BOARD OF ALDERMAN

Monday, October 20, 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, Assistant Police Chief Kevin Young, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins

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 Tony Corriher
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 Regular Scheduled Meeting Minutes from September 8, 2025

ACTION: A MOTION WAS MADE TO ADOPT THE CONSENT AGENDA AS PRESENTED.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

3. **PUBLIC HEARINGS:**

3.1 Consider Public Legislative Hearing for Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) Corresponding Ordinances #ANNEX-2025-10-20 and #ZMA -2025-10-20

Planning Director, Phil Collins, gave a brief overview of the voluntary annexation petition for property located at 1273 Cannon Farm Rd. He noted that the petition for annexation was in line with requirements for general statute 58.1, and this public hearing was for adoption of the annexation ordinance that would set the effective date immediately, as well as the rezoning to place the initial zoning of SFR3 on the property.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR NON-CONTIGUOUS PROPERTY - 1273 CANNON FARM ROAD, CHINA GROVE, NORTH CAROLINA 28023 (ROWAN COUNTY PARCEL ID: 132 170) CORRESPONDING ORDINANCES #ANNEX-2025-10-20 AND #ZMA -2025-10-20.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

Public Comments:

- Nancy Helms – 550 Homer Corriher Rd. - Expressed opposition to the annexation, stating, "We don't want Landis running a water line down Homer Corriher Rd. We don't need you down Homer Corriher Rd." She expressed concerns that despite assurances to the contrary, Landis would eventually annex properties along Homer Corriher Rd.

  Mayor Smith explained that NC state law does not allow forced annexation and that the water line in question was already installed in the early 1990's, extending to the bridge. Mr. Murdoch had paid for the water line for his development, but the economy crashed in 2008 and the development didn't happen.

- Arlene Lee – 560 Homer Corriher Rd. – Signed up to speak but did not.
- Jacob Helms – 1050 Shadywoods Rd. - Presented to the Board what he described as a Kannapolis-Landis Growth Agreement map showing potential future growth areas. He expressed concerns about future annexation plans and voiced his concern for this annexation.

Mayor Smith and Board members expressed that this was the Kannapolis-Landis growth agreement showing that IF anyone was wanting to annex into a city, they would have to annex into the corresponding city shown for their address on the map. This was not future plans of annexation.

The homeowners requesting annexation explained they were simply looking for city utilities, specifically "cheap water," as they knew there was already a hydrant at the front of their property.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR NON-CONTIGUOUS PROPERTY - 1273 CANNON FARM ROAD, CHINA GROVE, NORTH CAROLINA 28023 (ROWAN COUNTY PARCEL ID: 132 170) CORRESPONDING ORDINANCES #ANNEX-2025-10-20 AND #ZMA -2025-10-20.
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 ORDINANCE #ANNEX-2025-10-20.
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 ADOPT ORDINANCE #ZMA-2025-10-20.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

3.2 Consider Public Legislative Hearing for 205 Everhart Avenue to Close and Vacate Properties and Corresponding Ordinance #HC-2025-10-20-1 (Rowan County Parcel ID: 130A08208)

Assistant Police Chief Young presented information about the property at 205 Everhart Avenue, which was in violation of minimum housing standards. A notice of hearing was issued on September 22nd, 2025. The finding of fact was issued on October 3rd, 2025, due to exposed wood, fascia falling off, insulation exposed from the roofline, and exposed wood inside the carport. Photos taken that day were shared, showing the current status of the home, which was vacant.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 205 EVERHART AVENUE TO CLOSE AND VACATE PROPERTIES AND CORRESPONDING ORDINANCE #HC-2025-10-20-1 (ROWAN COUNTY PARCEL ID: 130A08208).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

No comments were made.
ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 205 EVERHART AVENUE TO CLOSE AND VACATE PROPERTIES AND CORRESPONDING ORDINANCE #HC-2025-10-20-1 (ROWAN COUNTY PARCEL ID: 130A08208).
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 ADOPT ORDINANCE #HC-2025-10-20-1.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

4. OLD BUSINESS:

4.1 Consider Discussion of 1335 Mt. Moriah Church Road (Rowan County Parcel ID: 130B09601)

4.2 Consider Discussion of 0 W. Ryder Avenue (Rowan County Parcel ID: 130 331)

It was noted that items 4.1 and 4.2 (regarding 1335 Mt. Moriah Church Road and 0 W. Ryder Avenue) had been tabled from the previous month to give the applicant an opportunity to change the zoning. The items had been sent back to the planning board through the recommendation process. The applicant would need to refile, and the items would go back to the planning board before returning to the governing board. No action was needed at this time.

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

- Phil Austin – Jefferson Heights & Woodfield Dr. - Mr. Austin asked for an update on water issues he had previously discussed. He mentioned seeing someone walking around the area recently and wanted to know if progress was being made.

Town Manager Michael Ambrose responded that the ERU study was on tonight's meeting agenda and would go to a public hearing at the next meeting to impose a fee. Once that revenue is allocated, the Town would be able to address stormwater concerns, including those on Mr. Austin's list. Manager Ambrose confirmed that the person Mr. Austin saw was examining sinkholes and stormwater-related issues to create an inventory of problems that need attention.

- Shane Safrit – 502 Patterson St. – Mr. Safrit followed up on concerns he had raised at previous meetings regarding code enforcement at his parents' property. He expressed appreciation to board members who had reached out to him personally with empathy but noted that he still had unanswered questions. His primary concern remains that the code enforcement case involving his parents' property was not initially handled with empathy or consideration for the surrounding circumstances. He observed that some in the Town advocate for strict adherence to policy, while others emphasize context and compassion, and stated that he believes there is room for both. If the Town chooses to strictly follow policy, he said, that standard should apply consistently in all cases. Mr. Safrit also clarified his previous comments regarding the ambiguity surrounding code enforcement complaints, particularly those that led to the action at his parents' home. He cautioned against reliance on anonymous complaints and suggested adopting a policy, similar to other municipalities, that prioritizes written, signed complaints. Such a policy, he said, would not entirely disregard anonymous submissions but would promote greater transparency and fairness.

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6. ORDINANCES/RESOLUTIONS:

6.1 Consider Approval of Road Closure Ordinance #2025-10-20 for the Town of Landis 125 Celebration on May 2, 2026

Mayor Smith presented the road closure ordinance for the town's 125th celebration scheduled for May 2, 2026. She noted that staff were working on parking arrangements, reaching out to churches, businesses, and schools. Staff were also contacting Rowan County Tourism about trolleys to transport attendees to the festival. Efforts were being made to secure parking on both sides of the railroad tracks for shuttle services.

ACTION: A MOTION WAS MADE TO ADOPT ROAD CLOSURE ORDINANCE #2025-10-20 FOR THE TOWN OF LANDIS 125 CELEBRATION ON MAY 2, 2026.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7. CONSIDERATIONS:

7.1 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 AT 6:30 PM.
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

Closed Session Meeting Conducted

ACTION: A MOTION WAS MADE TO COME OUT OF CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS AT 7:10 PM.
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 DIRECT STAFF TO OBTAIN 3 QUOTES FOR AN HR POLICY REVIEW AND REWRITE FOR THE NOVEMBER 10, 2025, MEETING.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

ACTION: A MOTION WAS MADE TO DIRECT STAFF TO OBTAIN ICMA 360 REVIEW OPTIONS FOR THE NOVEMBER 10, 2025, MEETING.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

ACTION: A MOTION WAS MADE TO DIRECT STAFF TO OBTAIN AN EXAMPLE 360 REVIEW FROM THE MAPS GROUP FOR THE NOVEMBER 10, 2025, MEETING.
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.2 Consider Discussion of an Update on the Foundations at DC and Frances Linn Park

Parks and Recreation Director Jessica St. Martin provided an update on the foundations at the DC and Frances Linn Park. Phase 1 of the development includes relocating the historical jail within the park. Piedmont Footings and Oldham Movers are working together to ensure proper alignment. Ramsey, Burgin, Smith (the architect firm) are working on submitting applications for Phase 1 to Rowan County Plan Review. The project is currently stalled awaiting civil plans. Once plan review is complete and civil plans are in hand, staff can apply for individual building permits for each job during the phases. No estimated start date is available yet, but Piedmont Footings is prepared to start within two weeks after notification.

7.3 Consider Approval of the Park Light Design and Lighting Package Recommended by the DCFL Committee

The board discussed the park light design and lighting package recommended by the DCFL Committee. It was noted that there was only one lamp or light option that would replicate those on Central Avenue. There was also a concern from a resident on North Chapel Street about potential light shining in their windows. A shade option is available for the light if needed. The recommendation from the engineering firm was for the RL-54 Type 5 Globe, with housing option "B" (round with scalloped petals), roof option "A" (Victorian), band option J (cage for wide body globe), without a finial. This is the only option that would match North Central Avenue and allow for a shade to be installed. The DCFL committee voted in favor of recommending this option to the Board for approval.

