



**Town of Green Level Regular Meeting  
Green Level Municipal Building  
Thursday June 13, 2019**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, June 13, 2019 at 7:00 PM in the Municipal Building located at 2510 Green Level Church Road.

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

**GOVERNING BODY MEMBERS ABSENT:** Council Member Richard Woods.

**GOVERNING BODY STAFF PRESENT:** Town Clerk Sandra McCollum and Town Administrator Dylan Galloway.

**GREEN LEVEL TOWN ATTORNEY PRESENT:** Town Attorney Eugene Russell.

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

Mayor Enoch asked for a motion to approve the consent agenda. Council Member Trollinger made the motion to accept the consent agenda, seconded by Council Member Howard. The Mayor asked for a show of hands:

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

Mayor Enoch asked for a motion to approve the minutes. Council Member Howard made the motion to approve the April 11, 2019 minutes as taped, seconded by Council Member Trollinger. The Mayor asked for a show of hands:

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

### **Public Comments:**

Kim Moser, 235 Pillow Lane, stated that the residents at Bedford Hills Subdivision are having problems with speeders and they are not getting the patrol that is needed because there are a lot of kids in the neighborhood. She continued to say that the children are coming close to being hit by a car. She said she was told to get a petition to get speed bumps put down on the streets and she has thirty signatures. She said there are four wheelers and it is hard for one officer to patrol and she is asking the Council include speed bumps in the budget. The Mayor responded that there is a community watch program and an officer from the Sheriff Department is here tonight that will be able to help her. Deputy Pete, Alamance Co. Sheriff Department, stated that he got direction from the Captain of the Traffic Agency to increase patrolling in that area as well as Mebane Rogers Road. He said he is aware of the vehicle and if she see something such as a four wheeler, call 911 right-away.

### **Public Hearing – 2019/2020 Budget**

The Administrator read the General Fund and Water/Sewer Fund for the Town's 2019/2020 budget.

#### **General Fund**

1. Total General Fund expenditures are estimated to be \$976,810 for the year.
2. Property tax revenues are estimated to be \$283,460 for the year (40.36/\$1.00).
3. Salaries and wages are estimated to be \$308,078 for the year (\$316,823 with 3% increase).
4. Health insurance employee benefits are estimated to be \$45,129 for the year.
5. Reduced budget for engineering services in Administration Department by \$5,000 based on prior year analysis of expense accounts.
6. Reduced budget for demolition of substandard housing by \$10,000.
7. Estimated increase in utility costs/repairs and maintenance costs of \$10,000 (Public Buildings Department total annual budget is \$61,890).
8. Reduced Public Works Department estimated expenses by \$37,900 based on employee allocation and prior year analysis.
9. Debt service budget for new trucks remains at \$15,700 (Public Works Dept.).
10. Estimated increase in Parks Department expenses of \$27,480 based on prior year analysis (Park Dept. total annual budget is \$110,440).
11. Estimated increase in Streets & Highway Department of \$15,000 for a total of \$73,500 for paving and repairs.
12. Reserve contingency remains at \$9,110.
13. Fund Balance appropriated for the year is \$21,390 (2017-2018 Fund Balance is \$446,947) (debt service for the New Town Hall begins in fiscal year 2020-2021).

#### **Water & Sewer Fund**

1. No rate increases to Water & Sewer charges.
2. Reduced revenues for Water & sewer taps from \$100,750 to \$38,750; Bedford Hills Subdivision is near completion with 25 homes left to be constructed.
3. Budgeted expenditures total \$1,058,610.
4. Salaries and wages are estimated to be \$146,026 for the year (\$150,407 with 3% increase).

5. Health insurance employee benefits are estimated to be \$15,043 for the year.
6. Reduce temporary labor budget by \$23,500 to \$5,000.
7. Overall budget increase for Admin. Dept. of \$24,250 based on employee allocation and analysis of prior year.
8. Total debt service estimated to be \$240,600.
9. 2% increase for water purchased from City of Graham.
10. 2% increase for waste treatment to City of Burlington.
11. Fund Balance appropriated for the year is \$18.320.

Council Member Trollinger asked the Administrator if he had check to see if there is a cheaper insurance for the employees. The Administrator said yes but the renewal for insurance will be in November. He said last year was some saving. Council Member Trollinger continued to ask questions about the salaries for the water and sewer fund. Council Member Trollinger asked if the employees received a raise last budget year. The Mayor and Administrator replied yes.

The Mayor stated that she is not in favor for an increase of 3% for salaries. She said she do not agree with the increase for Parks & Recreation.

Council Member Howard asked if taxes would have to be raised in the near future with the 3% raise. The Administrator replied no.

Council Member Trollinger said that he will agree to have an increase for next year's salaries. The Mayor stated that 3% is a lot and State employees do not get a raise. She said that taxes has not been raised. She said there is a lot of things coming up with increases for the Town. She said that she appreciates the employees.

The Mayor asked for a motion to approve the budget. Council Member Trollinger made the motion to approve the 2019/2020 Budget, seconded by Pro Tem Graves-Henry. The Mayor asked for a show of hands:

Mayor Enoch, yes	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Trollinger, yes

The Mayor asked for a motion to close the Public Hearing. Council Member Trollinger made the motion, seconded by Pro Tem Graves-Henry. The Mayor asked for a show of hands:

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

**Town Administrator Updates:**

The Administrator stated that PHC, Mike Koser and Gary McConnell are going to give updates on the New Town Hall. The owner of PHC gave updates of the building. The Council was still upset that the building is not complete. The Administrator stated that PHC presented a change order to rework insulation above the ceiling and an additional sprinkler head in the fire panel room. The change order amount is \$4,832.58.

The Mayor asked for a motion to pay the change order. Council Member Trollinger made the motion to pay the \$4,832.58 for the change order, seconded by Pro Tem Graves-Henry. The Mayor asked for a show of hands:

Mayor Enoch, yes	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Trollinger, yes

The Administrator informed the Council that it is time to renew the waste contract with Republic Waste. The Mayor asked for a motion to renew Republic Waste contract for garbage service. Council Member Trollinger made the motion, seconded by Pro Tem Graves-Henry. The motion carried unanimously. (4-0)

The Administrator stated that the Town Hall loan modification has went extremely smooth and the loan will be closed on tomorrow. He said the money will be available to pay the bills for the building. The Mayor said that moving forward with the Town Hall, she wants the Attorney to look at the details.

The Administrator stated that the Town has received a grant from Alamance Impact in the amount of \$37,000 to fund a walking trail. He said the trail will be in the back of the Park and will allow another entrance. He said the grant has not been accepted. He said there is a parcel on E. Simpson and he has asked the owner to lease the property. The Mayor asked who the owner is. Council Member Trollinger said that the property is in foreclosure. Council Member Trollinger asked why the Town's property can't be used that is on Hwy. 49. The Mayor said that people do not want people walking through their yards.

The Administrator gave an update for the June 29, 2019 event taking place at the Park.

**Town Attorney Updates:**

The Attorney had no updates.

The Mayor asked about the easements for the sewer upgrades. Mr. Koser replied that no progress has been made and he is waiting for the survey to be completed.

**Council Members Comments:**

Council Member Howard, no comments.

Pro Tem Graves-Henry, no comments.

Council Member Trollinger asked the Administrator to research to see if the Town has an ordinance for dirt bikes and if not, the Town needs one. He said there is a problem on 49, E. Simpson and W. Simpson. He said they use the Town's property on Hwy. 49 to ride the bikes.

The Mayor stated that there are signs along 49 that need to be picked up. She asked if it's possible for the signs to be taken down. She said there are cars at this building and they selling the cars along with the junk cars. The Code Enforcer stated that he talked to the owner three times and he has abandoned cars and he is waiting for them to be hauled away. The Mayor asked what constitutes a junk yard. The Code Enforcer said junk yards are not allowed, and he said he does not see it as a junk yard but as an auto repair business. The Attorney said he will look at the ordinance. He said some ordinances have rules with the square feet or the number of cars.

Council Member Trollinger said that there is another building on 49 with a blue tarp on top. He asked if there needs to be an ordinance to say repair your roof instead of putting a blue tarp on top.

The Mayor asked how many cars is allowed and she said she has a problem and the Code Enforcer does not have a problem. She said the Town has been dealing with this person for a long time.

The Mayor said there is a property on Greenway Street that needs to be looked at. The Code Enforcer replied that a zoning hearing was held with the Planning Board concerning that property. He said someone wants to put a modular home on the property and it is too small.

The Mayor asked the Administrator about the food program and he replied that the program is in process and is waiting for them to give a date.

The Mayor stated that the Playing on the Level activity cancelation time should be more than five minutes, at least give people time to get from work. She said it should be at least thirty minutes.

Council Member Trollinger apologized to the Mayor, Council and audience saying he was out of his lane because he was not listening.

There were no further business.

The Mayor asked for a motion to adjourn the meeting. Pro-Tem Graves-Henry made the motion to adjourn the meeting, seconded by Council Member Trollinger. The motion carried unanimously. (4-0)

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk