

**September 13<sup>th</sup>, 2010**

At 7:00pm., on Monday, September 13<sup>th</sup>, 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 James Furr and Craig Sloop, Town Manager Reed Linn, Public Works Director Steve Rowland, Police Chief Brian McCoy, Deputy Town Administrator Debbie Goodman, Administrative Assistant Heather Wood and Town Attorney Rick Locklear.

Aldermen Tony Hilton and Roger Safrit were not in attendance.

A quorum was met.

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

The invocation was led by Reverend Bill Coughlin.

The pledge of allegiance was led by Mayor Dennis Brown.

Alderman Furr motioned, seconded by Alderman Sloop, to adopt the agenda as is. All voted aye.

Alderman Sloop motioned, seconded by Alderman Furr, to adopt the minutes from the August 2<sup>nd</sup>, 2010 Regular Meeting as presented. All voted aye.

The first order of business was a presentation from Frank Thomason of Rowan County Emergency Services concerning the updated Hazard Mitigation Plan for Rowan County. Mr. Thomason thanked the Board for allowing him to speak and spoke briefly of the update process that the plan had gone through recently, and provided some background. He stated that the plan makes agencies less vulnerable to natural and manmade hazards. The plan identifies and analyzes potential hazards and looks at ways to reduce the likelihood, as well as establishing plans of action. The plan must be adopted by each governmental body. Mr. Thomason went over the seven steps that the plan goes through when being put together and stated that over the next five years the task force would meet annually to update the plan. The plan did however require adoption to be put into action. It had been approved by North Carolina and FEMA, and this was the final part – approval from each municipality and governmental body.

Some of the benefits of approving the plan included disaster mitigation grants from the Federal government, as well as disaster recovery funding in the event of disasters (both natural and otherwise) from both the state and Federal governments.

Mr. Thomas concluded by stating that the update process had taken approximately one year.

Manager Linn then inquired about the mitigation grants, stating that the Town of Landis had three large bodies of water that were no longer used for drinking water. They had earthen dams and were considered “high hazard dams” and the Town had to maintain and repair them. He inquired if they were in need of repair, would they fall into that category. Mr. Thomason confirmed that they did and he would be happy to work personally with Manager Linn on the matter. He stated that there is “money out there” but it was a competitive process. Alderman Furr commented that Manager Linn showed good thinking with that question.

Alderman Furr motioned, seconded by Alderman Sloop, to adopt the resolution accepting the updated Hazard Mitigation Plan from Rowan County as presented. All voted aye.

The next order of business concerned recycling for local businesses. Manager Linn stated that he had received several requests from local businesses who wanted recycling bins, but they did not participate in the Town's garbage program or pay the monthly fee that included sanitation service, leaf and limb pickup, recycling, etc. They provided their own garbage service, but were interested in participating in the Town's recycling program. Manager Linn saw no problem with that except the Town currently had no established fee for just recycling, but he felt it was not fair to charge them the full \$15.00 per month that garbage customers paid when all they would receive would be recycling. One suggestion had been to let the local businesses contact Sharks Recycling directly and handle the matter directly with the company for the larger businesses. For the smaller businesses (such as the ones downtown) the Town could perhaps establish a monthly fee that covered only recycling. One suggested fee had been \$3.00 per month for businesses for recycling.

Mayor Brown instructed staff to come up with a recommendation for the October meeting and they would go from there. Alderman Furr stated that it should be more than \$3.00 so it was the same as the "regular folks" pay, as they had been transparent with the entire process.

Manager Linn then addressed the Renewable Energy fees. He stated that he had received numerous calls concerning this new fee and that people had been concerned that the fee had been added to pay for recycling and that the Town was actually charging for the new service when it had said it would not. He went on to say that they had put together a brochure to explain what the fee was actually for. He clarified once more that the Renewable Energy fee related to electricity and had nothing to do with recycling. The information would go out in the October billing to explain everything. Manager Linn stated that this was just for the Board's information in case they received calls. The Town had absorbed the costs over the last few years, but this year at the budget retreat it had been decided to establish the fee to pass on the cost. Residential customers paid \$.55 per month.

Alderman Furr stated that he had been contacted by several citizens about this matter. He stated that he was concerned because he had been the one to make the motion to establish the new fee. He stated that this had been mandated from the state. He felt there had been confusion over the new fee, and he had been called a liar because people thought the fee was for recycling. He stated that there had not been enough communication and this information should have been distributed with the first billing the charge appeared on. He stated that they "had to do a better job" and that we were "relying too much on the website" (to distribute information). He stated that three years ago staff had been authorized to restart the newsletter.

Alderman Furr stated that another problem was that information that had gone out was wrong. The recycling hanger had implied that collection would be every week. He stated that the flier should have been reviewed by someone in the Town. He stated that he did understand that mistakes are sometimes made.

Alderman Furr went on to say that the citizens had done a great job with the recycling program. He had called Manager Linn because people had been complaining that their recycling had not been picked up. He found out it was because they had started at 6:00am and by 7:30am the truck was full and they had only partially collected. They had to get another truck. He stated that this was the real story, and he was proud of the citizens of Landis. He stated that recognition needed to be given when the Town did something right, not only when something had gone wrong. Alderman Sloop agreed.

### **Department Head Comments**

*Deputy Town Administrator Debbie Goodman:* stated that another photography workshop would be held on Saturday, October 16<sup>th</sup>, 2010 from 9:30am until 12:00pm. Both beginner and intermediate courses would be offered. Transportation would be provided, if needed, to either Lake Corriher or Lake Wright and then the class would return to City Hall to view their photos. One would be chosen to be framed and matted. Registration needed to be completed no later than October 11<sup>th</sup>, 2010 – people would be able to register day of as well, but they wanted to have an idea of just how many would be attending. The application was available at both City Hall and on the website.

*Town Manager Reed Linn:* stated that the company (American Legal Publishing) who had been handling the codification of the Town's ordinances had finally gotten everything put together, and copies were now in the Board's boxes for review. The approval process would go through in October or November after review. Alderman Sloop inquired if they had also sent the "red line" copies that changes had been made to previously. Manager Linn stated that they had not, they had made the changes requested and resubmitted the ordinances.

Also, the Cancer Survivor 5k Walk/Run race would be held on Saturday, October 9<sup>th</sup>, 2010. A Dixieland band would be playing, hot dogs and hamburgers would be served and they would also have a "fill the boot" campaign on Highway 153 that day. Registration would be at 7:30am with the race beginning at 9:00am and the band playing from 10:00am until 12:00pm.

The second week in October would be Public Power Week and there would be handouts available.

The Halloween Festival would be held on Saturday, October 30<sup>th</sup>, 2010 uptown. There would be a band, hay rides and they were currently working on something such as a trunk or treat for the children so they could go from truck to truck for candy.

Manager Linn went on to state that there was a problem with property located on South Vance Street, right off of West Hoke Street, which was just outside of Landis town limits. The owner had been planning to remodel and had rented a dumpster. The property had never been cleaned up and they had never paid the dumpster bill. When the company came to pick up their dumpster, they had dumped the trash out into the yard before removing it. It is ten feet outside of city limits. He had received numerous complaints about the property from citizens in and outside of city limits. Manager Linn had contacted the County, but had gotten nowhere thus far. Complaints continued to come in and he wanted to let the Board know the situation. He did not know if there was anything the Town could actually do about the situation.

Manager confirmed Linn confirmed that the property was outside of city limits and that the property "was a mess". Alderman Sloop inquired who owned the property, and Manager Linn stated it belonged to the Frye family. Deputy Town Administrator Goodman stated that there was no power there currently, they were supposed to have rewired, but no power could be connected without an inspection. Manager Linn stated that there was no power, water or sewer on the property and that our minimum housing standards were stricter than the County's. He stated that when the family was there, they lived in a tent on the property. Mayor Brown asked if the County had given any help. Manager Linn confirmed that as of yet, none had been given. Alderman Sloop stated that they needed to speak to the County Manager and "light a fire". Mayor Brown asked if the property owner had been contacted. Manager Linn replied that they had attempted to, but as of yet they had not reached anyone and that he was uncertain if there was anything the Town could even do in the matter. Town Attorney Rick Locklear stated that he had some thoughts on the matter and would look into it.

*Public Works Director Steve Rowland:* stated that things were going smoothly with the new recycling program. He also stated that they were seven weeks into their tree trimming program. It would take four or

five more weeks for the power lines and then they would spend three weeks at the reservoir and dams with a bush hog to get things cleared out. Director Rowland stated that Public Works would also be performing the three year substation maintenance and that he had been working with Manager Linn and Finance Officer Ginger Gibson to get things done in a timely manner. It would take approximately one to two weeks.

### **Board Comments**

*Alderman James Furr:* inquired on the progress concerning the dog ordinance. Police Chief McCoy stated that he was waiting on input from the Board to go ahead with the matter, and that he planned basically to copy an ordinance other communities had established. Alderman Furr stated that he wanted to wait on the whole Board before taking any action. Mayor Brown confirmed this, stating they could address the matter at the Regular October Meeting. He requested that Chief McCoy have a draft to present at the next meeting. Chief McCoy also stated that his officers had been instructed to reference the Town's current Zoning code for now in dealing with the matter.

### **Citizens' Comments**

*Nadine Cherry:* inquired when bids would go out for the Water/Sewer bonds. Manager Linn stated that they were waiting on one more permit for the booster pump station, which required approval from the state, and then they would all go out to bid at one time. The current timeline was still for this to happen sometime in October.

*Lex Graham (with the South Rowan Sports League):* stated that they had become officially incorporated and they had federal ID numbers and were a nonprofit. Mr. Graham provided the Town with an update on the league, as per the contract that had been established. They had procured sponsors, each team had its own sponsor and he stated that the money had been there all along if the community had been allowed to help. Registration was \$50.00 per child. He went over further information about the league and thanked the Board for donating the equipment. He invited them to Graham and Linn field for the games on Saturday, stating that it would be Sponsor day and picture day. All the teams would be playing.

Mr. Graham also requested permission to build a concession stand at Graham Field, stating that he had already met with Manager Linn and Director Rowland. All of the materials and labor for the project would be donated. It would be a 14x14 block building. Director Rowland had indicated where it would need to be constructed. They wanted to make the field a "show place" for girls' softball and hoped to bring in tournaments and revenue. The building would belong to Landis, but the South Rowan Sports League would handle all construction. It would be a block building with vinyl siding and a roof that would match the existing color themes at the pool and field. Cheerwine was going to sponsor it. He stated that Northeast Medical also wanted to sponsor the entire league next year. Mr. Graham was seeking permission from the Board to build the concession stand.

Mayor Brown inquired if the league would still handle the upkeep of the building once it was turned over to the Town. Mr. Graham confirmed that they would still handle the upkeep and that the main reason for it belonging to the Town was for the insurance factor – it would go under the Town's policy, but the South Rowan Sports League would handle all maintenance.

So far they had done background checks on 53 volunteers.

There was further discussion concerning obtaining the proper permits to continue with the build.

Alderman Sloop motioned, seconded by Alderman Furr, to allow the South Rowan Sports League to construct a concession stand at Graham Field.

Alderman Furr stated that this is what they had “prayed” for when the Town had decided to no longer sponsor a ball program. He felt the league was running the program better than it had been ran before.

Director Rowland stated that this would also separate the concessions from the pool house and the ball field.

Doug Smith then addressed the Board, stating that he was running for district court judge in Rowan County. He stated that he was a “Rowan County veteran” and he was a member of the legion in China Grove. He stated that he had been a prosecutor under Mr. Kennerly and had been in private practice since 2000.

Alderman Furr motioned, seconded by Alderman Sloop to go into Executive Session. All voted aye.

Alderman Furr motioned, seconded by Alderman Sloop, to come out of Executive Session and to adjourn the meeting. All voted aye.

The meeting adjourned at 8:25pm on Monday, September 13<sup>th</sup>, 2010.

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Heather Wood  
Administrative Assistant