;

(9) defeasances;

(10) release, substitution or sale of property securing repayment of the Series 2025 Bonds, if material;

(11) rating changes;

(12) bankruptcy, insolvency, receivership or similar event of the City or the Commission;

(13) the consummation of a merger, consolidation, or acquisition involving the City or the Commission or the sale of all or substantially all of the assets of the City or the Commission, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating any such actions, other than pursuant to its terms, if material;

(14) appointment of a successor or additional paying agent or the change of name of a paying agent, if material;

(15) incurrence of a financial obligation (as defined below) of the City or the Commission, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the City or the Commission, any of which affect beneficial owners of the Series 2025 Bonds, if material; and

(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City or the Commission, any of which reflect financial difficulties;

(D) in a timely manner, notice of a failure of the City or the Commission to provide required annual financial information described in (A) or (B) above on or before the date specified.

All information provided to the MSRB as described in this Section shall be provided in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The City may meet the continuing disclosure filing requirement described above by complying with any other procedure that may be authorized or required by the United States Securities and Exchange Commission.

For the purposes of this Section, “financial obligation” means (a) a debt obligation, (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) a guarantee of either clause (a) or (b). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 issued under the Securities Exchange Act of 1934.

If the City or the Commission fails to comply with the undertaking described above, the Trustee (upon being indemnified to its satisfaction, to the extent allowable by law) or any beneficial owner of the Series 2025 Bonds then Outstanding may take action to protect and enforce the rights of beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default under the Order and shall not result in any acceleration of payment of the Series 2025 Bonds.

The City and the Commission reserve the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the City and the Commission, provided that:

(a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City or the Commission; and

(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 issued under the Securities Exchange Act of 1934 (“Rule 15c2-12”) as of the date of the Official Statement, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interests of the beneficial owners, as determined either by parties unaffiliated with the City or the Commission (such as Bond Counsel), or by approving vote of the registered owners of not less than a majority in principal amount of the Series 2025 Bonds then Outstanding pursuant to the terms of the Bond Order, as it may be amended from time to time.

The City and the Commission agree that any such modification shall not take effect except upon thirty (30) days’ prior written notice to the Underwriters, unless waived in writing by such Underwriters.

The City and the Commission also agree that the annual financial information containing the amended operating data or financial information will explain, in narrative form, the reasons for the amendments and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section 14 shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Series 2025 Bonds.

Section 15. Authorization to City and Commission Officials. The officers, agents and employees of the City and the Commission and the officers and agents of the Trustee and the Bond Registrar are hereby authorized and directed to do all acts and things required of them by the provisions of the Series 2025 Bonds, the Order, the Bond Purchase Agreement, this Series Resolution and any other documents relating to the issuance of the Series 2025 Bonds for the full, punctual and complete performance of the terms, covenants, provisions and agreements therein.

Section 16. Ratification. Any and all actions heretofore taken by the City and the officers, agents and employees of the City in connection with the transactions authorized and approved hereby are hereby ratified and confirmed.

Section 17. Conflicts. Any and all resolutions of the City or portions thereof in conflict with the provisions of this Resolution are hereby repealed to the extent of such conflict.

Section 18. No Broker Confirmations. Although the City and the Commission each recognizes that it may obtain a broker confirmation or written statement containing comparable information at no additional cost, the City and the Commission agree that broker confirmations of investments are not required to be issued by the Trustee for each month in which a monthly statement is rendered by the Trustee.

Section 19. Electronic Communications to the Trustee. The Trustee shall have the right to accept and act upon directions or instructions delivered using Electronic Means (defined below); provided, however, that the City or the Commission, as the case may be, shall provide to the

Trustee an incumbency certificate listing Authorized Officers with the authority to provide such directions or instructions (each an “Authorized Officer”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the City or the Commission elects to give the Trustee directions or instructions using Electronic Means and the Trustee in its discretion elects to act upon such directions or instructions, the Trustees’ understanding of such directions or instructions shall be deemed controlling. The City and the Commission each understands and agrees that the Trustee cannot determine the identity of the actual sender of such directions or instructions and that the Trustee shall conclusively presume that directions or instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City and the Commission, as the case may be, shall each be responsible for ensuring that only Authorized Officers transmit such directions or instructions to the Trustee and that all Authorized Officers treat applicable user and authorization codes, passwords and/or authentication keys as confidential and with extreme care. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such directions or instructions notwithstanding such directions or instructions conflict or are inconsistent with a subsequent written direction or written instruction. Each of the City and the Commission agree: (i) to assume all risks arising out of the use of Electronic Means to submit directions or instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized directions or instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting directions or instructions to the Trustee and that there may be more secure methods of transmitting directions or instructions; (iii) that the security procedures (if any) to be followed in connection with its transmission of directions or instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures. “Electronic Means” shall mean the following communications methods: e-mail, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys, or another method or system specified by the Trustee as available for use in connection with its services hereunder.

Section 20. Effective Date. This Series Resolution shall take effect immediately upon its adoption.

Passed and adopted this the 7th day of April, 2025.

After consideration of the foregoing resolution, Council member _____ moved for the passage thereof, which motion was duly seconded by Council member _____, and the foregoing resolution was passed by the following vote:

Ayes: _____
_____.

Noes: _____.

* * * * *

I, Valerie P. Shiuwegar, City Clerk of the City of Greenville, North Carolina, DO HEREBY CERTIFY that the foregoing accurately reflects the proceedings as recorded in the minutes of the City Council of said City at a meeting held on April 7, 2025 and contains the verbatim text of Resolution No. 25-____ which was duly adopted by said City Council at said meeting.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City, this 7th day of April, 2025.

City Clerk
City of Greenville, North Carolina

[SEAL]



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Amendment #1 to Task Order #1 for professional services for Easement Valuations and Negotiations for the St. Andrews Drive Critical Infrastructure Protection and Stream Restoration Project

Explanation: In October 2023, the City of Greenville was awarded a FEMA BRIC (Building Resilient Infrastructure and Communities) Grant for the St. Andrews Drive Critical Infrastructure and Stream Restoration Project. In January 2024, the City of Greenville was also awarded an Emergency Management Disaster Relief and Mitigation (DRMG) Grant for the St. Andrews project. These grants were awarded to help fund the Design, Easement Acquisition, Construction Engineering and Inspection (CEI), Grant Administration, and Construction of the project.

The scope of professional services for the St. Andrews Drive project includes, but is not limited to, planning, environmental assessments, permitting, public involvement, surveying, development of construction documents, easement valuation and acquisition, construction administration and observation, materials testing, and grant administration. These services are being provided in three phases:

- Task Order #1 – Design and Grant Administration
- Amendment #1 – Easement Valuations, Negotiations, and Acquisition
- Amendment #2 – Bid Phase Services and Construction Engineering and Inspection

Each phase of work is being negotiated at appropriate times during the life of the project as design progresses, thus allowing scopes and fees of these services to be developed based upon more detailed information.

Council approved Task Order #1 with KCI and Associates of NC for Design, and Grant Administration services on February 5, 2024. Design work, being conducted under Task Order #1, has progressed to the point it is now appropriate to proceed with the amendment for easement valuations and negotiations. Services provided under this amendment include but are not limited to: easement valuations and negotiations, securing of Contract and Offer to Purchase documents, and closing procedures. This step is crucial to meeting the schedule required by the grants. Final property closings will occur after final design is complete and approved by the grant agency per grant requirements.

The recommended scope and fee for the additional services is shown in Attachment 1. The work of Amendment #1 will begin immediately upon execution of the contract.

Fiscal Note: The fee for Amendment #1 is \$360,613.75 and will be funded by a FEMA BRIC (Building Resilient Infrastructure and Communities) Grant, Emergency Management Disaster Relief and Mitigation (DRMG) Grant, and the Stormwater Utility Fund.

Recommendation: City Council approve the fee for Amendment #1 with KCI and Associates of NC in the amount of \$360,613.75.

ATTACHMENTS

[Attachment 1 - St Andrews Project Amendment 1.pdf](#)

This is **EXHIBIT K**, consisting of six (6) pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated March 12, 2024.

AMENDMENT TO OWNER-ENGINEER AGREEMENT

Amendment No. 1

1. *Background Data:*

- a. Effective Date of Owner-Engineer Agreement: March 12, 2024

- b. Owner: City of Greenville, NC

- c. Engineer: KCI Associates of North Carolina, Inc

- d. Project: St. Andrews Drive Critical Infrastructure Protection and Stream Restoration Project

2. *Description of Modifications:*

- a. Engineer shall perform or furnish the following Additional Services: See Attachment A

- b. The Scope of Services currently authorized to be performed by Engineer in accordance with the Agreement and previous amendments, if any, is modified as follows: New Services described in Attachment A

- c. The responsibilities of Owner are modified as follows: Same as original Owner-Engineer Agreement

- d. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation:
Additional: \$360,613.75

- e. The schedule for rendering services is modified as follows: Schedule in Attachment A

- f. Other portions of the Agreement (including previous amendments, if any) are modified as follows: N/A

5. Agreement Summary (Reference only)

- a. Original Agreement amount: \$ 589,269.00
- b. Net change for prior amendments: \$ _____
- c. This amendment amount: \$ 360,613.75
- d. Adjusted Agreement amount: \$ 949,882.75

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is _____.

OWNER:

City of Greenville, NC

By: P.J. Connelly

Title: Mayor

Date Signed: _____

ENGINEER:

KCI Associates of North Carolina, Inc

By: Jim Gellenthin

Title: Vice President

Date Signed: _____

ATTACHMENT A

St Andrew's Critical Infrastructure Protection and Stream Restoration Project

Phase 2 Scope, Fee & Schedule

BACKGROUND & PURPOSE

The prior contract for Phase 1 services with the KCI Team covers design, permitting, and community meetings and outreach through the completion of deliverable full design, opinion of cost, and permits as stipulated for Phase 1 of the FEMA BRIC grant process (refer to Greenville Contract Id: 4042, St. Andrews Drive Critical Infrastructure Protection and Stream Restoration Project). That contract provides for efforts including the initiation of contact with individual landowners, and the description and discussion of the easement needs for the project. However, it does not provide for the process of conducting appraisals in order to determine fair real estate values for easement acquisition, nor the discussions and negotiations with individual landowners necessary to proffer monetary offers for formal acquisition. The purpose of this scope and fee proposal is to fully engage the efforts of Hearn's Real Estate Solutions (HRES) to develop and proffer formal offers for easement acquisition and obtain signed voluntary landowner interest forms, and upon initiation of Phase 2 of the FEMA BRIC grant process, to carry those acquisition services through Completed Contracts of Offer to Purchase and closings on those purchases. After closings, HRES will record deeds for parcels where agent closings can be conducted. For those parcels that require attorney closings, closing documents will be advanced to the City and/or their designated attorney(s) for recordation of deeds.

Per the completed contract for Phase 1 services, the detailed spatial extents of the necessary Permanent Drainage Easements (PDEs) and Temporary Construction Easements (TCEs) are to be firmly determined upon completion of the 60% Design Phase in the project design process. Based on current approximations from the 30% Design Phase, it is anticipated that easements of one type or both will be necessary from 39 individual tax parcels and owners. While some exercises, such as appraisals, may begin sooner, the work described in the following Scope of Services is predominantly intended to commence upon completion of the 60% Design Phase.

PHASE 2 – SCOPE OF SERVICES

TASK 1 – Phase 1 Easement Acquisition Services

After the period of those initial communications, with the support of HRES, the Team will conduct appraisals to determine fair market values for easements and prepare Claim Reports per NCDOT Guidance. Upon approval of the Claim Reports by the City, the Team will commence negotiations toward a purchase price for each easement. Upon reaching a preliminary agreement on easement dimensions and purchase price with each landowner, the Team will obtain a signed Notice of Voluntary Interest form from each impacted landowner.

Assumptions:

- Upon approving Claim Reports, the City will provide an approved negotiating range for easement purchase.

Deliverables:

- Appraisals
- Claim Reports
- Notice of Voluntary Interest forms (signed)

Schedule:

- Valuations and Claim Report Development (1 month) April 2025
- Landowner Outreach - Get signatures on Voluntary Interest forms (2 months) June 2025
- Title Research & Appraisals to occur concurrently with first 2 steps (3 months) June 2025
- Offers to Landowners & further negotiations, as necessary (5 months) October 2025

TASK 2 – Phase 2 Easement Acquisition Services

The Team will perform the necessary steps to support development of Contracts of Offer to Purchase to individual landowners, which may include title research and/or narrative appraisals. Such efforts may take place during the period in which Phase 1 deliverables are under review by FEMA and NCDPS. However, per FEMA guidelines, no purchase contracts will be offered prior to approval of FEMA Phase 2 funding for easement acquisition and construction.

Upon approval of FEMA Phase 2 Funds, the Team will develop Contracts of Offer to Purchase and present them to individual landowners for signature. Upon obtaining signed contracts, the Team will conduct closings. After closing, Contract and Purchase documents will be provided to the City for deed recording.

Assumptions:

- 25% of Easements will require Attorney Update Titles.
- 25% of Easements will require Attorney Closings (remaining to be Agent Closings conducted by HRES).
- 20% of Easements will require Full Narrative Appraisals.
- Deed recordings for Attorney Closings will be the responsibility of the City (likely conducted by a 3rd party law firm at the City’s behest)
- Deed recordings for Agent Closings will be coordinated by HRES.
- Fees enumerated herein do not include recording fees or excise tax charges.
- Fee enumerated herein include \$6,500.00 for the negotiation, closing, and administration of one (1) residential relocation. Expenses related to the relocations, such as temporary lodging, per-diem meals and/or mileage for relocated individuals are not included.

Deliverables:

- Appraisals
- Title Research and Opinions
- Contracts of Offer to Purchase (signed)
- Closing Documents

Schedule:

- Subject to Approval of FEMA Phase 2 Funding

PROJECT FEE PROPOSAL

The KCI Team proposes to perform the services described above on a fixed fee basis for a total fee of \$360,613.75. The breakdown of that fee is as follows:

Hearns Real Estate Services:	\$ 325,913.75
<ul style="list-style-type: none">• Proposal attached	
KCI Associates of North Carolina	\$ 22,700.00
<ul style="list-style-type: none">• Project management and administration• Technical support for easement acquisition process as necessary (CADD, GIS, etc.)• Assistance with easement purchase negotiations as necessary	
ICF	\$ 12,000.00
<ul style="list-style-type: none">• Ongoing grant management services• Compliance monitoring and reporting for easement acquisition process as necessary (CADD, GIS, etc.)	
TOTAL:	\$ 360,613.75



February 5, 2025

RE: City of Greenville - St. Andrews Drive Critical Infrastructure Protection and Stream Restoration Project

Dear Mr. Doll,

Hearns Real Estate Solutions (HRES) is pleased to submit its proposal on project **St. Andrews Drive** in Pitt County. There are estimated to be approximately 39 parcels of land on this project with approximately 1 relocatee (single family dwelling) and approximately 0 relocatees (signs & personality).

	Total Parcels/ Hours	Unit Cost per Parcel	% of Total Parcels	Total Cost	Net Fee @ 10%	Grand Total Cost
Project Management (8 months)	150	hour(s) @ \$117.35	100%	\$17,602.50	\$0.00	\$17,602.50
Per Parcel Cost for ROW & Non-Salary Direct Cost	39	parcel(s) @ \$5,000	100%	\$195,000.00	\$0.00	\$195,000.00
Per Parcel Cost for Title Opinion Cost	39	parcel(s) @ \$700	100%	\$27,300.00	\$2,730.00	\$30,030.00
Per Parcel Cost for Attorney Update Title	39	parcel(s) @ \$200	25%	\$1,950.00	\$195.00	\$2,145.00
Per Parcel Cost for Attorney Closing Cost	39	parcel(s) @ \$350	25%	\$3,412.50	\$341.25	\$3,753.75
Per Parcel Cost for Agent Closing Cost	39	parcel(s) @ \$1,250	75%	\$36,562.50	\$0.00	\$36,562.50
Average Parcel Cost for Narrative Appraisals	39	parcel(s) @ \$4,000	20%	\$31,200.00	\$3,120.00	\$34,320.00
Per Parcel Cost for "Signs, Misc" Relocations	0	parcel(s) @ \$3,000	0%	\$0.00	\$0.00	\$0.00
Per Parcel Cost for Business Relocations	0	parcel(s) @ \$7,500	0%	\$0.00	\$0.00	\$0.00
Per Parcel Cost for Residential Relocations	1	parcel(s) @ \$6,500	100%	\$6,500.00	\$0.00	\$6,500.00
			GRAND TOTAL:	\$319,527.50	\$6,386.25	\$325,913.75

We thank you for giving us the opportunity to bid on project **St. Andrews Drive**.

Sincerely,

Marvin. Hearns
Managing-Member

Hearns Real Estate Solutions



- **ROW Firm:**

The project management total is \$17,602.50. This total is based on eight (8) months of project management, and consists of bi-weekly to monthly meetings, resolving various parcel issues throughout the life of the project, and project setup.

The per parcel fee is \$5,000. This amount includes labor & expenses. Labor consists of a principle, project manager, agents, project admins, quality control/assurance, and project accountants. Expense consists of travel from Charlotte, NC to Greenville, NC, project travel, photography, printing, mailouts, copying, etc.. This fee includes the Agent completing Claim Reports/Valuations on parcels valuing under \$25,000.

The per parcel Agent closing fee is \$1,250. This amount includes labor & expenses. Labor consists of a principle, project manager, agents, project admins, quality control/assurance, and project accountants. Expense consists of travel from Charlotte, NC to Greenville, NC, project travel, printing, mailouts, copying, overseeing & delivering monies to property owners, overseeing the recording of deeds & plats at register of deeds or online (*does not include the parcel recording fee & excise tax charge*), etc..

Sub-Consultants & Contractors

- **Appraiser Firm:**

Please note the \$4,000 fee reflects an average fee to complete narrative & non-narrative appraisals. This includes Narrative - Residential Improved at \$3,750.00 and Narrative - Commercial Improved at \$4,500.00. Appraisals will be requested on a needed basis. Non-narrative appraisal fees (RWTS) range from \$2,800 – 3,000 per parcel. Non-narrative consists of Value Finding or Transmittal appraisals, not the full narrative report. These appraisals have been accounted for in the average appraisal fee. Actual appraisal charge will be the actual rate on the type of parcel being appraised. It's anticipated that an appraiser will complete approximately 20% narrative or value finding/transmittal appraisals and Agent(s) approximately 80% Claim Reports/Valuations on the project.

- **Title Firm:**

Please note the Title cost is composed of three different fees. Title search at rate of \$700.00 per parcel, update title at rate of \$200.00 per parcel and attorney closing cost at rate of \$350.00 per parcel.

- **Abatement & Demo:**

N/A

- **Soil & Site Evaluations:**

N/A



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Various Tax Refunds Greater Than \$100

Explanation: Pursuant to North Carolina General Statute 105-381, refunds are being reported to City Council. These are refunds created by a change or release of value for City of Greenville taxes by the Pitt County Tax Assessor. Pitt County Commissioners have previously approved these refunds; they are before City Council for their approval as well. These refunds will be reported as they occur when they exceed \$100.

The Director of Financial Services reports refunds of the following taxes:

<u>Payee</u>	<u>Adjustment Refunds</u>	<u>Amount</u>
Viscardi, Jane Coleman	Registered Motor Vehicle	827.94
Hope of Glory Ministries Inc	Registered Motor Vehicle	600.01
Cavanaugh, Joseph Michael	Registered Motor Vehicle	360.63
Cody, Christina Kirk	Registered Motor Vehicle	286.77
Jablonski, Caitlyn Christine	Registered Motor Vehicle	281.68
Nadeau, Armand Joseph III	Registered Motor Vehicle	278.06
Banks, Kandis Joi	Registered Motor Vehicle	271.90
Williams, William Edward	Registered Motor Vehicle	260.13
Denton, Briana Welch	Registered Motor Vehicle	256.38
Nacario, Mark Paul Galeza	Registered Motor Vehicle	236.63
Dynamik Creations Llc	Registered Motor Vehicle	220.84
Roberts, Priscilla Jean	Registered Motor Vehicle	211.98
Flannery, John Curtis	Registered Motor Vehicle	196.11
Phillip D Gurganus Revocable Trust	Registered Motor Vehicle	196.09
Price, Douglas Vester Jr	Registered Motor Vehicle	173.88

Greenville Dental Lab Inc	Registered Motor Vehicle	141.80
Moore, Mark Edward	Registered Motor Vehicle	134.63
Barberio, Mathlina Ali	Registered Motor Vehicle	126.64
Cox, Louis Ardell	Registered Motor Vehicle	126.54
Walston, John Claude	Registered Motor Vehicle	125.14
Johnston, Laura Ann	Registered Motor Vehicle	120.28
Harris, Andrew Jason	Registered Motor Vehicle	117.94
Harrell, Milton Ray	Registered Motor Vehicle	117.13
Lopez, Juan Angel	Individual Property Taxes	503.29
Bass, William Macon	Individual Property Taxes	280.72
Cox, Juan Angel	Individual Property Taxes	164.46

Fiscal Note: The total amount refunded is \$6,617.60

Recommendation: Approval of taxes refunded by City Council



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Ordinance to annex Mann Farm, Lot 1 property involving 4.697 acres located at the northwestern corner of the intersection of East 10th Street and Evolve Way

Explanation: This item was continued at the March 13, 2025 City Council meeting after the properly noticed public hearing was held.

A. SCHEDULE

1. Advertising date: March 1, 2025
2. City Council public hearing date: March 13, 2025
3. Effective date: April 7, 2025

B. CHARACTERISTICS

1. Relation to primary city limits: Contiguous
2. Relation to recognized industrial area: Outside
3. Acres: 4.697
4. Voting District: 4
5. Township: Greenville
6. Zoning: CG (General Commercial)
7. Existing land use: Vacant
8. Anticipated land use: 30,000+/- square feet of commercial use
9. Population estimate:

	Formula	Number of people
Total current:	0	0
Estimated at full development	0 X 2.18	0
Current minority	0	0
Estimated minority at full development	0 X 43.4%	0
Current white	0	0
Estimated white at full development	0 - 0	0

* Source: Census.gov

10. Rural fire tax district: Eastern Pines
11. Greenville fire district: Station 6
12. Present tax value: \$1,555,090
13. Estimated tax value: \$4,000,000

Fiscal Note: Estimated tax value at full development is \$4,000,000.

Recommendation: City staff recommends approval of the attached ordinance to annex the Mann Farm, Lot 1 property.

ATTACHMENTS

- Ordinance Mann Farm Lot 1.DOC**
- Survey Mann Farm Lot 1.pdf**

ORDINANCE NO. 25-
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 at 6:00 p.m. on the 13th day of March, 2025, after due notice by publication in The Daily Reflector on the 1st day of March, 2025; 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 “Mann Farm, Lot 1”, involving 4.697 acres.

LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located along the northwestern corner of the intersection of East 10th Street and Evolve Way.

GENERAL DESCRIPTION:

BEING ALL OF THAT PARCEL OF LAND LOCATED IN GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA; IDENTIFIED AS PARCEL # 89789, NC PIN# 5607-02-5861, AND CURRENT PARCEL ADDRESS 1100 MANN FARM RD AS SHOWN IN PITT COUNTY GIS; FURTHER DESCRIBED IN THE PITT COUNTY REGISTRY AS A PORTION OF A PREVIOUS PARENT TRACT IN DEED BOOK 4233 PAGE 394 AND SHOWN IN MAP BOOK 87 PAGE 197, ACQUIRED IN DEED BOOK 4233 PAGE 383 AND SHOWN AS THE “REMAINDER OF MANN FARM PARTNERS, LLC” IN MAP BOOK 90 PAGE 87-88, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING IRON STAKE HAVING NC GRID COORDINATES (NAD ‘83/2011 IN US SURVEY FEET) OF NORTHING: 673019.67’ AND EASTING: 2500615.15’ AND BEING LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET) AND BEING THE PLACE AND POINT OF BEGINNING FOR

THIS DESCRIPTION: THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WESTERN RIGHT-OF-WAY AND CROSSING THE 30 METER PUBLIC RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET) N 61° 26' 38" E, A DISTANCE OF 98.43 FEET TO A POINT ALONG THE EASTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET); THENCE ALONG A CURVE TO THE LEFT, AND FOLLOWING ALONG THE EASTERN RIGHT-OF-WAY OF NC HIGHWAY 33 (EAST TENTH STREET), HAVING A RADIUS OF 2083.33' FEET, A CHORD BEARING OF S 33° 48' 30" E, A DISTANCE OF 406.67 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY AND CROSSING NC HIGHWAY 33 (EAST TENTH STREET) S 49° 50' 51" W, A DISTANCE OF 299.11 FEET TO A POINT LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EVOLVE WAY. THENCE FROM SAID POINT AND CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF EVOLVE WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND A CHORD BEARING OF S 75° 30' 21" W, A DISTANCE OF 12.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET, A CHORD BEARING OF S 53° 04' 49" W, A DISTANCE OF 84.83 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY N 33° 22' 48" W, A DISTANCE OF 708.16 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03' 04" E, A DISTANCE OF 45.41 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03' 04" E, A DISTANCE OF 340.65 FEET TO AN EXISTING IRON STAKE; THENCE S 82° 03' 04" E, A DISTANCE OF 3.96 FEET TO THE PLACE AND POINT OF BEGINNING; ENCOMPASSING AN AREA OF 4.697 ACRES, MORE OR LESS.

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 four. 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 four.

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 benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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 7th day of April, 2025.

ADOPTED this 7th day of April, 2025.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA
PITT COUNTY

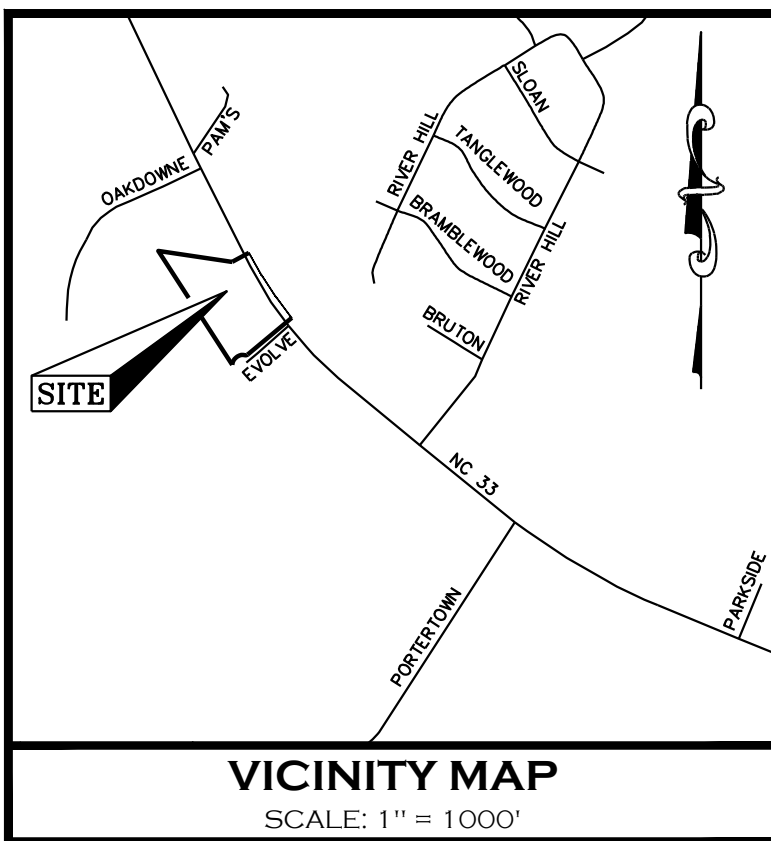
I, _____, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was 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 _____, 2025.

