



**Town Council Regular Meeting  
Green Level Municipal Building  
Thursday, March 13, 2014**

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday March 13, 2014 at 7:00 PM in the Green Level Municipal Building located at 2510 Green Level Church Road.

**GOVERNING BODY MEMBERS PRESENT:** Mayor Larry McCollum, Mayor ProTem Michael Trollinger, Council Member Carissa Graves-Henry, and Council Member Theodore Howard.

**GOVERNING BODY MEMBER ABSENT:** Council Member Remonia Enoch.

**GREEN LEVEL OFFICIALS PRESENT:** Town Administrator Haywood Cloud, Town Clerk Sandra McCollum and Town Attorney Marissa West (Vernon Law Firm).

**GREEN LEVEL TOWN ATTORNEY PRESENT:** Attorney Marissa West (Vernon Law Firm).

Mayor McCollum presided and called the meeting to order at 7:00 p.m. Pro Tem Trollinger gave the invocation.

Mayor McCollum asked for a motion to approve the January 9, 2014 minutes. Council Woman Graves-Henry made the motion, Pro Tem Trollinger seconded the motion. The motion carried unanimously. (4-0)

**Town Administrator Updates**

The Administrator reminded the Council of the City/County meeting to be held Wednesday March 19, 2014 at 6:00 pm at the Community Life Center in Elon. The Administrator continued to say that he needed to know how many will be in attendance. Three Council members and the Administrator will be attending the meeting.

The Administrator updated the Council on the Fonville's property located on Pa Will Trail. He said that he spoke to them about the water and sewer lines. The sewer lines were put in on that street by

the property owner. Mr. Fonville has a small pump he uses to pump sewer up hill to the force main. Putting in the water lines will not be a problem, but the sewer lines were not put in by the Town so Public Works does not know what is in the ground. The contractor will meet with Public Works to see what will have to be done for the sewer lines.

The Administrator informed the Council that the Recreation Department has a mite and pee wee team for baseball and is looking for a coach.

The Administrator stated that he received an email from Alva Sizemore, Deputy Fire Marshall/Emergency Coordinator, Alamance County, stating that the Town may be able to be reimburse the funds used to clean up the debris from the ice storm. The Federal Emergency Management Agency (FEMA) is asking for the amount of man hours and fuel used for the cleanup. This will be a long process and the Town may not get the funding. He continued to say that he is asking everyone to be patience because it is going to take Republic Waste some time to remove all the tree limbs.

The Administrator informed the Council that the proposed 2014-2015 budget will be soon and the Council will need to give him any proposals they have to be budgeted for this year.

Town Attorney Marissa West stated that Charles W. Whitman, owner of Otter Creek MHP, was in attendance of this meeting. She continued to say that she has not heard from him or his wife to reference of the agreement that Green Level presented him pertaining to his MHP. Charles Whitman addressed the Council saying that he and his wife are not happy with the agreement and they are working to change some of the wording. He continued to say that there were not enough calls made to his park to say that it was a nuisance, and that there had not been that many calls in two years. He stated, that many calls could be found in low income areas of fifty people or more. He said he has no problem with the Town inspecting the housing, but he does have a problem with the document. It is too long. He said he is not going to sell the property for a long time and he is not wanting to spend money on legal fees. He said he has never had to advertise to get good people for the park. He continued saying that he did not mind having stickers placed on the residents cars, but he doesn't want to put stickers on a guest car, this is a little over board. He thinks he has done a good job in cleaning up his MHP. He continued to say he told Sheriff Johnson's Department to come to the park and he said the last crime was reported by him. He said that he cannot do anything if the Sheriff Department does not make the arrests.

Pro Tem Trollinger responded that the Council would like to work with him, but the Town has had a lot of problems with the park. He can talk for thirty minutes, but the decision is going to be made by the Council. Charles Whitman responded that he spent \$20,000 that he didn't have to spend so the kids would have a nice place to play and live.

Sandra McCollum a resident, disagreed with Charles Whitman about his park. She stated that the park is dirty, in disarray and dangerous. She continued to say that Whitman does not live in Green Level. He responded that he do ride through Green Level with his wife and children. Mayor McCollum responded that he does not live here and we are stuck with the mess. The Town wants a safe place to live and the residents in the park should not have to live in fear. Whitman stated he does not live in Green Level, but he have more money invested than any of the Council members in their homes. Pro Tem Trollinger responded that he is digging himself a hole. The Mayor stated that the Council is trying

to work with him. Pro Tem Trollinger stated that he lives up from his park and last summer he had to call the Sheriff Department about the loud music. The Mayor stated that we want people to move to Green Level. Council Member Howard asked Whitman if he have any guidelines that he distributes to his tenants. Whitman replied yes, it is in the lease. Council member Howard asked if he had a copy with him. He replied, no, but the tenants have a copy with their signature. He said the Sheriff stated he was going to send him a report each month, but he had to call to get the report. The Council felt like this is his responsible to get the reports, not the Sheriff's Department. Council Member Howard reminded Whitman that the trailer where the crime took place, piles of beer cans in the yard, the trash is over run at each trailer and it looks like a slum. He continued to say the ramps on the porches are deteriorated and he does not know why someone hadn't gotten hurt. Whitman replied that he does not know his rights to do that because the tenants rent a space from him not the trailers. He continued to say that if the Town has an ordinance, then the Town should tell the tenants to repair their trailer. Council Member Howard stated that he should encourage the tenants to do these thing and he should be on the same page as the Town. Council Member Howard said Otter Creek MHP should look like his other parks. The Mayor asked if he have someone to oversee the property. He replied, yes. He said he had JD Miles picking up the garbage and he does not know what happened, he was supposed to be picking up the garbage twice a week. The Mayor asked him what is he doing at his other parks about garbage. He replied, dumpsters. The Administrator replied this is his obligation to do that at Otter Creek.

#### **Mr. Daniel Gerald - DBG Environmental Group, LLC**

The Administrator asked Mr. Daniel Gerald, DBG Environmental Group, LLC to give the Council an update on possible grants for a New Town Hall. He stated that the grants cycle has slowed down based on the new govern ship we have, but there are some grants he found that would be helpful. He noticed that the Town has a Sheriff substation and there is a 100% funding for housing those officials. The grant will not pay for the entire building, but it will do half. There are some other entities that can be used for funding as well, they are federal funds, USDA funds, and some Department of Agriculture Funds. The State is controlling those dollars, and he thinks the funds are going to be released, depending on the Coal Ash problem with Duke Energy. More than likely, the money will go to Duke Energy, and maybe sometime in May the other side of the funding will be release and that money can be used. Pro Tem Trollinger stated he talked to Alamance County EMS and they are interested in putting a unit in Green Level including a bay for the truck and sleeping quarters for two people as well as a unisex bathroom for showers. He asked Mr. Gerald if there is grant money to use for this. He replied he will do some research to see if there is some money. He said if this is the case, EMS falls under the guidance of DBG funds and that is sizable. Pro Tem Trollinger asked Mr. Gerald if the Council is in agreement, would he be willing to sit down with him and a representative from EMS. Mr. Gerald replied, yes. The Mayor stated that the location for the building will have to be looked at again.

#### **Town Attorney Updates**

No updates.

### Public Comments

No one spoke during Public Comment period.

### Council Discussion

Council Member Howard asked if letters could be sent out to the residents about building permits, what the general statutes is and the penalty if not having a building permit? The Mayor answered this needs to be looked at because some of the residents do not get a permit from Green Level. The Mayor stated the Code Enforcer needs to ride enough to see these illegal additions.

The Council ask if there is any information for Dollar General with the proper set back. The Administrator did not have an answer. Pro Tem Trollinger ask what do the Town have in place if a construction is built wrong or do the County say to tear it down? The Administrator stated he doe not know of anyone getting to that point without a permit but the County would be the one to say tear it down. Council Member Howard said the store on Anderson Rd. and Hwy. 49 seem to ignore the request to clean up the back of his property. The Administrator replied that they have started to clean up. Council Member Howard continued to say he had talked about leasing cameras for Greenway and Pinebrook. The Mayor replied, Sgt. Dan is taking care of that problem. Council Member Howard asked if the property owners with the wooded areas need to check the property for dead trees. Pro Tem Trollinger replied when he was employed with the Town of Hillsborough, the Town had an ordinance for the property owners. The property owner could not have trees hanger over utility lines for a certain number of feet. Attorney West stated that the utility companies are responsible for cutting the trees over the power lines. The Administrator replied the Town cannot govern the trees on someone property unless the tree is in the Town's right-away.

Pro Tem Trollinger reported a resident on NC 49 with bulk trash out and a tree down on Green Level Church Road that will sideswipe a car.

Council Woman Graves-Henry had no comments.

Mayor McCollum informed the Council that there are two pump stations with no fittings to plug in a generator and this is one reason for so many pumping. He continued to say that the Town cannot continue to pay Bradsher & Son Septic Tank to pump these pumps. With the money paid to him, a generator could have been bought. A generator needs to be put at the garage so Public Works will have lights when they have to come to work. The Council was in agreement.

There being no further business.

The Mayor ask for a motion to adjourn the regular meeting. Councilmember Howard made the motion, seconded by Pro Tem Trollinger. The motion carried unanimously. (4-0)

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Larry McCollum, Mayor

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ATEST: Sandra McCollum, Town Clerk