



WORK SESSION

Thursday, April 10, 2025 at 5:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Absent: Mayor Pro-Tem Ashley Stewart

Staff Present: Town Manager Michael Ambrose, Deputy Town Clerk Maddalyn Shuffler, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks And Rec Director Jessica St. Martin

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 5:30 PM.

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

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

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

2. CONSIDERATIONS:

2.1 Consider Discussion from Rowan County Tourism regarding Welcome and Wayfinding Signs

James Meacham from Rowan County Tourism provided an overview of the wayfinding and welcome signage program. He explained that the project was funded through Federal American Rescue Plan funds secured by Rowan County Tourism. The program aimed to benefit towns and communities with lasting, permanent signage.

Mr. Meacham detailed that across the entire county, there would be 78 different signs, including 15 boulevard signs, 43 pedestrian signs, and 20 welcome signs. For Landis specifically, the investment was around \$70,000, representing about 17% of the total project budget.

He described the proposed locations for welcome signs in Landis, including one already installed coming from the south, a new proposed location past the Advanced Auto (1780 S. Main Street), and options to replace existing banner-style signs. Additionally, two boulevard signs and eight pedestrian signs were planned for Landis.

Mr. Meacham discussed the landscaping and lighting packages that would accompany the welcome signs, noting that solar packs might be used if direct electrical connections were not available. He assured the board that the signs were designed to last 25-30 years with minimal maintenance required. Town Manager Michael Ambrose mentioned that the town had a blanket encroachment agreement with the Department of Transportation (DOT), which would allow for the installation of the new sign if approved.

ACTION: A MOTION WAS MADE TO APPROVE THE PLACEMENT OF THE SECOND WELCOME SIGN PROVIDED BY ROWAN COUNTY TOURISM AT THE LOCATION OF 1780 S. MAIN ST.

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

2.2 Consider Approval of Rowan County Tax Collection Agreement

Town Manager Michael Ambrose presented the Rowan County Tax Collection Agreement for approval. He explained that the agreement, originally adopted in 2020, was being refiled as an evergreen agreement.

Manager Ambrose detailed that currently, the town pays 1.35% of collections for ad valorem taxes, excluding registered motor vehicle taxes, to the county. This rate would remain in effect until June 30, 2025. Starting July 1, 2026, the rate would increase to 1.5% of collections and remain at that level until terminated by either party.

He noted that the town currently pays about \$32,000 for this service to the county, with payments received monthly. Manager Ambrose also mentioned that if the town decided to terminate the agreement, they would need to provide six months' notice prior to the start of the next fiscal year.

ACTION: A MOTION WAS MADE TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN ROWAN COUNTY AND THE TOWN OF LANDIS FOR PROPERTY TAX COLLECTION SERVICES WITH THE 1.5% COLLECTION RATE.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

2.3 Consider Discussion of the Agenda Packet for the April 14, 2025, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

4/14/25 Agenda Items Discussed: (The Agenda for 4/14/25 was discussed sequentially, only the items that were deliberated will be mentioned below)

3.1 Consider Approval to Recommend that the Rowan County Board of Commissioners Increase the East Landis Water District Fire Protection Tax Rate to \$.0825 Cents Per \$100 Valuation and Consider Approval of Corresponding Resolution #2025-04-14-2

Town Manager Michael Ambrose introduced a discussion about a proposed tax increase from 4.25 cents per \$100 valuation to 8.25 cents per \$100 valuation. He provided historical context, noting that

the original tax levied in 1997 was 5 cents per \$100 valuation, which was lowered to 4.2 cents in 2003 and increased to 4.25 cents in 2015.

Manager Ambrose explained that the proposed increase was due to growing operational costs and safety equipment needs of the fire department. He provided details on the costs associated with fire department personnel and equipment, noting that the total cost to outfit one firefighter was about \$5,110, not including self-contained breathing apparatus (SCBA) equipment.

Fire Chief Jason Smith provided additional information on call volumes and percentages for the East Landis district. He noted that the percentage of calls in East Landis was likely closer to 10%, higher than the previously estimated 7%. Chief Smith provided call volume statistics for recent years, showing an overall increase in calls both overall and in the East Landis district.

Board members discussed the mutual aid system and its benefits, noting that neighboring departments like Kannapolis assist without charge. They also discussed the need to ensure that all areas are paying their fair share for fire protection.

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 6:00PM

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: 3-0

Voting For: Darrell Overcash, Tony Corriher, Ryan Nelms

Respectfully Submitted,

Madison T. Stegall, Town Clerk