THE FIVE HUNDRED AND FOURTEENTH SESSION OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE

February 22, 2021 – 7:00 PM

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

Absent: Alderman Crouse, Alderman Tichy

Invocation and Call to Order given by Mr. Reich

Motion to accept the October 26, 2020 meeting minutes made by Alderman Isley, seconded by Alderman Baldwin. Motion carries 4-0

Motion to accept the December 21, 2020 meeting minutes made by Mayor Pro Tem Sharpe, seconded by Alderman Isley. Motion carries 4-0

Audit and Financial Statements

1. **Becky Loy; Cobb, Ezekiel, Loy**

Ms. Loy stated the General fund has almost $2.6 million dollars in it and the Water and Sewer fund has $255,000 dollars in it. The General fund had an increase of $242,000 which was slightly less than usual in prior years.

Ms. Loy stated the Capital assets were $5.2 million dollars. This is the fund used to maintain roads, sidewalks, and the infrastructure in the Village. The bulk of the fund is in the water and sewer system which has 4.2 million dollars.

The debt for the Village is $128,000. The Net asset is $7,975,000.00 which is $193,000.00 increase. The assets for water and sewer went down by $140,000.00

Ms. Loy stated there was an $8,500.00 increase in taxes for 2020, for a total of $236,000.00 The evaluation for the Village went up in value to $117 million for 2020, up approximately by one million dollars.

The local option sales tax increased by $13,000.00 this year to $295,000.00 even in the pandemic.

Total revenues for the Village are $641,000.00 up by $18,000.00 for the year.

There was a significant increase of expenditure in capital construction of $102,000.00 more from last year. the expenditures were expected in roads and pavement, bringing the line item to $142,000.00

The revenue over expenditure was $213,000.00

The total fund balance is $2.6 million
The water and sewer fund total revenue went up by $6,000.00

The expenditure over revenue for the water and sewer maintenance was $38,000.00 due to maintenance expenses for the sewer.

Ms. Loy stated there were no issues of concern regarding fraudulent activity. She recommends, as every year, for the Board to be active in the oversight of the Village accounts.

OLD BUSINESS

Engineer Report

Mr. Reich stated he had a couple of suggestions for the drainage issue on Heritage lane. The first is to build a yard inlet. The second suggestion is a French drain. There is currently a drainage structure near 3150 Heritage lane that would be beneficial for Mr. Pullam to tie into, if possible. Mr. Reich stated he informed Mr. Pullam the expense for building a drainage option would be his responsibility.
Mr. Reich stated the Village may want to consider getting a 'hold harmless agreement' if Mr. Pullam builds a yard inlet. The structure would be at the rear of 3150 Heritage and 3170 Heritage lane. Mr. Reich stated he gave Mr. Pullam information and the name of a contractor, Jerry Warren or Kristen Foust to contact. Mr. Reich stated it would need to be a licensed utility contractor to provide the work if the Board approves it.
Mr. Reich stated a typical yard inlet would cost approx. $2,500.00 Its possible it could cost up to $5,000.00

Alderman Isley asked if there was potential for the drainage solution to cause problems for the neighboring houses of 3150 Heritage lane? Mr. Reich stated if enough water came out it could possibly affect the other three yards, but it would be highly unlikely.

Heritage Glen 5C

Mr. Reich has spoken with Kristen Foust and the erosion control permit has been updated as of January 25th. The NCG-01 permit is updated as of February 2nd. The sanitary sewer permit modification is dated November 2nd, and the water permit is still outstanding.
There is a preconstruction conference set up for Thursday to go over street construction and water and sewer utilities.

Street Repaving

Mr. Reich stated that Heritage lane was paved from Brookstone to the end of the cul-d-sac last year at a cost of $165,000.00 Brookstone was not paved last year in anticipation of the new construction. Mr. Reich stated he pulled the street list from 2017 of streets that needed paving and they are as follows; Heritage lane from Hwy 62 to Brookstone, Brookstone Dr from Heritage Lane and around to Freedom Dr, Freedom Dr. to Brookstone Dr and 5 cul-d sacs.

Mr. Reich stated the Board may want to consider having these streets paved this coming fiscal year as DOT has not been as busy as past years.

Mayor Tichy stated he wanted to see the sidewalk project completed. Mayor Pro Tem Sharpe stated she was not satisfied with the way the first section looked with the grass strip in the middle. Mr. Reich stated that was how it was contracted, and he did not know if it could be changed now but he will see if there is a possibility. Mr. Reich stated he would begin taking bids on the rest of the sidewalk work if the Board would like to continue. The Board agreed to begin taking bids on finishing the work.

Mr. Reich will investigate the cost of paving some of the roads in Heritage Glen.

ORC Report

Mr. Allred stated the collection system was running well. The distribution testing will not be back until next month.

NEW BUSINESS

Special Use Permit 2869 Rob Shepard Drive (Set a Public Hearing Date)

Clerk York stated Mr. Patterson would like to build a commercial building behind the Patterson Dental office. There is already a residential structure on the same piece of property, which is acceptable in the mixed-use district by special permit. The Board will need to set a public hearing date to review the request.

A motion to set a public hearing on March 22nd for the special use permit at 2869 Rob Shepard Drive was made by Alderman Isley, seconded by Mayor Pro Tem Sharpe. Motion carries 4-0

Policy on ETJ residents connecting to water

Clerk York stated there is a home being built on Cedar Dr. and the owners would like to know if they can connect to the existing Village water and sewer lines that run in front of the property but not be annexed into the Village.
Attorney Koonts stated this was a policy question. There are different rules for a subdivision and a single lot.
Mayor Tichy stated the Village has always had the option to extend services to the ETJ zone at a higher rate if they were not annexed into the Village. The Board should consider if they want to continue to offer that.
Mr. Reich stated the board may want to consider the difference between connecting on to an existing line and extending a water line to a subdivision.

The Board agreed to continue to offer water and sewer services, at double the rate, to any homeowner in the ETJ zone.

Planning Board Vacancy

Clerk York stated there are 2 vacancies for in town members of the planning board. Mayor Tichy stated Clerk York had placed an announcement on the calendar that was sent out with water bills regarding the openings. The board will consider interested candidates at next months meeting.

Finance Report/Budget Amendment

Clerk York stated there is a monthly service fee from ReliaSys for computer maintenance that he is creating a line item for named 'Software and Computer maintenance' and adding $5000.00 to it. This line item was formerly called 'Software'.

A motion to approve the budget amendment as presented made by Alderman Baldwin, seconded by Alderman Isley. Motion carries 4-0

OTHER BUSINESS

Clerk York stated that Ginger Booker hoped to get a first draft of the updated zoning ordinances to the Board soon.

Alderman Baldwin asked if the Village had a construction noise ordinance. Clerk York stated the Village does not, but it could possibly be added to the ordinances.

PUBLIC COMMENT

A question came from the audience about getting sidewalks cleared or swept for safety. Clerk York stated DOT has planned to clean in the warmer weather. There was also a question about getting the storm drains cleaned out. Clerk York stated he would try to have Rusty clean them out more thoroughly.

A question from an audience member asked if the junk cars behind Senacal or Mr. Shackleford's property could be delt with. Clerk York stated he would review the ordinance and see if there was anything he could do.

Motion made to adjourn Alderman Andrews, seconded by Alderman Isley. Motion carried 4-0

_____Don Tichy, Mayor

_____Ben York, Village Clerk