

SUMMARY MINUTES
UNIVERSITY DISTRICT REVIEW COMMITTEE
December 14, 2010 @ 5:00 p.m.
Bowling Green City Commission Chambers
City Hall, 1001 College Street

MEMBERS PRESENT:

Velma Runner, Chair
Lucinda Anderson

Richard Morgan

Charley Pride

ABSENT: **Shawn Sinclair** **Joe Denning** **Rick Cothorn**

STAFF: Marshall Robinson Sandy Clark Hon. Hamp Moore

The University District Review Committee was called to order by Chairman Runner. Ms. Runner requested the Secretary, Sandy Clark, to call the roll. Four (4) of seven (7) members were in attendance when the roll call was taken. Quorum was determined with four of seven members in attendance.

Chairman Runner then asked the Board if they received and read the Minutes from the previous meeting of November 09, 2010. Being no corrections or additions, the Motion was made by Mr. Morgan, seconded by Mr. Pride and the Board unanimously approved the Minutes of the November 09, 2010 meeting as recorded and transcribed.

OLD BUSINESS – PUBLIC HEARING:

Chairman Runner asked staff to come forward and report on the two (2) houses listed on the agenda to see if all had reached their goals and if they are now in compliance.

Marshall Robinson announced that the purpose of the hearing today is for the review and consideration of re-certification of two organizations within the University District who did not meet the requirements at our meeting in October and last meeting in November and were asked to each return here tonight.

Marshall Robinson then presented the staff report for the first item on the agenda, being review and consideration of the re-certification for Pi Kappa Alpha Fraternity located at 1430 Chestnut Street, Bowling Green, KY. The staff report indicated the application/monitoring plan was still not completed and submitted when the staff reports were sent. However, today he received a report from the fire and building inspectors that re-inspections have been performed and are today now in compliance.

Therein, Adam Sheridan, President with Phi Kappa Alpha is the representative here tonight - who stepped to the podium and spoke to Committee in reference to the fire and building issues.

After discussion, the University Review Committee, made a recommendation of accepting the reports of the fire and building inspectors received today and accept the re-certification for this Fraternity.

Chairman Runner asked if there were any questions or comments from the Committee. Being no additional questions or comments for the representative, Chairman Runner asked for a Motion.

ACTION: The Motion was made by Mr. Morgan, seconded by Mr. Pride, that Phi Kappa Alpha located at 1430 Chestnut Street will be re-certified at the house because today all paperwork and violations have been received. The Vote was four (4) yeas.

Mr. Robinson then stated that the next house is the Kappa Alpha Fraternity located at 1349 College Street, Bowling Green, KY. Again, at the time of the staff report's preparation, the Fire and Building re-inspection have not yet been completed. Staff recommends that the Committee speak with the fire representative about the fire door and the house representatives to see why things still have not been approved and submitted to staff.

Steve Coleman with the Bowling Green Fire Department said he went yesterday to re-inspect the house and found that the door have been replaced, however, the doors replaced were not fire rated as the manufacturer did not attach a plate to the door with the actual fire rating. The doors look to be the same style; same thickness; and everything seems to match up, but they just do not have the fire rating plate on the door. Mr. Coleman then said because of the similarity and replacement, he would agree to pass the doors as they are today. When asked if the doors are solid wood doors, Mr. Coleman confirmed that the doors solid wood and then the doors had to be cut to fit the openings. He said the doors do close completely and have the closures. The doors are located in the hallways from the bedrooms that would allow time to escape and that both hallways are protected and have outside exit doors.

For the fraternity, Andy Barker with the Housing Corporation stepped to the podium and said he is here today with the Fraternity. Mr. Barker said that the doors were ordered from E. H. Harris and the invoice shows that the doors are fire rated (20 minutes) doors. One of the Committee members asked how the doors were destroyed or torn down in the first place. Mr. Barker said he was not sure, but there was maintenance man who was hired to fix the doors.

Therein, Jim Landry a representative from KA, stepped to the podium to speak before the Committee. Mr. Landry said that the original doors did not meet the fire codes and they were removed and taken down. At the time of the first inspection, the organization was told that the doors must be fire rated doors and at that time, the doors were removed and fire rated doors were ordered.

Attorney Moore advised the Kappa Alpha representatives that this Committee has had to meet in October, November and now in December. When asked about his knowing any of the four Committee members, Mr. Barker said he lives and works in Bowling Green, and does know one of the members. Mr. Moore then said that about 90% of all of the groups came to the first meeting with all of their paperwork and received re-certification at that first meeting. It certainly seems an insult to have to bring this Committee together three times to get these two groups to get their paperwork

and information for re-certification in to the City-County Planning Commission. This is a yearly process that has been taking place for several years, and year after year there are groups who continually do not get the information in on time. This is for the safety of the Fraternities and Sororities and it is imperative that we keep these young adults safe.

Mr. Barker said he did not understand the inspection process, but as a member of the Housing Corporation, he understands that the leadership in the Fraternities and Sororities change from year to year. He said he understands that from year to year the houses have to be inspection, but then he said he felt education from us would be helpful and would eliminate 95% of the problems. In the past two years, the KA have invested \$24,000 to get the house into shape.

Staff explained to Mr. Barker that there is a meeting in the Spring at DUC with Student Activities office and representatives from each Fraternity and Sorority are required to attend. This meeting explains the expectations for inspections. Mr. Barker asked that the Housing Corporation representatives be notified of meetings and be sent information. Staff explained that a memorandum with the forms and requirements are sent out in August to each house President; each Advisor and each Housing Corporation representative. All three are given information about what is required and when items are due to be submitted.

When asked about the first inspection during the first week of September, if it has taken all of this time to get the house back in shape. Mr. Barker said it has taken almost three months to get all of the violations completed, which consisted of two fire rated doors; four broken front windows; kitchen sink; etc., being 38 different problems were involved to get the house back up to code. The Committee member said that he has been around a lot of construction in his life, and actually a whole building could have been built in three months. Something needs to be done, but the Committee is at a loss because from September to now (December) is a long time to get things done. This is certainly safety issues for the people who live in the houses. Mr. Barker then said that perhaps the Housing Corporation representative should be responsible for the paperwork and inspections instead of the Presidents and representatives from the Houses. Maybe the Housing Corporation representative should oversee the houses and keep the members living in the houses responsible for what they tear up and have to fix. These are young adults and they need to be responsible. Sororities seem to be the ones who take care of their houses and are proud to be there, when Fraternities just seem to trash some of their houses which cause problems inside and outside to fix the houses when inspection times roles around. Maybe the houses should be inspected twice a year.

Mr. Robinson said he would make the recommendation, based on Mr. Coleman's (BG Fire Department) recommendation, that the Kappa Alpha Fraternity be re-certified for 2010.

After discussion of the University Review Committee, Chairman Runner asked if there were any questions or comments. Being no additional questions or comments for the applicant, Chairman Runner asked for a Motion.

ACTION: Upon Motion of Mr. Morgan, seconded by Mr. Pride, to re-certify the Kappa Alpha Fraternity, located at 1349 College Street The vote was four (4) yeas.

Ms. Anderson asked that the Kappa Alpha Fraternity to please clean up the outside of their house front yard before they go home for the holidays. There are five (5) single family residences on their streets, along with other multi-family. She asked that there be a clean up of the beer cans, cups and other trash before everyone goes home for the holidays. Mr. Landry said there are trees and limbs that will be cleaned up also.

NEW BUSINESS:

Chairman Runner thanked Mr. Coleman with the BG Fire Department and the BG Code Enforcement for their involvement and cooperation with the University District Review and their work with staff on this yearly endeavor.

Being no other business, the meeting was adjourned by Motion of Richard Morgan, seconded by Ms. Anderson at 5:35 p.m. All members concurred.

VELMA RUNNER, CHAIRMAN

Sandy M. Clark, Secretary