

Town of Green Level
Meeting Agenda
January 19, 2012
7:00 PM

- 1. Call to OrderMayor McCollum

- 2. Invocation.....Mayor Pro Tem Trollinger

- 3. Approval of Minutes.....Mayor
 - a. December 1, 2011
 - b. December 15, 2011

- 4. Town Administrator Reports.....Haywood Cloud

- 5. Town Attorney Reports.....Marissa West

- 6. Public Comments
 - *The Public is allowed to address the Council on any non-agenda item at this time.*
 - *Be sure to sign in, stand and state your name and address for the minutes.*
 - *Please limit comments to 3 minutes or less.*
 - *Please find the Public Comment Policies on the podium.*

- 7. Town Council Comments.....Mayor

- 8. Motion To AdjournMayor

**** Next Council Meeting will be Thursday, February 2, 2012 @ 7:00 PM ****

**Town Council Regular Meeting
Green Level Municipal Building
Thursday, January 19, 2012**

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday, January 19, 2012 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 Remonia Enoch, Council Member Carissa Graves, and Council Member Theodore Howard.

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

The Mayor called the meeting to order and Mayor Pro Tem Trollinger gave the invocation.

Mayor McCollum asked if there were any corrections of the minutes? There were no corrections, The Mayor asked for a motion to approve the December 1, 2011 and December 15, 2011 minutes. Pro Tem Trollinger made the motion, Council Woman Graves seconded the motion. The motion carried unanimously. (5-0)

Town Administrator Updates

The Administrator introduced Mr. Eddie Carrick (Allred & Carrick CPA's), the Town's auditor. Mr. Carrick stated that if the Council has questions and he doesn't have the answers, he will get back with the answer. He continued to say that he knows that the Town is small and will be making a lot of decisions in the next few years, and the only way that can be done is to have the right answers.

Mr. Carrick presented the Council a copy of the audit report, and asked the Council to turn to page

3-10, (Management Discussion Analysis) to explain where the Town has been, where the Town is at, and a little about where the Town will go in the future concerning the finances. Mr. Carrick continued to say that the Town received an "unqualified opinion" audit, and this report is the best that can be received. The report means that after the audit was complete, the Town of Green Level fairly represents the books of the Town. The Town had a stable year and he continued to explain the report. Mr. Carrick advised the Council to spend wisely. Pro Tem Trollinger asked Mr. Carrick if other small municipalities have a pit fall, what is it, and what to do to prevent Green Level from making the same mistakes? Mr. Carrick answered that small municipalities underestimate the revenue coming in. The Town should stay within their budget, and not overspend the revenue, and know the expenditures.

The Administrator talked about the leadership program in which he is a member. He continued to explain the services Elon University provides with their Bio Bus Line. He stated that DDS provides services and he will give that information to anyone that is interested.

The Administrator updated the Council that Ms. Virginia Shoffner attended the last meeting asking to rezone her property. The Administrator explained to the Council the different zones and the meaning and should usually try to stay within that zoning. Ms. Shoffner was living at her address before the ordinance was adopted and she was considered grandfathered in. The Administrator continued to explain that Ms. Shoffner is non-conforming and if the trailer burns down, is torn down or pulled out, another trailer cannot go back into that spot, only a double wide. Ms. Shoffner will be able to renovate. Pro Tem Trollinger asked the Administrator if there is anything that can be done to change this by going to the Planning Board? The Administrator said that Ms. Shoffner will have to go before the Planning Board and ask for rezoning, but as a staff member, he said he will give them his recommendation, not to rezone because of all the problems this will cause. Council Woman Enoch asked if the zoning could stipulate just in that area? The Administrator continued to say that this will have to be allowed for anyone else that asks to do the same thing. Council Member Howard stated that Ms. Shoffner has enough land around her and she should be able to do this.

The Administrator stated that he had asked the Council if they had any questions for Sgt. Morton concerning the calls from Green Level to the Alamance County Central Communications Office? Pro Tem Trollinger asked about the discussion about cameras being placed in the Town Hall to monitor the Town Park. Sgt. Morton replied that at that time, it was said the cameras were too expensive.

The Administrator stated that he met with Jason Martin, Alamance County Inspection Department, Alamance County Sheriff Department, and Ms. Marissa West, Town Attorney to discuss the problems concerning Otter Creek Mobile Home Park. Ms. West stated that Jason Martin had gone out in 2009 and tagged some homes. The owner of the park, then, cleaned the park. Ms. West continued that she discussed with the Sheriff Department about doing a nuisance and abatement process and if the owner does not correct the problems, the park will be closed down. The Sheriff is going to pull all the police calls his department received concerning the park. The MHP had nine trailers in violations as of Thursday morning (1-19-12). The park is owned by William Royal, but uses other entities. There is not a site manager on site to manage the park. The Administrator expressed that letters will be sent to the owner on a regular basis because of the Nuisance and Abatement Ordinance. Ms. West stated that her firm is trying to approach this problem with as many options as possible.

Town Attorney Updates

Ms. West had no updates.

Public Comments

No one spoke.

Council Discussion

Pro Tem Trollinger stated that he recommends that the Town's employees do not go on Otter Creek MHP property because if the back-hoe hits something, they will hold the Town

liable.

The Mayor asked if Public Works was cleaning out the creek in the MHP? The Administrator replied, yes because of the emergencies. When the residents of the park put debris in the creek and cause backups, the residents on E. Simpson call because the water floods their back yards. Rodney Gunn, Public Works Supervisor, added that when that creek backs up in that MHP, it has a tremendous effect on the Town's sewer lines and manholes.

Pro Tem Trollinger stated that there is a rundown trailer at the end of Basil Holt Road and it needs to be removed. Sgt. Morton replied that the trailer is used for storage for one of the properties in that area.

Council Woman Enoch asked Rodney Gunn if the gravel had been put down on Loetta Trail? Mr. Gunn replied, no, because Public Works Department has been busy doing other things such as doing smoke testing in the sewer lines.

Council Woman Enoch thanked Sgt. Morton for handling a problem she was having with one of her neighbor's dogs. She continued to ask Sgt. Morton about the animal control deputy picking up dogs in Green Level, because Green Level pays this large fee each year for this service. Sgt. Morton replied that Green Level is paying for the animal shelter, and the way he understands it is that the animal control deputies cannot enforce the penalties because what is in the Town's ordinance, but they will continue to pick up the animals.

Council Woman Graves stated that she is still trying to understand from the last meeting, about putting gravel down on Loetta Trail, will this solve Mr. Burton's problem? The Administrator replied that it may not solve the problem because Mr. Burton has his building located on the side of the house and this is not a problem for the Town to correct. The Mayor replied that this street is basically a drive way and in order to bring the street up to a passable street, engineers will have to reconstruct the street.

Council Member Howard - No discussion.

Mayor McCollum - No discussion.

There being no further business.

The Mayor asked for a motion to adjourn the meeting. The motion was made by Council Woman Enoch, seconded by Pro Tem Trollinger. The motion carried unanimously. (5-0)

Larry, McCollum, Mayor

ATTEST: Sandra McCollum, Town Clerk