

**MINUTES OF THE REGULAR MEETING  
OF THE REIDSVILLE CITY COUNCIL  
HELD TUESDAY, DECEMBER 13, 2016 AT 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL**

**CITY COUNCIL MEMBERS PRESENT:** Mayor John M. “Jay” Donecker  
Mayor Pro Tem Harry L. Brown  
Councilman Tom Balsley  
Councilman James K. Festerman  
Councilman Donald L. Gorham  
Councilman William Hairston  
Councilwoman Sherri G. Walker

**COUNCIL MEMBERS ABSENT:** NONE

**CITY STAFF PRESENT:** Preston W. Mitchell, City Manager  
Angela G. Stadler, CMC, City Clerk  
William F. McLeod Jr., City Attorney  
Tom Wiggins, Assistant City Manager  
– Community Services  
Chris Phillips, Assistant City Manager  
– Administration  
Donna Setliff, Community  
Development Manager

Mayor Donecker called the meeting to order.

**INVOCATION.**

Reverend Paul Warrick, Pastor of Baptist Temple, 729 Wentworth Street, Reidsville, provided the invocation.

**PLEDGE OF ALLEGIANCE.**

The Reidsville Police Department Honor Guard came forward with the flags and then led in the Pledge of Allegiance. Their first appearance at a City Council meeting was met with a round of applause.

**PROCLAMATIONS:**

**RECOGNITION OF MARY SHEPHERD, WHO HAS RUN A MARATHON IN ALL 50 STATES.**

Mayor Donecker called Mary Shepherd forward and read the proclamation in her honor. (A COPY OF THE PROCLAMATION IS HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) The Mayor noted that only about 1,200 people in the country have run 50 marathons. Ms. Shepherd has participated in 60 marathons. He added that tomorrow is her birthday. Mayor Donecker stated that Shepherd’s son was one of the first out of the airplane when they jumped to celebrate the D-Day Memorial.

Ms. Shepherd thanked everyone for coming, adding that she was shocked by the honor. She said she does these things because she loves to do them. She said she also loves being a resident of Reidsville.

She then shook hands with the Council and City Manager.

**CONSENT AGENDA.**

Mayor Donecker asked if there were any items to be pulled from the Consent Agenda? None were pulled.

**Councilman Gorham made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to approve the Consent Agenda.**

**CONSENT AGENDA ITEM NO. 1 - APPROVAL OF THE NOVEMBER 8, 2016 REGULAR MEETING MINUTES.**

With the approval of Consent Agenda in a 7-0 vote, the Council approved the November 8, 2016 Regular Meeting Minutes.

**CONSENT AGENDA ITEM NO. 2 – APPROVAL OF BUDGET ORDINANCE AMENDMENT NO. 7 RECOGNIZING RECEIPT OF WIRELESS FEES AND APPROPRIATING FUNDS FOR WIRELESS REVIEWS.**

With the approval of the Consent Agenda in a 7-0 vote, the Council approved a Budget Ordinance Amendment to pay the consulting firm of Atlantic Technologies Group (ATG) to review two modification applications from Sprint for 835 Way Street and 503 Vance Street, according to Community Development Manager Donna Setliff's memo.

Budget Ordinance Amendment No. 7 as approved follows:

**BUDGET ORDINANCE AMENDMENT NO. 7**

**WHEREAS**, the Mayor and City Council of the City of Reidsville adopted a budget ordinance on June 14, 2016 which established revenues and authorized expenditures for fiscal year 2016-2017; and

**WHEREAS**, since the time of the adoption of said ordinance, it has become necessary to make certain changes in the City's budget to recognize receipt of a wireless fee and to appropriate funds for a wireless review;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Reidsville that the budget ordinance as adopted on June 14, 2016 is hereby amended as follows;

**Section 1.** That revenue account number 10-3346-000, Wireless Review Fees, be increased by \$1,700.00.

**Section 2.** That expense account number 10-4910-4300, Wireless Reviews, be increased by \$1,700.00.

This the 13th day of December, 2016.

/s/ \_\_\_\_\_  
John M. "Jay" Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**- End of Consent Agenda -**

**PUBLIC HEARINGS:**  
**CONSIDERATION OF A RESOLUTION CONFIRMING ASSESSMENT ROLL**  
**AND LEVYING ASSESSMENTS FOR BRIARWOOD STREET CURB AND**  
**GUTTER PROJECT (CG2015-01).**

In making the staff report, City Clerk Angela Stadler noted that this is the last step before beginning assessments on the Briarwood Street Curb and Gutter project. She said that Council is being asked to approve, following the public hearing, the enclosed Resolution Confirming the Assessment Roll and Levying Assessments.

