

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
MARCH 10, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Tuesday, March 10, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:37 p.m. The following members were present: Justin Outling, Chair; Shermin Ata; Robert Kollar; Kimberly Moore-Dudley; and Horace Sturdivant. Staff present included: Elizabeth Benton, Cheryl Lilly, Barbara Harris, Mark Wayman, and Inspectors Chris Jones, Roddy Covington, Donald Foster, Rich Stovall, Jarod Larue, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Compliance Coordinator Benton noted the following change in the agenda:

**Item 8: 2402 Brye Court** - This item is in compliance. It is being removed from the list of Continued Cases.

**2. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**3. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**4. APPROVAL OF MINUTES FROM FEBRUARY 10, 2015 MEETING:**

Ms. Moore-Dudley moved approval of the February 10, 2015 meeting minutes as written, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Moore-Dudley, Kollar, Sturdivant. Nays: None.)

***CONTINUED CASES:***

- 5. 708 Haywood Street** (Parcel #0003544) Leroy Fields and Alicia Fields-Minkins, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from December 9, 2014 and February 10, 2015 meetings.  
**(CONTINUED UNTIL APRIL 14, 2015 MEETING)**

Alicia Fields-Minkins, 5 Fleming Terrace Circle, updated the Commission on the status of this property. Most of her work has been dealing with contractors. She met with the Guilford County Tax Department and discovered that the tax assessment is not correct. The County is in the process of re-appraising the property. In the meantime, an offer to purchase the property was received. The offer was too low and she has put out several bids to be able to consider the possibility they may repair the property. She has learned that UNC-G no longer plans to buy up houses in the neighborhood in an effort to maintain the integrity of the neighborhood. If no other properties are purchased and the University renovates their properties, rather than lose a lot of money they will consider repairing the property based on the bids that come in. She noted that what happens in the neighborhood will effect what they do with the property.

Chair Outling informed members that City staff plans to coordinate with the Collections Department to discuss the feasibility of providing information regarding fines paid by property owners that may or may not

have been assessed on their properties. This information could be helpful to the Commission in determining how to deal with the properties.

Ms. Moore-Dudley commented that she was not aware of an agreement with the University. Ms. Fields-Minkins plans to reach out to Councilwoman Hightower regarding the matter.

Ms. Minkins stated that she expects to have heard from all the contractors by next week.

Ms. Moore-Dudley moved to continue the case until the April 14, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-1 in favor of the motion. (Ayes: Outling, Moore-Dudley, Ata, Kollar. Nays: Sturdivant.)

**6. 2316 Kersey Street—Units A, B, C, D, E, F, G, H, J** (Parcel #0029617) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from December 9, 2014 meeting. **(CONTINUED UNTIL MAY 12, 2015 MEETING)**

Irene Agapion, 625 South Elm Street, stated that all of the units are 100 percent vacant and secured. She signed a contract with her most competent contractor to do the work on this property. She noted that he has finished work on a Floyd Street property that is listed under Rescinded Cases on today's agenda. He pulled a permit earlier in the day and he has given her a price for the exterior repairs. They have complied with the Inspector to gain entry to the units. She projected that all exterior repairs will be complete by April 16, 2015. The reason the units have not been completed is due mostly to weather. There are numerous repairs that cannot be done with low temperature, snow, and ice. There is cosmetic work remaining to be done on the interior. Once the exterior has been completed in April, the contractor will work on the interior of the units in groups of three. The estimated timeline to get the entire building into compliance is May 27, 2015. They plan to switch over to electric heat from natural gas to reduce costs to the tenants.

Ms. Moore-Dudley stated that a continuance was granted at the last meeting because the properties were to have been completed by March, 2015. Ms. Agapion noted that the last meeting was December 9, 2014 and following that date were holidays followed by adverse weather conditions relating to the ability to do repairs.

Ms. Agapion stated that none of the repairs have been completed because they were using the same group of contractors to bring another property into compliance.

Inspector Covington confirmed that no violations had been repaired since the December, 2014 meeting.

Ms. Moore-Dudley noted that Ms. Agapion had done a pretty good job in the past on keeping with their timeline but she expressed concern that not even small repairs had been done on the interior. Ms. Agapion stated that some small repairs have been cleared but there was no point in calling for an inspection until the entire unit was completely in compliance.

Ms. Agapion reiterated that there was no way painting, caulking, or setting handrails in concrete could be done during the cold temperatures.

