



**Town of Green Level Regular Meeting
Green Level Municipal Building
Thursday March 14, 2019**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, March 14, 2019 at 7:00 PM in the Municipal Building located at 2510 Green Level Church Road.

GOVERNING BODY MEMBERS PRESENT: Mayor Reмония 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 Dylan Galloway and Town Clerk Sandra McCollum.

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. Pro Tem Graves-Henry made the motion to accept the consent agenda, seconded by Council Member Woods. The Mayor asked for a show of hands:

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

Mayor Enoch asked for a motion to approve the minutes. Pro Tem Graves –Henry made the motion to approve January 10, 2019 minutes. Council Member Woods made the motion, seconded by Council Member Michael Trollinger. The Mayor asked for a show of hands:

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

Public Comments:

No one spoke.

Ms. Alexa Powell – Impact Alamance

Ms. Powell stated that she works with the City of Graham. She is asking for a partnership between the City of Graham, Town of Mebane, Piedmont Triad Regional Council and Green Level. She said that the proposal is to have a heathy Alamance with a Better Block Trailer. She said this would allow bike lanes, and cross walks to connect communities. She continued to say there will be funding for training for Parks & Recreation Department. She said there are materials in the trailer to paint crosswalks, seeds to plant and more. Jamie Harvey, Parks & Recreation Director, said there is a place behind the Park that needs a gate and the trailer will supply the supplies. He said at an event as the 4th you will be able to see if this is something the Town want to invent in and this will be no cost. He said that this will allow all ages to be able to have excess to the Park without going on Highway 49. He said the trailer will be full of trees, bike stands and shovels.

The Mayor stated that it is a great idea, but if you are talking about the back side of the Park, the residents do not want people on their property because that has been a problem in the past. The Park Director said that he is trying to work on that problem. Council Member Trollinger asked if this will help with the walking track that is in the Park. Jamie replied yes.

The Mayor asked for a motion. Pro Tem Graves-Henry made the motion to have a resolution to participate in the Better Block Trailer, Impact Alamance, 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 Woods, yes
Council Member Trollinger, yes

Mr. Tony Brewer- Eddie Carrick, CPA, PC

Mr. Brewer thanked the Council for allowing his company to do the Town's audit for another year. He said if there is ever a question or concern, please give them a call. He said this year, the audit is not in the burgundy folders and stamped on the outside draft because they are not expecting any changes. He continued to say as soon as it is approved, there will be an official file in a binder. He said on page one is the opinion page. He said the Town of Green Level received an unqualified or clean opinion. What that means is that the financial for you fairly represent the books and records as of the Town of June 30, 2018 and that is based on their audit procedure. He said starting on page three that is what is call MDA, Management's Discussion and Analysis and this section is written in a layman terms. It talks about where the Town is, a little where the Town has been and a little about where it is going. He said the audit is a public document and a citizen can come in and request a copy. The MDA is a good place to point them to if they have any questions.

He said he wants to hit the highlights starting on page 45. He said the highlights concerning the revenues the ad valorem taxes collections remained steady. Local option sales tax were up about \$24,000 which is a good sign. For the year the total revenues were up \$37,000 over the previous years. He said for the expenditures, they were up about \$22,000. Some highlights concerning the expenditures for total government were up \$55,000. Legal was up, planning services were up and demolition of substandard housing as well as salaries and wages were up in the finance department.

He said Public Works department expenses were down \$123,000. That is because of salaries and benefits and the capital outlay purchases in 2017 was so much greater than 2018. He said the street expenditures were up \$26,000 because of all of the paving done in 2018.

The total for recreation was up due to the community events that took place. He said the capital outlay expenditures for the general fund total \$125,000. That included furniture, fixtures, equipment, paving and Park equipment.

He said as far as the bottom line for the General Fund the revenues were greater than the expenses by \$15,000. That is compared to \$72,000 in 2017. He said the Town took on some new debt \$443,000 that is associated with the Town Hall and pump station. The unassigned balance in the General Fund is equal to 46% of the total General Fund for the year and is up 42%. What that means is that if the Town did not collect money and spend money that at the same rate that had been spending, the Town could stay open for about a half of a year. He said that is one small percentage LGC looks at. He said towns ask him is that a good number and the answer is it depends on the size of the town. He said 46% may be good for Green Level but maybe bad for a smaller town. He said 46% is growing and it is a good thing. He said the collection rate for the Town is still low for the State average. The State average is about 96% and the Town is at 95.11%. He said the good news is that this is up from 93.77% the year before. The Town is right at the State level and this is good.

He continued saying after the General Fund is the Water & Sewer Fund. The revenues were over expenditures \$326,000 versus \$143,000 the year before. The reason being the revenues increased \$176,000 and the expenses remained the steady. Basically the Town spent at the same rate as the year before but the revenues increased. He said in the past years the Town spent a lot of money on water and sewer lines to help with the efficiency and the Town will continue to spend money on water and sewer and that is what is called investing on the return on all that is spent. He asked the Council for questions. There were none and he thanked everyone for their help.

Town Administrator Updates:

The Administrator presented the Mayor with the Eddie Carrick, CPA, PC the 2018/2019 audit contract to sign.

The Administrator introduced the Town's new sergeant, Sergeant McVey. The Sergeant stated that he has been with the Sheriff Office for 13 years. He said he put in for this position before and when it came available again he got it. He said he is glad to be in the Town and if there are any questions, feel free to ask.

Town Hall Updates

The Administrator stated that the Town Hall's new date for completion is the end of March and the final completion is the end of April. He said the mechanical engineer will be on site Wednesday March 20 for an inspection. The next in person meeting will be at the Town Hall on March 27. He said the mole inspection was redone last week due to not been able to get a readable result and the results have not been issued. The fire sprinkle inspection has passed and a sprinkler head has to be added to the electrical room. The parking lot is been prep for asphalt and grading will be completed next week. Council Member Howard asked the result for the mole. The Administrator replied that have not been received. Council Member Woods asked about the drainage, (what kind of pipes used). The Administrator said that was a question that was not asked today. Rodney Gun replied that they put in the schedule ninety PBC pipe.

Bedford Hills Acceptances of Sewer & Water Storm Drainage

Rodney Gunn, Public Works Director, stated that what he understands is that the paper work has been sent and all is needed now is the Town to accept the water sewer storm drain. He said the front of the entrance will be done soon.

Request for a Meeting with Jim Parker and DR Horton

The Administrator stated that Jim Parker has requested a meeting again concerning a proposal for his Berry Hill Subdivision. He and DR Horton is requesting a meeting with the Council. Council Member Woods said he see no reason to meet with him. Pro Tem Graves-Henry said she thinks the Council should listen to see what he has to say about other changes and he, Mr. Parker, did not have a chance to answer questions. Council Member Trollinger said he sees no reason to meet. Council Member Howard asked if this would be a special call meeting. The Administrator replied yes. Council Member Howard asked if anyone asked to have a call meeting with the Council. The Administrator replied yes and a public hearing was held. Council Member Howard said that he thinks this would be a conflict of interest and he sees no need of meeting. The Council stated that Mr. Parker can come to a council meeting and speak at the public comment.

Planning Board Recommendation for Solar Farm

The Administrator stated that the Green Level Planning Board had their meeting and they recommended to the Council they want to move forward with the Solar Farm Project. They recommend to move forward with a public hearing that it be zoned Manufacture 2 which is the heavy industrial zone. He said there was a moratorium on solar farms in 2015 but there was not a policy to govern solar farms. Council Member Trollinger asked if a public hearing have to be held. The answer was yes. Council Member Trollinger said the moratorium was put in place to see what surrounding areas are during such as Orange County. Council Member Woods asked where this Solar Farm is. The Mayor replied it is at the end of Apple Blossom and she asked Mr. Green how they are going to get to it. Mr. Green replied they owned a piece of property that has access to the property and he said that they will be responsible for any access from Apple Blossom to the property. Council Member Woods stated that they will be bringing in heavy equipment and will they be responsible for repairing the streets. Mr. Green said they would be responsible for the repairs. Council Member Trollinger asked the question if the Town needs to get an ordinance in place before moving farther with this project. The Town Clerk said the guild lines are already in place the Council needs to approve or disapprove. The Council needs to look at the guide lines. The Attorney said he looked at Alamance and Rockingham Counties and it looks like Mr. Green's Company met the guild lines such as the set-back.

Planning Board Request for a Meeting with the Council

The Administrator said the Planning Board is requesting a meeting with the Council and they are wanting to go into close session. The Council and Town Attorney said they cannot go into close session. The Mayor said they can meet with them before a meeting and the Attorney said it has to be an adjourned meeting not when a meeting is open. The Attorney stated that it could be set that the Planning Board can speak at the public comment period but longer than three minutes. The Mayor said the Council will consult with the Attorney to make a decision.

Code Enforcer New Door Tags

The Administrator said that the Code Enforcer has new door tags that will help with the enforcement. He continued to say the tags has the top problems that need to be enforced. He said it is in English and Spanish. He continued to say that this will help improve operation such as the residents receives the violation and it will be noted and then a letter will be sent out. The Mayor asked if copies will be made. The answer was yes. Council Member Trollinger asked if this will be hung on the door. The Administrator said yes. Council Member Trollinger asked if a duplicate is made. The Administrator said no, that the code enforcer will have the information and will be put in his computer and pictures will be made. The Attorney said this is the first notice. Council Member Trollinger said one check mark is animal not tethered and the Town has a tethering ordinance. He said if they are not tethered they are in violation. The Attorney was saying the code enforcer make be able to make that decision. Council Member Trollinger said that in a court of law verbiage is very important. The residents needs to be clear. He said he is not telling you what to say, but if he got this on his door saying animals not tether, he will pick up the phone and say my animal is not tether because you have an ordinance against tethering. He said maybe it can be explained under the check list. The Mayor said it does not need to be on the tag because the Town has an ordinance.

Upcoming Events

Horseshoe Tournament April 6, 2019 and an Easter Egg Hunt on April 17, 2019.

Town Attorney Updates

No comments.

Town Council Comments

Council Member Trollinger asked for an expenditures and Council Member Woods ask for a itemize list of spending.

Pro Tem Graves-Henry no comments.

The Mayor no comments.

The Mayor asked for a motion to go into close session G.S. 143-318.11 (a.) (6) confidential information.

The Mayor reconvened the meeting.

There were no further business.

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

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk