

**NORTH CAROLINA  
GRANVILLE COUNTY  
CITY OF OXFORD**

**OXFORD CITY HALL, BOARD MEETING ROOM,  
TUESDAY, JUNE 12, 2007 AT 7:00 PM**

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

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

Present also were City Attorney J. Thomas Burnette, City Manager Thomas S. Marrow and City Clerk Tanya S. Weary.

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.

Reverend Phillip Betts gave the prayer.

The Pledge of Allegiance followed the prayer.

**PUBLIC COMMENT**

No one wished to speak.

**EMPLOYEE OF THE MONTH RECOGNIZED – GREG BRAGG**

Mayor Woodlief recognized Greg Bragg of the Police Department as May's Employee of the Month winner. A certificate of appreciation and a check for \$25.00 was given to Greg.

**MAYOR’S YARD OF THE MONTH AWARD -**  
**LOUIS BARRINGTON – JUNE’S RECIPIENT**

Mayor Woodlief recognized June’s Mayor’s Yard of the Month winner, Louis Barrington. Mayor Woodlief read the certificate, which recognizes him for the outstanding job of landscaping maintenance and overall attractiveness of 214 Main Street. He added a sign would be placed in his yard recognizing him as the winner for Mayor’s Yard of the Month and that a picture would be taken for the *Oxford Public Ledger*.

**ZONING PUBLIC HEARING – REZONE 1 TRACT OF LAND -**  
**144.01 ACRES – EASTON FARMS, LLC**

Mayor Woodlief declared the public hearing open and invited public comment. The purpose of the public hearing is to allow for public comment concerning the request from Easton Farms, LLC to rezone 1 tract of land, which consists of 144.01 acres from R-A (Residential Agricultural) to R-15 (Single Family Residential).

Jim Brinkley of Millridge Properties, 818 S. White Street, Wake Forest, asked if there were any questions.

No one from the audience wished to speak.

Mayor Woodlief closed the public hearing.

**REZONING REQUEST APPROVED - 1 TRACT OF LAND -**  
**144.01 ACRES – EASTON FARMS, LLC**

Commissioner Herring motioned to approve request from Easton Farms, LLC to rezone 1 tract of land, which consists of 144.01 acres from R-A (Residential Agricultural) to R-15 (Single Family Residential). Commissioner Wilkinson seconded the motion. The motion passed unanimously.

**PUBLIC HEARING – DEVELOPMENT ORDINANCE**

Mayor Woodlief declared the public hearing open. The purpose of the public hearing is to consider adopting a development ordinance that would allow the City of Oxford to enter into reimbursement agreements pursuant to NCGS 160A-499.

City Manager Marrow explained the ordinance would allow the City to enter into agreements with large developments that may take several years to develop with the possibility of reimbursement from the developer over time.

No one from the audience wished to speak.

Commissioner Kiesow, Public Works Committee Chairman, noted the Committee reviewed the concept of the ordinance and supports it. He recognized the 100 acres limitation.

Commissioner Wilkinson noted this is a pass through. The money will be received from the COG and then the City would pass the money to the developer.

Commissioner Kiesow asked if Section 153 was dropped to which City Manager Marrow responded it is still included.

Mayor Woodlief closed the public hearing.

**DEVELOPMENT ORDINANCE ADOPTED**

Commissioner Bridges motioned to adopted the development ordinance to allow the City of Oxford to enter into reimbursement agreements pursuant to NCGS 160A-499. Commissioner Powell seconded the motion. The motion carried unanimously.

**ORDINANCE NO: 07-06-02**  
**ADOPTED: 06-12-07**  
**EFFECTIVE: UPON ADOPTION**

**AN ORDINANCE TO ALLOW THE CITY OF OXFORD  
TO ENTER INTO REIMBURSEMENT AGREEMENTS  
PURSUANT TO N.C.G.S. §160A-499**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF OXFORD,  
NORTH CAROLINA:**

**Section 1.** That Chapter 5, Building and Building Regulations; Land Usage Codes, of the City of Oxford Code of Ordinances is hereby amended by adding the following new Section X. Reimbursement Agreements, 5-150 through 5-157 enabling the City of Oxford to enter into Reimbursement Agreements and setting out related rules and procedures.

**Sec. 5-150. Purpose.**

(a) The City of Oxford enacts the following ordinance to allow for the City to enter into long term Reimbursement Agreements for developments greater than 100 acres, which may or may not be within the City limits or ETJ of the City, and hereby finds the following:

(1) Large-scale development projects often occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources.

(2) Because of their scale and duration, such large-scale projects often require careful integration between public capital facilities planning, financing, and construction schedules and the phasing of the private development.

(3) Because of their scale and duration, such large-scale projects involve substantial commitments of private capital by developers, which developers are usually unwilling to risk without sufficient assurances that public resources will remain available through the extended period of the development and that the public resources provided are constructed according to the standards maintained by the City.

(4) That it is in the public interest of the citizens of Oxford to participate, to the extent allowed by law, in the development of properties that have the potential of providing employment and other economic benefits to the City and its citizens.

(b) This Ordinance is supplemental to the powers conferred upon the City of Oxford and does not preclude or supersede rights and obligations established pursuant to other laws regarding building permits, site-specific development plans, phased development plans, or other provisions of law.

**5-151. Definitions**

The following definitions apply in this Ordinance:

- (1) Developer. -- A person or other legal entity, including a governmental agency or redevelopment authority, who intends to undertake any development and who has a legal or equitable interest in the property to be developed.
- (2) Development. -- The planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, 'development' refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of this item.
- (3) Governing body. -- The Board of Commissioners of the City of Oxford.
- (4) Laws. -- All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by a local government affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.
- (5) Local government. -- The City of Oxford.
- (6) Public facilities. -- Major capital improvements, including, but not limited to sanitary sewer and potable water systems and facilities.

#### **5-152. Authorization.**

The City of Oxford is hereby authorized to enter into a written reimbursement agreement pursuant to this Ordinance with a developer for the development of property, provided the property contains 100 acres or more of developable property (exclusive of wetlands, mandatory buffers, unbuildable slopes, and other portions of the property which may be precluded from development at the time of application). Reimbursement agreements shall be of a term specified in the agreement, provided they may not be for a term exceeding 20 years. Nothing contained herein shall obligate the City to enter into such agreements and such agreements shall be entered into only at the request of the developer. A simple majority vote of the Board of Commissioners, after a public hearing, shall be required for approval.

#### **5-153. Public Hearing Required.**

Before entering into a reimbursement agreement, the City shall conduct a public hearing on the proposed agreement. The notice for the public hearing must specify the location of the property subject to the reimbursement agreement, the development uses proposed on the property, and must specify a place where a copy of the proposed reimbursement agreement can be obtained. The developer shall reimburse the City for all costs associated with the public hearing and advertisement.

#### **5-154. Requirements of Agreement**

- (a) A reimbursement agreement shall at a minimum include all of the following:
- (1) A legal description of the property subject to the agreement and the names of its legal and equitable property owners.
  - (2) The duration of the agreement. However, the parties are not precluded from entering into subsequent reimbursement agreements that may extend the original duration period.
  - (3) The development uses permitted on the property and a general description of the nature and extent of the proposed uses.
  - (4) A description of the public facilities that will service the development, including who provides and maintains the facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development.
  - (5) A description of any other conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens.
- (b) A reimbursement agreement may provide that the entire development or any phase of it be commenced or completed within a specified period of time. The reimbursement agreement must provide a development schedule, including commencement dates and interim completion dates at no greater than five-year intervals; provided, however, the failure to meet a commencement or completion date shall not, in and of itself, constitute a material breach of the development agreement pursuant to G.S. 160A-400.27 but must be judged based upon the totality of the circumstances. The reimbursement agreement may include other defined performance standards to be met by the developer or any of its contractors. The developer may request a modification in

the dates as set forth in the agreement. Consideration of a proposed major modification of the agreement shall follow the same procedures as required for initial approval of a reimbursement agreement.

- (c) If more than one local government is made party to an agreement, the agreement must specify which local government is responsible for the overall administration of the development agreement.
- (d) The reimbursement agreement also may cover any other matter not inconsistent with this Part.

**5-155. Law in effect at time of agreement governs; exceptions.**

- (a) Unless the reimbursement agreement specifically provides for the application of subsequently enacted laws, the laws applicable to development of the property subject to a reimbursement agreement are those in force at the time of execution of the agreement.
- (b) In the event State or federal law is changed after a reimbursement agreement has been entered into and the change prevents or precludes compliance with one or more provisions of the reimbursement agreement, the local government may modify the affected provisions, upon a finding that the change in State or federal law has a fundamental effect on the reimbursement agreement, by ordinance after notice and a hearing.

**5-156. Review by the City.**

- (a) During any period of time in which a reimbursement agreement is active, the City shall review the development at any and all times that the City deems necessary to insure compliance with the agreement. The City shall notify the developer in writing of its findings if in the discretion of the City Manager or City Engineer, a breach of the agreement has occurred the developer must be required to demonstrate good faith compliance with the terms of the development agreement.
- (b) If, as a result of a review, the City finds and determines that the developer has committed a material breach of the terms or conditions of the agreement, the City shall serve notice in writing, within a reasonable time after the periodic review, upon the developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the developer a reasonable time in which to cure the material breach.
- (c) If the developer fails to cure the material breach within the

time given, then the local government unilaterally may terminate or modify the reimbursement; provided, the notice of termination or modification may be appealed to the board of adjustment in the manner provided by G.S. 160A-388(b).

#### **5-157. Miscellaneous**

- (a) A reimbursement agreement may be amended or canceled by mutual consent of the parties to the agreement and may not be assigned without the prior written consent of the City.
- (b) In the event that any of the obligations of the City in the reimbursement agreement constitute debt, the City shall comply, at the time of the obligation to incur the debt and before the debt becomes enforceable against the City, with any applicable constitutional and statutory procedures for the approval of this debt. The agreement shall be signed by the City Attorney, City Finance Director, and the City Manager. The total debt incurred shall be secured by the developer by a Letter of Credit or other security deemed acceptable to the Board of Commissioners.
- (c) No member of the Board of Commissioners may vote on a Reimbursement Agreement if it is reasonably likely that the Agreement or Development would have a direct, substantial, and readily identifiable financial impact on the member.

#### **Section 2.**

##### **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of the Code of the City of Oxford or inconsistent with the provisions of this Ordinance are hereby repealed.

#### **Section 3.**

##### **SEVERABILITY**

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of

persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**Section 4.**

**INCLUSION IN CODE**

It is the intention of the Board of Commissioners entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Oxford, North Carolina; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

**Section 5.**

**EFFECTIVE DATE**

The provisions of this ordinance shall become effective immediately upon adoption in accordance with the laws of the State of North Carolina.

Adopted this 12th day of June, 2007 by the City of Oxford Board of Commissioners.

**ANNEXATION PUBLIC HEARING - LAND LOCATED  
ON THE NORTH & SOUTH SIDE OF OXFORD  
OUTER LOOP (US HIGHWAY 158) – EASTON FARMS, LLC**

Mayor Woodlief declared the public hearing open and invited public comment. The purpose of the public hearing is to allow for public comment concerning the petition received for non-contiguous annexation for 3 parcels of land located on the north and south side of Oxford Outer Loop (US Highway 158) owned by Easton Farms, LLC.

Jim Brinkley of Millridge Properties, 818 S. White Street, Wake Forest, asked if there were any questions.

No one from the audience wished to speak.

Commissioner Powell asked about the pricing of the residential homes? Mr. Brinkley noted it was too early to answer because market studies had not been done.

Mayor Woodlief noted the City wants a first class community with curb and gutter.

Mayor Woodlief closed the public hearing.

**ANNEXATION ORDINANCE ADOPTED - LAND LOCATED  
ON THE NORTH & SOUTH SIDE OF OXFORD  
OUTER LOOP (US HIGHWAY 158) – EASTON FARMS, LLC**

Commissioner Herring motioned to adopt an annexation ordinance for 3 parcels of land located on the north and south side of Oxford Outer Loop (US Highway 158) owned by Easton Farms, LLC. Commissioner Shope seconded the motion and carried unanimously.

**ORDINANCE NO: 07-06-01  
ADOPTED: 06-12-07  
EFFECTIVE: 07-01-07**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF OXFORD, NORTH CAROLINA  
NON-CONTIGUOUS ANNEXATION –  
LAND SITUATE ON THE NORTH & SOUTH SIDE  
OF THE OUTER LOOP ( US #158) – EASTON FARMS, LLC**

WHEREAS, the Oxford Board of Commissioners has been petitioned under G.S. 160A-58.1 to annex the are described below; and

WHEREAS, the Oxford Board of Commissioners has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the 3<sup>rd</sup> Floor Board Room of Oxford City Hall, 300 Williamsboro Street at 7:00 PM on June 12, 2007, after due notice by publication in the Oxford Public Ledger on May 24 & 31, 2007; and

WHEREAS, the Oxford Board of Commissioners finds that the area described therein meets the standards of G.S. 160A-58.1(b) to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Oxford;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Oxford;
- c. The area described is so situated that the City of Oxford will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined by G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the are within the primary corporate limits of the City of Oxford; and

WHEREAS, the Oxford Board of Commissioners further finds that the petition has been signed by all the owners of the real property in the area who are required by law to sign; and

WHEREAS, the Oxford Board of Commissioners further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Oxford and the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Oxford, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Oxford, as July 1, 2007:

#### **METES AND BOUNDS**

A certain tract or parcel of land situate on the south side of Oxford Outer Loop (US #158) near the city of Oxford, Granville County, North Carolina, and being more particularly described as follows:

Beginning at an existing iron pin situate in the southern margin of the Oxford Outer Loop right of way, which said iron pin is also situate in the northeast corner in the property of Charles L.

Easton, Sr. and wife, Rosemary D. Easton (Book 792, page 982); running thence along the southern margin of the Oxford Outer Loop right of way, S. 80° 34' 21" E. 618.03 feet an existing iron pin, S. 85° 02' 05" E. 349.69 feet to an iron pin, S. 85° 02' 05" E. 255.41 feet to an existing rebar, and S. 82° 56' 48" E. 513.59 feet to an existing rebar; thence continuing along the southern margin of the Oxford Outer Loop right of way as follows: along a curve having a length of 354.62 feet, a radius of 2211.83 feet, a chord of 354.24 feet and a direction of S. 76° 58' 51" E. to an existing rebar; along a curve having a length of 112.08 feet, a radius of 2211.83 feet, a chord of 112.07 feet, and a direction of S. 70° 56' 10" E. to an existing rebar; thence S. 62° 11' 52" E. 96.73 feet to existing rebar; and along a curve having a length of 179.75 feet, a radius of 2201.83 feet, a chord of 179.70 feet, and a direction of S. 64° 33' 33" E. to a point situate in the centerline of Coon Creek; thence in a southerly direction along the meanders of Coon Creek as follows: S. 26° 35' 12" E. 101.43 feet, S. 20° 43' 53" E. 105.10 feet, S. 17° 11' 50" E. 95.99 feet, S. 22° 16' 45" E. 89.63 feet, S. 13° 37' 06" E. 80.81 feet, S. 01° 55' 41" W. 82.15 feet, S. 07° 18' 03" E. 113.37 feet, S. 09° 25' 34" E. 36.01 feet, S. 48° 47' 37" E. 81.68 feet, S. 49° 14' 16" E. 74.53 feet, S. 39° 14' 41" E. 68.39 feet, SA. 21° 14' 31" E. 29.71 feet, S. 28° 08' 22" W. 66.70 feet, S. 35° 19' 24" W. 56.09 feet, S. 10° 15' 30" W. 48.41 feet, and S. 24° 05' 00" E. 37.29 feet to a mathematical point, which said point is situate N. 83° 50' 06" E. 6.49 feet from an existing iron pin and is further located in the southwest corner of the property of Charles Bettingfield, III, et al (Book 569, page 408); thence along the southern property line of Charles Bettingfield, III, et al N. 83° 50' 06" E. 392.21 feet to an existing iron pin and N. 83° 49' 48" E. 379.57 feet to an existing iron pin situate in the western margin of the Oxford Outer Loop right of way; thence transversing the Oxford Outer Loop right of way N. 83° 48' 58" E. 205.90 feet to an existing iron pin situate in the northeastern margin of the Oxford Outer Loop right of way; thence continuing along the southern property line of Charles Bettingfield, III, et al N. 83° 48' 58" E. 1222.25 feet to an existing iron pin situate in the southwest corner of the property of William T. Landis, Jr. (561, page 337) in or near the southern margin of the Landis Road (SR#1523) right of way; thence along the southern property line of William T. Landis, Jr., N. 83° 46' 45" E. 312.88 feet to an iron pin situate in or near the centerline of Landis Road (SR 1523), which said iron pin is also situate in the northwest corner of Easton Place Subdivision; thence along the western property line of Easton Place Subdivision S. 02° 49' 51" E. 41.20 feet to an existing iron pin, S. 02° 50' 17" E. 165.25 feet to an existing iron pin, S. 02° 52' 50" E. 169.52

feet to an existing iron pin, S. 02° 50' 48" E. 169.06 feet to an existing iron pin, S. 02° 50' 17" E. 169.01 feet to an existing iron pin, S. 02° 50' 29" E. 175.80 feet to an iron pin, S. 02° 51' 42" E. 245.36 feet to an existing iron pin and S. 02° 47' 55" E. 84.73 feet to an existing iron pin situate in the northern property line of Royal Home Fashions, Inc. (Book 887, page 448); thence along the northern property line of Royal Home Fashions, Inc. N. 89° 08' 02" W. 104.07 feet to an existing iron pin and N. 89° 08' 17" W. 617.94 feet to a rebar situate in the northeastern margin of the Oxford Outer Loop right of way; then transversing Oxford Outer Loop N. 89° 29' 47" W. 274.21 feet to an existing iron pin situate in the northeast corner of Revlon Consumer Products Group (Book 853, page 265); thence along the northern property line of Revlon Consumer Products Group N. 89° 13' 22" W. 1299.45 feet to an existing iron pin and N. 89° 16' 55" W. 29.13 feet to a point situate in the centerline of Coon Creek, which said point is also situate N. 89° 16' 55" W. 24.73 feet from an existing iron pin; thence in a southwesterly direction along the meanders of Coon Creek as follows: S. 31° 51' 08" W. 17.80 feet, S. 42° 18' 07" W. 75.25 feet, S. 33° 04' 26" W. 59.20 feet, S. 45° 58' 39" W. 69.67 feet, S. 32° 07' 12" W. 64.94 feet, S. 23° 27' 53" W. 78.23 feet, S. 52° 14' 52" W. 52.71 feet, S. 25° 04' 43" W. 82.08 feet, S. 40° 41' 22" W. 71.32 feet, S. 33° 16' 05" W. 72.88 feet, S. 33° 32' 44" W. 75.47 feet, S. 64° 40' 49" W. 22.49 feet, N. 74° 04' 09" W. 19.88 feet, N 58° 58' 36" W. 57.34 feet, N. 75° 12' 55" W. 43.97 feet, S. 89° 46' 00" W. 54.00 feet, S. 79° 24' 10" W. 84.69 feet, S. 87° 48' 28" W. 60.08 feet, N. 83° 40' 48" W. 62.28 feet, S. 87° 38' 59" W. 45.63 feet, N. 86° 22' 23" W. 72.95 feet, N. 76° 13' 17" W. 66.35 feet, S. 78° 39' 05" W. 24.63 feet, S. 70° 29' 59" W. 54.40 feet, S. 51° 46' 22" W. 57.59 feet, S. 39° 06' 14" W. 69.15 feet, S. 05° 59' 17" W. 50.09 feet, S. 14° 01' 06" W. 49.72 feet, S. 22° 03' 16" W. 66.29 feet, S. 20° 55' 39" W. 56.57 feet, S. 02° 26' 32" E. 48.82 feet, S. 17° 34' 05" W. 61.60 feet, S. 15° 55' 45" W. 50.16 feet, S. 12° 54' 45" E. 57.03 feet, S. 81° 43' 00" W. 42.18 feet, N. 46° 01' 03" W. 38.84 feet, N. 38° 43' 27" W. 44.72 feet, N. 42° 11' 03" W. 45.65 feet, N. 14° 40' 30" W. 41.45 feet, N. 14° 57' 43" W. 47.04 feet, N. 51° 17' 07" W. 41.79 feet, S. 74° 03' 36" W. 40.84 feet, S. 68° 48' 39" W. 45.85 feet, S. 57° 49' 11" W. 34.12 feet, S. 53° 23' 03" W. 44.63 feet, S. 38° 21' 25" W. 118.71 feet, S. 20° 21' 14" W. 53.74 feet, S. 51° 28' 08" W. 23.46 feet, S. 81° 26' 58" W. 23.47 feet, and N. 69° 36' 51" W. 8.13 feet to a computed point situate in the southeast corner of the property line of David Lloyd Powers (Book 814, page 579); thence along the eastern property line of David Lloyd Powers, N. 37° 30' 43" E. 23.80 feet to an existing iron pin N. 37° 30' 43" E. 164.25 feet to a computed point, N.

35° 47' 42" E. 370.60 feet to an existing iron pin, and N. 35° 47' 42" E. 517.36 feet to an existing iron pin situate in the northeast corner of the property of David Lloyd Powers and the southeast corner formerly of T.B. Estes and Virginia L. Estes; thence along the northern property line of David Lloyd Powers N. 67° 06' 12" W. 708.92 feet to an existing iron pin N. 67° 06' 12" W. 667.76 feet to an existing iron pin and N. 67° 06' 12" W. 448.25 feet to an existing iron pin situate in the southeast corner of the property of Lorene B. Allen and husband, James K. Allen (Book 991, page 668), which said iron pin is also situate S. 67° 06' 12" E. 199.10 feet from an existing iron pin set in the eastern margin of the Glendale Road (SR#1530) right of way; thence along the eastern property line of Lorene B. Allen, et vir N. 14° 05' 08" E. 210.81 feet to an existing iron pin situate in the southeast corner of the property of Richard W. Young, et ux (Book 924, page 260); thence along the eastern property line of Richard W. Young, et ux N. 14° 05' 30" E. 191.56 feet to an existing iron pin situate in the southern margin of a 0.51 acre easement extending along the property of Virginia E. Claiborne, et vir (Book 627, page 31); thence along the property line of said 0.51 acre easement S. 76° 51' 35" E. 138.71 feet to a new iron pin, a corner, and N. 13° 18' 06" E. 59.96 feet to a new iron pin situate in the southwest corner of another lot of Virginia E. Claiborne, et vir (Book 809, page 774); thence along the southern property line of another lot of Virginia E. Claiborne, et vir S. 76° 51' 03" E. 130.77 feet to an iron pin and N. 13° 18' 19" E. 220.13 feet to an iron pin situate in the northeast corner of Virginia E. Claiborne, et vir (Book 809, page 774); thence along the northern property line of Virginia E. Claiborne, et vir (Book 809, page 774) N. 76° 51' 35" W. 400.34 feet to an existing iron pin situate in the northeast corner of the third lot of Virginia E. Claiborne, et vir (Book 599, page 161); thence along the northern property line of the third lot of Virginia E. Claiborne, et vir and the northern property line of David T. Smith, et ux (Book 718, page 265), N. 76° 32' 18" W. 298.44 feet to an existing iron pin; thence continuing along the northern property line of David T. Smith, et ux N. 77° 05' 27" W. 27.95 feet to an iron pin situate in the southeast corner of Lot B (9.30 acres) of Easton property; thence along the eastern property line of Lot B, N. 30° 45' 01" E. 140.11 feet to an existing iron pin, N. 19° 03' 25" W. 198.31 feet to an existing iron pin, N. 11° 53' 06" E. 148.50 feet to an existing iron pin, N. 12° 37' 33" W. 39.98 feet to an existing iron pin and N. 22° 37' 51" W. 101.79 feet to an existing iron pin situate in the southeast corner of Lot A (15.61 acres) of Easton property; thence along the eastern property line of Lot A, N. 43° 17' 12" E. 212.10 feet to an existing iron pin and N. 10° 08' 49" W. 435.27 feet to an existing

rebar situate in the southern margin of the Oxford Outer Loop right of way, the point and place of beginning. The above described tract or parcel of land includes of Tracts 1, 2, 3, 4, and 5 (156.14 acres) as shown on survey and plat of Summit Consulting Engineers, entitled “ Property Surveyed for Easton Farms, LLC”, dated November 21, 2006, of record in Plat Book 34, page 155; and Tracts 1 and 2 (37.64 acres) as shown on survey and plat of Summit Consulting Engineers, entitled “Property Surveyed for Easton Farms, LLC”, dated January 16, 2007, of record in Plat Book 34, page 187, Granville County Registry.

Section 2. Upon and after July 1, 2007, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force of the City of Oxford and shall be entitled to the same privileges and benefits as other parts of the City of Oxford. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Oxford shall cause to be recorded in the office of the Register of Deeds of Granville County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Granville County Board of Elections, as required by G.S. 163-288.1.

Section 4. Notice of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Oxford.

Adopted this 12<sup>th</sup> day of June, 2007.

**PUBLIC HEARING SET – JULY 2, 2007 – REIMBURSEMENT AGREEMENT  
WITH GRANVILLE BUSINESS PARK**

Commissioner Wilkinson motioned to call for a Public Hearing in conjunction with the Agenda Session to be held on July 2, 2007 at 5:45 PM to consider adopting a reimbursement

agreement with Granville Business Park. Commissioner Williford seconded the motion and carried unanimously.

### **HISTORIC PRESERVATION COMMISSION APPOINTMENTS**

Mayor Woodlief noted the Board would appoint the Historic Preservation Commission using the same process to select a commissioner to fill a vacant position. He recognized 18 individuals filed an application. The Commissioners will be presented with a list of these individuals in the order in which they filed. Each Commissioner will select seven members from the list. The results will be either that 1) there will be seven clear candidates or that 2) there will be several clear candidates to fill some of the seats on the HPC. In the second case, the several clear candidates will take seats, and Commissioners will then vote for candidates for the remaining seats. He read the voting rules:

- 1) Every commissioner must vote for 7 people in the first round. If a commissioner does not vote for 7 people, ballots will be returned in order to select 7 total.
- 2) Every commissioner must vote (in case of ties) for the remaining number of seats to be filled.
- 3) Initially members shall be appointed for staggered terms, with three members being appointed for two years and four members being appointed for three years.
- 4) The four seats receiving the highest votes shall be appointed for three-year terms.
- 5) If the fourth seat is in a tie, the commissioners will break the tie for the fourth three-year term.
- 6) The person in the tie for the fourth seat, but loses the vote for the three-year term will be seated on the Commission with a two-year term.

- 7) If necessary, the commissioners will vote to break any remaining ties for the final position(s) who will receive two-year terms.

Mayor Woodlief asked the Board of Commissioners to select 7 individuals from the list. He added the votes would be counted by City Attorney Burnette and City Clerk Weary. City Attorney Burnette asked the Commissioners to sign their ballot. City Clerk Weary collected the ballots.

City Attorney Burnette and City Clerk Weary went into the sound room to count the votes.

### **CONSENT AGENDA APPROVED**

#### **A. Meeting Minutes**

Commissioner Kiesow motioned to approve meeting minutes of April 30 & May 8, 2007. Commissioner Bridges seconded the motion. The motion passed unanimously.

#### **APPOINTMENT TO PLANNING BOARD – JAMES “DANNY” CURRIN**

Commissioner Herring motioned to reappoint James “Danny” Currin to the Oxford Planning Board for a six-year term, expiring June 2013. Commissioner Williford seconded the motion and carried unanimously.

#### **DOWNTOWN SIDEWALK SALE APPROVED**

Commissioner Bridges motioned to approve the annual sidewalk sale in downtown Oxford on Friday, August 3 and Saturday, August 4, 2007. Commissioner Shope seconded the motion. The motion passed unanimously.

#### **BUDGET AMENDMENT APPROVED – WWTP OPERATING EXPENSES**

Commissioner Wilkinson, Chairman of the Finance Committee, motioned to approve a budget amendment made payable from the Water Fund in the amount of \$27,600.00 to prevent

the WWTP from going over budget for the FY 2006-07 year end. Commissioner Bridges seconded the motion and carried unanimously.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
030824196	Outside Lab Services	\$1,600.00	
030824297	Dues and Subscriptions	\$2,200.00	
030824352	Equip Maint & Repair	\$20,000.00	
030824439	Fines and Penalties	\$2,600.00	
030824339	Outside Services	\$1,200.00	
030399000	Approp Fund Balance	\$27,600.00	

**BUDGET AMENDMENT APPROVED – STOVALL BOOSTER PUMP STATION  
OPERATING EXPENSES**

Commissioner Kiesow, Chairman of the Public Works Committee, motioned to approve a budget amendment made payable from the Water Fund in the amount of \$3,900.00 for operating expenses for the Stovall Booster Pump Station and meter vault. Commissioner Williford seconded the motion and carried unanimously.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
030822298	Chemicals	\$1,000.00	
030822321	Telephone	\$100.00	
030822331	Electricity	\$1,000.00	
030827543	F/Assets under \$5,000	\$1,800.00	
030399000	Appropriated Fund Balance	\$3,900.00	

**BUDGET AMENDMENT APPROVED – DWELLING REMOVAL –  
120 CLEMENT AVENUE**

Commissioner Bridges motioned to approve a budget amendment made payable from the General Fund in the amount of \$800.00 for the removal of a dwelling located at 120 Clement Avenue. Commissioner Herring seconded the motion. The motion passed unanimously.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
010490470	Demolition of Buildings	\$800.00	
01039900	App Fund Balance	\$800.00	

**BUDGET AMENDMENT APPROVED – PUBLIC WORKS EXPENDITURES**

Commissioner Herring motioned to approve a budget amendment made payable from the General Fund in the amount of \$2,820.00 to fund expenditures within the Public Works Facility Department to prevent it from going over the FY 2006-07 year end. Commissioner Wilkinson seconded the motion and carried unanimously.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
010502126	Temporary Wages	\$1,700.00	
010502253	Building Maintenance	\$1,120.00	
010399000	Approp Fund Balance	\$2,820.00	

**STREET CLOSING APPROVED – FIRST BAPTIST CHURCH**

Commissioner Bridges motioned to approve a street closing of Front and Granville Streets that runs with the length of First Baptist Church from June 13-15, 2007 between 5:30 PM and 8:00 PM for Vacation Bible School as requested by Reverend Joyner. Commissioner Shope seconded the motion. The motion carried unanimously.

**BUDGET AMENDMENT APPROVED – WWTP SLUDGE  
APPLICATION & FENCE CONSTRUCTION**

Commissioner Wilkinson, Finance Committee Chairman, explained instead of adding the sludge application and fencing as part of the 20 year loan to go ahead and pay for these items. He recognized no monies have been spent from the \$200,000 budgeted amount for the Foundry

Branch Phase IV project. City Manager Marrow noted Davis, Martin & Powell is to study the collection system and prioritize the worse areas in order to spend money more wisely.

Commissioner Kiesow asked if the items had been paid for to which City Manager Marrow noted the sludge application would be paid for this week. The fence contractor has not submitted an invoice, but it will be paid for in the current fiscal year.

Commissioner Wilkinson motioned to approve a budget amendment to transfer the appropriation of fund balance to the WWTP construction project from Foundry Branch Phase IV project to pay for sludge application in the amount of \$80,000.00 and fence construction in the amount of \$43,500.00. Commissioner Herring seconded the motion. The motion carried unanimously.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
031906926	WWTP	\$123,500.00	
031922926	Foundry Branch IV		\$123,500.00

**HISTORIC PRESERVATION COMMISSION APPOINTMENTS CONTINUED**

City Clerk Weary announced the top 4 voter getters for the three-year terms are: Virginia Clay, Juanita Rogers, Martha Sneed and Cynthia Yancey. The two-year terms are: Maureen Taylor and David Wicker. The last two-year term consisted of a tie: William Johnston and Preston Johnson. She asked the Commissioners to vote between William Johnston and Preston Johnson. City Attorney Burnette asked the Commissioners to sign their ballot.

City Clerk Weary collected the ballots. City Attorney Burnette and City Clerk Weary entered the sound room to count the votes.

City Clerk Weary reported Preston Johnson would fill the last two-year term. She reiterated the names of those who would serve on the HPC: the top 4 voter getters for the three

year terms are: Virginia Clay, Juanita Rogers, Martha Sneed and Cynthia Yancey. The two-year terms are: Maureen Taylor, David Wicker and Preston Johnson. Mayor Woodlief congratulated the members of the HPC and asked those who were present to stand. He added the HPC would now prepare its rules of procedure and shall make its recommendations to the Board as to which properties should be included in the historic overlay district. Additionally, the Commission shall prepare its guidelines, pursuant to GS 160A-400.9 for altering, restoring, moving or demolishing properties within the historic overlay district. Once prepared, the Commission shall make a report to the Board. This report shall include the organizational structure of the Commission.

### **VISUAL BLIGHT ORDINANCE REPORT**

Mayor Woodlief placed this item on the agenda.

Marshall Tanner, Plant Manager of Bandag, recognized members of the committee who have addressed the visual blight ordinance: Gilda Scott, Paul Kiesow, Francis Watson, Dawn McGill, Rev. T. Omokunde, Nick Laraia and Cheryl Hart. The committee looked at different ordinances and tried to incorporate ideas into the existing ordinance. He stressed the purpose is to make a community where everyone is proud, property values maintained and homes are safe. The ordinance would address cars parked on front lawns and indoor furniture on porches. He added the intent is to have a parking area with a permanent border and address entire yards, not just the front. He recognized a few changes to the proposed ordinance:

- Any violation of this section shall subject the owner or occupant of the premises to the penalties provided in § 1-99; provided, however, that violation of this section shall result in a tax lien on the property not to exceed \$50.00 per offense.

- In the case of offenses same in nature in a calendar year, the Code Enforcement Officer shall not be required to give the owner or occupant notification prior to taking action to have the offending material removed.

Mr. Tanner added pictures of homes that brought concern to the community were looked at and ideas tossed out about certain painting, roof repairs and pest control that should be enforced in order to protect the homes. He recognized some of the properties are near schools or the downtown community and are owned by persons who live out of town. He recognized if people have trouble painting their homes, churches, etc. could volunteer to help people.

Mayor Woodlief thanked Mr. Tanner for his help.

Commissioner Bridges recognized notice shall not be required to give the owner or occupant notification prior to taking action to have the offending material removed brought concern to him and gave example of a refrigerator being removed and weeks later another one placed. He thought the person trying to remove the refrigerator could get hurt if the owner of the property does not know why it is being picked up. Mayor Woodlief recognized the City notifies violators of yard mowing once a year, which is similar to the proposed. He assured Ms. Hart would notify accordingly and is already doing this. Commissioner Bridges noted he could foresee a problem. Mayor Woodlief requested the committee to meet and address the wording of notifying violators. He added this would run hand and hand with the HPC.

Commissioner Wilkinson asked if City Attorney Burnette had reviewed the ordinance? City Attorney Burnette replied he had reviewed and requested to go into Executive Session to discuss the ordinance further.

Commissioner Shope asked if the time limits would remain the same as they are currently once the letter is issued. Mayor Woodlief replied yes and added Mr. Tanner would be notified once it has been discussed in Executive Session.

### **MEADOWBROOK SUBDIVISION FLOODING**

Constance Lue of 104 Greenfield Circle requested proceeding with installing the larger pipe under Meadow Heights. She recognized there are other problems before and after the pipe and that this needed to be looked into. She asked why the Corps of Engineers couldn't tell the City what needs to be done? Ms. Lue stated roots in the creek are beginning to cause it to fill up with dirt and not allow the water through. She recognized at least 50 homes back on Meadow Heights cannot get out due to the flooding. She told when the water overflowed the road it went on the outside and knocked down a neighbor's fence. She doesn't understand how the local developers of Meadowbrook got to build the subdivision due to the flooding issue. She requested not to allow too many people into the City until good infrastructure is in place. Ms. Lue requested to be informed of the process regarding the flooding in Meadowbrook.

City Engineer Thomas explained the Corps of Engineers are regulators and do not work on anything but their own projects. They only oversee. The City is still waiting on the permit to clean the creek out.

Commissioner Wilkinson noted the City is in the process of obtaining quotes from two engineering firms on what the City can do in regards to the flooding. City Manager Marrow stated one had been received and the other one should be received around the end of the week. Mayor Woodlief noted he had spoken with Representative Jim Crawford about installing pipe on Country Club and this project should be completed by the first of August. He added the pipe in Meadowbrook would need to be addressed. City Manager Marrow recognized it is a complex

problem because if water is deterred out of Meadowbrook it will flood folks downstream. Control devices are needed so everyone benefits.

Ms. Lue asked if the new development would be regulated so it would not affect Meadowbrook to which City Manager Marrow replied it would be much more regulated due to Stormwater regulations.

Commissioner Bridges recognized the photographs of the flooding and encouraged Ms. Lue's neighbors to stay after the Commissioners. Ms. Lue noted they are tired of it. He added the Board should not do anything to make the flooding worse.

### **FINANCIAL REPORT – MAY 2007**

Finance Officer Stephen McNally supplied the Board with a copy of the May 2007 financial report that included General Fund actual revenues of \$487,220 actual expenses of \$551,551; Water Fund actual revenues of \$357,664, and actual expenses of \$335,851 and Other actual revenues of \$170,976 and actual expenses of \$50,884. The subtotals to date are General Fund actual revenues of \$6,422,038 and actual expenses of \$5,963,822; Water Fund actual revenues of \$3,410,103 and actual expenses of \$4,264,365; Other actual revenues of \$1,654,935 and actual expenses of \$1,610,786. Mayor Woodlief noted that if there were not any questions concerning the report, Finance Director McNally would be in his office tomorrow for any questions.

### **SAVING OUR LITTLE ONES (SOLO) REQUEST**

Commissioner Powell placed this item on the agenda.

Commissioner Powell introduced Reverend Curtis Gatewood.

Reverend Curtis Gatewood recognized Rev. Billy Williams (SOLO Representative of Henderson); Odessa Gatewood, Rev. Nathaniel Davis, SOLO Adviser & Representative of the

Granville County Ministerial Alliance; Brother Larry Peoples and “Keep It Real” youth ministries. Rev. Williams distributed a proposal to secure and maintain the Granville Street Park and vicinity. He added utilizing the youth by bringing them to meetings such as this takes them away from the negative times and they can envision becoming a City Commissioner, Mayor or President of the United States. He recognized Reverend Lacy Joyner of First Baptist Church and Reverend Cooper, part of First Baptist Church and President of the Granville Street Community were also in attendance.

The proposal calls for a timely, yet innovative partnership with the City, youth, elders, and grassroots leadership. It calls for rather than spending more on hiring police officers and building more jails; it calls for being more proactive in stopping the escalating of crime and the cost of recidivism. He asked the City to invest in supporting Save Our Little Ones (SOLO) and the volunteers who collaborate with the efforts such as the Granville County Ministerial Alliance, Keep It Real Youth Ministries, Good Shepherd Ministries, Youth for Christ Community Choir, Granville Street community, Southern Faith, Labor & Community Alliance of Greensboro, North Carolina National Association for the Advancement of Colored People and commitment of others that collaborate with them. He noted they would be seeking the collaboration of educators, childcare providers, child-centered agencies, youth organizations and youth ministries who share an interest in saving our children.

A brief history: SOLO was organized on March 4, 2007 before the music issue that the youth are listening to today came about. SOLO is organizing and preparing to challenge the music. SOLO has taken on the initiative to bridge the gap that exists between the elders and youth. They believe this gap is causing a deterioration of what was once known as “the village” which helped raised their ancestors. He explained the village according to an African proverb

states it takes a whole village to raise one child. But if we have a village that is tore up from the floor up then how can we expect to raise any children. He wants to follow the philosophy, the need to restore the village. There are not enough police officers in the world to restore the village or to curtail the crime that comes out of a torn village; or enough teachers to educate children who are coming out of a torn village; whereby grandmothers or neighbors are becoming good neighbors are willing to look after children who may be unsupervised due to the fact a parent is forced to work two jobs or a father could be in jail or the mother on crack. It's not the child's fault. SOLO has a particular interest in the music. They want to bring workshops into the community to educate ministers, elders and parents on some of the music. For example, rapper Snoop Dogg often brags of his affiliation with the violent gang known as the "Crips." He named other young rappers, such as Young Jeezy, Yung Joc, T.I., Three Six Mafia. Three Six Mafia received an Oscar for their song, "It's Hard Out Here For A Pimp" and they released songs entitled: "Blow a N-----'s A— Off and "Knock the Black Off Yo A----." Irresponsible music producers will in other ways ensure the continuous promotion of inner-city violence, negative black stereotypes and sexual/racial degradation. The average adult over age 40 will never hear much of the music being heard by our youth. Consequently, SOLO wants to become the ears of the community; whereby music targets our youth, which wrongfully leads youth to believe it is cool to be involved in activities that will cause them to be arrested or shot. SOLO will provide workshops for parents and youth, which challenge and counter these wrongfully attempts to teach our little ones to forego their education and make big money on the streets such as pimps, drug hustlers and gangsters. He noted they have to deal with this mentality before they can be effective and understand the root causes of what these issues are. SOLO has deliberately become familiar with the self-destructive language so we may best know how to challenge it.

In the first public meeting on May 24, 2007, there was an overflow crowd of mainly youth, but enough elders were present to witness this new spirit of being willing to understand both the culture and challenges surrounding our youth. Rev. Gatewood referred to a United States Senate Committee on Judiciary hearing on “Mentoring and Community based solutions to delinquency and youth,” community based initiatives that involve a relationship with city officials, police department and educational departments. This is becoming more effective than just thinking you can solve with jails, more police officers and tighter school policies with zero tolerance. The mission is somewhat Biblical. Rev. Gatewood noted they are not asking for the City to pay the volunteers, but asking for the City to provide SOLO with materials and equipment in order to do the job.

The proposal requests the following:

- Assist the city in monitoring/discouraging activities which may be illegal and/or harmful to children in the Granville Street Park area;
- Assist the city in maintaining the Granville Street Park (reporting and assisting where necessary problems related to high grass, damaged playground equipment, broken bottles and other such items which could be harmful to children, while recommending new equipment as needed);
- Assist the city in providing positive, inspirational and developmentally appropriate activities for youth and parents in the Granville Street vicinity. Rev. Gatewood recognized the signatures acquired supporting SOLO which are included in the packet. He added they also gave stories, such as there is not any water for the children to drink at the park and also a daycare owner of Teach A Tot raised the issue that 3 teenagers fought

in front of 4 one year old children taken to the park. They do not feel safe coming to the park. These activities will include, but not be limited to the following:

- a.) present occasional community workshops designed to educate parents, youth, community leaders and other citizens on topics such as “SOLO TV/Radio Diet,” Gang Awareness/Prevention, Dropout Prevention, Avoiding Drug/Alcohol Abuse, Bridging the culture gap between youth and adults;
  - b.) organize and execute a SOLO monthly youth rally and talent exhibit;
  - c.) organize a SOLO Steppers Youth step team to emphasize discipline;
  - d.) organize and execute with the cooperation of City Police and other local law enforcement agencies a SOLO adult men’s community monitoring group entitled: Village Restoration Committee (VRC). SOLO will solicit men to stand on Granville Street from 9:00 PM –11:00 PM in order to have youth seeing good men rather than drug dealers, which will serve as inspiration. Then move this abroad.
- city provide building at Granville Street Park.

Rev. Gatewood noted if SOLO helps one child from becoming a drug dealer, joining a gang, obtaining a criminal record, the City would have paid for the program.

Rev. Billy Williams noted SOLO is founded on the teachings of Jesus with the primary focus to save our youth. He asked for the use of the center in order to provide a place for parents to come and learn more about what is going on, as well as the children, commissioners and police officers. He told as part of his service with the Raleigh Police Department he had supervised a comfort station inside a housing project riddled with trouble changed the community. It is about being a part of the community. He stated the entire neighborhood benefited from this program because it helped the children grow into responsible adults.

Odessa Gatewood asked the Board for the City to show their support in aiding SOLO with certain resources. She requested a mobile station (van). Implementation of a mobile station will help the VRC to control the manifestation of street crime and violence and it will more readily identify and address activities that are the underlying causes of increasing youth crime, truancy and dropout rates. The mobilization can serve the community at large with dealing with drug dealers and crime. The van is needed simultaneously to develop collaborative strategies in order to eradicate or reduce crime. She stress they are committed.

Mayor Woodlief requested the two remaining speakers to limit their time to one minute.

Rev. Nathaniel Davis noted the President of the Granville County Ministerial Alliance endorses SOLO and asked the Board for their full support and asked not to stand or hinder the young people going forward.

Brother Larry Peoples stated some call it anointed, some call it prototype, SOLO is the beginning of something big. He noted this is only a representation of something big; what you see is just a representation and what is and what can be. It's time to take back the streets and children. He asked to make SOLO so high that other children will see what is going on, cannot hear the music and language in the streets, etc.

Constance Lue asked if there is a summer program where children can come and have lunch when they are out of school? Rev. Gatewood stated not at this time they do not. Ms. Lue stated Eva Clayton is working for hunger in North Carolina.

Commissioner Powell thanked the SOLO representatives for the presentation and recognized the City is dealing with financially strained times and recommended the City find other ways to bring money to SOLO.

Rev. Gatewood asked when could they hear something in regards to the proposal. Mayor Woodlief noted he would read the proposal and stated he would like to see the young people at every meeting. He suggested sending the proposal to the Property and Finance Committees and return to the July Regular Session meeting with recommendations. He stated the City already has in pieces some things in place through the Police Department and other places. He asked Rev. Phillip Betts if he would like to say anything. Rev. Betts commented it is much needed and the more the merrier.

Commissioner Williford asked if this should be run by the Public Safety Committee to address putting children on streets and noted a lawsuit could arise. Rev. Gatewood noted the volunteers would be over the age 18. Commissioner Herring, Public Safety Committee Chairman, suggested the volunteers look at the City's PCAT program because it could be legal issues if people are on the street. Rev. Gatewood explained they are talking about a good neighbor watching their community; they are not asking anyone to be the police or stand in front of bullets or guns. Do what you normally do, but men would be in the street. Commissioner Herring requested specific use of the building. Rev. Gatewood stated he believes it is covered in the proposal. Commissioner Herring asked if Rev. Gatewood had made a similar presentation to the County and suggested to do so because everyone in Oxford is also a citizen of the County. Commissioner Kiesow suggested a presentation to United Way too. Rev. Gatewood noted he had brought the proposal to the County.

Commissioner Bridges recognized saving one child will be worth the money spent because it costs around \$40,000 per year to house someone in prison. He commented its time to get serious about gang infiltration in the community. He recognized the youth present in the audience and asked how many black males were present. He noted this is where he was

concerned. Only one male raised his hand. He hopes the Board will think seriously about this request and there will be consequences down the road if young people are not addressed. You need to make sure you are connected with them. He stated we would pay for it one way or another. Commissioner Bridges added Change For Youth was in the building at one time and recognized funding was stopped. He wants to be careful to not run into this again and move forward in a positive and effective way.

Ms. Lue questioned about the food program for children to which Mayor Woodlief answered Penn Avenue Baptist Church has a program and the school system has an enrollment program.

Commissioner Wilkinson motioned to send the SOLO proposal to the Finance and Property Committees for recommendations. Commissioner Herring seconded the motion. The motion passed unanimously.

### **OXFORD VISION COMMITTEE REPORT**

Linda Sigmon, Downtown Economic Development Director recognized Salisbury's Vision 2020 Comprehensive Plan was a three-year process, which included 17 citizens. The plan cost \$80,000 because they went with an independent consultant. The plan includes four major city areas: 1) neighborhoods: commercial, industrial, downtown, etc; 2) city transportation: streets, sidewalks, bikeways; 3) city appearance: street trees, lights, utility poles, city entrances, community character, etc. and 4) city form: water and sewer services, growth strategy and neighborhood planning areas.

The City of Morganton has a downtown master plan, which is detailed how the downtown will be developed block by block. Marion is in the process of a comprehensive plan currently using the City Planner and assistance from COG and Division of Community

Assistance. The City of Albemarle is also being assisted by the Division of Community Assistance and is focusing on a two-year plan. Most plans take around 18 months to 3 years to develop. The City of Brevard solicited local citizens who had expertise on the matter. The plan was put together by staff and citizens. Of 6000 citizens in Brevard 1600 were contacted. Ms. Sigmon noted she looked at cities under 50,000 and many in the Main Street Program. She reported she did not look at Ashville's plan, but they include in its budget a City mission statement, core values, city council vision and focus areas that the council has identified.

The following are planning documents already in place for the City:

- 1) Parks & Recreation has adopted a comprehensive master plan that projects through the year 2020. Both the full plan and an executive summary are available. The plan calls for the construction of one sports complex, community center upgrades, one community park with community center, three special use facilities, natural resource educational center and greenway links. Additionally, three neighborhood parks and a bike route or track are proposed.
- 2) The Water and Sewer Department has projected improvements throughout the City extending to the fiscal year 2012.
- 3) The Police Department is completing a strategic planning process that outlines quality of life goals for all citizens (reduction of crime and fear of crime; empowerment of the community) and institutional goals (development, empowerment and rewarding of personnel; strengthening of planning, evaluation and fiscal operations). The plan is projected to take the department out five to eight years.
- 4) The Planning Department does not have a long-range comprehensive plan, although a land use plan was adopted for a portion of the City's ETJ area in 1999. It is a goal of the Planning Director to develop a comprehensive plan for all the land in the City's zoning jurisdiction, using the assistance of an external consultant.
- 5) In 1998, the Economic Development Department hosted a design charette conducted by eight architects and planners associated with the Division of Community Assistance within the Department of Commerce. Because the charette was a benefit of Oxford's being named as a NC Main Street community, cost was limited to travel expenses for these professionals. The team produced a report that made recommendations in the following areas: growth patterns, open space development (vehicular and pedestrian), focus on downtown, architectural issues, preservation opportunities and tourism. The only recommendations that have been carried out were the design for Hugh Currin Park,

the planting in the lot at the beginning of Lewis Street and a drastic modification of the brick pattern on the downtown sidewalks.

- 6) While not a City function, it is noted that Granville County has a comprehensive transportation that includes certain City routes.

Ms. Sigmon gave the following recommendations for the long-range comprehensive plan:

- 1) Commit to the process at the highest level – time, resources and implementation.
- 2) Involve an external facilitator – local talent, consulting firm or Division of Community Assistance. Ms. Sigmon noted the City can adopt a resolution requesting the Division of Community Assistance help with the comprehensive plan. The Division will work this into its schedule and hopefully begin collecting data this summer. Decide on what parts of the plan the City would like to implement and by fall have a committee in place to begin working on it. This only requires their time and travel and any publications put together. This is not as expensive as a private consultant. Once a committee is in place consisting of 11 or 12 members, the plan could be done in 18 months.
- 3) Involve as many people as possible. She believes everyone in the community should be involved in public meetings, focus groups because it is a big job.

She requested the Board to allow her to draft a resolution in order to go forward in working with the Division of Community Assistance for the long-range comprehensive plan and adopt the resolution at the Agenda Meeting scheduled at 5:45 PM on July 2, 2007.

Mayor Woodlief asked if HPC would play a part in this to which Ms. Sigmon noted a representative of the HPC could, but may be busy in the beginning of becoming trained, etc. She added the commission would be appointed by the Board of Commissioners and give reports to the Board on the progress.

Commissioner Bridges motioned to allow Ms. Sigmon to draft a resolution in order to go forward in working with the Division of Community Assistance for the long-range comprehensive plan and adopt the resolution at the Agenda Meeting scheduled at 5:45 PM on July 2, 2007. Commissioner Shope seconded the motion and carried unanimously.

**BUDGET ORDINANCE FOR FY 2007-2008 ADOPTED**

Mayor Woodlief thanked City Manager Marrow, Finance Director McNally, City Staff and the Finance Committee for the work done on the budget. He noted the City would lose \$187,000 in sales taxes from the County. He recognized the City had done a lot this fiscal year and he hopes the City has close to \$1.8 million in the fund balance. Taxes, water and sewer rates would not be raised. He recognized it takes years for the City to realize monies generated from new homes and businesses built. He noted insurance is very costly and employees would receive a cost of living adjustment. Mayor Woodlief commented the City has made a big commitment to the recreation program.

Commissioner Wilkinson reiterated Mayor Woodlief's comments. He added the tax rate is held at \$0.55; there was a slight increase in the garbage rate. Employees will receive a 3.2% COLA. Health insurance costs continue to rise.

Commissioner Wilkinson, Finance Committee Chairman motioned to adopt the budget ordinance for FY 2007-2008. Commissioner Kiesow seconded the motion. The motion passed unanimously.

CITY OF OXFORD, NORTH CAROLINA  
BUDGET ORDINANCE FOR FISCAL YEAR 2007 through 2008

---

BE IT ORDAINED by the Mayor and Board of Commissioners of the City of Oxford, North Carolina in regular session assembled June 12, 2007:

Section I. That the following amounts are appropriated for the operation of Oxford government and its activities for the fiscal year beginning July 01, 2007 and ending June 30, 2008 according to the following summary:

SUMMARY

General Fund	\$ 7,923,814
Water Fund	\$ 5,001,892
Debt Fund	\$ 1,205,899
Storm Water Fund	\$ 134,800
Powell Bill Fund	\$ <u>303,477</u>
<b>TOTAL BUDGET</b>	<b>\$14,569,882</b>

Section II. GENERAL FUND

✦ General Government	\$ 369,411
✦ Retirees	\$ 112,027
✦ Executive	\$ 209,504
✦ Economic Development	\$ 58,798
✦ Human Resources	\$ 82,654
✦ Outside Auditor	\$ 19,050
✦ Finance	\$ 287,624
✦ Legal Expenses	\$ 29,000
✦ Planning and Zoning	\$ 108,759
✦ Building and Equipment	\$ 148,242
✦ Public Works	\$ 56,156
✦ D.N. Hix Facility	\$ 64,865
✦ Police Department	\$ 2,251,469
✦ Fire Department	\$ 626,309
✦ Central Garage	\$ 62,956
✦ Street Department and Leaf Collection	\$ 534,469
✦ Garbage Collection	\$ 946,297
✦ Parks & Recreation	\$ 384,312
✦ Swimming Pool	\$ 35,310
✦ Lake Devin	\$ 20,950

◊ Oxford Athletic Park	\$ 1,058,697
◊ Cemetery	\$ 65,757
◊ Landscape and Beautification	\$ 80,148
◊ Miscellaneous Non-Departmental	\$ 18,000
◊ Engineering	\$ 150,886
◊ Payment to Debt Service	\$ 142,164
<b>Total General Fund:</b>	<b>\$ 7,923,814</b>

Section III. DEBT FUND \$ 1,205,899

Section IV. WATER FUND

◊ Retirees	\$ 17,000
◊ Miscellaneous Non-Governmental	\$ 1,141,600
◊ General Operations/Collections	\$ 491,668
◊ Meter Service	\$ 117,960
◊ Payment to Debt Service	\$ 1,030,945
◊ Willow Place Lift Station	\$ 5,200
◊ Water Supply	\$ 822,592
◊ Coon Creek Lift Station	\$ 46,100
◊ Certainteed Lift Station	\$ 9,700
◊ I-85 & #15 Lift Station	\$ 5,200
◊ Kingsbury Lift Station	\$ 6,100
◊ Knotts Grove Lift Station	\$ 13,500
◊ I-85 Rest Stop Lift Stations	\$ 10,800
◊ I-85 (Middle) Lift Station	\$ 4,600
◊ Clover Lane	\$ 5,600
◊ Rollingwood Lift Station	\$ 5,850
◊ Wastewater Treatment Plant	\$ 717,089
◊ Oxford Athletic Park	\$ 13,000
◊ Stovall Booster Pump Station	\$ 6,320
◊ Water and Sewer Line Maintenance	\$ 531,068
<b>Total Water Fund:</b>	<b>\$ 5,001,892</b>

Section V. STORM WATER MANAGEMENT FUND

✦ Legal	\$ 2,500
✦ Storm Water Management	\$ <u>132,300</u>
<b>Total Storm Water Management Fund:</b>	<b>\$ 134,800</b>

Section VI. POWELL BILL STREET FUND

✦ Powell Bill	\$ <u>303,477</u>
<b>Total Powell Bill Street Fund:</b>	<b>\$ 303,477</b>

Section VII. Tax Rate: There is hereby levied for the Fiscal Year ending June 30, 2008 the following rate of taxes on each \$100 assessed valuation of taxable property as listed as of January 01, 2007:

Tax Rate = \$0.5500 per 100 Dollars Value

The discount schedule for early payment of taxes is the same as Granville County's Schedule.

Section VIII. The Municipal Service District: The levy for the Municipal Service District is established at twenty cents (\$.20) per \$100.00 valuation.

The Municipal Service District boundary includes the entire downtown area as described by the 1995 HyettPalma map of downtown Oxford: west to the beginning of Lewis street, east to Belle and Lanier Streets, north to McClanahan Street, and South to Spring Street. Those funds from one-half of the tax levy within the original Municipal Service District boundary (ten cents (\$.10) per \$100 valuation) will be administered by the Oxford Parking Authority for the purpose of funding off-street parking. The remainder of the levy will be administered by the Downtown Oxford Economic Development Corporation for purposes of downtown revitalization.

ADOPTED this 12<sup>th</sup> day of June, 2007.

**BUDGET AMENDMENT APPROVED – SURPLUS PROPERTY PROCEEDS**

Commissioner Bridges motioned to approve a budget amendment in the amount of \$13,000.00 made payable to the General Fund to accept proceeds from surplus property sold on Govdeals.com. Commissioner Kiesow seconded the motion and carried unanimously.

**BUDGET AMENDMENT**

ACCT. NO.	DESCRIPTION	INCREASE	DECREASE
010385040	Surplus Property	\$13,000.00	
010399000	App Fund Balance		\$13,000.00

**PUBLIC HEARING SET – JULY 10, 2007 - REZONE 20.80 ACRES ADJACENT TO ROYAL HOME FASHIONS AND BACKING UP TO MARIAN LANE TO B-2 AND 19.97 ACRES ON THE OPPOSITE SIDE TO R-A (RESIDENTIAL-AGRICULTURAL)**

Commissioner Herring motioned to call for a public hearing in conjunction with the July Regular Session meeting to be held on July 10, 2007 beginning at 7:00 PM to consider request to rezone 20.80 acres adjacent to Royal Home Fashions and backing up to Marian Lane to B-2 and 19.97 acres on the opposite side to R-A (residential-agricultural). Commissioner Wilkinson seconded the motion and carried unanimously.

**SEWER USE ORDINANCE AMENDED**

Commissioner Kiesow, Public Works Committee Chairman, motioned to approve revisions to the City of Oxford Sewer Use Ordinance. Commissioner Shope seconded the motion. The motion passed unanimously.

*(Note: The technical changes as required by DWQ have been included in Sewer Use Ordinance, amended June 12, 2007. The amended ordinance is hereby incorporated by reference.)*

**EASEMENT ABANDONMENT – QUAILRIDGE ESTATES**

Commissioner Wilkinson motioned to approve petition from John Howard Wynne, Jr. to abandon 30 foot sanitary sewer easement crossing the eastern 30 feet of Lot 16 in Block B of

Quailridge Estates. Commissioner Bridges seconded the motion. The motion carried unanimously.

**DESIGN CONTRACT AWARDED – OXFORD ATHLETIC PARK PHASE II**

Commissioner Bridges, Recreation Committee Chairman, motioned to award the design contract for Phase II of Oxford Athletic Park in the amount of \$36,000.00 to Corley Redfoot Zack, Inc. Commissioner Shope seconded the motion. The motion passed unanimously.

**CLEAN WATER BOND RESOLUTION ADOPTED**

Commissioner Bridges motioned to adopt 2007 Clean Water Bond Resolution. Commissioner Kiesow seconded the motion. The motion passed unanimously.

**CITY OF OXFORD  
2007 CLEAN WATER BOND RESOLUTION**

**WHEREAS** North Carolina’s continued prosperity depends on protecting the State’s water resources for current use and future generations, and

**WHEREAS** North Carolina is expected to grow by 3.5 million people to exceed 12 million by the year 2030, placing pressures on the State’s water resources and local water providers, and

**WHEREAS** North Carolina’s businesses, traditional and emerging industries all depend on reliable supplies of clean water, reasonable utility costs and an attractive natural environment, and

**WHEREAS** the 1998 Clean Water Bonds delivered significant benefits to North Carolina communities and citizens, supporting 1,103 projects in 97 counties, which

- Helped create or retain 42,000 jobs
- Corrected major regulatory violations in 97 communities
- Addressed failing septic systems and contaminated wells in 59 counties
- Resulted in 50 communities receiving sewer service for the first time,
- Encouraged regional efficiencies, sound planning and conservation practices,

**WHEREAS** North Carolina’s public water, sewer and stormwater utilities will require investments totaling \$16.63 billion to keep pace with necessary improvements and population growth over the next 25 years, including \$6.85 billion in investments within the next five years;

**NOW THEREFORE BE IT RESOLVED** that the Oxford Board of Commissioners urges the North Carolina General Assembly to enact the “Clean Water Act of 2007”, which provides for a \$500 million bond issue to be expended over the next five years, and an annual appropriation of \$50 million in recurring funding to address urgent needs.

Adopted this 12<sup>th</sup> day of June, 2007.

**BUDGET AMENDMENT APPROVED – BAD DEBT WRITE OFF**

Commissioner Wilkinson motioned to approve a budget amendment made payable from the Water Fund in the amount of \$17,000.00 (\$15,000.00 to cover bad debt write offs and \$2,000.00 to cover hospital insurance for retirees). Commissioner Bridges seconded the motion. The motion passed unanimously.

City Manager Marrow noted the City is collecting this back through the debt setoff program and has collected around \$9,000.00.

**BUDGET AMENDMENT**

<b>ACCT. NO.</b>	<b>DESCRIPTION</b>	<b>INCREASE</b>	<b>DECREASE</b>
030665900	Bad Debt Expense	\$15,000.00	
030411185	Retired Hospital Insurance	\$2,000.00	
030399000	App. Fund Balance	\$17,000.00	

**ADJOURNMENT**

There being no further business to discuss, Mayor Woodlief adjourned the meeting.