



**TOWN OF LANDIS, BOARD OF ALDERMEN
MONDAY, APRIL 17, 2023 – 6:00 PM
LANDIS BOARD ROOM
MEETING MINUTES**

Present: Mayor Meredith Bare Smith, Alderman Darrell Overcash, Alderman Tony Corriher, Alderwoman Katie Sells

Absent: Mayor Pro Tem Ashley Stewart

Staff Present: Interim Town Manager Phil Conrad, Human Resources Director/Deputy Town Clerk Amber Levi, Town Attorney Rick Locklear, Finance Officer Michael Ambrose, Town Clerk Madison Brown

1. Introduction:

1.1. Call Meeting to Order

Mayor Smith called the meeting to order at 6:00PM.

1.2. Welcome

Mayor Smith welcomed those in attendance.

1.3. Moment of Silence and Pledge of Allegiance

Mayor Smith led those present 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: Tony Corriher, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

2. Consent Agenda:

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

Moved by Darrell Overcash, seconded by Katie Sells

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

2.1. Consider Approval of Work Session Meeting Minutes from March 7, 2023, Regular Town Board Meeting Minutes from March 20, 2023, and Annual Board of Aldermen Planning Retreat Minutes from March 31, 2023

2.2. Consider Approval of Town of Landis Police Pay Grade Classification

On March 31, 2023, the Landis Board of Aldermen approved a 10 percent increase to Police Salaries for the positions of Police Officer I through Sergeant. This Pay Grade Classification includes a separate classification for the Police Department. The regular Town of Landis scale remained the same, but the Police classification scale increased by 10 percent.

2.3. Consider Approval of Application for the Stormwater Planning Grant in the amount of \$400,000 for Spring of 2023

The Town of Landis proposes to develop programs and tools to create infrastructure for controlling stormwater quantity and quality by undertaking the following tasks: GIS map the town's existing stormwater assets, perform a stormwater asset condition assessment and evaluation, develop a formal Stormwater Management Plan, develop a stormwater infrastructure operations & maintenance (O&M) plan, develop a 5-year stormwater capital improvement plan. Performing these tasks will provide the tools and guidance that the Town needs to ensure the proper management and long-term sustainability of the stormwater system assets. The deadline for application submittal is May 1, 2023, to the Division of Water Infrastructure of the NC Department of Environmental Quality.

2.4. Consider Approval of Agreement between Town of Landis and Municipal Engineering, Inc. for Professional Engineering Services for Elevated Water Tank Project

The Town Board selected Municipal Engineering, Inc to provide professional engineering services for the 100,000-gallon elevated water tank at the February 13, 2023, meeting. The Town Attorney has reviewed the Municipal Engineering Inc. proposed contract and it is presented for consideration for approval by the Town Board.

2.5. Consider receipt of the Letter of Intent from the NC Division of Water Infrastructure to Fund the Sanitary Sewer Asset Assessment and Evaluation Project through the Asset Inventory and Assessment Grant; and Consider Authorizing Staff to Sign the Federal ID and UEI Forms for this Grant Opportunity

The Town of Landis received notification from the Division of Water Infrastructure of an approval for a Sanitary Sewer Asset Assessment and Evaluation project. The total grant award is \$400,000 from the American Rescue Plan Act (ARPA) and the State Reserve Program (SRP) without a local match.

2.6. Consider a Recommendation of the FY 24 East Landis Fire District Proposed Budget to the Rowan County Board of Commissioners

Each year, the Town is expected to send a recommended tax rate to the Rowan County Board of Commissioners. The requested tax rate is .0425 cents per \$100 valuation. The County ultimately sets the tax rate for the East Landis Fire District.

3. Closed Session:

3.1. Consider Motion to Go into Closed Session to Discuss Personnel Matters, Legal Matters, and to Consult with Town Attorney Pursuant to N.C G.S. 143-318.11(a)(3)(5)(6)

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION TO DISCUSS PERSONNEL MATTERS, LEGAL MATTERS, AND TO CONSULT WITH TOWN ATTORNEY PURSUANT TO N.C. G.S. 143-318.11(A)(3)(5)(6).

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

ACTION: A MOTION WAS MADE TO EXIT CLOSED SESSION.

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

4. Citizen Comments:

4.1. Citizen Comments

Nadine Cherry: 410 West Garden Street

“I know this Board is tired of hearing what I have to say. You can see it in your facial expressions when I speak. During the annual retreat last month, I was forced to go outside while the Board was on dinner break, why? The motion was made to go into recess for lunch and then immediately into executive session. I was going to stay on the inside until the Boards dinner break was over, but I was told that if I did not go outside the Police would be called. If you raise your hand to let them know you didn’t hear what was spoken, an Alderman makes a statement “you can’t hear what’s being spoken from 6ft away?” The same Alderperson sends you a text letting you know they want to speak to you at the conclusion of the meeting but never came up to me after the meeting as I was standing at the back of my car. Remember the power outage some of the people just went through 2 weeks ago this coming Friday. Last, but not least, as many of you know I posted about my back windshield being busted out last Monday night or early Tuesday morning. If you see something say something. Remember this is just one of the uses of our tax money that we pay.”

5. Old Business:

- 5.1. Consider Approval for Surplusing the 1980 Bame Trailer and 1989 John Deere Backhoe**
Staff recommends setting the reserve for the 1980 Bame Trailer at a minimum of \$5,000
and setting the reserve for the 1989 John Deere 310C Backhoe Loader at a minimum of
\$7,000

ACTION: A MOTION WAS MADE TO SURPLUS THE 1980 BAME TRAILER FOR A MINIMUM OF \$5,000 AND THE 1989 JOHN DEERE BACKHOE FOR A MINIMUM OF \$7,000.

Moved by Katie Sells, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

6. Considerations:

- 6.1. Consider Approval of Kannapolis YMCA Proposal for Use of Landis Swimming Pool 2 Times Per Week Beginning the Week of June 12th for 8 Consecutive Weeks**

The Parks and Recreation Director, Jessica St. Martin, met with the Kannapolis YMCA Camp Programs and Aquatics Directors recently. The Y has some major damages and repairs to their building where the swimming pool is located which has caused them to temporarily close the facility. They are unsure of a definite date of completion. They are looking into pool options for their summer camps in the event the facility cannot open. They would like to propose or request the use of the Town facility. In addition, the Aquatics Director, Kendra Sanders, does all of the Town's lifeguard certification courses each season. She has also created additional classes in order to accommodate the Town's lifeguard schedules and certification needs. She may also be able to assist in putting the Town in contact with some of their lifeguards during their pool closure. The Town's pool hours last year were 11:00 am to 6:00 pm. The Kannapolis Y is requesting usage during the morning hours primarily before the Town opens to the public. This usage would not interfere with the Town's capacity ratios or accommodating large groups with members and daily guests. It would also not require any additional staffing from us. Their request is contingent on the work progress and repair completion.

Mr. Belfield from the YMCA addressed the Board to explain the proposal and ensured there would be no interference between the Y's pool usage and the Town's normal pool hours.

ACTION: A MOTION WAS MADE TO ACCEPT THE PROPOSAL FOR THE ROWAN-CABARRUS YMCA, KANNAPOLIS BRANCH LANDIS OUTDOOR POOL USE AGREEMENT.

Moved by Darrell Overcash, seconded by Katie Sells

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

6.2. Consider Approval of Budget Amendment #23 for Relocating the Proposed Town Hall Generator Away from the Building (ARPA Project# 11)

TABLED

The Town Hall Generator Bid was approved by the Board at the January 9, 2023, meeting. A budget amendment was presented at the February 13, 2023, meeting and was subsequently approved (Budget Amendment# 16 / ARP Project #11). During the kickoff meeting, it was determined that the location of the Generator would conflict with the drop box for payments to the Town. It has been requested that the contractor look at a location in the back of the parking lot, which would result in some additional costs. A budget amendment would be needed to cover these costs in the amount of \$17,811 using American Rescue Plan (ARP) Grant funds.

Mr. Norman, the project architect, addressed the Board and explained that when the generator was originally placed the previous staff involved in the project attempted to complete it in the cheapest and least impacting way possible. Mayor Smith added that the Public Works Director was not consulted in the placement of the generator, and it is currently set to be placed over a sewer line.

Alderman Corriher expressed his opposition for the generator purchase to begin with, and further expressed his disagreement with spending more money to move the generator.

Alderman Overcash also expressed his opposition for the generator and his disagreement with spending more money to move the generator as well.

Alderman Corriher posed the question if the gas piping and meter connection were large enough to hook the generator up to. Mr. Norman explained that the piping was included in the price, but he was unsure if the Dominion Energy meter was big enough for the generator.

Alderwoman Sells asked Mr. Conrad if Staff could contact Dominion Energy and get some answers for the generator connection.

Mr. Norman expressed that this project is on a sensitive timeline since the generator has been ordered and is in production.

Alderwoman Sells asked if it would be possible to table this item to contact Dominion Energy and get an exact price for the project.

Mr. Conrad conveyed that it is possible to table this item, but he is unsure what that could do to the timeline for the project.

ACTION: A MOTION WAS MADE TO TABLE ITEM 6.2 UNTIL THE MAY MEETING.

Moved by Katie Sells, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

7. Reports:

ACTION: A MOTION WAS MADE TO ACCEPT ITEMS 7.1, 7.2, and 7.3 AS PRESENTED.

Moved by Darrell Overcash, seconded by Katie Sells

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

7.1. Departmental Reports (Included in Board Packet)

7.2. Finance Report (Included in Board Packet)

7.3. Town Manager Report (Included in Board Packet)

8. Upcoming Events:

8.1.

- Monday -Saturday, May 1- 6 : Love Landis Week : Town Beautification Projects and Helping Citizens in Needs with the Brook Church and the Love Landis Photo Tag Contest
- Thursday, May 4: Board of Aldermen Work Session: 5:30 PM: Landis Board Room
- Friday, May 5: Classic Car Cruise-In: 5-9 PM: Down Town Landis: Check Town Website for Additional Details
- Saturday, May 6 : Shred It Event : 10AM-1PM : Public Works : Ensure that your sensitive information stays confidential and bring your paper items that need to be shredded.
- Monday, May 8: Board of Aldermen Regular Scheduled Meeting: 6:00 PM: Landis Board Room
- Tuesday, May 9: Planning Board Meeting: 6:00 PM: Landis Board Room
- Monday, May 29: Town Hall Closed in Observance of Memorial Day

9. Closing:

9.1. Board Comments

Alderwoman Sells: “Thank you to all Town Employees who worked during the power outage and thank you citizens for being understanding during that time.”

Alderman Overcash: “I would like to tell Mrs. Amber Levi that we are going to miss you. And it’s not only from this room or in this office that I’ve heard but out on the streets that people love you and are going to miss you.”

Mayor Smith: “Thank you for everybody coming. We will miss you Amber, you know where we are so come see us. Come to the cruise-in and enjoy some good food.”

9.2. Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN.

Moved by Darrell Overcash, seconded by Katie Sells

Motion Passed: 3-0

Voting For: Tony Corriher, Darrell Overcash, Katie Sells

Respectfully submitted,

Madison Stegall, Town Clerk