



## BOARD OF ALDERMAN

Monday, July 14, 2025 at 6:00 PM

Landis Board Room

## MINUTES

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### PLEASE SILENCE ALL CELL PHONES

**Present:** Mayor Meredith B. Smith, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

**Absent:** Mayor Pro-Tem Ashley Stewart

**Staff Present:** Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Utility Billing Specialist Ashley Burn, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks And Rec Director Jessica St. Martin, Code Enforcement Officer Jeff Poindexter

### 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 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 Proclamation Honoring Parks and Recreation Professionals Day July 18, 2025

Mayor Smith read a proclamation honoring Parks and Recreation Professionals Day on July 18, 2025. The proclamation acknowledged how Parks and Recreation Professionals enhance the quality of life for residents by providing safe spaces, enriching programs, and essential services that promote health, wellness, community connection, and environmental stewardship.

#### 1.5 Adoption of Agenda

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

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: 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 June 9, 2025**
- 2.2 Consider Approval of Amendment to the 2025 Martin and Starnes Audit Contract**
- 2.3 Consider Approval of Change Order #2 for the South Upright Street Sewer Rehab (Project 25-02)**
- 2.4 Consider Approval of Budget Amendment #31 to Decrease FY25 Funds for Water/Sewer Projects that Have Been Reallocated in Fiscal Year 26**
- 2.5 Consider Approval of Budget Amendment #1 to Fund the Electric Substation (Project 25-62), 12KV Conversion Project (Project #25-18) and Street Name Sign Project (Project #25-70)**
- 2.6 Consider Approval of Budget Amendment #2 to Reflect Powell Bill Funds To Adequately Align Expenditures for FY26**

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

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

## **3. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

### **3.1 Citizens' Comments**

- **Glenn Corriher – 250 Mount Moriah Church Rd. -** Mr. Corriher, who serves on the Planning Board, expressed concerns about rumors regarding spending money on a fire addition to house an old fire truck. He questioned whether this topic had been properly brought before the Planning Board, noting he had been on the board for over a year and a half and hadn't heard about it. When Mayor Smith reminded him that the Board doesn't typically respond to public comments, Mr. Corriher stated that he was speaking as a Planning Board member about planning matters that would affect taxpayers. Town Manager, Michael Ambrose, explained that plans for the DCFL Park had gone before the Planning and Zoning Board, likely in 2023, and would return to the board at some point in the future.

#### 4. CONSIDERATIONS:

##### 4.1 Consider Approval of Public Lighting Contract with Duke Energy for Landis Ridge Development Street Lights

Town Manager Ambrose presented the public lighting contract with Duke Energy for streetlights in the Landis Ridge development. He explained this was a 10-year contract for the town and recommended approving the base monthly charge for the lights without any additive charges, which should go back to the developer.

**ACTION: A MOTION WAS MADE TO APPROVE THE 10-YEAR PUBLIC LIGHTING CONTRACT FOR THE LANDIS RIDGE DEVELOPMENT STREETLIGHTS WITH DUKE ENERGY OF THE CAROLINAS IN THE AMOUNT OF \$433.64 PER MONTH AND TO APPROVE ALLOWING FOR THE DEVELOPER TO PAY FOR THE ANY MONTHLY CHARGES THAT WILL INCUR FROM POLES AND FIXTURES.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

##### 4.2 Consider Discussion of FY25 Paving Contract

Town Manager Ambrose discussed the FY25 paving contract that was approved at the August 8, 2024 meeting, noting there had been no progress on the contract with NJR. The paving was to include Tranquil Lake Drive, Lake Drive, Lawing Drive, South Moriah Street, and North Moriah Street for a total of \$227,133.19. Manager Ambrose recommended either keeping the current agreement or retracting it and moving forward with an RFP for a different company to complete the work faster.

