

**NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD**

**OXFORD BOARD OF COMMISSIONERS MEETING
OXFORD CITY HALL, BOARD MEETING ROOM
TUESDAY, JANUARY 2, 2007 AT 5:45 PM**

The Mayor and Board of Commissioners of the City of Oxford met for an Agenda Session at City Hall, 300 Williamsboro Street, at the above-mentioned time and place.

Present: Mayor Alvin Woodlief, Jr.
Commissioner S. Quon Bridges
Commissioner Paul Kiesow
Commissioner Howard G. Herring, Sr.
Commissioner Chance Wilkinson
Commissioner Robert Shope
Commissioner Robert Williford, Sr..
Absent: Commissioner Stephen C. Powell

Present also were City Manager Thomas S. Marrow and Deputy City Clerk Donna B. Hosch.

All members of the Board and local news media were notified of the time, place, and purpose of the meeting.

Mayor Woodlief called the meeting to order.

AGENDA SET – JANUARY 9, 2007

The Board of Commissioners set the agenda for the January 9, 2007 Regular Meeting.

ADDITIONAL COMMENTS/ITEMS

Formation of an Historic Preservation Commission (HPC)

Commissioner Kiesow stated he felt this should come from the Property Committee with consideration to include a Demolition by Neglect Ordinance. The

Mayor clarified that this item would be solely for the formation of the HPC and Ordinance actions would follow at a later date.

Elizabeth Taylor (“Lee Lee”) addressed the Board. She stated the information presented by her group for consideration at next week’s regular meeting was to approve the formation of a commission, which would be a body of City government, comprised of seven individuals. Once set up, the commission would propose to the City that the City approve the boundaries of the historic district, which is the same district approved by the City and County 20 years ago and which fell by the wayside.

Ms. Taylor stated that there have been changes in State law since the dissolution of the last commission. Cities can now adopt a Demolition by Neglect Ordinance which would focus on houses being named for demolition due to lack of care, absentee owners, lack of maintenance, etc. Several cities have adopted demolition ordinances separate from their historic commissions. Ms. Taylor stated that the demolition ordinance could be adopted at the time of creation of the historic commission or the creation of boundaries of the historic district. She re-stated that the demolition ordinance would be separate from the HPC and that the demolition ordinance would be enforceable by the City. The process by which the ordinance would be engaged would need to be clarified by the Board. Ms. Taylor further clarified that the demolition ordinance is not a part of the information that has already been presented to the Board.

Mayor Woodlief informed the Board that if the HPC is adopted this month, monies totaling \$2,000 would need to be made available to the commission to cover expenses incurred from January through the end of the fiscal year. In the new budget year, possibly \$4,000 would need to be allocated to the HPC.

With conversation focusing on the rules of a demolition ordinance, Ms. Taylor stated that if strict rules were included in an ordinance for the historic district, those same rules might not be applicable to the City as a whole. The Mayor stated that the intent is for the Beautification Committee, headed by Marshall Tanner, to address rules for a demolition ordinance as well as for a visual blight ordinance that

will be fair to all citizens. The intent is to develop one demolition ordinance for the historic district and one for the remainder of the City. Commissioner Kiesow stated that he did not want to see the power of the Board passed along to the HPC, as was stipulated in the ordinance from Hendersonville.

Kelly Howard of Broad Street asked the Mayor would copies of the proposed ordinance be available to the public as well as a copy of the map of the historic district. The Mayor stated the information would be available at City Hall. City Manager Marrow stated that the map, however, needs to go back to Raleigh to be recertified but that it would be ready for public inspection prior to adoption of the HPC.

Mayor Woodlief assured Commissioner Kiesow that the Board echoes his wishes for the HPC, but that it will culminate in two segments. Commissioner Herring asked could Mr. Tanner's committee (Mayor's Beautification Committee) come in at the same time as the HPC, to which the Mayor answered in the negative. The MBC will be more detailed than the HPC. The Mayor re-emphasized that the MBC is going to look after the entire town while the HPC will be concerned only with the historic district. Recognizing there is property within the historic district which constitutes visual blight, the Mayor stated that while the individuals within the historic district have "deeper pocketbooks" than the general area, the City Attorney has stated the City must be very careful how the new ordinances will be administered in terms of age, nature of income, etc. Verbiage will be in place that will enforce property owners fixing up their properties or fines will be imposed.

Royster Washington addressed the Board. He stated that at some point the HPC would want to look at other properties that should be included in the historic district. City Manager Marrow asked would these districts be satellite or contiguous, to which Mr. Royster answered the HPC would be open to satellite districts if the properties in those areas were appropriate. Mr. Royster read the guidelines for the HPC as outlined in the information given to the Board.

Commissioner Bridges stated he was in support of the HPC, but he would be concerned if businesses would choose another city or location for their business because of HPC restrictions. Commissioner Wilkinson stated he would be

concerned about the small business owner who would want to make repairs to his building, i.e., replacement windows, and the HPC telling him “no”.

Sidewalk Revitalization – Union National Bank

Commissioner Bridges stated that he and Commissioner Herring viewed the grated area in the sidewalk and felt that the area was dangerous because the grate is not secure in any way. The Mayor instructed the City Manager to contact the property owner to have the grate fixed. If the owner refuses to make the repair as stated, the City Manager was instructed to assess the property.

Additions to Agenda

Commissioner Wilkinson placed a Closed Session on the Agenda to discuss contracts at the WWTP.

Commissioner Bridges expressed his displeasure with some of the recent street paving and wished a discussion on how the City will proceed in the future with awarding paving contracts be placed on the Agenda. The Mayor echoed the Commissioner’s displeasure, stating that the last two projects to be completed are the sloppiest ever done and an embarrassment to the City. The Mayor stated he was in agreement with Commissioner Bridges that the Board should give final approval for final payment to a contractor after the contractor felt his job was completed. Commissioner Herring felt that Granville Paving Company should not be awarded another contract. Commissioner Bridges stated he didn’t care if only one road per year was paved, he wished for the work to be done properly in order to avoid the expense of having to redo sloppy work. Commissioner Shope asked did the City have to eat the cost of repairing the sloppy work to which the answer was “yes”. The contractor has been paid in full. Commissioner Wilkinson stated he wanted a solid explanation as to what went wrong with these pavings.

MLK Celebration Program

Commissioner Bridges referred to a draft program distributed to the Board for the unveiling of the MLK, Jr. street sign on Linden Avenue, this to take place after

the breakfast. Commissioner Herring requested that the 100 block of Linden Avenue be blocked off for the unveiling, to which the City Manager agreed.

PUBLIC COMMENT

There was no one from the audience who wished to speak.

CLOSED SESSION

On a motion by Commissioner Wilkinson and seconded by Commissioner Herring, the Board voted to go into Closed Session.

On a motion by Commissioner Herring and seconded by Commissioner Bridges, the Board voted to come out of Closed Session.

ADJOURNMENT

With there being no further business, Mayor Woodlief adjourned the meeting.