

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:30 p.m., Tuesday, June 14, 2016

COMMITTEE ROOM

Room 239, City Hall

MEMBERS PRESENT: Council Member Molly Leight, Chair
Council Member Jeff MacIntosh, Vice Chair
Council Member Denise D. Adams
Council Member Dan Besse

OTHERS PRESENT: Council Member Derwin L. Montgomery

Chair Leight called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda. She indicated Items C-2(a) pulled for compliance, C-2(b), C-2(e), C-2(g) C-2(h), C-3(m) and C-7 for discussion.

Council Member Besse made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

CONSENT AGENDA

C-1. CONSIDERATION OF ORDINANCE RESCINDING AN ORDINANCE ORDERING THE DEMOLITION OF A DWELLING:

a. C.W. Myers Trading Post, Inc. 2008 E. 25th Street

C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(F)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs less than 50% of value of structure (<50) six months].*

a. Saul Guinto Salinas 3917 Ogburn Avenue

Staff indicated that Item C-2(a) had been brought into compliance.

c. Donald Shortt 2219 Booker Street

d. Teresa Pfau 112 S. Gordon Drive

f. Rebecca S. Cumbo 2049 Lincoln Avenue

b. Paul and Clara Cloud 1448 Emerald Street

Mrs. Stephanie Stimpson, Code Enforcement Senior Officer gave a presentation on this item.

Mrs. Lynn Holton, attorney for Mr. Cloud, 301 N. Main Street, Suite 804 provided information on this item and stated Mr. Cloud has been working on the property and everything on the code deficiency list is complete. He has paid the taxes and he is near completion.

In response to Council Member MacIntosh, Mrs. Holton stated the repairs will be done within the 90 day allowance and that includes the inspection.

In response to Council Member Montgomery, Mr. Paul Cloud, 3551 Shallow Road, owner of the property stated he had bad tenants and they damaged the house.

Council Member Adams requested Staff provide upon completion reports and visuals be given to Council to review as evidence of the repairs being completed. Initially, schedule follow-ups after grace periods to repair have been granted.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

e. Triad Residential Solutions, LLC 1708 Thurmond Street

Mr. Ritchie Brooks, Director Community Business and Development gave a presentation on this item and has spoken to a potential buyer of this property. He stated this property is in the TURN Program area and may be eligible to apply for financing through this program for the repairs.

Council Member Adams requested Council continue with the order provided by the staff to provide the 90 days to complete repairs.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

g. Bruce Hayden Alderman, Heirs 2066 Queen Street

Council Member Besse gave a brief presentation on this item and stated he spoke with staff and this is an in rem situation. The property owners may not be aware of this status. He suggested delay the order for six months.

In response to Council Member MacIntosh, Mrs. Stimpson stated we would have to get some type of abatement order to get inside to the property to conduct an assessment in the event the property owners cannot be contacted.

Council Member Besse made a motion to approve the six months delay. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

h. Queen Esther James 133 W. Acadia Avenue

Mrs. Stimpson gave a brief presentation on this item.

Mrs. Sherri York, 139 W. Arcadia Avenue, a general contractor, gave a brief presentation on the status of this item and reported the property has been vacant for 10 years.

Mrs. Queen James, 2961 Woodwork Drive, owner of the property stated she has owned the house for many years and has not lived there in the last five years. She intends on selling the property due to a lack of funds for repairs.

In response to Council Member MacIntosh, Mrs. Stimpson stated the \$5,000 total provided on the order is for the violation fees cited by the City and not for repairs. The repairs exceed far more than this amount.

Mr. Derwick Paige, Assistant City Manager, requested staff inquire about the property being eligible for the TURN program.

Council Member Adams made a motion to approve the 90 day demolition order for the owner to pursue a sale or make efforts to repair. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

C-3. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.

m. Carmelo Marion and Noyola Marin 1611 Cherry Street

Michelle McCullough, Supervisor Planning Department, gave a brief presentation on this property.

Council Member Adams stated this property has historical value and needs to be restored.

Mrs. Stimpson gave a presentation on this item and informed Council there has been no correspondence from the property owner.

Council Member Montgomery stated the property owners should give themselves ample amount of time before a demolition order is cited to do repairs and that Council is notified of historical properties.

In response to Chair Leight, Mrs. McCullough stated staff may be able to provide a map to Council prior to the demolition orders.

Council Member Adams made a motion to approve the 90 day order. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

- a. Basil and Tammy Phibbs 746 Glencoe Steet
- b. C.W. Myers Trading Post Inc. 2554 Manchester Street
- c. John L. Morris 1410 E. 4th Street

- d. Raul and Amanda Lio 1237 N. Dunleith Avenue
- e. Raul and Amanda Lio 214 W. 24th Street
- f. RCH Properties, LLC 534 N. Graham Avenue
- g. James and Carmen Redmon 5069 Shattalon Drive
(Trailer Only)
- h. Quether Stefan Wilkins, Jr. 836 Rich Avenue
- i. Gwendolyn J. Idol 2530 Willard Road
- j. Hawkeye Properties, LLC 1524 E. 14th Street
- k. Doretha E. Holmes 860 Rich Avenue
- l. Hunter and Mary Ellen James 5581 Beck Church Road
Accessory Building

C-7. RESOLUTION AUTHORIZING UP TO \$236,000 IN ADDITIONAL PERMANENT FINANCING FOR THE DEVELOPMENT OF 64 UNITS OF RENTAL HOUSING FOR FAMILIES, TO BE KNOWN AS ROCKWOOD AT OLIVER'S CROSSING APARTMENTS (SOUTH WARD). Continued from the April and May meetings of finance and Community Development/Housing/General Government Committees.

Mrs. Carolyn Scoggins, 110 S. Stratford Road, representative for the developer stated the additional funds came from the developer and not from any additional source.

Mr. Brooks stated the City was contacted about the cost over-runs and the request was made for the additional assistance.

In response to Council Member MacIntosh, Mr. Brooks stated the term of the loan is 20 years.

This item was denied in the Finance Committee Meeting.

Council Member Besse made a motion to send this item forward without a recommendation. The motion was duly seconded by Council Member Adams and carried unanimously.

C-8. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES – *May 10, 2016*.

GENERAL AGENDA

G-1. RESOLUTION ADOPTING THE PROPOSED SOUTHWEST WINSTON-SALEM AREA PLAN UPDATE. [Recommended by the Planning Board]. *Public Hearing: August 1, 2016*.

Kelly Bennett, Lead Coordinator for Southwest Manor gave a presentation on this item.

In response to Council Member MacIntosh, Mr. Bennett stated the Goat Farm is zoned RS9. The owners want it developed as retail versus the residents want it to remain residential.

Council Member Besse made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

G-2. RESOLUTION APPROVING THE DRAFT MASTER PLAN FOR HAPPY HILL PARK.

Ms. Courtney Driver, City Manager's Office, gave the presentation on this item.

In response to Council Member Besse, Ms. Driver stated this plan is a concept design.

Council Member Besse made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

ADJOURNMENT: 5:51 p.m.