



## BOARD OF ALDERMAN

Monday, February 12, 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 Ryan Nelms, Alderman Tony Corriher, Alderman Darrell Overcash

**Staff Present:** Town Manager Michael Ambrose, Human Resources Director/Town Clerk Madison Stegall, Finance Director Jeneen McMillen, Parks and Recreation Director Jessica St. Martin, Deputy Town Clerk Angie Sands, Town Attorney Rick Locklear

#### 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 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 January 8th, 2024, Meeting Minutes

## 2.2 Consider Approval of Purchasing Additional Meter Transceiver Units (MXU's)

**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. PUBLIC HEARINGS:

### 3.1 Consider Concurrent Legislative Hearing for Voluntary Annexation and Initial Zoning Designation of Property on S Chapel Street

Planning, Zoning, and Subdivision Administrator, Rick Flowe, gave a brief overview of the Voluntary Annexation on S Chapel Street. Mr. Flowe stated that the property owners had requested to bring the property into the town limits. It's actually the remainder of the property that they own, most of the property is already within the town limits.

**ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC LEGISLATIVE HEARING FOR VOLUNTARY ANNEXATION OF PROPERTY ON S CHAPEL STREET.**

Moved by Ashley Stewart, Seconded by: Ryan Nelms

Motion Passed: (4-0)

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

No comments or questions were made.

**ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC LEGISLATIVE HEARING FOR VOLUNTARY ANNEXATION OF PROPERTY ON S CHAPEL STREET.**

Moved by Ashley Stewart, Seconded by: Darrell Overcash

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX 2024-02-12 TO ANNEX THE SUBJECT PROPERTIES.**

Moved by Ashley Stewart, Seconded by: Tony Corriher

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA 2024-02-12 TO ESTABLISH INITIAL TOWN ZONING.**

Moved by Ashley Stewart, Seconded by: Darrell Overcash

Motion Passed: (4-0)

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

## 4. PRESENTATIONS:

### 4.1 Employee Recognition- Town Clerk, Madison Stegall, becoming Certified Municipal Clerk through the International Institute of Municipal Clerks

Mayor Smith presented Town Clerk, Madison Stegall, with a Certificate for becoming a Certified Municipal Clerk.

#### 4.2 Swearing in of Landis Police Officer (Damian Campbell)

Mayor Smith presented Damian Campbell with the Town of Landis Police Oath of Office and swore him in.

### 5. CITIZEN COMMENTS:

*All citizen comments are limited to 3 minutes.*

#### 5.1 Citizens' Comments

- Nadine Cherry - 410 W Garden Street

"I would like to start by saying I appreciate the Mayor and Board for going to the new Conference Room when the Executive Session was held during last week's Workshop, which allowed me to stay in the Board Room. I can and will give you a thumbs up for doing that. We the town are/is so far behind doing things that should have been done many, many years ago, such as ADA compliancy. There are many, many things I will speak about during upcoming meetings. It's just going to take some time to get these things written down. And I will acknowledge this, the beeping that your hearing is the big battery going off, so, if it's irritating anybody, let me know and I will cut it off."

- David Roberts 506 N Central Ave

Mr. Roberts talked about how he and his wife are part of the Leadership Team of the South Rowan Public School Bible Teacher Association. The Association raises funds to reimburse Rowan Salisbury Schools for the salaries and fringe benefits paid by them to our 2 full time Bible teachers Bertha Flores and Emily Griggs who teach Bible History at JC Carson High School, South Rowan High School, Corriher Lipe Middle School, and China Grove Middle School. The Association has been encouraged to offer classes at Southeast Middle school, a long-range goal of our Association. We are currently with Rowan/Salisbury Schools to hire our 3<sup>rd</sup> Full time teacher that will allow us to provide classes at Southeast High School. The Association offers 3 major fundraiser events per year in our community. The first is LD Gray Memorial Spring Bible Banquet or Drive through BBQ chicken dinner at First Reformed Church in Landis on May 9,2024. The second is the 3<sup>rd</sup> Annual Run for the 5k Run for the Word Race on September 14,2024 at Trinity Lutheran Church in Landis. The third is the Annual Fall Bible Golf Tournament to be held at Irish Creek Golf Course on October 28,2024. Please allow me to express our sincere thanks to the Town of Landis Board of Aldermen, Mayor, Town Manager, Fire, and Public Works personnel for their leadership in support and with working with our team in planning and executing a safe 5k race for the past 2 years.

### 6. CONSIDERATIONS:

#### 6.1 Consider Approval of Digital Records Policy

**ACTION: A MOTION WAS MADE TO APPROVE THE DIGITAL RECORDS POLICY.**

Moved by: Ashely Stewart, Seconded by: Tony Corriher

Motion Passed: (4-0)

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

## **6.2 Consider Approval of New Lake Corriher Park Signs**

Town Manager Michael Ambrose made a recommendation for Harwood Signs. Manager Ambrose stated that this will be the most stable, the most durable, and longest lasting option. The signs the town currently has are the small thin signs and have not lasted very long.

**ACTION: A MOTION WAS MADE TO APPROVE THE LAKE CORRIHER PARK SIGNS TO BE AWARDED TO HARWOOD SIGNS AT \$6783.80.**

Moved by: Ashley Stewart, Seconded by: Tony Corriher

Motion Passed: (4-0)

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

## **6.3 Consider Update on South Upright Street Lift Station**

Town Manager Michael Ambrose updated the Board on the S Upright Street Lift Station. The town has had two issues with this lift station in the past month, and proper notifications were sent to the Salisbury Post. The issues were in reference to the inflow of rainwater getting into the lift station causing it to overflow into the creek. The Town currently has an outstanding grant project which is expected to begin this summer. Part of this project is designed to replace the old clay pipes which are currently feeding the Upright Lift Station. This replacement should reduce the amount of rainwater that is entering the station. The Engineer on the project has assured staff this issue will diminish once the project is complete.

## **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)**

Mayor Smith reminded everyone about the Work Session on 3/7/2024, Board of Aldermen Meeting on 3/11/24, and Planning Board Meeting on 3/12/24. Town Hall will be closed on 3/29/24 for Good Friday.

## **9. CLOSING:**

**9.1 Board Comments**

No comments

**9.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN AT 6:25 PM.**

Moved by: Ashley Stewart, Seconded by: Ryan Nelms

Motion Passed: (4-0)

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk