



## BOARD OF ALDERMAN

Monday, September 09, 2024 at 6:00 PM

Landis Board Room

### MINUTES

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#### PLEASE SILENCE ALL CELL PHONES

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

**Staff Present:** Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Finance Director Jeneen McMillen, Deputy Town Clerk Angie Sands, Planning, Zoning & Subdivision Administrator Assistant Ashley Lattin, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks and Rec Director Jessica St Martin

#### 1. INTRODUCTION:

##### 1.1 Call Meeting to Order

Mayor Smith Called the Meeting to Order at 6:00 PM

##### 1.2 Welcome

Mayor Smith Welcomed those in Attendance.

##### 1.3 Proclamation: Patriot Day 2024

Mayor Smith Presented the 2024 Patriot's Day Proclamation.

##### 1.4 Moment of Silence and Pledge of Allegiance

Mayor Smith led those in Attendance in a Moment of Silence and the Pledge of Allegiance.

##### 1.5 Adoption of Agenda

**ACTION:** A MOTION WAS MADE TO AMEND THE AGENDA TO REMOVE ITEM 2.1 AND ADOPT THE AGENDA AS AMENDED.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

## 2. PRESENTATIONS:

### ~~2.1 — Swearing In of Landis Police Officer (Clarence Cook) — REMOVED~~

### 2.2 Golden Guard Awards 2024 - Lifeguard Recognitions

Parks & Recreation Director, Jessica St. Martin, gave a brief overview of the 2024 Pool Season. The Town of Landis is very proud of the lifeguard staff and their professionalism throughout the summer, and for that, would like to recognize several (8) lifeguards for their quick responses during emergency situations. These guards quickly came to the aid of others performing their trained lifesaving skills. Fortunately, none of these incidences required additional medical attention.

## 3. 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 Darrell Overcash

Motion Passed: 4-0

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

- 3.1 Consider Approval of Meeting Minutes from August 12, 2024, Board of Alderman Regular Scheduled Meeting
- 3.2 Consider Approval of Emergency Dam Pumping in Preparation of Hurricane Debby and Corresponding Budget Amendment #8 to Allocate Funds
- 3.3 Consider Approval of the Purchase of Mini Split Units for Lake Corriher Wilderness Park Cabins
- 3.4 Consider Approval of Budget Amendment #5 to Reappropriate Funds for the Fire Safety House
- 3.5 Consider Approval of Town Hall Landscape Project (Project 25-38)
- 3.6 Consider Approval of the Exterior Painting of Town Hall (Project 25-39)

#### 4. CITIZEN COMMENTS:

*All citizen comments are limited to 3 minutes.*

##### 4.1 Citizens' Comments

- Nadine Cherry – 410 W. Garden Street – “It is sad, it seems like the people in this town can’t settle down. It was told years ago that growth was coming to this town. I remember when there was talk about Irish Creek being built. Also, I remember when the town put a waterline out Cannon Farm Road. The citizens of Landis need to be attending all meetings of the Board of Alderman, including the Planning Board and special called meetings and see how they vote on things. In response to a comment I made yesterday on the Landis NC News and Current Events Facebook page, a gentlemen made the comment he was the only one there. I would like to reply to that statement – no you were not the only one there because I was also there. About the building going on at West Ryder, and Mount Moriah Church Road, I would like to know where all the water is going to go. I believe sadly it will run into Grants Creek, which is on my property. The pipe under North Moriah Street, the creek goes through has a hole in it. Set aside some money to fix the issue permanently.”
- Gary Martin – 301 S. Central Avenue – “I know that last month it was brought up about the fire distance between Mr. Locklear and the wall. Now why all the sudden 4 and ½ years, you going to make Ms. Cherry move from 4 and ½ years nothing has ever been said. I tell you why, because it was due to a note on the back of a chair that Ms. Meredith and Nadine had she took and put it up under her arm and all the sudden Meredith, I hate to say is the cause of her having to move. It ain’t nothing about a fire district, if it is that T.V is in the fire district because you have to duck to get by. You can’t have anything blocking the fire district. She wasn’t blocking it. It’s because you was getting back at her about the note. Thank you.”

#### 5. ORDINANCES/RESOLUTIONS:

##### 5.1 Consider Approval of Voluntary Annexation Petition for Contiguous Property - 0 W Davis Street Landis, NC 28088 (Rowan County Parcel ID 156 0010000002)

Planning, Zoning, & Subdivision Administrator Assistant, Ashley Lattin gave a brief overview of the property at 0 W Davis Street, Landis which consists of 4.37 acres. The owner is petitioning for Voluntary Annexation into the Town of Landis. We propose a resolution directing the clerk to investigate the sufficiency of the petition.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-1 DIRECTING THE CLERK TO INVESTIGATE THE SUFFICIENCY OF THE PETITION.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-2 CALLING FOR CONCURRENT PUBLIC HEARING AT THE NEXT REGULAR MEETING ON OCTOBER 14, 2024.**

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 Resolution for Tentative Award for the South Upright Street Basin Sanitary Sewer Rehabilitation to Locke - Lane Construction, Inc (Project 25-2)**

Finance Director Jeneen McMillen clarified that this is just the resolution for the approved tentative award for South Upright Street Basin Sanitary Sewer Rehabilitation to Locke – Lane Construction, Inc (Project 25-2).

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-3.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**5.3 Consider Approval to Close and Vacate the Property located at 314 Town Street and Corresponding Ordinance #2024-08-12-1**

John Ganus with Code Enforcement gave a brief overview of the Property located at 314 Town Street. This matter was tabled from the August 2024 meeting. Nothing has been done to correct the issues, still no water or power to the property. The date has been adjusted on the ordinance to October 16, 2024, to vacate the property.

**ACTION: A MOTION WAS MADE TO CLOSE AND VACATE THE PROPERTY LOCATED AT 314 TOWN STREET AND TO ADOPT THE CORRESPONDING ORDINANCE #2024-08-12-1.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 4-0

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

**5.4 Consider Approval of Resolution to Apply for Grant Funding Offered by NC Division of Water Infrastructure**

Town Manager Michael Ambrose gave a brief description of the Grant Funding offered by the NC Division of Water Infrastructure. This grant opportunity would assist with replacing more drinking water lines and to cover infrastructure costs. Manager Ambrose clarified this resolution is for the intent to apply for the grant.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-4.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 4-0

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

**5.5 Consider Approval of Resolution to Update Water Distribution System 10 - Year Capital Improvement Plan**

Town Manager Michael Ambrose gave a brief overview of the Resolution to Update Water Distribution System 10 to show our CIP has improved for the next 10 years.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-5.**

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: 4-0

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

**5.6 Consider Approval of Budget Amendment #6 and Corresponding Resolution for Colonial Pipeline Grant Funds Awarded**

Town Manager Michael Ambrose gave a brief overview of the Colonial Pipeline Grant awarded to the Fire Department in the amount of \$5,000 that will be used for equipment for the new fire apparatus. Mayor Smith asked if this grant is zero cost to the taxpayers. Finance Director Jeneen McMillen responded that is correct, there is no match from the Town and recommended the acceptance of the funds.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-09-6.**

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #6.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**5.7 Consider Approval Budget Amendment #7 and Corresponding Resolution to Accept Excess Capital Funds From ElectriCities**

Town Manager Michael Ambrose gave a brief overview of excess capital funds from ElectriCities that were approved by the NCMPA1 Board of Directors to come back to the municipalities. Those funds can be allocated to move the electric infrastructure forward with any capital improvement projects the Board approves.

**ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-09-9-7.**

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #7.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 4-0

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

**6. CONSIDERATIONS:**

**6.1 Consider Approval of Rowan Economic Development Commission's Request for Funding for Fiscal Year 25**

Town Manager Michael Ambrose gave a brief overview of the Rowan Economic Development Commission's Request for \$9,843.34 for FY25 Funding.

**ACTION: A MOTION WAS MADE TO AUTHORIZE THE TOWN MANAGER TO EXPEND \$9,843.34 FOR FY25 DUES FOR ROWAN EDC.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**6.2 Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A103 (Project 25-40)**

Town Manager Michael Ambrose gave a brief overview of the offer received for Coldwater Street Extension – Parcel #133A103 (Project 25-40) from J.W. Long in the amount of \$24,000.

Mayor Smith asked if this land is DC Linn land.

Manager Ambrose answered yes, and the money will go to the Passive Park Fund.

Finance Director Jeneen McMillen stated that the town has owned this land for quite some time and the funds would go to Passive Park Fund. The land values at \$19,323.

**ACTION: A MOTION WAS MADE TO ACCEPT THE OFFER FROM J.W. LONG IN THE AMOUNT OF \$24,000 FOR PARCEL #133A103.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**6.3 Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A105 (Project 25-41)**

Town Manager Michael Ambrose gave a brief overview of the offer received for Coldwater Street Extension – Parcel #133A105 (Project 25-41) from J.W. Long in the amount of \$21,000.

Finance Director Jeneen McMillen stated that this property is valued at \$20,900, and the town has owned it for more than 10 years.

**ACTION: A MOTION WAS MADE TO ACCEPT THE OFFER FROM J.W. LONG IN THE AMOUNT OF \$21,000 FOR PARCEL #133A105.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**6.4 Consider Approval of Creating a Tunnel from Town Hall to the Board Room (Project 25-22)**

Town Manager Michael Ambrose gave a brief overview of how this pathway would be an access point from Town Hall to the Board Room without having to go outside. The door would be accessible from Town Hall across from the Planning Department and go through the back of the Board Room.

Alderman Corriher stated that he thinks we should get a few more bids on this.

Manager Ambrose expressed that we have received 3 bids so far, Carolina Construction being the most cost effective \$26,437. The recommendation is for this pathway to be funded from the capital improvement fund which is the old ARPA fund.

Mayor Smith expressed that this is a safety concern that has been brought to her attention and that there is not a second way to get out of the Board Room. With building the pathway on that side, there could be possible talks of different layouts of the Board Room, that way, if need be, there would be a way we could get away.

**ACTION: A MOTION WAS MADE TO APPROVE CREATING A TOWN HALL PATHWAY FROM TOWN HALL TO THE BOARD ROOM AND AWARD THE BID TO CAROLINA CONSTRUCTION ENTITIES IN THE AMOUNT OF \$26,437 AND TO FUND THE PROJECT WITH FROM THE CAPITAL IMPROVEMENT FUND.**

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: 4-0

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

**6.5 Consider Approval of Reclassifying Planning & Zoning Technician Position to Planner Position**

Human Resources Director/ Town Clerk Madison Stegall requested that the Planning & Zoning Technician Position be reclassified to a Planner Position along with a salary grade 20.

**ACTION: A MOTION WAS MADE TO APPROVE RECLASSIFYING THE PLANNING & ZONING TECHNICIAN POSITION TO PLANNER AND MOVE TO PAY GRADE 20.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 4-0

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

**7. REPORTS:**

**7.1 Departmental Report (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 Board Packet)**

October 1<sup>st</sup> – National Night Out from 6 – 9 PM located at YMCA Parking Lot

October 2<sup>nd</sup> – Senior Luncheon/Bingo 12 noon at Trinity Lutheran Church

October 10<sup>th</sup> – Work Session is Canceled

October 12<sup>th</sup> – scheduled town wide Power Outage from 10 PM to 5 AM

October 14<sup>th</sup> – Board of Alderman Meeting

October 8<sup>th</sup> – Planning Board Meeting

October 26<sup>th</sup> – Fall Festival & Trunk or Treat 2-6 PM

September 20<sup>th</sup> – Touch a Truck

**9. CLOSING:**

**9.1 Board Comments**

Town Manager Ambrose stated that the town wide scheduled power outage is scheduled for October 12<sup>th</sup>. We wanted to give the citizens ample time to schedule for that for medical related issues and things of that nature.

Mayor Smith stated that when the renovations were done at Town Hall, we had the expectations of new seating. We met with an ADA Coordinator via Zoom, and the entire room was shown to that coordinator. The room was measured off every seat. We have to have capacity of the seats by the Fire Marshall. That is what is in place here in our Board Room, that is why there is a walkway that is straight when you come in to sign up for citizen comments. That is why the seats are placed the way that they are. Seats can not always be moved as quickly as the TV's can be pushed back, so, they are not in a fire lane. Everything has been cleared by an ADA Coordinator.

**9.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:32 PM.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk

DRAFT