



## BOARD OF ALDERMAN

Monday, October 09, 2023 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 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 6:00 PM.

#### 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 Ashley Stewart

Motion Passed: 4-0

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher, 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.*

**2.1 Consider Approval of Work Session Meeting Minutes from September 7, 2023 and Regular Scheduled Meeting Minutes from September 11, 2023**

**2.2 Consider Approval of Fall Festival Road Closure Ordinance**

**ACTION: A MOTION WAS MADE TO APPROVE 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 Consider Public Legislative Hearing for Revised Water & Sewer Ordinance and Corresponding Ordinance #W&S-2023-10-9**

Planning, Zoning, and Subdivision Administrator, Rick Flowe, gave a brief overview of the Revised Water and Sewer Ordinance explaining that this revision is to help with clarification of items within the existing policy.

**ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC LEGISLATIVE HEARING FOR THE REVISED WATER AND SEWER ORDINANCE AND CORRESPONDING ORDINANCE #W&S-2023-10-9.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

No Comments or Questions were made.

**ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC LEGISLATIVE HEARING FOR THE REVISED WATER AND SEWER ORDINANCE AND CORRESPONDING ORDINANCE #W&S-2023-10-9.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

**ACTION: A MOTION WAS MADE TO APPROVE THE REVISED WATER AND SEWER ORDINANCE AND CORRESPONDING ORDINANCE #W&S-2023-10-9.**

Moved by Ashley Stewart, seconded by Katie Sells

Motion Passed: 4-0

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

#### **4. PRESENTATIONS:**

##### **4.1 Swearing in of Chief of Police (Matthew Geelen)**

Mayor Smith presented Matthew Geelen with the Chief of Police Oath of Office and swore him into office.

#### **5. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

##### **5.1 Citizens' Comments**

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

“Of all things, I had my things written down what I was going to talk about, and walked off and forgot them. But one thing that I did have was about the power bills. Now there’s no since in them keep being late and getting worse every month. We have cleaned house over at Utility Department, so, what’s going on? Just a thought. We also have a new ADA Coordinator. What is he doing? Is he keeping up with self-evaluation and transition plan? I mean because this can not be kept waiting. This can not keep being let go, this was supposed to be done back in the 90’s. You look at how many coordinators ADA Coordinators we’ve supposedly have had since about 2000. And there was one or two other things I had to talk about, but, like I said I forgot my paper, so I’m not gonna get into anything else. Thank you.”

- **Sam Deadmon- 503 W. Mills Street**

Mr. Deadmon provided a typed letter to the Mayor and Board addressing the candidates for the upcoming election. Mr. Deadmon requested the candidates respond to the 2023 Rowan County Candidates Questionnaire from the Salisbury Post and additionally requested that both candidates address the following items in writing and publish their comments on the Landis NC News and Current Events Facebook page and elsewhere as seen fit for all citizens to read. 1. Qualifications and experience for holding the office of mayor, 2. Accomplishments during the past four years while serving as an elected official, 3. Goals and objectives for the next four years and beyond, 4. Why do you want to be mayor, and 5. Any other information showing why you are the best person for the office of mayor. A copy of Mr. Deadmon’s letter is included in the Board packet.

- **Willard Long- 3660 Linn Ave**

Mr. Long asked the Board what the procedure is to de-annex from town limits. He stated that he “asked to come in and is now asking to go out.” Attorney Rick Locklear addressed Mr. Long and explained to him that there is not a process that he is aware of to be de-annexed from town limits, and it would be something that would need to be looked into further.

#### **6. CONSIDERATIONS:**

##### **6.1 Consider Approval of D.C. and Frances Linn Park Renderings**

Mayor Smith explained that during the Work Session on 10/5/23, the Board was presented with photo and video renderings of the park, and if approved, these renderings would be available to view at the Landis Fall Festival.

Alderman Corriher expressed that he was contacted by multiple citizens, and he feels that the renderings should be voted on by them considering the large amount of money that the park will cost.

Alderman Overcash suggested that the splash pad be moved to the swimming pool. D.C. and Frances Park Chairman, Ryan Nelms, stated that this was not going to be a “real” splash pad, but

instead, a water feature that doubles as a splash pad. Mayor Smith further explained that it is another avenue for the kid zone area in the park for kids to enjoy instead of the normal playground equipment. Alderman Corriher stated the heavy maintenance it would require. Mayor Pro-Tem Stewart asked if approving the specific renderings presented to them would lock The Board into not being able to make changes to the design renderings at a later date if needed. Town Manager, Michael Ambrose, informed the Board that by approving the renderings, it in no way locked them into not being able to make changes in the future, and this was a necessary action that needed to be taken in order for the committee to begin their next phase. Alderman Corriher stated that the park renderings were not what he believed Mr. Linn would have wanted. Alderwoman Sells expressed that Mr. Linns daughters were an active part in the process.

The Board allowed Sam Deadman to speak, and he expressed that if the Board can show citizens how the park is being funded and that the responsibility will not fall on them to fund it, that he thinks the citizens will be comfortable with the park. Mayor Smith added that she has heard positive comments from citizens that are excited for something like this to be in their home town and close to them.

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

Moved by Tony Corriher, seconded by Ashley Stewart

Motion Passed: 4-0

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

**6.2 Consider Approval of the Electric 12KV Conversion Materials**

Town Manager, Michael Ambrose, stated that this project material was bid out and there was not a vendor that could accommodate all material items needed within a year. After reviewing the proposals, and taking the delivery time into consideration, staff recommends an order for various electrical items totaling \$23,263.05 (plus tax) be awarded to WESCO and an order for the remaining electrical material in the amount of \$48,806.36 (plus tax) be awarded to Boarder States (the list of items are included in Board Packet). Additionally, Staff recommends awarding the transformers bid to Southeastern Transformer Company in the amount of \$25,252.00 (plus tax). These conversion costs were budgeted for in our FY24 budget, therefore a budget amendment will not be needed.

**ACTION: A MOTION WAS MADE TO AWARD \$23,263.05 PLUS TAX TO WESCO, \$48,806.36 PLUS TAX TO BOARDER STATES, AND \$25,252.00 PLUS TAX TO SOUTHEASTERN TRANSFORMER COMPANY FOR THE ELECTRIC 12KV CONVERSION MATERIALS.**

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

### **6.3 Consider Approval of Purchasing Electric Utility Poles for the 12KV Conversion Project**

Town Manager, Michael Ambrose, stated that staff have been unsuccessful in receiving quotes from any vendor except for Koppers Utility. Staff recommends using this vendor, as they can provide us with the necessary utility poles in a timely manner. This was included in our FY24 Budget; therefore, a budget amendment is not needed for this purchase.

**ACTION: A MOTION WAS MADE TO APPROVE KOPPERS UTILITY BID FOR THE ELECTRIC UTILITY POLES.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

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

### **6.4 Consider Approval of Sidewalk Replacement on N. Chapel Street**

Town Manager, Michael Ambrose, asked the Board to consider approving the replacement of the sidewalk on N. Chapel between E. Garden Street, and E. Blume Street, and patching a small section of sidewalk in front of 406 E Ryder Ave. Manager Ambrose stated that the sidewalk is a trip hazard and needs to be replaced in accordance with ADA guidelines. Staff received two quotes on this project and recommends awarding the project to Yates and Funderburk Concrete Finishing, Inc in the amount of \$13,032.00. This replacement will come from the Powell Bill funding, and a budget amendment will not be needed.

Mayor Pro-Tem Stewart asked Manager Ambrose why this is needed. Manager Ambrose directed the Board to the photos located in the Board packet and explained to them that from his own personal experience, he could not push his daughter in a stroller down the sidewalk because of how deep the divots are.

**ACTION: A MOTION WAS MADE TO AWARD THE SIDEWALK REPLACEMENT ON N. CHAPEL STREET TO YATES AND FUNDERBURK CONCRETE FINISHING, INC. IN THE AMOUNT OF \$13,032.00.**

Moved by Tony Corriher, seconded by Ashley Stewart

Motion Passed: 4-0

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

### **6.5 Consider Approval for Hosting OneBlood Blood Drive October 26th for Employees and Citizens and Consider Employee Incentive of 4-Vacation Hours to Donate Blood**

Town Manager, Michael Ambrose, explained that OneBlood Blood Drive has reached out to host a blood drive on October 26<sup>th</sup> for employees and citizens. The Town has had a great success with this in the past and would like to offer an incentive of 4-vacation hours to those employees that donate as previously incentivized.

**ACTION: A MOTION WAS MADE TO APPROVE HOSTING THE ONEBLOOD BLOOD DRIVE ON OCTOBER 26, 2023, AND TO OFFER AN INCENTIVE OF 4-VACATION HOURS TO EMPLOYEES WHO DONATE.**

Moved by Ashley Stewart, seconded by Katie Sells

Motion 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)**

**8. UPCOMING EVENTS:**

**8.1 November Events (Included in the Board packet)**

**9. CLOSING:**

**9.1 Board Comments**

**Alderman Overcash:** asked about item 6.4, and if some of the sidewalk damage looks like it could have been done from people driving/backing up on them since they are next to driveways. Manager Ambrose stated that they planned to expand the apron to avoid this in the future.

**Mayor Smith:** Informed everyone that the Planning Board meeting scheduled for 10/10/23 was canceled due to no quorum.

**9.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE ADJOURN.**

Moved by Darrell Overcash, seconded by Ashley Stewart

Motion Passed: 4-0

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk