

**September 10<sup>th</sup>, 2018**

At 7:00pm, on Monday, September 10<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 Bobby G. Brown, Tony Corriher and Seth Moore, Town Manager Reed Linn, Police Chief Kenny Isenhour, Finance Officer Ginger Gibson, Deputy Town Clerk Debbie Goodman, Administrative Assistant Heather Wood and Town Attorney Rick Locklear.

Alderman Tommy Garver was not in attendance.

A quorum was met.

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

The invocation was given by Pastor Adam Love.

The pledge of allegiance was then led by Mayor Mahaley.

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

Alderman Brown motioned, seconded by Alderman Corriher, to adopt the minutes from the June 25<sup>th</sup>, 2018 Special Called Meeting, the July 9<sup>th</sup>, 2018 Regular Meeting and the August 6<sup>th</sup>, 2018 Regular Meeting as amended. All voted aye.

The next order of business concerned the bids for the paving of West Davis Street, West Fifth Street and West Sixth Street. Manager Reed Linn went over the bids that had been received, which varied greatly in amounts. The reason for the disparity is that not all bids used the same process, and one of the processes is something that has never been used by the Town. It was the cheaper of the two, but Manager Linn requested the Board not to award the bid tonight and allow Public Works Director Ron Miller to investigate a bit more to make sure the Town paved streets in a manner that would last for the longest time. Director Miller would also be contacting the DOT. There was some discussion of the delay in paving. Manager Linn stated that staff should have a recommendation by the next regular meeting. The Board was okay with holding off on awarding the bid while Director Miller researched.

The next order of business concerned calling for a public hearing to discuss setting the initial zoning of recently voluntarily annexed property. The first parcel in question was adjacent to the Oaks of Landis subdivision and would be the site of more homes for the development. It was identified as tax map 129 and parcels 026 and 0260100001. It was currently zoned Rowan County RBI and the Planning Board had recommended the initial zoning be set at R-8 (Single Family Residential) CUP (Conditional Use Permit). The CUP would match the current CUP for the Oaks of Landis with two exceptions: the front and side setbacks. The Planning Board had discussed the matter at length and voted unanimously to recommend setting the initial zoning at R-8 CUP.

Alderman Corriher motioned, seconded by Alderman Moore, to call for a public hearing on Monday, October 1<sup>st</sup>, 2018 at 7:00pm to discuss setting the initial zoning for the abovementioned parcel(s). All voted aye.

The next order of business concerned calling for a public hearing to discuss setting the initial zoning of recently voluntarily annexed property. The parcel was adjacent to Haskell Hardware and was identified as tax map parcel 156-363 and was currently zoned Rowan County RA. There is no access to the property off of 31<sup>st</sup> Street and it would be used as parking and storage for Haskell Hardware. The Planning Board was recommending the initial zoning be set at M-1 (Light Manufacturing).

Alderman Brown motioned, seconded by Alderman Corriher, to call for a public hearing on Monday, October 1<sup>st</sup>, 2018 at 7:00pm to discuss setting the initial zoning for the abovementioned parcel(s). All voted aye.

The next order of business concerned the proposed Water and Sewer improvements. Manager Linn had provided the Board with the new estimates for the Sewer system improvements. There was discussion of holding off on the remainder of the Water system improvements until the Sewer improvements could be done, one of the main reasons being the type of bonds they could currently secure for the Water system improvements as well as other items that now needed to be done (such as a second elevated tank, etc.). Holding off on the Water improvements and then holding a general obligation bond election would allow the work to be done without raising rates as much. There was a lot of growth happening on Highway 29, in the Oaks of Landis alone they were looking at 125 new homes being built. The current lift station handling that area was nearly at capacity and only has a four inch lift line. The station needed upgrading badly. There was some discussion.

Manager Linn was not asking for an answer tonight, but asked the Board to consider postponing the Water improvements and instead focusing on the Sewer improvements, and to review the information given to them tonight so they could decide which construction plan they would like to go with for the Sewer improvements.

There was some discussion of the Water improvements that would be postponed as well as the various types of bonds, as well as confirmation that delaying the Water project would not impact the (NCDOT) paving of Main Street. There was also discussion of the recent and future growth of the Oaks of Landis, as well as the upgrades that would be done to the existing sewer lift station that supported the subdivision.

Manager Linn stated that postponing the Water improvements would also provide a change for some debt in the Water fund to be retired before taking on more, which would allow them to take on the bonds without having to raise rates very much, if at all.

Staff would be looking at grants and USDA loans to fund the Sewer project and once the project was approved they would move forward with securing those. The funds were not budgeted in this fiscal year and they would probably not see construction begin until the next budget year. Additionally, the first loan payment to the USDA would not be due until one year after the completion of the project. Manager Linn stated that they would need to know what direction the Board wished to go in fairly soon and that they Board could call a special meeting before their next regular meeting if necessary.

There was some discussion about when to call for the special meeting.

Alderman Brown motioned, seconded by Alderman Corriher, to call for a Special Meeting to discuss the proposed Water and Sewer projects on Monday, September 17<sup>th</sup>, 2018 at 6:00p. All voted aye.

### **Department Head Comments**

*Town Manager Reed Linn:* had several items he wished to go over with the Board:

1. The Parking Ordinance (for the Oaks of Landis) was currently being reviewed by the PD, who would be meeting with residents of the subdivision. The proposed ordinance should be ready by the October meeting.
2. Reminded everyone that the Cruise-In was scheduled for Friday, September 14<sup>th</sup>, 2018
3. Other events coming up included: the 5k Cancer Walk/Run on October 6<sup>th</sup>, 2018, the Annual Fall Festival on October 27<sup>th</sup>, 2018, the Annual Christmas Parade on November 20<sup>th</sup>, 2018, the Christmas Tree Lighting on November 30<sup>th</sup>, 2018 and Christmas by the Lake on December 14<sup>th</sup>, 2018.
4. Informed everyone present that the Town was facing a possible hurricane beginning on Thursday. Staff had met this morning to start making preparations. The lake levels were already being lowered and extra Police and Fire staff would be on duty. The Town would do as much as it could and hoped they would be planning for nothing. Manager Linn had a Declaration Declaring an Emergency for the Mayor to sign after the meeting.

*Public Works Director Ron Miller:* stated that there had been a planned outage on Sunday to do some work on the substation. There was some discussion. The outage had been so that they could replace one of the regulators. He stated that Public Works was currently doing everything they could for storm prep.

*Police Chief Kenny Isenhour:* stated on August 28<sup>th</sup>, 2018 they had conducted a multi-agency checkpoint and Officer Bizzio had observed marijuana. After searching the vehicle, they found 28 grams of methamphetamines. He wanted to commend Officer Bizzio, saying that things like this were why he was Officer of the Year.

*Finance Officer Ginger Gibson:* stated that the auditors had been at City Hall for one week last month. Currently, everything was on time and the audit was due by October 31<sup>st</sup>, 2018. So far the auditors had no concerns.

### **Board Comments**

*Mayor Mike Mahaley:* had a few items to discuss:

1. Stated that he had received complaints for the last four or five months, and asked that once the meeting was opened that there be no talking in the audience. They were here to conduct a

meeting and it makes it hard for both the audience and the staff to hear when people talked amongst themselves.

2. Stated that they would be cancelling the Cruise-In due to the forecasted hurricane. At this time there was no set date for rescheduling it.
3. Asked everyone present to please remember the victims of 9/11 and their families tomorrow.
4. Stated that he had attended a Staff meeting this morning (concerning the hurricane) and it had been very productive; he stated that everyone was “on the ball” and that they already had a plan when he came in this morning. He stated that the electrical crew had been busy the week before because of storms that had come through at night. He asked for everyone to please remember the people who work for the town if the hurricane hits; a lot of work goes on during a disaster and when the power or water goes out, they come out even if it’s the middle of the night. He stated that they were a good crew, and the Town was ready for the storm.

*There were no further Board comments.*

### **Citizens Comments**

*Nadine Cherry:* stated that new citizens were placing their grass clippings at the curb and not in bags and she wanted to know why because it was clogging the storm drains; she had seen it happening on several streets. Why wasn’t the Town doing anything about it. She stated she had seen shoes in storm drains and Public Works had not picked them up. Also, she stated that the Board had voted not to have Public Works continue mowing the ball field after the end of August, so she wanted to know why we were still doing it. Mayor Mahaley stated that a situation had come up regarding that, and they were now going to mow the field every few weeks until the end of the year because the Town uses that field a lot for events, such as extra parking (and staging for the Christmas Parade). There had been some backlash from the property owner so this was the compromise that was made so the Town could continue to use the property. Mayor Mahaley stated that he understood both sides, but he thought they were doing the right thing with this. Ms. Cherry also stated that an article had been written in the Salisbury Post about the meeting last month. There was a discrepancy between what was printed on the front page and the 3<sup>rd</sup> page concerning the tax rate. She also wanted to know what had happened to the state paving (Main Street). Manager Linn stated that they were still working on concerns in China Grove, but as soon as they were done there, they would be paving Main Street in Landis. He reminded everyone that they had no control over what the DOT did. Ms. Cherry also reminded everyone that the new four way intersection at Sandy Ridge would be turned into a roundabout next year; as well as the light located at the Elementary school. There was some discussion of the matter and the Mayor thanked Ms. Cherry for the information.

*Tracy Lacks:* thanked the Town for fixing some of the potholes (on Lawing Drive) but wanted to know when they were going to fix the others. Mayor Mahaley stated that he had worked with Director Miller since last meeting and he wanted to meet with both Ms. Lacks and Director Miller together. Ms. Lacks stated that she had proof that the Town was supposed to have been maintaining the road since 1998. Mayor Mahaley stated that the road had not been put in to state specifications and it was not the Town’s responsibility and they had this problem all over Town. He stated that the Town had done all it could do and that the Town’s ownership of the road ended at the first cut to the left; everything beyond that was

more like a driveway. There was discussion of some kind of paper that had been found in the minutes. Mayor Mahaley asked the Town's Attorney Rick Locklear to review the document. Mayor Mahaley stated that he would speak with the Lacks after (the meeting).

*Shelly Morgan:* stated that she lived in the Oaks of Landis and that on September 1<sup>st</sup>, 2018 there had been an outage. Some residents had gotten hangers on their doors, and some didn't. She wanted to know why everyone wasn't notified. Director Miller stated that they had been doing underground work and it was only supposed to affect a certain set of customers; but they ended up having to cut off others unexpectedly to isolate the problem.

*There were no further citizens' comments.*

Alderman Moore motioned, seconded by Alderman Corriher, to adjourn the meeting. All voted aye.

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

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Heather Wood  
Administrative Assistant