WORK SESSION

Thursday, January 08, 2026 at 5:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Deputy Town Clerk Jessica McPherson, Town Attorney Rick Locklear, Hired HR consultant Susan Nunn

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 5:30 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA WITH THE REMOVAL OF ITEM 2.3 AND ITEM 2.2 TO BE MOVED TO ITEM 2.1.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

2. CONSIDERATIONS:

~~2.2~~ 2.1 Consider Discussion of Salisbury Rowan Utility Contract

Town Manager Michael Ambrose reported ongoing negotiations with Salisbury Utility regarding sewer treatment rates. He explained that Salisbury Utility has acknowledged that Landis is different from other municipalities in the county and has agreed to offer a bulk rate for sewer treatment, which would provide a 10% discount off the current rate.

It was noted that Faith and East Spencer would receive the same treatment as Landis under this arrangement. However, the Mayor pointed out that there are still significant differences between the three municipalities: Faith operates on their own wells, while East Spencer has received a $28 million grant for line upgrades that will eventually result in SRU taking ownership of their system.

Manager Ambrose indicated they are continuing negotiations and have requested a greater reduction of around 20-22% from the current rates. An additional consideration in the negotiations is the payment for capacity. Under the new arrangement, all municipalities including Landis would need to pay to maintain capacity, even those who own their own systems.

The Board discussed contract length options, with the consensus being to pursue a 5-year contract rather than a longer term. This shorter timeframe would give Landis flexibility if the town is able to develop its own treatment capacity within that period.

Manager Ambrose noted that staff are still working through details regarding capacity limits and ensuring Landis doesn't lock itself into a corner with future growth potential.

~~2.1~~ 2.2 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(6) to Discuss Personnel Matters

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

Closed session conducted.

ACTION: A MOTION WAS MADE TO END CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

~~2.3 Consider Discussion of the Parks and Recreation Budget Retreat~~
Item removed

~~2.4~~ 2.3 Consider Discussion of the Agenda Packet for the January 12, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

No discussion was had.

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 7:44 PM.
Moved By: Darrell Overcash, seconded by Ashley Stewart
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

Respectfully Submitted,

Madison T. Stegall, Town Clerk