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

June 27, 2022 – 7:00 PM

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

Absent: Alderman Andrews, Alderman Hunt attended later in the meeting

Invocation and Call to Order given by Mr. Reich

A motion was made to approve the May 23, 2022, meeting minutes by Alderman Tichy, seconded by Mayor Pro Tem Isley. Motion carries 4-0

A motion was made to go into a public hearing for the 2022-2023 Budget by Alderman Tichy, seconded by Alderman Crouse. Motion carries 4-0

Public Hearing: 2022-2023 FY Budget

Clerk York stated that water rate would increase from $5.87 to $6.00 and the sewer rate from $6.96 to $7.10, an increase of 2%. The biggest increase in the budget is for salaries. Clerk York will go from $50,000 to $62,500 and Mrs. Folwell will increase from $12.18 an hour to $15.00 A grant project ordinance is being established for the ARP money. There is also general assembly money which is to be used for water and sewer projects. This money should fund the cost of getting water to the Dogwood rd. residents and the replacing of the Cardinal Lane outfall lines. Clerk York has created a plan for the money to be used as per suggested by the UNC School of Government.

A motion was made by Alderman Crouse to go out of public hearing, seconded by Alderman Tichy. Motion carries 4-0

A motion to adopt the budget as presented and schedule fees and the grant project ordinance made by Alderman Crouse, seconded by Alderman Cheap. Motion carries 4-0

A motion was made to go into a public hearing for the zoning ordinance by Alderman Tichy, seconded by Mayor Pro Tem Isley. Motion carries 4-0

Public Hearing: Zoning Ordinance

Clerk York stated that the zoning ordinance committee was on draft 7. The biggest change was in section 6:5 letter C stating all lots subdivided under general statute 160D-802C must either have a public or private street access and frontage meeting the requirements set forth herein or provide a permanent means for ingress and egress by easement across a driveway that provides access to a public or private street. The easement shall be reflected on the recorded subdivision plat in addition there shall be a written easement setting forth the nature and extent of the easement and maintenance agreement for the easement, driveway, or private street. All public or

private streets used for subdivisions under 160D-802C shall meet the Village of Alamance requirements for public streets. Points of ingress and egress shall consist of a 10-foot-wide gravel, six-inch-thick driveway, or roadway at least 25 feet in width, ditch to ditch. The 25-foot requirement may be waved to accommodate specific site related challenges but in no event shall a minimum width of the driveway or roadway be less than 20 feet in width ditch to ditch.

A land use plan needs to be adopted. Clerk York stated he was asking that the plan from 2006 be readopted tonight and then take a better look at things over the next year to see if any changes need to be made.

Ken Cass of 3127 Midland Court asked if there was anything in the zoning ordinance about commercial vehicles and landscaping trash being in the right of way. Clerk York stated that would be covered in the nuisance ordinance.

A motion was made to go out of public hearing by Alderman Crouse, seconded by Mayor Pro Tem Isley. Motion carries 5-0 (Alderman Hunt had joined the meeting at this time.)

A motion was made to adopt the zoning ordinance by Alderman Crouse, seconded by Alderman Cheap. Motion carries 5-0

Clerk York stated it was now a requirement to get a permit for a fence. Mayor Tichy asked that Clerk York put it in the next newsletter and advise residents where to find that information on the website.

Public Hearing: Nuisance Ordinance

A motion was made by Alderman Tichy to continue the public hearing until next month, seconded by Alderman Cheap. Motion carries 5-0

Public Comment

There were no comments.

OLD BUSINESS

Engineer Report

Mr. Reich stated the paving project was complete in Heritage Glen, under budget. He wants to start some survey work for the water and sewer projects next week. Serenity Court will be added to the Powell bill money.

ORC Report

Mr. Allred stated the distribution system was working well. The THM and bacteria tests all passed. A state inspection was conducted last Thursday, and a letter should come with those

results. There was a cleanout repair on the NC 62 outfall. The pump station on NC 62 is working well. The pond station has had trouble with the floats and has been fixed. Birch station had another pump go out due too being clogged with rags. The other pump was put in but wouldn't work. It is now being repaired. The electrical needs to be redone at Birch along with the piping. A bypass needs to be added also. It is imperative to upgrade this pump station. These upgrades would be considered maintenance and it is possible to use the ARP money for this.

NEW BUSINESS

Cameras For Town Hall

Clerk York stated he had gotten quotes and has decided to go with innovative sound and design. There will be three cameras one for the lobby, one for the sidewalk into the building and one for the parking lot. The cost will be $2400.00

Mayor Tichy stated the flashing speed limit signs had come in and will hopefully be in place in the next month.

ARP Projects

No new updates.

Plaid Day

Alderman Cheap stated they were making progress on entertainment and games for plaid day. There are many volunteers needed for this to go smoothly. Clerk York suggested that since the village was going to finance this project, that it should be a town festival. Our insurance covers festivals and it would be easier to have the bills come to the town to be paid and revenue would also come back to the town.

Golf Carts

Clerk York stated he had pulled the state law for golf carts, and it states that you must be a licensed driver to drive a golf cart on public streets. While local municipalities can have a golf cart ordinance it must follow state regulations of being a licensed driver. Mayor Pro Tem Isley would like to see golf carts registered and insured in the village. Alderman Tichy stated it is important to call the sheriff for kids driving golf carts because the homeowner's association cannot stop this problem. Jeremy Vestal stated Alderman Tichy was trying to avoid his responsibility as the president of the homeowner's association. Mayor Tichy stated it is not the responsibility of the homeowner's association to take care of the problem, it is a law enforcement issue. Mr. Cass asked who was culpable if his property was damaged by a kid on a golf cart. The board agreed it would be the parents' responsibility. Mr. Cass stated he would own seven houses (the board) if the town didn't take care of the problem. Alderman Tichy stated the homeowners association has no jurisdiction over this problem, it has to be handled by law enforcement because it is against state law to drive one without a license.

Swimming Pools

Clerk York stated the village has a general ordinance that pools must have a fence around them. The county also has a fence ordinance for pools and must have a county inspection to comply. The county allows for above ground pools to remove the ladder to avoid access to the pool instead of a fence. The board will need to decide if they want to follow the county's ordinance for pools. The issue will be continued at next month's meeting.

Nuisance Ordinance

The nuisance ordinance will be continued until the next meeting to give the board more time to review it.

Automatic read meters

Mayor Tichy stated that automatic read meters could be installed, if the board agreed, so that leaks could be easily and quickly detected. The meters could be read from town hall and Clerk York would have instant access to all meters in the village. Mayor Tichy is asking for the boards consensus for Clerk York to get all the information on pricing the tower and installation of this potential project. The board agreed to move forward on acquiring the information.

Finance Report/Budget Amendment

Clerk York stated that a line item for code enforcement has been made, with a budget of $5000.00 the cost for the nuisance ordinance will be deducted from this line item. The water and sewer fund will have $45,000 added to it from the fund balance. The contracted services – sewer will add 25,000and sewer maintenance will have $20,000 added.

A motion was made to approve the budget amendment by Alderman Tichy, seconded by Alderman Crouse. Motion carries 5-0

OTHER BUSINESS

Clerk York stated there is an update for the subdivision ordinance to match the zoning ordinance. A public hearing needs to be set.
A motion was made to set a public hearing for July 25th for the subdivision ordinance update by Alderman Tichy, seconded by Alderman Hunt. Motion carries 5-0

Motion to adjourn by Alderman Crouse, seconded by Alderman Tichy. Motion carries 5-0

_____Don Tichy, Mayor

_____Ben York, Village Clerk