



UNIVERSITY DISTRICT REVIEW COMMITTEE MEETING SUMMARY MINUTES September 13, 2017

ATTENDANCE:

Committee Members

Charley Pride, Vice-Chairman
Karen Foley
Melissa Rudloff
Lucinda Anderson

Staff Members / Others

Steven McWhorter, CCPC
Jessica Martin, CCPC
Ben Peterson, CCPC
Moe Hillard, BG Code Enforcement

I. CALL TO ORDER & DETERMINATION OF QUORUM

Vice-Chairman Charley Pride called the University District Review Committee meeting to order at 5:00 pm. Roll call was taken and a quorum was determined with four (4) of the seven (7) members in attendance at the time.

II. APPROVAL OF MINUTES

Vice-Chairman Pride asked the Committee members for any discussion on the Summary Minutes of the August 9, 2017 University Review Committee Meeting. Being none, he asked for a motion.

ACTION: A motion to approve the Summary Minutes of the August 9, 2017 University District Review Committee Meeting was made by Lucinda Anderson and seconded by Karen Foley. With no further discussion, Vice-Chairman Pride asked for a roll call vote.

Voting YEA: Anderson, Foley, Rudloff, Pride,

Voting NAY: (none)

The Summary Minutes were APPROVED.

III. PUBLIC HEARING

Vice-Chairman Pride explained that the reason for this Public Hearing is to review and consider the recertification of Pi Kappa Alpha, 1328 Center Street. Mr. Steven McWhorter presented the staff report. Ms. Moe Hillard stated they would be happy if they had a surprise inspection once a year and hopefully work better with the boys on getting items completed prior to second/final inspection.

Mr. Dale Helton came forward as president of the Housing Corporation and stated he had Adam Rider and a gentleman that lives in the house with them. He apologized for his absence in the last month's meeting and for Moe and Steve working with them to get the items completed in the house. Ms. Karen Foley asked if we ever received acknowledgement or a response from the letter that staff sent in regards to the wall in the rear of the property after the video of the fight and how an accident could have occurred there. She asked if they had plans to do anything different at this time. Mr. Helton stated he did receive the letter from Jessica and they have

discussed and acknowledge the incident. Mr. Helton stated he has been involved in the chapter in the last 30 years and if anything happens he knows about it. Mr. Helton stated before the fight they have not had a single incident with the wall. He stated he discussed the letter that was given to them with the board, attorneys, and engineers and they decided they will monitor it and their number one concern is safety for their kids. Mr. Helton stated at this point they didn't feel like it was a need and it wasn't a compelling argument for one incident to have them change the aesthetic and endure the cost. Ms. Moe Hillard asked what has to happen for them to require a "need". Mr. Helton stated anytime there is a problem or the kids say there is a problem the Board will address it. Mr. Helton stated his name is on the note and wants nothing negative to happen out there. Ms. Foley stated they don't think it's a problem and understand that, but the UDRC has twice said they think it is a problem and that something needs to be done and asked what it would hurt to get a quote or ideas or something to make that safer. Mr. Helton stated they got a quote when they received the letter but that is their business and the committee approved the original plans and the committee has recertified their property for four years. Ms. Foley stated they are there to say "yes it is safe" and meets the requirements. She stated if they didn't say to them that they saw it on video and have seen the possibilities of future problems and they would be remised if they didn't say something needs to be done. Ms. Foley asked if they received a response from the letter. Ms. Jessica Martin stated Mr. Helton replied back and stated he would discuss it with the board. Mr. Helton felt that this was a "what if" situation and there was to many "what if's" out there. Ms. Foley stated her concern was not about the behavior it was about the potential hazard and wanted to reiterate their concerns. She stated she didn't want to be subjected as a committee member on this board of any future potential problems. Mr. Helton stated the Board and Alumni have had at-length discussions about the wall and they are saying they feel like they don't need to do anything, they acknowledge the concern, and they will address it if more instances happened at the house like the kids goofing off and hanging off the wall or something more compelling that they feel will require it. Mr. Helton stated on behalf of the Pikes they are willing to do what the Board requires of them but hope they are not heading to a forced situation. Ms. Foley asked what would be "compelling". Mr. Helton stated he doesn't know but prays nothing ever happens. He stated he didn't want to go in and change the aesthetics of the house and spend a bunch of money he didn't have. He stated the house was built on donations and he personally contributed 50K of that. Mr. Helton stated that anytime he gets a phone call or letter like about the trash, he acts on it and gets something done.

Ms. Rudloff stated it can go on record that this committee has made their concerns 100 percent transparently clear and that it has been taken under advisement and the decision rest solely on the Pikes and your decision is to currently do nothing. Ms. Rudloff stated the concerns about the wall have been consistent and were expressed prior to the incident that was recorded on video. She stated the committee has shared the critical concerns to the organization. Ms. Rudloff asked about the issue of a representative not attending the meeting last month. Mrs. Jessica Martin explained that she emailed Dale the next morning and he emailed back that Adam Rider was supposed to have come in his place but had a work emergency. Mr. Rudloff stated it is important to have the communication with our young adults on working to getting the house passible. Ms. Moe Hillard stated she had problems with receiving a call to do the final inspection when the items where not all fixed on the list. She felt there was a lack of communication with the grown-ups and the boys that live in the home and felt they need to take better care of the house. Mr. Dale Helton stated he has heard this from the Board and it was hard to manage everything from Louisville with a family. He stated he would like Moe to come to a meeting. Mr. Helton stated it takes a lot of alumni to run an organization. Mrs. Jessica Martin stated they had 23 organizations

to apply for recertification and Pi Kappa Alpha is the only one that didn't get recertified as of today and explained that he is not alone; there is 22 other organizations that have to do what he does. They explained the surprise inspections is usually done in January and what to expect.

Ms. Lucinda Anderson expressed her concerns about the drop of the wall and how they could be okay with kids living there. Mr. Adam Rider came forward and stated they have gotten quotes for a fence and more landscaping. He stated their main concern is the safety, he stated the plan was approved by this body and the insurance carrier also approved the wall. He felt that they would not be talking about the wall if there wasn't a video. Ms. Anderson stated the concern was expressed every year prior to the video. Mr. Rider stated at this moment they do not have immediate plans to change anything but they have had bids that they will be looking into. Ms. Karen Foley asked if the board could require the Pikes to do something for recertification. Mr. Ben Peterson stated he believed the Zoning Ordinance has a provision where they can. He stated if this Board feels like it is a big enough life safety issue they can require the wall to be addressed. The course of action that the Board has is de-certification and other things. Mr. Peterson stated the board needed to decide if this is a big enough issue to de-certify them. He stated it is a pretty serious step to take and gave advice to the Pi Kappa Alpha to come up with some plans whether it is additional landscaping or other choices. He stated the Board has made it clear that it is a problem to them even if they feel like it isn't. Ms. Karen Foley stated she is happy to hear Mr. Rider state that they have gotten quotes for landscaping and fencing since that is new information and it seems they are putting forth a little effort. She expressed her concern was brought to life with the video and the potential of danger. She stated she wasn't interested in opposing a deadline or demand; she wanted to see some steps that show that they are taking these issues seriously, looking at options and seeing what they can do in the future. She hoped in the next year to see something. Mr. Adam Rider stated he has a bid in his email box for landscaping. He stated they currently have a 3 ft. landscaping buffer with a tree in the middle. He stated he has two bids, one to fill in the gaps in the landscaping currently and the other is to tear everything out and put in mature sharp thorny bushes that will stop or delay someone from getting near it. He stated per the video they happen to be in the gap of the landscaping. Mr. Rider stated he got a quote for a black iron fence that would require drilling all the way through the top soil, brick to the split faced block that would cost an enormous amount of money. Mr. Rider stated they have done their homework. Mrs. Foley stated she is happy to hear that. Mrs. Jessica Martin stated he should probably open up with that next time. Mr. Peterson and Mrs. Jessica Martin stated be prepared to hear about it again next year if nothing is done. Ms. Rudloff explained again Life Safety issues are a major concern and there could be incidence that was not caught on videos and would break her heart, the parents, kids, etc. if something was to happen to a student. Vice-Chairman Pride asked if there were any other questions. Being none, he asked for a motion.

ACTION: A motion was made by Ms. Melissa Rudloff and seconded by Ms. Karen Foley to recertify of Pi Kappa Alpha located at 1328 Center Street with the following conditions: a) A probationary period should be enacted upon this organization to allow our inspectors an impromptu inspection upon the organization at random throughout the year.

Voting YEA: Anderson, Foley, Rudloff, Pride,

Voting NAY: (none)

The motion PASSED.

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IV. NEW BUSINESS

Vice-Chairman Pride asked if there were any new business. Being none, he moved to adjourn.

V. ADJOURN

With no further business, Vice-Chairman Pride declared the Committee meeting adjourned.

APPROVED BY THE COMMITTEE THIS _____ DAY OF _____, 20____

University District Review Committee