

THE FOUR HUNDRED AND TWENTY SIXTH SESSION OF THE BOARD OF ALDERMAN
VILLAGE OF ALAMANCE
January 22, 2018 – 7:00 PM

Present: Mayor Tichy, Mayor Pro Tem Sharpe, Alderman Andrews, Alderman Tichy, Alderman Crouse, Alderman Isley, Alderman Jones, Alderman Baldwin, and Clerk York.

Mr. Reich gave the invocation.

Alderman Tichy made a motion to approve the December 18, 2017 minutes, seconded by Alderman Baldwin. Motion carries 5-0

Alderman Tichy made a motion to go into a public hearing, seconded by Alderman Isley. Motion carries 5-0

Public Hearing – Voluntary Annexation of McCandless Property

Clerk York stated that the property at the end of Rob Shepard Dr. was purchased by Mr. McCandless along with an adjoining piece of property. He would like to join the two properties together. The acreage in the back needs to be annexed into the village. Mr. McCandless would also like to have both pieces zoned to RA. There are no plans for sub dividing this land according to Mr. McCandless. The only consideration for now is the annexation of the property. Alderman Isley asked if the rezoning would affect any other properties on Rob Shepard Dr. Clerk York stated it would not as each lot is zoned individually. There was no public comment. Alderman Tichy made a motion to go back into regular session seconded by Alderman Baldwin. Alderman Baldwin made a motion to accept the annexation, seconded by Alderman Tichy. Motion passed 5-0

OLD BUSINESS

VILLAGE WEBSITE

Clerk York stated that a Request For Proposals (RFP) had been drawn up and with approval from the Board would be sent out. The goal for the new website is to give easy access to public services for property owners, residents and employees. It will also be used as a public communications tool, particularly during any crisis or major event. It will be used to communicate with residents about trash and recycle pick up, post any changes to Village ordinances as well as the monthly Board Meeting minutes. The new site would also need to be mobile friendly and able to be linked to all Town social media. An online payment system is one of the biggest features this new site would host. Any respondents to the RFP will need to provide information about their company and references for business or towns they may have built websites for. Mayor Tichy suggested giving 60 days for a response from the RFP and running an ad in the paper to reach any other possible prospects. Motion made by Alderman Tichy, seconded by Alderman Andrews to send out the RFP with a 60 day response time and run an ad in the paper. Motion passed 5-0

ENGINEER REPORT

Mr. Reich is waiting on pricing for the concrete work on the sidewalks. Waugh asphalt has not yet set a date to begin the roadwork for the coming spring. Mr. Reich stated that there had been some comments about the entrance to Rob Shepard Drive being rough. It is possible to create a gentler grade to the entrance and the board would like more information on having this done.

Food Trucks and Restaurants as a Special Use

Clerk York stated that the ordinance addresses food trucks, push carts and vendors. Any person interested needs to acquire a permit and show proof of insurance. The permit application fee is set at \$1.00. The main concern for this ordinance is long term or permanent use, not short term. The establishment must be 500 feet away from any private residence or school. Hours of operation would be from 7am – 10pm. It must be approved and permitted by the Health Department. They must be parked on private property with the property owner's permission and should not be parked on any public street right of way or sidewalk unless that street has been closed for a special event. Food trucks and push cart vendors are responsible for proper waste and trash disposal. No liquid waste or grease is to be disposed of into storm drains or any other public place. There can be no audio amplifiers to attract the attention of the public. There cannot be any tables, chairs or structures around the area and signage is limited to items for sale. The owners must be present at all times, unless there is an emergency. Permit must be obtained from Clerk before setting up. Areas for use are limited to Multi-use, RA, and Industrial use districts. Parking on the street is prohibited. They cannot impede sidewalk traffic. Food trucks and push carts may not sell food on sidewalks. Clerk York stated that short term use may need to be addressed and the allowance of restaurants too. There was also the consideration of exempting non-profits from the ordinance. The main concern is for commercial use. Attorney Knoots advised that push carts would probably not be the main issue but to focus on food trucks and long term use.

ORC Report

Mr. Allred was not present. Clerk York stated that all was running well, there were no issues to report.

NEW BUSINESS

Application to Rezone Parcel ID 170388 (Rob Shepard Drive)

Clerk York stated that Mr. McCandless wanted to rezone a portion of the property he had purchased. The rezoning would make the property RA (residential) instead of MU (multi-use).

A notice must be run in the paper twice, and notice must be mailed to all adjacent property owners. The Board needs to set a public hearing date.

Alderman Tichy made a motion to set a public hearing date for the rezoning of Parcel ID 170388 at the February 26th Board meeting, seconded by Alderman Baldwin. Motion passed 5-0

RFP – Solid Waste

Clerk York stated that the RFP for solid waste removal was ready to be sent out. A new contract would begin July 1st of 2018 and run through 2021. Clerk York reviewed the RFP with the board. The Village is seeking removal of general household waste and landscaping waste, along with general recycling materials. The Village is also interested in the removal of bulk waste. Hazardous waste, building material and automobile parts are not part of this RFP. Clerk York stated that it is requested in the RFP that trash be collected weekly and recycling bi-weekly on the same day. There was a question about possibly having recycling collected weekly in December and January and Clerk York stated that after the RFP's came back in, the question could be addressed with each company. Clerk York stated that all legal issues were covered in the RFP. The legal requirements are similar to the those listed in the contract the Village has with Waste Industries. Alderman Tichy made a motion to send out the RFP with a 60 day return time frame, with some minor corrections to it, seconded by Alderman Isley. Motion passed 5-0

Fee Schedule Amendment

Clerk York stated that the only change to the fee schedule was the assessment fees. The water assessment per liner foot and sewer assessment per liner foot will be listed as cost plus 3 percent.

Mr. Reich reminded the Board the impact fees will expire at the end of June of 2018 unless the Village has had a study done to show how the cost is arrived at. Some of the expenses, such as maintenance, are already justifiable. Mr. Reich stated that the Village needed a land use plan. Clerk York stated there is already one in place. Motion made by Mayor Pro Tem Sharpe, seconded by Alderman Isley to pass the Fee Schedule Amendment. Motion passed 5-0

Finance Report

Clerk York stated that the cash Balance for the Village is 2.4 million dollars.

OTHER BUSINESS

Clerk York stated that he had spoken with Mr. Senecal and he said that the remainder of junk would be removed from the property by the weekend. There is also an appointment set to meet with Mr. Haney to go over his property next week.

PUBLIC COMMENT

Elizabeth Powell asked if there was anything that could be done about the bulk waste situated at the curb near the entrance to the Village. Clerk York stated that she could call him with any problems. He will also call the owner and ask him to remove the items.

Motion to Adjourn made by Alderman Tichy, seconded by Mayor Pro Tem Sharpe. Motion passed 6-0

_____ Don Tichy, Mayor

_____ Ben York, Village Clerk