**ACTION: A MOTION WAS MADE TO RESCIND THE CONTRACT WITH NJR FROM AUGUST 2024.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**ACTION: A MOTION WAS MADE TO MOVE FORWARD WITH AN RFP FOR A DIFFERENT CONTRACTOR TO COMPLETE THE PAVING NEEDS.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

##### 4.3 Consider Discussion of 100,000 Gallon Water Tank Logo Design (Project 25-05)

Town Manager Ambrose presented the new proposed logo design for the 100,000-gallon water tank. He mentioned this had been discussed at the previous Work Session meeting and that the design was created by a local vendor. Manager Ambrose had sent the design to the contractor to confirm they could use it with the specified colors and details, but had not yet received a response.

**ACTION: A MOTION WAS MADE TO APPROVE THE PRESENTED WATER TANK LOGO DESIGN AND TO PLACE THE LOGOS TO FACE MOUNT MORIAH AND RYDER.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

#### **4.4 Consider Approval of Awarding Demolition of 616 S. Main Street to Morgans Demolition in the Amount of \$8,000**

Town Manager Ambrose explained that this was a code enforcement complaint that had been voted on the previous month to move forward with abatement. He noted that the property owners had actually begun demolition that day after obtaining a permit, but recommended keeping Morgan's Demolition's quote on the table in case the owners stopped work. Alderman Overcash asked if this vote would obligate the town, and Manager Ambrose clarified it would only if the current demolition stopped. Mayor Smith asked if a new quote would be needed if work stopped after starting, and Manager Ambrose explained they could move forward with this quote at a reduced rate.

**ACTION: A MOTION WAS MADE TO AWARD DEMOLITION OF 616 S. MAIN STREET TO MORGAN'S DEMOLITION IN THE AMOUNT OF \$8,000.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

#### **4.5 Consider Discussion of Purchasing iPads for the Board of Aldermen to Utilize for Agenda Management**

Human Resources Director/Town Clerk, Madison Stegall, explained that this purchase would help improve accessibility and reduce paper usage for agenda management. Mayor Smith noted that they would need six iPads instead of the originally proposed five.

**ACTION: A MOTION WAS MADE TO PURCHASE SIX IPADS AND MAGIC KEYBOARDS FOR THE BOARD OF ALDERMEN AND TOWN ATTORNEY.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

#### **4.6 Consider Approval of 125 Year Landis Logo and Banner Design and Discussion of the 125th Anniversary Celebration**

Town Manager Ambrose presented options for the 125th anniversary logo and banner designs. Based on previous discussions from the Work Session, the Board considered options A, B, and C for the logo. The Board discussed having two different banner designs that would alternate along streets and the Board also discussed the date and budget for the 125th anniversary celebration. For the celebration event, they settled on a two-day event on May 1-2, 2026, with a cruise in and local entertainment on Friday night, and a larger celebration with a band on Saturday from 4:00-10:00 PM. Additionally, Mayor Smith encouraged finding sponsorships to cover costs.

**ACTION: A MOTION WAS MADE TO APPROVE LOGO OPTION B AND OPTION C FOR THE 125 YEAR LOGO TO BE UTILIZED FOR FY26.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**ACTION: A MOTION WAS MADE TO APPROVE BANNER OPTION 1 AND OPTION 2 FROM MOSCA DESIGN TO ALTERNATE ALONG STREETS FOR FY26.**

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 DATE FOR THE 125<sup>th</sup> Anniversary EVENT ON MAY 2<sup>ND</sup>, 2026 FROM 4:00 – 10:00 PM AND FOR THE EVENT TO BE TIED INTO THE MAY 1<sup>ST</sup>, 2026 CRUISE IN EVENT.**

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 BUDGET AMENDMENT #4 NOT TO EXCEED \$60,000 FOR EXPENSES OF THE EVENT.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

#### **4.7 Consider Approval of New Foundations for the Historical Structures Within D.C. & Frances Linn Park (Project 25-21)**

Town Manager Ambrose discussed the need for approval of new foundations for the historic jail and post office buildings being relocated to DCFL Park. The DCFL Park Committee recommended moving forward with Piedmont Footing's proposal of \$15,350, which came in well below the \$22,010 bid submitted by Porter and Crest.

**ACTION: A MOTION WAS MADE TO AWARD PIEDMONT FOOTINGS IN THE AMOUNT OF \$15,350 FOR THE NEW FOUNDATIONS OF THE HISTORIC JAIL AND POST OFFICE BUILDINGS FOR THE DCFL PARK.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

#### **4.8 Consider Discussion of Fire Building Addition to the DC and Frances Linn Park**

Town Manager Ambrose noted this had been discussed at the previous Work Session meeting. Alderman Nelms indicated that he had spoken with the DCFL Committee Chair, Ms. Gray, after the meeting and understood there would be no new construction. Instead, they would move the old fire station currently at public works to the park location. Mayor Smith clarified that original renderings voted on in 2023 had included a fire exhibit, but when bird's eye view renderings came back in April/May 2025, the fire exhibit was not shown. She explained that a fire exhibit was part of the original 2009 request from Mr. D.C. Linn. Considerable debate followed about whether the fire exhibit had been properly approved in previous meetings. Alderman Nelms produced minutes from the October 9, 2023 Board meeting, showing that a motion had been made and approved (4-0) for the renderings that included a fire truck exhibit 60 by 30 building. There was discussion about the cost to move the existing building (approximately \$5,000) versus constructing a new building (potentially hundreds of thousands). The Board also debated whether the building would house a fire truck or simply be a museum-like exhibit. Ms. Gray, DCFL Committee Chair, clarified that the committee had voted 0-6 against new construction but had not yet discussed what would go in any of the buildings.

**ACTION: A MOTION WAS MADE TO APPROVE RELOCATING THE FIRE BUILDING LOCATED AT PUBLIC WORKS TO THE DCFL PARK LOCATION AS A FIRE EXHIBIT.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**4.9 Consider Approval of the Fire Department Applying for the FEMA Fire Prevention and Safety Grant for the Purchase of a Taylor'd Series 12 Training Prop Which Requires a 5% Local Funding Match**

Town Manager Ambrose noted this had been discussed extensively at the previous Work Session meeting.

**ACTION: A MOTION WAS MADE TO APPROVE THE FIRE DEPARTMENT APPLYING FOR THE FEMA FIRE PREVENTION AND SAFETY GRANT FOR THE PURCHASE OF A TAYLOR'D SERIES 12 TRAINING PROP REQUIRING A LOCAL MATCH OF 5%.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**4.10 Consider Approval to Receive the Enbridge Fueling Futures Grant Funding for New Fire Nozzles for Engine 441 In The Amount Of \$5,000 and Corresponding Budget Amendment #3 (Project 26-124)**

**ACTION: A MOTION WAS MADE TO APPROVE RECEIVING THE ENBRIDGE FUELING FUTURES GRANT FUNDING FOR NEW FIRE NOZZLES FOR ENGINE 441 IN THE AMOUNT OF \$5,000 AND CORRESPONDING BUDGET AMENDMENT #3.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

**4.11 Consider Approval of Resolution #2025-07-14-1 to Authorizing the Purchase of 8 New Nozzles from Newton's Fire & Safety Equipment In the Amount Of \$5,000 to be Funded Through the Enbridge Fueling Futures Grant (Project 26-124)**

**ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2025-07-14-1 TO AUTHORIZE THE PURCHASE OF 8 NEW FIRE NOZZLES FROM NEWTON'S FIRE & SAFETY EQUIPMENT IN THE AMOUNT OF \$5,000 TO BE FUNDED THROUGH THE ENBRIDGE FUELING FUTURES GRANT.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher



## 5. OLD BUSINESS:

### 5.1 Consider Approval of Resolution #2025-06-09-6 to Accept Restitution Funds in the Amount of \$143,261.74

Town Manager Ambrose clarified that while a motion to accept the restitution funds had already passed during the June Board of Aldermen meeting, a new motion was needed to determine how those funds would be allocated.

A lengthy discussion followed regarding whether the funds should be placed in the general fund or a restricted fund. Alderman Nelms shared citizen feedback, noting many residents were unaware the Town had received restitution funds and suggesting the Town should have communicated this more clearly. He advocated for using the money for infrastructure projects that benefit all citizens, such as the wastewater treatment plant, which could help lower utility bills in the future.

Mayor Smith reported receiving input from five individuals and one email, with most recommending that the funds be placed in a restricted account to ensure transparency. She expressed concern that if the money was absorbed into the general fund, citizens would lose the ability to track its use. Mayor Smith strongly urged the Board to consider placing the funds in a restricted account.

Town Manager Ambrose responded that the financial report could include a breakdown of the restitution funds and noted that the sewer project is currently over budget by approximately \$118,000. Alderman Overcash voiced support for applying the funds toward the sewer project to help offset future utility costs for residents.

Alderman Corriher referenced a comment made by Attorney Locklear during the Work Session, stating that the funds had originally come from the general fund. He expressed support for returning the funds to the general fund and said he trusted the Town Manager to identify and prioritize the Town's most critical needs.

The discussion then turned to concerns about transparency and accountability. Alderman Nelms countered that while he trusts Town Manager Ambrose, previous leadership had also been trusted, emphasizing that his concern was with the position, not the current officeholder. Mayor Smith called for order amid the intensifying debate.

Attorney Locklear remarked that the disagreement seen in the Board Room was likely to be mirrored throughout the community, as people hold differing views. Mayor Smith reiterated her strong support for placing the funds in a restricted account. Alderman Nelms later continues clarification that his comments were not a reflection on Manager Ambrose personally but rather on the role of the Town Manager in general.

### **ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2025-06-09-6 TO PLACE THE RESTITUTION FUNDS RECEIVED INTO THE GENERAL FUND.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

## **5.2 Consider Approval of Proofs for Ad Space on the Rowan County Chamber of Commerce Display**

Town Manager Ambrose presented new ads for the Rowan County Chamber of Commerce display. The Board discussed which design (red or green) to use, with members indicating the green was easier to read.

**ACTION: A MOTION WAS MADE TO APPROVE THE GREEN ADS FOR ROWAN COUNTY CHAMBER OF COMMERCE DISPLAY WITH THE GREEN COLORS MATCHING ONE ANOTHER.**

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

## **5.3 Consider Discussion of Planning Board Requirements**

Town Manager Ambrose explained the need to adjust the planning board requirements to ensure a quorum could be met more consistently. He proposed reducing the board from seven to five members with two alternates, which would allow meetings to proceed with just three members present.

**ACTION: A MOTION WAS MADE TO BEGIN THE PROCESS OF AMENDING ARTICLE 4 SECTION 4.2 OF THE LANDIS DEVELOPMENT ORDINANCE.**

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

## **6. REPORTS:**

### **6.1 Departmental Reports (Included in the Board packet)**

### **6.2 Financial Report (Included in the Board packet)**

### **6.3 Town Manager Report (Included in the Board packet)**

## **7. UPCOMING EVENTS:**

### **7.1 Upcoming Events (Included in the Board Packet)**

Mayor Smith announced that on July 21st, there would be a water cut-off at the end of Rice Street for the new roundabout from 6:00 PM to 6:00 AM. She noted this information would be shared on all social media platforms and the town app.

Other upcoming events included:

- Planning Board meeting on July 15th at 6:00 PM
- DCFL Park Committee meeting on July 28th
- Cruise-in on August 1st
- National Night Out on Tuesday, August 5th from 5:30 PM to 8:30 PM
- Senior Luncheon at 12 noon on August 6th
- Board of Aldermen meeting on August 11th
- Planning Board meeting on August 19th
- DCFL meeting on August 25th



## 8. CLOSING:

### 8.1 Board Comments

No Board Comments made.

### 8.2 Motion to Adjourn

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:45 PM.**

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

Respectfully Submitted,

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Madison T. Stegall, Town Clerk