



WORK SESSION

Thursday, September 10, 2026 at 5:30 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Proclamation: Patriot Day 2026
- 1.4 9/11 Remembrance
Ring of the bell in remembrance of those who lost their lives on September 11, followed by a moment of silence to honor the victims, survivors, first responders, and all those affected.
- 1.5 Moment of Silence and Pledge of Allegiance
- 1.6 Adoption of Agenda

2. CONSENT AGENDA:

All items below are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion on these items unless an Aldermen member so requests, in which event, the item will be removed from the Consent Agenda and placed in the appropriate corresponding Agenda Section to then be considered.

REQUESTED ACTION: Motion to Approve Consent Agenda as presented.

- 2.1 **Consider Approval of Regular Scheduled Meeting Minutes from August 6, 2026**
- 2.2 **Consider Approval of 5K Road Closure Ordinance #2026-09-10-01 for the South Rowan Public Schools Bible Teaching Associations "Run for the Word 5-K" on September 12th, 2026**

Submitted By: Tori Martin, Town Clerk

Details: "Run for the Word 5-K" temporary road closings on Saturday, September 12, 2026, from 8:30 AM until 10:30 AM to accommodate a 5K race fundraiser in the Town of Landis. The race route will begin and end near Trinity Lutheran Church on South Zion Street and will include portions of West Hoke Street, South Kimmons Street, West Rice Street (NC Hwy 153), South Main Street (Hwy 29A), West Ridge Street, and South Zion Street.

Recommended Action: Motion to Adopt 5K Road Closure Ordinance #2026-09-10-01 for the South Rowan Public Schools Bible Teaching Associations "Run for the Word 5-K" on September 12th, 2026.

2.3 **Consider Approval of Road Closure Ordinance #2026-09-10-02 for the Town of Landis Fall Festival on October 24th, 2026**

Submitted By: Jessica St. Martin, Parks & Recreation Director

Details: The Town of Landis annually hosts a Fall Festival for the enjoyment and benefit of its citizens. This community event requires the closure of portions of South Main Street and Ryder Avenue to provide adequate security, traffic management, and crowd control. The proposed closures are not expected to unreasonably interfere with public transportation, or emergency services. Please consider approval of Ordinance #2026-09-10-02 authorizing the temporary closure of designated portions from S. Main Street / E. Ryder Ave. (to) N. Chapel St. / E. Ryder Ave. and from N. Central Ave. / E. Garden St. (to) S. Central Ave. / E. Mills St. on Saturday, October 24, 2026, from 10:00 a.m. to 7:30 p.m. for the Town of Landis Fall Festival.

Recommended Action: Motion to Adopt Ordinance #2026-09-10-02 authorizing the temporary closure of designated portions from S. Main Street / E. Ryder Ave. (to) N. Chapel St. / E. Ryder Ave. and from N. Central Ave. / E. Garden St. (to) S. Central Ave. / E. Mills St., October 24, 2026, from 10:00 a.m. to 7:30 p.m. for the Town of Landis Fall Festival.

2.4 **Consider Approval of Ordinance 2026-09-10-03 Declaring Temporary Road Closures for the Rotary Club of China Grove Fall Crawl 5K Running Event**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town has been asked to approve temporary road closures in connection with a 5K running event scheduled for Saturday, October 17, 2026, at 3:00 p.m. Street closures would begin at 1:00 p.m. to allow for event setup, traffic control, and participant safety, ending by 6:00 pm. The proposed 5K course would begin on Ridgeview Street at the entrance between Buildings 1A and 1B, proceed south around Building 2, and return along Ridgeview. Runners would then turn right onto Richwater Street, left onto Armstrong, continue through the Building 1A parking area, and turn left back onto Ridgeview to complete a second

loop. Based on preliminary calculations, two loops would create a full 5K course. The proposed ordinance declares the temporary road closures necessary to provide adequate security, traffic control, and safety for participants and spectators while maintaining access for emergency services.

Recommended Action: Motion to Adopt Ordinance 2026-09-10-03 Declaring Temporary Road Closures for the Rotary Club of China Grove Fall Crawl 5K Running Event on October 17, 2026, Starting at 1 PM.

2.5 **Consider Approval of Appointing Sean Taggart, Public Works Director, as 1st Alternate and Appointing Richard Funderburk, Electric Services Superintendent, as 2nd Alternate for Electricities NCMPA1 Board of Commissioners**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town of Landis designates representatives to serve on ElectriCities committees and boards. To ensure continued representation and participation when the primary representative is unavailable, staff recommends appointing Sean Taggart, Public Works Director, as 1st Alternate and Appointing Richard Funderburk, Electric Services Superintendent, as 2nd Alternate, as the Town's alternate representative for Electricities NCMPA1 Board of Commissioners.

Recommended Action: Motion to Appoint Sean Taggart, Public Works Director, as 1st Alternate and Appoint Richard Funderburk, Electric Services Superintendent, as 2nd Alternate for Electricities NCMPA1 Board of Commissioners.

2.6 **Consider Approval of the FY2026-2027 Centralina Regional Council Membership Dues in the Amount of \$986.75 Dollars**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town of Landis has received the annual membership invoice from Centralina Regional Council for Fiscal Year 2026-2027 in the amount of \$986.75. Continued membership provides the Town with access to regional collaboration opportunities, technical assistance, planning resources, and local government support services. Centralina works with member governments to address regional challenges, provide efficient services, and promote responsible stewardship of public resources. Approval of the annual membership dues will maintain the Town's membership and access to these services for the upcoming fiscal year.

Recommended Action: Motion to Approve Payment of the FY2026-2027 Centralina Regional Council Membership Dues in the Amount of \$986.75 Dollars.

2.7 **Consider Approval to Pay the Annual Rowan EDC Dues in the Amount of \$11,653.87 Dollars**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town has received its annual invoice from Rowan EDC for economic development services and support provided to the Town.

Recommended Action: Motion to Approve Payment of the Annual Rowan EDC Dues in the Amount of \$11,653.87 Dollars.

2.8 **Consider Approval to Pay FY2026-2027 Membership Dues for Mayor Smith in the Amount of \$200 Dollars**

Submitted by: Meredith Smith, Mayor

Details: This is a yearly recurring due for the NC Mayors Association.

Recommended Action: Motion to Approve to Pay FY2026/2027 Membership Dues for Mayor Smith in the Amount of \$200 Dollars.

2.9 **Consider the Approval of Change Order #25-05-02 for the 100,000-Gallon Elevated Water Tank (Project # 25-05), Deducting \$3,464.89 Dollars from the Contract Value to Remove an Autodialer**

Submitted By: Michael Ambrose, Town Manager

Details: The change order deducts \$3,464.89 from the contract value to remove an autodialer. The autodialer is not needed because the tank is integrated into the SCADA system; the SCADA system will alarm if the low or high alarm levels are exceeded, so it already serves the purpose of the autodialer.

Recommended Action: Motion to Approve Change Order #25-05-02 for the 100,000-Gallon Elevated Water Tank (Project # 25-05), Deducting \$3,464.89 Dollars from the Contract Value to Remove an Autodialer.

2.10 **Consider Approval of Resolution #2026-09-10-01 Accepting the 2023 Appropriations Act Directed Projects Grant Offer for the Patterson Road/ Flat Rock Road Project to the Mount Moriah Church Road-North Main Street Waterline Replacement Project in the Amount of \$403,428.75 Dollars (Project # 25-04)**

Submitted by: Michael D. Ambrose, Town Manager

Details: The Town of Landis has been awarded funding through the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist with water and wastewater infrastructure needs. The North Carolina Department of Environmental Quality has offered the Town funding in the amount of

\$403,428.75 Dollars to perform work outlined in the submitted application. Resolution #2026-09-10-01 formally accepts the grant offer, provides the required assurances to the North Carolina Department of Environmental Quality, and authorizes the Town Manager to furnish required information and execute documents necessary for the project through the Division of Water Infrastructure.

Recommended Action: Motion to Adopt Resolution #2026-09-10-01 Accepting the 2023 Appropriations Act Directed Projects Grant Offer for the Patterson Road/ Flat Rock Road Project to the Mount Moriah Church Road- North Main Street Waterline Replacement Project in the Amount of \$403,428.75 Dollars (Project # 25-04)

2.11 **Consider Approval of Resolution 2026-09-10-02 for State Loan and Grant Applications for the Two New Water Tanks Project and the 4th Street Sanitary Sewer Basin Rehabilitation Project, Phases 1 and 2**

Submitted By: Michael D. Ambrose, Town Manager

Details: Resolution 2026-09-10-02 authorizes the Town of Landis to submit applications for State loan and/or grant assistance for the Two New Water Tanks Project and the 4th Street Sanitary Sewer Basin Rehabilitation Project, Phases 1 and 2.

Recommended Action: Motion to Adopt Resolution 2026-09-10-02 for State Loan and Grant Applications for the Two New Water Tanks Project and the 4th Street Sanitary Sewer Basin Rehabilitation Project, Phases 1 and 2.

2.12 **Consider Approval of Resolution 2026-09-10-03 to Update the Water and Wastewater System Asset Management Plan and Capital Improvements Plan**

Submitted By: Michael D. Ambrose, Town Manager

Details: Resolution 2026-09-10-03 updates and re-adopts the Town of Landis Water and Wastewater System Asset Management Plan and the revised Water Distribution and Sanitary Sewer System 10-Year Capital Improvement Plans dated September 2026.

Recommended Action: Motion to Adopt Resolution 2026-09-10-03 to Update the Water and Wastewater System Asset Management Plan and Capital Improvements Plan.

2.13 **Consider Approval of \$10,000 Closing Costs for S. Upright Street Basin Sanitary Sewer Rehabilitation Project (Project #25-02)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The \$10,000 closing costs are associated with the S. Upright Street Basin Sanitary Sewer Rehabilitation Project. The adopted Capital Project Ordinance includes \$10,000 for closing fees as part of the project expenditures and identifies \$10,000 in Clean Water SRF loan funds for these costs.

Recommended Action: Motion to Approve Payment of the \$10,000 in Closing Costs for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project. (Project #25-02)

2.14 **Consider Approval to Pay the Annual Rowan County Chamber of Commerce Dues in the Amount of \$445 Dollars**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town has received its annual invoice from Rowan County Chamber of Commerce for the Towns membership.

Recommended Action: Motion to Approve Payment of the Annual Rowan County Chamber of Commerce Dues in the Amount of \$445 Dollars.

3. PRESENTATION:

3.1 **Devin Blackwell, Class B Lineman (Promotion)**

Submitted By: Sean Taggart, Public Works Director

Details: Devin has worked for the Town for three (3) years, starting out as a tree trimmer and then moving over to the electric department as a groundman 2 years ago. Devin comes from an electrical background, previously doing residential electrician work for a living. Whether it's installing a new outlet or changing out a pole, Devin is always eager to get the job done. His experience as an electrician and running various machines and equipment has constantly helped not just the Electric department, but all of Public Works.

3.2 **Peyton Seldomridge, Electric Groundsman**

Submitted By: Sean Taggart, Public Works Director

Details: Peyton grew up in Kannapolis and went to Carson High School. After graduating, he attended the electrical line worker academy at Central Piedmont to seek employment in the local community. Peyton is very hard-working and eager to learn. He shows an aptitude for electrical work and has made a great addition to the Electrical Department.

3.3 **Shane VanWitzenberg, Water Resources Technician (Promotion)**

Submitted By: Sean Taggart, Public Works Director

Details: Shane is originally from Chicago Illinois and joined the navy at age 19 after watching 9/11 tragedy. While in the military, Shane met his wife in Mississippi and raised three children while in Gulfport. He then moved to the Salisbury/Landis area in 2006 after Hurricane Katrina. Prior to starting with Landis in 2025, Shane worked in Concord at Celgard manufacturing for 14 years.

3.4 **Joshua Mendoza-Lee, Tree Trimmer**

Submitted By: Sean Taggart, Public Works Director

Details: Joshua has lived in every town in Rowan County but spent most of his time in Kannapolis. He attended Carson High School. After graduating, Josh learned many different trades like HVAC and plumbing. He has a background in hardscaping, helping his dad renovate homes and lots. Josh has a positive attitude and is always willing to offer help to get work orders completed.

3.5 **Summer Tyson, Staff Accountant (Promotion)**

Submitted By: Carly Blackmon, Finance Director

Details: Summer is a native of Richfield, North Carolina. She earned her Bachelor's Degree in Accounting from Elizabeth City State University and is a proud member of Sigma Gamma Rho Sorority, Incorporated. Summer is family-oriented and values strong relationships, leadership, and community service. She has worked in Landis for a little over a year and looks forward to continuing to grow and contribute to the team.

3.6 **Lauren McDaniel, Customer Service Specialist**

Submitted By: Carly Blackmon, Finance Director

Details: Lauren is originally from Concord, North Carolina. She is a graduate of CFA Academy. After high school, Lauren began building her professional experience through customer service roles in both the restaurant and insurance industries. These experiences helped her develop strong communication and customer service skills that she now brings to her role with the Town. Lauren is proud to be a part of the Town of Landis team.

3.7 **Wyatt Beck, Part-Time Firefighter**

Submitted By: Jason Smith, Fire Chief

Details: Wyatt is one of our new part-time Firefighters. Wyatt is a paramedic with Rowan County EMS and came to Landis Fire to renew his interest in firefighting on July 20, 2026. He was previously a volunteer firefighter and wanted to work in firefighting again. Wyatt brings experience in emergency medicine and will be a huge asset for the

department, as most of our calls are for medical emergencies. We are excited to have Wyatt as part of our department.

3.8 **Brayden Winecoff, Part-time Firefighter**

Submitted By: Jason Smith, Fire Chief

Details: Brayden is one of our new, part-time firefighters. Brayden graduated from high school this year and came to Landis as his first paid firefighter job on July 20, 2026. Brayden has completed his EMT class and is working on his associate's degree in fire protection at RCCC. Firefighting is a family tradition for Brayden, and we are excited to have him choose Landis as his first professional fire department.

3.9 **Annabelle Humes, Part-Time Parks and Recreation Attendant**

Submitted By: Jessica St. Martin, Parks & Recreation Director

Details: Anna started on August 24th, in the role of Part-Time Parks Attendant. She is a Senior at East Rowan High School. She has been involved in competitive dance for many years. She enjoys staying active, meeting new people, and being involved in community events. Her personality, work ethic, and customer service skills are a great asset to our department.

4. **CITIZEN COMMENTS:**

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

5. **ORDINANCES/RESOLUTIONS:**

5.1 **Consider Approval of Resolution #2026-09-10-04 Setting a Public Hearing for a Voluntary Annexation Petition for Non Contiguous Property - 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Corresponding Resolution #2026-09-10-05 Directing the Town Clerk to Investigate the Petition**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Contiguous Property - 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Zoning Request for SFR-2 (Single-Family Residential-2)

Recommended Action: Motion to Adopt Resolution #2026-09-10-04 setting a Public Hearing for October 12, 2026, regarding the voluntary annexation petition for contiguous property located at 1160 Coldwater Street (Rowan County Parcel ID 133A209) and the corresponding zoning request for SFR-2 (Single-Family Residential-2), and to Adopt Resolution #2026-09-10-05 directing the Town Clerk to investigate the sufficiency of the petition.

