THE FIVE HUNDRED AND TWENTY NINETH SESSION OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE

July 25, 2022 – 7:00 PM

Present: Mayor Tichy, Mayor Pro Isley, Alderman Crouse, Alderman Andrews, Alderman Cheap, Alderman Tichy, Alderman Hunt, and Clerk York.

Absent:

Invocation and Call to Order given by Alderman Cheap

A motion was made to approve the June 27, 2022, meeting minutes by Alderman Hunt, seconded by Alderman Crouse. Motion carries 6-0

A motion was made by Alderman Andrews to formally appoint Misty Folwell as the Village Clerk, seconded by Mayor Pro Tem Isley. Motion Carries 6-0
As a result of the motion Clerk York will now be the town administrator.

Swear in New Village Clerk

Town administrator York swore in Misty Folwell as the new Clerk for the Village of Alamance.

A motion was made by Alderman Tichy to go into a public hearing on the nuisance ordinance, seconded by Alderman Crouse. Motion carries 6-0

Public Hearing: Nuisance Ordinance

Mr. York stated the updated nuisance ordinance gives the Village the ability to fine for offenses. There is also an appeals processes listed in the updated ordinance. Dennis Pinnix and Bobby Mitchell with State Code Enforcement, who updated the ordinance, were present for the meeting to answer questions. Mr. York stated the updated ordinance was available on the Village website for residents to read. An audience member asked for a quick review of what constitutes a nuisance. Mr. Pinnix stated the violations could be found in section 11 of the ordinances. Mr. York stated anything relating to overgrown yards, a large amount of trash or junk in yards, anything that would affect the health and wellness of people and homes around it. Alderman Cheap asked if Chapter 11 was out of the State's Codes. Mr. Pinnix and Mr. York stated it was not but was the villages old ordinances brought up to date and the preceding chapters were from the state's codes. Mr. Pinnix stated the ordinance can always be amended to cover new issues that may arise.

A motion was made by Alderman Crouse to go out of public hearing, seconded by Alderman Tichy. Motion carries 6-0

A motion was made to adopt the nuisance ordinance as presented by Alderman Andrews, seconded by Mayor Pro Tem Isley. Motion carries 6-0

A motion was made by Alderman Tichy to go into public hearing on the subdivision ordinance, seconded by Alderman Crouse. Motion carries 6-0

Public Hearing Subdivision Ordinance

Mr. York stated this update creates an expedited review process for properties meeting certain criteria. The track or parcel is in single ownership, if it's not been subdivided in the last ten years, the area is divided into greater than 5 acers and after division no more than 3 lots result. There are several conditions written in the new subdivision ordinance by Attorney Koonts. The updated ordinance can be found on the village website.
There were no public comments or board comment.

A motion was made to go out of public session by Alderman Crouse, seconded by Alderman Tichy. Motion carries 6-0

A motion was made to adopt the subdivision ordinance as presented by Alderman Tichy, seconded by Alderman Andrews. Motion carries 6-0

Public Comment

Sherry Ford asked when the road repair would continue. Mayor Tichy stated it would resume the following morning, July 26th. Elizabeth Powell stated some of the road crews were sitting during breaks on her tenants' porches and she would like for someone to speak with them about it. Mr. York stated he would speak with the project manager about it. Jenson Roll stated he gets standing water in his parking lot during heavy rain. He wanted to know if the road work would help fix the issue. Mayor Tichy stated there were some low spots in the road and those would be fixed as part of the repaving process. Sherry Ford asked when the flashing speed limit signs would be put up. Mayor Tichy stated they were waiting approval from DOT to place the signs on the poles. Mrs. Ford also asked if the village would get bumper stickers. Mayor Tichy stated that would be discussed as part of Plaid Day.

OLD BUSINESS

Engineer Report

Mr. Reich stated the Cardinal Lane outfall manholes need to be raised. There have been spot elevations taken for the sidewalk project to make it ADA compliant. There is an encroachment agreement with DOT to hang the radar speed signs that has been signed. They should be placed soon.

ORC Report

Mr. Allred stated that a new pump was on order for Birch Station. The new pump will save on power when its installed. The electrical panel needs to be replaced also. The old pump will be repaired and used as a spare. The syphon station has had several issues. Mr. Reich went over a diagram of the syphon station with the board. He is concerned there may be a crack in the pipe and wants to explore it to see what or where the problem is. Mr. Reich stated that Jerry Warren is prepared to work on finding the problem Monday August 8th. He has a pump truck lined up to clear the tank and a backhoe to dig. There is a possibility that the pipes could be clogged with grease and Mr. Warren should be able to find out the exact problem after the work on Monday.

The NC 62 station is running well, and the distribution testing was good. The water line that was hit during the NC 62 road paving went to an empty lot where a house was years ago. The line has been capped.

NEW BUSINESS

Special use Permit: Jenson Roll Food Truck – Set Hearing Date

Alderman Tichy made a motion to set a public hearing for the next board meeting for a special use permit for food trucks, seconded by Mayor Pro Tem Isley. Motion carries 6-0

ARP Projects – Set Special Meeting Date

A special meeting date to discuss ARP money is set for Monday August 8th, 2022, at 7pm.

Plaid Day

Alderman Cheap state he is making a lot of progress with plaid day and vendors. There will be a meeting on Monday August 8th at 9am to discuss plaid day and at 10am a workday is planned to clean the ball field. Anyone interested in coming to help clean is welcome and an announcement will be posted on Facebook.

Swimming Pools

Mr. York stated the county requires a fence for inground pools and for above ground pools there must be a removable ladder or gate. the suggestion by Mr. York is for the village to follow the county guidelines. Mayor Tichy asked Mr. York to check with the county about they address a deck around above ground pools or pools with water in them but a delay in getting a fence up.

Finance Report/Budget Amendment – Clarify Amendment to 2022 Budget

There is no budget amendment but a clarification from last month. Mr. York stated he had a slight error in math for the end of the fiscal year. Under the capitol expenditures Mr. York stated he had listed the negative amount as $18,000 but it should have said $19,000 making a small overall error of $1,00 in the general fund.

OTHER BUSINESS

Mr. York stated the county must appoint the ETJ members to the planning board. Staggard terms for planning board members need to be set so that it comes up each year.

A motion was made by Alderman Tichy to stagger planning board members terms alphabetically for the ETJ members, seconded by Mayor Pro Tem Isley.

A motion was made by Alderman Tichy to keep James Coble as the one ETJ member for the board of adjustment, seconded by Alderman Crouse. Motion carries 6-0

Alderman Cheap suggested adding a charge to the fee schedule for damaged water meters and water meter antennas. The charge would be $200

Elizabeth Powell wanted to know if the Village has a minimal housing code. Mr. York stated Dennis Pinnix has something written and Mayor Tichy asked for Mr. York to get the county's minimal housing code also.

Motion to adjourn by Alderman Andrews, seconded by Alderman Crouse. Motion carries 6-0

_____Don Tichy, Mayor

_____ Misty Folwell, Village Clerk