



BOARD OF ALDERMAN

Monday, February 10, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, Deputy Town Clerk Angie Sands, Deputy Town Clerk Maddalyn Shuffler, Town Attorney Rick Locklear, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks And Rec Director Jessica St. Martin, Planning, Zoning, & Subdivision Administrator Phil Collins

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 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, 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.

2.1 Consider Approval of the Minutes from the January 13, 2025 Board of Alderman Meeting

2.2 Consider Approval of the Fire Department Applying for the Firehouse Subs Public Safety Grant to Purchase Fire Hose for Engine 441 and the Reserve Apparatus

2.3 Consider Approval of the Police Department Applying for the Firehouse Subs Grant for 12 Rifle Plates and Carriers

ACTION: A MOTION WAS MADE TO APPROVE THE CONSENT 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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

- **Nadine Cherry – 410 W. Garden St.** – “I would like to let everyone know back during the special called meeting in October, Manger Ambrose was given a ten percent raise. Then during the Board meeting in January last month, he was given another ten percent raise due to the fact the Finance Director was either fired or forced to resign or plain quit. If I am not wrong, Michael Ambrose stated he would do her job until someone is hired to do the job. Two years ago, it was told in court by the prosecutor, municipalities that adopt a Town Manager style of government do so with the understanding that the Finance Officer and Town Manager will serve as checks and balances on the other. Stay tuned.”

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval of Setting a Public Hearing for March 17, 2025 for Zoning Map Amendment ZMA-2025-03-17-02 Parcel #130 045 - Mt. Moriah Church Road - SFR-2 to SFR-3

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR MARCH 17, 2025 FOR ZMA-2025-03-17-02 PARCEL #130 045 – MT. MORIAH CHURCH ROAD – SFR-2 TO SFR-3.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

4.2 Consider Approval of Setting a Public Hearing for March 17, 2025 for the Voluntary Annexation Petition for Contiguous Property - 0 N. Cannon Boulevard, Landis, NC 28088 (Rowan County Parcel ID 133A059)

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2025-02-10-1 DIRECTING THE CLERK TO INVESTIGATE AN ANNEXATION PETITION ALONG WITH CORRESPONDING RESOLUTION #2025-02-10-2 TO APPROVE SETTING A PUBLIC HEARING FOR MARCH 17, 2025 FOR THE VOLUNTARY ANNEXATION PETITION FOR CONTIGUOUS PROPERTY - 0 N. CANNON BOULEVARD, LANDIS, NC 28088 (ROWAN COUNTY PARCEL ID 133A059).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

4.3 Consider Approval of Selling Surplus Town Property -W. Taylor St. - Parcel #107 05601 (Project 25-79) and Corresponding Resolution 2025-02-10-03 Authorizing the Advertisement of an Offer to Purchase Certain Property

ACTION: A MOTION WAS MADE TO RECUSE MAYOR PRO-TEM ASHLEY STEWART.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Darrell Overcash

ACTION: A MOTION WAS MADE TO APPROVE THE SURPLUS OF TOWN PROPERTY- W. TAYLOR ST. - PARCEL #107 05601 (PROJECT 25-79) AND CORRESPONDING RESOLUTION 2025-02-10-03 AUTHORIZING THE ADVERTISEMENT OF AN OFFER TO PURCHASE CERTAIN PROPERTY.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

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

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR MARCH 17, 2025 FOR THE REZONING OF SURPLUS TOWN PROPERTY – W TAYLOR ST – PARCEL #107 05601.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Darrell Overcash

ACTION: A MOTION WAS MADE TO ALLOW MAYOR PRO-TEM ASHLEY STEWART TO RETURN TO SESSION.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Darrell Overcash

4.4 Consider Approval of Setting a Public Hearing for the Reciprocal Agreement for Water & Sewer Connection with the City of Kannapolis for March 17, 2025

Town Manager Michael Ambrose gave a brief explanation of the Reciprocal Agreement for water and sewer connection with the City of Kannapolis. Manager Ambrose stated that this was an agreement for the Town to lease water from the City of Kannapolis for our storage.

ACTION: A MOTION WAS MADE TO APPROVE SETTING THE PUBLIC HEARING FOR MARCH 17, 2025 FOR THE RECIPROCAL AGREEMENT FOR WATER & SEWER CONNECTION WITH THE CITY OF KANNAPOLIS FOR MARCH 17, 2025.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

4.5 Consider Approval of Setting the Public Hearing for the Irish Creek Development Agreement with the City of Kannapolis and Annexation for March 17, 2025

ACTION: A MOTION WAS MADE TO APPROVE SETTING THE PUBLIC HEARING FOR THE IRISH CREEK DEVELOPMENT AGREEMENT WITH THE CITY OF KANNAPOLIS AND ANNEXATION FOR MARCH 17, 2025.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5. CONSIDERATIONS:

5.1 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3) For Attorney Client Privilege Regarding Legal Claims

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) FOR ATTORNEY CLIENT PRIVILEGE REGARDING LEGAL CLAIMS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Closed Session was held in the Executive Conference Room

ACTION: A MOTION WAS MADE TO ADJOURN CLOSED SESSION.

Moved By: Ryan Nelms, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.2 Consider Approval of Relocating the Historical Structures Within the Future DC & Frances Linn Park (Project 25-21)

Parks & Recreation Director Jessica St. Martin gave a brief overview of the relocation project for DCFL Park. She explained that the first phase in the development of the future DCFL Park will require two of the historic buildings on site, the old jail and the old post office/doctor's office, to be relocated approximately 300 feet towards the historic train depot. Staff received two quotes for the relocation, one from Elite Structural Movers and another from Oldham Movers. The quote received for Elite Structural Movers is \$20,000, and the quote for Oldham Movers is \$15,000. Director St. Martin made the recommendation to award the bid to Oldham Movers for the cost of \$15,000. This company is in closer proximity to Rowan County, which is cost-efficient and more accessible to meet our timeline needs.

ACTION: A MOTION WAS MADE TO APPROVE USING OLDHAM MOVERS TO RELOCATE THE HISTORICAL STRUCTURES WITHIN THE FUTURE DC & FRANCES LINN PARK (PROJECT 25-21) IN THE AMOUNT OF \$15,000.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.3 Consider Approval to Award the Town-wide Street Sign Replacement Project Bid (Project 25-70)

Town Manager Michael Ambrose gave a brief description of the street sign project. He explained that staff have been working with the City of Kannapolis on this project. Kannapolis was able to quote the Town significantly cheaper on price per sign compared to other quotes received. The hardware for the new signs provided by the City of Kannapolis would be \$109.18 for the decorative frames, and \$15 dollars per pole cap needed, which hold the sign in place. Manager Ambrose brought an example of these signs to show the Board.

Mayor Meredith Bare Smith stated that she does like the look of the sign, however, the logo on the proposed sign was very small and asked if there is a way to work with Kannapolis on expanding the logo on the signs.

Manager Ambrose explained that in order to enlarge the logo it would cut off the top portions of the logo and potentially cut off wording. Discussion was had between Manager Ambrose and Board Members about possible logo ideas and sizes for the street signs.

ACTION: A MOTION WAS MADE TO APPROVE USING THE CITY OF KANNAPOLIS TO CONSTRUCT NEW STREET SIGNS FOR THE TOWN-WIDE STREET SIGN REPLACEMENT PROJECT (PROJECT 25-70).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.4 Consider Approval to Award the Remodeling the Fire Department Shower at Station 44 Project Bid (Project 25-53) and Corresponding Budget Amendment #19

Fire Chief Jason Smith gave a brief overview of the condition of the shower at Station 44. Chief Smith explained that the current shower used by personnel is a fiberglass surround unit that has a cracked bottom and is not level. The crack could possibly lead to damage underneath the shower unit and the unlevel floor causes water to pool in the unit. The new shower would be constructed from the floor up with a new shower pan, tiled floor and walls, new plumbing, and be ADA compliant. The department is requesting the work be completed utilizing the Restricted "ARPA" funding. Chief Smith received three quotes for this project from Mallard Building Concepts in the amount of \$9,000, Carolina Construction Entities in the amount of \$9,643, and JKL Construction in the amount of \$10,800.

ACTION: A MOTION WAS MADE TO AWARD MALLARD BUILDING CONCEPTS THE FIRE DEPARTMENT SHOWER REMODEL (PROJECT 25-53) IN THE AMOUNT OF \$9,000 UTILIZING THE RESTRICTED ARPA FUNDING.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.5 Consider Approval to Award the Code Enforcement Contract Bid

Town Manager Michael Ambrose explained the Code Enforcement Contract to the Board. He explained that the Town advertised for a Code Enforcement company to take over the code enforcement needs of the town through a formal Request for Qualifications. The only response received was from Alliance Code Enforcement LLC, at the rate of \$50 per hour for a minimum of ten hours a week. This requirement will increase our code enforcement from 17.33 hours a month to 40 hours a month. Manager Ambrose made the recommendation to award Alliance Code Enforcement the Contract Bid and additionally proposed to have the contract ending June 30, 2025. This will allow the Board and Staff to evaluate the partnership, and allow for adjustments to be made, if necessary.

ACTION: A MOTION WAS MADE TO AWARD ALLIANCE CODE ENFORCEMENT LLC THE CODE ENFORCEMENT CONTRACT BID AT THE RATE OF \$50 PER HOUR FOR A MINIMUM OF 10 HOURS PER WEEK.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5.6 Consider Approval to Award the Town Wide Seasonal Banners Project Bid (Project 25-06)

Town Manager Michael Ambrose showcased the tentative designs for the Town Wide Banners that were created by Town Staff and MOSCA Designs. This project is being fully funded through the Downtown Revitalization Grant received in 2024 through NC State Appropriations.

ACTION: A MOTION WAS MADE TO AWARD MOSCA DESIGNS THE TOWN WIDE SEASONAL BANNER PROJECT BID (PROJECT 25-06) IN THE AMOUNT OF \$9,315.19.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5.7 Consider Approval of Discussion Regarding the Old Landis High School Building (Project 25-84)

Town Manager Michael Ambrose explained that the Town is looking to purchase the old Landis High School for future development and parking. He explained that the Town would like to submit an offer of \$10,000.00 to the School Board.

ACTION: A MOTION WAS MADE TO PLACE AN OFFER OF \$10,000 ON THE OLD LANDIS HIGH SCHOOL BUILDING TO THE ROWAN COUNTY SCHOOL BOARD.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.8 Consider Discussion of Town Hall Roof Warranty and Painting Update (Project 25-58) TABLED

Town Manager Michael Ambrose explained to the Board that as of current there is no new updates, and we are waiting to hear from the claims department at McElroy Metal on if the claim for the roof was approved or denied.

Mayor Meredith Bare Smith requested that Town staff work with Town Attorney Richard Locklear on composing a formal letter that would be sent to McElroy Metal for this claim.

ACTION: A MOTION WAS MADE TO TABLE THE TOWN HALL ROOF WARRANTY AND PAINTING UNTIL THE MARCH MEETING.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash

Voting Against: Tony Corriher

6. OLD BUSINESS:

6.1 Consider Approval of the Routes for the Town of Landis Walking Map (Project 25-63)

Mayor Smith gave a brief overview of the Boards ideas that were discussed at the February 6th Work Session. The “red” loop will be named ‘Raiders Route’, the “yellow” loop will be named ‘Yellow Jacket Loop’, and the walking map itself will be called ‘Discover Landis Walking Map’.

ACTION: A MOTION WAS MADE TO APPROVE NAMING THE WALKING MAP “DISCOVER LANDIS WALKING MAP” AND NAMING THE RED LOOP “RAIDERS ROUTE” AND THE YELLOW LOOP “YELLOW JACKET LOOP”.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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)

- February 5th – Senior Luncheon and Bingo at Trinity Lutheran Church 12:00PM
- February 6th – Landis Fire Department Push-In Celebration for New Firetruck 5:00 PM-6:00 PM
- February 6th – Board of Aldermen Work Session Meeting at 6:00 PM
- February 10th – Board of Aldermen Meeting at 6:00 PM
- February 18th – Planning Board Meeting at 6:00 PM
- March 6th – Board of Aldermen Work Session Meeting at 5:30PM
- March 17th – Board of Aldermen Meeting at 6:00 PM
- March 18th – Planning Board Meeting at 6:00 PM
- March 19th – Board of Aldermen Budget Retreat from 9:00 AM to 12:00 PM

9. CLOSING:

9.1 Board Comments

No Comments

9.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 6:47 PM

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk