



BOARD OF ALDERMEN

Monday, February 09, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Finance Director Gitza Ocasio Perez, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Code Enforcement Officer Jeff Poindexter, Fire Chief Jason Smith

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 welcomed 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 Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, 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 Hosting OneBlood Blood Drive March 3rd, 2026, June 11, 2026, and September 11, 2026, for the Community and Employees and Additionally Consider Employee Incentive of 4-Vacation Hours for Donating

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

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

- **Nick Isaac & Aaron Neely** – 2570 US Hwy 29 - Nick Isaac addressed the board regarding the Corner Mart property. Isaac explained that they have their proposal ready, funding secured, and are prepared to move forward with their project timeline. He mentioned that their lawyer had previously reached out to staff to communicate their readiness to proceed. Isaac provided a copy of their proposal to the board for review.
- **Jerrell Greene** – W. Ridge Ave. – Jerrell Greene raised three separate issues during his comments. First, he expressed frustration with citizens having to wait outside in inclement weather while board members could enter the building early, suggesting the building should be opened earlier than ten minutes before the meeting. Second, regarding the "chicken shack" (later identified as the Corner Mart property), Greene acknowledged it was unsightly but urged the board to work collaboratively with the owners to give them every opportunity to bring the property up to standard, emphasizing the establishment serves good food. Third, Greene raised significant concerns about stormwater fee increases, citing an example of a business owner whose bill increased from \$10 to \$510 in one month - a several thousand percent increase. He worried this approach would drive commercial businesses away from Landis, noting he had owned three businesses previously and understood the impact such increases could have on operations. Greene suggested alternatives like retention ponds for businesses that could manage their own stormwater runoff. Mayor Smith responded that the stormwater fees had been applied to both residential and commercial properties, with fees distributed based on usage. Town Attorney Locklear provided extensive explanation about the legal requirements for equal treatment across property classifications, noting that stormwater management is governed by state regulations that apply regardless of jurisdiction. He explained that properties with impervious surfaces (concrete, rooftops) that divert water create runoff issues that must be addressed. Town Manager Ambrose detailed the town's history with stormwater fees, explaining that Landis had gone approximately 20 years without collecting these fees while other municipalities like Kannapolis had been charging substantial amounts (citing examples of \$30,000-40,000 monthly bills for large commercial properties). Greene maintained his

position that the dramatic increase could harm local businesses, while staff emphasized that similar fees would apply in any North Carolina municipality due to state requirements.

- **Shane Safrit** – 502 Patterson St. China Grove - Shane Safrit provided an extensive statement regarding code enforcement actions taken on his deceased mother's property at 619 North Main Street. Speaking nine days before the one-year anniversary of his mother's death, Safrit expressed deep frustration with what he characterized as insensitive code enforcement practices. Safrit detailed his concerns about the timeline of enforcement actions, stating he received a phone call from Chief Geelen on May 1st (approximately 2.5 months after his mother's death on February 18th) regarding code enforcement complaints, followed by a formal letter dated June 27th. He questioned the town's assertion of a standard 90-day policy, arguing that examination of other properties showed no consistent pattern of enforcement.

The discussion revealed several key points:

- Safrit had been told by staff that complaints were filed anonymously, preventing identification of who initiated the enforcement action.
- Mayor Smith clarified that the board was unaware of the situation until Safrit's initial email, as they don't handle day-to-day operations
- Safrit sought transparency regarding complaint records and consistency in enforcement policies

Mayor Smith acknowledged the raw emotions involved in dealing with death and estate matters, sharing her own recent experience with her father's passing. She explained that if the board had been aware of the situation, she would have preferred to make the initial contact herself, though she acknowledged it likely wouldn't have been received any better during such a difficult time. Town Attorney Locklear provided context about estate administration procedures, noting that creditors (including municipalities) are legally required to file claims during estate proceedings within specified timeframes to preserve their rights.

The lengthy discussion highlighted tensions between following established procedures and exercising discretion during sensitive circumstances. Safrit emphasized his desire for answers to two key questions: why enforcement was initiated so quickly after his mother's death, and who filed the original complaint. He stated his intention to continue pursuing these answers and advocating for more compassionate enforcement policies. Town Manager Ambrose explained the town's standard 90-day policy for code enforcement, noting that this timeframe allows for reasonable progress on addressing violations. However, Safrit disputed the consistency of this standard based on his research of other cases. The conversation concluded with acknowledgment from multiple board members about the difficulty of balancing policy enforcement with individual circumstances, though no specific policy changes were proposed during this discussion.

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval to Adopt a Code of Ethics for the Board of Aldermen and Corresponding Ordinance #2026-02-09-01

Town Clerk Madison Stegall presented the proposed code of ethics, explaining it was required by General Statute 160A-86. She noted that while the town likely had such an ordinance in the past, she could not locate it in current records, making this adoption necessary for compliance.

The discussion revealed significant concerns from some board members about the content and implications of the proposed ethics code. Alderman Corriher expressed strong opposition, feeling the

ordinance questioned his integrity and contained language he didn't understand. He refused to sign the document, expressing concern about potential penalties including jail time.

Alderman Overcash shared similar concerns about the code being used to censor board members' opinions and limit their ability to speak freely on issues affecting the town. Both members worried about the potential for other board members to use the ethics code to silence dissenting voices.

Alderman Nelms provided clarification after reviewing Section 10 of the proposed code, explaining that any censure action would require a formal hearing process and majority vote, not immediate action during meetings.

Mayor Pro-Tem Stewart supported the code as providing important guardrails for professional conduct, particularly referencing recent issues at the Iredell County School Board as an example of why such standards are valuable.

Town Attorney Locklear suggested the board might benefit from completing their required ethics training before voting on the code, allowing members to ask questions of instructors and gain better understanding of the requirements.

After extensive discussion about the relationship between the required ethics training (a separate state-mandated requirement) and the local code of ethics, the board ultimately decided to table the matter.

ACTION: A MOTION WAS MADE TO TABLE ITEM 4.1 UNTIL THE FEBRUARY 18TH, 2026, BOARD MEETING PENDING COMPLETION OF REQUIRED ETHICS TRAINING BY ALL BOARD MEMBERS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

4.2 Consider Approval of Resolution #2026-02-09-03 to Accept and Terminate the Declaration of State of a Emergency

Town Manager Michael Ambrose explained this resolution would formally terminate the state of emergency that had been declared due to recent winter storms. The emergency declaration had been put in place to allow the town to mobilize additional resources if needed due to salt shortages during the winter weather events.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-02-09-03 TO ACCEPT AND TERMINATE THE DECLARATION OF STATE OF A EMERGENCY.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

4.3 Consider the Approval of Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

Code Enforcement Officer Jeff Poindexter presented this item concerning the Corner Mart property at 2570 South US 29 Highway. He reported that no visible work had been observed on the property since October 27th of the previous year, placing the situation at the 90-day mark for potential board action. The discussion involved both the property owner's representatives who had spoken during citizen comments and provided important context about their readiness to proceed with remediation work.

Nick Isaac and his contractor team explained they had secured funding and developed a proposal to address the code violations but needed clarity from the town about acceptable solutions.

Contractor representatives indicated they had been retained to develop solutions and were prepared to begin work, pending approval of their remediation plan. However, they noted some ambiguity in the specific requirements from code enforcement, with directives including both removing certain boards and reinstalling boards.

Mayor Smith provided detailed explanation of the public hearing process, emphasizing that setting a hearing doesn't automatically result in closure and vacation of the property. She outlined how the 30-day period before the hearing would allow for progress assessment, with the possibility of extensions if substantial progress was being made.

The discussion revealed the complexity of balancing accountability with supporting business owners who demonstrate good faith efforts to address violations. Town Manager Ambrose stressed the importance of working through proper permitting processes with the planning department to ensure any remediation work meets Land Development Ordinance requirements.

Mayor Pro-Tem Stewart supported setting the hearing as an accountability measure while expressing willingness to withdraw it if substantial progress was demonstrated. He emphasized the town's history of code enforcement challenges and the need to maintain standards while working cooperatively with property owners showing genuine effort to comply.

Alderman Overcash opposed setting the hearing, arguing that the contractors' presence and planning demonstrated sufficient good faith effort to warrant additional time without the formal hearing process.

The board ultimately voted to set the public hearing, but during the discussion about upcoming events, they realized the March 9th date conflicted with spring break schedules.

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR THE BOARD OF ALDERMEN MEETING ON MARCH 9, 2026, FOR ORDINANCE #2026-03-09-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Tied: (2-2)

Voting For: Ashley Stewart, Ryan Nelms

Voting Against: Darrell Overcash, Tony Corriher

Mayor Smith cast the deciding vote in the affirmative.

Motion Passed: (2-3)

ACTION: A MOTION WAS MADE TO AMEND THE PREVIOUS MOTION TO CHANGE THE PUBLIC HEARING FOR THE BOARD OF ALDERMEN MEETING ON MARCH 9, 2026, FOR ORDINANCE #2026-03-09-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY TO MARCH 16, 2026.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO RECESS THE MEETING FOR 5 MINUTES AT 7:37 PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO RECONVENE THE MEETING AT 7:42 PM.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5. Old Business:

5.1 Consider Approval of Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee

Parks and Recreation Director Jessica St. Martin presented two restroom design options that had been developed following the board's previous request for alternatives to the original design. The DCFL committee had requested an open-plan design with individual stalls as an alternative to the family-style restroom configuration.

Director St. Martin explained that both designs accommodated the same number of fixtures (6 toilets total), but the architect's recommendation favored the closed restroom design due to security concerns and current industry trends. The family-style design was also more cost-effective, saving approximately \$80,000 while providing 200 additional square feet of space.

Committee Chair Michelle Gray provided detailed explanation of the committee's reasoning, emphasizing considerations of safety, privacy, and efficiency during events. She noted that family-style restrooms would eliminate issues with gender-specific lines and provide more flexibility for parents with children of different genders.

The discussion included comparison to existing facilities like the train depot, though committee members noted the space constraints at the park site wouldn't allow for the same type of streamlined design used at larger facilities.

Alderman Overcash expressed preference for the recommended design, citing maintenance advantages and his experience with traditional stall-style restrooms in institutional settings.

ACTION: A MOTION WAS MADE TO APPROVE THE FAMILY-STYLE RESTROOM DESIGN FOR THE DCFL PARK FACILITY.

Moved By: Ryan Nelms, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.2 Consider Approval of Awarding DCFL Survey to UTLEY Land Surveying, PLLC in the Amount of \$4,100.00 as Recommended by the DCFL Committee

Director St. Martin explained this survey would combine all ten town-owned parcels in the DCFL park area into a single parcel. The town had received quotes from two surveying companies: UTLEY Land Surveying at \$4,100 and White House Survey at \$4,271. The committee recommended awarding the contract to UTLEY Land Surveying.

Mayor Smith initially questioned whether the police department property should be included in the survey, expressing concern about maintaining separate ownership since it's town property rather than DCFL property. Town Manager Ambrose clarified that combining all parcels would actually resolve setback requirement issues that would otherwise create problems for future development, regardless of the funding source for various improvements.

ACTION: A MOTION WAS MADE TO APPROVE THE DCFL SURVEY TO COMBINE ALL TEN PARCELS AND AWARD THE SURVEY TO UTLEY LAND SURVEYING, PLLC IN THE AMOUNT OF \$4,100.00 AS RECOMMENDED BY THE DCFL COMMITTEE.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.3 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

Item 5.3 was discussed alongside Item 4.1 with emphasis on completing the State required ethics training utilizing the on-demand option offered by NCLM.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF THE ON-DEMAND ETHICS TRAINING FROM NCLM AND THAT ALL BOARD MEMBERS COMPLETE THEIR ETHICS TRAINING BY FEBRUARY 18TH, 2026.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6. CONSIDERATIONS:

6.1 Consider Approval of Change Order #25-02-06 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

Town Manager Ambrose explained this change order would reduce project costs by \$122,000, bringing the total project overage to approximately \$70,000. All funding for this project comes from state ARPA dollars, with most funds already returned to the town. This item is part of a series of related actions (items 6.1 through 6.4) necessary to formally close out the completed project.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER 20-02-06 TO COMPLETE THE SOUTH UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION (PROJECT 25-02).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.2 Consider Approval of Amended Resolution #2022-12-12-1 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

Manager Ambrose explained this amended resolution updated the original resolution to reflect the final project costs following completion of the sewer rehabilitation work.

ACTION: A MOTION WAS MADE TO APPROVE AMENDED RESOLUTION #2022-12-12-1 TO COMPLETE THE SOUTH UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION (PROJECT 25-02).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.3 Consider Approval of Amended Capital Project Ordinance #2024-09-09 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

Manager Ambrose stated that this amended capital project ordinance was necessary to formally account for the final project costs and close out the sewer rehabilitation project.

ACTION: A MOTION WAS MADE TO APPROVE AMENDED CAPITAL PROJECT ORDINANCE #2024-09-09 TO COMPLETE THE SOUTH UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION (PROJECT 25-02).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.4 Consider Approval of Budget Amendment #15 to Allocate Funds for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project Closeout (Project #25-02)

Finance Director Gitza Ocasio Perez explained this budget amendment would allow the town to close out project 25-02 and properly reallocate the remaining funds. The amendment also included backup funding for the DCFL survey approved earlier in the meeting.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #15 TO ALLOCATE FUNDS FOR THE S. UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION PROJECT CLOSEOUT (PROJECT #25-02).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.5 Consider Approval of the Purchase and Installation of Two MATADOR 92 Wastewater Matting Eliminators in the Amount of \$17,995.50, from CITCO Water

Interim Public Works Director Matthew Geelen presented this item for equipment needed at the US 29 and Town Street lift stations. He explained that both stations have high grease content causing operational problems, with grease buildup affecting pumps and equipment. The matting eliminators would pump air into the stations to keep them aerated and prevent grease from accumulating before wastewater flows to the outfall.

The discussion revealed ongoing issues with illicit discharge from businesses, with the town working through NCDEQ to address violations. While residential grease discharge can't be easily controlled, businesses are required to maintain grease traps and properly manage their waste.

Mayor Pro-Tem Stewart inquired whether these were permanent fixtures or portable devices, learning they would be permanently installed within the lift stations. Testing had shown significant improvement at both problem locations.

There was brief confusion about the total cost, with the agenda showing different amounts before and after tax, but staff clarified the budget impact would be \$17,995.50.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE AND INSTALLATION OF TWO MATADOR 92 WASTEWATER MATTING ELIMINATORS IN THE AMOUNT OF \$17,995.50, FROM CITCO WATER.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

6.6 Consider Approval of the Purchase of 100 Upgraded Water Meters in the Amount of \$20,383.50 from Ferguson Waterworks

Town Manager Ambrose explained these upgraded meters would allow remote disconnection of water service through computer systems, eliminating the need to dispatch personnel for routine service disconnections. This represents part of the town's annual water meter replacement program.

Interim Public Works Director Geelen confirmed the meters could be controlled through customer service operations rather than requiring field visits.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF 100 UPGRADED WATER METERS IN THE AMOUNT OF \$20,383.50 FROM FERGUSON WATERWORKS.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.7 Consider Approval of the Installation of a New Sewer Line and Corresponding Asphalt/Concrete Repair at Town Hall in the Amount of \$9,466.00 by William Mack Harrington

Town Manager Ambrose explained this work was necessary due to problems with the existing sewer line at town hall, including sections that were traveling uphill rather than using gravity flow. The project would replace problematic piping and restore proper gravity-fed operation. William Mack Harrington submitted the lowest bid at \$9,466.

ACTION: A MOTION WAS MADE TO APPROVE THE INSTALLATION OF A NEW SEWER LINE AND CORRESPONDING ASPHALT/CONCRETE REPAIR AT TOWN HALL IN THE AMOUNT OF \$9,466.00 BY WILLIAM MACK HARRINGTON.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.8 Consider Approval of Budget Amendment #16 to Allocate Funds for the New Sewer Line at Town Hall and the DCFL Park Survey

Finance Director Perez stated that this budget amendment would allocate funds from the fund balance for the town hall sewer work and from the DCFL fund (Fund 62) for the park survey approved earlier in the meeting.

Alderman Nelms sought clarification about the funding source for the survey, confirming it would come from the DCFL park fund rather than general town funds.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #16 TO ALLOCATE FUNDS FOR THE NEW SEWER LINE AT TOWN HALL AND THE DCFL PARK SURVEY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

6.9 Consider Approval of the 125 Mural Shirt Design

Town Clerk Stegall presented a t-shirt design featuring the town's 125th anniversary mural but noted the designer had not yet provided the requested gray color option from the previous meeting. She explained that changing to gray would require modifications to other colors in the design to maintain visibility and contrast.

The discussion revealed concerns about the simplified version of the town logo on the front of the shirt, which didn't include all the details from the original design (such as "Home of Billy Ray Barnes" and other historical elements). Mayor Smith noted that similar detailed designs had been successfully printed on shirts by local businesses.

Board members requested multiple color options for review, including white, gray, black, and potentially teal shirts. There was enthusiasm for the postcard-style design on the back of the shirt, with Mayor Smith expressing particular appreciation for that element.

The board decided to table the item to allow for additional color options and clarification about whether the full detailed logo could be incorporated into the design.

ACTION: A MOTION WAS MADE TO TABLE ITEM 6.9 UNTIL THE FEBRUARY 18TH, 2026, BOARD MEETING TO OBTAIN MORE SHIRT DESIGN OPTIONS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.10 Consider Approval to Adopt Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge

Town Manager Ambrose explained that all infrastructure at the Landis Ridge development had been inspected and certified by both the applicant's engineers and town staff, making it ready for adoption by the town.

Alderman Overcash commented positively on the appearance of the new development.

ACTION: A MOTION WAS MADE TO APPROVE ADOPTING ARMSTRONG STREET, RICHWATER STREET, RIDGEVIEW STREET, AND CORRESPONDING PUBLIC WATER, SEWER, AND STORMWATER UTILITY LINES AND EASEMENTS AT LANDIS RIDGE.

Moved By: Darrell Overcash seconded by Ashley Stewart

Motion Passed: (4-0)

Voting For: Ashley Stewart, Ryan Nelms, 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:

8.1 Upcoming Events (Included in the Board packet)

Mayor Smith reviewed upcoming events including the rescheduled senior luncheon on February 11th at Trinity Lutheran Church, Valentine's Day on February 14th, and the planning board meeting on February 18th at 6 PM. She noted the budget retreat scheduled for February 18th from 9 AM to 12 PM, followed by various committee meetings and events throughout February and March.

The Easter egg hunt is scheduled for March 28th on North Central Avenue, with various other community events planned throughout the period.

Town Manager Ambrose announced that town staff would be operating under a new "Team Landis" branding approach, emphasizing unity across all departments with support from Wingspan leadership development.

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 8:19 PM.

Moved By: Darrell Overcash seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk