



Town Council Regular Meeting Green Level Municipal Building Thursday, May 8, 2014

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday May 8, 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 Pro Tem Michael Trollinger, Council Member Carissa Graves-Henry, Council Member Remonia Enoch and Council Member Theodore Howard.

GREEN LEVEL OFFICIALS PRESENT: Town Administrator Haywood Cloud and Town Clerk Sandra McCollum

GREEN LEVEL TOWN ATTORNEY PRESENT: 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 March 13, 2014 minutes. Council Woman Graves-Henry made the motion, Pro Tem Trollinger seconded the motion. The motion carried unanimously. (5-0)

Town Administrator Reports

The Administrator asked the Council if the Day in the Park event was going to be approved for this Year. The Mayor replied that he assumed the plans will go forward. The budget will be the same (\$2,000) but, will not exceed that amount.

The Administrator informed the Council that Mr. Jay Graves, Park Director, started on Monday (April 7, 2014), and his first priority is to get the summer camp information for the camp. The camp participation is small because the children are in year round school at this time of the year, and school is

in session. Mr. Graves will be distributing flyers for the football camp to start in July.

The Administrator gave an update concerning FEMA. All of the cleanup cost was turned in to FEMA on time and the total of the amount of reimbursement will be known within two weeks.

The Administrator stated the public hearing will be held June, 2014 for the 2014-2015 budget. Bobby Massey, Town Account, will be in attendance to answer questions. Pro Tem Trollinger asked how much travel time and education fees does the Town have and use. The Administrator replied it various, and the majority expense (\$1,500) is in the Public Works Department. The employees attend classes to be certified to work the pumps, and there are other classes that may be available. These funds may not be used each year. Pro Tem Trollinger continued to say if these funds are not used each year, maybe the funds can be put in the emergency funds budget. The Administrator was in agreement. The Mayor requested that the 2014-2015 budget be kept as conservative as possible.

The Administrator stated that Mike Koser has updates on the sewer project to Burlington. Mr. Koser stated that the Public Works Department saved the Town \$2,400 by digging around a gas line at the Haw River, but the gas company was on site. Mr. Koser stated that this was one of the things that had to be done to finalize the easement. All three projects, Otter Creek pump station, Basil Holt pump station, and the Force Main to Burlington, are all out for bid, and are due back next Tuesday (May 13, 2014) at 2:00 PM. But, if there are other contractors that want to bid, they can get their bids in by tomorrow (Friday, May 9, 2014). There are seventeen contractors with the plans: DH Griffins, Environ Tech, Dellinger Contractors, Sanford Contractors, Morgan Construction, CP Williams, Terry's Plumbing & Utilities, Yates Construction, Wilkinson Contracting, JEH Construction, Parkinson Construction, Pauley Construction, Haley Construction, ELJ, Inc., Centurion Construction, and Water & Wastewater Systems Contractors. He stated that this is not seventeen names because one is a far out name. He do not know how many of the names have all three projects and the one that are bidding separately and individually.

There have been two addendums to cover bits and pieces of each of the projects. They are in to the State for review. From the information received from the State that is subject for their approval, the bids to open is for the Force Main. He continued that he is hopeful that the addendums are very minimum and have a quick turnaround so the bids can be open on Tuesday.

Mayor McCollum asked Mr. Koser when the work began on these pump stations, are the pumps shut down? Mr. Koser replied that the Town is fortunate because the Town owns the property at the two pump stations, and the new stations can be built at the same site without taking the stations off line and will not have to worry about pumping while the pump is down. The testing will be done before everything is switched over permanently.

Mr. Koser continued that the two pump stations projects that have the State Revolving Loan Fund money, the funding group have very strict requirements for scheduling. The Town will have the bids to them for approval by June 2, 2014. By the bids coming in by Tuesday, everything should be on schedule.

The next milestone is to get the actual contracts awarded to the contractors on July 1, 2014. The only project that requires easements is the Force Main Project. It requires all easements be in place to their requirements prior to giving the Town approval to award the contract, so

this needs to be aggressive. At the worse, the delay on the award would be the Force Main Project until everything is in place, but that is a different funding source, which is State Revolving Loan Fund money. They have more flexibility in letting the dates slide if they have to. Mr. Koser expressed that everything looks good.

There is one easement approved but not in place. The easement is from the Office of Administration that had to go under the Haw River and paperwork will be issued from the State Attorney saying this easement is granted. It will include what will be needed to get it filed. Pro Tem Trollinger asked if the River Keepers would have any problems with the Town crossing the river. Mr. Koser replied no because the pipes will be going under the river.

The Administrator asked the Council to review the privilege licenses chart for updates for the amount of the licenses, if any. Pro Tem Trollinger asked the Attorney to research to see how the Town can collect fines that is owed to the Town. The Attorney replied that it is illegal according to the Town's ordinance not to pay the fee for licenses. An injunction can be issued against that person and prevent them from operating.

Town Attorney Reports

Ms. West stated she is working on the Landlord/Tenant Ordinance the Town Clerk presented adding the legal statutes.

Public Comments

No one spoke.

Council Discussion

Pro Tem Trollinger stated to the Town Clerk that the Landlord/Tenant package is something the Town has needed. He continued to say he wants the landlords to know that they cannot go anywhere else in Alamance County and operate the way that they do in Green Level. The standards has to be set high and stay firm.

Council Woman Enoch stated that she approves the ordinance and the Town has a lot of vacant properties and something needs to be done. The Mayor stated that he, the Administrator, and the Code Enforcer rode each street in the Town and the Code Enforcer took notes of the problems that need to be taken care of.

Mayor McCollum addressed to Rodney Gunn, Public Works Director that he needed to

concentrate on finding where the leaks are to reduce the sewer bills.

Council Member Howard complained about the speeders on James Boswell Road.

The Mayor asked the Administrator if Carlo notified him about information to restore the Town Hall building. The Administrator replied that he called her and left a message. Council Woman Enoch replied she talked to Carlo and she is in the process of finding the history of the Town Hall building.

Council Woman Enoch asked if Mr. Graves, new Park Director, is set up at the Park. The Administrator replied, no. Councilwoman Enoch replied that the Park Director need to be set up at the Park. She continue to say that he needs to be there to meet the public and do other things concerning the Park and Recreation.

Council Woman Graves-Henry asked if the letter with the Landlord/Tenant Ordinance different from the letter the Code Enforcer sends out. The Clerk replied yes, the letter the Code Enforcer sends out does not have as much detail as this letter.

The Council agreed to have the “Day in the Park” on June 28, 2014.

The Mayor asked the Council if they are in agreement to add another day to pick up brush. The Council agreed. The Administrator replied that a letter was sent out to the residents concerning the brush pick up. Some residents will cut a tree down and have more than a truck load. The Town will not pick up more than a truck load unless the resident pays.

Council Member Howard addressed the Attorney that he would like to add to the Landlord/Tenant Ordinance the improvement structure part of a mobile home, the door jams, and other structures. The Attorney replied that the Town uses Alamance County Ordinances for that. Council Member Howard asked the Attorney if at the register of deeds are public records available to find what someone paid for a property. She replied that the amount of the tax is not on a deed and that it is \$1.00 for every \$500, so this can be calculated for the amount.

There being no further business.

The Mayor made a motion to adjourn the meeting. Council Woman Graves-Henry seconded the motion. The motion carried unanimously. (5-0)

Larry McCollum, Mayor

ATEST: Sandra McCollum, Town Clerk