THE FOUR HUNDRED AND FIFTY FIFTH SESSION
OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE
DECEMBER 21 2015 – 7:00 PM

Present: Mayor Bundren, Mayor Pro Tem Tichy, Alderman Clemmons, Alderman Sharpe, Alderman Tichy, and Clerk York; New Board Members: Ritchie Jones and Tim Isley

Absent: Alderman Barry Crouse and Alderman Davis Gregory

Alderman Clemmons gave the invocation.

Alderman Sharpe moved to approve the November 23, 2015 meeting minutes. Alderman Dan Tichy seconded the motion. The motion passed unanimously.

Mayor Bundren thanked the Board and attendees for the opportunity to serve as Mayor. She was elected for four concurrent terms, of 4 years each, as Alderman, beginning in 1991. She was elected 6 times as Mayor for twelve additional years. She has served the Village of Alamance for a total of 24 years. She worked 30 years as a State Employee, with the first 10 years as Budget Officer for the School of the Deaf. The second ten years were spent in Advanced Management at UNC-CH. The third ten years were spent as a Human Resource Director for the School for the Deaf in Greensboro, NC. In these positions, she utilized the very skills needed for the Mayor's position. For the last 15 years, she has been Property Manager for more than 30 shopping centers. She has made acquaintances with local bankers, lawyers, accountants, and general business individuals. With these acquaintances, Mayor Bundren had resources for answering questions. Still, Mayor Bundren wondered what she was called to do with her life. Several years ago, in Bible reading, she came across one sentence in Romans 13:4. Mayor Bundren read the scripture verse: "For the one in authority is God's Servant for your good." That was the day Mayor Bundren realized what she needed to do with her life. She thanked everyone for allowing her to serve the Village.

Alderman Clemmons shared that he has served on the Board of Aldermen for 9 ½ years. It has been a wonderful time. He didn't realize what he was getting into, when he was called to serve in an open Alderman's position. He has learned so much, and met so many great people in the Village. The people he has served with, the Mayor and the other Aldermen, have been great folks to work with. The Board works hard to make the best choices possible. By and large, they have made really good choices for the Village. It hasn't all been perfect; they have made mistakes. Alderman Clemmons presented a list of accomplishments: employees are now part of the State Retirement System; work has been done with the City of Burlington to revamp the proposed bypass; work done on the Land Use Plan will continue to serve the Village well; the Town Hall was built and paid for, ahead of time; taxes have been kept revenue neutral; the ORC was hired to manage the water and sewer system, and does great work; a second water line was installed instead of a State proposed water tower, financed with a 20 year interest-free loan, for half of the cost and a grant for the other half; finding the leak as a result of the second water line, and saving money; obtaining the Community Block Grant to pay for sewer connections on Alamance Baptist Loop; the older part of the Village was named to the National Historic Registry. Alderman Clemmons summarized that he was proud to have been a part of the group. He wished everyone the best.

Swearing In of Mayor and Board Members

Judge Brad Allen officiated with the swearing in of the new Mayor. Judge Allen administered the Oath of Office to incoming Mayor Don Tichy. He congratulated Mayor Tichy.

Judge Brad Allen administered the Oath of Office to incoming Alderman Timothy Isley. He congratulated Alderman Isley.

Judge Brad Allen administered the Oath of Office to incoming Alderman Ritchie Jones. He congratulated Alderman Jones.

Judge Brad Allen administered the Oath of Office to Alderman Dan Tichy. He congratulated Alderman Dan Tichy.

Mayor Don Tichy recognized former Alderman Myra Slaughter. He presented Ms. Slaughter with a certificate, thanking her for her service, and a special card.

Mayor Don Tichy recognized Alderman Chris Clemmons, presenting him with a certificate, thanking him for his service, and a special card.

Mayor Don Tichy recognized former Mayor Cathera Bundren. He presented her with a gift and with the flag flown over the U.S. Capitol in her honor. Mayor Tichy also presented Mrs. Bundren with a special card. He also presented her with a Certificate of Special Congressional Recognition from Congressman Mark Walker. Mayor Tichy also read a letter from Congressman Walker, expressing appreciation to Cathera Bundren for her years of public service. Mrs. Bundren conveyed her heartfelt appreciation for the flag flown in her honor at the U.S. Capitol.

Mayor Don Tichy also presented cards to the employees.

OLD BUSINESS

Report on Cabin Pump Station Project

Mark Reich reported that good progress has been made. The siphon under the river is complete. This segment of the work is now done. The contractor is now mobilizing for the pump station site. They have excavated the additional rock to the dosing tank. That has been removed and he is getting ready to set the wet wall and bring the dosing tank back up. There has been one setback on the north side, in setting the manhole. Over the weekend, some of the material slipped in, before the inspector was scheduled. They decided to secure the area, and will come back after the holidays to reset everything. Everything is "go" for the project. The same subcontractor that is doing the dosing tank is doing the pump station renovation. All of this is getting ready to take place. Mayor Tichy thanked Mr. Reich for the update.

Mike Davis, Finish Work on Town Hall

Mike Davis referred to printed information regarding work needed at the Town Hall. There has been an enormous amount of rain lately. This now is an opportunity, with lower humidity levels, to get the plastic down. Installing the sump pump and French drain would precede the plastic. A sample of the 12 mil plastic was demonstrated. There are high moisture levels in the crawlspace now, without any plastic being down there. Phase One would include the sump pump, French drain, and the 12 mil plastic. Mr. Davis referred to the timetable. They would complete Phase One, and then allow a 45 day period to pass before they put the insulation back in place. Air quality recommends that this be allowed to really dry. A dehumidifier would be placed there, as

well, to speed up the drying process. The situation with the flooring was addressed next. There is the question of whether the moisture levels are causing the flooring to peak. They would like to address the moisture problems before anything is done about the flooring, to give the flooring time to "relax." They will do some investigating to determine what was used in the coatings for the floor. Marty, from Sawyer's, addressed his work with sealed crawlspaces. They will be trying to control high relative humidity in the crawlspace. He did some testing before all the rain. There was over 20% moisture content in the wood. Once it gets to 30%, it starts causing rot. He recommended being preventive in this case. It stays very wet underneath the building, with high humidity year-round. Starting with Phase One: the sump pump, French drain, and 12 mil poly would give 100% coverage. If it is needed to go further, that would involve closing the vents, putting in 1 or 2 dehumidifiers, piped to the outside, to take the relative humidity down to where it needs to be, so floor joists don't have to be replaced. Mr. Davis summarized the plan to complete Phase One, let the team do an inspection and evaluate Phase Two. Phase Two could be addressed 6-10 months from now. Mr. Davis asked if there were any questions. Moisture in wood should be at 13%-14%. A question was asked about the humidity level in the crawlspace. The relative humidity is running 80%-90% in the crawlspace, when it was tested. This is extremely high. Mr. Davis added that, in meeting ADA standards when the Town Hall was built, there are concrete flanks at 70%, with no cross ventilation. This has caused this issue. Without the plastic being down, it has worsened. It needs to be addressed sooner rather than later. Marty offered further explanation about the footing drain and where the sump pump would be placed. Mr. Davis added that they would be using "double-mil" on the plastic. This is a good plan. Alderman Isley made the motion to proceed with Phase 1. Alderman Sharpe seconded the motion. The vote was unanimous. Mayor Tichy asked Clerk York about using reserve funds to pay for these repairs. Clerk York affirmed that these funds could be transferred to the General Fund for use.

ORC Report

Arnold Allred reported that November was an uneventful month for water and sewer. He explained to the new Board members that he sends a report via email every month, so that it is received prior to the meeting. There are four individuals who look after the system for the Village. On the water side, the THMHAA5 passed. It is a good report. Mayor Tichy thanked Mr. Allred for his report.

There was no further Old Business.

NEW BUSINESS

Election of Mayor Pro Tem and Finance Officer

Mayor Tichy nominated Alderman Sharpe to serve as Mayor Pro Tem. She has served in this capacity before, and is familiar with conducting the meetings. Mayor Tichy nominated Ritchie Jones to serve as Finance Officer. He has served previously in this capacity. Mayor Tichy asked for any discussion. Alderman Dan Tichy made the motion to approve Alderman Sharpe as Mayor Pro Tem and Ritchie Jones as Finance Officer. Alderman Isley seconded. The motion carried 4-0.

Contract With Color Landscapes for Snow Removal

Mayor Tichy explained that the contract for snow removal was the same as last year. There have been no complaints. Alderman Dan Tichy made the motion to approve the contract for snow removal with Color Landscapes, as submitted. Alderman Isley seconded. The motion carried 4-0.

New Recycling Carts

Mayor Tichy explained the need for additional recycling carts, with the new houses being added in Heritage Glen. Unfortunately, the minimum quantity for ordering is 112. This will be a $5500.00 purchase, but there is little option. The carts are $49.00 each. Clerk York added that there are only 3 recycling carts left. Alderman Dan Tichy noted that there will be 52 new lots in Heritage Glen. The carts will be needed. Mayor Tichy added that some will need replacing, from time to time. Alderman Isley asked where the extra carts are stored. Clerk York stated that 40 could be placed in the storage building, but hopes that the remainder can be stored in the fenced area at the NC 62 Pump Station. The carts come unassembled. Alderman Dan Tichy asked about the timetable for receiving the carts, if approved. Clerk York stated that it would take a month to receive the carts, once ordered, likely sometime in January. Mayor Pro Tem Sharpe made the motion to purchase the new recycling carts. Alderman Dan Tichy seconded. The motion carried 4-0.

Proposal to GIS Map Water Valves

Mayor Tichy tabled this item until the next meeting. There is more information to be presented and there is no rush to do this. Clerk York mentioned the proposal in the packet. He has spoken with the Alamance County GIS Director. The County uses a company to host their GIS content. That company subcontracts with Withers and Ravenel, if information is not already in a file to be hosted. Mr. Reich's firm also does some of this same work. Mr. Reich added that they know where the water valves and the manholes are; they can take the existing map and convert it to GIS layer. This can be used for the locating. Clerk York's ultimate goal is to have a map that someone can use to locate water and sewer lines. Once the information is in a GIS layer, then another firm could do the locating. They could do it for minimal cost.

Authorization of Signers for the Bank Accounts

Mayor Tichy referred to the resolution for the depository signers for the bank accounts. The resolution makes Mayor Tichy and Ritchie Jones the signers for the Village bank accounts, replacing Mayor Bundren and Alderman Chris Clemmons. It retains Clerk York for the Certificates of Deposit, so that he can renew them. Alderman Dan Tichy made the motion to approve the resolution for the depository signers. Alderman Isley seconded. The motion carried 4-0.

Approval of Board Meeting Dates for 2016

Clerk York presented the Board meeting dates for 2016. The two dates that usually are different are in May, because of Memorial Day, and in December. All the meetings will be on the fourth Monday, including May, except for December. That meeting will be held on the third Monday in December. Mayor Pro Tem Sharpe made the motion to approve the Board meeting dates for 2016. Alderman Jones seconded. The motion carried 4-0.

Finance Report

Clerk York presented the Finance Report, including the value of all of the CDs and the interest earned over the last 12 months. There is a CD maturing on December 20, 2015. Clerk York explained how the CDs are invested at Carter Bank, in a public fund CD. They are "layered" to come due each month. He will be putting the CD that matured yesterday into the account at Wells Fargo, so that the cash is available for the Sewer Project Fund. There is $74,000.00 in the fund now. Next month, he will do this with the November CD. There will be $550,000.00 transferred from the General Fund to the siphon project fund. The cash will come from the CDs. If a CD is pulled early, 30 days interest is lost. Clerk York explained the Fund Balance. The

fund balances listed on the report are the cash fund balance. The actual Fund Balance includes all the fixed assets, such as water and sewer lines, streets, etc. The total amount of actual cash in various bank accounts and the North Carolina Capital Management Trust is broken down into the General Fund, Water Fund, Siphon Project, and Powell Bill money. Clerk York explained that these are approximations; it is not "to the penny." It is the approximate amount that belongs to each fund.

OTHER BUSINESS

Mayor Pro Tem Sharpe observed that there are bolts sticking up outside, where the lamppost is missing. This could be dangerous. Mayor Tichy asked Mike Davis to take a look at this. Mr. Davis assured that he would do that.

There was no other business.

PUBLIC COMMENT

Mark Reich reported that the streets have been repaired, off of Liberty Drive and Freedom. Those two patches have been taken care of.

Alderman Tim Isley expressed his thanks for the opportunity to serve as Alderman. He spoke of his connections to the Village of Alamance, and growing up here.

Alderman Ritchie Jones thanked former Mayor Cathera Bundren for getting him involved with the Board.

Clerk York pointed out the updates to the plaque on the wall which lists outgoing and incoming Board members.

Alderman Isley made the motion to adjourn the meeting. Alderman Dan Tichy seconded. The motion passed unanimously and the meeting was adjourned.

_____Don Tichy, Mayor

_____Ben York, Village Clerk