ACTION: A MOTION WAS MADE TO APPROVE THE PARK LIGHT DESIGN AND LIGHTING PACKAGE RL-54 TYPE 5 GLOBE, WITH HOUSING OPTION "B" (ROUND WITH SCALLOPED PETALS), ROOF OPTION "A" (VICTORIAN), BAND OPTION J (CAGE FOR WIDE BODY GLOBE), WITHOUT A FINIAL RECOMMENDED BY THE DCFL COMMITTEE.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.4 Consider Approval of Awarding the Project Bid to Conner Construction for the Landis Pool Resurfacing Project in the Amount of $68,434.00 (Project # 26-125)

The town received four sealed bids through the RFP process for the Landis Pool Resurfacing Project, including submissions from Connor Construction, Caribbean Pool, Aquatic Design Incorporated, and Woodland Designs. Connor Construction provided the best price and timeline for the project. They visited the site and confirmed they could meet the deadline for the next pool season. The project cost is within the existing budget.

ACTION: A MOTION WAS MADE TO AWARD THE PROJECT BID TO CONNER CONSTRUCTION FOR THE LANDIS POOL RESURFACING PROJECT IN THE AMOUNT OF $68,434.00 (PROJECT # 26-125).
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.5 Consider Approval of Capital Project Ordinance #CPO-2025-10-20-1 for Landis Pool Resurfacing Project (Project #26-125)

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-1 FOR LANDIS POOL RESURFACING PROJECT (PROJECT #26-125).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.6 Consider Approval of Change Order #25-02-04 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)

The board discussed two change orders (25-02-04 and 25-02-05) for the South Upright Street Basin sanitary sewer rehabilitation project. Town Manager Michael Ambrose explained that some items not calculated in the original calculations were used and were given at the bid rate. There were both increases and decreases in the change orders, bringing the total project cost to approximately $1.8 million, close to the original bid of $1.75 million. The contingency funds would cover the difference, and the project was 100% funded by state ARPA dollars.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-02-04 FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.7 Consider Approval of Change Order #25-02-05 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-02-05 FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.8 Consider Approval of Budget Amendment #8 to Allocate Funds for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #8 TO ALLOCATE FUNDS FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.9 Consider Approval of Change Order #25-18-01 to Allocate Additional Funding for Lee Electrical to Move Utility Lines for the Round-A-Bout Project on Cannon Farm Road at W Rice Street (Project #25-18)

The board discussed change order 25-18-01 for the utility lines for the roundabout project at Cannon Farm Road and West Rice Street (NC 153). The project was done in conjunction with the 12kV conversion project. The state agreed that the lines were present prior to starting their project and therefore agreed to pay the full balance of just over $20,000 for this project. Approval was needed for the capital project ordinance and budget amendment to receive the funds and extend them to Lee Electrical. The state confirmed they would provide the funds by the end of the fiscal year.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-18-01 TO ALLOCATE ADDITIONAL FUNDING FOR LEE ELECTRICAL TO MOVE UTILITY LINES FOR THE ROUND-A-BOUT PROJECT ON CANNON FARM ROAD AT W RICE STREET (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.10 Consider Approval of Capital Project Ordinance #CPO-2025-10-20-2 for the FY25 12KV Electric Project (Project #25-18)

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-2 FOR THE FY25 12KV ELECTRIC PROJECT (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.11 Consider Approval of Budget Amendment #10 to Authorize Town Staff to Receive the North Carolina Department of Transportation Funding for the Utility Relocation and 12KV Conversion of Lines on Cannon Farm Road at W Rice Street (Project #25-18)

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #10 TO AUTHORIZE TOWN STAFF TO RECEIVE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FUNDING FOR THE UTILITY RELOCATION AND 12KV CONVERSION OF LINES ON CANNON FARM ROAD AT W RICE STREET (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.12 Consider Approval of Change Order #25-04-01 to Reduce the Mount Moriah Water Line Project Allocations Due to the Project Scope Change in the Amount of $151,923.55 (Project #25-04)

The board discussed change order 25-04-01 for the Mount Moriah waterline project. The original project was to change out all water lines on West Rider, North Main Street, and back around to Mount Moriah to tie into the new elevated tank. However, bids came in higher than the fund allocations from state ARPA dollars. The scope was reduced to accommodate West Rider and North Main Street due to complications with Mount Moriah, where a gas line was placed exactly where the water line was supposed to go according to DOT allocations. This resulted in a reduction of $151,923.55.

Town Manager Ambrose reported that additional state ARPA funds might become available in the amount of $1,110,000 if they could utilize these funds quickly. Survey work was started the previous week after discussion with the state. The engineering firm and project contractor are prepared to move forward with the original scope of the project for West Rider and North Main Street by May, followed by Mount Moriah by August, ahead of the December 2026 deadline for ARPA funding. All funding is from state ARPA money, not town tax dollars

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-04-01 TO REDUCE THE MOUNT MORIAH WATER LINE PROJECT ALLOCATIONS DUE TO THE PROJECT SCOPE CHANGE IN THE AMOUNT OF $151,923.55 (PROJECT #25-04).
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.13 Consider Approval of Awarding the FY25 Paving Project Contract to Carolina Siteworks in the Amount of $667,474.00 (Project #25-08)

The board discussed awarding the FY25 paving project contract to Carolina Siteworks for $667,474.00. Town Manager Ambrose explained that the project was bid out twice, with Carolina Siteworks being the only company to respond. The project includes FY22 and FY23 paving that was rolled into the FY25 paving contract. The town had previously been under contract with the state but severed that relationship in August to expedite the work. Carolina Siteworks indicated they could complete the project by the end of March.

ACTION: A MOTION WAS MADE TO APPROVE AWARDING THE FY25 PAVING PROJECT CONTRACT TO CAROLINA SITEWORKS IN THE AMOUNT OF $667,474.00 (PROJECT #25-08).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.14 Consider Approval of Capital Project Ordinance #CPO-2025-10-20-3 for the FY25 Paving Project (Project #25-08)

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-3 FOR THE FY25 PAVING PROJECT (PROJECT #25-08).
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.15 Consider Approval of the Stormwater ERU Study Results and Setting a Public Hearing for November 10, 2025

The board discussed the stormwater ERU study results. Four options were presented:

- Option 1: Using the current rate ($5 residential, $10 commercial) charging every parcel rather than just active utility accounts and basing commercial properties on impervious area. This would yield approximately $595,883.
- Option 2: Raising the residential rate to $6.19 per parcel and the commercial rate to $14.57 per impervious area. This would yield $835,886 annually.
- Option 3: Setting an ERU rate of $7 per parcel and a commercial rate of $15 per impervious area, yielding $879,069 annually.

- Option 4: Maintaining the current system, which generates about $122,000 and only applies to active utility accounts.

Town Manager Ambrose recommended option 2 based on current needs and growing stormwater maintenance issues. There was discussion about how parcels would be charged, clarifying that if a residence sits on multiple parcels, each parcel would be charged separately. Board members noted that while residents might not be happy about the increased fees, the town's stormwater maintenance needs are significant and underfunded

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR THE STORMWATER ERU STUDY AT THE NOVEMBER 10, 2025, BOARD MEETING.
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

7.16 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training
The board briefly discussed scheduling ethics training for elected officials. The training does not need to be an open meeting and can be either in person or virtual. It can be done individually or as a group.

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF SETTING A DATE AND TIME FOR ELECTED OFFICIALS ETHICS TRAINING UNTIL THE NOVEMBER 10, 2025 BOARD MEETING.
Moved By: Ashley Stewart, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, Tony Corriher

8. REPORTS:

8.1 Departmental Reports (Included in the Board packet)

8.2 Financial Report (Included in the Board packet)

8.3 Town Manager Report (Included in the Board packet)

9. UPCOMING EVENTS:

9.1 Upcoming Events (Included in the Board Packet)
Mayor Smith reviewed upcoming events, including:
- Planning Board Meeting on October 21, 2025, at 6:00 PM
- Fall Festival on October 25, 2025, from 2:00 to 6:00 PM
- Planned Electrical Outage on October 26, 2025, from 8:00 AM to 8:00 PM
- DC Francis Lynn Park Committee Meeting on October 27, 2025, at 6:00 PM
- Board of Aldermen Work Session on November 6, 2025
- Board of Aldermen Regular Meeting on November 10, 2025
- Town offices closed November 11, 2025, for Veterans Day
- Planning Board Meeting on November 18, 2025
- DC and Francis Lynn Park Committee Meeting on November 24, 2025
- Town Parade on November 25, 2025
- Town offices closed November 27-28, 2025, for Thanksgiving

10. CLOSING:

10.1 Board Comments

No comments made.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:43 PM.
Moved By: Ashley Stewart, 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