



**Town of Green Level Special Call Meeting
Green Level Municipal Building
Thursday, February 5, 2019**

The Green Level Town Council held a Special Call meeting on Thursday, February 5, 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, Council Member Theodore Howard and Council Member Woods.

GOVERNING BODY STAFF PRESENT: Town Administrator Dylan Galloway and Town Clerk Sandra McCollum.

GREEN LEVEL TOWN ATTORNEY PRESENT: Town Attorney Eugene Russell.

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

Mayor Enoch asked the Town Administrator to give the purpose for the meeting. He said the Council asked him to get more information from the Berry Hill Subdivision developer and bring the information back to the board so that a public hearing can be scheduled. He continued to say that he wanted to talk about the housing and then Mr. Michael Koser will present information on the water and sewer, and the responsibilities. He said that on December 14, 2018 the Town received a letter that was not very clear and most of the concerns on that letter have been answered.

The Mayor made it clear that this is not a public hearing meeting, but a meeting for the Council to receive information for clarity.

The Administrator stated that the Council had some concerns about the housing types. He said according to the developer, he would have the opportunity to modify the plans if necessary. He would be willing to consider a mix of resident's options and it will take him about three to five years out to build. The developer said that he would be able to build some homes in the range of \$250,000 to \$260,000 and a mix will be townhouses that would range from \$110,000 to \$130,000. The Administrator said that there has been some concerns about wanting larger lot sizes. He said he took the concerns to the developer and he said the larger lots are not feasible for them to do. The developer would be open for different types of houses. The Administrator stated that they talked about the infrastructure upgrades on Anderson Road.

The developer said he would do a traffic study to determine the impact of traffic under the DOT guidelines if it is necessary for infrastructure upgrades for road improvements and for Mebane Oaks Road. The developer said he may have to put a left or right turning lane to enter Hwy. 49. The Mayor asked if he was still talking about the same number of homes. The Administrator replied that it will be 310 homes, but if townhomes are built it would be 340 homes.

The Mayor said the Council had not talked about townhomes. The Administrator replied that the Land Development Plan said a wide variety of mixed homes and that was why it was mentioned.

Pro Tem Graves asked if the developer said anything about more expensive homes. Mr. Koser replied that a question was brought up about higher price homes and the developer was reluctant to say, that would have a market and keeping the lot sizes the same. Council Member Woods asked about the offset of the houses and they did not look good.

Council Member Trollinger stated that it was brought to his attention that with the houses in Bedford Hills, the people went into those homes without any equity and with no down payment. He said it is a valid concern because there needs to be larger priced homes because the people need to have equity in that home when they move into them. He said there is no comparison between a house and a mobile home park when people move out. He said if the people have no equity in their homes and decide to leave, the Town is left with a ghost town. These homes are abandoned and become a place for drugs and crime, and the developer should understand how the Council feel.

Pro Tem Graves-Henry asked who was building these homes and if they are \$250,000 then maybe this would not be a problem.

Council Member Howard asked if it would be at least 8,000 square feet per house. That would be 90x90 and that would be 81,000 square feet that was in the minutes. This would be about a half an acre per home. The Mayor replied that the Council has not discussed this subdivision at any meeting. Council Member Howard said he would look back at the minutes because this was about a year ago.

The Administrator said to Council Member Trollinger that a person would have to seek out their loans and have a builder and LGI would receive a loan from them. Pro Tem Graves-Henry asked if the developer said it would be in phases. The Administrator said that he was told that it will take 3 to 5 years to build the homes. Pro Tem Graves-Henry said that means if townhouses are built, it would be 310 homes or more. The Administrator replied yes. Council Member Trollinger asked if Burlington had been contacted about the Town's allotment. The Administrator said that he had a meeting and the allotment is 250,000 gallons of sewer. On an average the Town's uses 123.79 thousand gallons per day.

Mr. Koser addressed the Council with information about the impact for Berry Hill Subdivision. He said that in some of the early correspondences, the developer was looking at using Otter Creek pump station and based on the input the Town gave him, his developer will be responsible for the discharge from Florence Road pump station.

See Attached:

The Attorney stated that the original proposal was for them to take care of all the cost that came as the result of their new development. He said all of those things would have to be properly captured into an agreement that he will be reviewing and he will be weighing in on.

The Administrator stated that the public hearing will be held on February 25, 2019 at 7:00 PM.

The Mayor asked for a motion. Council Member Trollinger made the motion for the public hearing to be held on February 25, 2019 at 7:00 PM, seconded by Council Member Woods. The Mayor asked for a show of hand:

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

There were no further business.

The Mayor asked for a motion to adjourn the meeting. Pro-Tem Graves-Henry made the motion to adjourn, seconded by Council Member Woods. unanimously. (5-0)

Remonia Enoch, Mayor

ATTEST: Sandra McCollum, Town Clerk



To: Town of Green Level Council
 CC: Dylan Galloway, Town Administrator
 From: Michael R. Koser
 Date: February 5, 2019
 Project: Berry Hill Subdivision
 Subject: Utility Impact Recovery

This memorandum is being provided to show the impact that the proposed Berry Hill subdivision will have on both the water system and the sanitary sewer system both in terms of capacity and value.

The proposed Berry Hill subdivision as currently planned will contain 310 single family homes at completion.

SANITARY SEWER SYSTEM:

For the calculation of sanitary sewer, the developer is using a standard 360 gallons per residence per day which is consistent with NCDEQ design criteria for a 3-bedroom residence.

- **Average Daily Flow**

Average Daily Flow (ADF) = 360 x 310 = 111,600 gallons per day

ADF for Green Level is approximately 60 gallons per person per day

- **Maximum Flow**

For a pump station design, the ADF has to be increased using a Peaking Factor (PF)

PF minimum is 2.5 with NCDEQ guidance documents recommending a PF based on population served.

Using 5 persons per residence the subdivision population will be 1,550

Using 4 persons per residence the subdivision population will be 1,240

PF (4 or 5 persons per residence) = 3.7

Recommended PF = 3.1 (average of minimum and maximum)

Peak Hourly Flow @ PF 3.1 = 240 gallons per minute (gpm)

- **Town Capacity Impact**

Apple Blossom Permitted Capacity = 400 gpm

Force Main to Burlington Peak Capacity = 925 gpm

Berry Hill using 240 gpm



- **Town Capacity Value Impact**

Town Equity in Apple Blossom based on loan payments:

May 2016	\$13,175.30
May 2017	\$13,175.30
<u>May 2018</u>	<u>\$13,175.30</u>
Total	\$39,525.90

Berry Hill Capacity Value in Apple Blossom = \$39,525.90 x 240/400 = \$23,715.54

Town Equity in Force Main to Burlington

May 2016	\$73,819.80
May 2017	\$73,819.80
<u>May 2018</u>	<u>\$73,819.80</u>
Total	\$221,450.40

Berry Hill Capacity Value in Burlington Force Main = \$221,450.40 x 240/925= \$57,457.40

WATER SYSTEM:

Water Storage = 300,000 gallons

Required = ½ Average Daily Demand (ADD)

Current ADD 2017 = 92,000 gallons per day

Available Storage = 300,000 - 46,000 = 254,000 gallons

Berry Hill (ADD) = 310 x 400 gallons per day = 124,000 gallons per day

Berry Hill using 62,000 gallons of storage