



**Town of Green Level Regular Meeting  
Green Level Municipal Building  
Thursday February 14, 2019**

The regularly scheduled meeting of the Green Level Town Council was held on Thursday, February 14, 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 Michael Trollinger and Council Member Theodore Howard.

**GOVERNING BODY ABSENT:** Council Member Richard Woods.

**GOVERNING BODY STAFF PRESENT:** Town Clerk Sandra McCollum.

**GOVERNING BODY STAFF ABSENT:** Town Administrator Dylan Galloway.  
(Via phone)

**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.

Mayor Enoch asked for a motion to approve the consent agenda. Pro Tem Graves-Henry made the motion to accept the consent agenda, seconded Council Member Trollinger. The motion carried unanimously. (4-0)

Mayor Enoch asked for a motion to approve the minutes. Pro Tem Graves-Henry made the motion to approve December 13, 2018 minutes, seconded by Council Member Trollinger. The motion carried unanimously. (4-0)

Public Comments:

Family Justice Center

Tamara Patterson, Family Justice Center, 1950 Martin St. Burlington, NC stated that she had talked to the Administrator about the Elder Justice Department project grant. She continued to say that it is a grant that has been received by Alamance County and they are one of ten counties in the nation to have this grant and to receive these monies. She said she wants to inform the community and she is doing outreach services to try to get the community to help them serving victims who are age 50 and over because the grant is for that specific age group. She said it is for victims of domestic violence, any type of abuse and financial exploitation, because they understand that there is a population not being served. She said there is a lot of elder abuse in the community and other communities. She continued to say that Alamance County was fortunate enough to receive this grant. She said they are working with Kernodle Clinic, Meals on Wheel, Department of Social Services and Family Justice Center. All of the law enforcement in Alamance County has been trained to recognize elder abuse and make referrals. She continued to say since last June, she has seen at least 45 elders who came in and have been financially exploited or they were suffering from emotional or physical abuse. She said they provide some supportive services when an adult protective service may have to get involved. Sometimes it may be a restraining order because they may make that decision that they do not want that person in their life anymore. She said they are trying to start with that type group at the Kernodle Clinic on March 1, 2019. She said that it will be for elders that may just want to talk about it, but maybe are not ready to make a decision. She said she has seen their reports going up where the care giver is exploiting their client. She said the grant is a three year project and this is their third year.

Budget Ordinance for the Fiscal Year 2017/2018

The Administrator asked the Council to adopt the Budget Ordinance for the Fiscal year 2017/2018. The Mayor asked for motion to adopt the ordinance. Pro Tem Graves-Henry made a motion to adopt the Budget Ordinance for the Fiscal year 2017, seconded by Council Member Trollinger. The asked for a show of hands:

Mayor Enoch, yes	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Woods, yes
Council Member Trollinger, yes	

New Town Employees

The Administrator introduced the new Code Enforcer, Timothy Ratcliffe and Parks and Recreation Director, Jamie Harvey.

The Charles Drew Solar Farm Project

The Administrator introduced representatives from Sable Renewable Energy, Mr. David A. Black, Sr., Chairman and CEO, Mr. Amos A. Green, Chief Operating Officer and Mr. William Geter, Director of Community Affairs. Mr. Green presented the Council with a package explaining the company. He continued to say that they are proposing the Charles

Drew Solar Farm Project on 24 acres on Apple Blossom Lane. He said the property has been vacant for a while and they have done investigation to see what the property could be used for. He said that they understand the 2015 ordinance that the Town developed and the farm will meet all of the requirements. He said the land has been vacant for 40 years and because of the location with the limit access to the property, it does not make it viable for any other residential or commercial application. He continued to say that the tax value is now about \$1,300 annual assessment to the land. The capital improvement to the land will bring the value back from about \$200,000 to \$300,000. He continued to say that the valuation of the property after construction is concluded will be \$6.8 - \$7.3 million. He said he wants to develop part of this farm for research and development. This will have a relationship with A&T University, University of North Carolina Greensboro (UNCG) and the Joint School of Nano-science and Nano-engineering (JSNN). It will present the opportunity for this to be one of the first commercially viable solar farms with space dedicated to research and hands on training for university students and faculties.

Council Member Howard asked if this project was approved, how long it would take. Mr. Green replied if this was approved tonight, they can break ground by the second week in March. He said they will like for this farm to be producing energy by the end of the year.

Council Member Trollinger stated that he was thinking that this was the Town's moratorium, but the ordinance the Council passed in 2015 and if he had a copy of this. Mr. Green replied yes and he has not seen the language for the moratorium. Council Member Trollinger stated that his only reservation is that there has been a brief conversation and that will be the opportunity to have a legal conversation with the Town's Attorney. Mr. Green agreed.

The Mayor stated that a conversation needed to be had with the Administrator and Town Attorney and they get back with the Council.

### PHC Industrial

Ms. Susan Dildy, Director of Operations and Project Manager for the New Town Hall, Stated that the Town Hall now is progressing, but there has been some bumps in the road and delays. She said there is some issues with trying to get the building closed. She said now that the building is closed, work can be done on the inside next week. She continued with updates and said they are looking for a substantial completion in approximately a week into March with a punch list completion with a week or so in April.

Council Member Trollinger asked if this meant the building will be ready to occupy. Ms. Dildy said at some point in between that and after working through punch list items that would be appropriate. Council Member Trollinger asked about the parking lot. She said they had to work with the drainage around October and November. They had a bunch of pulling that happened because the elevation was not going to get the appropriate drainage, so the French drain had to be installed in front on the building which took some time. She said installing asphalt in the winter will not give you a good parking lot. She said the parking lot is due to be installed in early to mid-March when the asphalt plant opens up.

The Mayor stated that this project has been an ongoing thing. She said a lot of things have been promised to get this project done. She said it was promised that work would be done on Saturdays to meet a deadline and that did not happen. She said the building was to be done last September (2018). She said she knows that there have been some bad weather, but it has

been some good weather, with no work done. She said that there are some change orders that was no fault of the Town that had to be done. She said she hopes that (she can only speak for herself) the move in date will not be May. She said originally the Council was told that the parking lot was fine. Once they starting working this is when there were problems with the parking lot. She continued to say that there has been one thing after another with this project. She said there is more money needed for the project to be finished and the project has to be completed. She said personally, she has been unhappy for what the Town has paid for so far. Ms. Dildy asked her how she feels now. The Mayor replied, still unhappy for what the Town spent, personally.

Mr. Rich Burns, CEO asked the Mayor why was she unhappy and he gets the scheduling. The Mayor replied for the amount of money that the Town as spent, she said this is her opinion. Mr. Burns said he understands being late on a project and he gets her frustration completely. He said the one thing he wants is for the Town to be happy with is the quality of the project. He said if it is two years down the road and you don't get a quality product, then you will be frustrated every day you come to the office. And that is what he don't want. He said being a little late on a project, that kind of aggravation goes away over a period of time. If you get a quality product, you get to enjoy that. He said he rather be late and right, then early and wrong. He said he believes that at the end of the day, you will be satisfied. He said they did have some challenges with the project. As far as the money being spent, they are an open book policy. He said they are not making a killing, in fact not a break even project. The Mayor said she was not saying they are making a ton of money. She said that as time went on there was work that should have been done. She said there were months when the building set and no work was done and it should have been. She said that she is not talking about the quality, it is about work not being done. Mr. Burns said the original contractor was fired back in the fall. He said it was because he saw that thing was not progressing as it should have been, therefore they started making changes. He continued to say that he knows that is not the Town's problem. He just wants to show that he saw issue with their company and he took actions. He said since the changes, Susan took over and they are moving forward and they are planning to have this project done by the end of March.

Pro Tem Graves-Henry stated that she understands what he is saying by having a quality product and he is right. She said we do not know what may happen, but just try to stay with that schedule.

Council Member Howard asked Mr. Burns about the change order and if he was speaking about the floor tile. Ms. Dildy replied yes. Council Member Howard said you have \$47,170.93 is that what you turned in. Ms. Dildy replied yes. Council Member Howard asked did she know how many square feet and is that covering the building. Ms. Dildy said the tile was covering 573ft. and it went up a couple hundred because the tile was taken up the wall in the bathrooms. Council Member Howard asked would the bathrooms be included. Ms. Dildy said the bathrooms would be included in with the floor. He asked how she decided that. She said they consulted with the customer. He asked if she had a figure per square foot, labor and material this cost would be to do. Ms. Dildy replied yes. She said they have all of the documentation for change from the carpet. He said he did not notice what she had in the change order. What she had originally and what she resulted down to in their change order so they can look at to make a comparison. Ms. Dildy said it does show that on the change order. Council Member Howard said no it does not show, and asked if she is saying it shows the original and what it end up being, is that what you are saying. Ms. Dildy said in the change order they submitted. He said he does not have this and this is what he needs to see it in order for him to make a decision on any of this. He continued to say that they had on the heating

units, and what kind of heating unit you had from day one and what kind did you end up with that you came up with x amount of thousands of dollars. He said he could get a copy of this. Council Member Howard asked Mr. Burns would he clear on a project like this a \$100,000 if he would clear of \$150,000. Mr. Burns replied that he does percentage and on a project and he would probable make 5% to 7% net. Council Member Howard said you cannot come out with 5% to 7% by you saying you've being building that long. He continued to ask if he knows that on a government job, the highest percentage you can charge is up to 10% or 15%, you cannot go 20%. Mr. Burns replied yes depending on the contract. Council Member Howard continued to ask if he is saying you are not even charging 8% or 9% on the project. Mr. Burns replied that it was a fix contract, and if one of the contractor miss something then they would have to fix which the nature of the business is. He said please don't think he is complaining saying this is not good for me. He said he just wants to make sure at the end of the day, Green Level is satisfied with the project. Council Member asked Mr. Burns if he would be in agreement that the Council can go over these figures and point out things of cost and get the figures down. Mr. Burns replied that he would be happy to do that. Ms. Dildy asked who does she send information to and the Mayor said the Administrator. Mr. Burns said he just wants to say that they will get this project done and the Council will be satisfied.

### Additional Funds for New Town Hall

The Administrator asked if Mr. MacConnell gave the Council the information for the additional funds that is needed so the Town will not have to go into the General Funds. The Administrator asked if the loan can be increased because of the change orders. He said the money had to be increase due because of the parking lot. Mr. MacConnell said dealing with the former Administrator he said the cost had to be kept down. He said the fire Marshall wants the parking lot to be design for a fire truck to go on that parking lot at 75,000 lbs. Mr. MacConnell stated that he had it in an ordinance, but in their opinion, it is a lot of money for something that may not happen. Council Member Trollinger said that when an emergency unit responds to a call, they are not going to look at the GIS to see what type of parking lot it is, they are going to the nearest fire hydrant.

The Administrator stated that he talked to Mr. Tobais Fullwood, USDA Area Specialist, and he said that he would try to assist the Town in trying to get some grant money that is needed for the New Town Hall.

Council Member Trollinger asked if anyone has clarity if BB&T would give the Town another loan for the extra money that is needed. The Administrator said that he spoke to Mr. Fullwood and he said that he would need the last two years budget and audit. USAD would be the one to contact LGC on behave of the Town and move forward with the paper work. Before anything is processed, the Town Attorney will review it and move forward.

The Mayor asked for a motion. Pro Tem Grave-Henry made the motion to increase the Town's loan amount for additional funds to finish this project due to the change orders that have occurred, seconded by Council Member Trollinger. The Mayor asked for a show of hands:

Mayor Enoch, yes	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Trollinger, yes

Town Administrator Updates:

Adoption of Bedford Hills Streets

The Administrator said that he needs the Council to adopt the streets in Bedford Hills Phase I. The streets are Donelson Way from NC HWY. 49 to the intersection of Pillow Lane, (South) –(220 LF), from the intersection of Pillow Lane (North) to the end of Phase I (690 LF), Pillow Lane from the intersection of Donelson Way (South) to the intersection of Donelson Way (North) (2,350LF) Sumpter Court from the intersection of Donelson Way to the cul-de-sac (940 LF) and Brice Court from the intersection of Sumpter Court to the cul-de-sac (285LF).

Council Member Howard said that he cannot vote because of what is on the streets and he said he thinks that it would be a conflict of interest. He said Brice Court appears that the set-back is not 14 or 15 feet between two houses. He said there is a house across the street that appears that the set-back is not in compliance with the codes. He asked the Administrator if that had been brought to his attention. The Administrator said that it says all road ways are 31' back to back with curb and gutter, sidewalk on one side and a 50' public rights-of-way and this is in the Town's ordinance. Council Member Howard said he is speaking about the side, not the front. The Attorney said the letter speaks about the streets and if the houses don't meet the set-backs that is an enforcement issue.

The Mayor asked for a motion. Council Member Trollinger made the motion to accept the streets in the Bedford Hills Phase I, seconded by Pro Tem Graves-Henry. The Mayor asked for a show of hands:

Mayor Enoch, yes	Council Member Howard, no
Pro-Tem Graves-Henry, yes	Council Member Trollinger, yes

Town Council Comments

Council Member Howard, no comments.

Pro Tem Graves-Henry was glad to the residents that came out.

Council Member Trollinger thanked everyone for their condolence in the passing of his mother.

The Mayor thanked everyone for coming out and welcome the new Town employees.

There were no further business.

The Mayor asked for a motion to adjourn the meeting. Pro-Tem Graves-Henry made the motion to adjourn the meeting until the Public Hearing Monday February 25, 2019, seconded by Council Member Trollingers. The motion carried unanimously. (4-0)

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Remonia Enoch, Mayor

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ATTEST: Sandra McCollum, Town Clerk