



**Town of Green Level Regular Meeting
Green Level Municipal Building
Thursday November 8, 2018**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, November 8, 2018 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 and Council Member Howard.

GOVERNING BODY MEMBER 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 Marissa West.

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

Mayor Enoch asked to approve the consent agenda if there are no changes. No changes to consent agenda and the Mayor asked for a motion. Council Member Trollinger 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

Mayor Enoch asked for a motion to approve the September 13, 2018 minutes. Council Member Trollinger made a motion to accept the minutes as recorded, seconded by Council Member Howard. The motion carried unanimously. (4-0)

Public Comments:

Ms. Ida Keiner, 114 Steamboat Lane, stated that she is wanting to see the Town's minutes on the website.

Town Administrator Updates:

Smoke Test

The Town Administrator informed the Council that Public Works and NC Rural Water Association conducted smoke testing in the Town.

Mr. Marty Wilson, NCRWA

Mr. Wilson presented the Council with a NCRWA Rate Study for the Town. The study had the current rates and the optional rates. Mr. Wilson explained to the Council what has to be done in order to keep the water and sewer budget where it needs to be. He gave the total revenues from the utility and what is expected to be the total projected revenue. He stated that in order to have more revenue, the Town needs to have more growth.

Council Member Trollinger asked Mr. Wilson if he understood that State law requires the water and sewer fund to be able to take care of itself. Mr. Wilson replied yes. He said that the LGC will come in and take control of the Town if the Town is in the red for three consecutive years. Mr. Wilson stated that he knows that the Town has high sewer rates and he said he looked at decreasing the rate. There are two rates: base rate and a cost per gallon rate. He said the current rate is \$16.98 per 1,000 and if the rates drop, it will be \$14.00 per gallon. That will be a decrease of \$3.00 per gallon and this will bring in \$30,000 less revenue to the Town. He said whenever you are decreasing rates, you will have to be very cautious. He said that he can help look at the Town's budget if he is needed. He said that doing smoke testing and other upgrades will help to keep the sewer chargers down.

Manhole Improvements

The Town Administrator stated that Public Works Department will be compiling a list of manholes for improvements and will start the process.

Town Hall Updates

The Town Administrator stated that with the New Town Hall there, has been a change in the supervisor over the project. The other supervisors that were with PHC is no longer with the company. He continue to say that the contract was schedule to be complete on November 5, 2018 but is only 60% finished with the project. Now, PHC has begun to accrue liquidated damages. He said the roof issue is dried in, the stucco is completed and the roof caps are on the roof. He continued to say there are still some concerns. They are working in the parking area, the elevation in the parking lot is the same as the Town Hall entrance. They are putting a French pipe in front of the building so the water will flow down and drain out. He said no doors have been install but the power has been cut on and the water tap completed.

Pro-Tem Graves-Henry asked what happen with the pipe. The Administrator replied that this was never in the original plans. She asked what the completion date is. The Administrator replied he does not know but will find out the date.

Council Member Trollinger asked with the extra cost of the parking lot, how we got here because in the original plan the parking lot would stay the same and just add to the

parking lot. He said he was not aware of building a new lot. The Administrator replied that he was told by the contractor that this was always in the plans, and he said he did not know about the original lot until now and was approved by the architect and contractor.

Council Member Howard asked where the drainage is going to be located. The Administrator replied that it will be located in front of the building. Council Member Howard asked if they could go on the side then go down and make it level because it looks like now it is about an inch fall per foot leaving from the end of the walk way going down. He said they need to do a test with so many gallons of water to see if the water drain and from running under the Town Hall door. The Administrator said that he would tell the contractors and contact him with an answer.

Planning Board Updates

The Administrator informed the Council that a company made a proposal for a solar farm. He said there is a moratorium that the Town has on solar farms. The Planning Board did not make a decision because they wanted to look at the ordinances. He said the same with the new housing proposal. The Code Enforcer stated that the Planning Board wants the same package the Council gets.

Council Member Woods Letter

Council Member Woods sent a letter from his physician to the Council stating that he is to be excused from attending November and December Council meetings.

Veterans Day Holiday

The Administrator informed the Council that the Town Hall will be closed November 12, 2018 to observe Veterans Day.

Code Enforcer Updates:

Bernard Pinnix, Code Enforcer, stated that a person wants to add a trailer and this is in the Town's ETJ. He said she was to meet with the Planning Board but did not attend the meeting. He continued to say that she owns 35 acres with 5 trailers and she is grandfather in. She was denied because if she adds another trailer, this would be considered a mobile home park and the Town is not allowing MHP. He said she had a double wide that burned down to replace one there but she does not want to do that.

Mr. Billy Tarpley, 1418 NC Hwy. 49, is going to demolish his mother's house that is located next to his resident and is willing to donate to the Town the house based on the Town having it moved. He said he had contacted two companies to get figures.

The Code Enforcer stated that with the band on video poker and fish tables in Burlington that is something the Town needs to address.

The Code Enforcer stated that Bedford Hills submitted plans for the last phase and they were 26 houses that was granted permits.

The Mayor asked about the car shop on 49. It seems like there are more cars without tags. The Code Enforcer said he will talk to the owner of the business.

Town Clerk Updates:

Sandra McCollum, Town Clerk, stated that she had sent to the Council Members an ordinance for Food Truck/Mobile Food Vending Units. She stated that the Town Attorney approved the wording of the ordinance and is asking the Council to pass it. Council Member Trollinger asked what is the fee and the Clerk replied that she and Code Enforcer was going to research and see what other municipalities have. The Mayor asked for questions. Council Member Howard asked if the ordinance has the definitions of the trucks. The Clerk replied yes. Council Member Trollinger stated that he had one to compare and it does have the fees.

The Mayor asked for a motion. Pro Tem Graves-Henry made the motion to approve the Food Truck Ordinance and to add the permits and fees. The Mayor asked for show of hands:

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

Attorney Updates

The Attorney had no updates

Town Council Comments:

Pro Tem Graves-Henry, no comments.

Council Member Trollinger, no comments.

Council Member Howard, no comments.

The Mayor stated that she was notified that the Town last Administrator had purchased some land located on Green Level Church Rd. She said Mr. Douglas last day of employment was April 13, 2018 and he notified her that he had purchased the land. She told him he needed to notify the Council, so he sent out the e-mail to each Council Member. She said he did make that purchase without the approval of the Council because he felt like this was a good deal, and it was a good deal. She continued to say that she thought the Council had received the e-mails. She said at this time the Council can make a motion to approve or disapprove the purchasing of the land after the fact. She asked for discussion.

Council Member Trollinger stated that when he heard about it, he was a little set back that Mr. Douglas did not come before the Council, but at the same time, he believe that Mr. Douglas did not do this to with any personal gain. He is no longer employed by the Town.

The Mayor said he purchased the land for \$25,000 and the tax value is \$86,461 and it is 10 acres. She said the e-mail he sent was that the property was in foreclosure for unpaid taxes and Mr. Douglas felt like the Town would make a profit. She said it was a quick sale.

Council Member Trollinger stated that the County is not going to give the money back and it is a done deal and it is unfortunate that it was not done the proper way. He continued to say that the Council should move forward and the future Administrators will involve the Council of any purchase above their limit.

Council Member Howard addressed the Attorney saying this property was bided, the Attorney answered yes. He asked how many bided and when the bid was upset. She said he placed a upset bid and that was how he got the property and there were others. Council Member Howard said that since the Council did not approve for him to bid, that the Town bid will be illegal for him to bid and upset the bid for the others. He said if the bids went up \$13,000 or \$15,000 and then Mr. Douglas bid was for \$25,000 that puts the others that was bidding legal out and he thinks the bidding should go to the next lowest bidder before Mr. Douglas upset it. The Attorney replied that at this time the bidding process including the deposits has been returned to the bidders and she said that she did not know about it at the time. She said the County did not know his authority. Council Member Howard said if the Town was the only one involved and did not approve but now want to approve it, there are other parties involved and he thinks this cannot go forward to accept the bid. The Attorney said the Town has paid the money for the property and it was not the problem that the Town did not have the money to pay for the property. She said with public sales and upset bids and if the highest bidder is unable to follow through with that contract, then it will go to the next bidder. The Town did follow through and it would be hard to get out of the contract. She said at this point it has been approve because the Town paid the money and has the deed. She said this is why the Council is voting on this now because it will be hard to undo. She said she understands what he is saying, but the other bidders wanted to contested it they could have done it at that time. All of them took back their deposits and did not contest it.

The Mayor asked Council Member Howard what he wants to happen. He replied that he will not be able to vote for it anyway, the County went along with it. He said if he was bidding he would be contesting.

Council Member Trollinger stated that this was approved because everyone got their e-mail, but he cannot speak for Council Member Woods, which was a quorum this mean it was approve.

The Mayor said that the Administrator was hired to do a job. Pro Tem Graves-Henry stated that it was talked about because a school was discussed. Mayor Enoch told Council Member Howard he was not at that meeting. The Mayor said that Council Member Woods said his e-mail was not set up and he did not receive the e-mail. Council Member Howard stated whether e-mail or contacted by phone it has to be voted on, he said this should have been done in open meeting and not by phone. The Mayor said this is correct but that always cannot be done. Council Member Trollinger said this was aa after fact and this came through to the Mayor and Town Clerk and he said he do not agree with what happen but the Council should move forward and make sure this do not happen again.

The Mayor said she wanted to discuss this with Council and move forward. She said that she know that everyone will not agree but she is asking for a motion to accept the purchase of the property on Green Level Church Rd. after the fact. Pro-Tem Graves-Henry made the motion, seconded by Council Member Trollinger.

The Mayor asked for show of hand:

Mayor Enoch, yes
Pro-Tem Graves-Henry, yes

Council Member Trollinger, yes
Council Member Howard, no

The Mayor asked the Administrator if the streets at Bedford Hill been taken over yet. The Administrator replied, no.

The Mayor reminded the Council that they need to look closely at the Town's Land Use Plan for other projects.

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

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk