



BOARD OF ALDERMAN

Monday, September 08, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart (arrived at 6:10pm), Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Utility Billing Specialist Ashley Burn, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith 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

Two additional items were requested to be added to the agenda as items 6.7 and 6.8, both regarding Everhart properties.

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS AMENDED TO INCLUDE ADDING ITEM 6.7 TO CONSIDER APPROVAL OF SETTING PUBLIC HEARING FOR 205 EVERHARDT AVE. TO CLOSE AND VACATE PROPERTIES AND ITEM 6.8 TO CONSIDER APPROVAL TO CLOSE AND VACATE PROPERTIES LOCATED AT 111, 215, AND 217 EVERHARDT AVE. AND CORRESPONDING ORDINANCES.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

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 Regular Scheduled Meeting Minutes from August 11, 2025

2.2 Consider Budget Amendment #6 to Allocate Funds for the 65 Fund and 70 Fund

2.3 Consider Approval of Resolution #2025-09-08-1 Accepting the Colonial Pipeline Donation of a 2018 Ford F-150 XLT Super Crew, 4WD Pickup Truck to the Landis Fire Department with a Fair Market Value of \$16,200

It was noted that the 2018 Ford F-150 truck had arrived and would replace Car 44. Although the truck was donated at no cost, it needed to be recorded for capital asset purposes at its fair market value of \$16,200.

2.4 Consider Budget Amendment #7 To Account for the Colonial Pipeline Donation of a 2018 Ford F-150 to the Fire Department and FY25 Stormwater ERU Study Project with Gradient

Town Manager Michael Ambrose explained the ERU study project crossed the fiscal year and needed to be reallocated. He noted the study was complete, and results would be presented at the October meeting regarding stormwater fees.

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

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

3. PUBLIC HEARINGS:

3.1 Consider Public Legislative Hearing for Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic and Corresponding Ordinance #ZMA-2025-09-08-1

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, requested to amend their application from the proposed Civic zoning to MU-1 zoning instead. He asked for time to revise and resubmit the application.
- Glenn Corriher - noted that the topic of apartments at Landis Elementary had been brought up two months ago at the Planning and Zoning Committee. He mentioned that the property owners had purchased additional properties for future development of amenities like a swimming pool

and tennis courts. Mr. Corriher raised concerns about the safety of children from the elementary school given the increased traffic density the development would bring.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO TABLE ZONING MAP AMENDMENT ZMA-2025-09-08-1, ITEM 3.1, TO ALLOW THE APPLICANT TO CHANGE THE PROPOSED ZONING TO MU-1.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

3.2 Consider Public Hearing for Zoning Map Amendment ZMA-2025-09-08-2 - Parcel #130 097 - 714 W. Ryder Avenue - MU-1 to Civic and Corresponding Ordinance #ZMA-2025-09-08-2

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, indicated that they wished to withdraw this application since they intended to keep all properties as MU-1.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ZONING MAP AMENDMENT ZMA-2025-09-08-2 FOR PARCEL #130 097 - 714 W. RYDER AVENUE TO BE REZONED FROM MU-1 TO CIVIC.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Failed: (0-4)

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

3.3 Consider Public Hearing for Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331- 0 W. Ryder Avenue - SFR-3 to Civic and Corresponding Ordinance #ZMA-2025-09-08-3

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, expressed they would amend their application from the proposed Civic zoning to MU-1 zoning to have all properties zoned MU-1.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO TABLE ZONING MAP AMENDMENT ZMA-2025-09-08-3, ITEM 3.3, TO ALLOW THE APPLICANT TO CHANGE THE PROPOSED ZONING TO MU-1.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

3.4 Consider Approval of Legislative Hearing for Amending the Landis Development Ordinance Article 4 Regarding Planning Board Members and Corresponding Ordinance #ZTA-2025-09-08

The proposed amendment would change the Planning Board from 7 members to 5 members with 2 alternates.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING TEXT AMENDMENT #ZTA-2025-09-08.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joseph Keller - expressed satisfaction with how his property matters had been handled. He praised Manager Ambrose, the Planning Board, the Board of Alderman, and the town attorney, for their assistance with zoning issues.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING TEXT AMENDMENT #ZTA-2025-09-08.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #ZTA-2025-09-08 AMENDING THE LANDIS DEVELOPMENT ORDINANCE ARTICLE 4 REGARDING PLANNING BOARD MEMBERS.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

3.5 Consider Public Hearings for 203 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-1

Police Chief Matthew Geelen explained that 203 Everhart Avenue is one of the properties that Alliance Code Enforcement has been working on for minimum housing violations. The property was occupied until about two months ago.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 203 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-1.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

- Sam Deadmon - spoke in favor of the town's efforts to abate these properties, saying it was "high time" the town took action as these properties had been problems for many years.
- Tony Hilton - the property owner, stated he was surprised by the proceedings as he believed there were only cosmetic issues with 203 Everhart. He explained that the house was solid, and he had been making repairs including replacing floor coverings after a former tenant damaged the property. He noted he had removed the carport and was adding wainscoting to address issues with asbestos siding that had been identified by the inspector.

Chief Geelen clarified that this was a motion to close and vacate the property, not to demolish it. He suggested that the item could be tabled to allow for a site visit with the code enforcement officer.

Board members discussed whether the property should be closed and vacated while repairs were ongoing, with Mayor Pro-Tem Stewart noting that the purpose was to ensure no one lived in substandard housing while allowing the owner to continue making repairs.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 203 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-1.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

After considerable debate about the appropriate time frame to give Mr. Hilton to remedy the property (with options of 30, 45, or 60 days discussed), multiple motions were made:

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 60 DAYS TO REMEDY THE PROPERTY.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Split: (2-2)

Voting For: Tony Corriher, Ashley Stewart

Voting Against: Darrell Overcash, Ryan Nelms

Motion Failed: Mayor Smith voted Nay - (2-3)

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 45 DAYS TO REMEDY THE PROPERTY.

Moved By: Ryan Nelms, seconded by Ashley Stewart

Motion Failed: (1-3)

Voting For: Ryan Nelms

Voting Against: Darrell Overcash, Ashley Stewart, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 30 DAYS TO REMEDY THE PROPERTY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (3-1)

Voting For: Ryan Nelms, Ashley Stewart, Darrell Overcash

Voting Against: Tony Corriher

3.6 Consider Public Hearings for 216 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-2

Chief Geelen noted that 216 Everhart Avenue also had minimum housing issues. The property was not occupied but was being used as a storage area.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 216 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-2.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

- Sam Deadmon - spoke in favor of the town's efforts to abate these properties and reiterated his support to address substandard properties.
- Tony Hilton - the property owner, confirmed that the property had not been used as a residence for some time and was used to store building materials.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 216 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-2.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-2 TO CLOSE AND VACATE 216 EVERHART AVENUE WITH A TIME FRAME OF 30 DAYS TO REMEDY THE PROPERTY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

- **Shane Safrit – 502 Patterson St. China Grove** – followed up on his comments from the previous month regarding minimum housing concerns at 619 North Main Street. He stated that rigid enforcement without consideration of circumstances undermines fairness and justice. He disputed the claim that there was a 90-day standard for addressing complaints, stating no such policy exists. He also questioned the timeline presented by town staff regarding when the code enforcement process began for his mother's property.
- **Phil Austin – Woodfield Dr. and Jefferson St.** - raised concerns about a water issue on Airport Road that has persisted for over a year. He stated that despite attending multiple meetings and contacting town officials, including the Mayor, he had received no meaningful response. He described significant water pooling in front of a new resident's home when it rains.

Town Manager Michael Ambrose responded that the town had contacted their engineers to assess the water issue and were obtaining contractor quotes for ditching work. He noted one quote was around \$90,000, and with the stormwater budget at \$122,000, this would need board consideration along with other stormwater priorities

- **Glenn Corriher – Mt. Moriah Church Rd.** - apologized for any cross words during the earlier discussion and emphasized his support for progress in Landis.
- **David Sides – 1070 Woodfield Dr.** - a resident since 1998, expressed frustration that the final coat of asphalt had still not been applied to Woodfield Drive despite repeated promises from previous administrations. He also raised concerns about water problems affecting his neighborhood and felt his area of town was being neglected compared to other areas.

Mr. Ambrose explained that newer developments now require bonds to ensure final asphalt is applied, but Woodfield Drive was developed before this requirement. He noted the town has a review process for prioritizing street paving and that sidewalk repairs were currently taking precedence in the budget.

- **Cindy Gann – 506 Airport Rd.** – expressed concern for water pooling issues affecting mailbox access on Airport Rd.

Manager Ambrose confirmed they were assessing drainage solutions in this area.

- **Joseph Keller** - spoke about the challenges of water management, describing his experience with ditching projects in Kannapolis and defending the town's efforts to address drainage issues. Mr. Keller expressed that the town had contacted him regarding this issue and confirmed that there were actions being taken.

5. ORDINANCES/RESOLUTIONS:

5.1 Consider Discussion of N.C.G.S 160A-164.2(b) "Fostering Care in N.C. Act" Effective October 1, 2025 and Approval of Corresponding Resolution #2025-09-08-5

HR Director Madison Stegall explained that the State added a new statute to the Fostering Care Act in North Carolina requiring town councils to conduct SBI background checks for any new hires working with children in any capacity. This would primarily affect lifeguards and parks and recreation staff. The additional background check would cost \$38 per applicant beyond the town's existing background check process.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-5 TO REQUIRE SBI BACKGROUND CHECKS FOR ANY NEW HIRES AS OF OCTOBER 1, 2025, THAT WILL BE WORKING WITH CHILDREN IN ANY CAPACITY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.2 Consider Approval of Road Closure Ordinance #2025-09-08-1 for the Town of Landis Fall Festival on October 25, 2025

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #2025-09-08-1 FOR THE ANNUAL FALL FESTIVAL ON OCTOBER 25, 2025, ROAD CLOSURE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.3 Consider Approval of Road Closure Ordinance #2025-09-08-2 for the Southern Rowan Christmas Parade on November 25, 2025

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #2025-09-08-2 FOR THE ANNUAL SOUTHERN ROWAN CHRISTMAS PARADE ON NOVEMBER 25, 2025, ROAD CLOSURE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.4 Consider Approval of Resolution #2025-09-08-2 to Request State Loan and/or Grant Assistance for Wastewater Infrastructure Projects

Manager Ambrose presented this resolution seeking state funding for several wastewater infrastructure projects. These included the Highway 29 lift station project, which would connect directly to the outfall via force main and take capacity off Upright Street for future development. Additional projects would rehabilitate the Poplar Street and Fifth Street lift stations.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-2 TO REQUEST STATE LOAN AND GRANT ASSISTANCE FOR WASTEWATER INFRASTRUCTURE PROJECTS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5.5 Consider Approval of Resolution #2025-09-08-3 Setting a Public Hearing for Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) and Corresponding Resolution #2025-09-08-4 Directing the Clerk to Investigate

This voluntary annexation petition was submitted by a property owner wishing to bring their property at 1273 Cannon Farm Road into the town before building a house on the property. It was noted that the application met the standards for non-contiguous satellite annexation.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-3 TO SET A PUBLIC HEARING FOR THE PROPERTY AT 1273 CANNON FARM ROAD AS WELL AS RESOLUTION #2025-09-08-4 DIRECTING THE CLERK TO INVESTIGATE, AND TO SET BOTH FOR THE OCTOBER 20, 2025, MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6. CONSIDERATIONS:

6.1 Consider Installation of a Fence Around the Perimeter of Lake Corriher Park's Playground (Project 26-128)

Parks and Recreation Director Jessica St. Martin presented quotes for installing a 4-foot aluminum fence around the Lake Corriher Park playground for insurance and safety purposes. The fence would include a 5-foot latch gate. Three quotes were received: \$8,153 from B&H Fencing, \$9,864 from Allison Fencing, and \$20,109 from Superior Fencing. Staff recommended B&H Fencing based on cost and timeline availability.

ACTION: A MOTION WAS MADE TO APPROVE PROJECT 26-128 AND AWARD IT TO B&H FENCING IN THE AMOUNT OF \$8,153.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.2 Consider Approval to Purchase One New Police Vehicle and Corresponding Equipment

Chief Geelen requested approval to purchase a 2026 Ford Police Explorer interceptor under state contract from Parks Ford for \$42,424.08. Additional equipment totaling \$10,158 would be purchased from Dana Public Safety Supply, also under state contract.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF A NEW FORD EXPLORER FROM PARKS FORD IN THE AMOUNT OF \$42,424.08 AND THE NECESSARY EQUIPMENT FROM DANA PUBLIC SAFETY SUPPLY IN THE AMOUNT OF \$10,158.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.3 Consider Approval of Change Order #1 to Extend Project Deadline from February 14, 2026 to March 16, 2026 in Lieu of Any Additional Expenses for 100,000 Gallon Elevated Water Tank (Project 25-05)

Manager Ambrose explained that the contractor requested to extend the completion date for the water tank project in lieu of charging approximately \$115,000 for extra work not covered under the ARPA grant. The extension would allow them to complete another job and return to finish this project.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #1 TO EXTEND PROJECT 25-05 DEADLINE FROM FEBRUARY 14, 2026, TO MARCH 16, 2026, IN LIEU OF ANY ADDITIONAL EXPENSES FOR 100,000 GALLON ELEVATED WATER TANK.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.4 Consider the Approval of the Lighting Equipment for the Landis Ridge Development

Chief Geelen presented the purchase of lighting equipment for the Landis Ridge development, as approved in the previous month's agreement. The equipment would match the lighting on Central Avenue as closely as possible.

ACTION: A MOTION WAS MADE TO APPROVE LIGHTING EQUIPMENT FOR THE LANDIS RIDGE DEVELOPMENT AND AWARD THE PURCHASE TO BORDER STATES IN THE AMOUNT OF \$18,053.33.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.5 Consider the Approval of Change Order #3 for Sewer Project (25-02) in the Amount of \$135,938.00

Manager Ambrose presented change order #3 for the sewer project, noting it had been verified by the town's engineer and inspector. This change order includes an increase in existing bid item quantities totaling \$110,974.00, which covers additional gravity sewer installation in both ductile iron and PVC pipe, cured-in-place pipe lining, one additional standard manhole, and inlet protection for erosion control. It also includes the addition of a new bid item in the amount of \$24,964.00 for the removal and replacement of 28 feet of 30-inch reinforced concrete pipe, including the demolition and rebuild of a storm drain box inlet. The 7-day time extension accounts for 4 days lost to rain delays and 3 days required for the additional reinforced concrete pipe work.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #3 FOR SEWER PROJECT (25-02) IN THE TOTAL AMOUNT OF \$135,938.00 WITH A 7-DAY TIME EXTENSION.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.6 Consider Discussion of Holding an Ethics for Elected Officials Training

Town Clerk/HR Director Stegall explained that this would be an online, on-demand training course offered by the UNC School of Government. Registration is open through October 31st. The Board discussed holding the training in person as a group. A date for training was not set.

ACTION: A MOTION WAS MADE TO APPROVE HOLDING ETHICS TRAINING FOR ELECTED OFFICIALS USING THE SCHOOL OF GOVERNMENT'S ON-DEMAND ETHICS COURSE.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

Voting For: Ryan Nelms, Ashley Stewart, Darrell Overcash

Voting Against: Tony Corriher

6.7 Consider Adding Item 6.7 to Agenda

Consider Approval of Setting Public Hearing for 205 Everhardt Ave. to Close and Vacate Properties

Chief Geelen recommended scheduling a public hearing for the October 20, 2025, Board of Aldermen meeting to consider the close and vacate of properties located at 205 Everhardt Avenue. This property was occupied, and staff wanted to give enough time to notice to close and vacate.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR 205 EVERHART AVENUE FOR THE OCTOBER 20, 2025, BOARD OF ALDERMEN MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.8 Consider Adding Item 6.8 to Agenda

Consider Approval to Close and Vacate Properties Located at 111, 215, and 217 Everhardt Ave. and Corresponding Ordinances

Chief Geelen explained that these properties, like others discussed earlier, had minimum housing violations and had gone through the proper process. Mr. Tony Hilton confirmed that 215 and 217 Everhart were scheduled for demolition per contracts he had already signed, and that 111 Everhart was unoccupied and used for storage.

ACTION: A MOTION WAS MADE TO APPROVE THE CLOSE AND VACATE FOR PROPERTIES AT 111, 215, 217 EVERHART AVENUE AND CORRESPONDING ORDINANCES HC-2025-09-08-3, HC-2025-09-08-4, AND HC-2025-09-08-5.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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 (INCLUDED IN THE BOARD PACKET)

8.1 Upcoming Events (Included in the Board Packet)

Mayor Smith announced several upcoming events:

- National Night Out and Touch a Truck on Friday from 5-7 PM at DC Park
- Run for Your Word 5K for the Southern Rowan Bible Association on Saturday from 9-10:30 AM
- Planning Board Meeting on September 16 at 6 PM
- DC and Francis Lynn Park Committee Meeting on September 22 at 6 PM
- Senior Luncheon on October 1 at 12 noon at Trinity Lutheran Church
- Regular Board Meeting on October 20
- Planning Board Meeting on October 21
- Annual Fall Festival on October 25
- DC Park Committee Meeting on October 27

9. CLOSING:

9.1 Board Comments

No comments were made.

9.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:30 PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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