



BOARD OF ALDERMEN

Monday, April 13, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart (Arrived at 6:11PM), Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:00 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

Mayor Smith welcomed those in attendance in a moment of silence and the Pledge of Allegiance.

1.4 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED WITH THE ADDITION OF ITEM 6.14 CONSIDER THE TERMINATION OF IRISH CREEK DEVELOPMENT ORDINANCE #DA-2025-03-17 AND ITEM 6.15 CONSIDER DISCUSSION OF MAY 7, 2026, WORK SESSION MEETING.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

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.

2.1 Consider Approval of Regular Scheduled Meeting Minutes from March 16, 2026, and Regular Scheduled Budget Retreat Meeting Minutes from March 18, 2026

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

ACTION: A MOTION WAS MADE TO APPROVE THE CONSENT AGENDA AS PRESENTED.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

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

Planning Director Phil Collins presented the zoning request for 11.57 acres on Kimball Road, seeking to rezone from SFR-2 to MU-2 for a proposed 39-unit single-family detached development. Director Collins noted that both applicants and neighborhood residents were present for the hearing.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-04-13-01 - PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - MU-2.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

Public hearing speakers:

- **Michael Earnhardt- 1021 Blue Jay Lane, China Grove-** spoke about the historical significance of the Kimball family farmhouse on the property, built in 1920. He urged the board to consider preserving the 106-year-old structure rather than demolishing it, noting its strategic location that would not compromise the development. Earnhardt emphasized the importance of preserving Landis's agricultural heritage and preventing the loss of historic structures.
- **Glenn Corriher- Mount Moriah Church Rd, China Grove-** a planning board member, opposed the MU-2 zoning, citing safety concerns and traffic congestion on Campbell Road due to existing facilities like the library and YMCA. He questioned why the developer needed MU-2 zoning instead of the current SFR-2, noting it would allow 17 additional houses on the 11-acre site. Corriher expressed concerns about fire safety with houses only 10 feet apart and the adequacy of emergency response access.

- Ben and Lee Kimball- 465 Kimball Road, China Grove-** Stated their property is adjacent to the development, raised concerns about the density of 39 houses on 11 acres and the impact on already congested Kimball Road. They noted that their family has owned property in the area for over 100 years and worried about infrastructure capacity, including a 1-inch water line and 6-inch sewer main. The Kimbells questioned whether MU-2 zoning without restrictions could allow future commercial development and emphasized that the property extends into the middle of Kimball Road right-of-way, reducing the actual developable acreage.
Town Manger Michael Ambrose noted that there is significant infrastructure capacity available in the area for development.
- Developer Steve Ross-** explained that they currently have by-right approval for 24 houses under SFR-2 zoning but are seeking MU-2 to build 30-31 houses on quarter-acre lots (11,000 square feet each). He clarified that they wanted MU-2 with conditions to restrict the use to single-family homes, preventing future conversion to other uses. Ross expressed frustration that the planning board had denied their request to table the item to make corrections, forcing them to proceed with the conventional MU-2 request rather than a conditional one.
Mayor Smith explained that to add conditions, the application would need to be tabled and returned to the planning board, then come back for another public hearing. This process would avoid additional fees but would delay the project by several months.

Alderman Nelms expressed concern about conventional MU-2 zoning, which would remain permanently regardless of what is built, allowing any MU-2 use in the future. Board members discussed the difference between conditional and conventional zoning requests.

Mayor Pro Tem Stewart arrived at 6:11PM.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-04-13-01 - PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - MU-2.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

ACTION: A MOTION WAS MADE TO TABLE THE ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-04-13-01 - PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - MU-2 TO ALLOW THE DEVELOPER TO RESUBMIT THE APPLICATION AS MU-2 WITH CONDITIONS.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

No Citizen comments were made.

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

Town Manager Ambrose presented Ordinance #2026-04-13-01 to extend both the main power contract and supplemental power agreement with Electricities through 2043, allowing both contracts to run concurrently.

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2026-04-13-01 EXTENDING THE ELECTRICITIES POWER CONTRACT AND EXTENDING THE SUBSEQUENT SUPPLEMENTAL POWER AGREEMENT.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Planning Director Collins explained this resolution sets a public hearing for next month's meeting for a property requesting utility extension through voluntary annexation.

ACTION: A MOTION WAS MADE 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 TO APPROVE CORRESPONDING RESOLUTION #2026-04-13-02 DIRECTING THE TOWN CLERK TO INVESTIGATE THE PETITION.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Planning Director Collins noted this property also requests utility extension and meets statutory requirements for non-contiguous annexation.

ACTION: A MOTION WAS MADE 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.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Town Manager Michael Ambrose explained that state legislators requested a formal resolution for the \$51.8 million funding request to build the wastewater treatment facility in partnership with Kannapolis. Mayor Smith noted this stemmed from meetings with Senator Ford and Representative Campbell, and the project would be included on the Rowan County Chamber of Commerce priority project list presented to state legislators.

ACTION: A MOTION WAS MADE 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.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

6. CONSIDERATIONS:

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

Parks and Recreation Director Jessica St. Martin explained the need for management software to enable online reservations for cabins, shelters, and campsites, as well as pool membership check-ins. The software would allow real-time availability checking and could grow with the department for future programs. RecDesk's quote of \$4,800 was significantly lower than Civic Plus's \$8,918 quote, with a 6-week build-out time.

ACTION: A MOTION WAS MADE TO APPROVE ADDING NEW RECREATION MANAGEMENT SOFTWARE FOR THE PARKS AND RECREATION DEPARTMENT THROUGH RECDESK IN THE AMOUNT OF \$4,800.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Director St. Martin presented the DCFL committee's request to purchase merchandise including vinyl stickers, t-shirts, water bottles, canvas totes, and wooden train whistles, all customized with DCFL logos. The items would be sold at events and town locations, with profits returning to the Passive Park Fund.

Town Manager Ambrose requested the DCFL committee to bring a resale price list in front of the Board of Aldermen for the next meeting.

ACTION: A MOTION WAS MADE TO APPROVE USAGE OF PASSIVE PARK FUNDS NOT TO EXCEED \$2,500 FOR PURCHASE OF DCFL MERCHANDISE FOR RESALE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Town Manager Ambrose described the real-time monitoring system for the new water tank at Public Works, similar to the existing system for the current tank. He noted attempts to have the system covered under ARPA grant funding, with potential reimbursement if successful.

ACTION: A MOTION WAS MADE 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 (PROJECT #25-05).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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)

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

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #23 TO ALLOCATE FUNDS FOR THE CLEARWATER SCADA SYSTEM MONITORING FOR THE ELEVATED WATER TANK PROJECT (PROJECT# 25-05).

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Fire Chief Jason Smith presented the grant opportunity for a Taylor'd Systems Series 12 training prop that would provide over 10 different training apparatuses including window training, roof ventilation, forcible entry, and confined space training. The grant covers the prop cost and shipping, with the town responsible for \$4,469.51 in taxes. The prop would be stored at Station 58 and allow local training that previously required travel to Rowan Cabarrus Community College.

Board members discussed the prop's portability, with Chief Smith confirming it has hand-crank jacks and casters for movement within the station. Mayor Pro Tem Stewart questioned potential future equipment needs for moving the prop, but Chief Smith assured the current setup meets their needs. Alderman Overcash raised concerns about spending, referencing citizens' complaints about utility costs, but acknowledged the value of the training equipment. Mayor Smtih clarified that unlike previous equipment acquisitions, this grant went through proper approval channels.

ACTION: A MOTION WAS MADE 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).

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Manager Ambrose explained that Resolution #2026-04-13-05 will allow the Fire Department to accept the training prop and expend the local match funding.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-04-13-05 TO ACCEPT A TRAINING PROP FROM THE GARY SINISE FOUNDATION AND EXPEND THE LOCAL MATCH FUNDING OF \$4,469.51 (PROJECT# 26-156).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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)

Capital Project Ordinance #CPO-2026-04-13-01 will allow the Town of Landis Fire Department to accept this donation and execute project #26-156.

ACTION: A MOTION WAS MADE 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.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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)

Budget Amendment #24 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.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #24 TO ACCOUNT FOR THE DONATION OF THE TRAINING PROP THROUGH THE GARY SINISE FOUNDATION.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Town Manager Ambrose requested approval to purchase a 2026 Toyota Grand Highlander Hybrid AWD to replace his current vehicle, which would be reallocated to Parks and Recreation. The vehicle would be purchased under state contract.

