The five hundred and eighty-fifth session of the board of Aldermen, Village of Alamance
July 27th, 2026
7:00 p.m.

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

Absent:

Invocation: Invocation given by Pastor Justin Brown.

Approval of Agenda: Mayor Tichy requests to add the approval of the fee schedule to the Agenda. Alderman Tichy makes a motion to approve the agenda, seconded by Mayor Pro Tem Isley. Motion carries 6-0.

Approval of June 22nd, 2026, Meeting Minutes: Alderman Tichy makes a motion to approve the June 22nd, 2026, meeting minutes, seconded by Alderman Andrews. Motion carries 6-0.

Public Comment: **No Public Comment**

OLD BUSINESS

ORC Report: Given by Arnold Allred:
Birch Pump Station: still waiting for construction to begin.
Pond Rd. Pump Station: everything is working well.
NC 62 Pump Station: one pump had to be removed and sent to the shop. A spare pump was in the building, so two pumps are in service.
Distribution: Everything is good. The state-required 6-month manhole and creek crossing inspection has been completed. There is a big problem with four-wheelers on the trails. They are entering off Serenity Dr., placing building materials to make jumps on the trail, making maintenance difficult. This problem needs to be enforced.

Engineering Report: Given by Trenton Novelli:
Heritage Glen Phase 5C: As-builts and plats have been submitted for review. Waterline has been tested and certified. Sewer and Storm videos on the main line have been approved. Only outstanding item is sewer lateral inspections.
Birch Street Pump Station: The contractor has been given authorization to construct both the force main and the pump station; awaiting materials for both improvement projects.

Text MyGov:
Working with Text MyGov to go Live. Scheduled to go to live on August 3rd, 2026.

NEW BUSINESS:

Code Enforcement-2971 Elder Ln; SCE Agent Pat*:*
This property had residents who ran up a sizeable water bill. The home's owner had essentially disappeared, but it was later stated she was found in Orange County. Mrs. Folwell and Mrs. Quigley have made about 20 attempts to contact her without success. Social Services had

stepped in to keep the water on because the homeowner's son was living there. Before we could cut off the water to that location, we assumed they filled the pool on the property because they used $650 worth of water in about 3 weeks. The remaining bill for that property is $1317.52, and we have no one to contact. The issue now is that the folks that are or were squatting at the house have trashed the yard. Mrs. Folwell states that the Sheriff's Dept. is aware of the property. The water meter has been cut off and locked. The issue now is the yard. One of the other issues we have is that the property is posted with "NO TRESPASSING. So, if we do anything there, the village must get an administrative warrant. If we are given permission to go on the property, then a warrant will not be needed. Pat with SCE stated that he didn't see enough to do a minimum housing case on the property. The village attorney, Paul, states that he is not sure whether they're moving forward on the foreclosure process on the property. Paul states that the village should start civil penalty fines for the grass and the trash, allow the fines to accumulate over time, and raise them high enough to foreclose on the property. Mrs. Folwell states that Rusty is willing to mow the yard at $60 an hour. Pat with SCE states that, for the car to be towed, the Village would need a towing contract with a towing company before he could tow the abandoned vehicle.

Pat with SCE also stated that he spoke with the resident regarding the complaint about the number of cars that are being parked at a property. She is not selling cars from her property, but they do have a car lot where cars have been stolen. Pat with SCE stated that all cars have insurance and dealer tags. Which is legal.

***Utility Policy and Procedure Manual**:*
Mayor Tichy asks for a motion to approve the Utility Policy and Procedure Manual as submitted. Alderman Tichy makes a motion, seconded by Mayor Pro Tem Isley. Motion carries 6-0.

Fee Schedule:
Mayor Tichy requests a motion to amend the fee schedule rental deposit from $100 to $200. Mayor Pro Tem Isley makes a motion, seconded by Alderman Tichy. Motion carries 6-0.

Personnel Policy:
Mayor Tichy states that for new hires, vacation time should be changed from 15 days to 10 days. For the first 5 years. After 5 years of employment, it will be changed to 15 days. Mayor Tichy would like to limit carryover days to no more than 6 days. Without approval from the Mayor. Vacation time shall be used in full or half-day increments. Employees may accumulate 1 day of sick leave per month. Alderman Cass would like the employees to use a vacation request form. Mayor requests a motion to approve the Personnel Policy and changes as discussed. Alderman Andrews makes a motion, seconded by Mayor Pro Tem Isley. Motion carries 6-0.

Trash Pickup in ETJ:
Residents in the ETJ have reached out and feel they have the right to choose who picks up their trash. The village's attorney, Paul, says the issue is that GFL has a franchise agreement with the county to serve southern Alamance County. Paul has reached out to the county attorney but has not heard back yet. At this time, there is nothing we as the Village can do to override the agreement that GFL has with the county. Paul will stay in communication with the county and if there is anything else he finds out he will follow up with the Village Administrator.

Roofing Contract:
Two bids were received: Strong Roofing & Redeem Roofing. Mayor Tichy requests a motion to award the Roofing Contract to Redeem Roofing with the 10-year warranty in the contract. Alderman Crouse makes a motion to award the Roofing Contract to Redeem Roofing with the 10-year warranty, seconded by Alderman Andrews. Motion carries 6-0.

PUBLIC COMMENT:
Naydine Sharpe, 4432 S NC 62; Mrs. Sharpe is suggesting that a copy of the Village of Alamance seal be put on the side of the green utility building to identify what that building is. Mrs. Sharpe asked the Village to contact the state regarding the historical marker down near the bridge and ask if it can be moved up so it can be seen.

OTHER BUSINESS:
Alderman Crouse states that he would like a gate put up where the old utility building used to be, in hopes it will keep four-wheelers off the sewer lines.

Mayor Tichy requests a motion to adjourn. Alderman Tichy makes a motion to adjourn, seconded by Alderman Andrews. Motion carries 6-0.

Mayor Tichy_____

Hannah Quigley, Clerk_____