

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
OCTOBER 8, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, October 8, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:35 p.m. The following members were present: Ellen Sheridan, Chair; Robert Kollar; Tyler Quinn; Kimberly Moore-Dudley; Shermin Ata, and Carolyn Biggerstaff. Staff present included: Elizabeth Benton, Cheryl Lilly, Barbara Harris, Mark Wayman and Inspectors Don Sheffield, Rich Stovall, Jarod LaRue, Brad Tolbert, Roddy Covington, and Roy McDougal. Also present was Terri Jones, Attorney for the Commission and Mary Lynn Anderson, City Attorney's Office.

Chair Sheridan explained the rules and procedures of the Minimum Housing Standards Commission.

1. SWEARING-IN OF CITY STAFF TO TESTIFY:

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

2. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

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

3. APPROVAL OF MINUTES FROM SEPTEMBER 10, 2015 MEETING:

Ms. Moore-Dudley moved approval of the September 10, 2015 meeting minutes as written, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Kollar, Quinn, Biggerstaff, Ata, Moore-Dudley. Nays: None.)

4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Elizabeth Benton, Compliance Code Coordinator, asked that the following item be removed from the agenda.

Item 19 -- for property located at 27 Fields Street: This property has been repaired and is in compliance.

CONTINUED CASES:

- 5. 3100 A-M Summit Avenue** (Parcel 0032354) Sophia and Basil Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue.
(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)

Irene Agapion, 625 South Elm Street, informed members that they have two contracts to purchase this property. Both buyers are large firms that specialize in multifamily residential properties. The first contract's due diligence period has just expired and a back-up contract is in place to insure the sale of the property. The projected closing is scheduled for December 30, 2015. The units that have been repaired are not being leased until the new owner takes over and the new windows and doors have been secured to prevent entry. She requested a continuance until the January, 2016 meeting to allow the new buyer to appear at the meeting with an update.

Compliance Coordinator Benton indicated she had a conversation with the purchaser and has seen a copy of the offer to purchase. They plan to totally rehabilitate the units and have onsite management.

Howard Taylor, 1700 Twain Road, asked the Commission to do whatever they could to help move the process along so that the disrepair of the property will not drag on as it has in the past.

Mr. Kollar pointed out that the crawl space door appeared to be open on the video that was being shown. Ms. Agapion said that she would check on the problem.

Ms. Moore-Dudley moved to continue the case until the December 10, 2015 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Kollar, Quinn, Biggerstaff, Moore-Dudley. Nays: None.)

6. **826 West Terrell Street** (Parcel #008365) August Grundman, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from the August 13, 2015; and September 10, 2015 meetings. **(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)**

Compliance Coordinator Benton stated that this property has a new owner. He was not able to attend the meeting due to a funeral. His desire is to complete repairs as soon as possible and then sell the property. The new owner, Golden Wolf Investment Company, has owned the property since September 15, 2015.

Inspector McDougal informed the Commission that the new owner has installed doors and new piping. There are no permits for this property.

Ms. Moore-Dudley moved to continue the case until the December 10, 2015 meeting, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Kollar, Quinn, Biggerstaff, Moore-Dudley. Nays: None.)

Mr. Kollar asked that the new owner be contacted and informed that permits are needed and a plan should be provided at the December meeting.

7. **2223 Lynette Drive** (Parcel #0028527) Richard Spivey, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from August 13, 2015 and September 10, 2015 meeting. **(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)**

Inspector Sheffield reported that the owner is hanging sheetrock. The insulation inspection has passed and the next inspections will be the final ones. He felt the owner was making progress.

Inspector Covington commented that although it is a slow process, he sees progress being made each time the property is visited. Most of the violations in this case are from fire damage.

Mr. Quinn moved to continue the case until the December 10, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Biggerstaff, Quinn, Ata, Kollar. Nays: None.)

8. **527 West Terrell Street (Parcel #0008238)** Carland Development LLC, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from July 14, 2015; and September 10, 2015 meetings. **(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)**

Bryan Gribble, 6530 Harris Technology Boulevard, Charlotte, NC, was present on behalf of Carland Development. They have found a buyer to purchase the property. The buyer has the necessary resources to rehab the property. Because the property is in receivership, Court approval will be required for the sale. The hearing is scheduled for November 11, 2015 and the closing can be held 5 days after the approval.

Chair Sheridan recommended that the case be continued until the December, 2015 meeting for an update from the prospective owner, Golden Wolf Investments.

Ms. Moore-Dudley moved to continue the case until the December, 2015 meeting, seconded by Ms. Biggerstaff. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Moore-Dudley, Biggerstaff, Quinn, Kollar. Nays: None.)

- 9. 1239 Randolph Avenue** (Parcel #0003148) Fred and Margaret Freeman, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. Continued from December 9, 2014; February 10, 2015; April 14, 2015; June 9, 2015; and September 10, 2015 meetings.
(CONTINUED UNTIL JANUARY 14, 2016 MEETING)

Doris Canada, 1409 Dunbar Street, stated that interior violations have been corrected and the windows are being repaired. Exterior work has to be completed.

Inspector Tolbert was at the property on October 2, 2015 and confirmed that the windows will be repaired and not replaced. The bedrooms still need smoke detectors and a few cosmetic repairs remain.

Ms. Canada was hopeful the property will be in compliance by the end of the year.

Mr. Quinn moved to continue the case until the January 14, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Biggerstaff, Moore-Dudley, Kollar. Nays: None.)

- 10. 810 Aladdin Street** (Parcel #0033161) Larry Ray Melvin, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from September 10, 2015 meeting. Inspector Roddy Covington.
(CONTINUED UNTIL JANUARY 14, 2016 MEETING)

Larry Melvin, 4177 Old Julian Road, Julian, NC, stated that this property was originally donated to the Fire Department for training purposes. The Fire Department is running behind schedule with controlled burns and in the meantime, he has decided to repair the property. An accessory building on the property has been demolished, a hazardous tree has been taken out and the exterior has been cleaned up. Windows have been repaired, holes in the walls and ceiling have been repaired; cabinet doors have been replaced, electricity and water have been turned on; and most of the windows have been repaired. He has been working closely with Inspector Covington. He was told that permits will not be required for the remaining work. He still has painting that needs to be done. He asked for more time to complete repairs.

Inspector Covington commented that Mr. Melvin is continuously working on the property and he is pleased with the progress being made.

Ms. Moore-Dudley moved to continue the case until the January 14, 2016 meeting. The motion was seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Kollar, Moore-Dudley, Biggerstaff. Nays: None.)

- 11. 3203 Friendly Avenue** (Parcel #0023899) Tina Pugh Matthews, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from September 10, 2015 meeting. Inspector Roddy Covington. **(INSPECTOR UPHELD)**

Tommy Pugh, 912 East Naomi Street, Randleman, North Carolina, explained that his sister, owner of the property, lives out of town. Arrangements have been made to do a demolition at the property; however, his sister is contemplating making repairs instead. His sister has not signed the demolition contract yet because she was waiting to see the outcome of today's meeting. Although she has not made a final commitment, her real desire is to repair the property and rent the property through a City program.

Mr. Pugh asked if the demolition contract being in place would preclude having the repairs done prior to the demolition. Staff said that the demolition contract would be a private contract that his sister would enter into. Mr. Pugh explained that the person holding the demolition contract understood the situation and would dissolve the contract if necessary.

Ms. Moore-Dudley familiarized members with the location of the subject property and felt that the property would eventually be developed into a commercial use. Responding to a question, Mr. Pugh stated that his sister does not have any immediate intention to sell the property.

Inspector Sheffield stated that there is a roof repair permit in place. The permit is just for the shingles on the roof. He also advised Commissioners that if there is a demolition permit, the structure must come down within two months of the permit by law.

Inspector Covington stated his opinion that the house is unsafe.

Ms. Moore-Dudley pointed out that the Commission has not heard from the owner stating her intention for this property. The property is in need of repair and it sits in a very visible part of the City. The property is an eyesore and her inclination is to uphold the Inspector.

Ms. Ata commented that the condition of this house has an effect on the property values of surrounding neighbors. This property has been in the system since April, 2015. She was also inclined to uphold the Inspector. If there is an intention to repair the house, an order to uphold the Inspector would allow three months for the owner to do so.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Kollar, Quinn, Biggerstaff. Nays: None.)

