

**October 1<sup>st</sup>, 2018**

At 7:00pm, on Monday, October 1<sup>st</sup>, 2018, in the Board Room of the Landis Municipal Building, Mayor Mike Mahaley called to order the Town of Landis Board of Aldermen Regular Meeting. Those present along with Mayor Mahaley were Aldermen Bobby G. Brown, Tony Corriher, Tommy Garver and Seth Moore, Town Manager Reed Linn, Police Chief Kenny Isenhour, Public Works Director Ron Miller and Town Attorney Rick Locklear.

A quorum was met.

Mayor Mahaley opened the meeting and welcomed all those in attendance.

The invocation was given by Pastor Bill Coughlin.

The pledge of allegiance was then led by Mayor Mahaley.

Alderman Brown motioned, seconded by Alderman Garver, to approve the agenda as written. All voted aye.

Alderman Brown motioned, seconded by Alderman Corriher, to adopt the minutes from September 10<sup>th</sup>, 2018 Regular Meeting and the September 17<sup>th</sup>, 2018 Special Called Meeting as written. All voted aye.

The first order of business concerned public hearings to discuss the initial zoning of recently voluntarily annexed property. The first piece of property was located off of East 31<sup>st</sup> Street and was adjacent to Haskell's Hardware; it was further identified as tax map: 156-363 and the initial zoning was recommended to be M-1 (Light Manufacturing). The second piece of property was located on North Chapel Street and would be a continuation of the Oaks of Landis subdivision; it was further identified as tax map: 129-026 and 129-0260100001 and the initial zoning was recommended to be R-8 (Single Family Residential).

Mayor Mahaley opened the public hearing.

*Ms. Sloan:* inquired what the property located off of East 31<sup>st</sup> Street would be used for; Manager Linn confirmed it would be a part of Haskell's Hardware and used for additional parking.

*Nadine Cherry:* raised stormwater concerns pertaining to the Oaks of Landis. Manager Linn stated that those concerns were being addressed by True Homes and that the new section is not close to the parcel in question, it was closer to East Taylor Street.

*Kennette Yates:* inquired if the property she owned on North Chapel Street would be affected. Manager Linn stated that it would not.

*Phillip Bare:* owns property on East 31<sup>st</sup> Street and wanted to know what services accompany annexation. Manager Linn explained that only the parcel in question had been annexed, but any other property owners were welcome to petition for annexation if they would like to have city services.

*There were no further comments from citizens.*

Alderman Moore motioned, seconded by Alderman Garver, to close the public hearing and to set the initial zoning for property identified as tax map: 156-363 and located on East 31<sup>st</sup> Street at M-1 (Light Manufacturing). All voted aye.

Alderman Moore motioned, seconded by Alderman Corriher, to set the initial zoning for property identified as tax map: 129-026 & 129-0260100001 and located off of Chapel Street to be set at R-8 (Single Family Residential). All voted aye.

The Board then received information concerning the Town's updated parking ordinance.

Alderman Moore motioned, seconded by Alderman Corriher, to call for a public hearing on Monday, November 5<sup>th</sup>, 2018 at the next Regular Meeting to discuss the proposed changes to the Town's parking ordinance. All voted aye.

The next order of business was a resolution to seek funding for rehabilitation of the Town's lift stations #3 & #4. Manager Linn explained that they were seeking a grant to cover 75% of the funding for the project and this resolution would allow staff to proceed. The Town's engineer had not yet provided final costs for the project.

Alderman Brown motioned, seconded by Alderman Corriher, to adopt a Resolution to Seek Funding for the Rehabilitation of Lift Stations #3 and #4. All voted aye.

The next order of business concerned bids for the paving of West Davis Street, West 5<sup>th</sup> Street and West 6<sup>th</sup> Street. Public Works Director Ron Miller provided the Board with information concerning the received bids and discussed the different type of paving options. Director Miller had researched the options, as instructed by the Board; he had discussed both options with the NC DOT engineer. Consensus among Town Staff was that chip and seal, the cheaper method, may not be appropriate for the Town due to the condition of the roads in question and the volume of traffic. Milling and asphaltting was more expensive than chip and seal, but was the better option long term for the Town. Director Miller recommended accepting the bid from Carolina Siteworks.

Alderman Brown motioned, seconded by Alderman Corriher, to accept the bid from Carolina Siteworks for the paving on West Davis Street, West 5<sup>th</sup> Street and West 6<sup>th</sup> Street in the amount of \$315,975.00. All voted aye.

The next order of business was information concerning "No Shave November" fundraiser from Police Chief Kenny Isenhour. The money raised would be for the Shriner's Hospital; officers would pay \$20.00 and seek sponsors; no money would go to the Police Department. The hope was that it would raise cancer awareness, as well as funds for a good cause.

Alderman Brown motioned, seconded by Alderman Corriher, to allow the "No Shave November" fundraiser. All voted aye.

The next order of business was an update regarding Hurricane Florence. Manager Linn reviewed the timeline of events and measures taken by the Town to prepare for and respond to the storm. There was discussion of emergency action plans for the dams and damage to the levee. The Town had received approximately 9.5 inches of rain in 36 hours and Lake Corriher had risen to around five feet above the spillway. The Lake has been lowered by Town staff in accordance with state recommendations since the

storm. Town staff continue to monitor the situation and are consulting with engineers concerning repair options.

Alderman Brown inquired if FEMA funds would be available (for Landis). Manager Linn responded that it was uncertain at this time, but there were other funding options which were being explored.

Manager Linn praised staff's efforts in preparing for and responding to the storm.

The Board then discussed the Planning Board (an item which had been skipped previously due to oversight). There were currently vacancies on the Planning Board and it was staff's recommendation to appoint Mark Connell and Jonathan Wilhoit.

Alderman Brown motioned, seconded by Alderman Moore, to appoint Mark Connell and Jonathan Wilhoit to the Town's Planning Board. All voted aye.

### **Department Head Comments**

*Zoning Manager Brandon Linn:* stated that he had issued 17 building permits for single family residences since the last meeting. In addition, he had spoken with the owner of 202 South Chapel Street, who had provided written permission to burn the structure. Now, they were waiting on written confirmation from the bank.

*Town Manager Reed Linn:* requested a motion from the Board to close the 100 blocks of North and South Central Avenue for the Fall Festival on Saturday, October 27<sup>th</sup>, 2018.

Alderman Brown motioned, seconded by Alderman Moore to close the 100 blocks of North and South Central Avenue for the duration of the Fall Festival on Saturday, October 27<sup>th</sup>, 2018. All voted aye.

Manager Linn then reminded everyone of the events coming up for the Town, including the Fall Festival, the Christmas Tree Lighting and the Cancer Run/Walk.

*Public Works Director Ron Miller:* reminded the Board that the Fire Department would be doing hydrant maintenance, which may affect water quality; they would be flushing as necessary.

### **Board Comments**

*Alderman Tommy Garver:* thanked Staff for their planning and efforts in relation to the hurricane; he was both proud and impressed how everything was put in place.

*Alderman Tony Corriher:* stated that everyone had done a great job, especially as it concerned the lake.

*Mayor Mike Mahaley:* expressed appreciation for Town staff regarding preparation and response to the storm; Mayor Mahaley also mentioned the upcoming Cruise In, Fall Festival, Christmas at the Lake and the Cancer Walk/Run and encouraged participation from the community. He also recognized Larry Pittman from the NC House and welcomed him to the meeting.

*There were no further Board comments.*

### **Citizens Comments**

*Nadine Cherry:* discussed being notified of Town meetings and the \$10.00 yearly fee she paid. Ms. Cherry also expressed concerns regarding employee raises provided for in the 2018-2019 budget. She cited her prior comments from her minutes stating her position against employee raises. She stated that the raises were based on a lie. Mayor Mahaley stated that his understanding was that the last employee raises had been in 2009. Manager Linn explained that certain individual employees had received increases in the past, but the last across the board cost of living adjustment was in 2009. There was some discussion on verifying which year; Manager Linn stated that he would look into it.

*Jerry Wright:* questioned who had police jurisdiction of the ballpark; he stated that a man on a moped slept in the dugout. Mayor Mahaley stated that it was private property and the property owner would need to be involved in addressing any unauthorized use of the property. Police Chief Isenhour stated that the PD would keep a check on it.

*Larry Pittman:* introduced himself as a state legislator and advised he was attending meetings to familiarize himself with the Town's affairs should he be elected to represent us. He invited citizens with concerns to contact him.

*There were no further citizens' comments.*

Alderman Brown motioned, seconded by Alderman Garver, to go into Executive Session to Discuss Legal Matters and then to adjourn the meeting. All voted aye.

The meeting was adjourned at 8:30pm on Monday, October 1<sup>st</sup>, 2018.

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Heather Wood  
Administrative Assistant