



BOARD OF ALDERMEN

Monday, June 08, 2026 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Moment of Silence and Pledge of Allegiance
- 1.4 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 May 11, 2026**
- 2.2 **Consider Approval of Setting Retail Prices for DC & Frances Linn Park Merchandise**

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

Details: During the DCFL Park Meeting, the committee discussed suggested retail prices on the merchandise items to be sold at events, Town Hall, and the Park Office. The recommended prices are for the following items: Customized Canvas Tote Bag: \$20, Short Sleeve Logo T Shirts: \$25 , 2" Vinyl Logo Stickers: \$2, 17 oz Clear Plastic Water Bottle with Logo: \$15, and Wooden Custom Train Whistles: \$10

Recommended Action: Motion to Approve Retail Prices for DC & Frances Linn Park Merchandise.

2.3 **Consider Approval of Fiscal Year 2027 Payscale**

Submitted by: Michael D. Ambrose, Town Manager

Details: This will be the formal adoption of the Payscale for the Fiscal Year 2027 Budget as recommended by the Town Manager.

Recommended Action: Motion to Approve Payscale for the Fiscal Year 2027 Budget.

2.4 **Consider Approval of the Proofs and Renewal of the Rowan Chamber Ads for DC & Frances Linn Park and Lake Corriher Park**

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

Details: Every year, the Town participates in the Rowan County Chamber. Consider approving the proofs and renewing the silver sponsorship advertising packages for the Rowan County Chamber of Commerce for the DC & Frances Linn Park and Lake Corriher Park. The renewal fee will remain the same as last year at \$544 each for a total of \$1,088. This includes both print and digital ads for both parks.

Recommended Action: Motion to Approve Proofs and Renew the Ads for a Total of \$1,088.

2.5 **Consider Approval of Oldham Movers for Relocating the Historical Buildings in the DC & Frances Linn Park (Project# 25-21)**

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

Details: In April 2026 the DCFL Committee received an updated quote from Oldham Movers to relocate the buildings in the DC & Frances Linn Park. The last quote and approval was received in 2024 of \$15,000. The updated quote was received for \$16,500. It is the recommendation of the committee to continue to use Oldham Movers in the amount of \$16,500.

Recommended Action: Motion to Award Bid to Oldham Movers to Relocate the Historical Buildings in the DC and Frances Linn Park (Project# 25-21).

2.6 **Consider Approval to Award New Foundations Bid for the Jail and Post Office at the DC & Frances Linn Park to Piedmont Footings in the Amount of \$20,350 (Project# 25-21)**

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

Details: During the July 14th, 2025 Board of Alderman meeting, The Board approved the use of Piedmont Footings in the amount of \$15,350

for the building of the new foundations for the two historical buildings in the DC & Frances Linn Park. Due to the time lapse and expiration dates, the committee received updated quotes from Piedmont Footings in the amount of \$20,350 and from Porter & Cress in the amount of \$24,010. It remains the committee's recommendation for Piedmont Footings in the amount of \$20,350 (Project# 25-21).

Recommended Action: Motion to Award Foundation Bid to Piedmont Footings in the Amount of \$20,350.

2.7 **Consider Approval of Awarding Axtraction the Tree Stump Bid to Remove Six (6) Tree Stumps Located in the DC & Frances Linn Park, Utilizing the Passive Park Restricted Funds (Project# 25-21)**

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

Details: During the April 29th 2026 DCFL meeting, the committee reviewed quotes for stump grinding, complete stump removal, or renting equipment and complete the work in house. Due to the size and location of the stumps, where utilities will be run underground, and foundations needed for the historical buildings, the committee recommended stump removal over stump grinding. After comparing the multiple bids the cost of \$3,000 from Axtraction for contracting out the services to the cost of \$3,325.12 from Sunbelt for equipment rental, the committee recommends contracting out the complete stump removal from Axtraction in the amount of \$3,000.

Recommended Action: Motion to Award Tree Stump Bid to Axtraction and Utilize Passive Park Funds in the Amount of \$3,000 (Project# 25-21).

3. PUBLIC HEARINGS:

3.1 **Fiscal Year 2027 Budget Presentation, and Legislative Public Hearing**

Submitted by: Michael D. Ambrose, Town Manager

Details: The Fiscal Year 2027 Recommended Budget comes with a ZERO cent tax increase, and Commercial Stormwater Fees cut in half (from \$10/Estimated Residential Unit (ERU) to \$5/ERU). This presentation will cover all of the department requests that are funded in the budget, and the additional services to the citizens.

3.2 **Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinances #ANNEX-2026-06-08 and #ZMA-2026-06-08**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201)

Recommended Action: Motion to Approve Ordinance # ANNEX-2026-06-08 for the Annexation of Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinance #ZMA-2026-06-08 to Amend the Official Zoning Map of the Landis Development Ordinance.

3.3 **Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N. Cannon Boulevard - VSR - C-29**

Submitted By: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment Ordinance #ZMA-2026-06-08 - Parcel #133A04703 - 2879 N. Cannon Boulevard - VSR - C-29

Recommended Action: Motion to approve Zoning Map Amendment Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N. Cannon Boulevard - VSR - C -29

3.4 **Consider Approval of Ordinance# 2026-06-08-01 to Approve and Adopt Fiscal Year 2027 Budget**

Submitted by: Michael D. Ambrose, Town Manager

Details: This will be the formal adoption of the budget, and Payscale for the Fiscal Year 2027 Budget as recommended by the Town Manager.

Recommended Action: Motion to Approve Ordinance #2026-06-08-01, which includes Administrative Step Plan for Merit Increases.

4. ORDINANCES/RESOLUTIONS:

4.1 **Consider Resolution # 2026-06-08-01 to Surplus Duty Weapon, and Duty Police Badge for Retiring Officer Steve Helms (Project #26-165)**

Submitted by: Michael D. Ambrose, Town Manager

Details: Steve Helms began his career with the Town of Landis serving as a Reserve Police Officer, where he faithfully volunteered his time and services for eighteen (18) years without compensation. He then continued his service as a paid part-time police officer for an additional seven (7) years. After a combined total of twenty-five (25) years of dedicated service to the Town of Landis and its citizens, Officer Helms is retiring from the Landis Police Department.

Staff respectfully requests that Officer Helms' duty weapon and badge be declared surplus property and transferred to him in the amount of one

dollar (\$1) in recognition of his dedicated service and commitment to the community.

Staff appreciates your consideration as we honor an officer who has given so much back to the Town of Landis throughout his twenty-five (25) years of service.

Recommended Action: Motion to Approve Resolution # 2026-06-08-01 to Surplus Duty Weapon, and Duty Police Badge for Retiring Officer Steve Helms in the amount of \$1 (One) Dollar. (Project #26-165)

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

6. CONSIDERATIONS:

6.1 Consider Approval to Utilize Wingspan for Leadership Training for Town Manager

Submitted by: Michael D. Ambrose, Town Manager

Details: Wingspan is designed to help leaders grow in their leadership skills and become more effective in guiding their teams. It provides support and development opportunities that strengthen communication, decision-making, and team leadership. Through Wingspan, leaders can build confidence, inspire their teams, and create a positive impact within their organization.

Recommended Action: Motion to Approve the Use of Wingspan for Leadership Training for the Town Manager in the Amount of \$23,880 Dollars.

6.2 Consider Approval of Setting a Public Hearing for July 13, 2026, for Zoning Map Amendment - ZMA-2026-07-13 - Parcel ID: 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment ZMA - 2026-07-13 - Parcel ID: 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Recommended Action: Motion to Approve Setting a Public Hearing for April 13, 2026, for Zoning Map Amendment ZMA-2026-07-13 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - SFR-3

6.3 Consider Discussion of a Citizen Request to Install a Speed Hump on S. Highland Avenue Between West Fifth Street and Airport Road

Submitted by: Michael D. Ambrose, Town Manager

Details: Staff received an email from a concerned citizen requesting speed humps be installed on S. Highland Avenue between West 5th Street and Airport Road for the safety of residents in that area. The Police Department has conducted a study and the average speed was twenty-two point eight (22.8) Miles Per Hour.

6.4 **Consider the Approval of Awarding the Town Hall Paving Project to Carolina Siteworks in the Amount of \$48,110. (Project # 26-159)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town solicited bids for the project and received two submissions. Carolina Site Works submitted the lowest responsive bid in the amount of \$48,110, while NJR Group submitted a bid in the amount of \$112,835. Staff recommends approval of the bid from Carolina Site Works as the lowest responsive and responsible bidder for the project

Recommended Action: Motion to Approve the contract with Carolina Site Works for the Repaving of the Town Hall Parking Lot in the Amount of \$48,110. (Project # 26-159)

6.5 **Consider the Approval of Substation Erection Services Bid to Sumter Utilities in the Amount of \$372,940.78**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town solicited bids for the project and received four submissions. Sumter Utilities submitted the lowest responsive bid in the amount of \$372,940.78. Additional bids received included Pike Electric in the amount of \$519,684.44, CW Wright Construction in the amount of \$530,000, and Trull Power Company in the amount of \$475,000. Staff recommends awarding the bid to Sumter Utilities as the lowest responsive and responsible bidder.

Recommended Action: Motion to Award the Contract with Sumter Utilities for Substation Erection Services in the amount of \$372,940.78. (Project #25-62)

6.6 **Consider Approval to Surplus 2006 Ford F-250 (Truck #61) (Project# 26-166)**

Submitted By: Michael D. Ambrose, Town Manager

Details: This request is based on the vehicle's age, mileage, and overall mechanical condition. A 2006 Ford F-250 (Truck #61) is 15 years old and currently has 190,000 miles and 5,732 engine hours. Following an inspection, the Town Mechanic estimated repair costs to be at least \$20,000. The vehicle requires extensive repairs to the front and rear suspension, steering components, drivetrain, brakes, transfer case, engine

components, fuel system, electrical system, and air conditioning system. Additional concerns include excessive oil consumption, engine seal leaks, transmission issues, rusted exhaust components, and body damage, including damage to the tailgate and rear bumper. Given the significant repair costs relative to the vehicle's age and condition, staff recommends declaring Truck #61 surplus.

Recommended Action: Motion to Surplus Truck #61 with a Reserve of \$8,000. (Project# 26-166)

6.7 **Consider Approval to Surplus 2011 Ford F-150 (Truck #33)
(Project# 26-166)**

Submitted By: Michael D. Ambrose, Town Manager

Details: This request is based on the vehicle's age, mileage, and overall mechanical condition. A 2011 Ford F-150, (Truck #33), due to its age, overall condition, and the extensive repairs required to return the vehicle to reliable service. The truck currently has approximately 190,000 miles and requires significant mechanical and structural repairs, including engine replacement, transmission replacement, four-wheel-drive system repairs, catalytic converter and exhaust system replacement, front suspension rebuild, steering component replacement, and ring and pinion gear replacement. The vehicle also has substantial rust along the frame rails, extensive interior wear, and exterior body damage. Estimated repair costs are between \$25,000 and \$30,000. Given the vehicle's condition and the level of investment required, staff recommends declaring Truck #33 surplus, as it is no longer practical or cost-effective to maintain in service.

Recommended Action: Motion to Surplus Truck #33 with a Reserve of \$5,000. (Project# 26-166)

6.8 **Consider Approval of Budget Amendment #27 to Allocate Funds for Water and Sewer Tap Fees and Associated Addition Cost.**

Submitted by: Carly Blackmon, Finance Director

Details: This Budget Amendment will allocate the necessary funds for the Water and Sewer Department to continue the installation of water and sewer taps for the remainder of the fiscal year.

Recommended Action: Motion to Approve Budget Amendment #27 to Allocate Funds for the Water and Sewer Tap Fees and Associated Addition Cost.

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

10. CLOSING:

- 10.1 **Board Comments**
- 10.2 **Motion to Adjourn**