

July 6th, 2010

At 7:00pm., on Tuesday, July 6th, 2010, in the Board Room of the Landis Municipal Building, Mayor Dennis Brown called to order the Town of Landis Board of Aldermen Regular Meeting. Those present along with the Mayor were Aldermen Tony Hilton, Roger Safrit, James Furr and Craig Sloop, Town Manager Reed Linn, Public Works Director Steve Rowland, Recreation Director Julie Noblitt, Police Chief Brian McCoy, Deputy Town Administrator Debbie Goodman, Administrative Assistant Heather Wood and Town Attorney Rick Locklear.

A quorum was met.

Mayor Dennis Brown opened the meeting and welcomed all those in attendance.

The invocation was led by Reverend David Franks.

The pledge of allegiance was led by Mayor Dennis Brown.

Alderman Furr motioned, seconded by Alderman Sloop, to adopt the agenda with the addition of items 14-A, a Budget Amendment and 14-B, Read to Your Child Day. All voted aye.

Alderman Hilton motioned, seconded by Alderman Safrit, to adopt the minutes from June 7th, 2010 regular meeting as written. All voted aye.

Brandan Scully of O'Brien and Gere then addressed the Board concerning the sewer video project that had recently been completed. He had provided staff with logs of the inspection results. The videoing had been done on DVD and every disk had been reviewed. He briefly went over the scaling system for areas that needed repair, which went from 1 to 5, with 5 being areas in the worst condition.

Mr. Scully broke down the different zones of the Town's sewer system that needed repairs, and the total cost for all areas would be approximately \$14,221,499.00. There were options out there for funding, such as the North Carolina Rural Center, the Clean Water Management Act, the USDA and the state revolving fund. Director Steve Rowland stated that he felt the video project had been "money well spent".

Alderman Hilton commented that repairs to the system had been "pout off too long" and now they were having problems with it. Director Rowland stated that just from fixing the infiltration problems with roots, they were already saving on sewer costs. Mayor Brown commented that the sewer system had been put in around 1947 and had seen no real fixes since then.

The next order of business was a proposal from Mike Acquesta of O'Brien and Gere concerning the Phase II Environmental Site Assessment. He briefly went over the plans the Town had for the old hardware store. He went on to say that the tank that was buried on the property most likely still has oil in it, and the above ground tank had oil on the ground around it. He advised the Board that it would be wise to get rid of both tanks, and that his firm could take care of the removal of them. They would do sampling wells and soil samples. Also, a survey had concluded that there was asbestos and lead based paint inside the old hardware store. If they did not intend to disturb the areas that contained those, the Town would not need to do anything, however Mr. Acquesta felt they would most likely need to come out due to the plans that the Town had for the hardware store.

Mr. Acquesta went on to say that in order to get grants, they would most likely have to remove the tanks, to show that they had done their "due diligence". He went on to say that the Town may be able to get

reimbursed for this work. If the Town wished for O'Brien and Gere to handle the removal of the tanks, they would be able to get started this month.

Alderman Furr inquired if the capacity of the oils tanks was over the limit where they have to "jump through hoops". Mr. Acquesta felt that the underground tank would need to be removed regardless since they felt it still had oil inside of it, but the aboveground one could be handled differently; but they would still need to sample the soil around the aboveground tank. Alderman Furr stated that he wanted the Town to be responsible but not "overly so".

Manager Linn stated that this was not a decision that needed to be made tonight. Alderman Hilton commented that they needed to get busy on the underground tank because if it was leaking, it would only get worse, not better. It was his opinion they needed to go ahead and make a decision regarding the tanks. Alderman Sloop agreed.

Public Works would be able to remove the aboveground tank and then O'Brien and Gere could do the soil sampling; however they would need someone licensed to remove the underground tank.

Alderman Hilton motioned, seconded by Alderman Furr, to allow Mike Acquesta with O'Brien and Gere to begin the removal of the aboveground and underground tanks in the most efficient, least costly way. All voted aye.

Mike Acquesta then updated the Board on the water and sewer projects. He stated that they were planning to install more valves so that they could isolate parts of the water system if they needed to in the future. They would get together with Public Works to decide where the valves would be placed. He discussed various types of valves, stating that the one they wished to use was more expensive, but it was the most reliable of the options available to them. He also briefly went over the procedure for replacing fire hydrants.

Phase I of the water project had been permitted; Phase II had yet to be permitted. However, USDA had given permission to let both Phases I and II go out for bids. They were looking at late summer, early fall.

Mike Acquesta then discussed the photography class he had taught for the Town in May. It had been held at the old hardware store and seven people had attended. Recreation Director Julie Noblitt had helped to put the class together. Mr. Acquesta showed those gathered a presentation showcasing some of the photos taken by the attendees. It was his desire to hold another class, preferably in the fall sometime.

Alderman Furr stated that he would have liked to have attended, but he had not heard about it. Manager Linn stated that it had been on the website, advertised in the newspaper as well as having been discussed at the regular meetings of the Board.

The next order of business concerned setting dates for the proposed downtown band festival. Alderman Safrit said they were considering some time at the end of September or first part of October. He wanted to look into sponsorship for it as well, and stated that it was a "work in progress". He wanted to get with Director Noblitt concerning vendors, etc. Alderman Furr advised that they make sure to coordinate with other area festivals.

Alderman Hilton advised that Rowan County has a large festival at Dan Nicholas Park the first weekend in October. Mr. Acquesta said he would like to coordinate and have the next photography class the morning of the festival, but stated that Labor Day he would be unavailable. He went on to say mid-October would be fine; the leaves would be starting to change then as well.

Mayor Brown instructed staff to research dates and return with a recommendation. The matter was tabled until that time.

The next order of business was the Master Plan for Recreation that had been prepared by Site Solutions. Derek Williams of Site Solutions was present to address the Board. He stated that his firm had been contacted last year regarding a Master Plan for the Town, and that they had spent the last six months working on it and had a report for the Board tonight.

The Master Plan was a ten year plan and it detailed what the Town currently had, what they may need or want and general guidelines. It was not a plan set in stone. Having a Master Plan aids the Town when seeking grants, specifically PARTIF.

There were several steps in the process of creating a Master Plan. The first had been to inventory existing facilities. This did not just include those owned by the Town; they looked at nearby schools, parks, the YMCA, etc. The Town currently has 150 acres of undeveloped land at Lake Corriher and Linn Field.

The second step was public input. They had held meetings in December where they had also discussed the passive park. They had conducted interviews and done a public survey.

The third step was development of recreation standards. This involved doing needs assessments, and establishing standards for facility development.

The fourth step involved recommendations as to what the Town should focus on as priorities. Development of the passive park was seen as the top priority. The other recommendations were to develop the greenway from Ryder to the YMCA, develop Town property around Linn Field and Lake Corriher as a community park, develop the vacant lot at the pool into a mini park and to renovate the Landis Pavilion.

The fourth step also involved developing a plan of action. The total estimated cost of all five projects would be \$3.8 million, but each could be done separately.

Alderman Furr then stated that he wanted it understood that those projects were a “wish list” and the Board was not committing \$3.8 million to the projects. Mayor Brown stated that the intention is to have a plan in place so that they could pursue funding, grants, etc.

Alderman Furr motioned, seconded by Alderman Safrit, to accept the Master Plan for Recreation developed by Site Solutions as presented. All voted aye.

The Board then heard a request from Landis Baptist Church to close a portion of Kimmons Street for their vacation bible school. It would be from 5:30p until 9:00p for the duration of vacation bible school; the Town would provide the materials needed to close the street, but the church would actually handle the closure.

There was also another request for closure on August 3rd, 2010 for National Night Out. It would be the 100 block of North Central between Ryder and Corriher.

Alderman Hilton asked if they had received any complaints in the past regarding the street closures. Manager Linn said the only call he had received was concern about emergency services being able to get needed access. He assured the Board when closures happened, emergency services were alerted.

Alderman Hilton motioned, seconded by Alderman Furr, to approve the closure of Kimmons Street as requested by Landis Baptist for vacation bible school and the closure of the 100 block of North Central for National Night Out. All voted aye.

Alderman Safrit then addressed the Board concerning establishing no parking areas on E. Garden Street in the 300 and 400 blocks and Central Avenue. He stated that Garden was a very narrow street and people had been asked not to park on the street, but they were still doing so. It was his request to put no parking signs there to eliminate the problem. He commented that while N. Central was not as bad, people were still parking half on the sidewalk and half in the road. He wanted to open the matter up for discussion.

Alderman Hilton asked if they had received any complaints concerning this matter. Alderman Safrit stated that he had not received any from citizens, it was just a problem he had noticed himself. Chief McCoy said they had not received any complaints at the Police Department. Alderman Hilton commented that he had seen the cars, but that he had not seen a problem. Chief McCoy commented that on their end, emergency vehicles needed to be able to see clearly and cars parked on the roads could prevent that. Alderman Hilton stated that it would create more work for the police department.

Mayor Brown suggested looking into the matter and placing it on the agenda next month. Alderman Hilton inquired about giving the matter to the Planning Board to discuss. Manager Linn commented that it was certainly in their purview. The Board instructed Manager Linn to forward the matter to the Planning Board.

The next order of business was a budget amendment for the 2009-2010 fiscal year. It was simply “housekeeping”. They had received grant monies from the Clean Water Management Trust Fund and they needed to establish an account for it on both sides. The amount was \$143,753.95.

Alderman Furr motioned, seconded by Alderman Safrit, to approve the budget amendment as presented. All voted aye.

The Board then discussed this upcoming “Read to Your Child” day. Last year they had 500 participants, and the one Landis had participated in had the largest turnout. Kannapolis would not be taking part this year, but China Grove would be. The Police, Fire and Public Works departments would all be involved—bringing trucks, equipment, etc. The cost of the event would be whatever the Town was willing to put into it. It was on August 4th, 2010 from 5:00p-7:00p. The Board agreed to participate. Manager Linn stated that China Grove had requested a joint meeting on July 26th, 2010 to discuss the event.

Department Head Comments

Recreation Director Julie Noblitt: stated that she was trying to reach out to the community and had established a Facebook site for the Recreation Department. She had also sent emails to local pastors/preachers and told them what it was she was hoping to accomplish, so they could reach out to their congregations. Currently, there were around 100 people on the Landis Recreation Facebook site. Word of mouth was helping and she felt interest was growing. Director Noblitt had also been looking at dates in 2011 for the spring and fall festivals and she was trying to get things pulled together for them. For the spring festival she was looking at the 2nd weekend in April and she was looking at three separate dates for the fall festival in August and October. By the next meeting she hoped to have a vendor application prepared and an estimated budget. She stated they would also need to come up with a name for the festivals, as the name would create the ID for what they wanted to do. She was also gathering door prizes for the employee picnic on July 24th, and would have information out tomorrow for employees.

Public Works Director Steve Rowland: stated that they were making great strides in water and sewer and that sanitation was also going well. Tree trimming was currently underway and would go on for

approximately twenty weeks. It was also the year for substation maintenance. It was costly, but necessary and at the moment there were no scheduled outages due to the planned maintenance. Director Rowland asked if the Board had any questions regarding the new recycling program. Everything was being put together this month, but they had no hard date to start yet. However, once it began the recycling schedule would be the same as it is currently. Alderman Hilton stated that they needed a basic media plan to get people informed about the new recycling program—contact the newspapers, news stations, etc. He stated he would be glad to assist in the effort.

Police Chief Brian McCoy: stated that he had been receiving complaints regarding people walking their dogs in neighborhoods and not cleaning up after them, but that there was currently no ordinance that addressed this issue for them to enforce. The only one he had found thus far was in Statesville and he had provided information to the Board for their consideration. Director Rowland commented that the Stormwater Ordinance deals with this issue somewhat. Chief McCoy said the ordinance only deals with personal property. Alderman Hilton asked if this was a big enough problem that a new ordinance was required. Chief McCoy said it is a small number, but it happens quite often. Alderman Furr stated that he had also heard complaints on the matter. Manager Linn stated that Stormwater funds could be used to help post signs and provide containers because it was also a Stormwater issue. The Board instructed Staff to look into the matter and bring information back to them.

Board Comments

None

Citizens' Comments

None

Alderman Furr motioned, seconded by Alderman Hilton, to adjourn the meeting. All voted aye.

The meeting adjourned at 20:25pm on Tuesday, July 6th, 2010.

Heather Wood
Administrative Assistant