



BOARD OF ALDERMAN

Monday, April 14, 2025 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, 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 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 Proclamation Honoring Lineworker Appreciation Days April 14 and April 18, 2025

Mayor Smith read a proclamation honoring lineworkers and designating April 14 and April 18, 2025, as Lineworker Appreciation Days in the Town of Landis. The proclamation recognized the important work of electric lineworkers in maintaining power lines and ensuring safe, reliable energy for the community.

1.5 Proclamation Honoring Administrative Professionals' Day April 23, 2025

Mayor Smith read a proclamation designating April 23, 2025, as Administrative Professionals' Day in the Town of Landis. The proclamation recognized the essential role of administrative professionals in contributing to the efficiency, organization, and success of businesses and institutions.

1.6 Proclamation Honoring Firefighter Appreciation Week May 4-10, 2025

Mayor Smith read a proclamation designating May 4-10, 2025 as Firefighter Appreciation Week in the Town of Landis. The proclamation recognized the dedication, courage, and professionalism of firefighters in responding to emergencies and protecting the lives and property of the community.

1.7 Proclamation Honoring Professional Municipal Clerks Week May 4-10, 2025

Mayor Smith read a proclamation designating May 4-10, 2025 as Professional Municipal Clerks Week in the Town of Landis. The proclamation recognized the vital role of professional municipal clerks in local government and their commitment to improving the administration of their offices through education and professional development.

1.8 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA WITH THE ADDITION OF ITEM 6.13 INTO CONSIDERATIONS - CONSIDER APPROVAL OF LOCKE LANE CHANGE ORDER #1 (PROJECT 25-02)

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, Ryan Nelms, Tony Corriher, 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 APPROVE THE CONSENT AGENDA AS PRESENTED.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2.1 Consider Approval of Work Session Meeting Minutes from March 6, 2025, Regular Scheduled Meeting Minutes from March 17, 2025, and Budget Retreat #1 Meeting Minutes from March 19, 2025

2.2 Consider Approval of the Audit Contract for FY25 with Martin Starnes and Associates CPAs, P.A.

2.3 Consider Approval of an Equivalent Residential Unit Study for Commercial Properties Through Gradient PLLC (Project# 25-105)

3. PUBLIC HEARINGS:

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 provided an overview of the East Landis Water District fire protection tax history and the need for an increase due to growing operational costs of the fire department. He explained that approximately 7% of the total call volume was in the East Landis district, and based on current trends, operational costs for the district would be over \$100,000 by the end of the year.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR INCREASING THE EAST LANDIS WATER DISTRICT FIRE PROTECTION TAX RATE TO \$.0825 CENTS PER \$100 VALUATION.

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 INCREASING THE EAST LANDIS WATER DISTRICT FIRE PROTECTION TAX RATE TO \$.0825 CENTS PER \$100 VALUATION.

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 APPROVE THE RECOMMENDED INCREASE OF THE EAST LANDIS WATER DISTRICT FIRE PROTECTION TAX RATE TO \$.0825 CENTS PER \$100 VALUATION TO THE ROWAN COUNTY BOARD OF COMMISSIONERS AND CORRESPONDING RESOLUTION #2025-04-14-2.

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

- **Nadine Cherry – 410 W. Garden St.** – “Once again, I will let this Board know, you are not meeting the ADA requirements according to the paperwork that was signed by former mayors for the USDA loans the Town received back in the early 2000s. I am requesting tonight to be able to come to Town Hall to look at all the paperwork that was received from the USDA on all loans received from USDA as these were 40 year loans.”

5. ORDINANCES/RESOLUTIONS:

5.1 Consider Approval of Resolution #2025-04-14 to Request State Loan and/or Grant Assistance for Two New Water Tanks (Project 25-106)

Town Manager Michael Ambrose explained that this was an opportunity for funding through NCDEQ and a low-interest loan. He stated that the project would increase water pressure in the southern end of Landis and East Landis, as well as improve fire flows. Board members asked about the timeline for hearing back on the funding, which was estimated to be around September or October.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2025-04-14 TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR TWO NEW WATER TANKS (PROJECT 25-106).

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.2 Consider Approval of Resolution #2025-04-14-3 Opposing Changes to Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly

Mayor Smith explained that this resolution was in response to proposed legislation that would potentially remove local control over planning and zoning decisions. She emphasized the importance of maintaining local standards and urged the board to support the resolution. Mayor Smith mentioned that she had spoken with state representatives about the issue as well.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2025-04-14-3 OPPOSING CHANGES TO LOCAL PLANNING AND ZONING IN HOUSE BILL 765 AND RELATED BILLS BY THE NORTH CAROLINA GENERAL ASSEMBLY.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6. CONSIDERATIONS:

6.1 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(7) For Attorney Client Privilege Regarding Criminal Investigations (20CRS000581 and 20CRSS000587)

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(a)(3)(7) FOR ATTORNEY CLIENT PRIVILEGE REGARDING CRIMINAL INVESTIGATIONS (20CRS000581 AND 20CRSS000587).

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

Closed Session was held in the Executive Conference Room

ACTION: A MOTION WAS MADE TO AJOURN CLOSED SESSION.

Moved by: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.2 Consider Approval of Request by the South Rowan Public Schools Bible Teaching Association to Assist with the “Run for the Word 5K” to be held on September 13, 2025

David Roberts, representing the South Rowan Public Schools Bible Teaching Association, presented the request for the "Run for the Word 5K" event. He explained that this was one of three major fundraisers for the association and requested the town's support in managing traffic and ensuring runner safety.

ACTION: A MOTION WAS MADE TO APPROVE THE REQUEST BY THE SOUTH ROWAN PUBLIC SCHOOLS BIBLE TEACHING ASSOCIATION TO ASSIST WITH THE “RUN FOR THE WORD 5K” TO BE HELD ON SEPTEMBER 13, 2025.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.3 Consider Approval to Donate \$1500 to Rowan County Crime Stoppers

Town Manager Michael Ambrose presented the request for a \$1500 donation to Rowan County Crime Stoppers. Mayor Smith asked Police Chief Matthew Geelen to speak on the matter. Chief Geelen recommended pausing the donation this year and reconsidering it next year if requested again. He noted that the town had not received any resources from Rowan County Crime Stoppers in the last fiscal year.

ACTION: A MOTION WAS MADE TO APPROVE A \$1500 DONATION TO ROWAN COUNTY CRIME STOPPERS.

Moved by: Ashley Stewart, seconded by Ryan Nelms

Motion Failed: (4-0)

Voting For: None

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

6.4 Consider Discussion of Board Member Appointment to DC & Frances Linn Committee

Town Manager Michael Ambrose informed the Board that a position on the DC & Frances Linn Community Park Committee was currently vacant and needed to be filled by a sitting Board member. Mayor Smith noted that she already served on the committee and that one additional Board member was still needed. Alderman Stewart expressed willingness to serve but indicated his availability would be limited to the remainder of the calendar year (December 2025).

ACTION: A MOTION WAS MADE FOR ALDERMAN STEWART TO SERVE ON THE DC & FRANCES LINN COMMUNITY PARK COMMITTEE FOR THE REMAINDER OF THE CALDENAR YEAR 2025.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.5 Consider Approval of South-Central Sidewalk Replacement Bid (Project 25-32)

Public Works Director Blake Abernathy presented the South-Central sidewalk replacement project, which includes removing and replacing sidewalks, curb and gutter, storm drains, ADA ramps, and installing an 18-foot parking apron along South Central from East Ryder down to Fifth Third Bank. Four bids were received, which were opened in the Town of Landis Board Room on December 2, 2024, at 2:00 pm. The bids were as follows: Yates & Funderburk: \$142,435.00, LCJ Construction: \$168,785.00, Greg Clark Construction: \$204,600.00, Armen Construction: \$257,521.00. Director Abernathy made the recommendation to award the contract for the South-Central Sidewalk Replacement to Yates & Funderburk for \$142,435.00 based on their qualifications, availability, and the most competitive price. The project, if approved, is scheduled to start in June, with minimal disruption to businesses.

