



## BOARD OF ALDERMAN

Monday, March 11, 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 Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

**Staff Present:** Town Manager Michael Ambrose, Finance Director Jeneen McMillen, Human Resources Director/ Town Clerk Madison Stegall, Deputy Town Clerk Angie Sands, Town Attorney Rick Locklear, PZ&S Administrator Rick Flowe, Police Chief Matthew Geelen

#### 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 Ryan Nelms

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.*

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

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

- 2.1 **Consider Approval of Work Session Meeting Minutes from February 8, 2024 and Regular Scheduled Meeting Minutes from February 12, 2024**
- 2.2 **Consider Approval of Hosting OneBlood Blood Drive June 14, 2024, for Employees and Citizens. Additionally, Consider Employee Incentive of 4-Vacation Hours for Donating Blood**
- 2.3 **Consider Approval of the Police Department Applying for the Norfolk Southern Railroad Grant**

## 3. PUBLIC HEARINGS:

- 3.1 **Consider Public Hearing for Order to Close a Public Right-of-Way (W. 2nd St.)**

Planning, Zoning, and Subdivision Administrator, Rick Flowe, gave a brief overview of the Order to Close a Public Right-of-Way (W. 2<sup>nd</sup> St).

**ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING ORDER TO CLOSE A PUBLIC RIGHT-OF-WAY (W. 2<sup>ND</sup> ST).**

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

No Comments or Questions were made.

**ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ORDER TO CLOSE A PUBLIC RIGHT-OF-WAY (W. 2<sup>ND</sup> ST)**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO APPROVE THE ORDER TO CLOSE A PUBLIC RIGHT-OF-WAY (W. 2<sup>ND</sup> ST) ORDINANCE #OTC-2024-03-11.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

#### 4. CITIZEN COMMENTS:

*All citizen comments are limited to 3 minutes.*

##### 4.1 Citizens' Comments

- **Bittle Family- 510 N Chapel Street**

Town Clerk Madison Stegall read a letter submitted by the Bittle Family – 510 N Chapel Street. This letter explains the Bittle Family's concerns and dangers of multiple sink holes on their property.

- **Nadine Cherry- 410 W. Garden Street**

“Mayor Smith, I would like to know why during some meetings, if something gets said you don't like, you ask what was said doesn't get put in the minutes. I would like to know the reasoning behind this. I have been told a gentleman came in about checking the sound system and told that there is nothing wrong with it. Yes, when it's deliberately messed with this is being done just to try and upset me. I would like to see the report where this person came and checked it out. You know it is a shame when you go to the Police Department and an Officer doesn't stand where you can understand what he is saying. It is a shame when you take paperwork to the Police Chief about what is written concerning the time limit on parking of 2 hours in the 100<sup>th</sup> block of N. Central, and the 100<sup>th</sup> block of S. Central Ave.”

- **Kyle and Kelly Robinson- 412 S. Zion**

“First off, I want to thank Landis Police Department on behalf of The First United Methodist Church for stocking our food pantry outside. I appreciate that. The second thing is we live on the corner of Hoke and Zion, and we are seeing an increased amount of speeders coming through there, either speeding from the baseball field and the stop sign. We would like to have some of those speed bumps on the other end of Zion by the curve. Maybe put further down on Zion or even on Hoke Street. Also, the horseback riders at night. They are coming more and more frequently. Not that I mind the horseback riders going through town, but I'd like to see some reflectors or something on them so that somebody doesn't hit them. They're completely dark, you can't see them, you can hear them, we can hear them, also they're trying to tear up some of the neighbor's yard by walking through them, so, we'd like to see something, I know it's kind of a sticky subject, but it's something that is coming more and more frequently. Thank you.”

- **Stanly Sloop – 321 Town Street**

“My name is Stanly Sloop, tonight I'm here to talk about 321 Town Street Landis. It's one of many properties we own in Landis. Also, here to talk about another sink hole a different sink hole in the city limits. When we purchased the property Reed Linn was the Town Manager and the sink hole was brought to his attention, then Mr. Barefoot came in and it was brought to his attention. I have emails from Mr. Barefoot stating that he would take care of this if I'll allow him enough time. Of course, it never happened. I can't remember the lady's name that took his place but, I came in her office and sat down at her desk and spoke to her about the same situation, the sink hole, and then she left and this gentlemen here (Town Manager Michael Ambrose), came in and I caught him at another property I was at one day, he was actually speaking with another resident and I talked to him for a few minutes. The sink hole is from a 30-inch corrugated pipe that without a shadow of doubt has been there 50 years. It has collapsed, part of it has gotten bigger over time. At no time has Landis ever come out and put caution tape or poles or anything. I have done that myself, but the sink hole has swallowed it up. There are exposed high voltage wires that people of Landis have brought to attention. You can look down in the hole and see the high voltage wires. There is a main septic line, not from the house, a MAIN septic line that could be seen in these holes. And most

recently, a couple of months ago, I was told that kids were seen playing in these sink holes. So, you know I hope that it does not take a child dying from high voltage wires, or dirt collapsing for something to be done about this, because I have literally been speaking about this for years and it's just getting worse. Thank you."

- **Adres Bernal Icon -508 S Dial Street**

Mr. Icon gave an overview of the three sink holes on his property. He has one that is 8x12, 12x6, and 6x6. Mr. Icon said every time it rains it washes out. They have put gravel in the sink holes and it washed out. He has been dealing with this issue for 3 years. Mr. Icon called the city about 2 years ago and someone came out, he could not remember who, and was told it was his responsibility to fix the sink holes. Mr. Icon expressed that the city installed the 22-inch pipe. Mr. Icon has put caution tape around the sink holes. Mr. Icon stated that they were near his house and about 6 feet from the street.

Town Manager Michael Ambrose explained that the town had applied for a Storm Water Grant and the state gave feedback and expressed that the Town needs more public input. We ask that residents having sink hole issues let us know what's going on, so we can be transparent with the state.

## 5. CONSIDERATIONS:

### 5.1 Consider Appointing Debra Cox to the Town of Landis Planning Board

**ACTION: A MOTION WAS MADE TO APPOINT DEBRA COX TO THE TOWN OF LANDIS PLANNING BOARD.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

### 5.2 Consider Approval of Implementing a Planning Board Stipend for Monthly Meetings

**ACTION: A MOTION WAS MADE TO APPROVE AND IMPLEMENT A PLANNING BOARD STIPEND FOR THEIR MONTHLY MEETINGS.**

Moved by: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 4-0

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

### 5.3 Consider Approval of Repairing the Town Crier Clock Located on N Central Avenue

**ACTION: A MOTION WAS MADE TO APPROVE THE VERDIN COMPANY FOR \$8,490 FOR REPAIRS TO THE TOWN CRIER CLOCK LOCATED AT N CENTRAL AVENUE.**

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

#### **5.4 Consider Approval of a Sewer Utility Easement for Landis85 Development**

Planning, Zoning, and Subdivision Administrator Rick Flowe gave an overview of a Sewer Utility Easement for Landis85 Development.

**ACTION: A MOTION WAS MADE TO APPROVE A SEWER UTILITY EASEMENT FOR THE LANDIS85 DEVELOPMENT.**

Moved by: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 4-0

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

#### **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 reminded everyone of the Planning Board Meeting on Tuesday March 12, at 6:00 PM. She also mentioned the Budget Retreat on Tuesday March 19, 2024, from 9am- 11am. Town Hall will be closed on March 29, 2024. Easter Egg Hunt on March 23, at Lake Corriher Wilderness Park.

#### **8. EXECUTIVE SESSION:**

**8.1 Consider Motion to Enter Executive Session Pursuant to N.C.G.S.143-318.11(a)(3) to Consult with Town Attorney**

**ACTION: A MOTION WAS MADE TO ENTER EXECUTIVE SESSION PURSUANT TO N.C.G.S 143-318.11 (a)(3) TO CONSULT WITH TOWN ATTORNEY.**

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO CLOSE THE EXECUTIVE SESSION PURSUANT TO N.C.G.S 143-318.11 (a)(3) TO CONSULT WITH TOWN ATTORNEY.**

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

**9. CLOSING:**

**9.1 Board Comments**

No Board comments were made.

**9.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:02 PM**

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk