

**NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD**

**OXFORD CITY HALL, BOARD MEETING ROOM,
TUESDAY, JANUARY 8, 2008 AT 7:00 PM**

The Mayor and Board of Commissioners of the City of Oxford met for the January 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 Walter Cantley
Commissioner Robert B. Williford, Sr.
Commissioner Stephen C. Powell
Commissioner Robert Shope

Present also were City Attorney J. Thomas Burnette, City Manager Thomas S. Marrow, and Deputy City Clerk Donna B. Hosch.

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

Mayor Woodlief called the meeting to order.

Reverend Phillip Betts gave the prayer.

The Pledge of Allegiance followed the prayer.

PUBLIC COMMENT

No one from the audience wished to speak.

MAYOR'S YARD OF THE MONTH AWARD

Mayor Woodlief recognized January's Mayor's Yard of the Month winner, Mr. and Mrs. Nelson Daniel. Mayor Woodlief read the certificate, which recognizes them for the outstanding job of landscaping maintenance and overall attractiveness of 500 Linden Avenue. He added a

sign would be placed in the 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*.

BILLY WILLIAMS RECOGNIZED

Mayor Woodlief presented an appreciation award to Billy Williams, former Branch Manager for Waste Industries, which recognized his commitment to excellence over the past 34 years. Mr. Williams retired from Waste Industries the latter part of last year.

JULIE OVERTON RECOGNIZED

Mayor Woodlief presented an appreciation award to Julie Overton for her many years of dedicated service as a member of the Oxford Parking Authority. Ms. Overton was particularly instrumental in updating the By-Laws of the Authority.

ANNEXATION PUBLIC HEARING

Mayor Woodlief opened the public hearing for comments on the 16.8558 acres of land located on Highway 158 adjacent to the Granville County Shrine Club as requested by the NC State Employees Credit Union. City Manager Marrow stated the petition met all general statutes, the Clerk had certified its sufficiency, and the Board could set the official annexation date of February 1, 2008. With no one wishing to speak, the Mayor closed the public hearing.

ANNEXATION ORDINANCE

Commissioner Kiesow made a motion to adopt the Annexation Ordinance of 16.8558 acres of land located on Highway 158 adjacent to the Granville County Shrine Club, with an effective date of February 1, 2008. Commissioner Herring seconded the motion; the vote was unanimous.

ORDINANCE NO: 08-01-01
ADOPTED: 01-08-08
EFFECTIVE: 02-01-08

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF OXFORD, NORTH CAROLINA**

NON-CONTIGUOUS ANNEXATION –

**NC STATE EMPLOYEES CREDIT UNION
16.8558 ACRES LOCATED ON HIGHWAY 158
ADJACENT TO THE GRANVILLE COUNTY SHRINE CLUB**

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 3rd Floor Board Room of Oxford City Hall, 300 Williamsboro Street at 7:00 PM on January 8, 2008, after due notice by publication in the Oxford Public Ledger on December 27, 2007 and January 3, 2008; 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 February 1, 2008:

METES AND BOUNDS

Beginning at a concrete monument located in the northern margin of U.S. Highway 158 where the right of way intersects with U.S. Highway 158 Bypass, and from said beginning, N. 35° 09' 58" W. 100.62 feet to a concrete monument in the eastern margin of the right of way of U.S. Highway 158 Bypass, thence continuing along the eastern margin of U.S. Highway 158 Bypass, N. 28° 50' 59" E. 166.46 feet to a concrete monument, N. 28° 20' 31" E. 147.44 feet to a concrete monument, N. 36° 41' 30" E. 294.64 feet to a concrete monument, and N. 45° 14' 11" E. 365.63 feet to an existing iron pin located in the line of George I. Day et al (DB 198, Pg. 174); thence along the line of Day, S. 09° 20' 34" W. 46.40 feet to an existing iron pin, and S. 84° 37' 47" E. 599.24 feet to an existing iron pin; thence along the line of Day and the Granville County Shrine Club, S. 02° 21' 02" E. 676.46 feet to an existing iron pin located in the northern margin of U.S. Highway 158, S. 85° 20' 11" W. 847.23 feet to a concrete monument; thence N. 04° 39' 49" W. 20.00 feet to a concrete monument; thence S. 85° 14' 52" W. 299.81 feet to the point and place of beginning, containing 16.8558 acres, as per plat and survey of James R. Wilson, R.L.S. dated December 3, 1994, entitled "Survey for: Mason Home for Children at Oxford."

For further reference, see Deed of record in Book 34, Page 264, Granville County Registry.

Section 2. Upon and after February 1, 2008, 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 8th day of January, 2008.

GRANVILLE COUNTY ECONOMIC DEVELOPMENT QUARTERLY REPORT

Director Leon Turner reported that their "quiet time" has come to an end!

The upgrade project at Revlon is moving forward, mammoths amount of work being done each month. It should take another 1 to 1 ½ years for everything to be completed. There is already an increase in employment of 125 new people and positive financial strides have been made.

All phases of the project at CertainTeed have been completed with the exception of the rail crossing markings to be done by Norfolk Southern. Norfolk Southern has indicated they have not completed all their engineering work, but hope is that this part of the project will be completed soon. Leon has spoken with the railroad company to remind them that CertainTeed is a major customer of theirs, and they should be doing whatever can be done to make their life easier.

Before Christmas, Leon spoke with the developer for the Wal-Mart project, and it is still on go. Several hundred other Wal-Mart projects have been delayed, but Oxford's is still alive and activity should be seen soon at the site.

Waffle House, Sheetz service station, and others have expressed interest in projects here in the county.

Firstmark Aerospace in Butner is the first company in our county to receive a military contract, and they hope to receive more of these contracts in the future.

It is not known why the Selectron plant in Franklin County will close, even in spite of its expansion and plans to hire more employees. Layoffs have begun and final closure is about 60 days out. The plant in the southern part of the county is experiencing good cash flow and is proceeding positively.

Project Corvette, a huge manufacturing operation of jet engines, liked two sites in North Carolina – one being Granville county. However, the company decided to locate in Richmond,

Virginia due to huge incentives of \$150 million. This would have been a \$400 million project for Granville County.

The Granville Business and Technology Park is moving forward. There is a good prospect for this park with which Leon continues to work, and he hopes something will come to fruition within the next three to four months.

The Biofuel Center of NC has formed their corporation and hired most of their staff. A new program will be launched soon, and the grand opening will take place. Leon stated he will keep everyone informed as to details. Stephen Burke of the Biotech Center is working this project. He recently made a presentation to the Dutch government, and this is the project about which he spoke.

Leon stated that in the Employment Security Commission's monthly report, at the end of October 2007, it was stated that an all-time new record for Granville County was set. There were 23,576 people employed in the County between the period of January through October 2007! This rate is primarily due to the expansion of some of our larger companies.

Commissioner Wilkinson stated that with Sheetz having low gas prices, it would be great to have them here to help lower competitive prices in Oxford. Mayor Woodlief added that a decision will be announced within two weeks regarding a new store downtown. He also stated that a local merchant has inquired about a new car dealership.

FINANCIAL REPORT – DECEMBER 2007

Finance Officer Stephen McNally supplied the Board with a copy of the December 2007 financial report that included General Fund actual revenues of \$1,041,868 actual expenses of \$992,057; Water Fund actual revenues of \$309,196, and actual expenses of \$364,125 and Other actual revenues of \$114,232 and actual expenses of \$73,887. The subtotals to date are General

Fund actual revenues of \$2,188,477 and actual expenses of \$1,652,137; Water Fund actual revenues of \$1,465,296 and actual expenses of \$992,057; Other actual revenues of \$114,232 and actual expenses of \$73,887. Mayor Woodlief stated that the Finance Director is out of town in a meeting and that any questions can be made to Mr. McNally next Monday [January 14th].

**PUBLIC HEARING IN CONJUNCTION WITH REGULAR MEETING ON
FEBRUARY 12: ORDINANCE TO ALLOW HORSES /PONIES WITHIN CITY LIMITS**

Commissioner Kiesow made a motion that this public hearing be held in accordance with the Regular Meeting on Tuesday, February 12th. Commissioner Herring seconded the motion; the vote was unanimous.

PRESENTATION OF AUDIT REPORT FOR FISCAL YEAR 2006-2007

Mayor Woodlief stated that this report would be given at the regular meeting to be held on February 12th.

REQUEST FROM EAST WEST PARTNERS FOR SPEED LIMIT REDUCTION

Mayor Woodlief stated the request is for Oxford Park Boulevard, the main street through the development. Commissioner Powell stated that the current 35 mph speed limit is a little too aggressive, since there are families with children living in the area. The roadway is wide enough, but the 35 mph limit entices people to drive at a pace that is not safe for children playing.

Commissioner Powell made a motion that the speed limit on Oxford Park Boulevard be decreased from 35 mph to 25 mph for the safety of the families. Commissioner Wilkinson seconded the motion. The vote was unanimous.

**PROPERTIES LOCATED AT 212 BROAD STREET, 107 RAILROAD AVENUE, AND
217 COLLEGE STREET**

Mayor Woodlief stated that Planning Director Cheryl Hart has contacted Tom Watkins and the Cheatham Heirs, and D.T. Currin, property owners, giving them a schedule with timeframes for these blighted properties to be improved or to be demolished according to City demolition policies. City Manager Marrow stated that the City has used due diligence in attempting to work with these individuals. If there is no response within a timely manner, the Board will be presented with demolition ordinances. Demolition is not encouraged for two of the three structures because they can be salvaged.

Mayor Woodlief stated that the house on Broad Street is reported to have about 15 people living there, and Mr. Watkins has given the Police Department permission to clear the structure. The roof on the house on Railroad Avenue is caved in, Commissioner Shope having pictures for viewing. The house on College Street is one which the City would not like to see torn down. Individuals have offered to purchase the property, but Mr. Watkins and his sister have refused to sell.

Commissioner Kiesow stated that the last time a property was demolished by the City, there were those interested in purchasing it. The Commissioner asked if any of the properties in question could be sold instead of being demolished. City Manager Marrow stated that these are private properties. However, if those interested would let the City know, that information can be passed on to the property owners.

Maureen Taylor of 108 East Front Street, Chairman of the Historic Preservation Commission, addressed the board. The Commission would shortly approach the Board regarding the information sent to Raleigh, one of the stated properties being within the historic district. Under the guidelines, a property owner of an historic property would apply for a certificate of demolition, and the Commission would seek means by which to preserve the

property. Ms. Taylor stated that the goals of the Commission and those of Board are the same. Commissioner Wilkinson stated that he was in favor of moving forward with the proposed schedule, and that the Commission would be consulted prior to any actual demolition.

David Wicker of 404 College Street addressed the Board. He asked if the structure on Broad Street could be moved vs. being demolished even though the structure is not within the historic district. His concern was the filling of the landfill with building materials vs. the materials being reused by a party interested in moving the structure. The Mayor stated that in past City demolitions, items which could be recycled were recycled. The County is looking to do the same when demolishing the old barn.

Ben Floyd of 136 Pine Cone Drive offered that he would love to see all the stated structures saved and that he is aware of individuals who would want to purchase them as well as other blighted properties in the City.

Joan Roberson of 502 North Country Club Drive addressed the Board. She asked if the City would have the authority or the right to offer a property to be moved instead of it being demolished. The Mayor explained that even if the City demolished a property, it would remain private property. If taxes were not paid within a specified time limit after demolition, then the City would retain ownership and the lot could be resold. City Attorney Burnette will investigate the legality of the City having the authority to have a structure moved vs. it being torn down. He will report back to the Board at the February regular meeting.

**RESOLUTION FOR CDBG ACCEPTANCE AND EXECUTION OF
GRANT AGREEMENT AND FUNDING APPROVAL FOR GARDEN PARK VILLAS**

Commissioner Herring made a motion to adopt this resolution; Commissioner Powell seconded the motion. The vote was unanimous.

**RESOLUTION TO ADOPT CDBG PROJECT BUDGET ORDINANCE FOR
GARDEN PARK VILLAS**

Commissioner Herring made a motion to adopt this resolution; Commissioner Cantley seconded the motion. The vote was unanimous.

CDBG LEGALLY BINDING COMMITMENT WITH DEVELOPER

Commissioner Shope made a motion to accept this commitment; Commissioner Kiesow seconded the motion. The vote was unanimous.

CDBG CITIZEN PARTICIPATION PLAN

Commissioner Cantley made a motion to accept this plan; Commissioner Herring seconded the motion. The vote was unanimous.

CDBG EQUAL EMPLOYMENT OPPORTUNITY POLICY

Commissioner Kiesow made a motion to accept this policy; Commissioner Williford seconded the motion. The vote was unanimous.

CDBG SECTION 3 PLAN

Commissioner Herring made a motion to accept this plan; Commissioner Shope seconded the motion. The vote was unanimous.

CDBG RECIPIENT'S PLAN TO FURTHER FAIR HOUSING

Commissioner Herring made a motion to accept this plan; Commissioner Wilkinson seconded the motion. The vote was unanimous.

CDBG DEBARMENT FORM

Commissioner Wilkinson made a motion to accept this form; Commissioner Shope seconded the motion. Commissioner Kiesow asked if the City had a listing of those entities

debarred. City Manager Marrow stated a list was not available, but the entities will sign a form attesting to their not being debarred. The vote was unanimous.

CDBG PERFORMANCE BASED CONTRACT – IMPLEMENTATION SCHEDULE

Commissioner Herring made a motion to accept this schedule; Commissioner Cantley seconded the motion. The vote was unanimous.

RESOLUTION FOR CDBG SIGNATORY FORM AND CERTIFICATION

Commissioner Kiesow made a motion to adopt this resolution; Commissioner Powell seconded the motion. The vote was unanimous.

APPOINTMENT OF F.O. FINCH TO OXFORD PARKING AUTHORITY

Commissioner Cantley made a motion to accept this appointment with a term expiring October 2012. Commissioner Kiesow seconded the motion. The vote was unanimous.

REAPPOINTMENT OF JAMES LLOYD TO THE RECREATION

ADVISORY COMMITTEE

Commissioner Herring made a motion to accept this reappointment with a term expiring October 2010; Commissioner Shope seconded the motion. The vote was unanimous.

REAPPOINTMENT OF JOHN NORRIS TO THE RECREATION

ADVISORY COMMITTEE

Commissioner Shope made a motion to accept this reappointment with a term expiring October 2010; Commissioner Williford seconded the motion. The vote was unanimous.

CONSENT AGENDA

Commissioner Kiesow made a motion to accept the meeting minutes of December 11, 2007; Commissioner Powell seconded the motion. The vote was unanimous.

ADD ON AGENDA ITEM – BUDGET AMENDMENT

**CONSIDER A BUDGET AMENDMENT FROM THE GENERAL FUND IN THE
AMOUNT OF \$38,087.00 TO ADD 65 ADDITIONAL PARKING SPACES TO THE
OXFORD ATHLETIC PARK**

Commissioner Wilkinson made a motion made a motion to approve this budget amendment; Commissioner Herring seconded the motion. Commissioner Kiesow asked if this was a covered expense, to which City Manager replied in the negative. He explained that the lowest bidder came in above the City's budget for the project. Several items were reduced in order to get the price back on budget. There was then a conflict with an existing storm water pond that was part of the original subdivision development. After some reconfiguration, the City Manager stated that this pond was removed from the plan because of possible future storm water and street problems. The City now wished to add the pond back into the existing parking lot which joins Horner Siding Road, in essence expanding the parking lot.

The vote was unanimous.

BUDGET AMENDMENT APPROVED

ACCT. NO.	DESCRIPTION	INCREASE	DECREASE
010623553	Oxford Athletic Park	\$38,087.00	
010399000	App Fund Balance	\$38,087.00	

MAYOR'S RECOGNITION

Mayor Woodlief recognized and thanked Deputy Clerk Donna Hosch who was in attendance at this meeting and filling in while the City Clerk is on vacation.

ADJOURNMENT

With there being no further business to discuss, Commissioner Herring made a motion to adjourn. Commissioner Powell seconded the motion. Mayor Woodlief adjourned the meeting.

