



## BOARD OF ALDERMAN

Monday, November 13, 2023 at 6:00 PM  
Landis Board Room

### AGENDA

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**PLEASE SILENCE ALL CELL PHONES**

**Present:** Mayor Meredith Smith, Mayor Pro-Tem Ashley Stewart, Alderman Darrell Overcash, Alderman Tony Corriher, Alderwoman Katie Sells.

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

#### 1. INTRODUCTION:

##### 1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 6:00pm

##### 1.2 Welcome

Mayor Smith welcomed everyone in attendance.

##### 1.3 Moment of Silence and Pledge of Allegiance

Mayor Smith led those in attendance with 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 Darrell Overcash

Motion Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Stewart, Katie Sells

**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.*

***REQUESTED ACTION: Motion to Approve Consent Agenda as presented***

**2.1 Consider Approval of Work Session Meeting Minutes from October 5, 2023, and Regular Scheduled Meeting Minutes from October 9, 2023**

**2.2 Consider Approval of Budget Amendment #32 to Correct Budget Amendment #19**

***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, Darrell Overcash, Tony Corriher, Katie Sells

**3. PUBLIC HEARINGS:**

**3.1 Public Legislative Hearing - Landis Development Ordinance (LDO) Zoning Text Amendment (ZTA) - recommended by staff with unanimous recommendation by Planning Board on 23 October 2023**

Planning, Zoning, and Subdivision Administrator, Rick Flowe, gave a brief overview of the (LDO) Zoning Text Amendment.

***ACTION: A MOTION WAS MADE TO OPEN PUBLIC LEGISLATIVE HEARING TO HEAR COMMENTS ON THE LANDIS DEVELOPMENT ORDINANCE ZONING TEXT AMENDMENT.***

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Katie Sells, Tony Corriher

No comments or questions were made.

***ACTION: A MOTION WAS MADE TO CLOSE PUBLIC LEGISLATIVE HEARING TO HEAR COMMENTS ON THE LANDIS DEVELOPMENT ORDINANCE ZONING TEXT AMENDMENT.***

Moved by Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

***ACTION: A MOTION WAS MADE TO AMEND THE LANDIS DEVELOPMENT ORDINANCE (LDO).***

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

#### 4. CITIZEN COMMENTS:

*All citizen comments are limited to 3 minutes.*

##### 4.1 Citizens' Comments

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

"I would like to start my comments with Mayor Smith does not adhere to the fact that anyone speaking is supposed to speak with microphones. Last Thursday at the meeting she asked, spoke to Ryan Nelms who was sitting in the she paused for a minute then asked the mayor if she was through. When Mr. Nelms started speaking, I raised my hand, signaling to her I could not hear what was being said. She allowed him to continue speaking. When Mr. Nelms finished speaking, the mayor went next to Ambrose to speak in the microphone. November 2010, along with Representative Julian Sain, as mediation when Reed Lynn was then Town Manager and Steve Rowland ADA coordinator, this was about using microphones. The meeting was done using a mediator, the civil rights division chose to help. Paperwork was faxed to Washington DC to either be approved or not. It was approved, copies were made and given to me to sign along with representative Julia Sain, Reed Lynn, and Steve Rowland. Yes Mayor Smith, this is in effect still today. I suggest you adhere to this."

#### 5. ORDINANCES/RESOLUTIONS:

##### 5.1 **Consider Approval of South Central Ave. Christmas Event Resolution #20231113 of Intent and Authorization to Enter Agreement to Close a Portion of South Central Avenue On-Street Parking and Public Sidewalk and Consider Approval of Release and Hold Harmless Agreement.**

Town Manager Michael Ambrose explained to the Board that this event the Business owners on Central wanted to have. It would close parking closest to the business side.

**ACTION: A MOTION WAS MADE FOR APPROVAL OF SOUTH CENTRAL AVE CHRISTMAS EVENT RESOLUTION #20231113 OF INTENT AND AUTHORIZATION TO ENTER AGREEMENT TO CLOSE A PORTION OF SOUTH CENTRAL AVE ON-STREET PARKING AND PUBLIC SIDWALK**

Moved by: Ashley Stewart, seconded by Tony Corriher

Passed: 4-0

Voting for: Ashley Stewart, Tony Corriher, Darrell Overcash, Katie Sells

**ACTION: A MOTION WAS MADE FOR APPROVAL OF RELEASE AND HOLD HARMLESS AGREEMENT.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**5.2 Consider Approval of Ordinance #2023-11-13-1 Declaring the Closure of Portions of Both South and North Main Streets for the Southern Rowan Christmas Parade**

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2023-11-13-1 DECLARING THE CLOSURE OF PORTIONS OF BOTH SOUTH AND NORTH MAINS STREETS FOR THE SOUTHERN ROWAN CHRISTMAS PARADE.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**6. CONSIDERATIONS:**

**6.1 Consider Approval to Accept State Appropriations for the South Rowan High School Water Line Project**

**ACTION: A MOTION WAS MADE TO ACCEPT THE STATE APPROPRIATIONS FOR THE SOUTH ROWAN HIGH SCHOOL WATERLINE PROJECT.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**ACTION: A MOTION WAS MADE TO EARMARK FUNDS FOR THE SOUTH ROWAN WATER LINE PROJECT.**

Moved by: Ashley Stewart, seconded by Tony Corriher

Passed 4-0

Voting for: Ashley Stewart, Tony Corriher, Darrell Overcash, Katie Sells

**6.2 Consider Approval of Reduction of Speed Limit on S Kimmons Street to 25 MPH from 35 MHP**

Mayor Smith had a couple of citizens call and propose 4 way stop signs.

Mayor Pro-Tem Ashley Stewart suggested we go ahead and reduce speed, write tickets for those who are speeding and see what may come from that.

**ACTION: A MOTION WAS MADE TO APPROVE THE REDUCTION OF THE SPEED LIMIT ON S KIMMONS STREET TO 25 MPH FROM 35 MPH**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**6.3 Consider Approval of the New Harris Local Government Smart Fusion Financial and Utility Billing Software Contract**

Town Manager Michael Ambrose stated that this is our current software, and that the original price was \$35000.00 that was reduced to \$27500.00 with no increase for five years. It also allows us to have more functionality.

**ACTION: A MOTION WAS MADE TO APPROVE THE NEW HARRIS LOCAL GOVERNMENT SMART FUSION FINANCIAL AND UTILITY BILLING SOFTWARE CONTRACT.**

Moved by: Ashley Stewart, seconded by Katie Sells

Passed: 4-0

Voting for: Ashley Stewart, Katie Sells, Tony Corriher, Darrell Overcash

**6.4 Consider Approval of Dissolving the Utility Services Director Position and Creating Two Utility Billing/Accounts Receivable Clerk Positions**

Town Manager Michael Ambrose expressed that dissolving this position would not cause a budget increase. The two positions would assume the responsibility of the Utility Services Director.

**ACTION: A MOTION WAS MADE TO APPROVE DISSOLVING THE UTILITY SERVICES DIRECTOR POSITION AND CREATING TWO UTILITY BILLING/ACCOUNTS RECEIVABLE CLERK POSITIONS.**

Moved by: Ashley Stewart, seconded by Tony Corriher

Passed: 4-0

Voting for: Ashley Stewart, Tony Corriher, Darrell Overcash, Katie Sells

**6.5 Consider Approval of the Donation of the Fire Smokehouse to Boonville Fire Department for Refurbishment**

Town Manager Michael Ambrose expressed that the Fire Smokehouse was donated to us from Kannapolis Fire Department. Staff are looking at inflatable smokehouse options that are compactable and easy store and move. The cost is approximately \$6000.00.

**ACTION: A MOTION WAS MADE TO APPROVE THE DONATION OF THE FIRE SMOKESHOU TO BOONVILLE FIRE DEPARTMENT FOR REFURBISHMENT.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**6.6 Consider Approval of Receiving State Appropriations for the Purpose of Downtown Revitalization in the Amount of \$100,000**

**ACTION: A MOTION WAS MADE TO ACCEPT THE APPROVAL OF RECEIVING STATE APPROPRIATIONS FOR THE PURPOSE OF DOWNTOWN REVITALIZATION IN THE AMOUNT OF \$100,000.00**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**ACTION: A MOTION WAS MADE TO EARMARK THE APPROPRIATIONS FOR THE PURPOSE OF DOWNTOWN REVITALIZATION IN THE AMOUNT OF \$1000.00**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**6.7 Consider Approval of Applicants for the D.C. and Frances Linn Park Committee**

**ACTION: A MOTION WAS MADE TO ACCEPT LEE ANN FREEZE, RANDALL PERTERMAN, AND MICHELLE GRAY FOR THE D.C. AND FRANCES LINN PARK COMMITTEE.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

**6.8 Consider Approval of Closing Town Hall at 10:00 AM on November 21, 2023, in Preparation for the Southern Rowan Christmas Parade.**

Town Manager Michael Ambrose requested to close Town Hall doors at 10:00 AM to the citizens, however, staff would provide phone service until about noon then it would go to the answering service.

**ACTION: A MOTION WAS MADE TO APPROVE THE CLOSING OF TOWN HALL AT 10:00 AM ON NOVEMBER 21, 2023, IN PREPARATION FOR THE SOUTHERN ROWAN CHRISTMAS PARADE.**

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: 4-0

Voting for: Ashley Stewart, Darrell Overcash, Tony Corriher, Katie Sells

## 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)|
- 7.4 Downtown S Central Sidewalk Project Update

Mayor Smith asked if we could start the bid process. Town Manager Michael Ambrose said we could start the process, but it wouldn't be back until the February meeting.

## 8. UPCOMING EVENTS:

### 8.1 December Events (Included in the Board packet)

Mayor Smith reiterated that the campfire Christmas with Santa is on December 9, 2023. Town Manager Michael Ambrose spoke about Coffee with a Cop on Friday November 17, 2023, 4 PM to 5PM.

## 9. CLOSING:

### 9.1 Board Comments

- Mayor Smith talked about the coat drive the Landis Police Department was doing.
- Alderman Darrell Overcash wanted to add that the savings that Town Manager Michael Ambrose negotiated was saving the town \$7500.00 per year.

### 9.2 Motion to Adjourn

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:19PM**

Moved by: Darrell Overcash, seconded by Ashley Stewart

Passed: 4-0

Voting for: Darrell Overcash, Ashley Stewart, Tony Corriher, Katie Sells

Respectfully Submitted,

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Madison T. Stegall, Town Clerk