

Dear Board:

Happy almost spring, although I am told that the Farmer's Almanac predicts a major snow storm for us next week. Hopefully, the Almanac will prove itself wrong. As you can see from the agenda we have a few items that require your attention, although much of what we have on the agenda are discussion matters. As always, if you have questions or concerns please feel free to call me at your convenience. I am available by phone or email almost constantly.

Thank you for the opportunity to serve our community and the Board.

Jason

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**Town of Woodfin
Board of Aldermen Meeting
March 16, 2010
6:30 P.M.**

Meeting

Meeting Call to Order

Invocation

Approval of the Agenda

Approval of the Minutes

Approval of the Minutes of the Board Retreat

Approval of the Minutes of the Special Call Board Meeting on March 4, 2010

New Business

I. Consideration of an Ordinance Prohibiting the Feeding of Bears.

After receiving reports of people feeding bears in the vicinity of Emerald Ridge we are proposing a ban on the practice. As I am sure you are aware, feeding bear's leads to destruction of property, danger to humans and bears being shot. While I am sure we will have to suffer a few Yogi Bear jokes, the fact is that we have had a number of bear issues over the winter and some of these animals appear to be losing their fear of humans. Hopefully, this ordinance will raise awareness of this issue and encourage people to avoid this practice.

II. Discussion of an Ordinance Establishing a Certificate of Occupancy.

As the Board is aware we have over the years had numerous issues related to sub-standard housing come before the Board. Substandard housing occupies a great deal of staff time and is often unreported because tenants fear retaliation from landlords or are unaware of the laws which require basic things like running water, toilets that work, safe ingress and egress and heat. Too often we find out about these issues after people have been living for months or years in unhealthy and unsafe conditions. Staff would like to propose to the Board the adoption of an ordinance that would require a Certificate of Occupancy (CO) for all residential rental units. A CO would have to be obtained prior to renting or re-renting a dwelling and would ensure that landlords would have no incentive to delay or avoid making basic repairs. Under the present system, landlords have little incentive to make repairs and improvements in a timely fashion.

While our community is home to many very reputable landlords, there are a few who seem inclined to take advantage of their tenants. A CO ordinance would help prevent dangerous and unhealthy housing stock from being rented to our citizens. It is also likely that this policy would encourage unscrupulous landlords from owning rental properties within our community. I have enclosed the City of Greensboro's policy as a guide for discussion on how such a policy might be set up.

III. Discussion of Proposals for Additional Office Space.

The Board's offer on the New bridge Commons property was rejected without counter offer by the seller and it was determined that they property owner is not in a distressed sell position. This leads the conversation about what to do regarding Town Hall office space back before the Board. Staff opinion remains that the old Ascho building is the most viable option. I have been in contact with Kirk Boone at Reynolds Mountain about the parking issues connected with this property and believe that I have some potential solutions that I would like to discuss with the Board. Additionally, as some of the Board have expressed concerns with historical renovations I have negotiated most of a deal on potentially condominium-izing 8000 square feet on the first floor of the YMCA building and turning it into the Town Hall for about the same cost as the Ascho building. Staff is also trying to develop more accurate ideas about the costs of building an addition onto the present building and rehabbing the rest of the structure. I am uncertain how far along those figures will be by Tuesday night, but I will at least be able to present something.

IV. Consideration of a Modification of an Existing Rental Contract.

As the Board is aware the Town rents the land where the ABC store is to the ABC system for \$3,000 a month. The ABC Commission in Raleigh has had an issue with this for some time. The idea behind the lease was for the Town to gain money upfront and to exercise control over the Board. Staff proposes to reduce the rent from \$3,000 a month to \$1,000 a month in order to appease the state (who is looking for opportunities to berate any ABC system right now for the political cover it provides for their own ineptitude in running the state's system). The offset will hopefully be regained when the system returns to profitability.

Public Forum-*Citizens may address the Board concerning various topics after being recognized by the Mayor.*

Reports

Police
Parks and Recreation
Public Works
ABC
Administration

Adjournment