The board engaged in extensive discussion about the vehicle choice. Mayor Smith questioned why Manager Ambrose was choosing an all-wheel drive hybrid instead of the four-wheel drive vehicles typically purchased for department heads. Manager Ambrose explained this was the only vehicle available under state contract, noting supply chain issues preventing availability of Ford Expeditions and F-150s until 2027. Manager Ambrose mentioned Chevrolet Tahoe's were available but experiencing transmission problems within 500 miles.

Alderman Corriher supported the purchase, noting that vehicle prices would likely increase significantly by next year. Other board members questioned whether the town should wait for better options or proceed with the available vehicle. Manager Ambrose confirmed he had driven the model and found it acceptable, though Mayor Smith expressed concern about the vehicle's capability in severe weather conditions.

The discussion revealed that Parks and Recreation would transition from having an Explorer and truck to having two trucks (the reallocated vehicle plus their existing F-150), while the current Admin Tahoe would move back to the police department for the new SRO position at the elementary school, and the Explorer at Parks and Rec would become an Admin vehicle.

ACTION: A MOTION WAS MADE 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.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Budget Amendment #25 is to Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD from Modern Toyota to reallocate Truck 1 to the Parks and Recreation Department.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #25 TO ALLOCATE FUNDS FOR THE PURCHASE OF ONE 2026 TOYOTA GRAND HIGHLANDER HYBRID AWD IN THE AMOUNT OF \$47,564.20.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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)

Town Manager Ambrose explained that Carolina Siteworks identified additional patching needs during street work, requiring approximately 220 tons of additional asphalt patching at \$275 per ton, still within the project's overall allocation.

ACTION: A MOTION WAS MADE TO APPROVE THE 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.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

HR Director/Town Clerk Madison Stegall reported that three people applied for the planning board position: Michelle Gray, Sam Deadmon, and Randall Peterman. Director Stegall was informed that Mr. Deadmon withdrew his application, and the planning board unanimously recommended Michelle Gray.

Alderman Ryan Nelms expressed concern about Michelle Gray serving as both DCFL Park committee chair and planning board member, suggesting it might be too much responsibility. He noted that Randall Peterman brings engineering experience and could step down from the DCFL committee if appointed to planning board.

Glenn Corriher, speaking as a planning board member, strongly supported Michelle Gray's appointment. He revealed that Sam Deadmon had previously served on planning board but resigned due to conflicts with former planning director Rick Flowe, stating he felt like "a warm body in a seat." Corriher noted Mr. Deadmon had "stormed out" of a meeting and later called to withdraw his application after the planning board's vote. He praised Michelle Gray's leadership with the DCFL park and her commitment to attending meetings, contrasting this with Peterman's failure to appear at the planning board meeting despite multiple calls confirming his attendance at the planning board meeting, although not required.

Town Manager Ambrose clarified that department head spouses can serve on planning board and other committees but not the Board of Aldermen, as these positions don't set personnel policies or staff compensation.

Mayor Smith and other board members discussed potential conflicts of interest given that Michelle Gray's significant other is the Fire Chief. Town Manager Ambrose explained that any conflicts could be managed through recusal or assigning different fire department staff to technical review committees.

Amendment Approved 06/04/2026 at Board of Aldermen Work Session

ACTION: A MOTION WAS MADE TO APPROVE SAM DEADMON'S WRITTEN STATEMENT REGARDING SECTION 6.12 OF THE APRIL 13, 2026, BOARD OF ALDERMEN MEETING MINUTES AS PART OF THE OFFICIAL RECORD.

Moved By: Ashley Stewart, Seconded By Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

Statement by Sam Deadmon

1. Glenn Corriher stated that I previously resigned from the planning board due to "conflicts with former planning director Rick Flowe". The definition of conflict is *a serious disagreement or a clash*. There was no conflict between the planning director and me. Glenn Corriher was not in attendance at any of these meetings to see what transpired. Week after week the planning board members were given sections of NCGS 160D to review for discussion at the following week's meeting (yes we met weekly because of a state deadline as we were told). Former planning board chairman Ronnie Fite and I took this task seriously and discussed the sections weekly in preparation for the upcoming meeting. Unfortunately our comments were almost always totally disregarded without discussion by the planning director who used the excuse there is not time to make changes in the documents. In addition he regularly came to the meetings unprepared and had to request the Landis clerk make copies for distribution so the meeting could proceed. It became clear to me and other board members that our review comments were not valued and that we were simply warm bodies to fill seats so the required quorum could be met. At the last meeting I attended there was a long delay because the planning director was not prepared, blaming it on "the girl", and again the Landis clerk was asked to make copies for the board members. During this delay I made the decision not to waste any more of my time or effort and informed chairman Fite that I had to leave the meeting. The next day I spoke with both chairman Fite and town board member Ashley Stewart and formally resigned from the board giving them a full accounting of the reasons. (Note that I have spoken to Ronnie Fite, former planning board chairman and he can support my statement).

2 Glenn Corriher stated that I "stormed out of a meeting" and later called to withdraw my application after the planning board vote. He is referring to the planning board meeting of March 17, 2026 where we, the two applicants, were asked questions (the third applicant was not present). After asking their questions the three planning board members in attendance were hesitant to discuss who they wanted to fill the empty seat in our presence so we went outside. While we were outside Glenn Corriher stated that regarding my reason for wanting to be on the board again "To me that's a flag why does somebody doesn't want to be here and all the sudden they want to come back. That's my opinion. Other people may look at it differently". His recommendation for the candidate was not based on qualification but instead as he stated it was based on "prior history", whatever that means. After returning to the meeting Katherine Drum announced the board had selected Michelle Grey to be recommended to the Town Board as the successful candidate. Shortly afterward I stood and left the room as there was no reason for me to remain. There was no "storming out" when I left. The following day I spoke to Manager Ambrose and told him that since the members voted unanimously against me, and even though the Town Board has the final decision, it would be difficult for me to work with a group of people who did not want me on the board regardless of my qualifications and previous experience. I told him I would not serve on the planning board even if elected formally by the town board. (Note that I have spoken to Town Manager Michael Ambrose who was at the meeting and he can support my statement).

ACTION: A MOTION WAS MADE TO APPOINT MICHELLE GRAY TO THE TOWN OF LANDIS PLANNING BOARD.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher, Ashley Stewart

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

Town Manager Ambrose provided a brief update, explaining that after more than a year of follow-up by the clerk's office and discussions with state legislators and county officials, they are still waiting on the county commission. Mayor Smith added that the school system is having the building appraised before proceeding.

6.14 Consider the Termination of Irish Creek Development Ordinance #DA-2025-03-17

Town Manager Ambrose explained this request comes from the property purchaser who will not be developing the property as originally planned. The termination would end all easements, the regional pump station agreement with Kannapolis, and other aspects of the 2025 development agreement. Alderman Overcash asked to recuse himself from the discussion due to his connection to the property.

ACTION: A MOTION WAS MADE TO RECUSE ALDERMAN OVERCASH FROM ITEM 6.14.

Moved By: Ryan Nelms, seconded by Ashley Stewart

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Ashley Stewart

ACTION: A MOTION WAS MADE TO TERMINATE THE IRISH CREEK DEVELOPMENT ORDINANCE #DA-2025-03-17.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Ashley Stewart

ACTION: A MOTION WAS MADE TO ALLOW ALDERMAN OVERCASH TO REJOIN THE MEETING FOLLOWING THEIR RECUSAL FROM ITEM 6.14.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (3-0)

Voting For: Ryan Nelms, Tony Corriher, Ashley Stewart

6.15 Consider Discussion of May 7, 2026, Work Session Meeting

Alderman Nelms explained that he would be traveling to California during the previously scheduled May 22nd meeting for discussing rules of order. He suggested moving the discussion to the already-scheduled May 7th work session and adjusting the start time to 4 PM, which would be followed by the "Talk with Town Hall" open session for Love Landis Week from 5:00-5:30 PM.

ACTION: A MOTION WAS MADE TO CHANGE THE MAY 7, 2026, WORK SESSION MEETING START TIME TO 4:00PM LOCATED IN THE BOARD ROOM AND TO RESCHEDULE THE BOARD RULES AND PROCEDURES BY GERALDINE GARDNER WITH CENTRALINA REGIONAL COUNCIL TO MAY 7, 2026.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

Voting For: Ryan Nelms, Tony Corriher, Ashley Stewart, Darrell Overcash

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

No Board comments were made.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:31PM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ryan Nelms, Tony Corriher, Ashley Stewart, Darrell Overcash

Respectfully Submitted,

Madison T. Stegall, Town Clerk