



## **Town of Green Level Regular Meeting**

**Green Level Municipal Building**

**Thursday, March 8, 2018**

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday, March 8, 2018 at 7:00 PM in the Green Level Municipal Building located at 2510 Green Level Church Road.

**GOVERNING BODY MEMBERS PRESENT:** Mayor Remonia Enoch, Mayor Pro Tem Carissa Graves-Henry, Council Member Theodore Howard, Council Member Michael Trollinger and Council Member Richard Woods.

**GREEN LEVEL STAFF PRESENT:** Town Administrator Michael Douglas and Town Clerk Sandra McCollum.

**GREEN LEVEL TOWN ATTORNEY PRESENT:** Marissa West.

Mayor Enoch called the meeting to order, Council Member Trollinger gave the invocation.

Mayor Enoch asked if there needed to be any changes to the Consent Agenda. There were none.

The Mayor asked for a motion to accept the Consent Agenda, Council Member Woods made the motion, seconded by Council Member Trollinger. The motion carried unanimously. (5-0)

Mayor Enoch asked for a motion to approve the January 11, 2018 minutes. Council Member Howard made the motion, seconded by Council Member Trollinger. The motion carried unanimously. (5-0)

**Public Comment:**

No one spoke.

**New Business:**

**Administrator Reports**

**Code Enforcer Reports**

Bernard Pinnix, Code Enforcer, addressed the Council about the two structures to be torn down in the Town. He stated that one of the properties is located on the corner of Carter Road and NC HWY. 49. The other one is located on Green Level Loop. These properties have been boarded up for more than ten years and is an eye sore to the community. He continued to say that he notified the property owners on January 30, 2018 for a hearing, one at 10:00 AM the other one at 11:00 AM neither owner came to the meeting. Letters were sent certified and both were returned unclaimed. He continued to say that according to the ordinance, he is required to give the owners 10 to 30 days in between the findings and that time has been met. The Administrator stated that he will have to create an ordinance that has to go the Register of Deeds and has to sit for ninety days before the structure is removed. Council Member Trollinger asked the cost for demolishing the two structures. The Code Enforcer replied that he has estimated the property on Green Level Loop to be around \$3,500 because it is a larger structure. The one on Carter Road/NC Hwy. 49 is estimated around \$1,500 because it is a small concrete building. The Administrator stated that, the Town can also ask the Haw River Fire Department if they want to burn the buildings down for training.

**Mobile Home Park Violations**

The Administrator informed the Council that he and the Code Enforcer went to Green Level MHP, Otter Creek MHP and Seamsters MHP and did inspection in the MHPs. He presented the Council with letters mailed out to Mr. Patterson, Otter Creek MHP and Mr. Seamsters', Seamster MHP to inform them of the violations in their parks per trailer. Pictures were also mailed to the owners. The Administrator said he presented this information to the Town's Attorney. Green Level MHP owners are given more time because their letter had to be mailed to Florida and he hand carried the other two. The other MHPs in the Town will also be inspected.

**Land Use Plan**

The Administrator informed the Council that the Town will be creating a Land Use Plan to be done by Mr. Haywood Cloud. He is employed with the City of Greensboro and was one of the former Town Administrator for Green Level. He said the Town is growing and he is having contractors asking for information to build new structures. He said the Town is needs this. He said Mr. Cloud's cost is \$15,000 and is the most affordable. The Piedmont Triad Regional Council cost is \$27,000. He said because Mr. Cloud was Administrator and knows the Town and the Council, he is going to use Mr. Cloud. He said the fund is in the budget for consultant.

### **Debt Setoff**

The Administrator reported that the Town is now receiving money for the debt setoff. A deposit of \$466.90 was made with \$16,000 remaining that residents have left the Town owing a water/sewer bill. He said when an application is complete for water/sewer service, the applicant social security number is sent to the NC Debt Setoff. When the resident file their taxes, the Debt Setoff will send the Town the money that is owed.

### **Budget Requests**

The Administrator asked the Council if they have requests for the 2018/2019 budget. If so, he will be starting on the budget at the end of March. He said some of the requests will be more personnel for the Town.

### **Events in March**

The Administrator stated that March will be a very busy month on Saturdays for the Town. He said that March 10<sup>th</sup> will be the “All Good in the Neighborhood.” He said that is a program with the Community Watch Association where they will have the Fire and Sheriff Departments to talk and demonstrate different things. On March 17<sup>th</sup> will be Otter Creek clean-up with the Piedmont Smart Water Program and is asking for volunteers to help. He said the owner needs to clean up the creek in the MHP. He said on March 24<sup>th</sup> will be “Movie in the Park” and will be incorporated with the Otter Creek clean-up.

Ms. Latasha Gravely addressed the Council that she is requesting a building to do her art work. She said with her organization they reach out to senior citizens and children with art. Her organization has received a grant from Alamance Foundation and Incorporated in the amount of \$7,000 for Green Level Municipal Park. She said one of their stipulations is to do two walls with murals. She continued to say that she and her partner would like to get ideas on what to paint. The Mayor replied that the Parks and Recreation will contact her.

### **House of Rahab**

The Administrator stated that the House of Rahab is a facility that would like to open its doors in Green Level. He said they met with the Green Level Planning Board on Tuesday night and the Panning Board did not agree or disagree. He continued to say that there are issues with the facility in where it is placed now based upon the Town’s ordinances. He said that his recommendation is to let them express their concerns and what they would like to do. Mrs. Sherrell Lea addressed the Council with a presentation saying that the House of Rahab is a ministry. Mrs. Lea stated that the house is a nonprofit organization under 501C3, and the mission is to provide transitional housing for women. She said the definition they use for transitional housing is any type of living situation that is transitional to help residents to become productive members of society. She said their mission is to provide a place of

recovery, refuge, and rehabilitation for women transitioning from a lifestyle of drugs and alcohol. She said their mission is to help to rehabilitate women straight from the street, released from jail, prison or intuition and to provide necessary tools needed to live a clean and sober life one day at a time. She said more information is available on their website [out-of-egypt.org](http://out-of-egypt.org) that will explain more. She said the House of Rahab is governed by a board of directors: Mrs. Lea; Executive Director, Mrs. Lea's Daughter; Asst. Director, Mrs. Lea's Aunt; Treasure, Mrs. Lea's Pastor; Board Member, Mr. Harry Lea; Overseer. Mrs. Lea stated that the ministry is under the umbrella of Apostle Graves, Life Changing International Center. She said they did research on what communities need. They had telephone interviews and face to face interviews. She had about five referrals on last year but could not accommodate them. She had a couple of referrals last week but could not take them because she was not open but is prepared to open. She said this is a six month program. She said they have community donations, partner donations and a grant. She said she is in partnership with Alamance Regional and this is looked upon as sober housing or sober living.

Mr. Harry Lea stated that they are trying to bring something to the community because there are people on drugs in the community. He said he has had hands on experience. People are dying and he is wanting to help. He said he think women are not happy jumping in cars and they are trying to give them structure because someone gave him structure because he has been sober 21 years. He said they need the Council's support to get this thing going.

Council Member Woods stated that he does not have a problem with this because there is a lot of cocaine and heroin being used and in this Town. He said he would love to see this house come together to see the women get help.

Pro Tem Graves-Henry asked if the women are coming into the house. Mr. Lea replied that they are coming in because this is not a treatment center. She said at this point they are ready to come out. She asked how many? Mrs. Lea replied, four.

Mayor Enoch asked does this comes under the Town's ordinance. The Administrator replied that this comes under the ordinance. He said he contacted the NC Division of Health Service Regulation and asked what is the procedure to open up a facility such as this? There are a couple of things that has to be done and he is sure they can do their part. He continued to say the next question he asked them is how it is classified? It is classified under 10ANCAN27G.5600, Supervised Living for Individuals of all disability groups. It goes under 5601ENORE, a facility which serves adults who primary diagnosis is substance abuse dependency but may have other diagnoses. He said that is how they classified it as a group home. He said the Town's ordinances clearly states that they cannot have that type of facility whether it is a group home, transitional home or anything else that is a half mile radius of another facility. He said that this is just not the Town's ordinance that is a North Carolina General Statue that says it cannot be done that way. He said the NCGS gave the Town the status and that was used. He said that there are two facilities that do the same thing but not for females and is in with one mile of each other. This facility will be in the middle, to the left .3 miles and to the right .4 miles. The Mayor stated that there is a great need.

Council Member Trollinger stated that this is a good ministry, but this is a learning experience. When people want to bring something into Green Level, the good starting point is always the Town Hall before money, time and dreams are invested. He said that every Council Member sees the need,

but the Council's hands are tied by the State statute and the Town's ordinance.

Apostle Graves stated that they went before the Planning Board Meeting and they asked if a "Special Use Permit" could be used. She said she talked to the Department of Human Services today and they said Alamance County does not have group homes, but they have adult care homes and family care homes because in Alamance County a group home is not licensed. So, it has to be an adult care home or a family care home. She has the name and number that the Council can call the person spoke to at the County. She continued to say that the person said this was changed in 2017 and they put substance abuse under that umbrella.

The Town Attorney answered that the way the law is set up, a home that is serving six or less is called a family care home. She said NC Statute prohibits the half mile ordinance as same as the Town's ordinance.

The Mayor stated that they are not the first organization that has come and wanted to open up the same type business, but they had to be denied because of the zoning. She stated that if the Council approve them, then everyone else will have to be approved.

Council Member Trollinger stated he had no other discussion.

Council Member Howard asked the Administrator if he had this information for the Planning Board meeting. The Administrator replied no. He said the Planning Board decided by the ordinance that they knew. Council Member Howard asked if the Planning Board voted for the business. The majority of the Planning Board said yes. Council Member Howard stated that if they could meet the State requirements then he is for the business. The Administrator replied that it is not the question of them meeting the requirements. The ordinance that the Council voted on says it cannot be within one half mile of each business. Council Member Howard asked if the ordinance could be changed. The Administrator stated that a Public Hearing will have to take place.

The Administrator stated that he wants the Council to be aware if they change the ordinance, what precedent they will be setting. He said this is leaving the Town open for a liable law suite. Especially the ones that were turned down.

The Mayor asked for a motion to table this issue. Pro Tem Graves-Henry made the motion to table this issue until a public hearing, seconded by Council Member Trollinger. The Mayor asked for a show of hands.

Mayor Enoch – yes                      Council Member Woods - yes  
Pro Tem Graves-Henry – yes        Council Member Howard - yes  
Council Member Trollinger - yes

**Town Attorney Updates:**

The Attorney had no updates or reports.

**Town Council Comments:**

Council Member Woods, had no comments.

Pro Tem Graves-Henry, had no comments.

Council Member Trollinger stated that he had received a phone call about Wade Journey Homes. He continued to say that he had a conversation with the Administrator that people had highly favored Wade Journey about their homes, but he was a little disappointed. He said on West Simpson Rd., they are not putting in driveway pipes and this is going to be a problem. He said the Administrator said this has been taken care of. He said he is saying to this Council that things need to be done that is said to be done because the residents are going to have washouts form this subdivision.

Council Member Howard stated that the Council voted for them to build the houses and he sees there is nothing that can be done.

The Mayor stated that Council Member Howard was at the meeting when they came before the board and they were grandfather in because of the Council in early years.

The Mayor made a motion to go into closed session, G.S. 143-318.11(a) (6) confidential information, seconded by Pro Tem Graves-Henry. The motion carried unanimously. (5-0)

The meeting reconvened.

There being no further business.

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

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Remonia Enoch, Mayor

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ATTEST: Sandra McCollum, Town Clerk