



**Town of Green Level Regular Meeting
Green Level Municipal Building
Thursday, February 9, 2017**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, February 9, 2017 in the Municipal Building located at 2510 Green Level Church Road.

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

GOVERNING BODY STAFF PRESENT: Town Administrator Michael Douglas and Town Clerk Sandra McCollum.

GREEN LEVEL TOWN ATTORNEY PRESENT: Town Attorney Marissa West.

Mayor Enoch called the meeting to order at 7:00 PM. Council Member Trollinger gave the invocation.

Mayor Enoch asked if anything needed to be added to the consent agenda. Council Member Woods made a motion to accept the consent agenda, seconded by Council Member Trollinger. The motion carried unanimously. (5-0)

Mayor Enoch asked for a motion to approve the December 8, 2016 minutes. Pro Tem Carissa Graves-Henry made the motion, seconded by Council Member Woods. The motion carried unanimously. (5-0)

Public Comments:

No one spoke.

Public Hearing:

The Administrator stated that a public hearing will be held to discuss the financing of the New Town Hall. He said he spoke to the USDA and they are in the final stages of sending the Town's proposal to the underwriters to get everything finalized so the Town can go to bid in April, 2017. They will be at the March meeting to get the Council's approval. He continued to explain the way the financing will be done. The overall cost will be \$1.2 million dollars and that will include a complete chambers and the other things needed for a town hall. This is a high ballpark figure. If the 15% is taken out of grant funds, that will equal to about \$180,000. The financing will be for \$1 million dollars. What USDA has done is to show what \$1 million dollars will look like over a forty year period. An amortization schedule was given to the Council and it showed the payments, interest, principal and the total for a period of forty years. The payment will be \$46,849.00 per year, \$3,900 per month. The Administrator stated that \$25,000 was spent in 2015 just for heat and electric at the current Town Hall building. He continued to say a lot of money is spent and the building is continuing to fall down. The audit for 2016 will show more than \$25,000. Last year, 2016, the heating unit went out and there is no heat or air on one side of the building. USDA will finance the project at 3.75%.

Council Member Trollinger asked if there is a blue print that has to be presented to USDA for them to release funding because the Council has looked at the drawings that the Administrator presented as a proposed town hall and everyone agreed it is a great looking building. He continued to say the Council had looked at Carolina Builders and other builders to build a town hall, and he said one builder gave a figure of \$190,000 for a steel building. He said the Town needs a Town Hall and he would like to look at all of the options. The Administrator stated that he looked at the former Administrator's records and the fee was for \$389,000 for the steel building. He said he called surrounding cities to see if they had knowledge of the builder and they said they did know the builders and they are good builders, but the Administrator said the steel building will only last about fifteen or twenty years and the Town will have to revisit another structure.

The Mayor stated that she feels the building could be down sided, maybe one-half of a million. She continued to say the Council chambers is never full, that room can be down sized. She said a community center is a need and office space. Pro Tem Graves-Henry asked how many seats are pictured. The Administrator replied, 65 and the one he saw at Wentworth, NC held under 100 seats. Pro Tem Graves-Henry said she agreed and disagreed. She said she would like to see the cost down, but maybe cut the brick. The Administrator said that there is a way of cutting cost other than the size of the building.

Council Member Woods asked what the projection is. The Administrator replied that if this goes to bid in April, the fair amount of time for bids are sixty days, to start building will be June or July time frame.

The Mayor asked for comments from the public.

Mr. Earl Pickett, stated that when the new subdivision is up, there will be more people coming to the meetings.

Old Business:

Administrator Updates

Income Survey

The Administrator stated that the Income Survey was a success. He stated that 566 surveys were sent and 201 were returned. He continued to say that when they came to the Town about the survey they came with specific information on what should be done and under no circumstances could you tell a person what to write on their survey. They did say that the surveys could be collected and turned in. Since 172 surveys were mailed at one time, they said when a survey is collected at the window, send it in with survey written on the envelope and send the remainder 30 that were required and he said he did. He said to the Council that he told them that the surveys were going to be confidential, no one was going to mail, go by their residence or call them to verify any information they put on their survey. He said last week he received a phone call from Mr. Hart, USDA, he said because we sent them the surveys, the State is requiring the Town to provide phone numbers of the residents that responded to the surveys so that (USDA) can verify the data. The Administrator chose to say no, but he is informing the Council and if the Council wants him to do this, he will. He said he thinks the trust with the residents is more important than the surveys.

Council Member Trollinger, Pro Tem Graves-Henry, Council Member Woods and the Mayor were in agreement with the Administrator.

Fee Schedule

The Administrator expressed to the Council that he would like to act on the fee schedule he presented to them at the last meeting.

The Mayor asked for a motion to approve the 2017 fee schedule. Pro Tem Graves-Henry made the motion, seconded by Council Member Woods. The motion carried unanimously. (5-0)

G & K Uniform Service

The Administrator informed the Council that the Town has terminated the contract with G & K effective January 23, 2017. The Administrator stated G & K was charging \$210.00 to \$220.00 each week for serving six employees, eleven pieces of clothing. They were asked to renew the contract and they lowered their price to \$74.00 per week. He continued to say there is a new contract with Unifirst and the price is \$64.00 per week. He continued to say the liquidation charges with G & K is \$7,100. The Administrator made two recommendations, one, offer them a \$2,500 settlement or G & K was bought out by another company, does the Town hold out. Council Member Trollinger stated he disagrees, if they are offering a 30% discount, pay the

discount. The Attorney stated that there is no harm in negotiating the \$2,500 before the February 28, 2017 deadline.

The Council was in agreement to pay the discount of \$5,000 with the \$2,500 negotiable.

New Business:

Administrator Reports

Proposed Projects Outlays for FY 2017-2018

The Administrator had e-mailed the Council Members a Proposed Project Outlays for FY 2017-2018. He stated he had the staff to present the top fifteen projects for the Town and this is the staff's input. He stated to the Council that he is asking them for their priorities. The Council stated that the priorities should be pump station rehab, New Town Hall, manhole rehabilitation, two new service trucks, house demolition and the other will be considered in the budget. The Council was in agreement.

Proposed Sheriff's Firing Range

The Administrator stated that he attended an Alamance County Commissioners meeting on Monday, February 6, 2017 and they gave the County Manager permission to do a study for the training facility at a cost of \$30,000. Bernard Pinnix, Code Enforcer, visited the Greensboro training facility last year. Mr. Pinnix took pictures and did a detailed power point presentation for the Council.

Town Attorney Updates

Ms. West stated that she had an easement for the City of Burlington that was removed when the sewage project was done. She asked the Administrator and Town Clerk to sign the document to be recorded. She said she had received the document from the owners of the Green Level MHP. She stated that the Town's ordinance currently stands where it will not allow any new mobile homes to come in that are more than ten years old. There are cases that will not allow that, the connections whether it is safe or not. She stated she will send the Council an amendment concerning this.

Town Council Comments

Council Member Woods had no comments.

Pro Tem Graves-Henry had no comments.

Council Member Howard asked the Attorney to explain about the ten year trailers. She stated that the mobile homes statutes, as it stands, has as of 2016, no mobile homes will be approved to go into a MHP more than ten years old. She said there are case laws in other cities that have provisions for that and the ordinance has to be more precise.

Council Member Trollinger stated he had nothing against mobile homes because he had lived in one, it seems that Otter Creek and Seamsters MHP are just meeting the bare minimum to be able to stay there. The Code Enforcer replied that prior to December, 2015 the Town did have an age description now that is going to be appeal. He said the Town's ordinance will have to have it down to the precise.

Council Member Howard stated that Duke Power has an age limit on their's and it does not state anything about condition. He said if they can do it without precisely saying stipulation of the home and he does not know how the Town can be exempt just from saying ten years. He said anything that is '73, '74, if the meter is taken off, you cannot get a meter on the home. It can be remodeled to the tee. The Attorney replied that Duke Energy is a private company with a different compliance ability.

The Mayor thanked everyone for coming out. The Mayor stated that the meeting has been changed for next month to Wednesday, is that a problem? Council Member Woods and Council Member Trollinger stated that they will get back to her with that date. The Mayor stated that the next Council meeting will be Wednesday, March 8, 2017 at 7:00 PM.

There being no further business.

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

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk