



**Town of Green Level Regular Meeting  
Green Level Municipal Building  
Thursday, August 10, 2017**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, August 10, 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, and Council Member Richard Woods.

**GOVERNING BODY MEMBER ABSENT:** Council Member Theodore Howard

**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 Michael Trollinger gave the invocation.

Mayor Enoch asked for a motion to approve the June 8, 2017 minutes. Council Member Trollinger made a motion to accept the minutes as recorded, seconded by Pro Tem Carissa Graves-Henry. The motion carried unanimously. (4-0)

**Public Comments:**

No one spoke.

**New Business:**

**Budget Amendment**

The Town Administrator stated that the budget needed to be amended because the Town has spent more than was budgeted. The amendment to the general fund includes an increase to finish paying off the former Town Administrator Daniel Gerald's severance package which was broken down into three payments. It is coming from the reserve

contingencies, so there will be no loss to the Town. Council Member Woods states that he likes what the Town Administrator has done with the budget and the amendments and that he did not have any questions. Council Member Trollinger asked why the town has an increase in public safety. The Town Administrator answered by stating that it is something that he will have to get with Bobby Massey about. He also stated that he personally thinks that it had been pulled from the wrong account. Council Member Trollinger and the Mayor both stated that they cannot accept the budget amendment until they get an explanation of the increased amount from Bobby Massey. The Mayor asked for the total price of the work that has been done to the fountain. The Town Administrator provided her with an answer. The Mayor then requested that the Council make a decision about the future of the fountain. The Council agreed not to have any more repairs done to the fountain unless first approved by the Council. Council Member Woods asked if the Park insurance would cover any future repairs to the fountain, and the Council responded that it would not. The Town Administrator stated that the front of the fountain has never had a problem the he suggested that the front of the fountain remains intact while the problematic back side be replaced with a Green Level sign and flowers.

### **Operations Policy Manual**

The Town Administrator stated that he had sent out a copy of the Operations Policy Manual. The Council had no questions about it. The Mayor asked for a motion to approve the manual. Pro Tem Graves-Henry made the motion, and it was seconded by Council Member Trollinger. The motion carried unanimously (4-0)

### **Fee Adjustment Ordinance**

To coincide with the codification of the Town Ordinances, some of the fees have been increased to reflect what should be charged to reflect today's business as opposed to what was charged during the Town's inception in 1990. Council Member Woods asked if the Council should specify the truck size that the ordinance covers, and the Town Administrator responded that it was already specified in the ordinance. Pro Tem Graves-Henry asked if the updated fees were comparable to the surrounding municipalities, and the Town Administrator answered that they were. Council Member Trollinger asked who would be responsible for enforcing the ordinances and the new fees. The Town Administrator answered that it would be the responsibility of the Code Enforcer. The Mayor asked for a motion. The motion was made by Council Member Trollinger, it was seconded by Pro Tem Graves-Henry. The motion carried unanimously (4-0)

### **Flood Plain Public Hearing**

The Town Administrator stated that in October of 2006, the Town of Green Level created an ordinance to receive flood plain insurance and flood plain protection from FEMA, and it hasn't been renewed in 10 years. He also stated that the difference between then and now is that there is a section of Bedford Hills that is in the Flood Plain, and the Town has to alert the residents of this. A resident asks if the Town has any designated areas that would be directly affected in the event of a big flood. The Town Administrator answered that no residents are in the direct area of the flood plain only the Town's pump station.

### **Hispanic Advisory Committee**

The Town Administrator stated that the Hispanic population is currently 39.1% in Green Level based off of the last census and that most of them use English as a second

language. He said that the Town needs to find a way to communicate with them and include them in the local government participation. Other municipalities have an advisory board to help include their Hispanic population, and the Town should adopt the same. This Hispanic advisory committee would work similar to the Town's Planning Board where they serve as an advisory board to the Town Council but they will not have voting privileges as to what happens in the Town. The purpose is to bring the concerns from the Hispanic population to the Council to be addressed. The Town Administrator also stated that caps should be set on the committees meaning that they must represent a certain percentage of the population before they can form a committee. Council Member Woods agreed that this committee is needed to include our growing Hispanic population. Pro Tem Graves-Henry also believes that it is a good idea. Council Member Trollinger believes that this would be a great idea to allow the Hispanic population to express their concerns, and he asked what would be needed to set this committee up. The Mayor does not think that this is a good idea because she thinks that it would segregate the community instead of helping bring the community together. She stated that the Town already has a forum for people to come and express their ideas and that is at the Town Hall meetings. She would like for the Town to get a translator to come to the meetings to aid with the language barrier. The Council decided that the wording of the creation and the duties of the committee was not very clear and that the Town Administrator should reword it before they make a decision whether or not to adopt it.

### **City/County Meeting/Dinner**

The Town Administrator announced that the City of Graham is hosting the Alamance County City/County Association Dinner in which all elected officials are invited to attend. It will take place in Graham on Thursday August 24<sup>th</sup>, 2017 at 5:30.

### **Wade Journey Homes**

The Town Administrator informed the Council that the homebuilders want to build fourteen new homes on West Simpson Road. He had two meetings with Wade Journey Homes. The first meeting was with their Vice President of Operations, and the second meeting was with the Foreman. During the first meeting, the Vice President of Operations stated that they were not going to adhere to all of the standards within the subdivision ordinance. During the second meeting with the Foreman, the Town Administrator informed the gentleman that he was going to recommend to the Council that they were mandated to do the gutters or they cannot build in Green Level. The curbs and gutters were the biggest concerns for the homebuilders. The Town Administrator suggested to the Council that they allow the homebuilders to build their homes without the curbs but with the gutters. The Mayor asked what the homes would be made of. The Administrator answered that they would be stick built homes. Council Member Woods referred to the ordinance that was put in place before that states that all new homes would have to have curbs and gutters. The Town Administrator responded that it is ultimately up to the Council whether or not they allow the homebuilders to go ahead and build without doing the curbs or gutters. Council Member Woods stated that in the future, any developers that wanted to build multiple homes in the Town needed to come before the Council and they need to aid in the improvement of our pump stations. The Council agreed with his statement. They then decided that Wade Journey Homes would have to abide by the ordinances that are in place if they want to build in Green Level.

### **Attorney Updates**

The Attorney had no updates

**Town Council Comments:**

Council Member Woods had no comments.

Council Member Trollinger commented that the turnout for the community watch was good and he encouraged more citizens to come out and take part in the meeting. He also stated that he would be running for reelection in November.

Pro Tem Graves-Henry complimented the Community Yard Sale that took place. She also stated that she would be running for reelection in November.

The Mayor thanked the staff for all of their hard work and the Town Administrator for the work that he has done.

The Town Administrator informed every one of the community Back to School Bash that would take place on Saturday and encouraged everyone to bring two book bags with supplies to donate for the children.

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

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Remonia Enoch, Mayor

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ATTEST: Sandra McCollum, Town Clerk