

THE FOUR HUNDRED AND SIXTIETH SESSION
OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE
MAY 23, 2016 – 7:00 PM

Present: Mayor Tichy, Mayor Pro Tem Sharpe, Alderman Isley, Alderman Jones, Alderman Andrews and Clerk York

Absent: Alderman Crouse and Alderman Tichy

The meeting opened with a group invocation of the Lord's Prayer.

Mayor Pro Tem Sharpe moved to approve the April 25, 2016 meeting minutes. Alderman Andrews seconded the motion. The motion passed 4-0.

OLD BUSINESS

Report on Cabin Pump Station Project

Mark Reich reported they are extremely close to getting everything done on the project. The last task needed is for AT & T to make the final connection on the dosing tank. The contractor is going to replace a short section that has been cleaned before, then they will turn the sewer into the dosing tank. At the pump station site, all the pumps have been redone. The project is close to completion there. The electrician has been making some final connections. The electrical inspector will be doing an inspection tomorrow. By the end of the week, hopefully, both of these will be in operation. Alderman Jones asked about a tour. Mr. Reich replied that he would be glad to give a tour when the project is completed. Mayor Tichy asked about the switchover for tomorrow, or whether this would be delayed because of AT & T. Mr. Reich explained that they needed to make sure that the cable is functioning. The contractor is still ready to go. It is just a matter of getting in contact with the right person at AT & T. Clerk York will contact AT & T in the morning.

Sawyer Exterminating, Work on Town Hall

Clerk York stated that the dehumidifier has been installed in the crawlspace of the Town Hall. He has a digital device that reads the information off of the dehumidifier. The Village has paid for the dehumidifier. Mike Davis is out of town; he and Clerk York have not had an opportunity to review the cost figures. They will get together and provide any information needed for a budget amendment at the next meeting.

Historic District Commission

This item was tabled, due to the absence of Sherry Ford.

Clean Up of Properties on Alamance Loop Road

Clerk York reported that the property of Clifton Phillipie is looking pretty good. It will still take some time for Mark; he has moved a boat, along with the mulch. He is storing some items in a building, and continuing to make progress. He has also moved something he was using to store wood. Clerk York added that there is a property on Cardinal Lane that has not been mowed in a long time. The owner is in a nursing home. Clerk York has sent letters to the owner and the granddaughter who cares for her. The letter gave them 15 days to take action. The property still has not been mowed. Clerk York is unable to contact anyone, because the phone numbers are not working numbers. He has received no response to the certified letter. It is time for Rusty Saxon

to bush hog it and cut it. According to the ordinance, the cost is billed to the owner. No one lives at the property and the water is not turned on. Attorney Koonts recommended that a follow-up letter be sent, informing of the charge for the mowing. Alderman Jones asked if a lien could be done, if this continues. Attorney Koonts confirmed this, but suggested that every attempt be made to contact a family member. The property obviously has value. Clerk York noted that it was the neighbors who alerted him to the problem.

ORC Report

Arnold Allred presented the ORC Report. There were problems with pumps, in and out, at the Birch station. Both pumps there are working fine now. The spare pump was sent to the motor shop. A new pump would cost approximately \$4000.00. The other pump can be repaired for \$2000.00, so the decision was made to do the repair. They will still inspect the siphon weekly, just like they did at the Cabin station. Ron Boone came to do the state inspection. When he was told about the alarm at the siphon, with a dial-out, he was impressed with that. At the NC 62 station, great headway has been made. The generator was set last week. The state inspection on the pump stations, the sewer, and collection systems was done. It was a 28 point inspection. He inspects all of the paperwork in the office. The biggest concern is about grease. Clerk York sends this educational information out every quarter; the state requires that this is done twice a year. The inspector was impressed with this aspect. He was really impressed with the work being done at the two pump stations. Regarding the distribution system, there has been a water loss. It is not as significant as the loss in 2008. Clerk York reported that it is 17% for the year. The other loss was more like 30%. Mr. Allred noted that they are making sure the meters are being read correctly. Burlington reads their meters electronically. They are not read on the same day every month. Clerk York reported that Burlington reads meters on the last day of the month, and not on a Saturday. The Village reads the meters the last day of the month, or the first day. They have compared what Burlington is reading to what the Village is reading. This being said, it seems there is a water loss. The only way to find water loss is to check the meters when everyone is asleep. On Saturday morning at 1:30am and Sunday morning at 2:00am, Mr. Allred came in to the Village and began turning off valves to narrow down and determine where the leak is. They turned the #2 water source off. This meter is on the other side of Alamance Creek. Originally, they thought the leak may be in the new development. It started about the same time that the new development came in. This is the first place that was cut off, but the leak still showed. Mr. Allred has it narrowed down to Birch and Ashe Drive. He will have to dig down to some valves that were asphalted over when the road was paved. They are working on the leak. It looks to be a 20 gallon per minute leak, at times. It is a leak that will be hard to find. Mr. Allred added that the meters are approaching being 20 years old. Clerk York stated that the water lines were put in beginning in 1979. Mr. Allred reported that the state recommends replacing water meters when they get into the 20 year old range. Meters slow down the longer they are used. Mr. Allred proposed that the Village begin replacing meters. Generally, automatic read meters are put in now. There are several advantages to these meters. A handheld device is used to drive around and read the meters. Clerk York could probably drive around and read the meters in about an hour. It is expensive. You have to buy the software. Mr. Allred presented information proposed by Neptune Meters. The meters cost a little over \$200.00 each. To purchase 300 meters would cost \$70,000.00. The handheld device would cost \$5000.00. The software package would cost approximately \$3000.00. The lids would also have to be changed out. The Village has metal lids currently on its meters. The automatic read meters will not read through metal lids. A plastic lid, with a recessed antenna, would replace the metal lids. The lids would cost approximately \$20.00 each. Installation of the new meters would cost \$20.00 each. The total cost would be \$95,000.00-\$100,000.00. It would cost \$7,000.00-\$8,000.00 just to get the software going. If the Village wanted to put in 20 new meters, or 50 each year, they could be phased in. Mr. Allred summarized that he would like the Board to consider putting in automatic read meters. This would help with situations with water loss, in addition to helping the Town Clerk. Mayor Tichy asked about the replacement cost of a conventional meter. Clerk York replied that they cost \$60-\$70. Mr. Allred reminded the Board of the cost of paying someone to read the meters each month. Clerk York observed that this is not a money saver. It only costs \$2400.00 to have a

meter reader. However, it will help as the Village grows, over a number of years. Using this new technology would mean the Village could limit the need for additional staff, as it grows. In the long run, you can do more with less staff. Mr. Allred pointed out that the automatic read meters “data log” periodically over a number of seconds. You can actually see a graph on a phone that tells a customer exactly when they were using water, and how much water was used. This technology can illustrate leaks to the customer. If Burlington and the Village could read meters at the same time, it would make the calculations closer. Alderman Isley noted that the weak link could be the plastic lids. He asked how often these would be replaced. He asked if this would require another staff person to go around and replace them. Mr. Allred reported that these have been installed in other places, without any problems. The battery is built into the meter. The only thing seen is on the top, a silver dial that is recessed in the box. When it is mowed over, it is not hit. Alderman Jones asked if the current meters were Neptune, or some other brand. Clerk York answered that various brands are used, including Neptune and Hershey. Alderman Jones asked about bench testing. Mr. Allred answered that meters are different. Alderman Jones asked about the most seen error-wise, for a house that uses more water than normal with a meter that has been there 20 years. Mr. Allred replied that he has seen as much as 10% loss. More water use, with more residents in a house, causes the meter to wear out quickly. Alderman Jones asked about tracking use once a meter is replaced. Mr. Allred observed that the original meters allow tracking of usage. The ones with the most usage could be identified. Mayor Tichy noted that the Village could know which meters are the oldest. Alderman Jones stated that the usage would be more critical than the age of the meter, since some households do not use as much water. Mr. Allred pointed out that the state likes to use the 20 year definition. Clerk York reported that the Village has 375 water meters. Mr. Allred added that some of the meters are sprinklers only. Clerk York confirmed that 22 meters are sprinklers only. Alderman Jones inquired about the gallons of water purchased, and the time period, relating to the water loss. Clerk York explained that the report shows the information back to May 2010 and goes forward to 2016. In 2010, there was 27% water loss. This was when there was a leak on Cardinal Lane. It was a service line. That leak was repaired in October 2010. You can see, following that, that the water usage dropped off. The loss was insignificant in the years after that. Alderman Jones asked if the Village could go against the state recommendations regarding the new meters, citing the information in the report. Mr. Allred stated that the Village would be losing money with the old meters. Alderman Jones observed that the Village wouldn’t be losing much, since it is only 4% that is not being billed for usage. Clerk York stated that the total spent for water, annually, is approximately \$70,000.00. He repeated that the new meters would not be a money saver, but it would be a very positive project. Mayor Tichy stated that this is a long term necessity. Clerk York added that it will greatly benefit the Village in the future. Mr. Allred suggested obtaining the software, and getting some of the meters changed out. The cost of the software will go up in the next few years. Clerk York gave examples of how the new meters would make several tasks that he does much easier, including final meter readings. It would also make residential leaks much easier to determine. In addition, as the Village grow, this would slow down the need for more staff. Alderman Isley asked if Neptune was the only company that sells the water meters. Mr. Allred informed that there are several companies that sell them. Neptune is the most reputable. The City of Durham has thousands of water meters—they use Neptune. The City of Asheboro also uses them, as does Franklinville. Alderman Jones asked another question relating to water concerns. He asked if anyone could connect up to a fire hydrant. The response was that this could be done, with the right threads. This is the weak link in the entire system. Alderman Jones asked if this was illegal. Attorney Koonts responded to this question, noting that it is a utility; water usage must be paid for. Mr. Allred referred to instances where people have been caught doing this. Alderman Jones cited an individual doing this to clean the streets in Heritage Glen. Mr. Allred noted that the biggest problem is contamination of the system. He confirmed that locks could not be placed on the fire hydrants. Clerk York added that there is a hydrant meter. Once the Village determines that it is okay for someone to use a hydrant, from a contamination standpoint, then the hydrant meter can be used to determine usage. Usage is billed. Mr. Allred said a thousand gallons of water could be used for \$5.37. Even with this cost, some would still steal the water, rather than pay for it. Mr. Allred asked, if anyone was spotted

using a fire hydrant without permission, that a photo be taken. The Sheriff's Department would be sent; it is a theft. Mayor Tichy thanked Mr. Allred for his report.

There was no further Old Business.

NEW BUSINESS

Presentation of the 2016-2017 Budget

Clerk York referred to the copy of the 2016-2017 budget, along with the Budget Ordinance, and the General Fund Budget. There is considerably less expenses and revenues in the General Fund Budget. The previous year, the total was \$784,750.00. The 2016-2017 budget totals \$465,000.00 in revenues and expenditures. The reason for the difference is the transfer of money for the siphon project. This will not be done next year, dropping the total to \$465,000.00. Revenues are strong, like last year. Clerk York noted he has consolidated some line items, as requested at the Budget Meeting. Data Processing Supplies and Office Supplies have been consolidated. Audit has replaced Professional Services. Health insurance will cost less next year. The amount that the Board pays each month has been reduced by \$100.00 per month. Clerk York asked if there were any questions relating to the General Fund Budget. Next, Clerk York presented the budget for the Water and Sewer Fund. It is projected to increase the water rates to \$5.46 per 1000 gallons, from the current rate of \$5.37. This is in response to the increase from the City of Burlington. It is a 3% increase. The rate for sewer per 1000 gallons will be \$6.38, increased from the current rate of \$6.22. Clerk York recommended an increase in the fee for a broken meter lock. Mr. Allred stated that Franklinville charges \$100.00 for meter tampering. A second offense results in a fine of \$500.00. Alderman Jones recommended changing the fee to "meter tampering" for the Village. He asked about the timeframe between the first and second offenses. Attorney Koonts asked if the locks were broken when the water is cut off. Clerk York affirmed this, noting that these customers are the same every month. The water and Sewer Fund is funded through water and sewer charges. Clerk York does not budget for impact fees, or tap or connection fees, as it is not known what these will be throughout the year. Inspection fees total \$5800.00 in the budget. This is the amount projected to be received from Heritage Glen Phase 5-B. Property/liability insurance is normally about \$3300-\$3400. The Water and Sewer Fund accommodates \$1700.00 of this cost; the other half is expensed to the General Fund. Clerk York added \$1000.00 to that amount for the 2016-2017 budget--\$500.00 in the Water and Sewer Budget and \$500.00 in the General Fund Budget. The property coverage is being increased due to the new siphon and the NC 62 station upgrade. Water and sewer services reflect the increase in charges from the City of Burlington. Maintenance on the sewer has decreased to \$28,000 from \$58,000 this year. This was an abnormal year, in terms of spending. The cost for Utility Locator is projected to be \$8,000.00. The debt service is the amount paid every year on the 20-year loan. It is interest free. This loan was obtained for the second water connection. Half of the money was a grant; the other half was an interest free loan for 20 years. The payment of \$12,800.00 is made annually in May. Clerk York pointed out that there are no transfers into the Cabin Siphon/NC 62 Pump Station. This capital project fund exists for the life of the project. Clerk York referred to the year-to-date expenses so far. He asked if there were any questions. Alderman Jones inquired about the Utility Locate. Clerk York answered that each ticket will cost \$30.00. Once the new section of Heritage Glen is fully developed, the rate of tickets will decline. This is a couple of years away. Mayor Tichy explained that the municipality pays for the locate. Clerk York added that the Village does not have anyone to do this right now. The only cost now is for the 811 ticket that is called in. Jerry has done this, without charging the Village. Mr. Allred added that this does not make Jerry liable. He is being as accurate as he can be. Plastic lines do not have a locator on them. Clerk York added that no matter who does this work, it will be somewhat of a guess. Mr. Allred remarked that digging must still be done with a shovel. Alderman Jones asked about the \$8000.00 cost. Mayor Tichy reminded that this cost is estimated, based on the number of tickets. The cost could be \$4000.00 or it could be \$9000.00. Mayor Tichy asked if the contractor would accept liability for the work. Clerk York will ask this question specifically. The idea is that they should be taking liability for the work. Clerk York

confirmed that there is a 5-foot window, with a line somewhere in that area, as lines are marked 30 inches on each side. Mayor Tichy observed that tracer wire is being required on all the new lines in Heritage Glen. Mark Reich added that this is for water only, not sewer. The meters for both are basically side by side. Clerk York then advised that a Public Hearing needs to be set for the budget. It is normally set for the June Board of Aldermen meeting. It will be advertised just like any other public hearing. At the June meeting, the Board can vote on adopting the budget. Changes can be made between now and then. Clerk York added that he will change Contracted Services-Alamance County to \$4100.00, an increase of \$100.00. This is the fee that is paid for tax collection. Mayor Pro Tem Sharpe made the motion to set the Public Hearing for the 2016-2017 Budget for June 27, 2016. Alderman Isley seconded the motion. The motion passed 4-0.

Audit Contract

Clerk York referred to the fee for the audit. A range is always given. There are two aspects: the audit itself, and the preparation of the financial statements. On the high end, the audit fee is \$15,100.00 with the financial statements costing \$9,300.00. The total fee, high end, would be \$24,400.00. The cost for the last audit was \$23,300.00. It is required, by law, for the Village to have an audit each year. Cobb, Ezekiel, Loy is the firm that has done this in the past. The fee is in line with what they normally charge. Mayor Tichy noted that this is routine, and what the Village has been doing for years. Alderman Jones made the motion to approve the audit contract. Alderman Andrews seconded the motion. The motion passed 4-0.

Utility Locate Proposal

Clerk York addressed the Utility Locate Proposal. He is estimating the cost of \$8000.00. Each ticket costs \$30.00. This is assuming 30 full minutes to locate. Clerk York based the estimate on how many tickets he has received so far, from October until now. He calculated 260 tickets a year. If the locate takes longer, there is an additional fee for each quarter of an hour. Clerk York will continue to receive tickets into his email. Alderman Jones asked if this company had done any locates for the Village before. Clerk York replied negatively, but they do this for phone lines and electrical lines for Burlington and Alamance County. They are a nationally known company. Jerry Warren has been doing everything, except the new section of Heritage Glen. Mr. Holt has been doing the locates for the new section. USIC will handle everything, the new section and the old. Mayor Tichy noted that USIC has no liability for restoration if they are in error. The Village would still be responsible. The contract would not be renewed, or cancelled, if they started missing. Mayor Tichy suggested there may be less calls without AT & T going through the old section again. Clerk York speculated that, until Phase 5-B is finished, there would be fewer calls. He still receives a certain amount of calls in the old section. He defined the old section as being everything except the new section of Heritage Glen. They could be replacing a pole or burying cable line. USIC has all of the GIS mapping. This would be a positive thing; someone the Village can rely on. Jerry has done a great job, but the locates have to be done on his schedule. Mayor Tichy reminded the Board of the two restoration incidents with AT & T that cost the Village. Clerk York observed that the Village needs someone to rely on, that can come out and do the locate when needed. Mayor Tichy pointed out the immediate, after-hour emergency access when there is a water leak. Clerk York noted that, fortunately, he has only had one after hours emergency call so far. Alderman Isley made the motion to approve the Utility Locate Contract, to start with the new fiscal year. Mayor Pro Tem Sharpe seconded the motion. The motion passed 4-0.

Water Loss in the Village

This item had been discussed earlier. Mayor Tichy asked Clerk York to keep the Board posted on this item.

Finance Report/ Budget Amendment

Clerk York asked if there were any questions regarding the budget amendment. He stated that he was shoring each line item up for the end of the year. He added \$9,000.00 to Contracted Water because of the water loss this year. Clerk York stated that \$263,000.00 has been spent out of the Water and Sewer Fund this year. He estimated that another \$50,000.00 may be spent by the end of the year. There is still a quarterly sewer payment to make before the end of the year. So far, revenues for water and sewer are at 84-86%. The June 1st and July 1st water bills are both applied to the current fiscal year. The July 1st water bill is for June usage. The August 1st bill is the first water bill that is applied to the new fiscal year. So, the documentation represents 10 months of revenue, not 12 months. The most usage is in May and June. The Village should reach \$306,000.00 in revenue, and have spent \$313,000.00. With the appropriated fund balance this year, approximately \$7,000.00 of that will be spent. Clerk York explained that he estimates revenues lower. Next year, there could be \$30,000.00-\$40,000 extra at the end of the year. Alderman Jones introduced the question of planning for future replacement in the budget. Attorney Koonts responded that some budgets have Capital Reserves for water and sewer. Clerk York added that the Village does not have a capital reserve budget; there is a budget line for capital outlay. This is just a small amount. There is a larger capital outlay line in the General Fund because of the surplus. Attorney Koonts stated that this is really the same thing, with a different name of capital outlay. This is really a reserve. The audit will break down the cash balance, with how much of it belongs to water and sewer, and how much belongs to General Fund. Usually, most of this is in the General Fund. Water and sewer is only so profitable. It is supposed to be a break even system, with something reserved for capital. There is not a lot of money made on water and sewer. There are always more reserves in the General Fund. If there is a project, you transfer money from the General Fund to Water and Sewer. Alderman Jones added that everyone needed to understand that the surplus in the General Fund could be used if there was a line break, or if lines needed to be replaced. Attorney Koonts reminded that the audit will illustrate this. Alderman Jones added that it is water and sewer that can result in the big costs. Clerk York stated that he has spoken with Jerry Warren on rule of thumb numbers for replacement costs. Alderman Andrews made the motion to approve the budget amendment as presented. Mayor Pro Tem Sharpe seconded the motion. The motion passed 4-0.

OTHER BUSINESS

Clerk York announced that Judy Cobb has tendered her resignation. She will finish working for the Village at the end of May. Discussion followed about filling the position. It was suggested that Sue Bowden be considered. She was the runner-up when interviews for the position were conducted last time. Mark Reich added that he worked with Sue for 14 years; she is very efficient. Clerk York remarked that Judy has worked for the Village since December 2010.

Mark Reich provided an update on the construction at Heritage Glen. Construction has been ongoing since the last Board of Aldermen meeting. The storm sewer installation is mostly completed. The sanitary sewer has been completed, with the exception of the final segment closest to Aramanche Drive. This segment is about 120 feet. They have installed all of the other services. They still have two additional services to install. They plan to complete the sanitary sewer in the next month, along with the water main installation. They will start with the curb and gutter next. Paving, seeding, and mulching will follow. Final completion will be done with installation of the street name signs and stop signs. They have not yet paid their inspection fees, to date. Mr. Reich has been on site. Everything is in compliance with the NC-DOT standards and acceptable. The Geotech inspector has been out there, part-time, as well. Mr. Reich doesn't have any reports, but the Geotech inspector indicates that everything is good. The developer's engineer has submitted a revised plan to address the potential environmental permitting issue for Phase 5-C. The original plan calls for Serenity Drive to cross over the existing installed stream culvert. Their engineer is having difficulty getting that permit. They are exploring options. One of those options is to install two cul-de-sacs, and eliminate the culvert from criss crossing all together. There will not be an increase in the number of lots, just a different roadway

configuration. Mr. Reich presented a plat showing the original layout, and also the proposed changes. Mr. Reich has a concern with eliminating the connection, because if something happens, there is not connectivity back and forth. It's the same issue at NC 62 and Heritage Glen. There is only one means of ingress and egress to the old subdivision. With the proposed configuration, there would be a total of 44 lots trying to get out at one location. Mr. Reich has not consulted the Subdivision Regulations to see if this would be considered a major change or a minor change. It probably should go back through Planning and Zoning, if considered. Attorney Koonts concurred. There should also be community input. In lieu of a culvert, it may be possible to have a bridge permitted, so that nothing is done to the stream. This would be rather expensive. If the developer cannot get this permitted, the state may require them to come back out and retrofit, perhaps, the entire subdivision. Alderman Jones asked what would be better about a bridge, versus a culvert. Mr. Reich answered that they both have their advantages and disadvantages. Cost is why a culvert is typically put in, instead of a bridge. A 54-inch pipe is less expensive than pouring concrete and using concrete or steel to span across the area of 20 feet, away from the creek banks. The bridge would not disturb the creek. Alderman Jones asked who determines when another means of ingress and egress is required. Mr. Reich replied that the Fire Code has provisions for this. Once you exceed 100 lots, there is supposed to be a second means of ingress and egress. Mayor Pro Tem Sharpe commented that this was the biggest mistake ever made. Mr. Reich added there are too many homes, going in and out, of Heritage Glen now, without a second means of ingress and egress. He pointed out problems on the plat. There are roads in the state that go over dams, but this is something that they frown upon. There are a lot of maintenance issues. It is not known how the dam is constructed. It is not wide enough. In addition, the Village would be getting back into environmental issues with extending the road. Clerk York asked if the developer was eliminating going through Serenity Drive. Mr. Reich confirmed this was correct. This would be a significant change. At a minimum, there needs to be a Public Hearing on it. Mayor Tichy asked Mr. Reich to keep the Board updated.

Mr. Reich reported that the state is trying to get all of the municipalities to adopt an Illegal Discharge Ordinance. A few years ago, Josh Johnson presented this to the Board, but no action was taken, as it was not required for this to be approved. A date for a Public Hearing needs to be set. Clerk York will get the copy of the Ordinance to the Board members, once he receives it from Josh. Mayor Pro Tem Sharpe suggested this be scheduled for the July meeting, so the Board members could review it together. Mayor Tichy stated this would be reviewed at the next meeting.

Mr. Reich also presented information about the drainage issue. It will not create a major sinkhole. There does need to be a small repair at the catch basin. At the time of the final completion, a slot for the pipe for draining the water was not filled. Water was still able to get in there and a crack or hole developed. The asphalt has sunk in. Mr. Reich suggested contacting Pro Pave to do a 2x3 patch. It should only require a half ton of asphalt. It is not a big area, but it needs to be repaired. It is on Heritage Lane, on the first catch basin north of Quad Court, on the east side of the road. Alderman Jones noted this is not the first one that has sunk in like that. Mr. Reich commented that if there were 3 or more like that, it would be more economical to do them all at once. Mayor Tichy asked Mr. Reich to do a ride through to check for all of these. He will obtain some pricing.

Mayor Pro Tem Sharpe inquired about the water tower. Clerk York reported that he has spoken with two different companies. One company does all of the maintenance for Burlington's water towers. The other company he spoke with is Southern Corrosion. There is substantial cost that would be involved to do the work needed on the water tower. The painting could cost from \$40,000.00 up to \$80,000.00. The paint might last 6 months or it might last 10 years, because of the condition of the water tower. There is another process that could be done, very expensive, to get the water tower into the condition where it could be painted to last for a longer period of time. To really get the water tower in good shape could potentially cost \$100,000.00-\$200,000.00. These companies don't do anything with structure. If the water tower is not structurally sound, this would have to be done before any company could go up to paint it. The Village would be

responsible for making the water tower structurally sound. In the opinion of Southern Corrosion, from a cost perspective, for just aesthetic purposes, it would be cost prohibitive. There would be no guarantee on how long the paint would last, if the water tower was painted. It was determined that a “wrap” was not feasible. Alderman Jones asked if there would be any benefit to actually using the water tower. Mr. Allred stated that the two water sources coming into the Village now are all that is needed. There would be no additional benefit. Mr. Reich pointed out that if the water tower was used for potable water, it would have to be painted on the inside. They are not talking about sandblasting the tank and doing the preparation. This is where the real cost lies. An epoxy would have to be applied on the inside, making this just as expensive as the outside. The structural issue becomes even more critical with the weight of the water inside. Alderman Andrews commented that the cost figures are in line with the company that her nephew owns in California. She added that it is very expensive to do this kind of work. Mr. Reich added that the issue now is the overspray. Huge tarps are required around the tanks to keep the paint from getting on cars anywhere near the tank. Alderman Isley asked if the water tank could be removed. Mr. Reich stated it could be removed. He suggested that D.H. Griffin could give a price for tearing the tank down. Attorney Koonts provided examples of towns that have taken down their water tanks; companies will recycle the metal. Clerk York will meet with the other company later in the week. He will obtain some additional information.

There was no other business.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSION

Alderman Andrews made the motion for the Board of Aldermen to go into closed session. Mayor Pro Tem Sharpe seconded the motion. The motion passed 4-0. At this point, Clerk York left the meeting. The Board went into executive session. Mayor Pro Tem Sharpe made the motion to close the executive session. Alderman Andrews seconded. The motion passed 4-0. Clerk York returned to the meeting. Mayor Pro Tem Sharpe made the motion to approve a 5% raise for the Town Clerk and a 2% raise for Rob Elliott. Alderman Andrews seconded the motion. The motion passed 4-0. Clerk York thanked the Board of Aldermen. Mayor Tichy thanked Clerk York for the work he is doing for the Village of Alamance.

Mayor Pro Tem Sharpe made the motion to adjourn the meeting. Alderman Andrews seconded. The motion passed unanimously and the meeting was adjourned.

_____ Don Tichy, Mayor

_____ Ben York, Village Clerk