

**August 6<sup>th</sup>, 2018**

At 7:00pm, on Monday, August 6<sup>th</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 Tommy Garver, Bobby G. Brown, Tony Corriher and Seth Moore, Town Manager Reed Linn, Police Chief Kenny Isenhour, Deputy Town Clerk Debbie Goodman, Administrative Assistant Heather Wood 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 David Franks.

The pledge of allegiance was then led by Mayor Mahaley.

Alderman Brown motioned, seconded by Alderman Garver, to approve the agenda with the addition of item 14-A – Consider Going Into Executive Session. All voted aye.

The first order of business concerned information from N-Focus. Manager Linn stated that growth was coming into Landis and he had been discussing things with Zoning Manager Brandon Linn and they had reached out to N-Focus to obtain help when needed. Zoning Manager Linn introduced Patti Rader, who was present to represent N-Focus. Zoning Manager Linn stated that they were seeing a lot of growth in both single family and duplex homes. He had reached out to N-Focus, which is located in Kannapolis. He then went over the building permit information for Rowan County between 2009 and 2017. This year alone, the town had already issued 41 single-family permits, the majority of which were True Homes for homes in the Oaks of Landis. Many more were anticipated in 2018-2019. N-Focus has been a great asset. There was some discussion. Ms. Rader urged them to call any time if there are any questions.

The next order of business concerned a public hearing to discuss two voluntary annexation petitions. Both pieces of property were contiguous with Landis town limits. The first parcel was located on East 31<sup>st</sup> Street, off of South Chapel, and was identified as tax map: 156, parcel: 363 and it was owned by Francis Haskell.

The second property was located off of North Chapel Street, and owned by True Homes. It was identified as tax map: 129 and parcels: 026 and 026010001.

Mayor Mahaley opened the public hearing to discuss the voluntary annexation petitions.

*Nadine Cherry*: stated that she had mentioned to Manager Linn that they should let the property owner for the parcel located at 31<sup>st</sup> Street know that a roundabout was planned in that area.

*Dorland Abernathy*: stated that when he had attended the TAC meetings they had maps of that area. However, suddenly it was no longer included in the plans. It may return but for now it seemed that it wasn't an issue.

*There were no further comments by citizens.*

Alderman Brown motioned, seconded by Alderman Corriher, to close the public hearing. All voted aye.

Manager Linn stated that he had both sufficiency reports and he had met with both property owners, who had provided the necessary information to certify the statements. They met all of the requirements and if it was the will of the Board to continue, they would need to adopt an ordinance to extend the corporate limits of the Town of Landis.

Alderman Brown motioned, seconded by Alderman Corriher, to adopt an Ordinance Extending the Corporate Limits of the Town of Landis. All voted aye.

The next order of business was the lease agreement for the Old Corriher Field. Manager Linn stated that there had been several conversations concerning the Old Corriher Field property. The Town no longer has any organized leagues, but it was still used by families and some groups. The Board had recently realized that the Town mows the field, despite not owning the property. The Town has always mowed the property in question, but some Board members had indicated to Manager Linn they would like to stop. If it was the desire of the Board to terminate the mowing, they would need to instruct him on how to proceed. Mayor Mahaley said there were several options and they were going to do it to the end of 2018 but some had thought they didn't need to do it that long.

Alderman Garver motioned, seconded by Alderman Corriher, to terminate the mowing of the Old Corriher Field on August 31<sup>st</sup>, 2018. All voted aye.

Mayor Mahaley stated that he had not recognized that they had a new reporter, so he welcomed her.

### **Department Head Comments**

*Town Manager Reed Linn:* reminded the Board that their September meeting would be moved from the 1<sup>st</sup> Monday to the second (September 10<sup>th</sup>, 2018) due to the Labor Day Holiday. Also, they were currently working on a parking ordinance for the Oaks of Landis, which should be ready for the September meeting. Several years ago, the town had contacted the railroad about establishing a quiet zone in the town and now with all of the changes that have been done the request was awaiting final approval. There was some discussion. Manager Linn then went over some of the upcoming events for the town:

1. August 25<sup>th</sup>, 2018 from 11:00a until 2:00p there would be a pool party at the Landis Pool
2. September 14<sup>th</sup>, 2018 there would be a Cruise-In uptown from 5:00p until 9:00p.
3. October 6<sup>th</sup>, 2018 would be the Annual 5k Walk/Run beginning at 10:00a. Proceeds this year would go to Bree Bauer, a local who was currently battling Leukemia.
4. October 27<sup>th</sup>, 2018 would be the Annual Fall Festival. It would be an all-day event this year and would be headed up by Kannapolis Events.
5. November 20<sup>th</sup>, 2018 would be the Annual South Rowan Christmas Parade.

*Police Chief Kenny Isenhour:* thanked Manager Linn for allowing the Police Department to purchase a combination survey device/radar counter. This device would allow them to monitor areas where traffic complaints were made to know the amount of vehicles, speed and timing. This would allow them to better police an area with their limited resources. There was some discussion. Chief Isenhour stated they would not announce where the device was placed at any given time and he felt it would help with speeding complaints.

### **Board Comments**

*Mayor Mike Mahaley:* stated that the events would also be listed in the newsletter, on the website, etc. and the Town had quite a few activities planned this year.

*There were no further Board comments.*

### **Citizens Comments**

*Dorland Abernathy:* reminded everyone that starting Wednesday, Sandy Ridge would become a four way stop sign and he encouraged everyone to be very careful because people will not be used to stopping.

*Ralph Lacks:* stated that he was back to talk about getting Lawing Drive repaired; they had told him they would get back to him and still had not done so. Mayor Mahaley stated that he and Director Miller had discussed the matter, but they still were not certain who was responsible for the road. That was all they could do for now, when they knew more they would contact him. Mr. Lacks stated he had given them a paper and Mayor Mahaley stated that was not enough to prove who was responsible. There was some discussion. Mr. Lacks stated that he pays city taxes, what was he paying for. Mayor Mahaley stated it was a process and they were still looking into it.

*Nadine Cherry:* stated that last month she had made a comment about unpaid taxes and that this month she had a copy of all unpaid taxes from 2010 until present. Mayor Mahaley asked her to please not read out the names. Ms. Cherry stated that the names were available on the county website. Mayor Mahaley inquired what the uncollected rate was for the town. Manager Linn stated that the county tax collector would have to answer that question. Ms. Cherry stated that someone was not doing their job because that was money that could be used instead of the tax rate going up \$.05. Ms. Cherry stated that she had a \$100.00 water/sewer bill this month and that she had noticed since the tax rate went up that more houses were being put up for sale. Mayor Mahaley countered that this was a “myth” because people are building, multiple homes are going up weekly. Ms. Cherry wanted to know if Mayor Mahaley remembered the woman who had spoken about all the foreclosures in the Oaks of Landis. Mayor Mahaley stated that Landis is growing. Ms. Cherry stated that they had spoken about True Homes wanting to add more homes, but they would be on smaller lots so where would the trees be. They would end up putting in small stuff that wasn’t worth anything and they needed larger trees in there. There was some discussion of the ordinance regarding setting off fireworks. Setting them off without permission

was a misdemeanor. She stated that she felt like some of these things were not being kept up with and she was glad Alderman Corriher had said what he had at the last meeting.

*Mike Nelson:* stated that he had planned to retire and build a house on the new property he had bought here, then he had seen the article about the tax and utility increases and \$100,000.00 in Christmas lights and now he wondered if he would be able to retire here. He had put his plans for building a house on hold and is now choosing to wait and see. He had sent the town a copy of a water bill from Matthews, and Landis' was double and the electric went from \$208.00 to \$315.00. He stated that at least the property had Duke Energy, so he would be saving there, but he was scared of what the future would bring. Mayor Mahaley stated that the Christmas lights issue had been addressed last meeting by Manager Linn and \$100,000.00 was not actually going to be spent on lights. He stated that he understood Mr. Nelson's concerns and that they have some people with \$600.00 bills while others in the same kind of home only have \$200.00; most of it comes down to usage. He stated that he was not arguing with Mr. Nelson, he just wanted him to understand. Mr. Nelson inquired if they could sublet the water to Kannapolis all together. Mayor Mahaley stated that no one is interested in doing that. Alderman Corriher stated he needed to get with Mr. Nelson to explain forty years of bad decisions to him. There was some discussion about the history of the nuclear power plant that the Town owns a percentage of. Mayor Mahaley also urged Mr. Nelson to ask anyone about power outages in Landis; citizens generally only have to wait 3-4 hours at most, where other places it could be 3-4 days. He stated that you pay for the service you get, though Mr. Nelson did have good points. There was discussion of the closing of the water plant, the bonds and a discussion of the history of Landis. Mayor Mahaley stated that the Board was dedicated to straightening things out and Landis will eventually be cheaper than Duke Energy.

*Larry Pittman:* stated that he was a candidate for the 83<sup>rd</sup> District in November; he took 77% of the vote in the primary in Rowan County. He wanted to attend meetings to find out what was going on and he urged anyone that had any issues to please contact him. There was some discussion and Mayor Mahaley thanked him for coming.

*There were no further citizens' comments.*

Alderman Brown motioned, seconded by Alderman Garver, to go into Executive Session and to adjourn the meeting directly after. All voted aye.

The meeting was adjourned at 9:10pm on Monday, August 6<sup>th</sup>, 2018.

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Heather Wood  
Administrative Assistant