



BOARD OF ALDERMAN

Monday, August 11, 2025 at 6:00 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, Utility Billing Specialist Ashley Burn, Town Attorney Rick Locklear (arrived at 6:35PM), Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St. Martin

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:00 PM.

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

Mayor Smith led those in attendance in a moment of silence and the Pledge of Allegiance.

1.4 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, Darrell Overcash, Ryan Nelms, Tony Corriher

2. CONSENT AGENDA:

All items below are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion on these items unless an Aldermen member so requests, in which event, the item will be removed from the Consent Agenda and placed in the appropriate corresponding Agenda Section to then be considered.

2.1 Consider Approval of Work Session Meeting Minutes from July 10, 2025 and Regular Scheduled Meeting Minutes from July 14, 2025

2.2 Consider Approval of Appointing Town Manager Michael Ambrose as Electricities A1 BOC Voting Member and Interim Public Works Director Matthew Geelen as Alternate Member

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

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

- **Shane Safrit – 502 Patterson St.** - addressed the Board regarding code enforcement actions taken on his family property at 619 North Main Street following his mother's death in a house fire on February 18. He explained that the property had been in his family for generations and that after his mother's passing, he and his sister had worked to secure the property while waiting for probate to be completed. Mr. Safrit expressed concern about receiving a code enforcement letter addressed to his deceased parents approximately five months after his mother's death, which he felt lacked compassion. He acknowledged the property had since been sold and requested future enforcement actions be handled with greater empathy.

Police Chief Matthew Geelen responded that he had personally reached out to Mr. Safrit multiple times following the tragic event, including an informal call two months after the incident to inquire about progress. He explained that formal code enforcement began after approximately five months, following town policy for uninhabitable residences.

Town Manager Michael Ambrose added that they had waited longer than the typical 90-day period before initiating code enforcement, giving approximately six additional weeks due to the circumstances. He noted they had been alerted about the property being sold but still needed to follow town policy.

Alderman Overcash expressed sympathy for Mr. Safrit's situation, noting that other properties in town had existed with code violations for decades, and questioned the discretion used in this case given the tragic circumstances.

- **Sam Deadman – 503 W. Mill St.** – thanked the Board and town staff for their work in improving Landis and correcting issues from the previous administration. He expressed concerns about excessive growth in town, particularly regarding traffic congestion and whether infrastructure and services could support continued residential construction. Mr. Deadman suggested using restitution funds from former employees to help pay for water and sewer plant construction. He also inquired about efforts to preserve Landis history and suggested the proposed DCFL park building could display fire department history. He commended the Board for removing uninhabitable structures and requested that future Board meetings be made available online.

- **Jason Thompson – 602 Airport Rd.** – addressed standing water issues under his driveway that were affecting neighboring properties. He requested to be placed on a future agenda for more interactive discussion of the problem rather than a one-way conversation during public comment.

Town Manager Ambrose explained that an engineer was examining the issue and would be meeting with them the following week to determine a solution.

- **Susan Shirley – 1015 Woodfield Dr.** – discussed storm water issues affecting Airport Road, Woodfield Drive, and Jefferson Street. She explained that rainwater from Airport Road lacks proper drainage to reach the storm drain at West 8th Street/West 5th Street.

Town Manager Ambrose clarified that the situation had been examined by engineers and would require her water tap to be lowered, which would temporarily affect her water service.

- **Phil Austin – 103 Jefferson St. & 0 Woodfield Dr.** – detailed his expenditure of over \$10,000 on drainage improvements to his property in response to storm water issues. He expressed frustration about water being diverted before reaching his drainage solution and complained about accumulated junk on a neighboring property.

Town Manager Ambrose confirmed code enforcement had visited the property following Mr. Austin's previous complaint and had opened a case.

- **Julian Cuthbertson – 1196 Woodfield Dr.** – described significant water issues in the cul-de-sac area, noting that during storms, water flows around his house and into his pool. He stated he had spent approximately \$15,000 on a swale to manage water runoff that should be handled through town infrastructure. He offered to provide video evidence of the water flow problems and receipts for his expenditures.

Mayor Smith addressed the Board Room and explained that older neighborhoods like Woodfield Drive were built before the town implemented more stringent development standards through the Land Development Ordinance in 2021. She noted that current construction is contributing to existing drainage problems, and the town was working with engineers to address these issues.

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval of Resolution #2025-08-11 to Establish a DCFL Committee that Consists of a Five Member Citizen Board

Mayor Smith explained that Resolution #2025-08-11 is to reduce the DCFL Committee from nine members to five members, removing two town employees who would now serve in an advisory capacity instead. This decrease in committee members would also help with meeting quorum.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2025-08-11 TO ESTABLISH A DCFL COMMITTEE CONSISTING OF FIVE CITIZEN MEMBERS.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

4.2 Consider Approval of 5K Road Closure Ordinance #2025-08-11 for the South Rowan Public Schools Bible Teaching Associations "5-K Run for the Word" on September 13th, 2025

The Board of Aldermen considered approval of a road closure ordinance for the "5-K - Run for the Word" event scheduled for September 13, 2025.

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #2025-08-11 FOR THE APPROVAL OF THE ROAD CLOSURES FOR THE SOUTH ROWAN PUBLIC SCHOOLS BIBLE TEACHING ASSOCIATIONS "5-K RUN FOR THE WORD" ON SEPTEMBER 13TH, 2025.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5. CONSIDERATIONS:

5.1 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1 FOR 1335 MT. MORIAH CHURCH ROAD FROM SFR-2 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.2 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-2 - Parcel #130 097 - 714 W. Ryder Avenue - MU-1 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2 FOR 714 W. RYDER AVENUE FROM MU-1 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.3 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331- 0 W. Ryder Avenue - SFR-3 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3 FOR 0 W. RYDER AVENUE FROM SFR-3 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.4 Consider Approval of Setting Public Hearings for 203, 215, 216, and 217 Everhart Ave. to Close and Vacate Properties

Town Manager Ambrose noted that multiple properties in this area have already been demolished, approximately six properties, thus far.

ACTION: A MOTION WAS MADE TO SET PUBLIC HEARINGS TO CLOSE AND VACATE PROPERTIES AT 203, 215, 216, AND 217 EVERHARDT AVENUE FOR SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.5 Consider Approval of Lighting Agreement with JSC-CCI LANDIS I, LLC, for Landis Ridge Building 2 Parking Lot

Town Manager Ambrose explained this agreement was drafted in consultation with the town attorney and electric engineer regarding lights at Building 2 for Landis Ridge. He noted that JSC-CCI Landis (functioning as the HOA for the business park) would pay premiums for the parking lot lighting. The return on investment was estimated at seven years, while the agreement would last for ten years.

ACTION: A MOTION WAS MADE TO APPROVE THE LIGHTING AGREEMENT WITH JSC-CCI LANDIS I, LLC, FOR THE LANDIS RIDGE BUILDING 2 PARKING LOT.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.6 Consider Approval of Selective Insurance Settlement in the Amount of \$13,900.34 for the Damage on Small Bucket Truck #14

Town Manager Ambrose presented an insurance settlement for damages to the small bucket truck (Truck #14). He noted that repair quotes came in under the settlement amount. A budget amendment (Budget Amendment #5) was also needed to receive the funds and transfer them to the electric fund for repairs.

ACTION: A MOTION WAS MADE TO APPROVE THE SELECTIVE INSURANCE SETTLEMENT IN THE AMOUNT OF \$13,900.34 FOR THE DAMAGES ON THE SMALL BUCKET TRUCK #14.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT BUDGET AMENDMENT #5 TO RECEIVE SELECTIVE INSURANCE FUNDS AND TRANSFER THEM INTO THE ELECTRIC FUND FOR REPAIRS TO TRUCK #14.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.7 Consider Approval of FY26 Selective Insurance Renewal in the Amount of \$132,205.71
Town Manager Ambrose explained this insurance renewal included all general liability coverage and town vehicles.

