



BOARD OF ALDERMEN

Monday, April 13, 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 March 16, 2026, and Regular Scheduled Budget Retreat Meeting Minutes from March 18, 2026**

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: March Board of Aldermen meeting minutes.

- 2.2 **Consider Approval of Budget Amendment #19 to Reallocate Funds for Historical Structures Within the Future DCFL Park (Project #25-21)**

Submitted By: Carly Blackmon, Finance Director

Details: This is a project that the Board of Aldermen approved in fiscal year 25 and this budget amendment will allow this project to be completed in the current fiscal year. This project entails moving the existing the existing buildings at DCFL Park and refinishing the foundations on all buildings.

Recommended Action: Motion to approve Budget Amendment #19 to Reallocate Funds for Historical Structures Within the Future DCFL Park - Project 25-21

3. PUBLIC HEARINGS:

3.1 Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 - Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

Submitted By: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 - Parcel #130 053 - 525 Kimball Road - SFR-2 to MU-2

Recommended Action: Motion to approve Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

5. ORDINANCES/RESOLUTIONS:

5.1 Consider Approval of Ordinance #2026-04-13-01 Extending the Electricities Power Contract and Extending the Subsequent Supplemental Power Agreement

Submitted By: Michael D. Ambrose, Town Manager

Details: The proposed ordinance before you will allow Electricities, and the Town to further extend the power generation contract, and the supplemental contract to 2043.

Recommended Action: Motion to approve ordinance #2026-04-13-01 extending the Electricities Power Contract and extending the Subsequent Supplemental Power Agreement.

5.2 Consider Approval of Resolution #2026-04-13-01 Setting a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) and Corresponding Resolution #2026-04-13-02 Directing the Town Clerk to Investigate the Petition

Submitted By: Phil Collins, Planning Director

Details: Legislative Hearing - Voluntary Annexation Petition for Contiguous Property - 715 S. Chapel Street, Landis, North Carolina 28088 (Rowan County Parcel ID: 133 053)

Recommended Action: Motion to approve Resolution #2026-04-13-01 Setting a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) and approval of Corresponding Resolution #2026-04-13-02 Directing the Town Clerk to Investigate the Petition.

5.3 **Consider Approval of Resolution #2026-04-13-03 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID: 133A102) and Corresponding Resolution #2026-04-13-04 Directing the Town Clerk to Investigate the Petition**

Submitted By: Phil Collins, Planning Director

Details: Legislative Hearing - Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID 133A102)

Recommended Action: Motion to approve Resolution #2026-04-13-03 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID: 133A102) and approval of Corresponding Resolution #2026-04-13-04 Directing the Town Clerk to Investigate the Petition.

5.4 **Consider Approval of Resolution #2026-04-13-06 Requesting Funding from State Legislators in the Amount of \$51,874,000 for the Construction of a Regional Wasterwater Treatment Plant in Partnership with the City of Kannapolis**

Submitted By: Michael D. Ambrose, Town Manager

Details: This resolution is a formal request to State Legislators for the joint interest, by City of Kannapolis, and the Town of Landis, for a Waste Water Treatment Facility. This facility was identified by both governing boards as a need for the communities to support responsible growth, and ensuring environmental stewardship. This resolution is before both governing boards on April 13, 2026, and if passed will be transmitted to the State. The request is for \$51,874,000 dollars to build the waste water treatment plant that will be operated by the Town of Landis.

Recommended Action: Motion to approve Resolution #2026-04-13-06 Requesting Funding from State Legislators in the Amount of \$51,874,000 for the Construction of a Regional Wasterwater Treatment Plant in Partnership with the City of Kannapolis.

6. CONSIDERATIONS:

6.1 **Consider Approval of Adding New Recreation Management Software Through RecDesk in the Amount of \$4,800**

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

Details: The Parks and Recreation Department is seeking the use of a Management Software Company. The use of the software will allow park guests the ability to gain information, check availability and accept online reservations and payments for campsites, cabins, and shelters. Currently, we only have means to take reservations over the phone or in person on paper applications. The software will also serve as our pool membership check in system and can be used for party and shelter bookings. We received quotes from Recdesk in the amount of \$4800 and from Civic Plus in the amount of \$8918. I recommend the use of Recdesk in the amount of \$4800 due to cost efficient and their build out time of approximately 6 weeks.

Recommended Action: Motion to approve Adding New Recreation Management Software Through RecDesk in the Amount of \$4,800.

6.2 **Consider Approval of the Usage of Passive Park Funds Not to Exceed \$2,500 for the Purchase of DCFL Merchandise for Resale**

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

Details: The DCFL committee is requesting the use of Passive Park Funds in the amount not to exceed \$2,500 dollars to cover the costs of the following merchandise items along with the estimated tax, set up fees, and shipping. These items were selected by the committee to be customized with the DCFL Logo and sold during community events. The merchandise will also be available for purchase at Town Hall and the Park Office. The profit from the sales will be put back into the Passive Park Fund.

The Items are as follows: 2” Vinyl Logo Stickers - \$38.55 plus tax, set up, and shipping, Short Sleeve, Tri-blend T-Shirts \$825 plus tax, set up, and shipping, Water Bottles with Wrist Strap \$159.45 plus tax, set up, and shipping, Canvas Shopping Tote \$67 plus tax, set up, and shipping, and Wooden Train Whistles \$423.36 plus tax, set up, and shipping.

All merchandise items have been quoted with the required minimum quantities and customized with the DCFL Logo.

Recommended Action: Motion to approve the usage of Passive Park Funds Not to Exceed \$2,500 for the Purchase of DCFL Merchandise for Resale.

6.3 **Consider Approval of the Elevated Water Tank Monitoring System in the Amount of \$6,406.52 from Clearwater Inc. (Project #25-05)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The purchase and installation of a Mission Wireless Real-Time Alarm System for the Town of Landis elevated water tank. The system includes the M852LT Mission Wireless Real-Time Alarm System in an outdoor NEMA 4X enclosure, a one-year MyDro M850 service package, a one-year tank and well control service package, freight, and startup programming and site visit. The total cost for the equipment and services is \$6,406.52.

Requested Action: Motion to approve the purchase of the Elevated Water Tank Monitoring System in the Amount of \$6,406.52 from Clearwater Inc. and to authorize staff to proceed with the procurement and installation of the elevated tank monitoring system.

6.4 **Consider Approval of Budget Amendment #23 to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project #25-05)**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project 25-05).

Recommended Action: Motion to approve Budget Amendment #23 to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project# 25-05).

6.5 **Consider Approval of Receiving Grant Donation of a Training Prop Valued at \$63,850 from the Gary Sinise Foundation (Project #26-156)**

Submitted By: Jason Smith, Fire Chief

Details: The Fire Department is requesting approval to receive a Training Prop, valued at \$63,850, from the Gary Sinise Foundation. The prop will be a Taylor'd Systems Series 12 training prop. This prop, per their website "is an ideal solution for departments with limited on-site space, this unit boasts over 10 training apparatuses". Training with the Series 12 prop will include window training, roof ventilation, forcible entry, roof hatch/floor hole, bailout window training, wall breaching, confined space, entanglement, and more. This grant opportunity covers the cost of the training prop and shipping, however, the town will be responsible for tax amount of the prop in the amount of \$4,469.51.

The Fire Department will be able to conduct on site training here in Landis, with mutual aid departments, that would have previously

required traveling to Rowan Cabarrus Community College (R.C.C.C.) North to complete. This isn't a complete substitution for the training grounds at RCCC as the state requires a set amount of hours for each firefighter at an official training facility, but will supplement our firefighters with hands-on training here in town. The prop will be stored at Station 58. It can also be used in public education events, teaching about fire safety to the public.

Recommended Action: Motion to approve the acceptance of training prop valued at \$63,850 from the Gary Sinise Foundation and to approve funding of the remaining \$4,469.51 balance for applicable sales tax. (Project #26-156)

6.6 **Consider Approval of Resolution # 2026-04-13-05 to Accept a Training Prop from The Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Resolution will allow the Fire Department to accept the training prop and expend the local match funding.

Recommended Action: Motion to Approve Resolution #2026-04-13-05 to Accept a Training Prop from the Gary Sinise Foundation (Project# 26-156).

6.7 **Consider Approval of Capital Project Ordinance #CPO-2026-04-13-01 to Accept the Training Prop From The Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Capital Project Ordinance will allow the Town of Landis Fire Department to accept this donation and execute this project.

Recommended Action: To approve Capital Project Ordinance #CPO-2026-04-13-01 to allow the Town of Landis Fire Department to accept the donation and execute project #26-156.

6.8 **Consider Approval of Budget Amendment #24 to Account for the Donation of the Training Prop Through the Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment serves to record the donation of the training prop through the Gary Sinise Foundation and to raise the Fund Balance to cover the associated taxes for this training prop.

Recommended Action: Motion to approve Budget Amendment #24 To Account for the Donation of the Training Prop Through the Gary Sinise Foundation.

6.9 **Consider Approval of Purchasing a 2026 Grand Highlander Hybrid AWD from Modern Toyota in the Amount of \$47,564.20**

Submitted By: Michael Ambrose, Town Manager

Details: The total state contract price is \$47,564.20, which includes the NC state discount. This vehicle will support operational needs with improved fuel efficiency and reliability. This purchase will allow for the replacement of Truck 1, which will be reallocated to the Parks and Recreation Department for continued use.

Recommended Action: Motion to Approve the purchase of one 2026 Toyota Grand Highlander Hybrid AWD under NC State Contract STC 2510A from Modern Toyota in the amount of \$47,564.20.

6.10 **Consider Approval of Budget Amendment #25 To Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD from Modern Toyota**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD from Modern Toyota to Replace Truck 1, which will be Reallocated to the Parks and Recreation Department.

Recommended Action: Motion to approve Budget Amendment #25 to Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD.

6.11 **Consider Approval of Change Order #25-08-1 with Carolina Siteworks, Inc. for Additional Asphalt Patching in the Amount of \$60,500 (Project# 25-08)**

Submitted By: Michael Ambrose, Town Manager

Details: Carolina Siteworks, Inc. proposes to furnish all necessary supervision, labor, equipment, and materials to complete additional asphalt repairs identified during construction. The work includes saw cutting and excavation of damaged asphalt, removal and off-site disposal of materials, and patching with a nominal compacted depth of 4" to 6" using I19.0C asphalt.

This change order reflects approximately 220 tons of additional asphalt patching at a contracted rate of \$275.00 per ton, for an estimated total cost of \$60,500.00. These quantities are in addition to the 100 tons included in the original base bid and represent areas recently identified and marked.

Recommended Action: Approve Change Order #25-08-1 with Carolina Siteworks, Inc. in the estimated amount of \$60,500, and to authorize the Town Manager to execute the necessary contract documents.

6.12 **Consider Approval of Appointing Michelle Gray to Fill the Open Planning Board Member Seat as Unanimously Recommended by the Planning Board**

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: After reviewing the submitted applications and engaging in discussion with the applicants, the Planning Board carefully considered each candidate's qualifications. Following the deliberation, the Board voted unanimously to recommend Michelle Gray to the Board of Aldermen to fill the open seat.

Recommended Action: Motion to Appoint Michelle Gray to the Town of Landis Planning Board.

6.13 **Consider Update on the Purchase of Old School Building Located at 305 S Zion Street, Landis, NC 28088 (Project #25-84)**

Submitted By: Michael D. Ambrose, Town Manager

Details: Discussion of update on process.

Recommended Action: No action needed.

7. DEPARTMENT REPORTS:

7.1 **Code Enforcement Report**

7.2 **Fire Report**

7.3 **Fleet Report**

7.4 **Parks & Recreation Report**

7.5 **Planning and Zoning Reports**

7.6 **Police Report**

7.7 **Public Works Report**

8. REPORTS:

8.1 **Finance Report**

8.2 **Town Manager Report**

9. UPCOMING EVENTS:

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

10. CLOSING:

10.1 **Board Comments**

10.2 **Motion to Adjourn**