

# **BURLINGTON HOUSING COMMISSION**

**July 23, 2019 - 10:00 a.m.**

**Council Chamber, Burlington Municipal Building**

## **COMMISSION MEMBERS:**

Brian Ireland, Chair  
Barrett Brown, Vice Chair  
Alvin Billings  
Mary Bozeman  
Sandra Ford  
John Thorpe  
Donna Vanhook, Alternate  
Graciano Velez, Alternate

## **AGENDA**

- ITEM NO. 1:** Call meeting to order.
- ITEM NO. 2:** Approval of the minutes from the meetings held March 26, 2019 and June 25, 2019
- ITEM NO. 3:** Introduction of New Commission Members
- ITEM NO. 4:** Nomination of Chair, Vice Chair and Secretary
- ITEM NO. 5:** 314 Hale Street  
*(Staff will report at meeting)*

**ITEM 2**

**March 26, 2019**

**&**

**June 25, 2019**

**Meeting Minutes**

**City of Burlington**  
**Housing Commission Meeting**  
**March 26, 2019**  
**MINUTES**

**MEMBERS PRESENT**

**Barrett Brown, Vice Chair**  
**Brian Ireland, Chair**  
**John Thorpe**  
**Mary Bozeman**  
**Sandra Ford**

**MEMBERS ABSENT**

**Alvin Billings**

Chairman Brian Ireland stated, I would like to call this meeting to order for those of you have not been with our commission before the members of the housing commission are elected by the members of the City Council. It is a quasi judicial hearing so we would ask that anyone who speaks before us state their name and swear or affirm that anything said will be the truth to the best of their knowledge. Appeals from the decisions from this commission may be taken to superior court. Our first procedure is to ask the city representative to state his position in each case because of his knowledge of the case and the technical codes. Secondly we then ask any property owners or other interested parties to state their positions. Thirdly because this is a public hearing we will provide an opportunity for others from the public to state their opinion or give testimony. After the city, applicant and public have presented all evidence, the commission will discuss evidence and take a vote during this time no additional evidence shall be admitted and no other arguments shall be made unless the commission asks the city or applicant a question pertaining to evidence already presented. A Quorum of the commission must be present which is four out of seven which we have today and at least four like votes is required in order to take action. Anyone who tries to make arguments during the voting time may be deemed out of order. General statutes 143, 318 ,517 provides a person who willfully interrupts, disturbs, or disrupts an official meeting and who upon being directed to leave the meeting by the presiding officer and willfully refuses to leave is guilty of a class two misdemeanor. We ask that everyone silence cellphones or electronic devise. Our first order of business will be to review the minutes from our meeting in February, after review I will hear any motions to approve or not.

With all of the Commission Members having read the minutes from February 26, 2019, Commission Member John Thorpe made a motion to approve the minutes. The motion was seconded by Mr. Barrett Brown. Passed unanimously.

**Ayes: Brown, Ireland, Thorpe, Bozeman, Ford**  
**Noes: None**

Chairman Brian Ireland The next item of business will be 314 Hale St.

**314 Hale Street, Tim and Anita Sloan:**

Chairman Brian Ireland Good Morning Mr. Beal

Assistant Planning Director Mr. David Beal Good Morning. My name is David Beal I'm the assistant director for planning and community development I swear that the information I provide today is the truth to the best of my knowledge. Mr. Chairman commission Members 314 Hale St. came to the city's attention as a result from complaints from June 28, 2015, the property was inspected and condemned February 3<sup>rd</sup>, 2016. The hearing was held with the director of inspections February 9<sup>th</sup>, 2017 a 90 day order to repair or demolish was issued, That order expired the case was first heard by the commission at the May 23<sup>rd</sup>, 2017, since that meeting a variety of extensions have been granted most recent being a 30 day extension on February 26 of last month. The city has been dealing with this case more than 3 years and the house is still condemned and remains incomplete after more than 660 days of extended time before the housing commission staff would recommend either a 30 day extension or an order for demolition recognizing the right to appeal to superior court and the minimum housing officer on this case is Code Enforcement Officer Mr. Brian Corbett.

Code Enforcement Officer Mr. Brian Corbett stated, in reference to 314 Hale St I will go with my permit status, which I will go directly to any activity of permit status since the last meeting and that will be a plumbing final which was finaled February of 2019. I was allowed to go out and take pictures for this meeting here at 314 and I saw some items of concern as far as violations on the outside debris needed to be outside on the curb and I spoke to the owner Ms. Sloan and carried to it to the curb to be picked up. Some things that I noted when I was out there were some flood lights that were mounted on the corner of the house which is not recommended by my status of the 3-page report.

Chairman Brian Ireland stated, I was just curious the last photos 15 or 16 or so they just didn't have a date on them, but I just wanted to make sure those are part of the same ones as the others.

Code Enforcement Officer Mr. Brian Corbett stated, yes sir, I will testify to that I was having camera problems that day and I took the pictures on an iPhone and I will vouch that the pictures you see in the package and the ones here were taken on that day

Chairman Brian Ireland stated, I appreciate that I just wanted to make sure. What was the debris?

Code Enforcement Officer Mr. Brian Corbett stated, it was tables, I do remember a commode, I know that's an eyesore and I know anytime people see commodes and toilets outside they call in. Quite a few debris some that she would keep and some that she wouldn't. She did react to that.

Chairman Brian Ireland asked was there a discussion for electrical for her?

Code Enforcement Officer Mr. Brian Corbett stated, it was.

Chairman Brian Ireland stated, I know it was a big issue.

Code Enforcement Officer Mr. Brian Corbett stated, as I was taking the pictures, she did discuss that she was still having issues with the electrical guys that were coming to finish the project.

Commission Member Mr. Barret Brown stated, you said the plumbing inspection was finalized was that the only one or was there other inspections that were finalized

Code Enforcement Officer Mr. Brian Corbett stated, no other activity has been finalized and that's the only activity or permits since that last meeting sir.

Commission Member Mr. Barret Brown asked, how many more permits do we have to go through besides the electrical?

Code Enforcement Officer Mr. Brian Corbett stated we will need an HVAC final, the electrical final and then of course the building final which will be the end, which after I will come in.

Commission Member Mr. Barret Brown asked, so can the HVAC and electrical, could they be done at the same time?

Code Enforcement Officer Mr. Brian Corbett stated, she chose to do it at the same time because her electrical guy will actually wire up that system for the HVAC but I will let her testify on that to confirm that.

Commission Member Mr. Barret Brown asked, how long after will take, if she gets it done let us say she gets it done today how long will it take us to go back out there and inspect it?

Code Enforcement Officer Mr. Brian Corbett stated it is just a matter of a phone call to me saying that she received her building final and I will schedule it in my day as soon as possible which could easily be within 8 hours.

Chairman Brian Ireland stated, thank you. Is there anyone for this property? Ms. Sloan? Good Morning Ms. Sloan if you wouldn't mind reading the statement if you wouldn't mind it is just a formality

Applicant Anita Sloan stated, my name is Anita Sloan and I live at 905 Lyndon Ln in Haw River and I swear the information I give this morning is the truth to the best of my knowledge.

Chairman Brian Ireland stated, thank you, now you have some pictures you want to share?

Applicant Anita Sloan stated, I have numbered them 1 through 6 to make it easier. The large room, well actually its only 320 square feet but that is the extremely large heater that is supposed to heat 350sqft. The bathroom is finished except for some calking around the tub. The Kitchen cabinets are up and I want to paint the bottom ones but that doesn't really have anything to do it. Everything we are doing right now is just my preference as far as the painting and I want to put up the crown as far as stuff like that but they are not required as far as minimum housing. I have left a message for Mr. Sanchez (Building Inspector) to come and see me again. Most of the stuff we are doing right is just over board waiting for the electrician to finish, he came out and put the outside lights in and some of the outlets, all the ceiling fans, all the light fixtures, everything is there. It is just that I understand that with his family issues that he is pressed and I know that he took my job as a weekend thing, he usually runs a crew in Asheboro but he lives here with his dad but his dad had the heart attack I think he is running both so I am trying to be understanding but I need to get this done. I mean unless David Sanchez points out something we have missed up until he did it. The reason I paid him instead of the heating and air people to do it is because I wanted to make sure I had a licensed electrician do my heating and air. I just thought it would be easier than double checking 2 different people. The other picture is the living room and you can see the ceiling fans I am waiting for him to put up the other thing is the bedroom and the thing in the floor is just a wooden thing that goes over the window it makes a little shelf at the top. The other one is just the third bedroom. Unless David Sanchez picks out something, I don't know about we are ready for our building final except for the electrical. So it is just a matter of the electrical. He came out two weekends ago and put up the outside lights and everything is way above the standard they are asking for. I have 4 flood lights with motion detectors, I have 2 outside lights in the back, and I have got one in the front. I have got it wired for cable I have double outlets in some places.

Chairman Brian Ireland asked, what do you envision?

Applicant Anita Sloan stated, I envision my electrician will be done.

Chairman Brian Ireland stated, we certainly hope so I know last time you said the electrical was 80 to 90% done and we are encouraged by the extra stuff but as you know we won't ever ask you about things beyond what's on this list.

Applicant Anita Sloan stated, I don't know if you guys care if it is painted, I kind of care.

Chairman Brian Ireland stated, again we are mandated to focus on the minimum standards, I encourage that you were responsive about the debris issue and cleaning that up. We appreciate you getting that up.

Applicant Anita Sloan stated, we carried the load to the dump but those two things that wouldn't fit on the trailer and truck was a table and a toilet.

Chairman Brian Ireland asked, has this electrician said how many more days or hours he needs?

Applicant Anita Sloan stated, I can show the messages he always says he is on his way and I already paid him half his final draw to get the supplies for my house. \$600 seemed a lot for my plugs lights and light fixtures to me but he actually, I don't know what it entails, to hook up the heating and air. All he really has to do is hook up the heating and air and 3 ceiling fans. The heat, the thing that is hanging down from the ceiling in the bathroom it is a heater like fan unit. It has to be finished it is vented but it has to be finished. Most of the outlets are in. He put the recess lighting in but he didn't put in the plugs but I didn't take a picture of that. He didn't put the plugs in there but it is wired for cable, but he did take down a big power line coming in from the light pole. The whole house is wrapped so it doesn't need to be painted. I was going to put an air conditioner in the one room but for now I have a white unit in the brick.

Commission member Barret Brown asked, what would your recommendation be for this committee? What would you like us to do?

Applicant Anita Sloan asked, give me enough time to finish and get my electrician in there.

Commission member Barret Brown asked, How much time will that be?

Chairman Brian Ireland stated, in May it will be 2 years that I have known you that's when we started this stuff with the commission. I can tell that your electrician doesn't care too much about voicemails from you saying that this commission is hounding me but I think we need to hound him to complete.

Applicant Anita Sloan stated, well that is what I was going to ask David Sanchez (David Sanchez Building inspector) and I called him a few times, it always went to Voicemail. I finally did leave a voicemail.

Chairman Brian Ireland stated, I am sure you can communicate with Mr. Sanchez all you like but he can't complete the final inspection or whatever he must do can't take place until the work is done.

Applicant Anita Sloan stated, I have called other electricians to come in but it will cost me a lot more because they will have to be responsible for what somebody else has done but I'm hoping to avoid that. We still have work we can do for the next 30 to 60 days if he doesn't show up. If you give me 60 days and he doesn't show up in 30 I will get another electrician. He keeps telling me he is going to come and then he runs into some kind of a snag. I didn't ask what kind of rehab his father had to go through before he starts taking up his part of the business, I didn't ask. It's not my business.

Chairman Brian Ireland stated, to the extent this individual is doing this for you as a favor or as a friend or associate maybe you can relate to him as a friend the seriousness of this matter pending before the commission because like I said all the extra stuff, all the bells and whistles is great but we are looking at getting the minimum.

Applicant Anita Sloan stated I think I'm at minimum, like I said I want to touch base with David Sanchez to make sure there is not anything I missed.

Chairman Brian Ireland stated then again until those inspections are final there is nothing.

Applicant Anita Sloan stated the main thing about it is until the electrician comes out, the electrical and the heating will be done at the same time, so until I get the electrical and heating, I can't call for the electrical final. So, until he comes out for the final and says I need to fix something, everything I have thought they need to I have got in there. Now I'm painting cabinets and stuff that like that and hanging molding.

Commission Member John Thorpe asked, if we make a motion to get a 30 day extension and for whatever reason in the next 2 weeks you can't get in touch with your electrician is it possible for you to get another electrician?

Applicant Anita Sloan stated, the reason I said 60 days is if you call other electricians he has other jobs, he is going to tell yes I can do it but he is going to fit you in between his jobs. So if we can't get my electrician and I call a new one he won't come out that day.



Commission Member John Thorpe stated, yes but we cannot wait 60 days that's an awfully long time that we have been dealing with this project but I'm going to go ahead and make a motion for a 30-day extension.

Assistant Planning director Mr. David Beal stated, sorry I hate to interrupt I just wanted the commission to be aware that there are issues outstanding at the house other than electrical. There is some sheet rock that needs to be done and every sheet rock needs at least one standard quality coat of paint on it. There are railing issues for health and safety on the front porch as well I don't want you to lose sight that it is just the electrical and you need to be aware that there are issues to be completed before the entire minimum housing checklist can be approved and then it would be off the condemned status.

Applicant Anita Sloan stated the porch railings are there, and we were going to put it up but the bottom of it was rusted. So I said stop so I could spray rust converter on it and spray them because it is a lot easier to do it with a sprayer. I just want to paint them before I put them up with the sprayer. The only sheetrock is the back porch and it is unheated space we didn't even have to insulate it or sheet rock. That's the only place and the ceiling in the big room does need to be painted.

Chairman Brian Ireland stated, well it sounds like there may be some additional sheet rock needed.

Applicant Anita Sloan stated, the only insulation you see that's not up you can ask Brian is the back porch and that is unheated space I just chose to insulate it because we had left over insulation that's the unheated back porch.

Commission Member John Thorpe asked, Ms. Sloan did you know about the sheet rock?

Applicant Anita Sloan stated, well no, the back porch doesn't have to be sheet rocked because it is an unheated space; it doesn't need to be finished.

Chairman Brian Ireland stated, I would defer to the building inspectors on that. We as a commission and in my opening statement the technical knowledge is with the city staff.

Applicant Anita Sloan stated, I can touch base with David Sanchez (building inspector) but like me said, they said that is unheated space it didn't have to be finished from what I was told early.

Chairman Brian Ireland asked, let's just that you are told it must be completed what is your capacity both financially and quickly to get that done?

Applicant Anita Sloan stated, I was planning on doing it any way that's why I put the insulation in because raw studs look kind of ugly.

Chairman Brian Ireland asked, is there any sheet rock in the home that is up that needs to be painted?

Applicant Anita Sloan stated, the one big room the sheet rock, the ceiling does need to be painted.

Chairman Brian Ireland asked, do you have the paint?

Applicant Anita Sloan stated, yes I have paint, I have got it. It is just the sheet rock guy did not send it to my preference so he has to come back out. I want it sanded again.

Chairman Brian Ireland stated, if there is an extension I will encourage you to leave as many voicemails as needed, to get clarity on if you need to do this room and add the sheet rock to this unfinished unheated. Whatever room this is. If there is an extension and that is a pending issue while we are waiting on these electrical issues that would certainly be something that we would look at being completed if it needs to be completed.

Applicant Anita Sloan stated, well there is an exterior door there and there is another exterior door leading into the kitchen. It has to exterior doors the one between the heated space and it, is an exterior door.

Chairman Brian Ireland stated, all I am trying to get is that if there is an extension and if you are waiting on the electrical and if they are remaining minimum housing issues we would encourage you to focus on those and to get clarity you know, a list or whatever you need on those issues specifically, It's the minimum housing stuff is the exclusive focus of this commission, everything else is nice but it doesn't move our decision in any direction. It is not what we are asked to focus on.

Commission Member John Thorpe asked, do you know exactly what needs to be done? Do you have list of something that says this needs to be checked?

Applicant Anita Sloan stated, yes, I have a list but what I'm saying is you read the list that it has to be sheet rocked but it doesn't specifically say, it has to have a coat of paint or it has to have crown molding. It doesn't specifically go that far. But everything on that list we have got checked off. I will get that ceiling painted.

Commission Member John Thorpe stated, I would suggest Mr. Corbett (code enforcement officer) and have explain exactly what needs to be done in the next 30 days, tell me everything that needs to be done in the next 30 days so the city can complete this project and we don't have to worry about any more meetings. I can't give you suggestions but just get the minimum things done.

Commission Member Barrett Brown asked, with the exclusion of the electrical work that needs to be done how much of this stuff that needs to get done to get it up to minimum code, did you know about in the last 30 days?

Applicant Anita Sloan stated, I didn't know the paint on that ceiling was a requirement. I knew that the sheet rock was but like I said I got a monkey wrench about the big room because I wasn't planning on heating it.

Chairman Brian Ireland asked, how closely are you talking with the inspector? Do they show up when you talk to them, do you call them when you have questions? If it is unclear what you need to do, they are a good resource to you?

Applicant Anita Sloan stated, yes David Sanchez has been great, we had that period where he was out and Brian Corbett anything, I ask they answer all my questions. They return my calls I just haven't heard back from David Sanchez yet on this, I thought we were really close to a final.

Chairman Brian Ireland asked, if there is an extension just get with Mr. Corbett specifically about this wall and the need for sheet rock.

Commission Member Barrett Brown stated, my problem with this extension is that I just don't think the work is going to get done in 30 days.

Commission Member John Thorpe stated, you are right, I don't either.

Commission Member Barrett Brown stated, I feel like wave been kind of 30 daysing it at a time, some of this stuff you do need help with like you need an electrician to come out and do the work but some of the stuff could have been done before. If the paint was on the sheetrock and all we were waiting on was the electrical person to come out that would be a little different but I feel like some of the stuff you have been working on is for beautification and certainly I want you to be happy in the house but that's not stuff for the commission, you should go down the list of the minimum standard and some of that stuff doesn't look like it's been done.

Applicant Anita Sloan stated, it's not going to take that many hours to roll a ceiling or spray it I can do either one. Even the condition that the sanding is in I can put a first coat on it but it's hard

to sand once it is painted but that's not here nor there, that's just a matter of less than a day's work. This right here if he wants the back room finished like I said it's just a 6 by 10 space. The ceiling is done in that room the sheet rock is done in that room except for one small piece in the corner. The sheet rock and the ceiling are done in that room but that's just the back porch. Apparently all I need to do is to paint the ceiling and finish spraying the rails and put them up.

Commission Member John Thorpe stated, so with your list I understand you didn't know that it needed to be sheet rocked but I'm sure that the sheet rock would have been on the list as well.

Applicant Anita Sloan stated, it's an unfinished porch, it was unfinished with just the studs, it is unheated space it's a back porch. Now it's better insulated that is required because it has like R-19 insulation grade in the wall.

Commission Member John Thorpe asked, did you know that, previously when we thought it was just the heating and air, I thank you for clearing that up I thought it was just a heating and air issue, that needed to be done as well or you didn't? Because you said you didn't know that it needed to be done then you said you have a list that shows what needed to be done. It's just hard for me to understand if you have a list like I use a list at installation I know how far in the project and what needs to be done. So I feel like you knew these things needed to be done but you felt like it was a little bit easier to so it just eliminated as one of the things that needed to be done.

Applicant Anita Sloan stated, part of the price of the guy putting up the sheet rock was him having it finished to paint that was in the contract for him to have the ceiling in that room finished painting. He is supposed to come out and finish. It's not that big a deal.

Commission Member Barrett Brown stated, that's another problem I have with this project if it's not that big a deal then knowing I have a hearing coming up on this day and I want this stuff that's not that big a deal done before my hearing. Like this rail could have been up, I'd feel better about it if you are waiting on the electrical, but the rail was already up or the stuff that is no big deal that could have been done in days' time had been done by this hearing.

Applicant Anita Sloan stated, I just didn't want to put the rails with the bottoms rusty. You can't put that up and then paint underneath good enough.

Commission Member Barrett Brown asked, how long have those rails been on your list?

Applicant Anita Sloan stated, a while but they have only been at the house a month, less than a month they have only been at the house 3 weeks and I can't move them so it's on the days that we need help. The bottoms have been sprayed with the rust preventative it's just a matter of painting them. I just didn't want to put them up unpainted. All of this stuff can be done in 30

days I just need to get my electrician out there. I mean you're talking about painting one ceiling and putting up rails on a porch.

Commission Member John Thorpe asked, so you can get all of this done and completed in 30 days?

Applicant Anita Sloan stated, yes sir it's just rails and a porch and a ceiling painted.

Commission Member John Thorpe asked, I am talking about the entire project of the house?

Applicant Anita Sloan stated, yes unless my electrician doesn't show up.

Commission Member Sandra Ford I have a suggestion about the electrician, you should call another electrician get them on the schedule while you are waiting for the other one and if he shows up you can just cancel it.

Applicant Anita Sloan Oh that's a good idea, I could do that.

Chairman Brian Ireland stated, I would take you at your word. Ms. Sloan I guess we will entertain some motions, unless you have any other questions for Ms. Sloan or Mr. Corbett. Earlier Mr. Thorpe made a motion to extend for 30 days. Would you like to keep that motion?

Commission Member John Thorpe stated, I will keep that motion.

Mr. Thorpe made a motion for a 30-day extension. Ms. Bozeman seconded. Passed 4 to 1.

**Ayes: Bozeman, Ford, Ireland, Thorpe**

**Noes: Brown**

**624 Tillman Street, Ralph Wilson:**

Assistant Planning director Mr. David Beal stated, this property came to the city's attention as the result of a complaint on November 24, 2015, and was inspected and condemned on December 8, 2015. Mr. Beal stated the property had a hearing with the Director of Inspections on September 19, 2017, at which time it was given a 90-day Order to Repair or Demolish. Mr. Beal stated that order expired and it came before the Commission in January 2018 for consideration. Mr. Beal stated since that meeting, the following extensions have been granted:

30 days on January 23, 2018, no consensus vote on February 27, 2018, a defacto 30-day extension in March 2018, no consensus vote on April 24, 2018, 30 days on May 22, 2018, 60 days on July 24, 2018, 30 days on October 23, 2018, and 90 days on November 27, 2018. Mr. Beal stated a lingering electrical issue remained, and staff had learned there was a potential new owner of the property. Mr. Beal stated, as standard practice goes, the new owner is responsible for the house in whatever stage it was in in the Minimum Housing process. Mr. Beal stated staff would not object to a 30-day extension to allow completion. Mr. Beal stated the Minimum Housing Officer on the case was Mr. Kevin Bradshaw.

Minimum Housing Officer Mr. Kevin Bradshaw stated, there had been no new permits, and everything was pretty much still the same, and it needed to be rewired to get the heating operable. Mr. Bradshaw stated he spoke with Ms. Wilson the previous week and she informed him of the new buyer, a Mr. Belcher from Triad Homes fell through so the house is still in the same place.

Chairman Brian Ireland Mr. Beal asked, some involvement or assessment from a contractor?

Minimum Housing Officer Mr. Kevin Bradshaw stated, another contractor they had come out looked at it, pretty much informed them what's going on. They need some rewired and some items have been taken from the HVAC unit, wires were cut, so it is still in bad shape as far as that is concerned.

Chairman Brian Ireland asked did the home owner say anything to you about this conversation with contractor as something they envision moving forward or exploring other options or any repair plans generally?

Minimum Housing Officer Mr. Kevin Bradshaw, Minimum Housing Officer stated, they tried some other avenues but they pretty much exhausted all other options to this point.

Chairman Brian Ireland asked, is the home secured?

Minimum Housing Officer Mr. Kevin Bradshaw stated, It is.

Chairman Brian Ireland stated, thank you, Mr. And Mrs. Wilson would you like to speak?

Applicant Donna Wilson stated, I live at 156 Dixon road and I swear that the information I am about to give is the truth to the best of my knowledge. The only that there is left to do is to put a new heating system in. I called another contractor and had him go out there. I brought the estimate I got from RJR so you can see it. It is actually \$8,000, he gave me another quote it was \$8984 I had to pay a guy to go out the other day from Latour in Gibsonville. It is hard to get an

electrician. I have tried lately but they stay busy. Latour said that since we have had the other electrical done we have already had some other mischief done to the house. Somebody had done something to our furnace and that's why it wouldn't come on. Somebody had clipped the electrical wires underneath the house after they had been redone. He told me that someone also cut the line that goes to the fuel tank; we have some problems up there. I have notified the police department about it. What we have to do is get a new heat system. Every time someone comes out they just try to sell me something so I'm looking at \$8000 to \$10000 and I am going to tell you right now his income will not support any money, we can't get any money. I have talked to somebody and I may have to do some financing myself. The way our estates are divided up I really didn't want to get involved in his estate because if something happens to anything I'm not going to get anything out of I.E. have been having a guy look at it but what I am trying to do is sell it. I have had a lot of offers fell through, this last guy really upset me because it was a done deal and we were supposed to close and he was aware of the city and it being condemned and for some reason I don't know if the city called him or he called the city and he found it was under pressure to get it done so quick he wouldn't even call me back. I talked to the attorney who was closing the deal and he said he didn't know what happened, that's very bad business but I have found that a lot of people do bad business since I have been involved in this I don't know what you guys want to do. Give me 30 days to see if I can come up with a rabbit out my hat if not maybe I can talk somebody into buying it, it's a really simple thing but \$10000; it's not that easy to do.

Chairman Brian Ireland asked, when you had someone come assess the house did they assess the recent vandalism?

Applicant Donna Wilson stated, so they didn't but I want to call and talk Robin the owner because he is the one to come out. You can call these people and it will take a week or two to come out. Latour is the one who found the damage. I don't know what happened between the time I had him come out and do the estimate. We are going to have to put a lot of locks and stuff up there.

Commission Member Barrett Brown asked, do you have a police report this?

Applicant Donna Wilson stated, no I didn't get a police report. I called the police and told them what happened. We don't have insurance on the house

Commission Member Barrett Brown stated the reason I ask about the police report because the vandalism has me concerned about people squatting in the house.

Applicant Donna Wilson stated, well we go there every day, we have 2 neighbors. We think that it must be happening at night you know what I'm saying and you can get up under the house that's why I said I think we need to doors and lock it.

Commission Member Barrett Brown stated, if I remember Mr. Thorpe had some concerns about the sale of this property and wanted to give that a chance to go through and that has fallen through and before then you said you were not going to put anything else in this house.

Applicant Donna Wilson stated we put a lot of money in it already, so this is the deal I'm trying to sell but I'm trying to come up with a backup plan too, because I don't know how much longer are all going to wait.

Commission Member Barrett Brown stated, well the concern for me is that the main mission of this commission is to look at the progress and there was no progress.

Commission Member John Thorpe stated, there was regresses.

Commission Member Barrett Brown stated, yes, it's actually gotten worse. As far as the police report, the vandalism there is actually some stuff missing?

Applicant Donna Wilson stated, yes Latour said that they probably got some stuff out of the furnace to sell it.

Commission Member John Thorpe asked, what I am worried about is that if we get one thing done then it's something else, and then it's something and we are continuously chasing something that will never get complete. My concern is last I was really hoping for the best.

Applicant Donna Wilson stated, I have someone coming to look at it on Wednesday, I tried to come way down on the price to get rid of it.

Commission Member Barrett Brown stated, I don't know what 30 days or 60 days will do. There was no progress made in the last 30 days they said they weren't going to put any more money in it.

Chairman Brian Ireland stated, I am stuck miss Wilson we have been working with this house for a while. I don't want to know how much money you have invested in this property I have seen commercial properties sit unattended for more than decades that's a weighing factor when I look at these decisions for what it's worth. Ordinance based or not that just how I approach this I'm here as a volunteer. I tend to do it as I feel compelled to do. Last month you didn't articulate anything as far as possible repair plans this month you testified you are looking in to finance



options I'm not sure if that is legitimate or if that's just working different plans. I would like to think that if I were voting with this talk of potential investments that that was something that is realistic or real and not just something that is being suggested for an extension only. I am not sure how I would vote on any given motion but securing the home is certainly important, I don't fault you when there are people in the neighborhood crawling under your home at night. There are a lot of things that go into that.

Applicant Donna Wilson stated, I thought about buying it myself, but I don't think I can find a mortgage company that will even touch it.

Commission Member Sandra Ford stated, Nope

Commission Member John Thorpe stated, I am going to make a motion for demolish.  
Commission Member Barret Brown second

Mr. Thorpe made a motion for demolition, seconded by Mr. Brown. Failed 2 to 3.

**Ayes: Brown, Thorpe**

**Noes: Bozeman, Ireland, Ford**

Ford motions for a 30 day extension

Bozeman seconded. Failed 3 to 2.

**Ayes: Bozeman, Ireland, Ford**

**Notes: Brown, Thorpe**

Commission Member John Thorpe stated, I don't think anything will be done in 30 days but if we are going to default in giving 30 days by not agreeing then we need to go ahead and give the full 90 days because I don't think any significant progress will be made in 30 days. We might as well go ahead and give those 90. There is no point in giving them until next month we might as well give them 90 days. If it's not done in 90 days they have had time to sell or do what they want to do but there is no reason to come back in 30 days.

Barrett motions for 90 day extension.

Ford seconds. Passed 4 to 1.

**Ayes: Bozeman, Ireland, Ford, Brown**

**Noes: Thorpe**

Mr. Beal is there any other business.

One other thing and I sent it out through email there is the regional workshop coming up in Kernersville on May 8<sup>th</sup>. I believe that it is an all day work shop. That's on quasi-judicial training it will focus on such things as quasi-judicial procedure, ex-parte communication, defensible decisions we have had some tests recently and I think this will be good for everyone. I do need to get the registration in as soon as possible. I was wondering if there is a head count I could get.

Brian Ireland and Bozeman asked, if Mr. Billings decides to go it will be a quorum and it will be needed to be advertised.

With no further business, Chairman Ireland thanked city staff for their continued hard work and adjourned the meeting at 10:56am.

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Brian Ireland, Chairman

Attest:

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David W. Beal, Staff Advisor

**City of Burlington  
Housing Commission  
Meeting June 25, 2019  
MINUTES**

**MEMBERS PRESENT**

**Brian Ireland, Chair  
John Thorpe  
Mary Bozeman**

**MEMBERS ABSENT**

**Alvin Billings  
Sandra Ford  
Barrett Brown**

Chairman Brian Ireland stated that due to a shortage of members, a quorum of the commission was not present and the meeting was canceled.

With no further business, Chairman Ireland adjourned the meeting at 10:05am.

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Brian Ireland, Chairman

---

Joey Lea, Staff advisor

# **ITEM 3**

## **Introduction of New Commission Members**

**ITEM 4**

**Nomination of**

**Chair**

**Vice Chair**

**Secretary**

**ITEM 5**

**314 Hale Street**

*(Staff will report at meeting)*

Officer: Brian Corbett

File: \_\_\_\_\_

Date: 2-3-16

Case: \_\_\_\_\_

**MINIMUM HOUSING CHECKLIST**

Property Address 314 Hale Street

**Owners** / Tenant: Timothy & Anita Sloan

Phone: \_\_\_\_\_

**Date**

**Activity**

6-28-15

1. Complaint received.

2-3-16

2. Property Owner Search List form completed.

2-3-16

3. Initial Inspection.

2-3-16

4. Flag Utilities (alert utility companies that minimum housing inspection is necessary before new tenants can occupy the residential unit).

2-3-16

**5. Remove Utilities if building is immediately unsafe. Condemn and proceed to step 10.**

2-4-16

6. Send Housing Inspection Report to the owner of record along with a Courtesy Letter requesting communication within 10 days (sent by both registered and regular mail – Affidavit filed if no return receipt).

\_\_\_\_\_

7. When owner of record makes contact, list of Corrective Action(s) is given.

\_\_\_\_\_

8. Re-Inspect after 30 days. If progress is made on original Corrective Action item(s), additional time may be allowed. Note: if power was removed, temporary power in the form of a saw service may be allowed at this stage.

3-7-16

9. If work continues, Re-Inspect in 30 days.

3-7-16

**10. If work has stopped or if unit has been Condemned, record Lis Pendens at courthouse.**

1-20-17

11. Order Title Search on property (giving time for Lis Pendens to be noted on property).

2-9-17

12. Notify owner(s) and parties in interest of Hearing Date and Time (sent by both registered and regular mail – Affidavit if necessary – newspaper advertisement if necessary).

5-23-17

13. Hearing with Director of Inspections and Minimum Housing Inspector.

5-11-17; 10-2-17;

14. Issue Order to Repair or Demolish within 60 to 90 days.

1-12-18; 2-15-18;

15. If repair or demolition remains incomplete after 60 to 90 days, forward case to the Housing Commission (minimum 10 days notice, sent by both registered and regular mail – Affidavit if necessary).

5-10-18; 8-10-18

9-13-18; 10-11-18

11-15-18; 1-11-19; 2-14-19; 3-15-19; 4-12-19; 6-6-19; 7-3-19;

16. Housing Commission may order the demolition or give more time to repair the property through a Supplemental Order.

5-23-17; 10-24-17;

1-23-18; 2-27-18

5-22-18; 8-28-18

9-25-18; 10-23-18

11-27-18; 1-22-19; 2-26-19; 3-26-19; 4-23-19; 6-25-19; 7-23-19

17. If the deadline of the Order comes and work remains incomplete, order Title Search update and property appraisal.

\_\_\_\_\_

18. Request Demolition Ordinance to be placed on the City Council Agenda.

\_\_\_\_\_

19. Set up meeting with City Attorney to review case file.

\_\_\_\_\_

20. Send case report to the City Manager for failure to comply with the Order to Repair or Demolish.

\_\_\_\_\_

21. Solicit bids for demolition.

Special Notations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF BURLINGTON  
HOUSING INSPECTION REPORT

Date: 2-3-16

Inspected by: Brian Corbett 336-222-5086

Location: 314 Hale St      Map 6      Block 50      Lot 37  
Parcel ID:148362      Map#8885248328

Owner: Timothy & Anita Sloan  
905 Lyndon Lane  
Haw River, NC 27258-9747

Occupant:                    (X) vacant      (X) One Family      ( ) Apt      ( ) Rooming House

Type of Construction: (X) Frame (X) Brick ( ) Block (X) One story ( ) Two story ( ) Mobile Home

Work to be done indicated by (X)

1. **Light and Ventilation Section 14-47**

- Provide proper window area
- Repair windows, ( ) casing, ( ) sills, ( ) make weather-tight
- Replace broken window panes
- Provide lights in public Halls ( ), Stairways ( )
- ( ) Install, ( ) repair, screens on windows and doors
- Repair doors, make weather-tight
- All windows required to be operable

2. **Exits Section 14-48**

- Provide two main means of egress from each building
- Provide safe, continuous & unobstructed exit from interior to exterior
- Make ( ) platforms (X) steps ( ) handrails, safe
- Provide locks to outside doors

3. **Plumbing Section 14-49**

- Connect to City water and sewer
- Repair plumbing ( ) inoperable ( ) broken ( ) leaking
- Install hot water heater
- Plumbing fixtures required ( ) inside toilet ( ) lavatory ( ) tub
- Protect plumbing from weather

4. **Heating Existing Section 14-50**

- Remove unapproved ( ) heaters ( ) stoves
- Provide facilities for providing adequate heating/equipment
- Repair ( ) replace thimble
- Repair ( ) replace ( ) install flues
- Provide hearth at least 6" beyond each side of fireplace opening

5. **Electrical Section 14-51 & 52**

- Repair wiring and make safe
- Remove drop cords/ext. cords in excess 6' in length
- Install proper sized fusestat
- Install light
- Add additional electrical outlets (rooms 100sq ft or less, 2 outlets)
- Add convenience outlets within 6' of stationary appliance
- Wired smoke detector



6. **Building**

(a) **foundation Section 14-58**

- Provide sound footings with adequate bearing
- Repair or replace ( ) foundation piers ( ) walls ( ) loose bricks ( ) loose mortar
- Drain water from ( ) under ( ) around structure
- Remove wood piers
- Outside crawl space door required (where applies)

(b) **floors Section 14-59**

- Level up floors
- Repair or replace ( ) rotted/termite damaged ( ) broken ( ) sagging ( ) fire damaged joist
- Strengthen floors
- Make floors weather-tight
- Repair loose flooring
- Have floors made smooth
- Re-floor using building paper between sub-floor and floor
- Provide proper supports for joists and sills
- Replace or repair
- Install non-absorbent material

(c) **exterior walls Section 14-60**

- Strengthen walls
- Repair/replace (X) rotted ( ) termite damaged ( ) broken ( ) cracked ( ) fire damaged structural members
- Repair siding ( ) make weather-tight ( ) re-caulk
- Repair, replace ( ) loose/dilapidated siding boxing
- Paint exterior wood
- Make wall plumb

(d) **interior walls Section 14-61**

- Repair all holes in walls & make weather-tight
- Repair or replace loose wall coverings
- Replace all highly combustible or improper wall finish
- Repair/replace (X) rotted ( ) termite damaged (X) broken (X) cracked ( ) fire damaged structural members
- Strengthen walls
- Paint interior with one coat of standard quality paint
- Repaper or clean walls

(e) **ceilings Section 14-62**

- Repair/replace ( ) rotted (X) broken (X) sagging (X) improperly supported ( ) fire damaged joists
- Strengthen ceilings
- Repair all holes in ceiling and make weather-tight
- Repair or replace loose ceiling coverings
- Remove all highly combustible or improper ceiling finishings
- Remove all ceiling joists closer than 2" to a chimney

(f) **roof Section 14-63**

- Repair/replace ( ) rotted ( ) broken ( ) sagging ( ) improperly supported ( ) fire damaged rafters
- Install adequate ventilation
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- Install proper flashing at ( ) wall ( ) chimney
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(g) **porches Section 14-64**

- Repair or replace ( ) front ( ) back ( ) side porch floor
- Repair or install adequate post and railing
- Repair or replace porch ceiling ( ) front ( ) back ( ) side

(h) **stairs and steps Section 14-65**

- Repair or replace steps (X) front ( ) back ( ) interior
- Repair or replace supports for steps or stairs

7. **Property Maintenance Sections 14-42 thru 14-45**

- Clean up structure and make sanitary
- Repair or demolish ( ) dilapidated outbuilding ( ) fence
- Clean up yard ( ) front ( ) back ( ) side
- Remove undergrowth ( ) mow lot
- Have structure exterminated of insects, rodents, or other pests
- Provide proper garbage receptacles
- Wash paint ( ) wall ( ) ceiling
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- CONDEMNED \_\_\_ 60% GENERAL DILAPIDATION \_\_\_ CONDEMNED Sections 14-94 & 14-120

**Sec. 14-103(d) Use of buildings posted with notices etc**

- (d) It shall be unlawful for the owner of any building upon whom a notice, complaint or order has been served to sell, transfer, mortgage, lease or otherwise dispose thereof until the provisions of the notice, complaint or order have been complied with, or until such owner shall first furnish to the transferee, lessee or mortgagee prior to such transfer, lease or mortgage a true copy of any notice, complaint or order issued by the inspector and at the same time give written notice to the inspector of the intent of transfer, lease or mortgage and to whom the transfer, lease or mortgage is proposed. A transferee, lessee or mortgagee who had received actual or constructive notice of the existence of a notice, complaint or order shall be bound by such notice, complaint or order as of the date of such transfer, lease or mortgage without service of further notice upon him.

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**Brian Corbett, Housing Inspector**

CITY OF BURLINGTON  
HOUSING INSPECTION REPORT

Date: 6-19-19

Inspected by: Brian Corbett 336-222-5086

Location: 314 Hale St      Map 6      Block 50      Lot 37  
Parcel ID:148362      Map#8885248328

Owner: Timothy & Anita Sloan  
905 Lyndon Lane  
Haw River, NC 27258-9747

Occupant:                    (X) vacant      (X) One Family      ( ) Apt      ( ) Rooming House

Type of Construction: (X) Frame (X) Brick ( ) Block (X) One story ( ) Two story ( ) Mobile Home

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- Provide lights in public Halls ( ), Stairways ( )
- ( ) Install, ( ) repair, screens on windows and doors
- Repair doors, make weather-tight
- All windows required to be operable

2. **Exits Section 14-48**

- Provide two main means of egress from each building
- Provide safe, continuous & unobstructed exit from interior to exterior
- Make ( ) platforms ( ) steps ( ) handrails, safe
- Provide locks to outside doors

3. **Plumbing Section 14-49**

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- Repair plumbing ( ) inoperable ( ) broken ( ) leaking
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4. **Heating Existing Section 14-50**

- Remove unapproved ( ) heaters ( ) stoves
- Provide facilities for providing adequate heating/equipment
- Repair ( ) replace thimble
- Repair ( ) replace ( ) install flues
- Provide hearth at least 6" beyond each side of fireplace opening

5. **Electrical Section 14-51 & 52**

- Repair wiring and make safe
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6. **Building**

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- Provide sound footings with adequate bearing
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- Drain water from ( ) under ( ) around structure
- Remove wood piers
- Outside crawl space door required (where applies)

(b) **floors Section 14-59**

- Level up floors
- Repair or replace ( ) rotted/termite damaged ( ) broken ( ) sagging ( ) fire damaged joist
- Strengthen floors
- Make floors weather-tight
- Repair loose flooring
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