Counsel Jones 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 October 1, 2015; this property is not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include unsafe conditions, specifically the roof is caving in and rafters are in very bad condition/the interior of the property is unsafe; all appliances shall be capable of performing the intended function; cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets and light fixtures; open ground outlets; missing and inoperable smoke detectors; carbon monoxide detector required; unsafe electrical wiring; heat-gas/electric not on at time of inspection; owner shall provide and maintain all plumbing facilities and fixtures and each 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; unclean and unsanitary floors, ceilings and/or walls; walls have structural member unable to support imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; loose floor covering must be repaired or replaced; roof not properly anchored; structural member of roof not able to support nominal load; structural member of roof rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; all exterior door and door frames shall be kept in sound condition, good repair and be weathertight; bathrooms are required to have a door with interior privacy lock; windows required to have approved sash locking device; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; bathroom requires ventilation system when window isn't provided; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof drains, gutters and downspouts, if provided, shall be maintained in good repair; roof coverings and flashing shall be sound; all exterior property and premises shall be maintained in a clean and sanitary condition; all premises shall be graded to prevent erosion and accumulation of stagnant water.

Chair Sheridan stated that the property involved in this matter is located at **3203 Friendly 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.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 12. 1543 Lovett Street** (Parcel #0037813) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from June 9, 2015 and July 14, 2015 meetings. **(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)**

Matthew Richard Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, stated that all repairs have been made with the exception of the heating system. He has requested bids from electrical contractors because that has to be upgraded before the heating system can be installed. He felt the work could be completed within 30 days.

There are no permits for this site. No permits will be required until the heating system is installed.

Mr. Quinn moved to continue the case until the December 10, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Quinn, Moore-Dudley. Nays: None.)

- 13. 4433 Anderson Street** (Parcel #00564320) Ronald E. Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from September 9, 2014; November 13, 2014; January 13, 2015; February 10, 2015; April 14, 2015; May 12, 2015; and July 14, 2015 meetings. **(CONTINUED UNTIL JANUARY 14, 2015 MEETING)**

Ronald Miller, 4435 Anderson Street, stated that he is currently doing the framing and floor joists.

Inspector Stovall commented that he has seen progress in the work being done. However, the progress has been slow due to the weather. The owner is not quite ready for an inspection but the work is being done properly.

Mr. Miller felt that a rough-in of the plumbing and electrical work could be done within 90 days.

Mr. Kollar moved to continue the case until the January 14, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Kollar, Quinn, Biggerstaff. Nays: None.)

- 14. 3503 Lewiston Road** (Parcel #0096167) Heirs of Roberta Morrison, Owners. In the Matter of Order to Repair, Alter or Improve Structures. Continued from August 13, 2015 meeting. Inspector Donald Foster. **(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)**

Inspector Foster informed Commissioners that Glen Morris, representative for this matter, was unable to attend the meeting. Significant progress has been made at the property given the financial limitations. Numerous loads of trash have been cleaned out of the property. He has spoken with Mr. Morris who is in process of getting the property transferred into his name to facilitate repairs. He would like to go through a City program to receive financial aid to complete the repairs. Inspector Foster felt that Mr. Morris was doing what he could given his situation.

Mr. Kollar moved to continue the case until the December 10, 2015, seconded by Ms. Ata. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Ata, Kollar, Quinn, Biggerstaff. Nays: Moore-Dudley.)

NEW CASES:

- 15. 3515 Carrington Street** (Parcel #0026435) Charles and Joelle Kuhlman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.
(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on June 4, 2014. The hearing was held on July 1, 2015 and the Order was issued on the same day. The Order expired on July 31, 2015. There are children living in the area where the property is located. The City did not have to secure the property. There is not a history of complaints to the Police Department.

Counsel Jones 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 October 1, 2015; this property is not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet and light fixtures; power not on at time of inspection; carbon monoxide detector required; 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; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; plumbing fixture/toilet loose/not properly secured; water heater not properly installed or maintained; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; doors need to be weathertight; bathroom and bedrooms must have a door and interior lock set; locks not maintained or missing from windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; foundation wall ventilation not maintained or missing; needs premises identification; unsafe electrical wiring.

Inspector Covington stated that there is intent to finish repairs on this property but the process is slow. He spoke with the owner who was out of town and informed him of this meeting. There are active permits on this property. Inspector Sheffield indicated that the last plumbing rough was done on September 10, 2014 and the electrical inspector was at the property in February, 2015. The owner was told on July 2, 2015 that the insulation had to be removed. The insulation has not yet been removed according to the video being shown. The owner purchased a mechanical permit on September 10, 2015 but no work has been done yet.