5.2 **Consider Approval of Resolution #2026-09-10-06 Setting a Public Hearing for a Voluntary Annexation Petition for Non Contiguous Property - 0 Dial Street (Rowan County Parcel ID: 133A095) and Corresponding Resolution #2026-09-10-07 Directing the Town Clerk to Investigate the Petition**

Submitted by: Phil Collins, Planning Director

Details: Consider Setting Public Hearing for Voluntary Annexation for Non Contiguous Property - (Rowan County Parcel ID: 133A095) and Zoning Request for SFR-2 (Single-Family Residential-2)

Recommended Action: Motion to Adopt Resolution #2026-09-10-06 setting a Public Hearing for October 12, 2026, regarding the voluntary annexation petition for non-contiguous property located at 0 Dial Street (Rowan County Parcel ID 133A095), and to Adopt Resolution #2026-09-10-07 directing the Town Clerk to investigate the sufficiency of the petition.

5.3 **Consider Approval of Resolution #2026-09-10-08 Setting a Public Hearing for a Voluntary Annexation Petition for Non Contiguous Property - 1265 Dial Street (Rowan County Parcel ID: 133A197) and Corresponding Resolution #2026-09-10-09 Directing the Town Clerk to Investigate the Petition**

Submitted by: Phil Collins, Planning Director

Details: Consider Setting Public Hearing for Voluntary Annexation for Non Contiguous Property - (Rowan County Parcel ID: 133A197) and Zoning Request for SFR-2 (Single-Family Residential-2)

Recommended Action: Motion to Adopt Resolution #2026-09-10-08 setting a Public Hearing for October 12, 2026, regarding the voluntary annexation petition for non-contiguous property located at 1265 Dial Street (Rowan County Parcel ID 133A197), and to Adopt Resolution #2026-09-10-09 directing the Town Clerk to investigate the sufficiency of the petition.

6. CONSIDERATIONS:

6.1 **Consider Approval to Reschedule the Regularly Scheduled Board of Aldermen Meeting from November 9, 2026, at 6:00 p.m. to November 5, 2026, at 5:30 p.m.**

Submitted By: Tori Martin, Town Clerk

Details: Requesting to reschedule the regularly scheduled Board of Aldermen Meeting currently scheduled for November 9, 2026, at 6:00 p.m. to November 5, 2026, at 5:30 p.m. The rescheduled Regular Meeting will replace the previously scheduled Work Session on August

6, 2026. If approved, the Work Session will be canceled, and the Board will conduct its Regular Scheduled Meeting at that time.

Recommended Action: Motion to Approve Rescheduling the Regular Scheduled Board of Aldermen Meeting from November 9, 2026, at 6:00 p.m. to November 5, 2026, at 5:30 p.m, with the Regular Meeting Replacing the Previously Scheduled Work Session.

6.2 **Consider the Discussion of the 2027 Board of Aldermen Meeting Calendar**

Submitted By: Michael D. Ambrose, Town Manager

Details: The proposed meeting dates for the 2027 calendar year and discuss any changes that may be needed before the calendar is finalized and Approved.

6.3 **Consider Approval of the Location and Amenities for the New Landis Dog Park (Project # 27-182)**

Submitted By: Jessica St. Martin, Parks and Recreation Director

Details: Park staff researched two potential locations and several amenity options available for the new Landis Dog Park development. After a recent survey and thorough research of Lake Corriher Park and Beaver St. Recreation Area, it is recommended that the new development be added to Lake Corriher Park. The staff feels this area gives more space required for adequate open running space along with agility equipment. This area will be approximately 48'x72' with black aluminum ornamental fencing that matches the adjacent playground on site. The entrance will feature a separate gated unleashing area for safer initial introductions. Inside the larger fenced area will be open running space, four pieces of agility equipment, two 6ft seating benches, a pet waste station, and shade structure. We are excited to move forward with this project and offer this much needed enhancement to the community.

Recommended Action: Motion to Approve Lake Corriher Park as the location of the New Dog Park (Project # 27-182)

6.4 **Consider Approval of Purchasing the New Dog Park Equipment from American Recycled Products in the Amount of \$8,797.34 Dollars (Project # 27-182)**

Submitted By: Jessica St. Martin, Parks & Recreation Director

Details: Staff acquired two quotes for the new dog park equipment that includes a 4 piece agility course, two 6ft. bench seats, and a pet waste station. One quote in the amount of \$12,501.18 dollars from Peggs Recreation and the other quote in the amount of \$8,797.34 dollars from American Recycled Products. Staff recommends American Recycled Products in the amount of \$8,797.34 dollars.

Recommended Action: Motion to Approve the Purchase of New Dog Park Equipment from American Recycled Products in the Amount of \$8,797.34 Dollars (Project # 27-182)

6.5 **Consider Approval of B & H Fencing for the New Dog Park in the Amount of \$7,886 Dollars (Project # 27-182)**

Submitted By: Jessica St. Martin, Parks and Recreation Director

Details: Park staff acquired two quotes for 4ft black ornamental fencing with two self latching entrance gates and one service gate to be installed around the new dog park. One quote received in the amount of \$8,366 dollars from Fenceitforu and the other quote received in the amount of \$7,886 dollars from B & H Fencing. Due to cost efficiency, staff recommends B & H Fencing in the amount of \$7,886 dollars.

Recommended Action: Motion to approve B & H Fencing in the Amount of \$7,886 Dollars. (Project #27-182)

6.6 **Consider Approval of Awarding Electric Line Work Bid to River City Construction in the Amount of \$187,784.40 Dollars for the New Electric Substation at Public Works (Project # 27-175)**

Submitted By: Michael D. Ambrose, Town Manager

Details: This bid will provide for the necessary work to connect the new electric substation lines to the existing 12kV system, enhancing electric service reliability and capacity for Landis Ridge and US-29 areas.

Recommended Action: Motion to award Electric Line Work Bid to River City Construction in the Amount of \$187,784.40 dollars for the New Electric Substation at Public Works (Project # 27-175).

6.7 **Consider the Approval of Bid to Fence Builders, in the Amount of \$59,890 Dollars, for the D.C. and Frances Linn Community Park Fencing Project (Project # 27-186)**

Submitted By: Tori Martin, Town Clerk

Details: The D.C. and Frances Linn Community Park Committee reviewed and discussed the bids received for the D.C. and Frances Linn Community Park Fencing Project. Following discussion and review of the bids, the Committee made the recommendation of awarding Fence Builders, Inc in the amount of \$59,890 dollars. The contractor advised the committee, and staff this project could be completed by the fall festival.

Recommended Action: Motion to Award the DCFL Fence Bid to Fence Builders, Inc in the Amount of \$59,890 Dollars. (Project # 27-186)

6.8 **Consider Approval of Budget Amendment #27-6 to fund the DCFL Fence Project**

Submitted By: Ashley Burn, Deputy Finance Officer

Details: Budget Amendment #27-6 will allow the DCFL Fence Project to proceed by funding the project through Passive Park Reserve Account.

Recommended Action: Motion to Approve Budget Amendment #27-6 to fund the DCFL Fence Project

7. DEPARTMENT REPORTS:

7.1 **Code Enforcement Report** (Included in The Board Packet)

7.2 **Fire Department Report** (Included in The Board Packet)

7.3 **Fleet Report** (Included in The Board Packet)

7.4 **Parks and Recreation Report** (Included in The Board Packet)

7.5 **Planning Department Reports** (Included in The Board Packet)

7.6 **Police Department Report** (Included in The Board Packet)

7.7 **Public Works Report** (Included in The Board Packet)

8. REPORTS:

8.1 **Financial Report** (Included in the Board packet)

8.2 **Town Manager Report** (Included in the Board packet)

9. UPCOMING EVENTS:

9.1 **The Town of Landis Board of Aldermen Meeting Scheduled for Monday, September 14, 2026, has been Cancelled.**

9.2 **Upcoming Events** (Included in the Board packet)

10. CLOSING:

10.1 **Board Comments**

10.2 **Motion to Adjourn**