The five hundred and seventy-sixth session of the board of Aldermen, Village of Alamance
September 22nd, 2025
7:00 p.m.

Present: Mayor Tichy, Mayor Pro Tem Isley, Alderman Andrews, Alderman Hunt, Alderman Crouse, Alderman Tichy, Alderman Cheap

Absent:

Invocation: Invocation given by Pastor Justin Brown

Approval of Agenda: Alderman Tichy motioned to approve the agenda, seconded by Alderman Andrews. The Motion carries 6-0.

Approval of August 25th Regular Meeting Minutes: Alderman Cheap makes a motion to approve the August 25th minutes, seconded by Alderman Tichy. The motion carries 6-0.

Public Comment
No public comment

OLD BUSINESS
Engineer Report:
Mr. Novelli states that the **Street Repairs** for FY 24-25 are still on schedule to be completed after the storm drainage is installed. **Cardinal Lane Drainage Issue**: Mr. Novelli states that the easement has been acquired and states that contractors plan to mobilize in approximately 3 weeks. He will advise when scheduling is confirmed. **Heritage Glen Phase 5C.2**: Mr. Novelli states the contractors are on site and the construction is ongoing. **Utility Building:** Mr. Novelli states that the building has been built and that the remaining work is currently under construction. **Water Quality Issue:** Mr. Novelli and Mr. Allred have been working through various solutions and will update as more information becomes available. **SL 2023-134**: Mr. Novelli states that all documentation has been submitted, and we are awaiting approval from the state. **The sidewalk/driveway improvements:** All submitted bids were rejected because they exceeded the budget. Further discussion will be held, with the possibility of increasing the project scope or abandoning it. **Birch Pump Station:** Mr. Novelli states that they are in the design phase for replacing the force main, improving the 3-phase pumps, and enhancing the control panel. **4534 Alamance Baptist Church Loop:** Mr. Novelli states they are still looking to complete the drainage issue in early October. **Smoke Testing:** Mr. Novelli states that the Smoke testing was completed. While doing so, several locations of exposed cleanouts were located. The manholes along the outfall are recommended for regrouting, and the cleanouts are currently being repaired. Further investigation and a future project will be conducted for the sewer outfall between Rob Shepard and Cardinal Lane. ABSS was found to have several errors in its system. We have been in coordination, and they are currently working on repairs to the private system. **Engineering Specifications:** Mr. Novelli states that they are currently looking into establishing and improving our specifications to support future development. They will have an update at the next meeting.

ORC Report:
Mr. Allred states that the THM sample testing came back good after the issues in the prior month. There was an issue with the generator down at the NC 62 pump station; the battery has been replaced. Everything is working great at the Pond station. Mr. Allred states that during smoke testing, they were unable to get the smoke to the school. This was due to six manholes that were stopped up. A contractor was called in to blow out the manholes. When they did that, everything came to the birch station, causing it to burn out two pumps. Both of those have been taken out and replaced with spare pumps. All six manholes have been cleaned out, and four of them have been refabricated. The grease trap was not working correctly either; that was fixed. During smoke testing, 20 cleanouts were found to need repair; 17 have already been repaired.

Update on HWY 62 Gas Station Plans:
Mike Davis with Stonewall Construction states that they have received the 'OK' from DOT. They have been working with engineers and are ready to request conditional site plan approval. Mr. Davis states they are at a point where they will release the architect, fire alarm, etc., to get the actual project drawings done; those will be brought in as they get closer to the permit needs with Alamance County. Mayor Tichy requests a motion to approve the site plan for the HWY 62 Gas Station. Motion made by Alderman Crouse and seconded by Alderman Cheap. Motion carries 6-0.

Public Recreation Update:
Alderman Hunt states that during the last Public Rec meeting, the detailed plans were made, and documentation has been obtained for the T-Mobile Grant submission. The preliminary plans will be submitted to the board. Mayor Tichy requests formal board approval to submit the grant proposal. Alderman Hunt motions to submit the T-Mobile Grant proposal. Second by Alderman Tichy. Motion carries 6-0.

NEW BUSINESS
Review Village Drainage Policy:
No discussion was held. Village of Alamance will maintain the existing policy.

PUBLIC COMMENT:
Sherry Ford, 3968 S NC 62, asked the board who would have proposed very large metal buildings at the entrance of the Historic village, along with the location. Mayor Tichy stated it was a board discussion that began over 2 years prior, and that it was property already owned by the village. This was discussed in several meetings. Mrs. Ford asks why it couldn't have been placed elsewhere. Alderman Tichy informed Mrs. Ford that the town had looked at alternate locations, and the size was based on future needs for the village. Mrs. Ford states the building is ugly, she doesn't appreciate the board presenting the villages with 'a big green weenie'. Alderman Andrews states that the Utility Building was approved and built based on the needs of the town and requests suggestions to make it look more appealing.

Elizabeth Powell, 238 Power Line Rd, Elon, states that the Utility Build looks like trash and that it's offensive and slap in the face. She recommends reaching out to the Art Dept at Southern Alamance to possibly paint something on the side and paint the other three sides.

Debra Mata, 3969 S NC 62, states she doesn't like the Utility Building. She states it looks like a big green monster. She feels like something needs to be done with its appearance.

Ken Cass, 3137 Midland Court, asks whether the area around the building will be seeded soon and whether it's the contractor's responsibility. Mayor Tichy informs Mr. Cass that the site is still under construction. Mr. Cass states that no erosion control has been installed. Mayor Tichy states that, since less than 1 acre is being disturbed, it is not required under state code.

Mike Davis, with Stonewall Construction, states that the Utility Building discussion started back in January 2024. In September 2024, Mark sent him the first proposal, which he had been fighting with, trying to figure out how to set up the building, where it was not in a flood zone and did not interfere with the overhead Duke Energy lines. It is an unfinished active construction site, with seeding and straw included in the building's finishing.

Alderman Tichy states that during the meetings, the board's primary concern was the price. The village needed a place for Mr. Allred to do the work; we are spending additional money because everything that he must do is off-site. We are growing as a village where we need a facility to do these things. We currently run our water testing in the town hall kitchen. He apologizes and states that it was not intended to upset anyone over the decision. Mayor Tichy states that he appreciates the suggestions and will investigate other options for improving the building's appearance. We will include a request for suggestions for Utility Building Improvements in the monthly newsletter.

Motion to adjourn made by Alderman Cheap and seconded by Alderman Crouse. Motion carries 6-0

Mayor Tichy_____

Hannah Quigley, Clerk_____