Chair Outling shared Ms. Moore-Dudley's concern and noted that nothing seems to have been done until today when the contractor pulled a permit. He asked for clarity on the work that has been done to determine if there has been action following Ms. Agapion's statement of intent at the December meeting. Ms. Agapion stated that units have been cleaned out. The units were cleaned out yesterday.

Mr. Sturdivant commented that Ms. Agapion has been busy over the last six months and numerous units have been brought into compliance. Ms. Agapion said that 11 units were brought into compliance at the last meeting so they would not come before the Commission. Two of today's three rescinded properties are properties where she either represents the owner or manages. In the last three months, she has brought 14 units in this same neighborhood into compliance. As soon as the building was released, it was 100 percent

occupied. Ms. Agapion confirmed for Mr. Sturdivant that her contractors are now moving to these units on Kersey Street to begin repairs.

Mr. Kollar urged members to consider the progress that has been made. Although he understands concerns about this particular property, Ms. Agapion has worked hard to move things along. He commented that things do not always fall into place due to certain conditions.

Ms. Moore-Dudley pointed out to Commissioners that this property was initially inspected in August of 2014. She stated her opinion that a property almost has to get to the point of demolition before Ms. Agapion takes action. Ms. Agapion respectfully disagreed with comments made by Ms. Moore-Dudley.

Chair Outling focused on this particular property and stated his concern that it appeared there was zero activity until the past couple of weeks. In other matters that come before the Commission, members look for action to bring properties into compliance. It appeared that action relating to this property may have been prompted by the presence of a Commission hearing. Ms. Moore-Dudley agreed with comments made by Chair Outling. Ms. Agapion reiterated that there are some things in construction that cannot be done in freezing temperatures. She pointed out that this is a considerably smaller project than what was completed a month ago. Noting a finite amount of resources, she said that the same group of contractors will be doing the work.

Brett Byerly, 122 North Elm Street, is the Executive Director of the Greensboro Housing Coalition. He indicated that they have been bothered by this property for some time. He relayed that in September, a neighbor across the street expressed concern about snakes and vermin on the grounds of the property. He stated that problems of this nature effect property values in the neighborhood. He questioned why the Commission should consider continuing to extend this case when it seems that the owner only took action cleaning out the interior at the last minute before the meeting. A message should be sent that this is not acceptable and one property owner cannot hold a whole community hostage.

Ms. Moore-Dudley noted that several Commission members are relatively new may not realize that by the time a property reaches the Minimum Housing Commission the property has been sitting in a condition of disrepair for a year or more. She was opposed to granting continuances to property owners who have had years to make necessary repairs. She noted the frequency of properties represented by Ms. Agapion coming before the Commission. The owner needs to find a way to get the properties rescinded before these cases come to the Commission.

Chair Outling indicated that he shared some of the same concerns; however, the Commission does not create ordinances or make policy. City Council has not delineated a policy to treat people who repeatedly come before the Commission differently than any other person before the Commission. As a result, the focus of his concern is this particular property and the possible perceived lack of effort to bring the property into compliance during a three-month period.

Mr. Sturdivant commented that he is a fairly new member on the Commission. He described his familiarity with the subject property. He stated his opinion that the Commission must have sensitivity and noted that this owner has brought numerous units into compliance. There is a lack of affordable housing and this property will provide affordable housing. He pointed out that the weather has been unsuitable for making repairs and explained that painting cannot be done if temperatures are below 30 degrees. He stated that any property owner coming before the Commission with the track record exhibited by Ms. Agapion at the last meeting should receive consideration. Commissioners should be fair and sensitive to all property owners regardless of their time served.

Ms. Moore-Dudley noted that this particular property has been out of compliance for years and a three-month continuance was granted at the first meeting. She reiterated the state of disrepair of properties by the time the matter reaches the Commission and felt the neighbors were very patient regarding this property. She gave credit to Ms. Agapion for bringing units into compliance in the past. She felt that at some point, this situation must stop happening over and over again.

Mr. Byerly responded to comments made by Mr. Sturdivant and his familiarity with the property years ago. He noted that the owners have had this property for a long time and allowed the property to get into this state of disrepair. He felt that the owner only responds when made to do something else.

Ms. Agapion took objection to opponents using her family name in association with the property's disrepair. The Agapions have been in the real estate business for 63 years. They manage 500 units and having two or three come before the Commission represents a small percentage not being kept in compliance.

Willena Cannon, 821 Holt Avenue, asked Ms. Agapion to do something about the property. She stated that the community is tired of this situation and felt that this would not be allowed to happen in another community. Neighbors have commented on vermin in the tall grass and the lag time of the City in their response to the calls. She said that a neighbor recently reported hearing screaming coming from the property at 3:00 in the morning. She appealed to Ms. Agapion to have the property fixed or sell the property and let someone else fix it, but don't let people continue to live in that neighborhood with these conditions.

Chair Outling stated that the Commission is charged with either upholding the Inspector or granting a continuance. The legal basis for these actions is whether or not there is an adequate number of violations in considering whether or not the property owner intends to bring the property into compliance. His understanding is that additional considerations such as the property owner's history of bringing other properties into compliance is not relevant as a basis for making a decision on the matter.

Ms. Ata asked if any calls were made to the police department following the disturbance heard by neighbors.

Doug Campbell, Greensboro Police Department, stated that the area is not in his district and therefore, he was not familiar with the call history. It was noted that comments regarding the disturbance are considered hearsay.

Mr. Kollar noted that Ms. Agapion has an opportunity and responsibility to make something happen quickly in regard to this property. She agreed with his comment.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Chair Outling. The Commission voted 2-3 against the motion. (Ayes: Outling, Moore-Dudley. Nays: Ata, Kollar, Sturdivant.)

Mr. Kollar moved to continue the case until the May 12, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 3-2 in favor of the motion. (Ayes: Ata, Kollar, Sturdivant. Nays: Outling, Moore-Dudley.)

**7. 2503 Darden Road (Parcel #0049323) Bank of America, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. Continued from February 10, 2015 meeting.  
(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated this property was initially inspected on October 24, 2013. A hearing was held on October 17, 2014. An Order to Repair was issued on October 28, 2014 and expired December 1, 2014. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 6, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet covers and switchplate covers; doors difficult to operate; missing smoke detectors; dwellings shall be kept

free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; structural member of walls unable to support imposed load; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; exterior doors need to be weathertight; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surface needs to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; all accessory structures shall be maintained structurally sound and in good repair; all exterior property shall be maintained free from weeds/plant growth in excess of 12”.

There was no one present to speak on this property.

Chair Outling noted that at the last meeting, the bank representative indicated he planned to contact the bank to determine its intent on the property. The continuance last month was not granted due to an intent to bring the property into compliance as testified by the property owner.

Based upon a lack of actual intent and the fact the property owner has not contacted the City about his inability to attend the hearing, Chair Outling moved to uphold the Inspector, seconded by Mr. Sturdivant. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **2503 Darden Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

8. **2402 Brye Court** (Parcel #0029675) Annie Williamson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from January 13, 2015 meeting. **(REMOVED FROM AGENDA DUE TO COMPLIANCE)**
9. **1907 Mayfair Avenue** (Parcel #0033531) George, Constantina and Sophia Palamaris. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod Larue. Continued from the January 13, 2015 meeting. **(CONTINUED UNTIL MAY 12, 2015 MEETING)**

Irene Agapion, 625 South Elm Street, is not the owner of this property. The owner is a licensed general contractor who does excellent work. He has provided a timeline for repairs. There have been weather delays since the January meeting. Unknown to the owner, he purchased the home with a tree sitting on it. The tree was removed, a new roof with architectural shingles was put on the house, a sump pump was restarted to dry the basement, and a new window was installed. In addition, special order windows have been ordered, paid for, and picked up. The permit has been upgraded because he bought the house without seeing the inside first. The inside has been framed and insulated. He expects the house will be completely finished in June, 2015. He plans to install vinyl siding after the weather warms up. He is asking for as much time as possible to complete the repairs.

Inspector Larue said that the job was delayed at the property due to the weather and other jobs being done by the owner. The house has been wrapped and the window has been installed on the back of the house since the video was taken. The roof was put on prior to the January, 2015 Commission hearing. Responding to a question, he indicated the work that has been done since the last meeting could have easily taken place within a day's worktime. Mr. Palamaris gave an estimate of two months to finish the work when he appeared in January, 2015. Inspector Larue said it was his impression that the job taken by the

owner after the last meeting had taken longer than expected and has delayed progress. He said that the damages were worse than the owner expected and the interior was gutted to get the Energy Star rating.

Ms. Ata commented that three months should be plenty of time to get the property into compliance given that warmer weather is approaching. Upholding the Inspector would give the owner three months to complete the work.

Mr. Ata moved to uphold the Inspector, seconded by Chair Outling. The Commission voted 2-3 against the motion. (Ayes: Outling, Ata. Nays: Sturdivant, Kollar, Moore-Dudley.)

Mr. Kollar moved to continue the case until the May 12, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-1 in favor of the motion. (Ayes: Ata, Kollar, Sturdivant, Moore-Dudley. Nays: Outling.)

- 10. 815 South Pearson Street (Parcel #0002799) George Marple and Kelly Sigle, New Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster. Continued from June 10, 2014; August 12, 2014; and January 13, 2015 meetings.  
(CONTINUED UNTIL JULY 14, 2015 MEETING)**

George Marple, 411 McAdoo Avenue, is the new owner of this property. He presented a substantial list of repairs being made to restore the historic structure. The case was pulled from last month's agenda due to a notice issue associated with the January 2015 purchase of the home.

Mr. Marple said that there is asbestos in the floor and there may be lead paint under the asphalt shingles and on the woodwork. All the plumbing and electrical will have to be removed. They plan to restore the house with the original windows. The mill work in the house is in good shape. There is significant water damage in two areas of the house. He felt it would take three months to finish the assessment before floor plans can be presented. He plans to bring the property into compliance; however, the level of restoration work would be contingent on what happens with tax credits.

Mr. Sturdivant moved to continue the case for three months until the July 14, 2015 hearing, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Kollar, Sturdivant, Moore-Dudley.)

It was noted that three months would be the June, 2015 meeting and not the July, 2015 meeting. Members did not choose to reopen the case to change the date of continuance to June, 2015.

- 11. 1833 McKnight Mill Road (Parcel #0079232) Federal Home Mortgage Corporation, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from the January 13, 2015. (CONTINUED UNTIL THE APRIL 14, 2015 MEETING)**

Inspector Stovall stated that he has spoken with Carol Roberts, realtor representing Freddie Mac. They are close to completing repairs on the house and there is a signed contract that is expected to close at the end of March, 2015.

Inspector Stovall felt that repairs should be finished by the next hearing. Since the last hearing the windows have been repaired, front porch railing has been installed, outside faucet has been installed; flooring has been repaired, smoke alarms and CO<sub>2</sub> detectors were installed, and an exhaust fan in the upstairs bath is being installed.

Ms. Moore-Dudley moved to continue the meeting until the April 14, 2015 meeting, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Moore-Dudley, Kollar. Nays: None.)

**NEW CASES:**

- 12. 610 Watson Street** (Parcel #0002707) Federal Home Mortgage Corporation, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated this property was initially inspected on October 4, 2012. A hearing was held on May 1, 2014. An Order to Repair was issued on May 1, 2014 and expired June 1, 2014. The property did have to be secured and the City secured it. There are children living in the area where the property is located and an elementary school is located nearby. There is a history of complaints to the police department.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 6, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets and light fixtures; power not on at time of initial inspection; exterior doors difficult to operate; missing smoke detectors; heat—gas/electric not on at time of inspection; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures must have adequate clearance for usage; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; exterior doors need to be weathertight; locks not maintained or missing from windows; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; foundation wall contains holes or cracks; property needs to be graded to prevent accumulation of standing water; guardrail missing on rear back porch; handrails missing on rear back porch; steps are rotten or in disrepair.

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **610 Watson Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

- 13. 1101 Lexington Avenue** (Parcel #0005795) Tommy Pugh, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated this property was initially inspected on August 22, 2013. A hearing was held on October 28, 2014. An Order to Repair was issued on October 29, 2014 and expired December 1, 2014. The property did have to be secured and the City secured it. There are children living in the area where the property is located. This property has been a repeat problem for being open.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 5, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include inoperable smoke detectors; exterior doors difficult to operate; interior doors difficult to operate; windows not readily accessible in case of emergency; roof has leaks; ceiling contains holes and is rotten and/or in disrepair; interior flooring is rotten and must be repaired; deck, porch and/or patio flooring rotten or in disrepair, deck floor; exterior wood surfaces need to be maintained by painting or other protective coating

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting.

Mr. Kollar moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **1101 Lexington Avenue** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

**14. 803 A&B Macon Street** (Parcel #0005795) Tommy Pugh, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated this property was initially inspected on October 3, 2011. A hearing was held on October 28, 2013. An Order to Repair was issued on November 28, 2013 and expired December 27, 2013. The property did have to be secured and the City secured it. There are children living in the area where the property is located and a high school is nearby. This property has a history of complaints to the police department.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 5, 2015; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for (A) include exterior doors need to be weathertight; exposed wiring at light fixture; power not on at time of inspection ; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of initial inspection; unclean and unsanitary floors, ceilings and/or walls; loose floor covering must be repaired or replaced; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior walls have loose or rotted material; foundation wall has holes or cracks; foundation wall ventilation not maintained or missing; and all exterior property and premises shall be maintained in a clean and sanitary condition. Violations for (B) include electrical equipment needs to be properly installed and maintained; open ground outlets;

exposed wiring at light fixtures; heat—gas/electric not on at time of inspection; water heater not properly installed or maintained; water heater relief valve improperly installed and/or maintained; plumbing fixture/toilet loose/not properly secured; exterior doors need to be weathertight; locks not maintained or missing from windows; screen required on exterior doors; screens on doors should be self-closing and latching; every windows shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation walls have holes or cracks; property needs to be graded to prevent accumulation of standing water; foundation wall ventilation not maintained or missing.

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **803 A&B Macon Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

**15. 3810 Causey Street** (Parcel #0033130) Andrew and Donna Curtis, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated this property was initially inspected on October 1, 2014. A hearing was held on October 28, 2014. An Order to Repair was issued on the same day and expired December 1, 2014. The property did have to be secured and the City secured it. There are children living in the area where the property is located.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 6, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include roof covering and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; needs premises identification; roof drains, gutters and downspouts in disrepair; front porch flooring rotten or in disrepair; unsafe electrical wiring and electrical panel box; electric panel missing knock out blanks; electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained including meter; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; locks not maintained or missing from window; screens required on windows; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material.

There was no one present to speak on this property. Staff has not heard from the owner regarding his or her inability to attend the meeting.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Kollar, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **3810 Causey Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

**16. 3721 Martin Avenue** (Parcel #0046813) William and Carole Mathis and Estate of Treva Dodd, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL APRIL 14, 2015 MEETING)**

Compliance Coordinator Benton stated this property was initially inspected on February 6, 2014. A hearing was held on March 11, 2014. An Order to Repair was issued on March 13, 2014 and expired April 14, 2014. The property did have to be secured and the City secured it. There are children living in the area where the property is located and an elementary school is nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 9, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include exterior wood surfaces need to be maintained by painting or other protective coating; power not on at time of initial inspection; exterior: all mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; exterior doors difficult to operate; interior doors difficult to operate; dwelling needs 3 wire, 120/240 Volt 60 Amp service; cracked or missing switchplate cover; cracked or missing electrical outlet cover; missing smoke detectors; utilities for heat—gas/electric not on at time of inspection; heating system not capable of maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities need to be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; bedrooms must have door with interior lock; ceiling contains holes, loose material and/or in disrepair; roof leaks; windows need glazing; exterior property needs to be maintained in a clean and sanitary condition; accessory structure shall be maintained structurally sound and in good repair.

Carol Mathis, 6512 Dusty Road, Liberty, North Carolina is one of the owners of the property. She informed members that there is an interested buyer who would like to fix the property. Her husband resides in Virginia.

Kiet Nguyen, 4302 Bitternut Trail, stated that an offer was made on this property. In the process of the title search, it was discovered that there were minors who were also owners of the property. Mr. Mathis owns 60 percent, Ms. Matthis owns 15 percent, and two other children are 5 percent owners. In addition, two great-grandchildren under the age of 13 years old own 5 percent each. The process was stopped because property cannot be sold to children who are under 18 years of age. Until the issue is resolved, the property cannot be sold. He discovered several days ago that the property has been condemned. The process to petition the court will take at least 6 to 8 months to allow sale of the property. There is an interest to purchase the property if it can be sold.

Ms. Mathis indicated that her husband was willing resolve the matter but he will have to come to Greensboro to engage a Guilford County attorney. The property is a nuisance and needs to be repaired. Mr. Mathis plans to take steps to clear the title. Ms. Mathis said she was not financially able to bring the property into compliance in the meantime. She asked for 30 days to secure an attorney in Greensboro and develop a plan of action.

Mr. Sturdivant moved to continue the case until the April 14, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant, Moore-Dudley, Kollar. Nays: None.)

- 17. 500 Garrett Street** (Parcel #0026091) James Fleet, James Brook and Carl Carlson Irrevocable Spendthrift Trust, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **(CONTINUED UNTIL MAY 12, 2015 MEETING)**

Compliance Coordinator Benton stated this property was initially inspected on August 18, 2014. A hearing was held on October 21, 2014. An Order to Repair was issued on November 21, 2014 and expired December 22, 2014. The property did not have to be secured. There are children living in the area where the property is located.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was March 4, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include peeling, chipping, or flaking paint that must be repaired on rear porch; interior wood surfaces need to be maintained with paint or other protective coating; exterior walls contain holes and/or breaks; exterior porch ceilings contain holes and rotten wood or are in disrepair; exterior property and premises needs to be properly maintained in a clean/sanitary condition; exterior walls have loose or rotted material.

Peter Isakoff, is an attorney representing the property owners. The property is managed by a new property manager. They are working with a contractor and numerous interior repairs have been addressed. He cited recent delays due to bad weather and asked for 90 days to do the exterior repairs. He noted that almost all of the items relating to interior repairs have been resolved.

Inspector Tolbert spoke for Inspector McDougal who is on vacation. He said that just a couple of interior violations remain. There have been no repairs to the exterior of the structure.

Ms. Moore-Dudley moved to continue the case until the May 12, 2015 meeting, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant. Moore-Dudley, Kollar. Nays: None.)

- 18. 1403 Martin Luther King, Jr. Drive** (Parcel #005366) Despina Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. **(CONTINUED UNTIL APRIL 14, 2015 MEETING)**

Compliance Coordinator Benton stated this property was initially inspected on June 2, 2014. A hearing was held on June 24, 2014. An Order to Repair was issued on June 24, 2014 and expired July 24, 2014. The property did not have to be secured. There are children living in the area where the property is located and an elementary school is nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and

orders issued in this matter; the last time the property was visited was March 6, 2015; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include loose, damaged or improperly maintained handrails; peeling, chipping or flaking paint on walls must be repaired, removed or covered; plumbing fixture/toilet loose/not properly secured; roof drains, gutters and downspouts in disrepair; wiring exposed or unsafe; power not on at time of initial inspection; unsafe electrical wiring, burned receptacles; carbon monoxide detector required; missing and inoperable smoke detectors; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired; doors needs to be weathertight; screens required on exterior doors; screens required on windows; screens on doors should be self-closing and latching; windows need to be weathertight; exterior walls have loose or rotted material; plumbing facilities must be maintained in a safe, sanitary and functional condition.

Irene Agapion, 625 South Elm Street, stated that a truck came into contact with the electrical wires separating electrical service from the house at the time of the initial inspection. Although this has been corrected, it caused a delay in the repair schedule. In addition, the former renter passed away and the children were given three months to clear items out of the home. Someone has been hired to clean the inside of the house. Ms. Agapion and the contractor anticipate a completion date on April 3, 2015. She requested a 30-day continuance to complete repairs and have the unit inspected and released prior to the next Commission meeting.

Ms. Moore-Dudley moved to continue the case until the April 14, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant. Moore-Dudley, Kollar. Nays: None.)

#### ***RESCINDED CASES:***

- 19. 1224 Highland** (Parcel #0008566) Anthony Psatha and Despina Agapion, Owners.  
**Repaired by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 1224 Highland Avenue, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant. Moore-Dudley, Kollar. Nays: None.)

- 20. 4817 Summit Avenue** (Parcel #0047688) Kenneth and Mattie McLean, New Owners.  
**Demolished by Owners. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 4817 Summit Avenue, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant. Moore-Dudley, Kollar. Nays: None.)

- 21. 2333 Floyd Street** (Parcel #0025912) and Despina Agapion Psatha, Owner.  
**Repaired by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 2333 Floyd Street, seconded by Ms. Ata. The Commission voted 5-0 in favor of the motion. (Ayes: Outling, Ata, Sturdivant. Moore-Dudley, Kollar. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:40 p.m.

Respectfully submitted,

Justin Outling  
Chairman, City of Greensboro Minimum Housing Standards Commission

JO: sm/jd