



BOARD ALDERMAN

Monday, October 14, 2024 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Members Present: Mayor Meredith Smith, Mayor Pro-Tem Ashley Stewart, Alderman Ryan Nelms, Alderman Tony Corriher, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Deputy Town Clerk Angie Sands, Deputy Town Clerk Maddalyn Bergeron, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks and Rec Director Jessica St. Martin, Town Attorney Rick Locklear, Assistant Planning, Zoning & Subdivision Administrator Ashley Lattin

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

ACTION: A MOTION WAS MADE TO MOVE ITEM 2.3 OUT OF THE CONSENT AGENDA AND MAKE IT ITEM 6.5 UNDER CONSIDERATIONS.

Moved by: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting for: Ashley Stewart, Tony Corriher, Ryan Nelms, 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 TABLE ITEM 2.7 FROM THE CONSENT AGENDA.

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 CONSENT AGENDA AS PRESENTED WITH THE EXCEPTION OF ITEM 2.3 AND ITEM 2.7.

Moved by: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2.1 Consider Approval of Meeting Minutes from September 9, 2024, Board of Alderman Regular Scheduled Meeting

2.2 Consider Approval of Longevity Pay for Full-Time Employees

~~**2.3 Consider Approval of the Painting of Town Hall Roof**~~ **Moved to Item 6.5**

2.4 Consider Approval of Four 167kVA Electric Transformers for the New Landis Apartments Development Project

2.5 Consider Approval to Purchase Strong Arm Extrication Tool, in the Amount of \$7,185.05, from Municipal Emergency Services

2.6 Consider Approval of Utilizing Cannon Foundation Grant Funds to Purchase Five New Ballistic Vests for the Police Department

2.7 Consider Approval of the Calendar Year 2025 Board Meeting Schedule **TABLED**

3. PUBLIC HEARINGS:

3.1 Consider Annexation ANNEX-2024-10-14 and Zoning Map Amendment ZMA-2024-10-14-1 - Simmons to SFR-3

Assistant Planning, Zoning, & Subdivision Administrator Ashley Lattin gave a brief overview of the Annexation and Zoning Map Amendment. The property owner at 0 W Davis Street, approximately 4.37 acres, is requesting to bring the property into the town limits designated to SFR-3. The first part of their property is already inside town limits. The owner is looking to bring the property into town limits, so they have access to water and sewer.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR SIMMONS TO SFR-3.

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 SIMMONS TO SFR-3.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT ANNEXATION ORDINANCE #ANNEX-2024-10-14.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT ZONING MAP AMENDMENT ORDINANCE #ZMA-2024-10-14-1.

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

3.2 Consider Zoning Map Amendment ZMA-2024-10-14-2 - Legendre to CIV

Assistant Planning, Zoning, & Subdivision Administrator Ashley Lattin gave a brief overview of Zoning Map Amendment ZMA-2024-10-14-2 – Legendre to CIV. Mrs. Lattin stated that the subject property located at 0 S Chapel Street has a 0.152 acre lot that lies across S Beaver Street. The property owners are asking this lot to be zoned as Civic so they are able to host events of public interest. Alderman Ryan Nelms asked Mrs. Lattin to give an explanation on how the zoning of Civic for this property came about due to Article 8.1 of the LDO stating no sales should be made on land that is zoned Civic. Mrs. Lattin stated that the property owners have chosen Civic so they are able to host events of public interest with a permit. Alderman Ashley Stewart asked for clarification that if the property is zoned as Civic, the tax rate liability would be nullified which was then confirmed by Mrs. Lattin.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2024-10-14-2 - LEGENDRE TO CIV.

Moved by: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

Kathy Legendre 627 S Chapel St – “I have pictures digitally if you need to see them bigger. Here is a picture of the barn it is 16x24, we are told it is an old pony barn that was built in the 1900s that was originally attached to the old farmhouse right next door to us and is about 10 feet outside of the backdoor to our house now, so that is why we are proposing to move it over. It is dilapidated, it's falling, it's going to get a new foundation, new siding, new roof, obviously, make it completely safe”

Mayor Smith asked Assistant Planning, Zoning, & Subdivision Administrator Ashley Lattin “How many yard sales do we allow citizens to have a year?” Mrs. Lattin stated that they are allowed three per year that can go on for four days.

Kathy Legendre – “So it's 6 sales, we would be allowed to have them every 40 days but are proposing only 6 sales, it would be Friday, Saturday, and Sunday. So that's 6 sales for three days. Again, that

would all be mandated by the permit” Mrs. Lattin stated that the property owners would have to have a zoning compliance permit every year.

Alderman Ryan Nelms “I’ll say my biggest concern is that with Civic Zoning, we just had three apartment buildings built on top of civic property that was zoned that way and sold after the fact, so I’m trying to be a little bit protective of the civic property.”

Kathy Legendre – “I don’t know if you have driven down Beaver Street lately, it’s a dumping ground. We pick up couches, trash, all kinds of things, so we are proposing to beautify this tiny little triangle. I don’t think you can build a house on it; I don’t think you can put a tent on it. It’s more of the size of the property you would have to keep in mind.”

Alderman Ryan Nelms added “I think it comes down to if we approve it for this, it’s now a standard so other properties can now go along with this based on size. So that’s why I’m looking at this a different way. I’m trying to protect us as we grow.”

Discussion was had between the Town Attorney Rick Locklear, Mayor Smith, Mayor Pro-Tem Ashley Stewart, Alderman Ryan Nelms, Alderman Darrell Overcash, and Assistant Planning, Zoning, & Subdivision Administrator Ashley Lattin, regarding the definition of Civic Zoning.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2024-10-14-2 - LEGENDRE TO CIV.

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 ADOPT ZONING MAP AMENDMENT ORDINANCE #ZMA-2024-10-14-2.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (3-1)

Voting For: Ashley Stewart, Tony Corriher, Darrell Overcash

Voting Against: Ryan Nelms

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval of Resolution #2024-10-14-1 and Approval of Grant Project Ordinance #2024-10-14-3 and Corresponding Budget Amendment #10 to Receive \$7,500 in Funds from the Erie Insurance Fire Grant for a Strong Arm Extrication Tool

Town Manager Michael Ambrose gave a brief overview of the Resolution and Ordinance for the Corresponding Budget Amendment pertaining to grant funds received from Erie Insurance to be used for the purchase of a Strong-Arm Extrication Tool.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-10-14-1 AND TO ADOPT GRANT PROJECT ORDINANCE #2024-10-14-3 AND TO ADOPT CORESPONDING BUDGET AMENDMENT #10 TO RECEIVE \$7,500 IN FUNDS FROM THE ERIE INSURANCE FIRE GRANT.

Moved by: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

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

4.2 Consider Approval of Resolution #2024-10-14-2 and Approval of Grant Project Ordinance #2024-10-14-4 and Corresponding Budget Amendment #9 to Receive \$7,180 in Funds from the Cannon Foundation Grant for the Purchase of Five New Ballistic Vests for the Police Department

Town Manager Michael Ambrose gave a brief overview of the Resolution and Ordinance for the Corresponding Budget Amendment regarding the receiving of grant funds to purchase five new ballistic vests for the Police Department. It is a 100% grant-funded project, and no tax dollars will be going toward the purchase.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2024-10-14-2 AND TO ADOPT GRANT PROJECT ORDINANCE #2024-10-14-4 AND TO ADOPT CORRESPONDING BUDGET AMENDMENT #9 TO RECEIVE \$7,180 IN FUNDS FROM THE CANNON FOUNDATION GRANT.

Moved by: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

4.3 Consider Approval of the Christmas Parade Street Closure Ordinance #2024-10-14-5

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #2024-10-14-5.

Moved by: Ashley Stewart, seconded by Tony Corriher

Passed: (4-0)

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

4.4 Consider Approval of the Fall Festival Street Closure Ordinance #2024-10-14-6

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2024-10-14-6.

Moved by: Ashley Stewart, seconded by Darrell Overcash

Passed: (4-0)

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

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

- Nadine Cherry – 410 W. Garden Street – “Some of this that I am fixin’ to do, say, was taken from the minutes and the agenda that I got. Consider approval of creating a tunnel from Town Hall to the Board Room. Town Manager Michael Ambrose gave a brief overview of how the pathway would be an exit point for Town Hall to the Board Room without having to go outside. The door would be accessible from Town Hall across from the planning department and go to the back of the Board Room. Alderman Corriher stated that he thinks we should get a few more bids on this. Manager Ambrose expressed that we have received three bids so far, Carolina Construction being the most cost effective \$26,437. The recommendation is for this pathway be funded from the capital improvement fund which is the old ARPA fund. Mayor Smith expressed that this is a safety concern that has been brought to her attention and that there is not a second way to get out of the Board Room. With building the pathway on that side, there could be possible talks of different layouts of

the Board Room, that way if need be, there would be a way we could get away. Mayor Smith, I remind you there is a hallway from the restroom, which is for a handicap ramp, down to the exit door toward Rice Street. Those doors have been locked due to the fact the room at the end was turned into an office for the Fire Chief/ADA Coordinator. Plus, I know there is a water fountain in that room that was another exit that you allowed to be closed. Quit wasting our tax dollars. It would be nice to know if our ADA Coordinator has been fully trained. I do have pictures of the Police Officers and Police Chief standing behind me the other month when I was told I can no longer sit where I had been sitting. 9.1 Board Comments, Town Manager Ambrose stated that the town-wide scheduled power outage is scheduled for.” (3-minute time limit reached)

6. CONSIDERATIONS:

6.1 Consider Approval of New Substation to Increase Capacity and Provide Redundancy of Our Electric System

Town Manager Michael Ambrose gave a brief overview of adding a new substation that would allow for our electric grid to expand for the growth of the future and aid in keeping power on for our citizens when outages are needed for upgrades in the future. The scale of this project \$3,500,000 to \$4,100,00. At this time there is no need to seek any funds such as loans or bonds as this process is very lengthy and we are just looking to begin this process.

ACTION: A MOTION WAS MADE TO APPROVE THE START OF A NEW SUBSTATION TO INCREASE CAPACITY AND PROVIDE REDUNDANCY OF OUR ELECTRIC SYSTEM.

Made by: Ashley Stewart, seconded by Tony Corriher

Passed: (4-0)

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

6.2 Consider Approval to Remove and Replace the Boardwalk From Lake Corriher Park Office to Lake Corriher Fishing Pier

Parks and Recreation Director Jessica Martin gave a brief overview of the removal and replacement of the Boardwalk at Lake Corriher Wilderness Park. The current boardwalk is just over 10 years old and is rotting with broken board and rails. The Town received three quotes for this project and is recommending we proceed with Brazzawood due to their cost effectiveness and timeline that will have construction started within two weeks.

ACTION: A MOTION WAS MADE TO APPROVE THE REMOVAL AND REPLACEMENT OF THE BOARDWALK FROM LAKE CORRIHER PARK OFFICE TO LAKE CORRIHER FISHING PIER AND AWARD THE PROJECT TO BRAZAWOOD LLC IN THE AMOUNT OF \$23,500.

Made by: Ashley Stewart, seconded by Tony Corriher

Passed: (4-0)

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

6.3 Consider Approval of a Partnership with Rowan County Health Department / Town of Landis Walking Map

Parks and Recreation Director Jessica Martin gave a brief overview of the partnership between the Rowan County Health Department and The Town of Landis. There is no cost for this project as this will be completely paid for by grant money coming from the Rowan County Health Department. The Board discussed some potential walking paths.

ACTION: A MOTION WAS MADE TO APPROVE A PARTNERSHIP WITH ROWAN COUNTY HEALTH DEPARTMENT/TOWN OF LANDIS WALKING MAP.

Made by: Ashley Stewart, seconded by Tony Corriher

Passed: (4-0)

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

6.4 Consider Approval of the DC and Frances Linn Brick Donation Project

D. C. And Frances Linn Community Park Committee Chair Michelle Gray gave a brief overview of the Brick Donation Project. The committee met last month and approved pricing for the Brick Donation Project, with \$75.00 being for Veterans and \$100.00 being for all Non-Veterans. The bricks will be engraved and placed throughout D.C. and Frances Linn Park.

Mayor Smith asked if there is a commercial rate being offered for businesses.

Committee Chair Michelle Gray expressed that this is something that the committee would be happy to discuss during their next meeting.

ACTION: A MOTION WAS MADE TO APPROVE THE D.C. AND FRANCES LINN BRICK DONATION PROJECT.

Made by: Ashley Stewart, seconded by Ryan Nelms

Passed: (4-0)

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

6.5 Consider Approval of the Painting of Town Hall Roof

Town Manager Michael Ambrose gave a brief explanation of the painting of the Town Hall roof. The Town has received a quote from an existing contractor who is on site, Carolina Construction Entities, for about \$15,000.00 to re-paint the roof black or any color chosen by the board.

Alderman Ryan Nelms asked why this project was not included when the board approved the painting of Town Hall last month.

Town Manager Michael Ambrose expressed that the roof was not included due to it being a metal roof and having to get more information on the roof itself.

Discussion was had amongst Board members and Town Manager regarding potential roof warranties.

ACTION: A MOTION WAS MADE TO TABLE THE PAINTING OF TOWN HALL ROOF TO THE NOVEMBER MEETING.

Made by: Ashley Stewart, seconded by Ryan Nelms

Passed: (3-1)

Voting for: Ashley Stewart, Tony Corriher, Ryan Nelms

Voting Against: Darrell Overcash

7. REPORTS:

7.1 Departmental Report (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 Board Packet)

- October 26th – Fall Festival
- November 7th – Board of Alderman Work Session
- November 11th – Town Hall Closed in Observance of Veterans Day
- November 12th – Board of Alderman Meeting at 5:30PM
- November 19th – Planning Board Meeting at 6:00PM
- November 26th – Southern Rowan Christmas Parade – Town Hall Closing at 10AM
- November 28th-29th – Town Hall Closed in Observance of Thanksgiving Holiday

9. CLOSING:

9.1 Board Comments

9.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 7:13 PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Passed: 4-0

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk