

May 5th, 2014

At 7:00pm, on Monday, May 5th, 2014, in the Board Room of the Landis Municipal Building, Mayor James Furr called to order the Town of Landis Board of Aldermen Regular Meeting. Those present along with the Mayor were Aldermen Roger Safrit, Dennis Brown, Tony Hilton, and Dorland Abernathy, Town Manager Reed Linn, Police Chief Bob Wood, Recreation Director Andrew Morgan, Deputy Town Administrator Debbie Goodman, Administrative Assistant Heather Wood and Town Attorney Rick Locklear.

A quorum was met.

Mayor James Furr opened the meeting and welcomed all those in attendance.

The pledge of allegiance was led by Mayor James Furr.

Alderman Brown motioned, seconded by Alderman Safrit, to adopt the agenda with the removal of Item #9: Discussion of Impact Fees as Requested by Alderman Hilton. All voted aye.

Alderman Safrit motioned, seconded by Alderman Brown, to adopt the minutes from the April 7th, 2014 Regular Meeting and the April 29th, 2014 Budget Workshop as written. All voted aye.

The first order concerned the results from the bid opening for the Town's Sewer Project. On April 22nd, 2014 bids had been opened. There are two parts to the project: the pump station and the sewer rehabilitation. They had received seven bids for the pump station project and six bids for the sewer rehabilitation project. Mike Acquesta was present to discuss the bid results with the Board.

There was some discussion of the various companies that had bid on the projects. There was some discussion of how the projects were broken down and it was recommended that the Board accept the bids that included three of the four alts. He reminded the Board that in February the Town had requested more money since the cost of the sewer project had increased; a corrected letter would be submitted to the USDA outlining the exact amounts of the two projects. There was some discussion.

Mike Acquesta recommended accepting the low bid for the pump station project, which was submitted by Herrin Industrial Inc. in the amount of \$514,095.49, with the approval of the USDA. Mr. Acquesta then recommended accepting the low bid for the sewer rehabilitation project, which was submitted by Hall Contracting Corp. in the amount of \$1,590,363.00, with the approval of the USDA. The Board would need to make two separate motions.

Alderman Hilton motioned, seconded by Alderman Safrit, to accept the low bid in the amount of \$1,590,363.00 as submitted by Hall Contracting Corp. for the sewer rehabilitation project, pending USDA approval. All voted aye.

Alderman Hilton motioned, seconded by Alderman Safrit, to accept the low bid in the amount of \$514,095.49 as submitted by Herrin Industrial Inc for the pump station project, pending USDA approval. All voted aye.

Mr. Acquesta stated that Allen Hart (of the USDA) must receive the corrected letter before anything could move forward. The Board thanked Mr. Acquesta. He also stated that the final progress meeting for the water project would take place Wednesday.

Larry Farmer, who resides at 401 Pine Street, then addressed the Board concerning Stormwater drainage issues on Pine and Popular Streets. Mr. Farmer thanked the Board for their time and provided them with pictures concerning the drainage issues. He stated that he had built his home thirty years ago and that before now he had never needed to come before the Board to ask for anything. Mr. Farmer indicated that his one acre lot was being washed away at a very fast pace. He had sent a letter outlining the problem previously and Town Manager Reed Linn and Public Works Director Steve Rowland had visited his property to investigate. The solution that was suggested was to add rock at strategic places in order to redirect the water to the creek. Manager Linn had indicated that the Town would not be able to do the work until the start of the new budget year on July 1st and Mr. Farmer had been alright with that. However, Mr. Farmer stated that when the work was done, it had not helped the problem and he felt it had actually made it worse.

Mr. Farmer spoke at length about the various drainage issues on his property and the damage that it was causing due to large amounts of water washing into his yard. He urged the Board to please look closely at the photographs he had provided to see the problems for themselves. Mr. Farmer stated that he had tried to plant grass to help, but it had been washed away as well. Several weeks ago an Asplundh crew had been at his property to trim and shape the trees and they had done excellent work and he hoped this would allow more sun to reach the ground to help and dry it out and allow grass to grow. Mr. Farmer asked the Board to please consider some solutions, he felt that the Town agreed it was the Town's problem or the work that was done in July never would have been completed. He had two solutions he could think of (though he had no cost estimates to go along with them). The first was to place several catch basins across from his home to direct the water to the creek; the second was to install a curb and gutter system to take the water away. Mr. Farmer stated he wasn't sure which would be the best solution; he just needed help to preserve what is left of his lot. He thanked the Board for listening.

The next order of business concerned appointing new members to the Planning Board. Manager Linn stated that he had two citizens who had expressed interest in serving on the Planning Board, they were Grady Wilhoit and Kelly Miller. Appointing these two members would still leave the board two members and an alternate short. Mr. Wilhoit had lived in the Landis area most of his life and had recently built a new home on Dial Street. Mrs. Miller lives on West Rice Street and is the Chairman of the Landis Arts & History Council.

Alderman Safrit motioned, seconded by Alderman Brown, to appoint Grady Wilhoit and Kelly Miller to the Landis Planning Board. All voted aye.

The Board then discussed the next date for their budget workshop.

Alderman Safrit motioned, seconded by Alderman Abernathy, to set the date of the next budget workshop on Wednesday, May 14th, 2014 at 6:00pm. All voted aye.

Department Head Comments

Recreation Director Andrew Morgan: stated that he would be leaving tomorrow to go to Raleigh to take the required course so that he would be certified to sell fishing and hunting licenses out of the new General Store at Lake Corriher. He also reminded the Board that the Annual Mud Run would take place on Saturday starting at 10:00am. Also, the pool would open at the end of the month on Saturday, May 24th, 2014, the Saturday before Memorial Day.

Town Manager Reed Linn: stated that the Landis Fire and Police Departments, together with other area departments, would be conducting a hazmat drill at Pinnacle Corrugated on Thursday, starting at 8:00am. This would be a very large scale drill and would involve many agencies. This had been planned for several months and there would be a lot of activity on South Chapel Street. Reverse 911 calls would be going out to warn people, they would also have people going door to door. There was some discussion.

Manager Linn stated that he had met with the North Carolina Division of Railroads last week; they had expressed concern that the Town had not participated in the moving of utilities at South Central Avenue. Manager Linn had told them if they would reimburse the Town for the buildings that had been moved, the Town could possibly pay to have the utilities moved. Manager Linn stated that things had gone well until they started talking about moving the clock and gazebo again. Representatives from NC Rail indicated that if the buildings were not moved, they would be demolished. Manager Linn assured them if they attempted to, then the Landis Police Department would take action. He indicated that the representatives backed down at that point. The reimbursement check for the moved buildings was supposedly in the mail, but it was Manager Linn's recommendation to not move the poles before it was received. He also indicated that the Town would be losing trees between Central Avenue and Main. There was some discussion and the Board commended Manager Linn for standing his ground.

Police Chief Bob Wood: went over the calls received by the Police Department during the month of April:

- 14 accidents
- 15 calls for assistance
- 18 disturbances
- 5 property crimes
- 0 violent crimes
- 9 arrests from warrants
- 20 citations issued out of 61 stops

There were 107 general calls. The Police Department averaged a response time of 1.41 minutes for emergency calls and 6.12 minutes for non-emergencies.

Board Comments

Alderman Roger Safrit: inquired if there was any way to get the graffiti painted over at the pavilion. Manager Linn stated that they could, Public Works Director Rowland had the paint, and they would also be taking care of the graffiti on the road on West Third Street. The Police Department was currently working the street graffiti case. Alderman Abernathy inquired if the facilities at the pavilion were functional. Manager Linn stated that the restrooms were not functional, some of the lights were and the fireplace worked. Every time they repaired the bathrooms and lights, they would be vandalized again. Director Morgan stated that the bathrooms were barricaded, but vandals had broken into them again and smashed everything. They were boarded up again and the same thing happened, so at that point Staff gave up on keeping the bathrooms functional and simply removed everything. There was some discussion. Chief Wood recommended simply removing the structure because no one rents it; it's just a hangout for kids and constantly drew vandalism. He stated that it no longer served a useful purpose for the town. Alderman Hilton suggested Staff look into that option. Director Morgan stated that they had considered removing everything but the shelter so that people at the playground would have a place out of the sun to go to. Alderman Safrit stated that the Town had spent a lot of money to replace the roof at the pavilion, so he would like to see us get some use out of it.

Alderman Hilton motioned, seconded by Alderman Brown, to remove everything from the pavilion but the open shelter and the playground. All voted aye.

Alderman Dennis Brown: stated that Third and Fourth Streets looked very good, the repaving had been badly needed. He then briefly discussed the graffiti on those streets.

Alderman Tony Hilton: inquired about paving Fifth Street. Manager Linn stated that they were currently getting pricing to repave West Fifth Street from Main Street to Zion Street and West First Street from Main Street to Zion Street, based on the street paving priority list.

Citizens Comments

Susan Moffitt: stated that she had property at 1219 South Poplar Street, which was across the street from Mr. Farmer's residence. She stated that there were several issues. They had suffered from the water main and hydrant construction. Years ago they had underground utilities installed and now they had new hydrants in their yards. All of the construction had badly eroded the yard and the water construction had trenched the property badly, making it almost impossible to mow in that area. She stated that a valve had been left there for nearly three months to check the water and that it had caused erosion. She stated that this was a community problem and everyone wanted the water to go downhill. She stated that she had also requested her security light to be repaired three times. She went on to say that with the crime in the area, there were neighbors refusing to live in their homes and a neighbor had the lights and pots on her walkway stolen, she wasn't sure if that had been reported. Ms. Moffitt stated that there were ongoing issues and there had not been much of a response from the Police Department. Ms. Moffitt also asked the Board to please make a decision on Mr. Farmer's request, stating that the neighborhood as a whole was eroding. Mayor Furr assured her that the security light issue could be straightened out tomorrow.

Detective Roger Hosey requested to address Ms. Moffitt's comments regarding police activity in her neighborhood. He stated that they had been working at length on the issues on Poplar Street and that video had been recovered. They had spent a considerable amount of time on this issue and the information had been submitted to the SBI. The Police Department had spent several nights in that area with night vision trying to catch the perpetrators. He assured her that the issues had not been addressed with indifference.

Alderman Brown motioned, seconded by Alderman Safrit, to adjourn the meeting. All voted aye.

The meeting was adjourned at 7:45pm on Monday, May 5th, 2014.

Heather Wood
Administrative Assistant