ACTION: A MOTION WAS MADE TO APPROVE THE FY26 SELECTIVE INSURANCE RENEWAL IN THE AMOUNT OF \$132,205.71.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.8 Consider Approval of Repair to Truck #32 - Street Department Chip Truck

Interim Public Works Director Matthew Geelen explained that the 2013 International chip truck used by the street department to chip brush placed by citizens at roadsides needed repairs to the ABS booster. He presented two quotes: one from Rush Truck Center for \$11,000 and another from White's International Truck for \$7,032.80. He noted the repair could not be done in-house because special software was required to program the system.

ACTION: A MOTION WAS MADE TO APPROVE THE REPAIR TO TRUCK #32 THE STREET DEPARTMENT CHIP TRUCK BY WHITE'S INTERNATIONAL TRUCK IN THE AMOUNT OF \$7,032.80.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.9 Consider Discussion of a Date and Time During the Week of August 25th-29th for the Landis Walking Map Sign Reveal / Ribbon Cutting

Parks & Recreation Director Jessica St. Martin explained that the county had requested a date and time for the walking map sign reveal and ribbon cutting. After discussion about possible accompanying activities like a community walk, the Board settled on August 26th at 10:00 AM, with the event to be held near the pool where the walking route begins on West Rice Street.

ACTION: A MOTION WAS MADE TO SCHEDULE THE LANDIS WALKING MAP SIGN REVEAL AND RIBBON CUTTING FOR AUGUST 26TH, 2025, AT 10:00 AM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.10 Consider Discussion of W Ryder Avenue and Mt Moriah Church Road Waterline Project

Town Manager Ambrose explained that the North Carolina Department of Transportation had allowed a gas line to be installed exactly where the waterline was supposed to go on Mt. Moriah Church Road for this project. Despite requests for the NCDOT and NCDEQ to revisit the project to allow placement between the gas line and pavement, these requests were denied.

To avoid starting the project completely over, Town Manager Ambrose proposed focusing on the West Ryder Avenue segment from North Main Street to W. Limits Street, which was not funded originally but could still qualify for ARPA 0% funding. He noted that grant dollars and loan applications could be pursued for the Mt. Moriah Church Road portion in the future, but that work would extend beyond the ARPA deadline of December 31, 2026. He also mentioned that West Ryder Avenue was generating the most complaints about yellow and dirty water.

ACTION: A MOTION WAS MADE TO ALLOW BRS TO MOVE FORWARD WITH CONSTRUCTION OF THE WATERLINE PROJECT FOR WEST RYDER AVENUE AND NORTH MAIN STREET TO WEST LIMITS STREET.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6. REPORTS:

6.1 Departmental Reports (Included in the Board packet)

Town Manager Ambrose noted there were several properties in the code enforcement report that were supposed to come before the Board in August, including properties on Everhart, Zion, and Cannon Boulevard.

Police Chief Gielen provided updates on these properties, noting that 2570 Cannon Boulevard was in the process of being repaired and sold, and several Everhart properties that were scheduled for Board review had already been demolished.

Board members discussed ongoing demolition work on Everhart Avenue, with Mr. Hilton having taken down approximately six properties, with plans to remove approximately eleven properties in total.

6.2 Financial Report (Included in the Board packet)

The financial report was included in the Board packet. No discussion took place.

6.3 Town Manager Report (Included in the Board packet)

The Town Manager report was included in the Board packet. No discussion took place.

7. UPCOMING EVENTS:

7.1 Upcoming Events (Included in the Board Packet)

Mayor Smith reviewed upcoming events for August and September 2025, including:

- Planning Board meeting on August 19th
- DC Francis Committee meeting on August 25th
- Town offices closed on September 1st for Labor Day
- Senior luncheon on September 3rd
- Board of Aldermen work session on September 4th

- Cruise-in with Josh Sanders on September 5th
- Board of Aldermen regular scheduled meeting on September 8th
- National Night Out and Touch a Truck on September 12th
- Run for the Word 5K on September 13th
- Planning Board meeting on September 16th
- DC Francis Lynn Park meeting on September 22nd

8. CLOSING:

8.1 Board Comments

No Board comments were made.

8.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:55 PM.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk