



Town Council Regular Meeting
Green Level Municipal Building
Thursday, January 9, 2014

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday January 9, 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 Remonia Enoch, Council Member Carissa Graves-Henry, 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. Mayor ProTem Michael Trollinger gave the invocation.

Mayor McCollum asked for a motion to approve the November 14, 2013 minutes. Council Woman Enoch made the motion. Council Woman Graves-Henry seconded the motion. The motion carried unanimously. (5-0)

Adoption of Consent Agenda

Mayor McCollum made a motion to adopt the consent agenda, seconded by Pro Tem Trollinger. The motion carried unanimously. (5-0)

- (a.) Sheriff Terry Johnson, Alamance County Sheriff's Department.
- (b.) Eddie Carrick - 2013 audit report.

Sheriff Terry Johnson Presentation

Sheriff Johnson addressed the Council that he wanted to update the board by presenting a PowerPoint presentation in which he shared information on the Otter Creek MHP homicide and kidnapping that took place on December 29, 2013. The Sheriff presented the Council 6 sheets/calls for service with 141 incidents from 2009 to 2013 that was made concerning Otter Creek MHP. Sheriff Johnson also presented letters his department mailed to ACP of Alamance, LLC, and the property owners informing them about the numerous calls the Alamance County Sheriff's Office has responded to and citizens in the community have repeatedly complained to law enforcement authorities about the activities at this property (2600 Block of E. Simpson Road). The Sheriff stated that there is a serious problem in Alamance County concerning the drug trafficking and the cartel. The Sheriff continued that he and his agency is willing to do whatever the Council ask him to do.

Pro Tem Trollinger stated he and the Council appreciate what he is doing. The Sheriff stated that there are a lot of good people that live in that park but they are afraid and he is going to do whatever he can to protect the people in Green Level and Alamance County. Pro Tem Trollinger asked the Town Attorney what needs to be done. She replied that it would be the nuisance and abatement ordinance that the Town was going to use before, but the owner started cleaning up the MHP.

Council Woman Enoch stated that Otter Creek MHP should be closed because it is a public nuisance and the Town have closed other places in the past. She continued to say the Council need to vote on this matter because it may take some time to get this done.

The Code Enforcer stated that the owner had started cleaning up by pulling out some of the trailers. The Attorney stated she will send the owner a notice. The Administrator stated the problems have moved from cosmetic to criminal activities.

The Mayor asked the Attorney what the Council needs to do. She replied the Council will have to give her permission to start procedures to close the MHP.

Council Member Howard asked if she need any stipulations. Council Member Howard continued to say that anyone can come into these trailer parks and single family homes and set up a place to stack their drugs, and this need to stop. The property owner needs to be held responsible for who they rent to. He ask the Attorney if the manager can get the permanent names of the residents in each trailer because they may bring in friends. The Attorney answered this will be hard to regulate how many people living in a resident because this will have to do with the constitutional law.

The Mayor asked the Sheriff if it will be difficult to close the park. The Sheriff replied they closed down Dockside Dolls and the Paradise Club. It took documents and the places were close and his department have documents concerning the park. He continued to say that they went to court and the judge warned them if they continued to have drugs and prostituting they would be closed down. The Sheriff continued to say that a judge will probable warn the park owner that the court will close the park because of the problems.

The Attorney asked the Sheriff if he have this information and the Sheriff replied, yes. The Attorney asked the Council if they want the park close because of the criminal activities and not just pulling out abandoned trailer. The response was yes.

Pro Tem Trollinger asked the Attorney what will happen to the property. The Attorney replied the owner of the property will no longer be able to operate as a MHP. Pro Tem Trollinger stated the Council should go forward to close the MHP.

The Mayor and Council thanked the Sheriff for coming to the meeting and his concerns about the Town's safety.

Mr. Eddie Carrick - 2013 Town Audit Report

Mr. Carrick addressed the Council saying that he had some good news. He continued to thank the board for letting him serve the Town for this year's audit, and any time there is a question or concern, give him a call.

He informed the Council that pages 3-11 are called Management's Discussion and Analysis, and are the pages to use for any answers for any questions for financial statement of the Town of Green Level for the fiscal year ended June 30, 2013. He continued to say the Town received an unqualified or (clean opinion) report and this is the best audit that the Town can receive based on the finance report.

Mr. Carrick said the Town had a good year. The General Fund was up a positive \$24,000 compared to a negative \$27,000 last year. The revenue was up about \$22,000 and the expenditure was down about \$30,000. He commended the Council for being able to do this.

He stated the Water and Sewer Fund was a positive \$57,000 for the year, paid a \$47,000 to debt principle during the year, and did a capital outlay in construction of about \$76,000 last year. That was a positive thing as far as water and sewer is concern.

He continued to say looking forward this year, there is a change in the vehicle registration. When licenses are renewed, DOV is collecting property taxes and this should help Green Level to collect at least \$8,000-\$10,000 more a year. Available fund balance at the end of the year, is up to 24% this year. LGC gets nervous if it is less than 20%.

His advice to the Town, as he as advised for the last five years, is to be conservative. He thanked everyone on staff and the Town Accountant, Bobby Massey, for getting the information to him for the audit.

Town Administrator Updates

Public Hearing:

Consider: Approval of a Proposed Voluntary Annexation for AQ Construction Inc. into the Town's Limits of the Town of Green Level

The Administrator advised the Council that a Public Hearing will be held to consider approval of a proposed voluntary annexation for AQ Construction Inc. into the corporate town limits of the Town of Green Level. He continued to say this is the original property of the Fonvilles. He stated all plaques have been signed and register at the Register of Deeds.

The Administrator asked for approval of this plague to be approve and be effective tonight. This annexation has been properly advertised. This property and citizens shall be subject to all debts, laws, ordinances, and regulations enforced in the Town of Green Level and shall be entitled to the same privileges and benefits as Green Level. Territory shall be subject to municipal taxes according to General Status 160-A 58.10. He stated staff recommend approval of the annexation on Pa Will Trail.

The Mayor asked for comments or questions from the Council. There were none. The Mayor asked for comments or questions from the public. There were none. The Mayor asked for a motion to close the Public Hearing. Council Woman Graves-Henry made the motion, seconded by Council Member Howard. The motion carried unanimously. (4-0)

The Mayor asked for a motion to adopt the annexation of Pa Will Trail. Council Woman Enoch made the motion, seconded by Council Woman Graves-Henry. The motion carried unanimously. (4-0)

NOTE: The Mayor abstain his vote because of family member.

Pro Tem Trollinger left the meeting early.

The Administrator stated that everything is moving forward. The Attorney replied that the assessment for the road and the process will have to be done separately now that it is owned by AQ Construction.

The Administrator asked the Council if they knew that over the years there has been some discussion about public transportation. Municipalities have met and done studies. The subject has come up again, and the managers have been asked to talk to their boards to see if they are willing having a transit system and paying a portion of what the Town cost will be? He continued to say he thought that since the Town is small, there could be one central stop. But, after talking to other people, Haw River is going to have a stop. Anyone can come to the stop and get on the bus. The cost will probably be in the range of \$20,000-\$28,000 a year. Again, whatever service the Town provides, there will have to be an allowance of cost for increase and it maybe 3%-5% or more a year. He said he thinks Haw River is going to have a stop, but Green Level needs a survey to see how many residents would be interested in riding a bus.

The Mayor responded that he had asked the Administrator after the meeting if it was going to be a cost for the Town. The Administrator replied that he is just finding out the cost. The Administrator said he will find out if the citizens are interested. The Council stated that this would be something to talk about later.

Town Attorney Updates

Ms. West stated she has been working with the annexation concerning the Fonvilles and the ordinances. She continued to say she will be looking at other causes of actions concerning Otter Creek MHP to go along with the nuisance and abatement to speed up the process, such as a conjunction (trying to close it down before a hearing). She stated that she has been working on the sewer project seeing if there are any condemnations.

Public Comments

Ms. Fonville, Pa Will Trail, asked the Administrator if he knew if the Elon Bio Bus system would be interested in a partnership. The Administrator replied that they are getting information for that too.

Council Discussion

Council Member Howard stated the Administrator had mentioned trying to get the business zone in place and needed to get back on the discussion. He continued to say there are houses vacant on Hwy 49. The Administrator replied that he just focused on a certain section of 49, James Boswell to W. Simpson. He said he asked the residents if they would be willing to move and allow that area to be zone business, but did not get any responses.

Council Member Howard said he thought that if a house was vacant, then the Town could rezone. The Administrator replied that this cannot be done. Rezoning is usually brought to the board by the property owner. There are houses in the business zone. He pointed out on the map the houses from Ray Massey Trail to Seamster MHP is zone business, and he was trying to get zoning on both sides of the highway. The residents cannot be forced to move only for a public purpose, such as widening a street.

Council Woman Enoch thanked everyone for coming out and the Code Enforcer for staying on top of things. She asked if any information have been received about working with the Alamance-Burlington Schools. The Administrator replied that (Attorney Derek Steed, Vision for Public Education in Alamance County) was going to send information. It was understood that Mr. Steed is asking for the municipalities support. Council Woman Graves-Henry said she will contact him. The Council agreed to wait until the next meeting for discussion.

The Mayor addressed the Council about the Town Hall. The entrance way of the building has dropped 3” and had to be jacked-up. He continued to say that customers were having problems walking into the door. Mr. Lawance Wiley, who did the repairs, stated the outside support system is gone, rotten and will take a lot of money to repair the floor. The Attorney stated she will look at the deed for the building. The Mayor ask the Council for their opinions

Council Woman Enoch stated that if a new building is built, she knows a foundation that is willing to repair the present building for a recreation facility. She continued that they came out and looked at the building, and she told them the history of the building and they were excited. The Mayor stated that he thinks this is a great idea to preserve this building. Council Woman Enoch stated they also looked at the two open shelters located next to the building, and maybe close it in for a building. The organization would like to save this building.

The Council was in agreement that a new building is needed and the numbers will have to be looked at along with a conversation with Bobby Massey, Town Accountant.

Council Member Howard requested the building to be built so there is no coming back and needing to add other things.

Council Woman Enoch wanted to know what is needed to discuss the building at the next meeting. The Mayor replied he and Pro Tem Trollinger is meeting with a contractor next week and will have a set fee.

The Mayor presented three sets of floor plans prepared by Central Builders, Inc. Mebane, NC for the building and ask the Council to decide which one of the three plans. The Council agreed to choose the floor plan 20x48 with the closets.

The Mayor had concerns about these groups such as the LLC accusing the Sheriff of trying to close the MHP because of who lives in the park.

The Attorney said that there are other mobile home parks in the Town. The Town is going after the criminal activities in this park, not who lives in the park. She continued to say the owners knows what is going on.

Council Woman Enoch replied that it is the residents that wants the park close. She continued to say that this was going to be the first thing she was going to talk about because there is murder, kidnapping, and other crimes in this park. She said the Council have worked with these owners time after time and have given them time to do what is needed to be done. She said that the Town have enough documents to close the park down.

The Administrator reminded the Council the last time problems came up about the trailer park, Council Woman Enoch suggested giving them another chance to do what need to be done.

Council Member Howard commended Council Woman Enoch for requesting to give them another chance and this looked good for the board.

Bernard Pinnix, Code Enforcer, informed the Council that he will be in court tomorrow (1-10-14) for Jones vs. Town of Green Level. This woman stole water from the Town and could not be found for a period of time. The Mayor asked how long the Town was trying to contact her. The Code Enforcer replied that it has been about a year. She moved and the Sergeant found her in Burlington. This was when the warrant was served. The Mayor asked how much she owes the Town. The Enforcer replied \$1,500.00.

There being no further business.

The Mayor ask for a motion to adjourn the meeting, Council Woman Enoch made the motion, seconded by Council Member Howard. The motion carried unanimously. (4-0)

Larry McCollum, Mayor

ATEST: Sandra McCollum, Town Clerk