

**City of Greensboro
North Carolina
Greensboro Minimum Housing
Commission Meeting**

REGULAR MEETING

1:30 P.M.

November 9, 2010

Commission Members Present:

Tim Vincent, Chairman
Jim Burgess
Angela Harris
Shermin Ata
Kathleen Sullivan

Staff Present:

Dan Reynolds, Manager of Inspections Division
Wanda Hovander, Inspector
Mike Williams, Esq.-City Attorney's Office
Mary Lynn Anderson, City Attorney's Office
Roy McDougal, Inspector
Roddy Covington, Inspector
Chris Lee, Inspector

Chair Tim Vincent called the meeting to order.

Staff and persons from the audience were sworn as to their testimony in the following matters for this meeting.

Inspector Hovander reported that Item 9, 2009 (A-H) Maywood Street; Item 10, 2011 (A-H) Maywood Street; Item 11, 2015 (A-H) Maywood Street; and Item 12, 606 Martin Street, should be removed from the agenda.

Mr. Burgess moved to remove the items from the agenda, seconded by Ms. Ata. The Commission voted unanimously 4-0 in favor of the motion.

1. APPROVAL OF MINUTES FROM OCTOBER 12, 2010 MEETING:

Mr. Burgess moved to approve the minutes from the October 12, 2010 meeting as written, seconded by Ms. Ata. The Commission unanimously voted 4-0 in favor of the motion.

Ms. Sullivan joined the meeting at 1:36 p.m.

New Cases:

2. 4308 Pineneedle Drive – (TMN 435-8-2-A) – Talmadge & Della Mae Kinney, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal & Hovander. (CONTINUED UNTIL JANUARY, 2011)

Inspector Hovander stated that 4308 Pineneedle Drive is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged and the Order to Repair has expired. This item did not start as a RUCO case. The title search was completed in August of 2009. The date of original inspection was August 22, 2008. All parties were notified of the hearing. The date of the hearing was October 27, 2008. No one appeared for the hearing. The Inspector's order was issued February 17, 2010 and expired March 19, 2010. The last date of visual inspection was November 4, 2010 by Inspectors McDougal and Hovander. The City did have to order the building secured and the City secured it in September of 2008. This has not been a repeat problem. There are children in the

area and no school nearby. There is no history of police complaints. In the opinion of the Inspector; the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was November 4, 2010; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include unfit due to more than five violations; vacant structure or premises unclean, unsafe, unsecured, or unsanitary; exterior property or premises unclean, unsafe—mow grass, remove tires and limb/brush; exterior property and structure: rodent harborage or infestation; exterior structure in disrepair, structurally unsound or unsanitary; exterior surfaces not maintained in good condition; exterior non-decay resistant wood unprotected by paint, covering or treatment; exterior doors, assemblies or hardware not in good condition; exterior paint peeling, flaking or chipped; exterior stairways, decks, porches, or balconies in disrepair; exterior walls not weatherproof; exterior walls: coat to prevent deterioration; exterior walls: holes, breaks, loose or rotting materials; foundation walls shall prevent entry of rodents and pests—replace/repair crawl space door; foundation walls cracked or broken; insect screens required at doors, windows and openings required for ventilation; roof and flashing shall be sound, tight, and not admit rain; screen door, swinging: requires self-closing device in good working condition; windows, operable: not easily openable; windows, skylights, doors or frames unsound, in disrepair, or not weather tight; exterior handrail or guard not firmly fastened, incapable of supporting loads, or not in good condition; interior doors shall fit frame and open and close properly; interior equipment: in disrepair; interior equipment: unsanitary; interior structure: unsanitary; interior surfaces: cracked or loose plaster—hole in the ceiling; interior surfaces: decayed wood; interior surfaces: other defective surface conditions—loose flooring, a Permit is Required Before Any Work Is Started; interior working surface in unsound condition or disrepair; interior surfaces: unclean, unsanitary, or not in good condition; interior structure: in disrepair; insect or rodent infestation; plumbing fixtures—no water on at time of inspection, must be approved before final approval; electrical system hazard: inadequate service-no power at the time of inspection, Permit Required Before Work Is Started; lighting fixture required at bathroom; lighting fixture required at kitchen; electrical equipment not properly maintained; single station smoke alarms required in existing dwelling unit.

Chair Vincent asked if any one was present wishing to speak on this property.

Talmadge Kinney, 4308 Pineneedle Road, reviewed discussions previously held with the Inspector along with progress that has been made. He stated that many repairs have been completed since the Inspector visited the property. The windows are in, the floors are solid, the fixtures are in, and the ceilings have been blown. He plans to clean up around the house soon. Mr. Kinney referred to personal circumstances and asked for 30 days to complete the repairs.

Mr. Burgess moved to continue this case for 30 days.

Mr. Kinney requested 60 days to complete the repairs due to his health.

Mr. Burgess restated his motion and moved to continue this case for 60 days, seconded by Ms. Harris. The Commission voted unanimously 5-0 in favor of the motion.

Chair Vincent pointed out that a plumbing permit and a new building permit must be obtained; the premises should be unlocked when future inspections are made; some of the kitchen plumbing is missing; structural work needs correcting; and there are open traps on the property. Mr. Kinney acknowledged these points and agreed to get a building permit.

3. 605 Martin Street – (TMN 29-9-24) – JCG & Associates LLC and BBC Consultants LLC, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors Covington & Hovander. (CONTINUED UNTIL MAY, 2011 MEETING)

Inspector Hovander stated that 605 Martin Street is not part of a duplex or apartment complex. The case is being submitted as less than 50% damaged. The property did not start as a RUCO case. The title search was completed on the property in April of 2010. The date of inspection was August 22, 2008. All parties were notified of the hearing. The date of the hearing was May of 2010 and Mr. John Greene appeared for this hearing. The Inspector's order was issued May 21, 2010 and expired June 21, 2010. The last date of visual inspection was November 8, 2010 by Inspector Hovander. The City did have to order the building secured and the City secured in August of 2008. There are children in the area and Bennett College is nearby. There is no history of police complaints. In the opinion of the Inspector, the owner has abandoned their intent to repair the property.

Counsel Williams asked Inspector Hovander if the video being shown was a fair and accurate representation of the property; if all parties of interest were properly served with all Orders, Notices, and Complaints issued in this matter; the last date the property was visited was November 8, 2010 by Inspector Lee; this property is not a duplex or multiunit property; and there are more than five separate types of violations of any of the Minimum Standard Housing Codes. Inspector Hovander stated that she agreed with all the information

Inspector Hovander stated that the list of violations include vacant structure or premises unclean, unsafe, unsecured, or unsanitary; exterior property or premises unclean, unsafe—trash and building material in yard; exterior paint peeling, flaking or chipped; foundation walls cracked or broken; foundation walls shall prevent entry of rodents and pests; windows, operable: not easily openable; insect screens required at doors, windows and openings required for ventilation; screen door, swinging: requires self-closing device in good working condition; interior structure: unsanitary; interior surfaces: cracked or loose plaster—hole in ceiling; interior doors shall fit frame and open and close—missing bedroom door; interior surfaces: unclean, unsanitary, or not in good condition; interior surfaces: other defective surface conditions—loose floor covering/hole in the floor and in the walls; single station smoke alarms required in existing dwelling unit.

Chair Vincent asked if there was any one present wishing to speak on this matter.

John Greene, 454 Gorrell Street, stated his intention for the property. He has purchased five properties in the area that he plans to repair to enable professionals to move back into the neighborhood. He stated that he will need at least six months to complete repairs on the house. He stated that a couple has already expressed interest in moving into the house.

Inspector Covington stated that he has not received complaints from the neighbors regarding the property and he has no problem working with Mr. Greene over the extended period of repair time.

Mr. Burgess moved to continue this case for six months, seconded by Ms. Harris. The Commission voted 4-1 in favor of the motion. (Ayes: Burgess, Harris, Sullivan, Ata. Nays: Vincent.)

Continued Cases:

4. 1714 Dunbar Street – (TMN 135-4-8) – Henry Goldston, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 8 and October 12, 2010 Housing Commission meetings. Inspectors Covington & Hovander. Repaired by Owner. (REMOVED)

Inspector Hovander stated that this case was repaired by the owner.

5. **3505 Calumet Place – (TMN 197-3-22) – Donald G. Collins, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the October 12, 2010 Housing Commission Meeting. Inspectors McDougal & Hovander. Repaired by Owner (REMOVED)**

Inspector Hovander stated that this case was repaired by the owner.

6. **709-723 Eagle Road – (TMN 11-686-891-43) – Delta Homes LLC, Owner – In the Matter of Order to Repair or Demolish the Buildings. Continued from the October 12, 2010 Housing Commission meeting. Inspector David Jones. Request to Return to Inspector. (RETURNED TO INSPECTOR)**

Inspector Hovander stated that the owner has secured the area and good progress is being made on this property.

7. **1117 Avalon Road – (TMN 215-2-5) – Roy E. Norman, Owner – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the October 12, 2010 Housing Commission meeting. Inspectors Covington & Hovander. (CONTINUED UNTIL JANUARY, 2011 MEETING)**

Inspector Hovander stated that 1117 Avalon Road is a continued case and the video being shown was taken November 8, 2010 at the property.

Chair Vincent asked if any one was present wishing to speak on this matter.

Mr. Echols spoke on behalf of the owner, Mr. Roy Norman. He asked for a continuance of 60 days for brickwork to be completed. In response to a question from Chair Vincent, he stated that ceilings and walls were among the items completed since the last meeting. He estimated that 80% of the work has been completed.

Inspector Covington was at the property on November 8, 2010 and confirmed that repairs have been made; however, several violations remain. He has advised Mr. Echols that trade inspections need to occur before further work can continue. Inspector Covington stated that violations still remaining include broken glass panes, unsafe premises, exterior walls have rotten material, floors are not level, broken and cracked foundation wall, grading needs to be done to prevent accumulation of water on premises, heating is not operable, and there are holes in the interior walls.

Mr. Echols said that work on the outstanding violations can continue while they wait for the brick mason to begin the brickwork.

Ms. Ata moved to continue this case for 60 days for all repairs to be completed, seconded by Mr. Burgess. The Commission voted unanimously 5-0 in favor of the motion.

8. **442 Gorrell Street – (TMN 29-8-1) – Samuel & Kimberly Pass, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the December 8, 2009; February 9, 2010; and June 8, 2010 Housing Commission meetings. Inspectors Covington & Hovander. (CONTINUED UNTIL MARCH, 2010 MEETING)**

Inspector Hovander showed video taken at the property on November 8, 2010. She said that Mr. Pass has made progress correcting the violations. Rough inspections have been made and dry wall in some areas has started.

Mr. Pass, owner of the property, gave an update on repairs being made. Most of the exterior has been finished with the exception of two porches, most rough inspections have been made, and painting will begin soon. They have recently started work on the two porches and are beginning the interior repairs. They plan to move aggressively with the work. Mr. Pass hopes to be in the property by the spring.

Inspector Covington informed the Commission that all permits have been pulled and good progress is being made.

Mr. Burgess moved to continue this case until the March, 2011 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion.

9. **2009 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 8, 2010 and August 10, 2010 meetings. Inspectors C. Jones & Hovander. (REMOVED)**
10. **2011 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 8, 2010 and August 10, 2010 meetings. Inspectors C. Jones & Hovander. (REMOVED)**
11. **2015 (A-H) Maywood Street – (TMN 147-1-18) – Charles and Mary Irvin, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from the June 8, 2010 and August 10, 2010 meetings. Inspectors C. Jones & Hovander. (REMOVED)**
12. **606 Martin Street – (TMN 29-8-7) – Gate City Company, Owner – In the Matter of order to Repair, Alter or Improve the Structure. Continued from the October 12, 2010 Housing Commission meeting. Inspectors Covington & Hovander. (REMOVED)**

REQUEST TO RESCIND:

13. **3400 Calumet Place – (TMN 197-7-18) – Janice, Jerry W., Michael & Alisha Ford, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Inspectors McDougal & Hovander. Demolished by Owner.**

Mr. Burgess moved to rescind 3400 Calumet Place, seconded by Ms. Ata. The Commission voted unanimously to approve the motion.

ELECTION OF THE CO-CHAIRMAN:

Chair Vincent asked for nominations for Co-Chairman of the Minimum Housing Standards Commission.

Mr. Burgess moved to nominate Ms. Harris for Co-Chairman. Ms. Harris asked for her name to be removed from the nomination. She nominated Mr. Nimmer for Co-Chairman.

Commissioners felt that the election of Co-Chairman should be held at the meeting when more members were present.

Mr. Burgess and Ms. Harris withdrew their nominations.

ADJOURN:

There being no further business before the Commission the meeting was adjourned at 2:15 p.m.

Respectfully submitted,

Tim Vincent, Chairman
Greensboro Minimum Housing Commission
TV:sm/jd