

**Charles B. Aycock Neighborhood Association**  
**Minutes of the Board of Directors Meeting**  
Monday, August 26, 2013

**The regular meeting of the Board of Directors was held on Monday, August 26, 2013 at Sternberger Artist Center. Meeting was called to order at 6:31 pm by President Linda Fusco. Sara Farnsworth was in attendance to take the minutes.**

**Present:** Linda Fusco, Sara Farnsworth, Mindy Zachary, Shawn Wriede, Christina Cantrell, Betsey Horth, Joe Kilpatrick, John Mandrano, Esther Maltby, Bert VanderVeen, Matthew Thomas, Robert Coltun (alternate).

**Absent:** Mebane Ham (alternate).

**Guests:** Neighbors Walt Bilous and Zora Medor; Officers Campbell, Clack, Lassiter, and Blaylock of Greensboro Police.

- 1. Crime Report:** Officer Doug Campbell discussed the new crime mapping website. He reported crimes of concern to the neighborhood in the past month: A robbery at the Campus Green apartment complex near A&T (outside neighborhood boundaries): Victim was outside skateboarding and was robbed at gunpoint and had his wallet taken. Fight among family members at the Executive Inn. Officer Campbell emphasized tendency toward theft of items left “loose” and unattended, as born out by the larcenies reported this month. Larceny from auto on 600-block of Park Ave: Door was left open and two older cell phones, driver license, and social security card were taken. Larceny from residence: May have been an acquaintance; iPad left on a table with many acquaintances in residence. Cooler taken from back of pickup at 600 block of Chestnut. Puppy taken from patio at 1100-block of Yanceyville. Burglary at Sherwin Williams on July 29: Broke door with heavy metal object and took four paint guns. Officer Campbell pointed out that major drug crimes recorded on the crime mapping website for the 500-block of Yanceyville are not actually happening at that address, but have the address of the police substation at that location listed for administrative reasons.

Community Watch chair Joe Kilpatrick asked Officer Campbell if he would check on the status of the Flashcam that was installed in Sternberger Park several months ago - whether it's still there and whether any criminal activity has been recorded. Campbell said that he'd called in after the camera was first installed and after the Little Free Library was vandalized to see if anything had been recorded, and nothing had been captured, which he found surprising.

John Mandrano reported the propensity of criminals to use the Max Thompson Bridge as an escape route for criminals who commit crimes on one side, parking a car on the other side as an escape route. He suggested security camera monitoring of the Leftwich Tunnel and the Max Thompson Bridge. It was discussed that the particular type of Flashcam used in Sternberger Park would probably not be appropriate for this purpose. That camera is monitored by Parks & Recreation, and is designed for an area in which people are not allowed to be present (flashing bright lights and playing a loud message if motion detectors are set off after dark).

Sgt. Blaylock pointed out that with the Downtown Greenway proposed to be built near the tunnel, the Greenway will then be part of Parks & Recreation. He recounted how GPD teamed up with Action Greensboro to have them install a camera at an area of safety concern (a railroad underpass that was used for loitering, drinking, etc.) on the Lee Street section of the Greenway as that section was being developed, and recommended that we contact Action Greensboro to see if they would consider installing a camera at the Leftwich tunnel. The proposed Greenway will travel over the tunnel along

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Murrow/Fisher, and Blaylock said that the Greenway planners are now considering turning the Murrow/Summit traffic cloverleaf area outside the tunnel into a park. Board members pointed out that it would be beneficial if the Leftwich tunnel could become an official part of the Greenway, and asked the visiting officers if they could team up with the board in an effort to have the tunnel be considered part of the Greenway and work on addressing safety concerns there with Action Greensboro. The officers recommended that we contact Dabney Sanders of Action Greensboro and recommended Lt. Kevin Moore and Captain Cranford as the GPD officials who could be most helpful in teaming up with Action Greensboro to address the problem and advocating for safety on behalf of the tunnel.

**ACTION ITEM for Betsey Baun: Contact GPD officials (Lt. Kevin Moore and Captain Cranford) and Action Greensboro (Dabney Sanders) about potentially having the Leftwich Tunnel considered a part of the Greenway, and installing a security camera in the tunnel.**

Officer Campbell said that the GPD has been monitoring the homeless encampment on the Dunleith property, and Esther Maltby, who lives nearby and also keeps tabs on the situation, reported that the one woman who had been making excessive noise is no longer there, and those who remain are quiet and helpful. Officer Campbell has a letter to deliver to the one problem individual stating that the property owner stipulates that she is not allowed on the property anymore.

Officer Campbell left community watch stickers/materials for the board to distribute. Joe Kilpatrick asked for advice for having more Community Watch signs installed. **ACTION ITEM for Joe Kilpatrick: Contact the City (373-CITY) about installation of more Community Watch signs.**

2. **Election of Officers:** Nominations for officer positions were solicited from all board members via email in advance of the meeting, and voting for officers took place during the meeting via secret ballot. **Officers were unanimously elected for the 2013-2014 term as follows: Linda Fusco, President; Shawn Wriede, Vice President; Christina Cantrell, Treasurer; Sara Farnsworth, Secretary.**
3. **Treasurer's Report:** Christina Cantrell reported that fees were paid for website hosting (\$69.93) and Community Garden mowing (\$90.00). Total balance is \$8,242.94, with \$4,389.17 in the General Fund and the rest in Escrow. Treasurer's Report was approved by the board.
4. **Secretary's Report:** Minutes for the July meeting were not distributed by Sara Farnsworth because of a technical problem. Sara Farnsworth reported that she will send them out via email as soon as possible and that the vote to approve them may occur at the next board meeting.
5. **President's Report:** Linda Fusco welcomed new board members Esther Maltby, John Mandrano, Matthew Thomas, and re-elected board members Mindy Zachary, Sara Farnsworth, and Betsey Horth. Bob Coltun and Mebane Ham, who received some votes in the election, have agreed to serve as alternates.

Linda distributed a President's Report to familiarize board members with current and future projects and to put forth proposed mission statements and guidelines for board members/board meetings.

2013-2014 projects include:

1. **Tree Inventory Program** - Includes inventory to determine diversity, quantity, condition of

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neighborhood trees; tree management plan to guide comprehensive reforestation program; and recommendations for care of existing trees, suitable locations for new trees, and proactive pruning to avoid conflicts with utility lines. Voted on, approved by board, and has gone through City's bid process. Contract awarded to William H. Locke and Associates, slated for completion by March 30, 2014. Cost estimate: \$24,250.

2. **Cultural Landscapes Project** - Study of our alleyways, streets, granite curbs, old barns and stables, street pattern, and other historically important landscape features. Board voted to move forward last month, based on preliminary estimate from Stach PLLC of just over \$48,000. Project currently in hands of City to be put out for multiple bids.
3. **Plantings at Max Thompson Bridge and Leftwich Tunnel** (and adding new trash cans at bridge, tunnel, and Sternberger Park). Total of 4 trash cans at cost of \$800 each. Planting at bridge will cost \$2,675, including \$1,000 for bench. Planting at Leftwich Tunnel will be \$850. No additional charge for maintenance at either area, as vendor Dunlap Lawn Care is already maintaining bridge area and medians on Yanceyville.
4. **Sign Toppers** - Second phase of street-sign topper project will add 8 sign toppers at cost of \$160 each and will complete sign topper project.
5. **Entryway Sign** - at corner of Yanceyville and Bessemer (Aycock Middle School location) being funded by \$20,000 grant from the City.

Potential projects slated for 2014 and beyond:

1. Another entry sign at the corner of Yanceyville and Summit (on the Park Avenue side of the neighborhood)
2. Improvements to Sternberger Park
3. Paint Leftwich Tunnel - City will be funding cost of brush, blast, and prime, approximately \$5000.
4. New globes on all historic street lights, and repainting light poles.

Linda welcomed suggestions for other potential projects from board members.

Linda brought up the fact that we do not have a Mission Statement and put forth a few suggestions that she and other board members had come up with. Betsey Baun suggested a facilitated process for the creation of a mission statement in which the entire neighborhood has the option to be involved. Board members discussed the need for a mission statement to guide our decision-making. Betsey Baun agreed to facilitate a process for developing a mission statement. **ACTION ITEM for Betsey Baun: Facilitate a process for creating a mission statement for the neighborhood association.**

Linda proposed some guidelines/procedures for board members and board meetings, and she distributed the current list of committee member assignments and invited board members to email her if they're interested in serving on any of the committees. Betsey Horth and Esther Maltby agreed to serve as liaisons for Aycock Middle School. Matthew Thomas agreed to serve as one of our representatives for the Greensboro Neighborhood Congress, along with Linda, Shawn, Sara, and Bob.

6. **Historic Preservation (COA's):** Board members reviewed **COA application #1679, 602 5th Ave.**, for a proposed "phased window replacement plan". Board members recalled that an after-the-fact COA application was filed last year for this property after windows were replaced with vinyl windows without prior approval. Members commented on the lack of detail included in the application. **Motion**

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**was put forth to not support the application due to its lack of conformity with historic preservation guidelines. Motion was approved unanimously.**

7. **Big Sweep Cleanup:** Linda encouraged all to participate in the neighborhood cleanup event beginning at 9am on Saturday, September 21st. Volunteers will meet at Linda's house. Shawn Wriede will pick up the materials ahead of time, and a Girl Scout troop will be in attendance to help.
8. **Pecan Festival:** Sara Farnsworth reported on plans for the Annual Pecan Festival, which will be held on Saturday, October 26th. A 5K event hosted by another organization will be held in the neighborhood that morning, and the Pecan Festival will begin at 4pm, with all neighbors invited. We'll follow the basic structure established in previous years. We're planning on closing off the block of 5th Avenue facing the park. Board members agreed that we should create a paper flyer to distribute in a manner similar to the newsletter distribution, to ensure that we seek to include all of our neighbors, especially including renters who may not otherwise participate in neighborhood events.
9. **Community Development:** Betsey Horth reported on the continuing process surrounding the **neighborhood entrance sign** to be installed at Bessemer & Yanceyville. With one bid in, the city's finance & purchasing department changed the process by which they will allocate the funds, with Stefan-leih Geary is not managing it anymore. Betsey will work with the new department in charge of it to follow up.

All paperwork has been turned in to the city for the **street sign toppers**, and they should be installed soon.

10. **Cultural Landscapes:** Mindy reported on the status of the Cultural Landscapes Report project. Glenn Stach has given us his proposal. Stefan-leih Geary at the City now has to have the contracts department put the project out for bids.
11. **740 Chestnut Street Task Force Recommendations:** Children's Home Society has offered the 740 Chestnut Street property to the Neighborhood Association, and those who volunteered for the task force have been studying a number of options for the property. Options were discussed as follows:
  - A. **Do nothing.** (Do not accept the offered property.)
  - B. **Pocket park.**
  - C. **Restore house and use as a clubhouse/garden**
  - D. **Sell as is.**
  - E. (No longer under consideration) **Turn over to PGDF** for marketing to the right owner: PGDF pulled out and is no longer interested in this option. They felt it was too big a risk for their nonprofit, and cited the amount of investment that would be required to restore the structure as compared with the value of the surrounding homes.
  - F. (No longer under consideration) **Build 2 Energy Homes:** Lot is too small to subdivide - only 94 feet in width. Lot would need to be 100 feet in width minimum.

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G. (No longer under consideration) **Shared project between Myatt and PGDF**: PGDF will not go along with this option; lot is too small.

H. **Build 1 energy home and create small pocket park** (44-foot width)

I. **Partner with CHS** (current owner) to split costs of demolition and **establish a pocket park**.

Estimates of possible costs that would be associated with the various alternatives were shared as far as they had been discovered by the task force, including approximate costs for demolition (approximately \$20,000), asbestos abatement (\$22,000), removal of buried oil tank (\$1,400), closing costs associated with property transfer, insurance, potential property taxes based on use, restoration, and/or new construction.

The task force was still waiting for clarification from the city about whether or not MSD funds could be used for any of the potential costs. Without them, the Neighborhood Association itself would not have a source of funding for any of the associated costs. **ACTION ITEM for Linda Fusco: Get clarification from city in writing about whether MSD funds could be used for demolition or other potential costs associated with 740 Chestnut Street property.**

The concern was expressed that the city's Parks & Recreation department seems to be averse to taking over the maintenance of donated land as additional small parks, and that it would be difficult for the neighborhood association to shoulder the costs and logistics of the ongoing maintenance of a park or a community center. Concerns about safety/crime were expressed about a potential park or a community center which would remain vacant most of the time.

Some board members expressed concerns about the neighborhood association taking on any financial risk associated with the property, or expending substantial MSD funds on the property.

John Mandrano explained his history with the property. He and the Share-A-Home organization had the property rezoned away from General Office to General Office - Conditional. The conditions are that the property can be used for only two possible purposes: Single-family home or Congregate Care Facility (a communal living facility that can house no more than 13 residents of age 55 or older). John maintained that the property has not been rezoned since then, because if it had, we would have received notification. Therefore, we should be protected as far as zoning/potential use. **ACTION ITEM for Sara Farnsworth: Verify 740 Chestnut property's zoning/use status with the city.**

Neighbor Walt Bilous brought up the option of giving (not selling) the property to a developer as-is for the purpose of development of a single-family home. Others spoke in favor of development of the property as a single-family home.

Mindy Zachary emphasized the historic value of the underlying structure. Others expressed concerns about the major costs involved in restoration of the structure or even keeping it standing (insurance costs, etc.) if there is no immediate plan for development.

**Motion was put forth for the Aycock Neighborhood Association to facilitate between Children's Home Society and Carl Myatt (or another developer) the as-is transfer of the 740 Chestnut Street property for the purpose of development as a single-family home.** Motion was

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**approved, with ten in favor and one opposed.**

- 12. COA Application Fees:** Linda Fusco reported that the city sent letters to all historic district residents indicating that applications fees were to be charged for all COA applications, both before and after the fact. Linda passed on the information she'd been given that the city is holding off on implementing application fees until January except for after-the-fact applications. She asked for the board's permission for her to join the presidents of the other historic district associations to write a letter to City Council members opposing COA application fees. **Motion was put forth to write a letter to our City Council representative stating that the Aycock Neighborhood Association is opposed to charging fees for Certificate of Appropriateness applications because it is a disincentive towards following the current Historic Preservation Commission Guidelines. The Aycock Neighborhood Association approves the use of fines for violations.** Motion was **approved, with ten in favor and one opposed.**

**Meeting adjourned at 8:26 pm.**