



BOARD OF ALDERMEN

Monday, May 11, 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 April 13, 2026**

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: April Board of Aldermen meeting minutes.

3. PRESENTATIONS:

- 3.1 **Consider Recognition of Landis C.A.R.E.S. Spring 2026 Participants**

Submitted by: Michael D. Ambrose, Town Manager

Details: The Landis Citizen Academy Resources Education series is an educational program hosted by various departments of the Town of

Landis, designed to connect residents with the people who serve them everyday. This is a 10-week program.

3.2 **Consider Presentation of Board Rules and Procedures by Geraldine Gardner with Centralina Regional Council**

3.3 **Consider Discussion of Fiscal Year 2027 Budget and Approval of Resolution to Set Public Hearing for Fiscal year 2027 Budget for June 8th, 2026**

Submitted by: Michael D. Ambrose, Town Manager

Details: Presentation of the FY27 Draft Budget

4. PUBLIC HEARINGS:

4.1 **Consider Approval of 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 Ordinances #ANNEX-2026-05-11-01 and #ZMA-2026-05-11-01**

Submitted by: Phil Collins, Planning Director

Details: Consider Voluntary Annexation for Contiguous Property - 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053).

Recommended Action: Motion to Approve Ordinance # ANNEX-2026-05-11-01 for the Annexation of Property - 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) and Corresponding Ordinance #ZMA-2026-05-11-01 to Amend the Official Zoning Map of the Landis Development Ordinance.

4.2 **Consider Approval of 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 Ordinances #ANNEX-2026-05-11-02 and #ZMA-2026-05-11-02**

Submitted by: Phil Collins, Planning Director

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

Recommended Action: Motion to Approve Ordinance # ANNEX-2026-05-11-02 for the Annexation of Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID: 133A102) and Corresponding Ordinance #ZMA-2026-05-11-02 to Amend the Official Zoning Map of the Landis Development Ordinance.

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

6. ORDINANCES/RESOLUTIONS:

6.1 Consider Approval of Setting a Public Hearing for June 8, 2026, for Zoning Map Amendment - ZMA-2026-06-08 - Parcel ID: 133A4703 - 2879 N. Cannon Blvd. - VSR - C-29

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment ZMA - 2026-06-08 - Parcel ID: 133A4703 - 2879 N. Cannon Blvd. - VSR - C-29

Recommended Action: Motion to approve setting a public hearing on June 8, 2026, for Zoning Map Amendment - ZMA-2026-06-08 - Parcel ID: 133A4703 - 2879 N. Cannon Blvd. - VSR - C-29

6.2 Consider Approval of Resolution #2026-05-11-2 Setting a Public Hearing for Voluntary Annexation Petition for Contiguous Property - 220 Church Street, Landis, NC 28088 (Rowan County Parcel ID: 130B12201) and Corresponding Resolution #2026-05-11-1 Directing the Town Clerk to Investigate the Petition

Submitted By: Phil Collins, Planning Director

Details: Legislative Hearing - Voluntary Annexation Petition for Contiguous Property - 220 Church Street, Landis, North Carolina 28088 (Rowan County Parcel ID: 130B12201)

Recommended Action: *Recommended Action:* Motion to approve Resolution #2026-05-11-2 Setting a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 220 Church Street, Landis, NC 28088 (Rowan County Parcel ID: 130B12201) and approval of Corresponding Resolution #2026-05-11-1 Directing the Town Clerk to Investigate the Petition.

6.3 Consider Approval of Allowing the DCFL Foundation 501(c)(3) to Purchase All Old Stop Signs, in Town, in the Amount of \$1.00 and Corresponding Resolution #2026-05-11-03

Submitted By: Michael D. Ambrose, Town Manager

Details: The D.C. and Frances Linn Foundation 501(c)(3) has requested the old stop signs around town for a fundraising opportunity through the foundation. The request to the Town of Landis is for the Foundation to be able to purchase all (40) old stop signs that are currently being replaced in the amount of \$1 dollar payable to the town.

Recommended Action: Motion to approve allowing the DCFL Foundation 501(c)(3) to Purchase All Old Stop Signs, in Town, in the Amount of \$1.00 and to Approve Corresponding Resolution #2026-05-11-03

6.4 **Consider Approval of Resolution #2026-05-11-04 for the Temporary Closure of Areas on North Kimmons Street Directly in Front of Landis Baptist Church During the Week of May 27–29, 2026, from 5:30 p.m. to 9:00 p.m. for the Church’s Annual Vacation Bible School, Including Authorization for the Use of the Town’s Road Closure Equipment**

Submitted by: Michael D. Ambrose, Town Manager

Details: William Loukos, VBS Assistant Director at Landis Baptist Church, has requested permission to temporarily close the portion of North Kimmons Street directly in front of the church during the week of Vacation Bible School. The program typically serves approximately 200 students and volunteers. The requested closure would take place from 5:30 p.m. to 9:00 p.m. on May 27–29, 2026, to enhance the safety of participating children. Additionally, the church has requested use of the Town’s road closure equipment during this time.

Recommended Action: Motion to Approve Resolution #2026-05-11-04 for the Temporary Closure of Areas on North Kimmons Street Directly in Front of Landis Baptist Church During the Week of May 27–29, 2026, from 5:30 p.m. to 9:00 p.m. for the Church’s Annual Vacation Bible School, Including Authorization for the Use of the Town’s Road Closure Equipment.

7. CONSIDERATIONS:

7.1 **Consider Approval of a Service Contract Between the Town of Landis and Alliance Code Enforcement LLC for Code Enforcement Services**

Submitted By: Matthew Geelen, Chief of Police

Details: This agreement establishes Alliance Code Enforcement LLC as the Town’s contracted Code Enforcement Official to enforce applicable State statutes, Town ordinances, and zoning regulations, including nuisance abatement, minimum housing, and related codes. The contract term will run through June 30, 2027, with automatic renewal unless modified or terminated. Services will be billed at a rate of \$52.50 per hour for up to 10 hours per week, unless otherwise authorized.

Recommended Action: Motion to Approve the service contract with Alliance Code Enforcement LLC in the amount of \$52.50 per hour for up to 10 hours per week, unless otherwise authorized.

7.2 **Consider the Approval of Change Order No. 25-04-02 for the Mount Moriah Church Road – North Main Street Waterline Replacements Project (Project # 25-04)**

Submitted By: Michael Ambrose, Town Manager

Details: This change order provides a 14-calendar-day extension to the contract time due to weather-related delays caused by unusually severe arctic conditions experienced in late January and early February 2026. The contractor, BRS, Inc., formally requested the additional time, and the request has been reviewed and recommended by Municipal Engineering, Inc.

There is no change to the contract price, which remains at \$1,826,787.90. The adjusted contract timeline extends the substantial completion date to May 12, 2026, and the final completion date to June 11, 2026.

Recommended Action: Approve Change Order No. 25-04-02 as presented to extend the contract time by 14 days with no change in contract cost.

7.3 **Consider Approval of Purchasing 7 Sets of Firefighter Turnout Gear from C.W. Williams \$26,880**

Submitted By: Jason Smith, Fire Chief

Details: Staff is requesting support in purchasing seven (7) new sets of firefighter turnout gear. This turnout gear will consist of seven sets of new Fire-Dex AeroFlex firefighting pants and coats. With the purchase of these seven sets and the previous order of two sets, all full-time employees will have a new set of PPE along with a backup set. This purchase will ensure our firefighters are outfitted with the newest, safest equipment on the market, thus reducing the possibility of injury and reducing the risk of exposure to cancer causing agents. The time to receive these items are currently quoted at eight (8) weeks.

Staff have received quotes from C.W. Williams at \$26,880, and Newton's Fire and Safety Equipment at \$38,759. Based on the quotes and experience with vendors, As the Fire Chief I make the recommendation to award this transaction to C.W. Williams in the amount of \$26,880.

Recommended Action: Motion to approve the Purchase of Seven Sets of Firefighter PPE through C.W. Williams in the amount of \$26,880.

7.4 **Consider Approval of Change Order No. CO-25-62-01 for the Public Works Substation Project (Project #25-62)**

Submitted By: Michael Ambrose, Town Manager

Details: This change order, submitted by Draw Enterprises, LLC, in the amount of \$63,400, includes two components: crane and rigging services to offload the equipment building to the foundation, and installation of gravel at the substation site to stabilize the area and allow for proper project closeout. The offloading of the equipment building was identified as an option within the original contract, while the site gravelling was not included in the contractor's original proposal but was later identified as necessary for site stabilization and completion. Although the total change order amount is \$63,400., the project includes a \$50,000 contingency, resulting in a net increase of \$13,400.00 over the original contract. This change order does not impact the project timeline, with the substantial completion date remaining June 4, 2026.

Requested Action: Approve Change Order No. CO-25-62-01 in the amount of \$63,400. for the Public Works Substation project.

7.5 **Consider an Update and Approval of the Rescheduled Date for the 125 Event**

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

Details: Due to the high percentage of rain the majority of the day and the cold temperatures that was forecasted for Saturday, May 2nd, we had to make the difficult decision to reschedule this event. After speaking with vendors and many other participants, out of caution, would not be attending in inclement weather, we believe this was the best decision for the success of this event. We were able to tentatively secure the date of Saturday August 29th from 4:00pm-10:00pm as our rescheduled date. This decision was based on the availability of the stage & sound production company, the amusement rides, the Trolley, and the majority of registered vendors. Most of the fees that have been paid can be transferred over to our new date. We only lost a couple 10% deposits for smaller attractions such as face painters and balloon twisters and would need to rebook them at their full rate. Registered Vendors that may not be available have been given the option to attend our Fall Festival, and we will have time to accept additional vendors where needed. The Band of Oz, however, is booked for the remainder of the year. The booking agency suggested using Gary Lowder & Smoking Hot Band. Gary Lowder is local to the area and has a well established following. The North Tower Band is also available as another option. Any other suggestions are invited, however this is time sensitive as these bands are holding this date. All the other logistics and staffing for the event are able to remain the same.

Recommended Action: Motion to approve August 29th, 2026 as the new event date for 125th Celebration

7.6 **Consider Approval of Budget Amendment #26 To Allow the Fire Department to Purchase 7 Sets of Turn-Out Gear, To Account for**

the Draw Enterprise Change Order 26-62-01, and to Allow Passive Park to Spend up to \$2,500 for Merchandise to Resale

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to Allocate Funds to Allow the Fire Department to Purchase 7 Sets of Turn-Out Gear, To Account for the Draw Enterprise Change Order 25-62-01, and to Allow Passive Park to Spend up to \$2,500 for Merchandise to Resale.

Recommended Action: Motion to approve Budget Amendment #26 To Allocate Funds for the Fire Department to Purchase 7 Sets of Turn-Out Gear, To Account for the Draw Enterprise Change Order 26-62-01, and to Allow Passive Park to Spend up to \$2,500 for Merchandise to Resale

7.7 Consider Approval of Resolution #2026-05-11-03

Submitted By: Michael D. Ambrose, Town Manager

Details: Consider Approval of resolution Opposing House Bill 1089

Recommended Action: Motion to approve Resolution #2026-05-11-03

7.8 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(4) to Consult with Town Attorney and to Discuss Economic Development

Submitted by: Michael D. Ambrose, Town Manager

8. DEPARTMENT REPORTS:

8.1 Code Enforcement Report

8.2 Fire Report

8.3 Fleet Report

8.4 Parks & Recreation Report

8.5 Planning Department Report

8.6 Police Report

8.7 Public Works Report

9. REPORTS:

9.1 Finance Report

9.2 Town Manager Report

10. UPCOMING EVENTS:

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

11. CLOSING:

11.1 **Board Comments**

11.2 **Motion to Adjourn**