Mayor Donecker opened the public hearing at 6:10 p.m., asking if anyone wished to speak for or against the Resolution? With no one coming forward, the public hearing was closed at 6:11 p.m.

**Councilman Gorham then made the motion to approve the Resolution, which was seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote at 6:12 p.m.**

The Resolution as approved follows:

**RESOLUTION CONFIRMING ASSESSMENT ROLL AND**  
**LEVYING ASSESSMENTS**  
**Briarwood Street**  
**(CG2015-01)**

**WHEREAS**, the City Council of the City of Reidsville has on this day held a public hearing, after due notice as required by law, on the Preliminary Assessment Roll for the improvements (curb and gutter) along the northeast and southwest sides of Briarwood Street between Lemar Drive and Frazier Lane; and,

**WHEREAS**, the City Council has heard all those present who requested to be heard, and has found the said Assessment Roll to be proper and correct;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Reidsville, North Carolina that:

1. The Assessment Roll for the improvements (curb and gutter) along the northeast and southwest sides of Briarwood Street between Lemar Drive and Frazier Lane in the City of Reidsville, North Carolina, is hereby declared to be correct, and is hereby confirmed in accordance with G.S. 160A-228.
2. The City Council of Reidsville, North Carolina, pursuant to authority conferred by Chapter 160A Article 10 of the General Statutes of North Carolina does hereby levy assessments as contained in the said Assessment Roll, as follows:

<b>Property Owner</b>	<b>PIN No.</b>	<b>Front Footage</b>	<b>Total Assessment</b>
Tony Carl Kinton	8903-05-28-3238	165.00	\$2,970.00
Joe Arnold Walker & Sharon Faye G. Walker	8903-05-28-2442	208.00	\$3,744.00
Larry Edwin Bailey	8903-05-28-1568	235.68	\$4,242.24
Timothy E. Greene & Lori Ayers Greene	8903-05-18-9681	211.00	\$3,798.00
Cynthia A. Wagoner	8903-05-28-4466	39.00	\$702.00
Ryan G. Harden & Sarah M. Harden	8903-05-28-4712	137.15	\$2,468.70
Alton L. Redd & Iris L. Redd	8903-05-28-3759	90.00	\$1,620.00
Robert Urian	8903-05-28-2865	77.57	\$1,396.26
Barry Martin & Lajuene Martin	8903-05-28-1961	75.19	\$1,353.42
Kenneth G. Norman	8903-05-28-0956	70.16	\$1,262.88
& Becky W. Norman	8903-05-18-9862	112.40	\$2,023.20
	8903-05-18-8851	79.00	\$1,422.00

3. The City Clerk is hereby directed to deliver to the City Tax Collector the said Assessment Roll.
4. The City Tax Collector is hereby charged with the collection of the said assessments in accordance with the procedure established by law.
5. The City Tax Collector is hereby further directed to publish once on the January 4, 2017, a notice of confirmation of the Assessment Roll, which notice shall set forth the terms of payment of the assessments.

Adopted this the 13<sup>th</sup> day of December, 2016.

/s/ \_\_\_\_\_  
 John M. "Jay" Donecker  
 Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC, City Clerk

**CONSIDERATION OF PARTIAL HORSE PARK PROPERTY SALE BY ROCKINGHAM COUNTY.**

In making the staff report, Economic Development Director Jeff Garstka noted that Love's Travel Stops wants to purchase 21 acres of the former horse park property. The Rockingham County Commissioners approved the sale at their December 5<sup>th</sup> meeting but pursuant to an interlocal agreement, the City Council must approve any sale of land not horse park related, he explained.

Garstka said this is a \$10 million capital investment by the company and will bring approximately 50 new jobs. He added that the company offers pretty significant employee packages as well. In addition, Love's will be constructing a road to serve them, which can also be marketed to other commercial development. He said they will have to get NC Department of Transportation involved because the Holiday Loop Road will have to be straightened out as part of the project.

The Economic Development Director noted that at the Dec. 5<sup>th</sup> Commissioners meeting, County Manager Lance Metzler gave City Manager Preston Mitchell credit for getting this project here, and rightly so. The City Manager took this project under his wing and made it happen, Garstka said. He added that he and Councilman Festerman met with Bill Gleeson, a representative of Love's Travel. This will be very significant to our property tax base and will help spur future commercial development. He said they have been identifying other businesses that might be a complement to the travel stop. He added that grant money might be sought to improve the sewer line in the area.

Garstka said there is not a whole lot not to like about this project. This is a world class brand company and huge third party validation that this is a great place to do business, he said.

Councilman Festerman said that for clarification, a \$10 million investment is probably very conservative. Garstka explained that is for the travel stop itself. The existing Holiday Inn is over \$3 million in property tax value, it was explained. This total investment could probably be \$11-14 million or much higher, City Manager Mitchell said.

Garstka said it will take about a year to do due diligence on the site, with much of that with NCDOT. However, everyone is ready to go, he noted, stressing that this is going to be a huge addition to that area and one of the biggest things between Greensboro and Danville, Va.

Councilman Festerman said he talked with people from Love's who indicated this is the easiest project they've done in a long time and complimented City staff.

Mayor Donecker, noting the presence of new County Commissioner Reece Pyrtle and County Manager Metzler in the audience, said this is what good collaboration looks like. Manager Mitchell said it was very much a team effort at all levels, the City and County, and he would be remiss if he didn't point out the good work of the County Manager.

Mayor Donecker opened the public hearing at 6:15 p.m.

Mr. Richard Ratliff, no address given, asked how much horse park property is there? He was told close to 200 acres. He asked how many jobs with this project and was told 50 full-time jobs. When asked how he felt about it, he said terrible with the amount of money being spent for only 50 jobs.

Mayor Donecker explained to Mr. Ratliff that the \$10 million is what Love's is going to be spending, not the City. He said we are selling the property for them to locate here. The property was appraised by a professional appraisal service, with the offer well within the fair market value, Garstka said, adding that the company is paying full price and has never asked for one dime other than technical assistance. The Mayor stressed that this does not involve incentives but our location drew them here, including our welcoming reception. He added that industries have to get their product to market, including down time and maintenance time. We don't have anything like that here and many trucks have to park near Bojangles on Barnes Street. The Mayor said this is a "stepping stone" to bringing other industries here and noted that to find the closest such travel stops, you'd have to go to Franklin, Virginia or north of Charlotte.

Local realtor Chuck Faint came forward, noting that he worked 10 years as a truck driver before becoming a realtor. Reidsville should be proud and this is fantastic deal for the City, he said.

Mayor Donecker noted that Love's is offering \$50,000 an acre for 21.3 acres, which is jointly owned by the County and City. The profits would be split between us and the County, he said, stressing that we don't have to pay them to have this done. He said this is a first top notch success, followed by Lucky City Brewing, etc. Councilman Gorham said it will help everybody.

Rockingham County Manager Lance Metzler came forward. He said it had been wonderful to work with Jeff, Preston and the City Attorney. He gave Manager Mitchell kudos following up on an idea he had and a contact he had. What happens in Reidsville happens to the County, he said, adding they will continue that working relationship. He talked of the potential of the combined industrial park and even with the frustrating news today about Ball Corporation, he said he likes to see the glass half full, not half empty.

Ms. Diane Sawyers, representing the Reidsville Chamber of Commerce, thanked the Council on behalf of our businesses and industries. She said she had been approached by someone in 2011, asking how Reidsville could get something like this. She talked of how truckers making deliveries to local businesses have had no place to go and park their

trucks. This is going to make Reidsville look world class, she said. Now when they ask, we can say we have a travel center, she said, stressing that this is also going to help us get further with other businesses, etc. She said “thank you, thank you, thank you” adding this is major in their eyes too.

Mr. Ratliff said he now understands better. The public hearing was closed by the Mayor at 6:24 p.m.

**Councilwoman Walker made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote, to approve the proposed sale.**

**- End of Public Hearings -**

**CONSIDERATION OF WWTP & WTP IMPROVEMENT CHANGE ORDERS AND ACCOMPANYING CAPITAL PROJECT ORDINANCE AMENDMENTS.**

In making the staff report, Assistant City Manager/Finance Director Chris Phillips noted that Public Works Director Kevin Eason is here as well although Eason has given a detailed memo in their packets finalizing the work at the Water and Wastewater Treatment Plants. (A COPY OF EASON’S AND PHILLIPS’ MEMOS, ALONG WITH THE CHANGE ORDERS, ARE HEREIN INCORPORATED AND MADE A PART OF THESE MINUTES.) Phillips noted that these were major improvement projects at both plants. He added that the two final change orders are in Council members’ packets, one of which is a negative number because there were excess materials that weren’t needed, and reserves that have been offset by some new work as well.

Phillips said the good news is when staff set up the projects several years ago, some contingency funding at 7%, was put in the budget. He said there are a few things left to be done that our crews will do ourselves, and we have the money to do that, he continued. He reminded Council members that the City was able to get revenue bonds for the Water Plant and a 0% State loan for the Wastewater Treatment Plant improvements. He said there was also a little bit of money for another project. The two change orders #5 with an increase of \$41,889 and #6 with a reduction of \$401,811 are explained in Phillips’ memo. The project budget went from \$15,976,000 to \$17,076,948. Phillips said the change orders came in at 6.89%, under the 7% budgeted for contingencies. He asked Council to approve the two project ordinance amendments as the final step in this project.

Councilman Balsley stated that when the Council raised the water rates in 2010, people came in and blistered them. However, if we had not done this, we probably couldn’t have gotten the loans or revenue bonds to do these projects, he noted to Phillips. The Finance Director agreed, stating that Carter Bank bought our bonds, but first, we had to go through the Local Government Commission. You have to show them a base of support and that you can afford this level of debt, Phillips explained. He said the 0% loan from the State allowed the City to do more than we would have, and six years later, look at the quality of our water and the improvements made there. For a 20-year debt, we have upgrades that will last 40 years, he stressed, so when the debt is paid, we won’t have to



be doing other upgrades. Councilman Balsley said it makes him glad we are where we are now and proud of what we've been able to accomplish.

Phillips noted that infrastructure across the country is a big issue, and major upgrades are being made. Flint, Michigan was a worst case scenario, he said, but it happened. The Environmental Protection Agency has been looking at other systems in our State so being ahead of the curve is still a good place to be, he stressed.

Mayor Donecker asked if two motions were needed? Phillips indicated it could be done in one motion.

**Councilman Gorham made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to approve Change Orders #5 and #6 and the Capital Project Ordinances.**

The Capital Project Ordinances as approved follow:

**CAPITAL PROJECT ORDINANCE AMENDMENT**  
**AUTHORIZING CAPITAL IMPROVEMENTS**  
**TO THE CITY'S WASTEWATER TREATMENT PLANT**

**WHEREAS**, North Carolina General Statute 159-13.2 authorizes the establishment of a Capital Project Fund to account for expenses and revenues that are likely to extend beyond a single fiscal year; and

**WHEREAS**, it is the desire of the Mayor and the City Council of the City of Reidsville to amend the capital project fund established for wastewater treatment plant improvements on October 9, 2013;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Reidsville that:

Section 1. The following line items of expenditures are hereby amended:

54-7120-1991	Engineering – Admin & Inspection	\$	71,050
54-7120-5800	Construction	\$	28,415
54-1720-9911	Contingency - REDUCED	(\$	99,465)

Section 3. The City Manager is hereby granted all necessary authority to carry out this project, including the approval of payment requests as earned under approved contracts, to approve change orders in each contract as long as said change orders amount to less than \$50,000 each, to transfer funds from the established Contingency Fund to cover such change orders and cost overruns, to acquire rights-of-way, and to pay for debt issuance costs. The Finance Director is authorized to make temporary loans to this capital project from the Combined



Enterprise Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 13th day of December, 2016

/s/ \_\_\_\_\_  
John M. "Jay" Donecker  
Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**CAPITAL PROJECT ORDINANCE AMENDMENT**

**AUTHORIZING CAPITAL IMPROVEMENTS  
TO THE CITY'S WATER TREATMENT PLANT**

**WHEREAS**, North Carolina General Statute 159-13.2 authorizes the establishment of a Capital Project Fund to account for expenses and revenues that are likely to extend beyond a single fiscal year; and

**WHEREAS**, it is the desire of the Mayor and the City Council of the City of Reidsville to amend the capital project fund established for water treatment plant improvements on October 9, 2013;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and the City Council of the City of Reidsville that:

Section 1. The following line items of expenditures is hereby amended:

55-7120-1991	Engineering – Admin & Inspection	\$	26,950
55-7120-5800	Construction - REDUCED	(\$	114,837)
55-7120-9911	Contingency	\$	87,887

Section 2. The City Manager is hereby granted all necessary authority to carry out this project, including the approval of payment requests as earned under approved contracts, to approve change orders in each contract as long as said change orders amount to less than \$50,000 each, to transfer funds from the established Contingency Fund to cover such change orders and cost overruns, to acquire rights-of-way, and to pay for debt issuance costs. The Finance Director is authorized to make temporary loans to this capital project from the Combined Enterprise Fund in order to cover costs before receipt of revenues and to establish an acceptable cash flow.

This the 13th day of December, 2016

/s/ \_\_\_\_\_  
John M. "Jay" Donecker

Mayor

ATTEST:

/s/ \_\_\_\_\_  
Angela G. Stadler, CMC/NCCMC  
City Clerk

**CONSIDERATION OF MINIMUM HOUSING CODE VIOLATIONS:**

Community Development Manager Donna Setliff came forward to give the staff reports on the two Minimum Housing Code violations being considered.

**102 LAMBERTH STREET**

Setliff reported that she is requesting permission to demolish 102 Lamberth Street. After receiving complaints on the property, a Minimum Housing Inspection was done, finding code violations. A title search found the property owner to be Ovetta Royster, but there were no lienholders found, she continued. After a Minimum Housing Code Hearing was held, the Complaint and Notice of Hearing was properly served to the owner, published in the local newspaper and posted on the property. The property owner did not attend the hearing and a Housing Code Enforcement Order to demolish the building was mailed to her by certified mail.

The Order gave the owner 90 days to demolish the dwelling and that Order expired on Nov. 14. The Order required demolition, Setliff said, because the estimated cost of repairs at \$17,000 exceeded 50% of the value of the dwelling at approximately \$29,000. A follow-up inspection found the property had been mowed, etc., and there were some minor improvements, including the replacement of the front door. The electrical, mechanical and plumbing is in disrepair or lacking, and there are still holes in the walls. Setliff said the house remains in dilapidated condition.

Setliff reported that the 2015 property taxes of \$571.65 remain unpaid, and the 2016 property taxes are currently due. The water has been off since 2008, and the dwelling is unoccupied, she said.

The Community Development Manager also noted that back in October, the City received a letter from Chuck Faint, who said he was helping to repair the dwelling. The letter is included in Council members' packets. While this is not public hearing, Mr. Faint is here and would be glad to answer any questions, she said.

Councilman Festerman asked if they had received any complaints about vagrants in the dwelling? Setliff said mainly, the complaints have dealt with the condition of the house itself.

Mr. Faint was allowed to speak. He noted that they had been talking earlier about the City's tax base and how the truck stop would be great for Reidsville. Back to this property on Lamberth Street, Mr. Faint said the City doesn't want to lose tax base but gain it if we can. Reidsville has done a fantastic job getting rid of properties that no one

wants to see here, he said, but he stated that the City might want to consider an alternative to this demolition. He noted that things like this happen and the City has to take care of these types of properties, billing the property owner and mowing the property for an eternity. He said we'd all like to have a good citizen come in and make the property respectful, and he said he'd like to consult with the City about this.

Mr. Faint stated that Mrs. Royster lives in Virginia and takes care of her sick husband. The Lamberth Street address used to be her parents' place. She had a guy mowing the yard and had boarded the dwelling up, but the guy was doing a terrible job, Mr. Faint said. He had pictures of the house and said Reidsville shouldn't tear this one down. He indicated that there were houses on the street, one of which had been burnt down, that were in worst shape. With this property, the realtor said a few thousand dollars in repairs have been made, trash has been removed from the property, windows have been replaced as well as the dormer on top of the house and trees have been cut. He said it looks pretty decent but added that nobody wants to commit because we got in so late. He said the back building should be turned into a shop. Mr. Faint said if the City will give him an extension or lift this, he will see it gets up to code one way or the other. He asked for some time or for the City to lift this thing because he wants to see this property restored.

Mayor Donecker asked if the demolition could be approved and stayed. It was noted that a few thousand dollars could be spent and the dwelling still not meet minimum housing codes, Setliff said. She said Council has done it before.

Councilman Gorham stressed to Mr. Faint that if money is put into the house but it is still not up to code, the dwelling will go down on that date, giving him until the 30<sup>th</sup> day. Mr. Faint asked for 90 days since it is Christmas. The Mayor asked about 60 days and again, Mr. Faint said he would like 90 days. Councilwoman Walker asked if Mrs. Royster is willing to back him? Mr. Faint said it would be done, adding that his son could buy it and move into it. Mrs. Royster has hired him, and they will make it happen, Mr. Faint said.

By the end of the 90-day period, the main house will be done, Mr. Faint assured Council.

Referencing the accessory building in the back, Setliff said at some point, staff may be back regarding that building. Councilman Gorham said both need to be done.

**Councilman Gorham made the motion, seconded by Mayor Pro Tem Brown and unanimously approved by Council in a 7-0 vote, to demolish the structure at 102 Lamberth Street.**

**Councilman Gorham then made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote, to delay the demolition for 90 days.**

The Ordinance as approved and delayed for 90 days follows:

#### **ORDINANCE**

**TO DEMOLISH 102 LAMBERTH STREET, REIDSVILLE, NORTH CAROLINA**

**BE IT THEREFORE RESOLVED:**

**WHEREAS**, on the 16<sup>th</sup> day of June, 2016 at 10:00 a.m., the Codes Inspector of Reidsville, North Carolina conducted a hearing on violations of Chapter 4, Article II, Housing Code, Reidsville Code of Ordinances, Section 4-26, for the property at located at 102 Lamberth Street, Reidsville, North Carolina Tax Map No. 8905-17-10-3916. The Complaint and Notice of Hearing was served on the owner on May 28, 2016, said owner being James Todd Smith.

**WHEREAS**, said owner failed to appear at said hearing, presented no evidence, and whereas a copy of the Code Enforcement Order was mailed to the owner via Certified Mail on August 9, 2016, being received by said owner on August 15, 2016. The Order allowed said owner to demolish and remove the above structure on or before November 14, 2016 and whereas there has been no compliance with said Order in that said structure has not been demolished or removed, and remains dilapidated and unfit for human habitation, and constitutes a public health, safety, and fire hazard;

**NOW THEREFORE**, pursuant to the Reidsville Code of Ordinances, Section 4-29(c), the Code Enforcement Inspector of Reidsville, North Carolina is hereby ordered to cause the above structure located at 201 Lamberth Street, Reidsville, North Carolina, to be demolished and removed, pending demolition and removal to post said structure as provided by N.C.G. S. 160A-443 and Section 4-29 (b) of the Reidsville Code of Ordinances.

This is the 13<sup>th</sup> day of December, 2016.

/s/ \_\_\_\_\_  
John "Jay" M. Donecker, Mayor, Reidsville, North Carolina

ATTESTED BY:

/s/ \_\_\_\_\_  
Angela G. Stadler, City Clerk

**404 NORTH BRANCH STREET**

In making the staff report, Community Development Manager Donna Setliff asked to demolish 404 North Branch Street. Her department received complaints from the community, and a Minimum Housing Code inspection revealed code violations, she said. The City Attorney's title search found the property owner to be Myra D. Spratley, but no lienholders were found. A Minimum Housing Code Hearing was held June 16. The Complaint and Notice of Hearing and the Code Enforcement Order were returned unclaimed, she continued. General Statutes allow staff to publish the Complaint and

Notice of Hearing and Code Enforcement Order in the local newspaper and post the property; therefore, the hearings were properly noticed, Setliff said.

The Order gave 90 days to demolish the dwelling, which expired on Nov. 14, 2016. Demolition was required because the estimated cost of repairs at \$35,000 exceeded 50% of the value of building at approximately \$26,000. She noted that staff's estimates are very conservative. Setliff said \$4,210.47 in property taxes is owed, and the water has been cut off since 2008. The dwelling has been unoccupied for quite a few years, she added.

Setliff said the only pictures are from the outside for our inspectors' safety. Referencing the pictures in the packet, she noted that the room on the back has collapsed down. She said staff is recommending demolition and approval of the Ordinance.

**Councilman Festerman made the motion, seconded by Councilman Hairston and unanimously approved by Council in a 7-0 vote, to approve the Ordinance to demolish 404 North Branch Street.**

**ORDINANCE TO DEMOLISH  
404 NORTH BRANCH STREET, REIDSVILLE, NORTH CAROLINA**

**BE IT THEREFORE RESOLVED:**

**WHEREAS**, on the 16<sup>th</sup> day of June, 2016, at 9:30 a.m., the Codes Inspector of Reidsville, North Carolina conducted a hearing on violations of Chapter 4, Article II, Housing Code, Reidsville Code of Ordinances, Section 4-26, for the property located at 404 North Branch Street, Reidsville, North Carolina Tax Map No. 8905-19-61-4957. Said Complaint and Notice of Hearing was mailed to the owner being Myra D. Spratley on May 25, 2016 and returned unclaimed. The Complaint and Notice of Hearing was served by publication in the Reidsville Review newspaper on May 25, 2016, and by posting the Complaint and Notice of Hearing on the subject property on May 25, 2016.

**WHEREAS**, said owner failed to appear at said hearing, no evidence was presented, and a copy of the Codes Inspector Order was mailed to the owner via Certified Mail on August 9, 2016 and returned unclaimed. Furthermore, the Codes Inspector Order was posted on said property on August 9, 2016 and published in the Reidsville Review newspaper on August 14, 2016. The Order allowed said owner to demolish and remove the above structure on or before November 14, 2016 and whereas there has been no compliance with said Order in that said structure has not been demolished or removed, and remains dilapidated and unfit for human habitation, and constitutes a public health, safety, and fire hazard;

**NOW THEREFORE**, pursuant to the Reidsville Code of Ordinances, Section 4-29(c), the Codes Inspector of Reidsville, North Carolina is hereby ordered to cause the above structure located at 404 North Branch Street, Reidsville, North Carolina, to be

demolished and removed, pending demolition and removal to post said structure as provided by N.C.G. S. 160A-443 and Section 4-29 (b) of the Reidsville Code of Ordinances.

This is the 13<sup>th</sup> day of December, 2016.

/s/

John "Jay" M. Donecker, Mayor, Reidsville, North Carolina

ATTESTED BY:

/s/

Angela G. Stadler, City Clerk

**PUBLIC COMMENTS.**

Jonathan Marlowe, Pastor of Midway United Methodist Church and Chapel Hill United Methodist Church, came forward. He said he was one of several pastors around the Reidsville area who, after hearing about the KKK's plans to hold a demonstration in Pelham, decided to have a service stressing peace, justice and unity, on Dec. 3 at Mission First here in Reidsville. He discussed the service and plans for the next service on January 10<sup>th</sup> at Chapel Hill United Methodist, the same night as the next City Council meeting. The Pastor, who had been invited to come tonight by the Mayor, said they invited participation by the Council and the community, adding next time they would try not to schedule the service on the same night as a Council meeting. The Mayor said they would pass on this information to the City's Human Relations Commission.

Council thanked Pastor Marlowe for taking the time to come tonight and for what he was doing in the community. It was noted that the KKK march was moved to Roxboro instead of Pelham because of the amount of demonstrators against them.

**CITY MANAGER'S REPORT.**

**Gordon Samstag Book.**

In referencing his written report, City Manager Mitchell said he wanted to make City Council aware that the Gordon Samstag legacy book has been completed. Samstag created the mural in the then-US Post Office, which is now City Hall. He said we are working on ways to make this information more accessible to the public and plan to purchase the book for other organizations. There is a nice write-up about the Reidsville area and the WPA program in the book. He said it would be available in the City Clerk's Office.

Mayor Donecker said, on a side note, that it was someone from Australia in 1997, who made him aware of the mural. Manager Mitchell said we get regular visitors to view and take pictures of the mural.

**McCoy Bridge Replica Sign.**

The City Manager said the City has received a smaller version of the sign for the McCoy Road Bridge. At a later date, we will put it at Lake Reidsville, but the City Clerk plans to put it on display at City Hall first.

**Update on I-785.**

He gave an update on the future I-785, noting that NCDOT is installing new signs since the previous signs predated the program and had Corridor on them. He said there will be further discussion about this at the upcoming Council retreat.

He concluded by noting the upcoming City functions and recognized holidays.

**BOARD & COMMISSION APPOINTMENTS:**

Ballots were distributed for board and commission appointments.

**COUNCIL MEMBERS' REPORTS.**

**Mayor Pro Tem Brown** – The Mayor Pro Tem noted that he attended the Downtown Tree Lighting Ceremony with Councilman Gorham, which was well attended. He also went to the following: Nov. 22 Parks & Recreation Advisory Commission Board meeting; Dec. 1, participated in the ceremony honoring the fallen Highway Patrol Officers for which the McCoy Bridge was renamed; Dec. 6, Tropical Smoothies ribbon cutting; and Dec. 8, the annual City of Reidsville Christmas Banquet at Zion Baptist Church.

**Councilman Hairston** – The Councilman said he enjoyed the City Employees' Christmas banquet and congratulated the City's Employees of the Year. He talked of attending the National League of Cities Conference in Pittsburgh and being able to network with Council members from all over the nation. He also discussed the Christmas Parade, saying it is always a nice thing to be in and see the people come out for it.

**Councilwoman Walker** – The Councilwoman noted that she had attended with Councilmen Festerman and Hairston the National League Cities conference in Pittsburgh and learned quite a bit. She also attended the following: the Nov. 22 Reidsville Downtown Corporation meeting; the Dec. 1<sup>st</sup> McCoy Bridge renaming; the Dec. 3<sup>rd</sup> fundraiser for the Soup Kitchen; and thanked those who put the effort into the Dec. 8<sup>th</sup> City Christmas event. She challenged everyone to take part in something Stokes Ann Hunt and her daughter Emma have been doing for the past eight years where people make donations, a name is drawn and a contribution is made to a worthwhile community project. The Councilwoman noted we had a lot of good news tonight even with the bad news from last night. She also talked of recent publicity including the recognition of WA Wall and his son, Woody, as well as the coverage of the Reidsville Rams and Coach Teague, both on the sports page and the front page as well of the newspaper.

**Councilman Gorham** – The Councilman noted he attended the following: the Nov. 15<sup>th</sup> meeting of the NAACP; the Nov. 18<sup>th</sup> Christmas tree lighting with Mayor Pro Tem Brown where he rode on the hayride; Nov. 19<sup>th</sup>, attended a brief service and meal at Galilee Holiness Church for those in need; the Nov. 22<sup>nd</sup> RDC meeting and part of the



Parks & Rec Advisory Commission meeting with Mayor Pro Tem Brown. He laughingly said he was still waiting on gifts from Councilman Hairston and Councilwoman Walker's trip to Pittsburgh, so the Councilwoman passed him a pen.

**Councilman Balsley** – The Councilman welcomed Diane Sawyer from the Chamber back to the Council's regular meetings and invited her to make a brief report. She discussed the Breakfast with Santa event, which was attended by Councilman Gorham and included over 100 reservations. She also talked about Tyrell Houghton, a former Reidsville Ram, and some ideas he has in mind that they'd like to discuss, perhaps at the Council Retreat. She also discussed the Dr. Martin Luther King Breakfast on Jan. 16, 2017 at Zion Baptist Church with Dr. Kinlaw from RCC as the speaker. She told Council to mark their calendars for Feb. 8<sup>th</sup> for the Chamber's annual awards luncheon. She added that they have had 55 new Chamber members this year alone.

**Councilman Festerman** – The Councilman complimented the Police Department's Color Guard, noting this was his second time seeing them. He also complimented the Mayor regarding his comments on WGSR about the Ball Corp. situation, stating that the Mayor discussed our concerns as a City but stressed the human touch and the effect on employees and their families. He thanked those who put the City Employees' Christmas program together. He asked if there would be any kind of dedication ceremony upon the completion of Freeway Drive? Manager Mitchell said he would check with NCDOT. He also complimented Economic Development Director Jeff Garstka on his presentation to the County about Love's Travel. He concluded by reminding everyone that the Reidsville Rams would be going for their 19<sup>th</sup> State football championship.

**Mayor Donecker** – The Mayor talked about the article in the Greensboro News & Record about the relationship between Reidsville Coach Jimmy Teague and Eastern Guilford Coach Doug Robertson. He asked Council members to consider instead of having two half days for their retreat to think about going for an entire day on that Saturday instead of breaking it up. He asked Council members to think about it and get back with him. Regarding Ball Corporation, he noted we are a "can do" city, but he stressed that we remember those families during the holiday season.

The Mayor said he understood that Mr. Norton was putting more bees on his property on Irvin Street even though he is not living there anymore. Community Development Manager Donna Setliff said this is the first she had heard that he had added more bees. She indicated she would look into it.

He concluded by noting that the Tropical Smoothies location is across the railroad tracks beside the Governor Reid House and the florists.

#### **ANNOUNCEMENT OF BOARD & COMMISSION APPOINTMENTS.**

City Clerk Angela Stadler announced the following board and commission appointments:

Mr. Bobby W. Powell of 642 King Street was reappointed to an eighth term on the Firemen's Relief Fund Board and Mr. Jeff Crisp of 1862 Amos Street was appointed to

the Human Relations Commission. (A COPY OF THE BALLOTS ARE HEREIN INCLUDED AND MADE A PART OF THESE MINUTES.)

**MOVE TO THE FIRST-FLOOR CONFERENCE ROOM FOR A CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT PURSUANT TO G.S. 143-318.11(A)(4).**

**Councilman Gorham made the motion, seconded by Councilwoman Walker and unanimously approved by Council in a 7-0 vote, to go into closed session under G.S. 143-318.11(a)(4).**

**ADJOURN.**

**Upon Council's return to open session, Councilman Festerman made the motion, seconded by Councilman Gorham and unanimously approved by Council in a 7-0 vote, to adjourn at approximately 8:50 p.m.**

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John M. "Jay" Donecker, Mayor

ATTEST:

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Angela G. Stadler, CMC/NCCMC, City Clerk