Ms. Moore-Dudley questioned service on the case noting that records indicate the certified mail was returned as unclaimed and refused. Compliance Coordinator Benton stated that notice was posted at the property and the first-class mail was not returned.

Mr. Kollar moved to uphold the Inspector. There was no second to his motion and the motion failed.

Mr. Kollar commented that the owner had the opportunity to be present at this meeting and a plan for completion has not been submitted. Even if the owner is out of town, he could have sent a letter or made a phone call.

Ms. Moore-Dudley pointed out that notes from July on this case reflect that the owner stated his plans to repair the structure and that some work had already been done. It appears that work has suddenly stopped. She indicated her hesitancy to penalize the owner for not being present because this is a new case and the owner is not familiar with the process. She would like to give the owner an opportunity to come forward and state his intention for this property.

Ms. Moore-Dudley moved to continue the case until the December 10, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-2 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Biggerstaff. Nays: Kollar, Quinn.)

Chair Sheridan asked the Inspector to stress to the owner the importance of his appearance at the December, 2015 meeting.

**16. 711 Huffine Mill Road (Parcel #0021926) Gertie and Robert Taylor, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall.
(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on May 5, 2015. The hearing was held on June 22, 2015 and the Order was issued on the same day. The Order expired on July 28, 2015. There are children living in the area where the property is located. The City did not have to secure the property. There is an elementary school located nearby.

Counsel Jones 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 October 2, 2015; this property is not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton 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; cracked or missing switchplate covers; power not on at time of inspection; lighting is required in public halls, stairways, kitchen, bathrooms, laundry room, boiler room, and furnace room; missing smoke detectors; duct system must be capable of performing required function; heat—gas/electric not on at time of inspection; heating system not maintain 68 degrees in habitable rooms, bathrooms; owner shall provide and maintain all plumbing facilities and fixtures and each 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; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Inspector Stovall has spoken on several occasions with Ms. Taylor. She said at one point that she intended to fix the house; however, there has been no progress so far. He received an email from her allowing access to make the video being shown and she was aware of the meeting. Although they have never met, he was expecting Ms. Taylor to be present at today's meeting.

Staff has received no communication from the owner relative to this case. There are no permits for this property.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 5-1 in favor of the motion. (Ayes: Moore-Dudley, Ata, Biggerstaff, Kollar, Quinn. Nays: Sheridan.)

Chair Sheridan stated that the property involved in this matter is located at **711 Huffine Mill 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.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

17. 1104 Lexington Avenue (Parcel #0005787) M&S Properties, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.
(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on February 12, 2015. The hearing was held on April 21, 2015 and the Order was issued on April 22, 2015. The Order expired on May 22, 2015. There are children living in the area where the property is located. The City did not have to secure the property. There are no complaints to the Police Department.

Counsel Jones 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 October 2, 2015; this property is a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton 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; exposed wiring at light fixture; power not on at time of inspection; doors difficult to operate; missing smoke detector; carbon monoxide detector required; heat-gas/electric not on at time of inspection; water not on at time of inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; plumbing fixture/toilet loose/not properly secured—bathroom commodes loose and unstable in apartments #2 and #3; plumbing facilities must be maintained in a safe, sanitary and functional condition; rotten flooring must be repaired; rotten roof sheathing; roof not properly anchored; structural members of roof not able to support nominal load; structural member of roof rotten or deteriorated; unclean and unsanitary floors, ceilings and/or walls; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bathrooms are required to have a door with an interior locking mechanism for privacy; windows are required to have an approved sash locking device; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; roof coverings and flashing shall be in sound condition and have no defects that would admit rain to penetrate; exterior walls shall be free of holes, breaks and loose or rotting materials; porch or patio flooring is rotten and in disrepair; front porch ceiling contains holes and is rotten and in disrepair; all handrails and guardrails shall be firmly fastened; handrails are required on all exterior stairs with more than four risers; steps rotten or are in disrepair; screens required on windows; and interior ceilings contain holes, rotten and/or in disrepair.

Compliance Coordinator Benton informed members that this property actually sold yesterday and there is a new owner.

W.B. McKee, 1214 Onslow Drive, is the former owner. He said that this property is nice but had to be taken back due to default. He contacted Gene Brown, Community Housing Solutions, in May, 2015. Mr. Brown sent a letter of intent for them to do something to the property provided they received the funding. He explained that a potential new owner recently approached him and he decided to sell the property. He felt the new owner had the capability to do something nice to the property.

Ms. Moore-Dudley moved to December 10, 2015 meeting, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Ata, Biggerstaff, Kollar, Quinn. Nays: None.)

- 18. 1817 Ryan Street** (Parcel #0018794) Robert and Melissa Martin, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue.
(CONTINUED UNTIL JANUARY 14, 2016 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on July 17, 2013. The hearing was held on December 4, 2014 and the Order was issued on the same day. The Order expired on January 3, 2015. There are children living in the area where the property is located. The City did have to secure the property. There is a school located nearby.

Counsel Jones 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 October 2, 2015; this property is not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; doors difficult to operate; all appliances shall be capable of performing the intended function; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures stopped up or clogged; plumbing fixture leaks; duct system must be capable of performing required function; water heater relief valve improperly installed and/or maintained; plumbing facilities must be maintained in a safe, sanitary and functional condition; rotten flooring must be repaired; exterior doors difficult to operate; exterior wood surfaces need to be maintained by painting or other protective coating; electrical equipment needs to be properly installed and maintained; screens required on doors; screens required on windows; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks/ exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; exterior wood surfaces need to be maintained by painting or other protective coating; all exterior property and premises shall be maintained in a clean and sanitary condition.

Bob Martin, 1111 Redwood Drive, stated that he has a contractor working on this property. Approximately 20 items have been corrected. He requested 45 days to complete repairs as funds become available. He anticipated that the property will be in compliance by the end of the year.

Inspector LaRue confirmed that a number of violations have been corrected.

Ms. Moore-Dudley moved to continue this case until the January 14, 2016 meeting, seconded by Mr. Quinn. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Biggerstaff, Ata, Quinn. Nays: Kollar.)

- 19. 27 Fields Street** (Parcel #0032954) Heirs of Betty L. Davis, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.
(REMOVED DUE TO COMPLIANCE)
- 20. 311 Hazelwood Drive** (Parcel #0022177) Henry and Margaret Parker, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall.
(CONTINUED UNTIL DECEMBER 10, 2015 MEETING)

Compliance Coordinator Benton stated that this case was initially inspected on June 3, 2015. The hearing was held on July 1, 2015 and the Order was issued on July 2, 2015. The Order expired on August 3, 2015. There are children living in the area where the property is located. The City did not have to secure the property. There is no history of complaints to the Police Department.

Counsel Jones 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 October 2, 2015; this property is not a multifamily property; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Margaret Parker, 2704 Wilpar Drive, and Linda Vaughan, realtor, were present to speak on this property. The property has been under contract since July 31, 2015 and they have been to closing several times; however, the attorneys refuse to close the property. It was discovered that Bank of America transferred the property to Realtime Solutions but the Deed of Trust was never cancelled from the previous owner. Following resolution of the problem, the property is expected to close next week. The buyer was sent a report about the condition of the structure and is ready to start working on the property.

Ms. Moore-Dudley moved to continue this case until the December 10, 2016 meeting, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Biggerstaff, Ata, Quinn, Kollar. Nays: None.)

Chair Sheridan asked that the new buyer be notified of the December 10, 2015 meeting so that he can be present to speak on the property.

RESCINDED CASES:

21. **814 Glenwood Avenue** (Parcel #0009141) Capital Facilities Foundation, Owner.
Demolished by Owner. (RESCINDED)
22. **3211 Builtwell Road** (Parcel #0079205) Judit Mijangos-Sosa, New Owner.
Repaired by Owner. (RESCINDED)
23. **1103 Gregory Street** (Parcel #0005647) FaFa Properties, Inc. New Owner.
Repaired by Owner. (RESCINDED)
24. **1509 Woodbriar Avenue** (Parcel #0044074) Dirt Acquisition Management, Owner.
Repaired by Owner. (RESCINDED)

Ms. Moore-Dudley moved to rescind **814 Glenwood Avenue, 3211 Builtwell Road, 1103 Gregory Street, and 1509 Woodbriar Avenue**. The motion was seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Quinn, Biggerstaff, Ata, Kollar. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:55 p.m.

Respectfully submitted,

Ellen Sheridan
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd