

**NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD**

**OXFORD CITY HALL, BOARD MEETING ROOM,
TUESDAY, JULY 10, 2007 AT 7:00 PM**

The Mayor and Board of Commissioners of the City of Oxford met for the July 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 Patricia Hawkins gave the prayer.

The Pledge of Allegiance followed the prayer.

PUBLIC COMMENT

No one wished to speak.

EMPLOYEE OF THE MONTH RECOGNIZED – GOLDIE LOIZZI

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

**MAYOR'S YARD OF THE MONTH AWARD -
PHILIP & LAVERNE POPE – JULY'S RECIPIENTS**

Mayor Woodlief recognized July's Mayor's Yard of the Month winners, Philip and Laverne Pope. Mayor Woodlief read the certificate, which recognizes them for the outstanding job of landscaping maintenance and overall attractiveness of 213 College Street. He added a sign would be placed in his yard recognizing them as the winners for Mayor's Yard of the Month and that a picture would be taken for the *Oxford Public Ledger*. Ms. Pope accepted the certificate.

JOHN WOLFORD RECOGNIZED – CITATION FOR BRAVERY

Commissioner Herring placed this item on the agenda.

Commissioner Herring, Public Safety Chairman presented on behalf of Mayor Woodlief and the Oxford Board of Commissioners a citation for bravery to Police Chief John Wolford who on June 14, 2007 acted quickly, heroically and unselfishly to save the life of a citizen.

POWELL WILKINS RECOGNIZED – CITATION FOR BRAVERY

Commissioner Herring placed this item on the agenda.

Commissioner Herring, Public Safety Chairman presented on behalf of Mayor Woodlief and the Oxford Board of Commissioners a citation of bravery to Fireman Powell Wilkins who on June 23, 2007 responded to a serious automobile accident and pulled a lady from the inside of burning vehicle thus saving a life.

ZONING PUBLIC HEARING – REZONE 29.80 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)

Mayor Woodlief declared the public hearing open. The purpose of the public hearing is to consider request to rezone 29.80 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).

City Manager Marrow explained the City annexed these two parcels effective July 1, 2007. Now that they are in the City's jurisdiction, the next step is to rezone these parcels to allow the developer to develop these parcels according to their plans as submitted in prior meetings. The 29.80 acres is being planned as a combination of residential and commercial development. The 19.97-acre tract is under consideration to be developed as town homes.

Jim Brinkley of Millridge Properties, 818 S. White Street, Wake Forest, asked if there were any questions. No one had any questions.

Mayor Woodlief closed the public hearing.

REZONE 29.80 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) APPROVED

Commissioner Herring motioned to rezone 29.80 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 Kiesow seconded the motion. The motion passed unanimously.

PRESENTATION – COMMUNITY YOUTH PROGRAM

Jackie Jones, 5742 NC Highway 96 N, Program Director for the Community Youth Program, noted the program would include educational workshops geared toward youth the ages of 6-15. She explained she had intended on a summer program, but due to the fact it is almost time for school to start, she would not be doing this. She requested the building at Granville Street Park for the use of a step team, which consists of 15 girls. Other activities will include step practice, Halloween activities and making pillows for the nursing homes.

Jauncey McDougle, 100 Warren Avenue, Program Assistant, recognized they had assisted with the Change for Youth Program for the past 10 years, which existed in the building at Granville Street Park for about 7 years. She explained the Change for Youth program had

been narrowed to a school supplemental program, but the change in the school system necessitated that most of the children in the Change for Youth program were compulsory attendees of the after school training program which curtailed the services of Change for Youth. Therefore, Change for Youth is no longer using the facility. She recognized the facility is being challenged for use by several other organizations. She does not see where their proposal will compete with the use of the building. Ms. McDougle noted the City does not have a comprehensive recreational program; there is time for cooperation between the agencies. The building can only hold 25 children at one time.

Commissioner Herring recognized others would like to use the facility and questioned how often would the Community Youth Program use the building? Ms. Jones noted twice a week until June 2008, hours 4:00-6:00 PM. Beginning in June 2008, use the building four days per year (Monday through Thursday) from 9:00 AM – 2:00 PM. Ms. Jones noted the computers had been removed from the building; however books are still there.

Commissioner Powell asked what equipment is needed to be brought in to service the program? Ms. Jones noted telephone service, and continue using the table and chairs.

Recreation Director Mary Caudle commented according to research it is identified that black females are the most underserved population in Oxford in terms of programs for young ladies.

Commissioner Kiesow asked if they were requesting electricity. Ms. Jones explained if the City would not provide it; they would provide it through fundraisers and donations. Commissioner Herring suggested since 2-3 organizations would be using the building that the City should pay the electric bill. Commissioner Wilkinson did not see a problem with this, but would like to know how many would be using the building.

Commissioner Bridges asked Ms. Jones if she had spoken with the others who wish to use the building and if they had coordinated whether or not the programs can work aside one another? Ms. Jones noted she had not spoken with anyone; she realized at the June meeting another organization was requesting use of the building. Ms. Jones stated she did not see conflicting use of the building now, but it may happen in the summer of 2008. Commissioner Herring stated he does not see the use of the building conflicting among the organizations.

Mayor Woodlief commented this is a good program and he hopes the City can satisfy everyone with a schedule for using the building.

PRESENTATION – SOUTHSIDE COMMUNITY WATCH PROGRAM

Commissioner Herring placed this item on the agenda.

Charlotte Cooper, 305 Granville Street, President of Southside Community Watch noted this group was organized over 40 years. She explained the group meets the 3rd Thursday of each month at 6:00 PM. The group has been meeting in the fellowship hall of First Baptist Church. The church does not have a facility to accommodate individuals who are handicap and would like to attend the meetings. Ms. Cooper recalled asking for the use of the Granville Street Park building two years ago and was told yes, but when the group went to use it; it was closed.

Ms. Cooper explained many use the park for picnics and tennis and recognized restrooms are not available. She noted porta johns have been requested for large groups of 50-75; currently neighbors' homes are being used.

Ms. Cooper requested on behalf of the Southside Community Watch the use of the Granville Street Park building on the 3rd Thursday of each month beginning at 6:00 PM and a porta john or the use of the restroom is available.

Mayor Woodlief noted a porta john would be placed at the park.

Commissioner Williford, Property Committee Chairman, recognized the building has a restroom, but it kept being destroyed. He assured Ms. Cooper a porta john would be placed at the park. He noted a few items would need to be ironed out for the different organizations to share the building, such as turning off the electricity, etc.

Recreation Director Caudle commented a picnic shelter would be built at the park.

Commissioner Wilkinson, Finance Committee Chairman, noted the Finance and Property Committees are meeting on Thursday to iron out the details. He does not foresee a problem.

Mayor Woodlief requested Ms. Jones and Ms. Cooper to get in touch with City Clerk Weary about the status of the requests and she will send a letter indicating the details for the use of the building.

FINANCIAL REPORT – JUNE 2007

Finance Officer Stephen McNally supplied the Board with a copy of the June 2007 financial report that included General Fund actual revenues of \$458,055 actual expenses of \$671,155; Water Fund actual revenues of \$394,934, and actual expenses of \$322,491 and Other actual revenues of \$3,737 and actual expenses of \$(8,414). The subtotals to date are General Fund actual revenues of \$6,880,093 and actual expenses of \$6,634,977; Water Fund actual revenues of \$3,805,037 and actual expenses of \$4,586,856; Other actual revenues of \$1,658,672 and actual expenses of \$1,602,372. 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.

FINAL PLAT FOR SHOPPES AT OXFORD SHOPPING CENTER APPROVED

Jim Price, WLS Realty, Inc., 2361 South Centennial Ave., Aiken, SC, noted the final plat consists of the same number of divisions as originally proposed.

City Manager Marrow noted some of the out parcels would not abut a city street, which creates a problem with the zoning ordinance. The City requested the developer to build an entrance to the secondary road standards and dedicate the driveway (approximately 97 ½ feet) to the City of Oxford in order to make it a city street. All buildings and out parcels will abut a dedicated street.

Commissioner Kiesow asked if all of the property would be owned by one group to which Mr. Price replied no, the largest tract would be owned by the anchor tenant and WRS will own the remaining tracts with some of the out parcels could be sold. Wal-Mart will own 29.465 acres.

Commissioner Wilkinson recognized no access from the Herbert Henley Road. Mr. Price explained there would not be an access from Herbert Henley Road because it ties to a residential area and an unimproved road.

Mayor Woodlief asked if the road would be widen in front of the entrance. Mr. Price explained it would be widen and a signal station would be installed at the main access. There will be an ingress and egress to the shopping center and a cross easement has been provided to the Overton tract. The entrance closest to Herbert Henley will be right in, right out only. Commissioner Kiesow asked if the light would be in the right of way to which Mr. Price responded it would be in the existing right of way.

Mayor Woodlief asked Mr. William Overton if he was okay with the layout as it regards the development for the rest of his property. Mr. Overton noted he was okay with the layout.

Mayor Woodlief recognized it would be completed around 18 months and added the shops in Oxford have already stood the impact of Wal-Mart. He believes this will bring a positive impact and added there would be competitiveness among the grocery retailers. Two

retailers are going to do \$250,000 remodeling job and a drug store is also coming. He commented downtown would be better because of this.

Commissioner Wilkinson motioned to approve final plat as submitted by WRS, Inc. for the proposed Shoppes at Oxford Shopping Center. Commissioner Shope seconded the motion. The motion passed unanimously.

**ZONING PUBLIC HEARING SET – AUGUST 14, 2007 – REZONE SIZEMORE
HEIRS PROPERTY FRONTING LINDEN AVENUE**

City Manager Marrow noted the Sizemore Heirs wish to rezone the property fronting on Linden Avenue in order to put them in a position to sell the property if someone wishes to put a business, such as a doctor's office, on the property and added no one was at the Planning Board meeting speaking against the request.

Commissioner Kiesow questioned the blank areas on the map included as the attachment. City Manager Marrow noted the blank areas are zoned O-I.

Commissioner Wilkinson asked what is currently on the property to which City Manager Marrow responded the property fronting Linden Avenue is vacant and a house fronts the lot on Coggeshall Street.

Neighbors will be notified of the hearing as requested by Commissioner Wilkinson.

Commissioner Bridges motioned to call for a public hearing in conjunction with the Regular Session meeting to be held on August 14, 2007 beginning at 7:00 PM to consider request from Sizemore Heirs to rezone property fronting Linden Avenue from R-6 to O-I. Commissioner Herring seconded the motion and carried unanimously.

DEMOLITION ORDINANCE ADOPTED – 110 WARREN AVENUE

Commissioner Bridges motioned to adopt a demolition ordinance for 110 Warren Avenue. Commissioner Kiesow seconded the motion. The motion passed unanimously.

**AN ORDINANCE DIRECTING THE HOUSING CODE OFFICER
TO DEMOLISH THE PROPERTY HEREIN DESCRIBED
AS UNFIT FOR HUMAN HABITATION
AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT
THE SAME MAY NOT BE OCCUPIED UNTIL DEMOLISHED.**

WHEREAS, the Board of Commissioners of the City of Oxford finds that the property described herein is unfit for human habitation under the City Housing Code, and that all of the provisions of the Housing Code have been complied with as a condition of the adoption of this ordinance; and

WHEREAS, said structure should be demolished as directed by the Housing Code Officer and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owners of said structure have been given a reasonable opportunity to bring the structure up to the standards of the Housing Code in accordance with G.S. 160A-443(5) pursuant to an order issued by the Housing Code Officer on March 2, 2007, and the owners having failed to comply with the order;

NOW, THEREFORE, be it ordained by the Board of Commissioners of the City of Oxford, that:

Section 1. The Housing Code Officer is hereby authorized and directed to place a sign containing the legend:

"This building is unfit for human habitation; the use of or occupancy of this building for human habitation is prohibited and unlawful."

on the building located at the following address: 110 Warren Avenue, Oxford, North Carolina;
Owner(s): James Averette, 3519 B Highway 96, Oxford, NC 27565

Section 2. The Housing Code Officer is hereby authorized and directed to demolish the above-described structure in accordance with her order to the owner thereof dated the 10th day of July 2007, and with the Housing Code and G.S. 160A-443.

Section 3. It shall be unlawful for any person to remove or cause to be removed said placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein described to be unfit for human habitation.

Section 4. This ordinance shall become effective upon its adoption.

Adopted this 10th day of July, 2007.

**NCDOT TO OVERLAY EXISTING PAVEMENT
AT CENTRAL CHILDREN'S HOME**

Mayor Woodlief noted the streets within the Central Children's Home will become part of the Powell Bill and the overlay will not cost the City anything.

Commissioner Wilkinson motioned to allow NCDOT to overlay the existing pavement at Central Children's Home. Commissioner Powell seconded the motion. The motion passed unanimously.

RESOLUTION ADOPTED – 2007 S-3 SUPPLEMENT TO CODE OF ORDINANCES

Commissioner Wilkinson motioned to adopt a resolution accepting the 2007 S-3 Supplement to the Code of Ordinances, which includes local legislation through Ordinance 07-

02-01, passed February 13, 2007. Commissioner Bridges seconded the motion and carried unanimously.

**RESOLUTION ADOPTING 2007 S-3 SUPPLEMENT
TO THE OXFORD CODE OF ORDINANCES**

WHEREAS, American Legal Publishing Corporation of Cincinnati, Ohio, has completed the 2007 S-3 Supplement to the Code of Ordinances of the City of Oxford, which supplement contains all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the City of Oxford; and

WHEREAS, American Legal Publishing Corporation has recommended the revision or addition of certain sections of the Code of Ordinances which are based on or make reference to sections of the North Carolina code; and

WHEREAS, it is the intent of the Oxford Board of Commissioners to accept these updated sections in accordance with the changes of the law of the State of North Carolina; and

WHEREAS, it is necessary to provide for the usual daily operation of the City of Oxford and for the immediate preservation of the public peace, health, safety and general welfare of the City of Oxford;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE CITY OF OXFORD:

SECTION 1: That the 2007 S-3 Supplement to the Code of Ordinances of the City of Oxford as submitted by American Legal Publishing Corporation of Cincinnati, Ohio, be hereby adopted by reference as if set out in its entirety.

SECTION 2. Such supplement shall be deemed published as the day of its adoption and approval by the Board of Commissioners and the City Clerk of the City of Oxford is hereby

authorized and ordered to insert such supplement into the copy of the Code of Ordinances kept on file in the Office of the City Clerk.

SECTION 3. This resolution is declared to be a measure for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality, and shall take effect upon adoption.

PASSED AND ADOPTED by the Board of Commissioners of the City of Oxford this 10th day of July, 2007.

ADDITIONAL ITEMS

Mayor Woodlief recognized CertainTeed has a state road that comes out on Highway 75, which is located between the City limits and Rucker Park. He requested City Manager Marrow, Police Chief Wolford and the Public Safety Committee to look at the site and install warning signs as well as ask the State for a blinking light.

A consensus of the Board of Commissioners was taken and it was agreed unanimously to follow the Mayor's recommendation.

SMART START REPRESENTATIVE

Commissioner Herring noted he had been the Board's Smart Start representative for 10-11 years. He added on December 31st he decided to leave this position and he has been approached to solicit a replacement Commissioner. He asked if any Commissioner would be interested and added they meet once a month at 9:30 AM. The purpose is to discuss programs and services for children birth to age 5.

Commissioner Williford noted he would discuss this with Commissioner Herring.

GRANVILLE COUNTY COMPREHENSIVE TRANSPORTATION PLAN

Mayor Woodlief announced a public meeting would be held at Public Works on July 23 from 5:00 – 7:30 PM to discuss the Granville County Comprehensive Transportation Plan.

CONSENT AGENDA APPROVED

A. Meeting Minutes

Commissioner Kiesow motioned to approve meeting minutes of June 4 & 12, 2007. Commissioner Herring seconded the motion. The motion passed unanimously.

ADJOURNMENT

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