



**Town of Green Level Regular Meeting/ Public Hearing
Green Level Municipal Building
Thursday May 9, 2019 @ 7:00 PM**

The Green Level Council met for their regularly monthly meeting and a public hearing of the Green Level Town Council was held on Thursday May 9, 2019 at 7:00 PM 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 Howard and Council Member Michael Trollinger.

GOVERNING BODY MEMBERS ABSENT: 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.

The Mayor asked for motion to approve the Consent Agenda. 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

The Mayor asked approval of the April 11, 2019 minutes. Pro Tem Graves made the motion, 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:

Ms. Eller Johnson, 113 Seward Place, (Bedford Hills Subdivision) addressed the Council with a complaint with pictures. She stated that she recently moved in the LGI homes and she said her property is immaculate but the back is a run off. She said there is red clay and she has to have boots on. She continued saying that she went to a LGI property in Raleigh and their back yards do not look like the ones in Bedford Hills. She said she sent e-mails to the Vice President of Construction and he has not done anything about the problem. The Mayor informed her that someone will follow up with her complaint.

Ms. Frances Evans, 2435 E. Simpson Rd. stated to the Council that a property next door and the field behind her house needs to be mowed. The Mayor replied that someone will contact her.

Public Hearing – Charles R. Drew Solar Farm

The Town Administrator gave the purpose for the Public Hearing. The Administrator stated that the Public Hearing is for the Charles R. Drew Solar Farm and for the zoning ordinance amendments adoption of section §153.183 Solar Arrays. This is providing standards for residential and non-residential on site solar arrays, including building mounted devices, ground mounted devices, public utility or solar farm. It also includes the zoning map changes for the Charles R. Drew Solar Farm, Alamance County tax parcel number is 154389, 21.75 acres and is the property of David A. and Ellen R. Black and is located on Highway 49 and between Basil Holt Road and James Boswell Road. The requesting zoning changes to M1 limited manufacturing for use as a solar farm and other permitted use will be discussed as well.

The Mayor asked for comments for the Public Hearing. No one spoke.

The Attorney stated that the first time it was on an amendment it was approved and an ordinance like that requires a public hearing. He said it was one slight change since the last time. He said he did add a conditional use requirement. He said the Mayor asked the question about the separation of the distance. He said the response was a rezoning had to be approved. He said it might be property already zoned as M1 and someone could come in and do a solar farm. He said if they come in and do a solar farm, it would still have to have the Council approval and Planning Board.

The Mayor asked for a motion to close the Public Hearing. Pro Tem Graves-Henry made the motion, 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

The Administrator made the recommendation to the Council to approve the zoning for M1 manufacturing of solar farm Highway 49 and between Basil Holt Road and James Boswell Road for the Charles R. Drew Solar Farm and the recommendation from the Planning Board. The Attorney added to first consider adopting the Ordinance. The Mayor asked for discussion from the Council.

Council Member Trollinger asked if the Ordinance and zoning is adopted, will everything be clear to start construction and how long will the construction be. Mr. Green replied it will take about six months from the start date, and that will be about 45 to 60 days before the start. The goal is to be completed by the end of 2019 or at the end of the 1st quarter at the latest. Council Member Trollinger asked if the power generated from the farm, will it help Green Level. Mr. Green said it goes into the Duke Energy power grid and the more power that goes into it the cheaper the power. This will give Duke Energy the rational not to raise rates.

The Mayor asked Mr. Green if the plans he has the same plans that were given to the Planning Board. Mr. Green replied yes, they are the final plan that will have to be signed off by the Town of Green Level.

The Mayor asked for a motion to adopt section §153.183 Solar Arrays. Pro Tem Graves-Henry made the motion, 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

The Attorney read the approval of the Charles R. Drew Solar Farm M-1 Limited Manufacturing-Rezoning. **See Attached:**

The Mayor asked for a motion to close the Public Hearing. Pro Tem Graves-Henry made the motion 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

The Mayor asked for a motion to open the regular Council meeting. Pro Tem Graves-Henry made the motion 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

Town Administrator Updates:

Budget Ordinance 2019/2020

The Administrator read the fiscal year Town Budget beginning July 1, 2019 and ending June 30, 2020. **See Attached.**

The Administrator asked for a motion to set a Public Hearing to adopt the Town's 2019/2020 at 7:00 PM at the regular Council meeting. Pro Tem Graves-Henry made the motion, 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

Adopt a Tobacco Ordinance

The Administrator stated that he presented the Council at the last meeting a tobacco use ordinance to prevent smoking or tobacco product in any building facility, grounds or any property controlled by the Town of Green Level. He asked the Council to accept the Ordinance. The Mayor asked for a motion. Pro Tem Graves-Henry asked for a motion to adopt the Tobacco Ordinance, 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

Animal Shelter Agreement

The Administrator stated that there has been some issues in the past regarding the Animal Shelter Agreement. He said a few years ago the Town paid close to \$15,000 for their service. He said in the new Animal Shelter Agreement, between all of the municipalities in Alamance County, with the exception of Gibsonville, Green Level will be receiving a rate deduction for the service next fiscal year. He said over the next four years the towns will have a reduction and the County cost will increase. He continued saying that in the projection in the fiscal year 2022/23 the Town will pay \$10,688.52 for the service. He said he had reached out to other counties for service and they said they would only give the Town service only if it is an emergency. Pro Tem Graves-Henry asked for the figures. He said for 2019/20: \$14,420; 2020/21: \$13,376.17; 2021/22: \$12,032; 2022/23: \$10,688.52. Pro Tem Graves-Henry asked about the rate at 2023. He said it stay the same. The County will be paying 2020/22: \$468,748 and 2022/23: \$792,000. Council Member Howard asked is an amount in this fee and if they don't pick up at all will the fee be the same. The Administrator replied yes. The Mayor asked for a motion. Pro Tem Graves-Henry asked for a motion to accept the agreement for the animal shelter contract, 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

USDA Funds

The Administrator stated that in a prior meeting, the Council approved \$46,500 in USDA funds if needed. He said that money was not approved by LGC and BBT. He said on February 14 the Council approved \$211,000 additional funding for the New Town Hall project. He said USDA has verbally commented \$89,000 to the Town and with additional grants and the loan total is \$646,500. He said according to the USDA there would need to be a public hearing on accepting the combined total amounts when USDA do their paper work. He said the public hearing will have to be before LGC June 4th meeting. He said he is waiting for the paper work and the approval from USDA. The Mayor said that the Town is not in the building and she hope that the Town will be able to recoup some of these funds. She said there are some

things on the part of the builder that has caused some of the cost. Council Member Trollinger said he agreed with the Mayor. He said he knows that they are going to try to negotiate liquidate cost. He said the engineer needs to be able to talk about this. He said himself, he is not willing to negotiate with PHC until the Town's punch list has been done and checked off by Mike Koser, the engineer. Council Member Howard asked the Administrator if he got a copy of the specification of what they did the last time and the cost. The Administrator said yes he will have it. The Mayor asked has anybody been working. The Administrator said people are in and out but no major work. He said there is to be a walk through on the 20th. Council Member Trollinger said that you can ride by the Town Hall any time of the day and there is nobody working. He ask if there could be a sign in sheet for workers to sign in when they work so there will a record.

Town Attorney Updates:

The Attorney stated that the plaque that was signed at the last meeting has been recorded and approved by the County Planning Department. This means that the Town will be able to receive the occupancy certificate.

Town Council Comments:

Council Member Howard, no comments.

Council Member Trollinger stated that a public hearing has to be set before the June meeting. The Mayor asked for a motion to have the public hearing on May 30th at 7:00 PM for the USDA Funding. Pro Tem Graves-Henry made the motion, 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

Pro Tem Graves-Henry, no comments.

Mayor Enoch, no comments

There were 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. (4-0)

Mayor, Remonia Enoch

ATTEST: Sandra McCollum, Town Clerk