



WORK SESSION

Thursday, April 04, 2024 at 5:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith Bare Smith, Alderman Tony Corriher, Alderman Darrell Overcash, Mayor Pro-Tem Ashley Stewart, Alderman Ryan Nelms arrived at 5:35 PM

Staff Present: Town Manager Michael Ambrose, Human Resources Director/Town Clerk Madison Stegall, Finance Director Jeneen McMillen, Deputy Town Clerk Angie Sands, Town Attorney Rick Locklear, Planning, Zoning Subdivision Administrator Rick Flowe, Parks, and Recreation Director Jessica StMartin, Public Works Director Joe Halyburton, Police Chief Geelen, Fire Chief Smith, Lead Fellow Robert Shinn

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 5:33 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

Voting For: Ashley Stewart, Tony Corriher, Darrell Overcash, Ryan Nelms

2. CONSIDERATIONS:

2.1 Consider Discussion of the Agenda Packet for the April 8, 2024, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

4/8/24 Agenda Items Discussed: (The Agenda for 4/8/24 was discussed sequentially, only the items that were deliberated will be mentioned below.)

3. PUBLIC HEARINGS:

3.1 Consider Legislative Hearing for Zoning Map Amendment (Irish Creek Phase 2)

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Legislative Hearing for Zoning Map Amendment (Irish Creek Phase 2). Shea Homes has asked to go from MU1 to SFR3, which will lower density. This is a down zoning. Mayor Smith asked if there was a way to get to the Connor Track through Irish Creek. Planning, Zoning, & Subdivision Administrator Flowe explained that it was all part of the project. Mayor Pro-Tem Ashley Stewart asked if this development was bleeding into Kannapolis as well. Mr. Flowe answered yes Irish Creek would go into Kannapolis. Mr. Flowe said that Landis will have the larger homes, less density, and Kannapolis will have the smaller homes higher density. Mayor Pro-Tem Ashley Stewart asked if the Council of Kannapolis had approved anything yet. Mr. Flowe answered that he could not speak for them, but that the Kannapolis side is negotiating their design standards. Landis has design standards already structured in the Land Development Ordinance. The Board discussed amongst themselves the Lenar project. Planning, Zoning, & Subdivision Administrator Flowe did mention to the Board that the Planning Board unanimously voted for this zoning amendment and recommended it to the Board of Aldermen for approval.

3.2 Consider Legislative hearing for Conditional Zoning Map Amendment of Property Known as 1275/1285 Mt. Moriah Church Rd

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Legislative Hearing for Conditional Zoning Map Amendment of Property Known as 1275/1285 Mt. Moriah Church Rd. Mr. Flowe explained that a company in California purchased the property and now want to divide the duplexes that are already there into individual condo units and sell them to local owners. The company would like to build some townhomes to Town of Landis standards in the rear of the property. This property abuts the Apartment Project. The Planning Board unanimously recommends this zoning change. Alderman Nelms asked if the Town would require connectivity to the apartments. Planning, Zoning, & Subdivision Administrator Flowe explained that the site plan for the apartments had already been approved, and the new development would have to stub out to it. Staff have been communicating with the parties to get them to work together and possibly look at making that connection, which would change the pattern. The LDO requires it to come over to the property line, so it can be connected. Staff wanted to introduce the parties since neither project has started construction. It would be an ideal time to tie it together. That could possibly help everybody out with utilities and everything else as well. Alderman Nelms asked why MU1 was suggested? Mr. Flowe answered it would be limited to just residential. Mayor Smith asked if the project backs up to Public Works. Mr. Flowe said yes it does. No further discussion was made.

3.3 Consider Legislative Hearing for Development Agreement for Landis85.

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Development Agreement for Landis85. The property owner has received a Tax Incentive Grant which means that a 90% increment will be rebated to the property owner until it offsets up to a certain point on the infrastructure of \$1.55 million. Town Manager Michael Ambrose stated that the plan is to have building 1 completed by April 2025. The property owners will have to pay their taxes first before they get any incentive. Their part will be due in January, and the Town will be paid in May.

Mr. Flowe explained to the Board that the Hearing Notice procedure for Development Agreements, by general statute, is required to follow the same notice procedure as a zoning map agreement, or what staff call a rezoning. This means that staff mailed out letters to the surrounding property owner's, posted signs and advertised in the newspaper. That generates a lot of interest from the surrounding property owners, and the most common concern is it looks like rezoning when it's not. Staff have received some questions asking

when this land was rezoned. Staff went back 15 years, which is more than 10 years before the LDO was adopted and pointed that information out to the concerned property owners.

Mayor Smith asked Lead Fellow Robert Shinn what the concerns were and was it from the citizens on Bostian Road. Lead Fellow Robert Shinn answered that most of the concerns were from the Timber Ridge neighborhood, and it was the misunderstanding that this is a rezoning.

Mr. Shinn added that he believed that the citizens felt like they were not notified of the rezoning. Mayor Smith said that they may not have even lived there in 2009.

Alderman Darrell Overcash asked Mr. Flowe if this was the first letter the surrounding property owners had received. Mr. Flowe answered that concerning this part of the project yes because the property was already zoned industrial.

5. CONSIDERATIONS:

5.1 Consider Approval of New Equipment for the Small Bucket Truck

Town Manager Michael Ambrose gave a brief overview of the quotes for the equipment for the bucket truck. Staff are recommending Safety Test at \$27,783.67.

Public Works Director Joe Halyburton explained to the Board that this was everything needed to do linework. Mayor Pro-Tem Ashley Stewart asked if they use the truck every day. Public Works Director Halyburton answered yes. Mayor Pro-Tem Ashley Stewart asked if the items listed were ready to ship out. Public Works Director Halyburton answered yes.

5.3 Consider Approval of Receiving the Cannon Foundation Grant Funds for the Use of Purchasing a New Fire Safety House Inflatable

Fire Chief Jason Smith gave a brief overview of the Inflatable Fire Safety House. Chief Smith talked about the ease of storage and transport; maintenance is minimal.

Town Manager Michael Ambrose gave a brief overview of the Grant and how it is 100% financed with that grant. There is a Grant Ordinance that came from finance to be able to make a budget amendment to increase our budget to allow these funds to hit our bank account. This will allow for revenue to be received in our account and raise the budget for staff to purchase the Fire House with those funds.

The Board discussed amongst themselves the different options for the Inflatable Fire House that were shown in the packet. Alderman Nelms asked if there is a difference in the light weight and the 8oz. Chief Smith replied it's just a thicker material. Mayor Smith asked if Chief Smith could get some more information about the 8oz material for Monday's meeting. Alderman Overcash asked if he could also get information on patching the Inflatable Fire House if something was to happen.

5.4 Consider Purchase of New Fire Apparatus

Town Manager Michael Ambrose gave a brief overview of the process to purchase a new fire truck and explained that it had been placed out for bid in accordance with Town policy and state standards. Staff have received 5 quotes and a no bid.

Chief Smith recommends Safe Industries KME GSO 11646 \$724,330. Chief Smith stated that for the money we are getting a lot of truck. Town Manager Michael Ambrose added that the truck comes equipped with a lower hose bed, 2000-gallon pump, 1000-gallon water tank, Spartan FC94 chassis which is top of the line. Finance Director Jeneen McMillen gave a brief overview of financing that is available. She recommends going with Community Leasing for 5 years with 5.64% interest rate, \$400,000 down with the first payment being 1 year after financing at \$77,509 which would be due between August and October 2025. Town Manager Michael Ambrose stated that if approved we should receive the truck October 2024. The \$400,000 down payment would come from ARPA funds.

Mayor Smith asked if staff were sure we could get this truck this October. Chief Smith answered yes, and the truck is halfway through production. Alderman Nelms asked with the \$725,000 will modifications after the purchase such as moving things or logos still be needed. Chief Smith answered there is a \$10,000

allowance included in the price for those things. Finance Director Jeneen McMillen also commented on how this truck had the best warranty package. Mayor Smith asked if Chief Smith was sure this truck had everything on it. Chief Smith responded yes it has no frills, it's just a work truck, its job is to be a fire engine and that's all. Town Manager Michael Ambrose added that this truck has been backed by all Fire Captains and the Fire Chief.

5.5 Consider discussion of Downtown Revitalization

Town Manager Michael Ambrose gave a brief overview of the plans to revitalize the downtown area around the Railroad tracks on North and South Central. The Board had some discussion amongst themselves about the plans and the different types of plants. Town Manager Michael Ambrose did state that the money that will be paying for this is coming from the \$100,000 Downtown revitalization fund. Mrs. Ryker, who is the landscape architect that is working with DC and Frances Linn Park is helping with this so that everything will match. Manager Ambrose said according to Mrs. Ryker, the cost estimate is \$25,000 to \$28,000. The plan is also to put in irrigation and that is not included in that pricing. Alderman Nelms asked if we were worried with taking out the box bushes from a sound point, because they do block noise. Mr. Ambrose said that Mrs. Ryker stated that she would be replacing it with things to help with noise. Mayor Smith said she thinks we should spend a little more money to buy more mature trees to help with sound.

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 6:26 PM

Moved by: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 4-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms, Darrell Overcash

Respectfully Submitted,

Madison T. Stegall, Town Clerk