Notary Public

My Commission Expires: _____

1203599



VICINITY MAP
SCALE: 1" = 1000'

SURVEY LEGEND

- Adjoiner Line - - - - -
- Iron Property Corner O
- Existing Iron Pipe EIP
- Existing Iron Stake EIS
- No Point Set NPS
- Set Iron Pipe SIP
- Below Grade BC
- Above Grade AG
- Deed Book DB
- Map Book MB
- Page Number PG
- Right of Way R/W

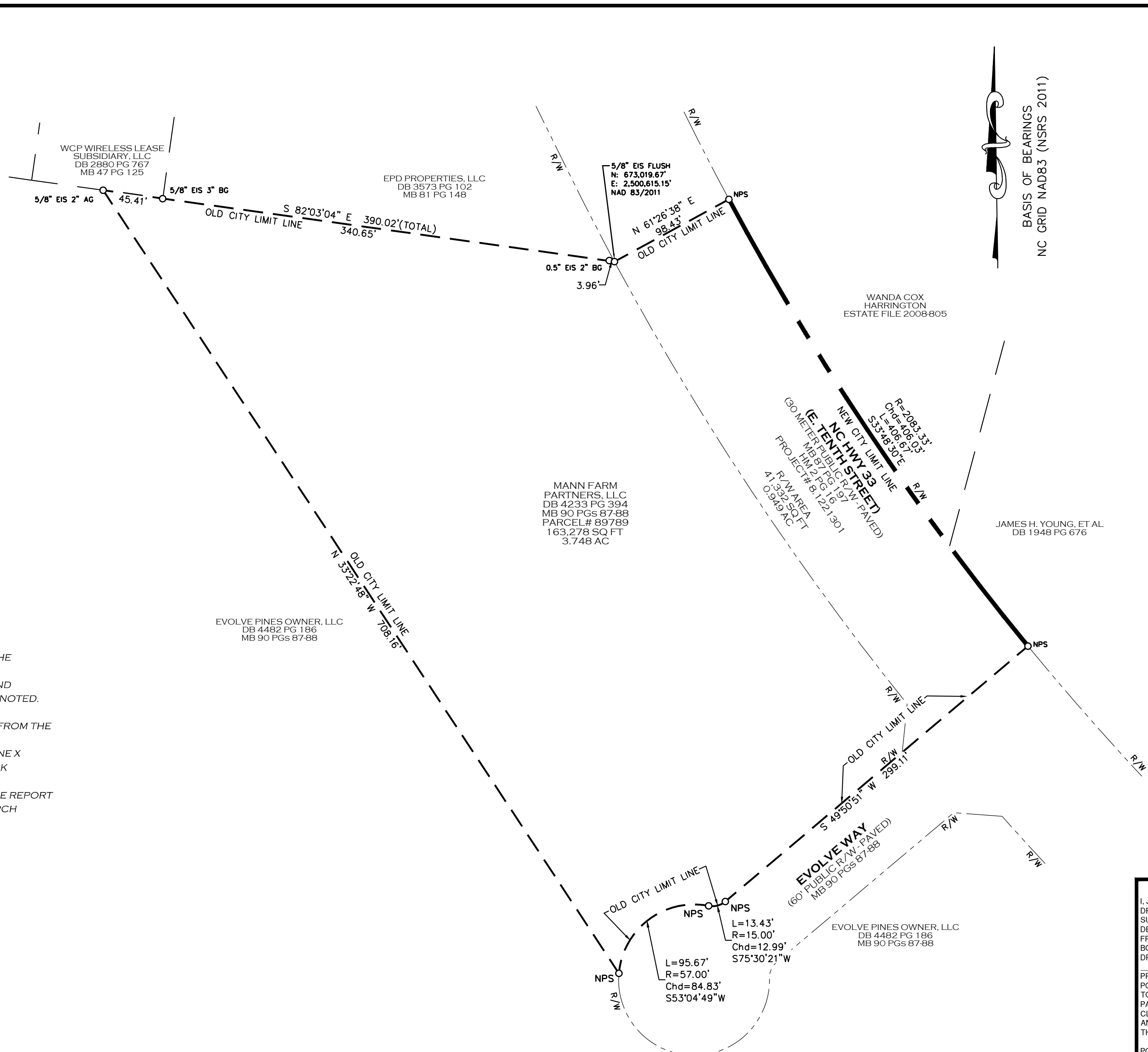
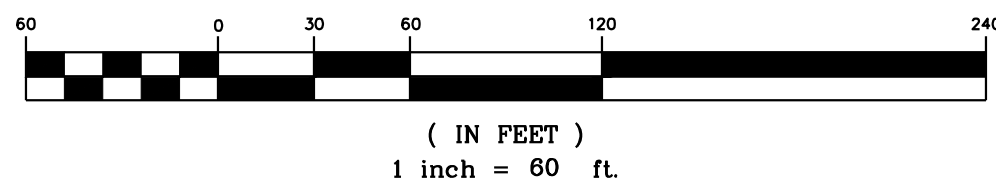
SURVEYOR NOTES:

1. NO GEODETIC MONUMENT WAS FOUND WITHIN 2000' OF THE SUBJECT PROPERTY.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS IN US SURVEY FEET, UNLESS OTHERWISE NOTED. AREAS ARE BY COORDINATE COMPUTATION.
3. REFERENCES ON THE FACE OF THE MAP WERE ACQUIRED FROM THE PITT COUNTY REGISTER OF DEEDS.
4. THE SUBJECT PARCEL SHOWN HEREON LIES IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM PANEL 3720560700K EFFECTIVE DATE 06/19/2020.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH DISCLOSES.

ANNEXATION LEGEND

- NEW CITY LIMIT - - - - -
- OLD CITY LIMIT - - - - -
- CITY LIMIT - - - - -

GRAPHIC SCALE



BASIS OF BEARINGS
NC GRID NAD83 (NSRS 2011)



CERTIFICATION

I, JOHN G. GETSINGER, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4233, PAGE 394, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONAL ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS "A" ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

POSITION ACCURACY: DOES NOT EXCEED 0.07'
 TYPE OF GPS FIELD PROCEDURE: VRS
 DATE(S) OF SURVEY: 09/05 & 09/10, 2024
 DATUM/EPOCH: NAD 83/2011
 PUBLISHED FIELD CONTROL MONUMENTS USED: VRS
 GEOID MODEL: GEOID 12B
 COMBINED GRID FACTOR: 0.999992135
 UNITS: US SURVEY FOOT
 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

SIGNED _____ REGISTRATION NO. L-4508

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(1)(c)1, THE SURVEY IS OF AN EXISTING PARCEL OF LAND AND ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____, 2025.

REVIEW OFFICER'S CERTIFICATE

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

MANN FARM, LOT 1

REFERENCE: BEING THE PROPERTY DESCRIBED IN DEED BOOK 4233, PAGE 394 OF THE PITT COUNTY REGISTRY.

ALLOWAY PLLC
GEOSPATIAL
INFORMATICS & SURVEYING
463 Second Street - Ayden - NC - 28513
252-965-2657 - NC FIRM # P-2153

SURVEYED: JLS/DH	APPROVED: CRG
DRAWN: JGG	DATE: 01/15/2025
CHECKED: CRG	SCALE: 1" = 60'

MAP NO.	PLATS RECORDED	BOOK	PAGE

MAP SHOWING AREA ANNEXED BY THE CITY OF GREENVILLE, N.C.

DATE: _____ ORDINANCE NO.: _____ AREA: 4.697 ACRES

GREENVILLE TOWNSHIP, PITT COUNTY, NC



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Request to Place Public Art on Public Property - Elizabeth Street Roundabout Mural

Explanation: The Pitt County Arts Council's Civic Arts Committee recommends the installation of a mural at the roundabout on Albemarle Avenue & Elizabeth Street titled the "Elizabeth Street Roundabout Mural" by artist Shari White, who drew inspiration from the musical history of the area when it was known as "The Block". The mural consists aluminum panels that are digitally painted, in total measuring 4' x 24'. Installation is projected to be in April 2025 with SignSmith managing the installation. Maintenance will be overseen by the Pitt County Arts Council in collaboration with the City of Greenville's Engineering Department.

Fiscal Note: No direct costs to the City. This projected is funded by various partners, including the Pitt County Arts Council and private donors.

Recommendation: Review and consider approval of the request for public art on City property.

ATTACHMENTS

[EAS Submission_White \(1_3\) \(1\).PNG](#)





City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Affordable Housing Update

Explanation: Staff is committed to increasing affordable housing opportunities, revitalizing blighted areas, and fostering economic development in alignment with City Council and long-term strategic goals.

At the City Council Planning Session in January, staff presented a proposal for a 10-year funding plan dedicated to affordable housing to begin with the 2025-2026 budget. The initial \$200,000 investment would increase by \$200,000 each year until maintaining an annual contribution of \$1,000,000 for a total of six years. This resource, along with ongoing Community Development Block Grant (CDBG), HOME Investment Partnership Program, and other related funds, create opportunity for concentrated revitalization efforts within the West Greenville Redevelopment Area.

Currently, local dollars are utilized only to maintain administrative costs. This new funding will be directed at hard costs related to housing and community development. Leveraging these dollars to expand redevelopment on City-owned parcels, creates opportunity for infill development through public-private partnership similar to recent successful projects. The financial and programmatic framework of this effort would ensure reinvestment of program income, maintain affordability periods, and employ public engagement strategies to ensure collaboration with the community. Staff also seeks to infuse supportive services such as downpayment assistance, financial literacy education, and to promote sustainable homeownership.

Fiscal Note: The total ten-year commitment is \$8,000,000.

Recommendation: This presentation is to provide information and an opportunity for discussion.



City of Greenville,
North Carolina

Meeting Date: 04/07/2025

Title of Item: Presentation on 3-Year Plan for Providing Solid Waste Services

Explanation: Three-Year Plan Agenda as Follows:

- Brief Review of Daily Operations
- Benchmarking
- Vehicle Replacement Fund
- Capital/Facility Upgrades
- Growth
- 3-Year Rate Plan

Fiscal Note: Staff will present options for the proposed solid waste rates for the next 3 years.

Recommendation: Staff will present a budget update on the three-year plan for Solid waste management rates.



City of Greenville, North Carolina

Meeting Date: 04/07/2025

Title of Item: Budget Ordinance Amendment #9 Amending the 2024-25 City of Greenville Budget (Ordinance #24-038) and Housing Fund (Ordinance #24-038)

Explanation: Attached for consideration at the April 7, 2025 City Council meeting is Budget Ordinance Amendment #9 Amending the 2024-25 City of Greenville Budget (Ordinance #24-038) and Housing Fund (Ordinance #24-038).

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	Appropriates interest from investments for the purposes of updating the City's website to ensure it is ADA compliant.	General Fund	\$43,936
B	Recognizes the sale of Lincoln Park homes for the purposes of continued administration and construction of affordable housing.	Housing Fund	1,236,759

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

<u>Fund</u>	<u>2024-25 Original Budget</u>	<u>Amendment #9</u>	<u>2024-25 Budget per Amend #9</u>
General	\$118,507,077	\$43,936	\$118,551,013
Debt Service	7,368,819	-	7,368,819
Public Transportation (Transit)	8,709,256	-	8,709,256
Fleet Maintenance	6,880,638	-	6,880,638
Sanitation	12,746,961	-	12,746,961
Stormwater	13,918,081	-	13,918,081

Inspections	1,750,000	-	1,750,000
Housing	2,115,598	1,236,759	3,352,357
Health Insurance	14,521,684	-	14,521,684
Vehicle Replacement	8,647,410	-	8,647,410
Facilities Improvement	2,001,915	-	2,001,915
Special Revenue Grants	19,892,699	-	19,892,699
Public Works Capital Projects	43,128,246	-	43,128,246
Recreation & Parks Capital Projects	14,877,262	-	14,877,262
Community Development Capital Projects	19,820,634	-	19,820,634
Occupancy Tax	4,699,328	-	4,699,328
Engineering Capital Projects	65,895,525	-	65,895,525
Fire/Rescue Capital Projects	12,317,183	-	12,317,183
Capital Project Management Fund	660,000	-	660,000
Donations	601,986	-	601,986
Enterprise Capital Projects	37,273,567	-	37,273,567
Pitt-Greenville Convention and Visitors Authority (CVA)	2,177,542	-	2,177,542
Opioid Settlement Fund	500,877	-	500,877

Recommendation: Approve Budget Ordinance Amendment #9 Amending the 2024-25 City of Greenville Budget (Ordinance #24-038) and Housing Fund (Ordinance #24-038).

ATTACHMENTS

[BA25-9.pdf](#)

ORDINANCE NO.25-
CITY OF GREENVILLE, NORTH CAROLINA
Ordinance (#9) Amending the 2024-25 Budget (Ordinance #24-038),
and Housing Fund (Ordinance #24-038)

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

Section I: Estimated Revenues and Appropriations. General Fund, of Ordinance #24-038 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Budget Amendment #9			
	2024-25 Revised Budget	A.	Total Amend #9	2024-25 Budget per Amend #9
ESTIMATED REVENUES				
Property Tax	\$ 45,068,004	\$ -	\$ -	\$ 45,068,004
Sales Tax	31,630,000	-	-	31,630,000
Video Prog. & Telecom. Service Tax	650,000	-	-	650,000
Rental Vehicle Gross Receipts	177,000	-	-	177,000
Utilities Franchise Tax	6,900,000	-	-	6,900,000
Motor Vehicle Tax	1,706,000	-	-	1,706,000
Other Unrestricted Intergov't	905,000	-	-	905,000
Powell Bill	2,400,000	-	-	2,400,000
Restricted Intergov't Revenues	619,000	-	-	619,000
Licenses, Permits and Fees	3,795,000	-	-	3,795,000
Rescue Service Transport	3,839,000	-	-	3,839,000
Parking Violation Penalties, Leases,	625,000	-	-	625,000
Other Revenues	1,325,222	-	-	1,325,222
Interest on Investments	4,891,953	43,936	43,936	4,935,889
Transfers In GUC	8,694,000	-	-	8,694,000
Transfers from Other Funds	265,000	-	-	265,000
Appropriated Fund Balance	5,016,898	-	-	5,016,898
Total Revenues	\$ 118,507,077	43,936	43,936	\$ 118,551,013
APPROPRIATIONS				
Mayor/City Council	\$ 617,501	\$ -	\$ -	\$ 617,501
City Manager	3,939,688	43,936	43,936	3,983,624
City Clerk	440,055	-	-	440,055
City Attorney	850,639	-	-	850,639
Human Resources	3,961,805	-	-	3,961,805
Information Technology	4,789,723	-	-	4,789,723
Engineering	6,756,241	-	-	6,756,241
Fire/Rescue	21,228,610	-	-	21,228,610
Financial Services	4,214,165	-	-	4,214,165
Recreation & Parks	9,946,709	-	-	9,946,709
Police	33,715,397	-	-	33,715,397
Public Works	9,111,875	-	-	9,111,875
Planning & Development	1,710,075	-	-	1,710,075
Project Management	1,020,000	-	-	1,020,000
Neighborhood & Business Services	2,217,482	-	-	2,217,482
OPEB	700,000	-	-	700,000
Contingency	27,000	-	-	27,000
Indirect Cost Reimbursement	(1,950,887)	-	-	(1,950,887)
Total Appropriations	\$ 103,296,079	\$ 43,936	\$ 43,936	\$ 103,340,015
OTHER FINANCING SOURCES				
Transfers to Other Funds	\$ 15,210,998	\$ -	\$ -	\$ 15,210,998
Total Other Financing Sources	\$ 15,210,998	\$ -	\$ -	\$ 15,210,998
Total Approp & Other Fin Sources	\$ 118,507,077	\$ 43,936	\$ 43,936	\$ 118,551,013

Section II: Estimated Revenues and Appropriations. Housing Fund, of Ordinance #24-038 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	<u>2024-25 Original Budget</u>	<u>B.</u>	<u>Total Amend #9</u>	<u>2024-25 Budget per Amend #9</u>
ESTIMATED REVENUES				
CDBG Grant Income	\$ 1,037,668	\$ -	\$ -	\$ 1,037,668
HOME Grant Income	565,103	-	-	565,103
Transfer from General Fund	442,827	-	-	442,827
NC Tri-Party Grant	70,000	-	-	70,000
Other Revenues	-	1,236,759	1,236,759	1,236,759
Total Revenues	<u>\$ 2,115,598</u>	<u>\$ 1,236,759</u>	<u>\$ 1,236,759</u>	<u>\$ 3,352,357</u>
APPROPRIATIONS				
Personnel	\$ 552,128	\$ -	\$ -	\$ 552,128
Operating	1,563,470	1,236,759	1,236,759	2,800,229
Total Appropriations	<u>\$ 2,115,598</u>	<u>\$ 1,236,759</u>	<u>\$ 1,236,759</u>	<u>\$ 3,352,357</u>

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

Adopted this 7th day of April, 2025

P. J. Connelly, Mayor

ATTEST:

Valerie P. Shiuwegar, City Clerk