ACTION: A MOTION WAS MADE TO AWARD THE BID FOR THE SOUTH CENTRAL SIDEWALK REPLACEMENT PROJECT TO YATES & FUNDERBURK IN THE AMOUNT OF \$142,435.00.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.6 Consider Approval to Receive Fire House Subs Grant Funding for 80 Sections of Fire Attack Hose In The Amount Of \$20,400, and Subsequent Budget Amendment #25 (Project# 25-86)

Town Manager Michael Ambrose presented the grant funding received from Fire House Subs for 80 sections of fire attack hose, totaling \$20,400. He explained that this was a 100% funded grant.

ACTION: A MOTION WAS MADE TO RECEIVE THE FIRE HOUSE SUBS GRANT FUNDING FOR 80 SECTIONS OF FIRE ATTACK HOSE IN THE AMOUNT OF \$20,400, AND SUBSEQUENT BUDGET AMENDMENT #25 (PROJECT 25-86).

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.7 Consider Approval of Resolution #2025-04-14-1 to Purchase 80 Sections of Fire Hose In The Amount Of \$20,400 from Newton's Fire & Safety Equipment (Project# 25-86)

Town Manager Michael Ambrose presented this item as a follow-up to agenda item 6.6, requesting authorization to purchase the 80 sections of fire attack hose from Newton's Fire & Safety Equipment using the grant funds received from Fire House Subs.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2025-04-14-1 TO PURCHASE 80 SECTIONS OF FIRE ATTACK HOSE IN THE AMOUNT OF \$20,400 FROM NEWTON'S FIRE & SAFETY EQUIPMENT (PROJECT# 25-86).

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.8 Consider Discussion Regarding Ballistic Protective Gear for Fire Department Personnel

Mayor Smith expressed concern about the need for ballistic protective gear for firefighters, which had been pushed out to 2026 or 2027 in budget projections. Town Manager Michael Ambrose reported that the police department had sufficient ballistic gear for the fire department, which was already placed on the trucks. Fire Chief Jason Smith explained that the gear would be used for active violence calls where firefighters might need to enter a situation with police involvement. Board members discussed the practicality and necessity of the gear.

6.9 Consider Approval for Tellico Plains Rural Volunteer Fire Department in Tennessee to Purchase the 1998 Freightliner Fire Truck for \$25,000 (Project# 25-107)

Town Manager Michael Ambrose presented a request from the Tellico Plains Rural Volunteer Fire Department in Tennessee to purchase the Town's 1998 Freightliner fire truck for \$25,000, bypassing the current GovDeals listing.

ACTION: A MOTION WAS MADE TO APPROVE THE SALE OF THE 1998 FREIGHTLINER FIRE TRUCK FOR \$25,000 TO TELlico PLAINS RURAL VOLUNTEER FIRE DEPARTMENT (PROJECT 25-107).

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.10 Consider the Discussion of the NCStrap Project Status, and The Site Observation Report from Schnabel Engineering (Project 25-20)

Town Manager Michael Ambrose provided an update on the NC STRAP project at Lake Corriher Wilderness Park. He reported that Phase 1, which involved vegetation removal, has been completed using \$300,000 in state funding. Phase 2 will focus on securing additional funding from the NRCS and the state to support further repairs. Lake levels will remain low until all repairs are finalized.

6.11 Consider Approval of Workers Compensation Insurance Renewal Through the NC League of Municipalities

Town Manager Michael Ambrose presented the estimated renewal cost for the Town's workers' compensation insurance through the North Carolina League of Municipalities (NCLM). Human Resources Director and Town Clerk Madison Stegall noted that NCLM had reduced its premium rates by 4.8% for the upcoming renewal period. Mayor Pro-Tem Ashley Stewart asked staff for their opinion on the quality of services provided by NCLM for workers' compensation. Manager Ambrose, with support from Director Stegall, affirmed that NCLM delivers exceptional support and service in this area.

ACTION: A MOTION WAS MADE TO APPROVE THE WORKERS' COMPENSATION INSURANCE RENEWAL THROUGH THE NC LEAGUE OF MUNICIPALITIES.

Moved by: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.12 Consider Discussion of Love Landis Week Events for May 2nd - May 10th, 2025

Town Manager Michael Ambrose presented the plans for Love Landis Week, scheduled for May 2nd through May 10th, 2025. The week will begin with the groundbreaking ceremony for the DC & Frances Linn Community Park on May 2nd at noon and will feature a series of themed events throughout the week, including Fireman Funday on Monday, Pizza with Public Works on Tuesday, Businesses with Badges on Wednesday, Talk with Town Hall on Thursday, and Kids Fish Free Friday. Local churches are funding and sponsoring these events.

6.13 Consider Approval of Locke Lane Change Order #1 (Project 25-02)

Town Manager Michael Ambrose presented a change order from Lock Lane Construction for the sewer line project on South Main Street. The change order increase is \$61,551 due to unforeseen issues encountered during the project. He noted that there may be a possibility of covering this with state ARPA funds, but currently, it would be funded through the sewer fund balance.

ACTION: A MOTION WAS MADE TO APPROVE LOCKE LANE CHANGE ORDER #1 IN THE AMOUNT OF \$61,551 (PROJECT 25-02).

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

7. OLD BUSINESS:

7.1 Consider Discussion of Updates for the DC & Frances Linn Groundbreaking on May 2, 2025

Parks and Recreation Director Jessica St. Martin provided an update on preparations for the DC & Frances Linn Park groundbreaking event scheduled for May 2, 2025. She reported that a caterer has been secured, commemorative hats and shovels have been purchased, and a preliminary layout for the event has been drafted. Director St. Martin also noted that the committee has selected a 'Future Home Of' sign to be installed prior to the groundbreaking and to remain in place throughout the park's construction. The committee requested the Board's input on the placement of the sign. The proposed locations include the intersection of North Chapel Street and East Ryder Avenue, as well as a second sign on North Central Avenue, which will serve as the main entry point for the event. The Board discussed both the design and placement of the signs, including discussion regarding the visibility and appropriateness of the proposed 4x8-foot sign size.

ACTION: A MOTION WAS MADE TO APPROVE THE LOCATIONS OF THE PROPOSED FUTURE HOME SIGNS AT DC & FRANCES LINN COMMUNITY PARK TO BE LOCATED AT THE INTERSECTION OF N CHAPEL ST / E RYDER AVE AND ALONG N CENTRAL AVE.

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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)

- April 14th – Board of Aldermen Meeting at 6:00 PM
- April 15th – Planning Board Meeting at 6:00 PM
- April 16th – Board of Aldermen Budget Retreat from 9AM to 12PM
- April 18th – Town Offices Closed in Observance of Good Friday
- May 2nd through May 10th – Love Landis Week
- May 2nd – DC & Frances Linn Community Park Groundbreaking 12PM
- May 2nd – Downtown Cruise In 5-9 PM
- May 5th – Fireman Funday on N. Central Ave from 4-6 PM
- May 6th – Pizza with Public Works on N. Central Ave from 4-6 PM
- May 7th – Businesses with Badges on Central Ave from 4-6 PM
- May 8th – Talk with Town Hall at 312 S. Main St. from 4:30-5:30 PM
- May 8th – Board of Aldermen Work Session Meeting at 5:30PM
- May 9th – Kids Fish Free at Lake Corriher Wilderness Park from 4-6 PM
- May 10th – Shred it Event at Town Hall from 10AM-1PM
- May 12th – Board of Aldermen Meeting at 6:00 PM
- May 20th – Planning Board Meeting at 6:00 PM
- May 26th – Town Offices Closed in Observance of Memorial Day

10. CLOSING:

10.1 Board Comments

Alderman Overcash inquired about vegetation planting on the dam due to the removal from the NCStrap project. Town Manager Michael Ambrose clarified that NCDEQ does not want anything on the dam except grass, which will be planted by town staff.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO AJOURN AT 7:11PM

Moved by: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk