THE FIVE HUNDRETH AND THIRD SESSION OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE

January 27, 2020 – 7:00 PM

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

Mark Reich gave the invocation.

Alderman Tichy made a motion to accept the December 16, 2019 minutes, seconded by Alderman Baldwin. Motion carries 5-0

OLD BUSINESS

Engineer Report

Mr. Reich stated that the contracts have been sent to Thompson-Arthur and when all the documentation is returned a start date will be determined for the road work, with a June 1st completion date.

The sidewalk work for the first section is complete. The untouched 4ft section of sidewalk in front of Mrs. Ford's house has been looked at with DOT. It is possible to replace that old portion of sidewalk based on the grade and slope, but the easement was never signed by Mrs. Ford to do the work in front of her house. It is uncertain how replacing the sidewalk would affect the retaining wall. The right of way line for the wall is also undetermined, whether its on Village or Mrs. Ford's property. It would take extensive surveying to determine the right of way.

Mr. Reich stated that Attorney Koonts had received an email with a preliminary plan and cost estimate for water improvements by Diamondback Realty for the property on Hwy 62. They are now looking at doing well and septic instead of being annexed into the Village for water and sewer.

Attorney Koonts stated that the email from Diamondback seems to be asking if they must still abide by the Village regulations to build the subdivision, which they do. The lots are still currently sized too small for the RA restrictions.

Attorney Koonts stated that he would suggest that Diamondback start with a plan meeting all the Village requirements for the RA zone and go through the health dept. to find out if they would have the perk sites and water available for the subdivision.

Attorney Koonts stated that part of a Village ordinance states that if it's cheaper to do a well instead of tying on to public water, you have the right to have a well. This is used generally for one lot, one owner and the ETJ zone of the Village.

Alderman Baldwin asked if the RA's 25,000 square foot requirement superseded the cluster development portion in the ordinance. Attorney Koonts stated that it would need to be looked at more closely. If Diamondback wanted to cluster with RA Zone, they still must come before the planning board to get approval. Diamondback would first need to spend some time with the county to determine if the site is viable to perk for septic and well.

Mr. Reich stated he is waiting on a phone call from the County to get a better idea of their requirements.

ORC Report

Mr. Allred stated the collection system at Birch station was running great. The Pond station has had a mixer tripping out due to rags. The NC 62 station is working well. The annual inspection of lines and the creek crossings were done in December. There was one issue on Alamance Baptist Loop where someone had been dumping dirt on top of the sewer lines. Clerk York spoke with the owner and he stated he would remove the dirt and trees.
All the valves in town have been exercised and are working well.

NEW BUSINESS

Clerk York stated that Stonewall could raise the concrete in front of the double doors if the that s what the Board would like done. There is no way to know if this would be a permanent fix, but it something for the Board to consider. Alderman Baldwin asked if the timbers around the landscaping could be replaced. Alderman Tichy stated the parking lot needed to be repaved. Mayor Tichy stated this issue would be tabled until next month.

Finance Report/Budget Amendment

Clerk York stated there is 2.9 million in cash. There is one budget amendment in miscellaneous supplies. The refund to the Montessori school, minus the Village expenses, was taken from the miscellaneous supplies because there was not another line item to take it from. The money was replaced from the appropriated fund balance back into the miscellaneous supplies.

Motion made to approve the budget amendment as presented by Alderman Tichy, seconded by Alderman Isley. Motion carries 5-0

OTHER BUSINESS

Alderman Tichy stated that a new computer was needed for the office. The operating systems are no longer supported on the old one and it continues to have multiple issues. He recommends upgrading to windows ten and implementing the billing software on it. When the new computer is up and running the old one could be wiped clean and upgrade the software so it could be used on Mrs. Folwells desk. This would allow Clerk York and Mrs. Folwell to each have a computer to work at independently. The computer in the conference room may need to be upgraded also.

The sound system in the conference room is due for an upgrade. There is also need for another plat filing cabinet.

Clerk York will look into a contract for upgrading the sound system and report back at the next meeting.

PUBLIC COMMENT

Motion made to adjourn made by Alderman Tichy, seconded Alderman Andrews. Motion passed 5-0

_____Don Tichy, Mayor

_____Ben York, Village Clerk