



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

The regularly scheduled meeting of the Town of Green Level Council was held on Thursday, November 9, 2017 at 7:00 PM in the Green Level Municipal Building located at 2510 Green Level Church Road.

GOVERNING BODY MEMBERS PRESENT: Mayor Reмония Enoch, Mayor ProTem Carissa Graves-Henry, Council Member Theodore Howard and Council Member Richard Woods.

GOVERNING BODY MEMBER ABSENT: Council Member Michael Trollinger.

GREEN LEVEL STAFF PRESENT: Town Administrator Michael Douglas and Town Clerk Sandra McCollum.

GREEN LEVEL TOWN ATTORNEY PRESENT: Marissa West.

Mayor Enoch called the meeting to order, Council Member Woods gave the invocation.

Mayor Enoch asked if anything needed to be change to the Consent Agenda.

The Administrator requested to delete (d.) BB&T from the agenda.

The Mayor asked for a motion, Pro Tem Graves-Henry made the motion to delete (d.) BB&T from the Consent Agenda, seconded by Council Member Woods. The motion carried unanimously. (4-0)

Mayor Enoch asked for a motion to approve the September 14, 2017 minutes. Pro Tem Graves-Henry made the motion, seconded by Council Member Howard. The motion carried unanimously. (4-0)

Public Comment

Mr. Earl Pickett, 1587 Dixon Lane, stated that he has concerns about the residents putting out bulk

trash before the pick-up date especially the residents on Hwy. 49 because this makes the neighborhood look bad. He continued to say that the Administrator assured him that this will be addressed.

Mr. William Fonville, 2456 Pa Will Trail, stated that he and some of the Council Members have been around for a long time and he has a lot of history for the Town Hall. He continued to say to the Council that he has a challenge for them.

New Business:

Town Administrator Updates

Otter Creek/Florence Rd. Sewer Update

The Administrator stated he had a meeting with Mr. Mark Wright, Alley, William, Carman & King, about this project that is behind schedule by 8-10 weeks. The contract will go out for bids by the end of next week (11-24-17). The bids will be open in December, go before LGC in January and start construction in February. He stated they will be able to give the Council an estimate cost by the end of the week.

Bedford Hills III

The Administrator stated that Summit Engineer met with him and is asking for approval to build 25 additional homes for Bedford Hills which will be phase III. This will be located in front of Bedford Hills on Mebane Rogers Road. The Administrator presented the Council a plaque with the information. There will not be any additional cost for the Town because water and sewer is there. He said he asked if the Bedford Hills pump station be sufficient and currently is no issue. He continued to say that is why it is important for Alley, William, Carman & King to have the pump station completed. The Administrator made a recommendation to allow Summit Engineer to build the 25 additional homes because this will help the Town with the revenue taxes. Council Member Woods stated that they need to know that the Town need help to upgrade the pump station. The Administrator replied that the pump station is in the process of being upgraded.

Council Member Howard asked what is the amount that the contractors are paying for the water they are using. The Administrator replied that on an average it is about \$250-\$300 per month. Council Member Howard asked is the specification for the set-back because 15' is in the contract. The Administrator replied that he cannot give him an answer, but he has gone back and looked at the special zoning the Council gave them and it is 25'15'. They have been able to go less than 15' based on the ordinance. Council Member Howard said he understands special zoning, but is that what was to be in the ordinance. The Administrator replied yes. Council Member Howard asked if there were any under the State's spec., 9'10' on the property line. The Administrator replied that Rodney Gunn (Public Works Director) Bernard Pinnix (Code Enforcer) and himself, have gone out extensively and spoke to them about the set-backs, meters and sidewalks and they are in compliance with what the Town has asked for.

The Mayor asked does the Town have a project manager for this project because the Town's staff is

limited. The Administrator replied that this will be the same as Bedford Hills. The Mayor said this is not their field and there is a need for a project manager. She said that it was her understanding that Gary McConnell would have someone on site. The Administrator replied yes, but this is not happening. Gary McConnell is coming in periodically.

Council Member Howard said that he feels that some of the cracks in the driveways are coming from Martin Marietta blasting and he feels that this should not be approved until they know about the blasting.

The Mayor asked for a motion, Pro Tem Graves-Henry made the motion to approve the 25 additional homes, seconded by Council Member Woods. The motion carried unanimously. (4-0)

Bid Awards

The Administrator stated that there were nine bids for the New Town Hall and all of them were within 30% of each other. The lowest bidder was PHC Industries located in Virginia and they have an office located in Greensboro. The bids were received November 9, 2017. The Administrator recommended that the project to be awarded with the base bid at \$1.2 million dollars plus the fire protection alter bid for the price of forty-thousand-fifty dollars with the total of \$1,240,550. He said he spoke to LGC, USDA and BB&T where the financing will be done, they are in agreement. The monthly payment will be \$52,000 a year and the payment will start 2019. The Administrator stated that this will be cost engineered. Council Member Howard asked if there were any bid from Alamance County. There were two contractors, Central Builders Inc. Mebane and HCH Contractor. Council Member Howard asked did the bidders put up a bid bond. The Administrator replied all did and the information is on the Construction Project Bid Tabulation sheet.

The Mayor asked for a motion, Pro Tem Graves-Henry made the motion to award the bid to PHC, Industries, Virginia and Greensboro, Mayor Enoch seconded the motion. The Mayor asked for a show of hands:

Mayor Enoch – yes.

Council Member Howard – no.

Pro-Tem Graves-Henry – yes.

Council Member Woods – no.

The Administrator and Attorney stated that a call meeting will have to be schedule to have Council Member Trollinger present to break the tie vote.

Town Attorney Updates

Attorney West stated she reviewed documents from BB&T and is reviewing them.

Council Discussion

Council Member Woods, no comments.

Pro Tem Graves-Henry thanked everyone for the votes she received and have enjoyed serving.

Council Member Howard, no comments.

The Mayor asked if the lights were up at the horseshoe pit. The Administrator replied yes.

The Mayor asked for a motion to go into closed session to discuss confidential information G.S. 143-318.11(a) (11). Pro Tem Graves-Henry made the motion, seconded by Council Member Woods. The motion carried unanimously. (4-0)

The regular meeting reconvened.

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 Woods. The motion carried unanimously. (4-0)

Rmonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk