



BOARD OF ALDERMAN

Monday, December 11, 2023 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith Smith, Mayor Pro-Tem Ashley Stewart, Alderman Darrell Overcash, Alderman Tony Corriher, Alderwoman Katie Sells, Newly Elected Alderman Ryan Nelms

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

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 Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting for: Ashley Stewart, Darrell Overcash, Tony Stewart, Katie Sells

2. MINUTES:

2.1 Consider Approval of Work Session Meeting Minutes from November 9, 2023, and Regular Scheduled Meeting Minutes from November 13, 2023

ACTION: A MOTION WAS MADE TO APPROVE THE WORK SESSION MINUTES.

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting for: Ashley Stewart, Darrell Overcash, Tony Stewart, Katie Sells

3. PRESENTATIONS:

3.1 Honor Outgoing Board of Aldermen Member Katie Sells

Mayor Smith Honored Alderwoman Katie Sells with a plaque for her dedication of serving the Citizens of Landis as Alderwoman for the past four years.

3.2 Swearing in Elected Officials - Mayor Smith, Alderman Nelms, and Alderman Ashley Stewart

Senator Carl Ford administered a new Oath of Office to the re-elected Mayor, Meredith Smith, and to the re-elected Alderman, Ashley Stewart. Senator Ford then administered the Oath of Office to the newly Elected Alderman, Ryan Nelms.

3.3 Appoint and Swear in Mayor Pro-Tem

Mayor Smith administered the Oath of Office to re-elected Mayor Pro-Tem Ashley Stewart.

ACTION: A MOTION WAS MADE TO APPOINT ASHLEY STEWART AS MAYOR PRO-TEMPORE.

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed (4-0)

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

4. RECESS/RECEPTION:

4.1 Recess

ACTION: A MOTION WAS MADE TO RECESS FOR RECEPTION AT 6:12 PM.

Moved by Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO COME OUT OF RECESS AT 6:35 PM

Moved by Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5. 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 APPROVE THE CONSENT AGENDA AS PRESENTED AND TO ALSO USE SA SLOOP HEATING AND AIR FOR THE TOWN HALL A/C UNIT REPLACEMENT.

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

- 5.1 Consider Approval of the New Public Safety Radio Contract
- 5.2 Consider Approval of Accepting Patrol Vehicle Insurance Payout
- 5.3 Consider Approval of the 12KV Line Work Bid
- 5.4 Consider Approval of the 2024 Meeting Calendar
- 5.5 Consider Approval of a 100-Gallon Poly Skid Sprayer for the Street Department Crew
- 5.6 Consider Approval of the Substation Batteries for 12KV Conversion
- 5.7 Consider Approval of Schnabel Engineering to develop an Action Plan for the Lake Landis, Lake Corriher, and Lake Warrior Dam Issues
- 5.8 Consider Approval for replacement of Town Hall A/C Unit

6. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

6.1 Citizens' Comments

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

“As I was speaking during last month’s Citizens’ Comments the microphone was malfunctioning again. I stopped speaking and backed away from the microphone. In the minutes from that meeting it should have been stated why I backed away from the microphone. This needs to be corrected. This has happened for the last number of years. I would like to know when it, the sound system, is going to be truly fixed. With money that has been received from the USDA, this building is to be kept up with. May I remind you a letter of conditions was signed by three former Mayors stating they would be met within a year. Mayor Smith, might I remind you that Brandon Linn stood at the podium and stated what would have to be done. Prove to me that the next four years will be better. And, this is a copy that came out of the minutes of what I said last month, and it needs to be put in there that the microphone was malfunctioning, that’s the reason I backed away, and Merry Christmas.”

7. CONSIDERATIONS:

- 7.1 Consider Appointing Town Manager Michael Ambrose to the Technical Coordinating Committee of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO), and Public Works Director Joe Halyburton as the Alternate

ACTION: A MOTION WAS MADE TO APPOINT TOWN MANAGER MICHAEL AMBROSE TO THE TECHNICAL COORDINATING COMMITTEE OF CABARRUS-ROWAN URBAN AREA METROPOLITAN PLANNING ORGANIZATION, AND PUBLIC WORKS DIRECTOR JOE HALYBURTON AS THE ALTERNATE.

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

7.2 Consider Appointing Mayor Smith to the Transportation Advisory Committee of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO), and Mayor Pro-Tem Stewart as the Alternate

ACTION: A MOTION WAS MADE TO APPOINT MAYOR SMITH TO THE TRANSPORTATION ADVISORY COMMITTEE OF THE CABARRUS-ROWAN URBAN AREA METROPOLITAN PLANNING ORGANIZATION, AND MAYOR PRO-TEM ASHLEY STEWART AS THE ALTERNATE

Moved by Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

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

7.3 Consider Appointing an Elected Official to the Centralina Board of Delegates and Additionally Appointing an Alternate Member

ACTION: A MOTION WAS MADE TO APPOINT ALDERMAN RYAN NELMS AS THE ELECTED OFFICIAL TO THE CENTRALINA BOARD OF DELEGATES WITH MAYOR SMITH AS THE ALTERNATE MEMBER.

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.4 Consider Approval of the Town Hall Utility Billing Office Remodel

Town Manager Michael Ambrose gave a quick overview of the remodel and how it would make Town Hall easier for citizens to come in to one area when making payments. The most cost-effective quote was from Carolina Construction Entities at \$20,467.

ACTION: A MOTION WAS MADE TO APPROVE THE TOWN HALL UTILITY BILLING OFFICE REMODEL AND USE CAROLINA CONSTRUCTION ENTITIES.

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

7.5 Consider Approval of Installing New Flooring Throughout Town Hall and the Board Room

Town Manager Michael Ambrose gave an overview of how the roof leak had caused damage to the carpets. To replace the carpet the lowest quote was Tom Bare Flooring at \$15,322.74. This is an industrial carpet that should last about 15 years.

ACTION: A MOTION WAS MADE TO APPROVE THE INSTALLATION OF NEW FLOORING THROUGHOUT TOWN HALL AND THE BOARD ROOM AND USE TOM BARE FLOORING.

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.6 Consider Approval of a Digital Filing System for all Town Records

Town Manager Michael Ambrose gave an overview of how Town Hall was running out of room for filing. The original quote from Harris Local Government was \$41,000. Manager Ambrose spoke with the Vice President and CEO of Harris Local Government and got it down to \$24,654 for the one-time fee and \$3,669 for three years with no increase.

ACTION: A MOTION WAS MADE TO APPROVE THE DIGITAL FILING SYSTEM FOR ALL TOWN RECORDS WITH HARRIS LOCAL GOVERNMENT ALONG WITH BUDGET AMEMDMMENT NUMBER SEVEN.

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

8. REPORTS:

8.1 Departmental Reports (Included in the Board packet)

8.2 Financial Report (Included in the Board packet)

8.3 Town Manager Report (Included in the Board packet)

9. UPCOMING EVENTS:

9.1 Upcoming Events (Included in the Board packet)

Mayor Smith wished everyone a Merry Christmas and Happy New Year!

Town Hall will be Closed on Monday December 25, 2023, and Tuesday December 26, 2023, for the holiday season. Also, Town Hall will be closed on January 1, 2024, for New Years Day, and January 15, 2024, for Martin Luther King Jr. Day. Manager Ambrose wanted to add that he wanted citizens to know that Town Hall was going to be remodeling and there may be some closures. He asked that citizens bear with us and we would utilize the outside area to service citizens if needed. Town Hall will be closed from 8:00 am until 1:00 pm on Tuesday December 12, 2023. Open from 1:00 pm until 5:00 pm due to the remodel starting.

10. CLOSED SESSION:

10.1 Consider Motion to Enter Closed Session Pursuant to N.C. G.S.143-318.11(a)(3) to Consult with Town Attorney

ACTION: A MOTION WAS MADE TO ENTER EXECUTIVE SESSION AT 6:49 pm.

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO CLOSE EXECUTIVE SESSION AT 7:10 PM

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

11. CLOSING:

11.1 Board Comments

11.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:12 PM.

Moved by Tony Corriher, seconded by Darrell Overcash

Motion Passed (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk