



**Town of Green Level Regular Meeting
Green Level Municipal Building
Thursday December 13, 2018**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, December 13, 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. There were no changes to the consent agenda and the Mayor asked for a motion. 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

Mayor Enoch asked for a motion to approve the October 11, 2018 minutes. Pro Tem Graves-Henry made a motion to approve the minutes, 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:

Mr. Willie E. Graves, 1262-A Deer Run Trail, stated that he is in support of the new sub division Mr. Parker is proposing. He continued to say that the land they want to build on is not a part of the Town and has not been annexed. He said his father took a portion of the land which was 102 acres and built the Spring Valley Mobile Home. He said the other portion was not annexed. He said he knows with the development of the housing, Mr. Parker will annex the land into the Town. He said the Town will gain with the 310 houses, tax revenues and water and sewer benefits. He said there is an opportunity to gain financially for the Town and that is not a down side as far as he can see. He continued to say that Mr. Parker said that he will do a traffic study on Anderson Road because there are concerns about the traffic. He said for that the water and sewer hookups, he would provide the funding.

Town Administrator Updates:

The Town Administrator stated that Green Level has the best Public Works because the Town's streets were cleared on Monday, day of the snow. They began the process on Sunday with putting salt on the streets.

**Mr. Michael Koser, Withers & Ravenel
Updates/Town Hall and Pump Station**

Mr. Koser stated to the Council that he knows they are wondering what is taking so long to get into the New Town Hall. He said that is not a problem of the Town, but there are issues that are in the works. He said he will start with the status of what is going on. He said that there was no work done this week and maybe that is understandable. There are still issues that are being discovered that need to be cleared up in order to finish the construction. With the input of the people from USDA, they implemented a weekly conference call to try and keep energy involved in front of these contractors, to keep questions answered, and to keep them working. He said that there are delays in some of the materials that are needed to close in the building. The contractor has been making promises with dates but have not be able to meet the dates. He said the Town Administrator and Town Clerk are involved in this very actively and participate in the phone conversations. He said one of the biggest issue now is, even if they can get the building finalize, the parking lot will not be paved until warmer weather. He said he does not know if the County will allow the Town to take possession of the building with the parking lot not paved. He said there is a question that needs to be asked to them. He said the contractor knows since November 5, he is beyond the agreed contract limit for completing the project that he is subject to \$200.00 a day for every additional day it takes to get the project completed. Those number of days will be reduced by any kind of additional time request that he can approve, he justified to have. At this point, no one sees anything that will fall in that category. Mr. Koser asked for questions.

Council Member Trollinger stated that he said the parking lot will not be paved until it is warm again. Mr. Koser replied the asphalt plants are close. Council Member Trollinger said do you mean 55 degree days or will the wait be April or May. Mr. Koser replied not that long. The asphalt plants will not fire back up again until they can see an economic reason for them to be up and running for a period of time and he does not know what they go by.

Pro Tem Graves-Henry asked if maybe they would be finish by February or March. Mr. Koser said again that he does not know if the County will let the building be occupied and the parking lot not be pave.

Mr. Koser said for the redesign of the pump station project, the surveyor will start today to do the parallel work for getting field work done for the design of the new gravity line that needs to be constructed into the new force main. He will also be working getting the necessary work to prepare the easement plagues that is going to be needed for the construction of the gravity line and the force main, at a portion of it. Most of the force main will run through the lines the Town already have. He said they are in the process of putting together information to what the pump station flow capacity needs to be and will be coming up with the size. He said they have a goal to get things going and maybe have the designs completed in a couple of months. He said before they finalize the size of this new pump station, he knows it needs to accommodate the flows that will be redirected, the flows that are there now and the flows that will be redirected off the Otter Creek Pump Station. They will want to build in for future growth. This design will go directly into the force main to Burlington and the only thing that would restrict the Town is the capacity and it has plenty capacity.

Council Member Trollinger asked Mr. Koser if he had seen a proposal that the Council has. Mr. Koser replied he had just seen it. He continued to say that Burlington allotted the Town 25,000 gpd and that is what was told that the Town's allotment is now. He said looking at this proposal, an increase of 111,610 gpd on the Otter Creek Pump Station would leave the Town 86,610 gpd per day to Burlington. By looking at the Town's Land Use Plan, looking at future development that is going to limit the growth. He continued to say that the Council should look at this closer.

Code Enforcer Updates:

Bernard Pinnix, Code Enforcer, reported on the information concerning moving the donated house from the Tarpleys and he have only received one call back. The mover stated that he could not guarantee that the brick will stay on the house. The mover gave a quote of \$40,000 to \$50,000 and he said the tax value of the house is around \$89,000.

He continued to say that the Planning Board approved the new subdivision proposal of 310 houses. Mr. Jim Parker, the developer, stated that he thanked the Planning Board for giving them the approval. He said that over the last four or five months, he has been working with the Town and Mr. Koser discussing the sewer capacity. He thinks this is important along with the addition of the homes. He gave the Council a package containing pictures with different elevations of the houses. He said that EL Horton will be building the homes and they will start at \$180,000 to \$220,000. He said Otter Creek Pump Station will be the recipient of these homes. He said that since the Town is taking some of the sewer that comes from Bedford Hills, they should be able to do the same. He said there is a letter in the package that his engineer came up with some options. He said there is not a specific direct decision in this letter because he does not know if this is going to happen. He said if he received a favorable vote tonight, then he will proceed in honest. He said with approval of construction plans, this will allow him to get all of the permits. He said in that process, he will begin their designs to increase the capacity of the force main to Otter Creek. That is a definitive offer, not an if. That will be part of the approval of what he will have to do in order to proceed with the development.

Public Hearing Date to Adopt Green Level Land Development Plan:

The Mayor asked for a date for the public hearing. The Council decided to have it at the regular Council Meeting. The meeting will be held January 10, 2019 @ 7:00 PM.

General Statutes 168:314:

The Administrator stated that this statute states that water bills cannot disconnect water services within ten days after the bill is due. The new cut-off date will have to be the 11th and now it is the 18th. He said at the end of the month there is a lot going on. He asked for a recommendation to move the billing date to the 15th and the cut-off will be the 25th of each month.

The Mayor asked for a motion to change the Town's billing policy. Pro Tem Graves-Henry made the motion that the due date will be on the 15th, 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 Mayor asked to have a telephone number posted for emergencies. The Administrator replied that Rodney Gunn is the contact person and the Administrator stated that he will post his phone number.

Code Enforcer Resignation:

Mr. Bernard Pinnix, Code Enforcer, presented the Council his resignation effective December 13, 2018. He asked the Council to allow him to return when something comes that was left on the table. The Council was in agreement to pay him for what work he does and to reduce his hours.

Town Clerk Updates:

The Town Clerk asked the Council the date the Town will celebrate the July Fest. The Council agreed on the June 29, 2019.

Attorney Updates:

The Attorney had no updates.

Town Council Comments:

Pro Tem Graves-Henry asked if the minutes were updated on the website. The answer was yes.

Council Member Trollinger stated that Public Works did a great job during the storm. He said that the Administrator is doing a good job and he thanked all the employees.

Council Member Howard, no comments.

The Mayor thanked Public Works and the Staff for the jobs they do. She thanked the Council Members for their support this year. She said in the coming year, she wants to look at a work budget.

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