The five hundred and eightieth session of the board of Aldermen, Village of Alamance
January 30th, 2026
6:00 p.m.

Present: Mayor Tichy, Mayor Pro Tem Isley, Alderman Crouse, Alderman Andrews, Alderman Tichy, Alderman Cass

Absent: Alderman Hunt

Invocation: Invocation given by Mr. Phil Cheap

Approval of Agenda: Alderman Tichy makes a motion to approve the Agenda, seconded by Alderman Crouse. Motion carries. 5-0

Approval of December 15th, 2025, Meeting Minutes: Alderman Andrews makes a motion to approve the December 15th, 2025, Meeting Minutes, seconded by Alderman Tichy. Motion carries 5-0.

Quasi-Judicial Public Hearing for Parcel #112103-Special Use Permit for Grill:
This Quasi-Judicial hearing is being held to receive testimony and evidence regarding the applicant's request and to determine whether the standards for a special use permit have been met. Mayor Tichy states, 'This is a Quasi-Judicial hearing. All testimony must be sworn, and the board's decision must be based on competent material and substantial evidence. Board members should disclose any communications, conflicts of interest, or biases at this time.' Mayor Tichy asks the Board of Aldermen if any board members have any previous discussions, communications, or conflicts of interest. There were no previous discussions, communications, or conflicts of interest from the Board of Aldermen. Mayor Tichy asks everyone who intends to speak or present evidence to please stand and raise their right hand. 'Mike Davis with Stonewall Construction stands and raises his right hand. ***Mayor Tichy*** 'Do you (Mike Davis) swear or affirm that the testimony you're about to give is the truth, the whole truth, and nothing but the truth? ***Mike Davis*** 'I do." Mrs. Folwell states the request for the Special Use Permit is for a Grill inside the proposed new Citgo gas station. This has gone to the planning board for review, where they had time to look over everything and approved proceeding. The planning board was unanimous in its recommendations. Mike Davis is representing the Smart Shop folks and says this journey began in November 2024, when they started tearing down the old structure with an apartment above. The structure was in poor shape. They did all the testing and all the abatement. The existing store will be coming down, so they did abatement testing on that as well. Mike Davis stated that there will be some really challenging aspects. Per the client's request, they have asked to keep that store open as long as possible. They will be able to build the new store and complete as much of the site work as possible. The store will be closed for a demo on the store, tanks, and the canopy where they are getting new infrastructure. Mike Davis states they are awaiting approval of the Special Use Permit before proceeding with the plumbing, mechanical, electrical, and fire alarm drawings. Then they would be able to submit a package with everything included, with the structural drawings for the permit. Mike Davis states that they would like to have an apartment above the new store and are working through all the details, but it would be incorporated into the 3675 sq ft. Mayor Tichy asks if any member of the public wishes to speak.

"Please come forward, state your name and address for the record, and limit your comments to evidence related to this request' **No Public Comment** Mayor Tichy asks the Board of Aldermen if they have any other questions. ***No Board questions/comments*** Mayor Tichy states, "Since there's no further testimony, we're going to close the hearing', and asks if the Board has any deliberation or wishes to talk among themselves. ***No board deliberation*** Mayor Pro Tem makes a motion to approve the Special Use Permit. Seconded by Alderman Tichy. Motion carries 5-0.

Public Hearing for Amendment to change the Notice to Abate Ordinance section 11.2.3: Mayor Tichy states, "The purpose of this hearing is to receive public comment on the proposed changes to the ordinance." Mrs. Folwell brought to the board's attention the idea of adding a second notice of violation to our notice to abate, which was approved. The language has been written into the ordinance now. Mayor Tichy asks if there is any public comment on this change. ***No public comment*** Mayor Tichy asks the Board if there are any questions regarding the change. ***No Board comments*** Mayor Tichy closes Public Hearing. Alderman Tichy makes a motion to approve the change to the Notice to Abate Ordinance. Seconded by Mayor Pro Tem Isley. Motion carries 5-0.

Public Comment:
*****No Public Comment*****

OLD BUSINESS

Engineer Report: Given by Mr. Trenton Novelli

Street Repairs: This work has been ongoing for quite some time. Mr. Novelli states that they have substantially completed the work, but some warranty work will need to be addressed once the weather improves. There is a one-year warranty to do some cleanup, minor grading of ruts left, and seeding when we get to spring. The total contract price came in about $4,000 under budget. **Heritage Glen:** is still ongoing. Utilities are still left to be certified. Mr. Novelli has not heard from the contractors, but once he does receive another update, he will let the board know. **The Birch Street Pump Station:** design has been completed. All permits have been obtained, and they are now awaiting the state's approval of the funding for the planned use. Once approval is received from the state, Mr. Novelli would like to recommend proceeding with bid acquisition for the Birch Lane Pump Station and the Force Main Project. Alderman Cass makes a motion to put the Birch Lane Project and the Force Main Project out for bids. Seconded by Mayor Pro Tem Isley. Motion carries 5-0. Mr. Novelli states that he is still waiting for the final submission of construction drawings for approval of the **Citgo Station**. **The Picnic Shelter** is still awaiting potential funding opportunities.

ORC Report: Given BY Mr. Arnold Allred

Birch Pump Station: Mr. Allred has been out to this pump several times. Currently, everything is running fine. Before the storm, the generators were tested. Pond Station is doing well. NC 62 Pump Station: Sunday, the 11th, Mr. Allred received an alarm. Mayor Tichy went down to check on the Pump Station after receiving another alarm around 4:00 p.m. Mr. Allred stated that the level transducer that indicates the station's level had malfunctioned and was reporting it as 10ft high. Because of this malfunction, the pumps burned up. When Mr. Allred got there on Sunday, the pump and the wiring were burnt up. Everything was switched to pump number one, where

they were able to get it running again. Jerry Warren with C & J Utilities came out, removed the pump, and sent it to Clayton Electric. The brackets on the pumps were also broken. New brackets were ordered, along with a spare bracket. The Village did have a new pump in stock, and when the brackets arrived, the pump was reinstalled. The transducer was delivered on Thursday, and Mr. Allred just finished everything up this afternoon. Mr. Allred stated that it is back on the transducer and back on two pumps. He states that a new pump will cost about $12,000.

Distribution: Mr. Allred states that we are still on chlorine and will remain on chlorine until April. In December, Mr. Allred conducted a 6-month manhole and creek crossing inspection, required every 6 months by state regulation. They did see a lot of four-wheeler activity over on the liberty roadside. It looks like they cleared the lot last week and put a silk fence.

Public Comment Policy:

Mayor Tichy states he doesn't feel the Village needs residents to pre-sign up in advance for Public Comment. Mayor Tichy would like to add that speakers may speak 1 time per meeting. during public comment. Mayor Pro Tem clarifies that if a speaker spoke at a previous meeting and would like to speak on the same matter at a different meeting, they are allowed. Alderman Andrews makes a motion to adopt the Public Comment Policy. Seconded by Alderman Cass. Motion carries 5.0.

NEW BUSINESS

Adopt the Use of Standard Specifications:

Mayor Tichy states that Mr. Novelli has developed a set of standard specifications for construction on Village projects. It has 108 pages of technical specifications, many of which reference state standards for roads, concrete, and related materials. Mayor Tichy states that he feels confident in recommending that the Village adopt this. Having specific guidelines for contractors ensures their work is of the quality it should be. Alderman Tichy makes a motion to adopt the Use of Standard Specifications. Seconded by Alderman Cass. Motion carries 5-0.

Appointing Public Recreation Members:

Mrs. Folwell states there were no other applicants for the Public Recreation Committee other than Mary Penland, who already sits on the committee and will remain on it. Alderman Andrews has volunteered to sit on the committee. James Bundren is now the Chair of the Public Recreation Committee, appointed at their January meeting.

Appointing the Planning Board Members:

Mayor Tichy states we've had two applicants. Todd Davis and Cathera Bundren. Mayor Tichy and Mrs. Folwell's recommendation is based on the letters submitted by each applicant. Mayor Tichy asks the Board to discuss their recommendations. Alderman Cass states he doesn't feel we need anyone from Heritage Glen on another committee, as he believes it would create a deeper rift with some people. Alderman Cass says Cathera has lived in the Village her whole life, in the traditional Village. Alderman Cass states that most of the issues that come up for the Planning Board are not going to be in Heritage Glen; they are going to be in the traditional village. Alderman Cass thinks Cathera would make a better choice than Todd Davis. Alderman Andrews disagrees with Alderman Cass, who states that we should not consider who lives where or who does what. It's who people think is the best, based on the qualifications given. Alderman Andrews states she sees nothing in here that gives her any qualifications. Alderman Andrews says she knows Cathera was the Mayor of the Village at one time, and she would have expected a bit more interest than writing it on the back of her water bill envelope. Mayor Pro Tem Isley

stays. This is kind of like applying for a job; he is looking at the resumes from a job application standpoint. Mayor Tichy states that all members of the planning board are currently from the Old Village. Alderman Cass was the last member of the Heritage Glen planning board. Alderman Cass asks what questions the planning board needs to answer. There are zoning questions, right? Mayor Tichy agrees and also states that they also do zoning variances and special use permits. Alderman Cass asks if Mr. Todd Davis is an expert in zoning. Mayor Tichy states he feels he may know more about zoning than the other candidate. When Mayor Tichy took over as Mayor, he did a major rewriting of the zoning that had not been updated in almost 20 years, including all her times as Mayor. Mayor Tichy says Mr. Todd Davis currently presents to planning boards; he understands the rules governing ordinances, procedures, and technical operations. Alderman Andrews makes a motion to appoint Mr. Todd Davis to the Planning Board Committee. Seconded by Mayor Pro Tem Isley. Motion carries 3-2.

Appointing PTRC Delegate:

Tabled until the February Meeting.

PUBLIC COMMENT:

Sherry Ford, 3968 S NC 62: Ms. Ford states that since we are talking about bringing the Village up to the present and what other municipalities do or have, she would like to ask that we update and do a lot more with the Personnel Policy.

Alderman Tichy brings up the possibility of making an adjustment to the website, or in addition to the website, having some sort of FAG, where you can go and get quick answers. Alderman Tichy feels this will be very beneficial to direct people to an FAQ.

Alderman Crouse makes a motion to adjourn. Seconded by Alderman Tichy. Motion carries 5-0.

Mayor Tichy_____

Hannah Quigley. Clerk_____