



# BOARD OF ALDERMAN SPECIAL CALLED MEETING

Tuesday, November 12, 2024 at 6:00 PM

Landis Board Room

## MINUTES

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### PLEASE SILENCE ALL CELL PHONES

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

**Staff Present:** Town Manager Michael Ambrose, Finance Director Jeneen McMillen, HR Director/Town Clerk Madison Stegall, Deputy Town Clerk Maddalyn Shuffler, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks and Rec Director Jessica St. Martin, Town Attorney Rick Locklear

#### 1. INTRODUCTION:

##### 1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:04 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 Ryan Nelms

Motion Passed: (4-0)

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

**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.*

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**2.1 Consider Approval of Meeting Minutes from October 14, 2024, Board of Alderman Regular Scheduled Meeting and from October 23, 2024, Board of Alderman Special Called Meeting**

**2.2 Consider Approval of Closing Town Hall at 10:00 AM on November 26, 2024, in Preparation for the Southern Rowan Christmas Parade**

**3. PRESENTATIONS:**

**3.1 Consider Swearing in of Deputy Town Clerk (Maddalyn Shuffler)**

Mayor Smith presented Maddalyn Shuffler with the Oath of Office and swore her in.

**3.2 Consider FY24 Audit Presentation from Martin and Starnes**

Tonya Thompson from Martin and Starnes gave the FY24 Audit Presentation.

**4. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

**4.1 Citizens' Comments**

- Nadine Cherry – 410 W. Garden Street – “You know, it is sad when after the end of the last board meeting you stop an Alderman and ask to set up a meeting with him to talk and that meeting did not happen. Board members your priorities are not focused on your constituents, but what you want to do. If you are upset because I told you last year before the election that I would not vote for the three who were running for reelection, so be it. I am wondering why the information on the website finally got changed to Jason Smith being the ADA coordinator. Things still being allowed to be placed on the sidewalks.”

**5. ORDINANCES/RESOLUTIONS:**

**5.1 Consider Approval of Resolution #2024-11-12 to Close E. Mills St. at E. Ryder Ave.**

Town Manager Michael Ambrose gave a brief overview of Resolution #2024-11-12. The purpose of the Resolution is to set a public hearing to consider permanently closing the E. Mills Drive Intersection with E. Ryder Avenue.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-11-12 DECLARING THE INTENTION OF CLOSING THE E. MILLS DRIVE INTERSECTION WITH E. RYDER AVENUE AND SETTING A PUBLIC HEARING FOR JANUARY 13<sup>TH</sup>, 2025, AT 6:00 PM IN THE TOWN OF LANDIS BOARD ROOM.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

**6. CONSIDERATIONS:**

**6.1 Consider Approval of the Calendar Year 2025 Board Meeting Schedule TABLED**

Mayor Smith stated that the Board had not had a chance to look over the proposed meeting dates yet and would need more time to come to a consensus on the FY25 Board meeting schedule.

**ACTION: A MOTION WAS MADE TO TABLE THE CALENDAR YEAR 2025 BOARD MEETING SCHEDULE TO THE DECEMBER MEETING.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**6.2 Consider Approval of the Surplus of Town Property - W. Taylor St. - Parcel #107 056 (Project 25-69)**

Finance Director Jeneen McMillen gave a brief overview of the 1.99 acres located at 0 W. Taylor Street. The parcel is a part of the D.C. and Frances Linn Properties, and any proceeds will go to the D.C. and Frances Linn Park Project. This property is valued at \$74,550 and the offer is for \$78,750.

**ACTION: A MOTION WAS MADE TO RECUSE ALDERMAN ASHLEY STEWART.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**ACTION: A MOTION WAS MADE TO APPROVE THE OFFER OF \$78,750 FOR THE SURPLUS OF TOWN PROPERTY – 0 W. TAYLOR ST. – PARCEL #107 056.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**ACTION: A MOTION WAS MADE TO HAVE ALDERMAN ASHLEY STEWART RETURN TO SESSION.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**6.3 Consider Approval of the Surplus of Town Property - N. Cannon Blvd. - Parcel #133A206 (Project 25-60)**

Finance Director Jeneen McMillen gave a brief overview of the 1.76 acres of land at 0 N. Cannon Blvd. This property is a part of the D.C. and Frances Linn properties, so the proceeds would go into the DC and Frances Linn Park Project. This property is valued at \$94,500, and the offer is for \$25,000. There is a Town of Landis water and sewer main that runs through this property, and staff recommend not moving forward with the surplus of property due to the essential utilities that are on it.

**ACTION: A MOTION WAS MADE TO APPROVE THE SURPLUS OF TOWN PROPERTY – N. Central Blvd – Parcel #133A206**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Failed: (0-4)

Voting For:

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

**6.4 Consider Approval of the Wastewater Treatment Plant Feasibility Joint Study with the City of Kannapolis**

Public Works Director Blake Abernathy gave an overview of the Feasibility Study for a future Wastewater Treatment Plant (WWTP) in Landis. The plant would be owned and operated by the Town of Landis. The purpose of the study is to evaluate wastewater treatment and pumping of wastewater options. LKC Engineering has already been procured through the City of Kannapolis and comes to us as a reputable/reliable company to conduct the study. The Town of Landis would be responsible for 50% of the total study cost of \$51,000. Once the study is completed, the Town of Landis would then pay the City of Kannapolis the \$25,500. The intent of this study is to provide direction for the Town from an environmental, economic, and schedule standpoint. The proposed Wastewater Treatment Plant is expected to be able to treat between 1 million to 2 million gallons per day, average daily flow, that would be expandable as the Town grows. If approved by both the Town of Landis and the City of Kannapolis, the study would begin immediately and is expected to be completed by March 2025. Town Manager Michael Ambrose explained that this is step one of the study and has been advised that the time between the start of the study to the opening of the plant could be anywhere between 36 and 48 months. If approved by both the Town of Landis and the City of Kannapolis, the study would begin immediately and is expected to be completed by March 2025.

**ACTION: A MOTION WAS MADE TO APPROVE THE WASTEWATER TREATMENT PLANT FEASIBILITY JOINT STUDY WITH THE CITY OF KANNAPOLIS.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

**6.5 Consider Approval of Adding Employee Voice Module to Paylocity**

Human Resources Director Madison Stegall gave a brief overview of the Employee Voice Module on Paylocity. Employee Voice is a comprehensive add on that allows organizations to continuously collect feedback, analyze and share insights, and act on those insights to improve employee engagement and retention. The add on can help to foster transparency and trust within the organization by providing a safe and confidential way for employees to share their thoughts and opinions. It also allows for Open Surveys which supports fully anonymous submissions. The current annual price for Employee Voice is \$2,343.60.

**ACTION: A MOTION WAS MADE TO APPROVE ADDING EMPLOYEE VOICE MODULE TO PAYLOCITY.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

**6.6 Consider Approval of the Painting of Town Hall Roof **TABLED****

Town Manager Michael Ambrose gave a brief explanation of the roof at Town Hall and our vendors for the roof. LaFave's Metal Roofing was the company that installed the roof in 2007 and McElroy Metal is the company that manufactured the roof. A representative with McElroy Metal has been out to Town Hall and has taken a look at the current state of the roof. They have moved the current concerns to their claims department, and we are waiting for further instructions. Alderman Ryan Nelms asked if the paint is what our warranty with McElroy Metals is on. Town Manager Michael Ambrose explained that the current warranty that is believed we have is for the color of the metal on the roof, not on the craftsmanship of the roof. The warranty covers the paint peeling, fading, and bubbling. We have learned from McElroy Metal that they do not have the finalized warranty, which is why we are submitting a claim to the warranty review now. Discussion was had amongst Board members, the Town Manager, and the Town Attorney regarding potential roof warranties.

**ACTION: A MOTION WAS MADE TO TABLE THE PAINTING OF TOWN HALL ROOF TO THE DECEMBER MEETING.**

Made by: Ashley Stewart, seconded by Ryan Nelms

Passed: (4-0)

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

**7. REPORTS:**

**7.1 Departmental Reports (Included in the Board packet)**

**7.2 Financial Report (Included in the Board packet)**

**7.3 Town Manager Report (Included in the Board packet)**

## 8. UPCOMING EVENTS:

### 8.1 Upcoming Events (Included in the Board packet)

- November 19<sup>th</sup> – Planning Board Meeting at 6:00PM
- November 26<sup>th</sup> – Southern Rowan Christmas Parade – Town Hall Closing at 10AM
- November 28<sup>th</sup>-29<sup>th</sup> – Town Hall Closed in Observance of Thanksgiving Holiday
- December 4<sup>th</sup> – Senior Luncheon and Bingo at 12 PM at Trinity Lutheran Church
- December 5<sup>th</sup> – Board of Alderman Work Session at 5:30 PM
- December 9<sup>th</sup> – Board of Alderman Meeting at 6:00 PM
- December 10<sup>th</sup> – Planning Board Meeting at 6:00 PM
- December 14<sup>th</sup> – Campfire Christmas at Lake Corriher Wilderness Park from 4:00-7:00 PM
- December 20<sup>th</sup> – Town Hall Closed for Employee Lunch from 11:00 AM – 1:00 PM
- December 24<sup>th</sup>-26<sup>th</sup> – Town Hall Closed in Observance of Christmas Holiday

## 9. CLOSING:

### 9.1 Board Comments

No Comments

### 9.2 Motion to Adjourn

**ACTION: A MOTION WAS MADE TO AJORN AT 7:07 PM**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk