



BOARD OF ALDERMEN

Monday, May 11, 2026 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael D. Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, 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

Prior to adoption, two amendments to the agenda were noted: Item 7.7 was modified to address a resolution opposing House Bill 1089, and a new Item 7.8 was added to accommodate the Closed Session, which had been moved from its original placement. The agenda was adopted as amended.

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting For: Ashley Stewart, 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.

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

2.1 **Consider Approval of Regular Scheduled Meeting Minutes from April 13, 2026**

ACTION: A MOTION WAS MADE TO APPROVE OF REGULAR SCHEDULED MEETING MINUTES FROM APRIL 13, 2026.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

3. **PRESENTATIONS:**

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

Mayor Smith recognized participants of the Spring 2026 Landis C.A.R.E.S. (Citizen Academy Resources Education Series), a 10-week educational program hosted by various Town departments and designed to connect residents with the people who serve them. Participants were invited to the front of the room and presented with certificates of recognition. Town Manager Michael D. Ambrose noted that the inaugural program was highly successful, with over 20 registrants and an average attendance of approximately 18 participants per class. The following individuals were recognized:

Amanda Haggish, Ann Burns, Terry Drumm, Russell Brinkley, Randy Brooks, David Williams, Janice Teague, Charles Dean, Veatte Sifford, Sandra Blackwell, Hunter Larma, Timmy Teague, Catherine Drumm, Michael McIntosh, Marshall Deadmon, Ron Fite, Mary Brenenstuhl, Allen Hicks, Barry Menius, Avis Lillis, Jeffery Price.

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

Geraldine Gardner, Executive Director of the Centralina Regional Council, presented a comprehensive review of the Town of Landis Board of Aldermen's draft Rules of Procedure. Ms. Gardner explained that the draft had been reviewed against the model language of the UNC School of Government, which serves as the state standard for the procedural and legal operation of elected boards. The purpose of the presentation was to walk the Board through each section, ensure clarity of intent, and identify any desired modifications before formal adoption.

Ms. Gardner reviewed all 29 rules organized across several thematic sections, including applicability, meeting types and notice requirements, board organization, agenda setting, public comment, order of business, conduct of debate, motions, voting, conflicts of interest, closed session, quorum, public hearings, minutes, appointments, and amendments. Several items of substance were raised and discussed by the Board.

Agenda Setting and Charter Consistency: Mayor Pro-Tem Ashley Stewart raised a concern that Rule 4(a), which assigns agenda preparation solely to the Town Manager, may conflict with the Town Charter, which was understood to provide the Mayor with a role in reviewing and approving the agenda prior to distribution. Town Manager Ambrose and Ms. Gardner both acknowledged this and agreed the language should be updated to reflect the Mayor's pre-distribution review authority, consistent with the council-manager form of government.

Business Days Clarification: The Board discussed the use of "3 days" in the agenda distribution rule and agreed this should be clarified as "3 business days," specifically meaning the Wednesday prior to a Monday meeting. Ms. Gardner confirmed a full review of the document would be conducted to ensure consistent use of "business days" versus "hours" throughout.

Public Comment Period: Ms. Gardner noted that the draft requires at least one public comment period per month, includes a sign-up procedure, establishes a 3-minute time limit per speaker, and grants the Mayor discretion to manage large groups. Town Manager Ambrose noted the existence of a statutory 30-minute cap on public comment, and Ms. Gardner confirmed that the current draft language preserves the Mayor's discretion to apply this cap without requiring it to be hardcoded into the rules.

Voting by Written Ballot (Rule 13): Ms. Gardner noted that the UNC School of Government cautions against voting by written ballot on transparency grounds, as it complicates the public record in minutes. The Board agreed unanimously to strike Rule 13 from the document.

Closed Session – Identification of Parties (Rule 16): Significant discussion arose regarding model language stating that a motion to enter closed session for legal matters "shall identify the parties" in an existing lawsuit. Several Board members expressed concern about publicly naming individuals involved in litigation, particularly in cases involving employees or matters that are sensitive in nature, even if technically public record. Mayor Pro-Tem Stewart noted that the Board's historical practice has been to cite the applicable subsection of N.C.G.S. 143-318.11 and, at times, a case number, without identifying parties by name. Ms. Gardner acknowledged the tension between transparency requirements and privacy considerations, and noted a potential overlap between closed session categories—particularly economic development and active litigation. She agreed to seek clarification from the UNC School of Government on the intended scope of the "identify the parties" language and report back to the Board.

Quasi-Judicial Hearings (Rule 23): Ms. Gardner recommended that Rule 23 on public hearings be enhanced to include specific procedures for quasi-judicial hearings. Town Manager Ambrose and the Board clarified that quasi-judicial matters fall exclusively within the jurisdiction of the Board of Adjustment, which operates under its own ordinance, and that this Board conducts only legislative public hearings. Ms. Gardner recommended the rule be amended to specify "legislative public hearings" to avoid any ambiguity for future board members.

Appointments and Committee Service (Rules 25 & 26): The Board discussed the provision allowing the Board to ask an appointee to resign if their absences exceed 25 percent of required meetings in a calendar year. Mayor Smith raised the question of who would be responsible for tracking and reporting such absences to the Board, and suggested adding language designating the Town Manager as the responsible party. Town Manager Ambrose noted that this threshold is standard and agreed the reporting chain should be clarified. The Board also discussed whether to codify a residency requirement for board and committee appointees, with Mayor Smith expressing a preference that appointees be residents of Landis, particularly given the Town has no extraterritorial jurisdiction (ETJ). Ms. Gardner agreed to research how comparable municipalities without ETJs address this question and provide

examples. Additionally, the Board discussed whether to restrict individuals from serving on more than one board simultaneously, but given the limited pool of willing volunteers, no restriction was favored. Ms. Gardner agreed to return with examples from similarly sized Rowan County municipalities. Aldermen Nelms asked whether adoption of the rules would be prospective only, and Ms. Gardner confirmed that all provisions would apply from the date of adoption forward, with existing appointments grandfathered.

State of Emergency (Rule 29 / Typographical Correction): A typographical error was noted, with two rules numbered "28." The second rule 28—regarding declaration of a state of emergency—was identified as Rule 29. Town Manager Ambrose explained that this provision was added in response to a prior emergency declaration and clarifies that the Mayor, Mayor Pro Tem, or the full governing board has authority to issue a formal declaration. He noted that operational emergency management procedures are governed separately by statute and applicable ordinances, with this rule serving primarily to clarify the authority for the formal declaration. Ms. Gardner recommended that this provision also be reinforced in other relevant ordinances.

Ms. Gardner summarized the agreed-upon follow-up items: (1) clarify business days versus calendar days throughout the document; (2) add language providing the Mayor with pre-distribution review of the agenda; (3) remove Rule 13 (voting by written ballot); (4) seek School of Government guidance on the closed session "identify the parties" language; (5) research appointment practices in comparable municipalities, including residency requirements; and (6) correct the Rule 28/29 typographical error and add page numbers. The Board expressed appreciation for Ms. Gardner's presentation and guidance.

ACTION: A MOTION WAS MADE FOR A FIVE MINUTE RECESS AT 7:18PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO RECONVENE AT 7:23PM.

Moved By: Ashley Stewart, seconded by Darrell

Motion Passed: (4-0)

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

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

Town Manager Michael D. Ambrose presented the proposed Fiscal Year 2027 budget, which he described as a balanced budget achieved with no tax rate increase. The recommended property tax rate remains at \$0.49 per \$100 valuation. The budget includes a 4 percent cost-of-living adjustment (COLA) for all Town employees and the implementation of a new step plan effective January 1, 2027, providing advancement opportunities based on certifications, educational attainment, years of service, and bilingual ability.

Key departmental highlights included:

Administration: Code enforcement cleanup funds were carried forward, as all property owners had self-remediated. Remaining ARPA funds of \$70,284 will continue in the capital project account. A full-time Planning Director position is requested.

Police Department: Accomplishments included new floors, rifle plates, and upfitting of patrol vehicles. Requests include 4 new patrol officers, a school resource officer for Landis Elementary School (with salary and fringe benefits to be covered by state and potentially county funds), 2 corporal positions, an investigator position, and 2 additional vehicles.

Fire Department: No new personnel requested. The budget continues payments on the fire engine, maintains part-time staffing to supplement a fourth member on the truck, and keeps the East Landis tax rate unchanged. Requests include continued fire truck payments, Station 44 remodeling, increased public education, and replacement of turnout gear on cycle.

Street Department: No new personnel. Street sign replacement continues. Trash fees remain unchanged. The budget accounts for an anticipated increase in Waste Pro collection costs, which was negotiated to avoid a fee increase to residents. Requests include replacement of small equipment, a new F-550 multi-use dump truck for snow plowing, chipping, and bulk pickup, and continuation of paving contracts using \$188,000 in remaining Powell Bill funds, as well as the North Central Sidewalk Project.

Sanitation: Waste Pro contract rates are rising approximately 5 percent but fees to residents will not increase. The contract expires June 30, 2029.

Parks and Recreation: New gates with automatic openers at the park, new trash cans, trail fencing, rocking chairs, and landscaping were noted as accomplishments. Requests include a dog park at Lake Wilderness (\$25,000), Linn Field concession stand upgrades (\$35,000), and a Beaver Street Park remodel (\$30,000).

Debt Service: Total remaining debt on Town Hall and fire department USDA loans is \$737,299, on loans originated in 2007.

Water Resources: The sewer improvement loan was paid off in FY25. Rates for residents outside Town limits will increase by 3.5 percent per the rate schedule. Salisbury-Rowan Utilities (SRU), the Town's wastewater treatment provider, agreed to reduce the Town's cost by 10 percent, offsetting SRU's own 4 percent rate increase and resulting in a net 6 percent reduction, saving approximately \$120,000. Two additional water/sewer personnel are requested, along with an F-250 service truck, an F-150 truck, and a waterline camera for internal inspection.

Stormwater: Town Manager Ambrose reported that stormwater fees, unchanged for over 20 years, have historically funded only a fraction of the system's actual costs. Effective July 1, 2026, commercial stormwater fees will be cut in half, recalculated at \$5.00 per ERU (equivalent residential unit, defined as 2,045 square feet of impervious surface), and residential fees will be set at \$5.00 per parcel. This reform will reduce the burden on commercial customers while still enabling meaningful maintenance activity, particularly for the 22 active sinkhole repair projects. Town Manager Ambrose noted that he and Mayor Smith had met with State Senator Ford and Representative Campbell to request approximately \$1.7 million in state funding for deferred stormwater maintenance.

Electric: Rates will not change for FY27, consistent with the most recent cost-of-service study. The 12 KV conversion project will continue in-house rather than by contract, saving approximately \$400,000 in contractor costs. The project is anticipated to be complete by 2028. A new F-150 service truck is requested.

Capital Projects: Several active capital project funds (71–75) were reviewed, covering the South Main Street sewer line, the elevated water tank at Public Works, the Mount Moriah/West Rider/North Main

Street waterline project, the electric substation, and the Flat Rock Road waterline connecting Landis Elementary School to South Rowan High School.

Aldermen Corriher commended Town Manager Ambrose, highlighting that the Town's fund balance had grown from approximately 6 percent in 2019 to 33 percent when the Town Manager joined in 2023, and to 114 percent prior to this budget cycle—all while taxes and fees were held flat and services expanded. Town Manager Ambrose credited the collective effort of department heads and staff.

ACTION: A MOTION WAS MADE TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE FISCAL YEAR 2027 BUDGET ON JUNE 8, 2026.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Planning Director Phil Collins presented the annexation request for a 0.72-acre parcel located at 715 S. Chapel Street. The applicant sought annexation in order to connect to Town utilities. The request was found to meet the statutory requirements of G.S. 160A-31 for voluntary contiguous annexations. The property was proposed to be rezoned from Rowan County Commercial Business Industrial to RMST, consistent with adjacent RMST zoning to the northwest.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 715 S. CHAPEL STREET LANDIS NC, 28088

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 715 S. CHAPEL STREET LANDIS NC, 28088

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX-2026-05-11-01 FOR THE ANNEXATION OF THE PROPERTY AT 715 S. CHAPEL STREET.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA-2026-05-11-01 AMENDING THE OFFICIAL ZONING MAP OF THE LANDIS DEVELOPMENT ORDINANCE CHAPEL STREET LANDIS NC, 28088

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

Planning Director Collins presented the annexation request for a 0.54-acre parcel at 1139 Dial Street. As with the prior item, the applicant sought annexation to connect to Landis utilities. The request met the statutory requirements of G.S. 160A-58.1 for voluntary satellite annexations. The property was proposed to be rezoned from Rowan County Rural Agricultural to SFR-2, which was found to be compatible with surrounding development patterns.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 1139 DIAL STREET, KANNAPOLIS, NC 28083

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 1139 DIAL STREET, KANNAPOLIS, NC 28083

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX-2026-05-11-01 FOR THE ANNEXATION OF THE PROPERTY AT 1139 DIAL STREET, KANNAPOLIS, NC 28083.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA-2026-05-11-01 AMENDING THE OFFICIAL ZONING MAP OF THE LANDIS DEVELOPMENT ORDINANCE 1139 DIAL STREET, KANNAPOLIS, NC 28083

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

One citizen, Brian Corriher of 215 Zana lane, addressed the Board regarding the stormwater fee reduction. Mr. Corriher indicated that the reduction from 10 to 5 ERUs for commercial properties addressed his primary concern. He asked which staff member he should contact to discuss his specific ERU calculation. Town Manager Ambrose directed him to Planning staff member Angie Sands, available at Town Hall between 8:00 AM and 5:00 PM.

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

Planning Director Collins presented the request for a zoning map amendment for a 1.44-acre parcel at 2879 N. Cannon Boulevard. The request was described as corrective in nature: the property had previously been zoned C-29 but was rezoned to VSR in approximately 2021–2022 to accommodate a specific tenant. That tenant has since vacated, and the current and prospective tenants are permitted under C-29 but not under the VSR district. Rezoning back to C-29 would bring the property into conformance and align with the future land use plan.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR JUNE 8, 2026, FOR ZONING MAP AMENDMENT ZMA-2026-06-08

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Planning Director Collins presented the annexation petition for a 1.53-acre parcel at 220 Church Street. The property, located at the end of a dirt road off Ridge Avenue, currently contains a single-family residence in the county. The owner sought annexation in order to connect to municipal water and sewer services, as the property was unable to sustain a well under county conditions. The request meets the statutory requirements of G.S. 160A-31 for contiguous annexations. The property was proposed to be rezoned from Rowan County Rural Agricultural to SFRC

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-11-2 SETTING A PUBLIC HEARING FOR THE VOLUNTARY ANNEXATION PETITION, AND CORRESPONDING RESOLUTION #2026-05-11-1 DIRECTING THE TOWN CLERK TO INVESTIGATE THE PETITION

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Town Manager Ambrose presented a request from the D.C. and Frances Linn Foundation 501(c)(3) to purchase all old stop signs being replaced throughout Town, as a fundraising opportunity for the Foundation. Approximately 40 signs are currently available, with the possibility of up to 100 total, for a purchase price of \$1.00. Ryan Nelms requested to recuse himself from the vote due to a conflict of interest.

ACTION: A MOTION WAS MADE TO ALLOW RYAN NELMS TO RECUSE HIMSELF

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE ALLOWING THE DCFL FOUNDATION 501(C)(3) TO PURCHASE ALL OLD STOP SIGNS IN TOWN IN THE AMOUNT OF \$1.00, AND APPROVING CORRESPONDING RESOLUTION #2026-05-11-03

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (3-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO ALLOW RYAN NELMS TO RESUME NORMAL DUTIES.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

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

Town Manager Ambrose presented the annual request from Landis Baptist Church for temporary closure of North Kimmons Street in front of the church for its Vacation Bible School program, May 27–29, 2026, from 5:30 PM to 9:00 PM, including use of Town road closure equipment.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-11-04 FOR THE TEMPORARY STREET CLOSURE

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

7. CONSIDERATIONS:

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

Chief of Police Matthew Geelen presented the request to renew the service contract with Alliance Code Enforcement LLC for code enforcement services through June 30, 2027, at a rate of \$52.50 per hour for up to 10 hours per week. Chief Geelen noted the contractor has performed exceptionally well since coming on board. Discussion was briefly raised regarding a resident who had received a notice with a 7-day turnaround and was concerned about the sender's identity, believing it may have originated out of state. Chief Geelen clarified that all correspondence is on Town letterhead, and the contractor's name and contact information appear at the bottom of all notices. He agreed to follow up with the resident and review the applicable ordinance regarding notice periods.

ACTION: A MOTION WAS MADE TO APPROVE THE SERVICE CONTRACT WITH ALLIANCE CODE ENFORCEMENT LLC AT \$52.50 PER HOUR FOR UP TO 10 HOURS PER WEEK.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

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

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)

Town Manager Ambrose presented a request for Change Order No. 25-04-02, providing a 14-calendar-day extension to the contract time for the Mount Moriah Church Road – North Main Street Waterline Replacements Project. The extension was requested by contractor BRS, Inc. due to severe weather conditions experienced in late January and early February 2026. There is no change to the contract price, which remains at \$1,826,787.90.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER NO. 25-04-EXTENDING THE CONTRACT BY 14 DAYS WITH NO CHANGE IN CONTRACT COST.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Fire Chief Jason Smith presented the request to purchase seven sets of Fire-Dex AeroFlex firefighter turnout gear from C.W. Williams at a cost of \$26,880. Combined with two sets previously purchased, this would outfit all nine full-time firefighters with a new set of personal protective equipment. A competing quote from Newton's Fire and Safety Equipment was \$38,759. Chief Smith recommended C.W. Williams based on price and experience with the vendor.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF SEVEN SETS OF FIREFIGHTER TURNOUT GEAR FROM C.W. WILLIAMS IN THE AMOUNT OF \$26,880

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

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

Town Manager Ambrose presented Change Order No. CO-25-62-01, submitted by Draw Enterprises, LLC, in the amount of \$63,400. The change order covers crane and rigging services for offloading the equipment building to its foundation, and installation of gravel at the substation site for stabilization and project closeout. The project included a \$50,000 contingency, resulting in a net increase to the Town of \$13,400. The change order does not affect the project timeline, with substantial completion remaining June 4, 2026

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER NO. CO-25-62-01 IN THE AMOUNT OF \$63,400.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

Parks and Recreation Director Jessica St. Martin presented an update on the Town's 125th Anniversary Celebration, which was rescheduled from its original date of May 2, 2026, due to forecasted rain and cold temperatures. After consultation with vendors, ride operators, the stage and sound production company, and the trolley provider, a new date of Saturday, August 29, 2026, from 4:00 PM to 10:00 PM was tentatively secured. Most fees paid and vendor registrations were transferable. The primary outstanding item is entertainment: the Band of Oz is no longer available, and the booking agency suggested Gary Lowder & the Smoking Hot Band or the North Tower Band as alternatives. Director St. Martin invited additional suggestions from the Board, noting the matter was time-sensitive. She also provided an update on the Landis Hall of Fame initiative, in which nominations are being collected through the end of the year to recognize individuals who made a lasting impact on the community. Categories under consideration include Local Legends, Founders and Forefathers, Mentors That Matter, Hometown Heroes, and Heart of Landis. A final list will be presented to the Board, potentially with citizen input, and inductees may be displayed at a local museum or Town Hall. A partnership with a local historian for a publication on the history of Landis was also noted.

ACTION: A MOTION WAS MADE TO APPROVE AUGUST 29, 2026 AS THE NEW EVENT DATE FOR THE 125TH CELEBRATION.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Town Manager Ambrose presented Budget Amendment #26 to allocate funds covering the seven sets of firefighter turnout gear approved under Item 7.3, the Draw Enterprises change order approved under Item 7.4, and up to \$2,500 for the Passive Park Fund to purchase merchandise for resale.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #2.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**7.7 CONSIDER APPROVAL OF RESOLUTION #2026-05-11-03
OPPOSING HOUSE BILL 1089.**

Mayor Smith presented a resolution opposing House Bill 1089, state legislation that would limit local property tax authority. Mayor Smith explained the bill was scheduled for a Finance Committee vote the following morning and, if advanced, could proceed to the full House and Senate. Mayor Smith noted that she and Town Manager Ambrose had reviewed the bill and concluded it would significantly restrict the Town's ability to fund essential services, particularly public safety. Town Manager Ambrose noted that a \$1.50 per \$100 valuation cap on property taxes already exists in state law, and expressed uncertainty about the practical intent of the legislation as drafted. The Board discussed concerns about the bill's potential impact on small municipalities and their operational budgets. Mayor Smith indicated she had spoken with two House members who expressed support for the bill, and noted that Centralina's Geraldine Gardner had suggested it would likely fail in the Senate.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-011-03

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO ENTER A CLOSED SESSION

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO CONVENE THE CLOSED SESSION

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

8. DEPARTMENT REPORTS:

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

8.2 **Fire Report** (Included in The Board Packet)

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

8.4 **Parks & Recreation Report** (Included in The Board Packet)

8.5 **Planning Department Report** (Included in The Board Packet)

8.6 **Police Report** (Included in The Board Packet)

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

9. REPORTS:

9.1 Finance Report

9.2 Town Manager Report

10. UPCOMING EVENTS:

10.1 Upcoming Events (Included in the Board packet)

Upcoming events were included in the Board packet for reference. Following the return from Closed Session, an extended informal discussion was held regarding the proposed School Resource Officer (SRO) position at Landis Elementary School, as presented in the FY27 budget. Mayor Smith provided background, noting that a 2025 study on school safety led Rowan County to determine that SROs should be placed in every elementary school beginning in school year 2026–2027. Following a meeting of Rowan County mayors with the County Manager, the superintendent of Rowan-Salisbury Schools, and Sheriff-elect Jody Burleson, County Manager Aaron Church committed that salary and fringe benefits for the new SRO positions would be fully reimbursed through a state grant, similar to the existing grant structure covering the Town's SROs at the middle school and South Rowan High School. Town Manager Ambrose clarified that "fully funded" as stated by the County Manager referred to salary and fringe benefits only, and that the Town would still be responsible for providing a vehicle and equipment. Board members raised questions about the staffing model, whether the SRO would supplement road patrol coverage outside of school hours, and whether a Rowan County Sheriff's deputy could fill the role instead. The discussion remained inconclusive and no formal action was taken under this agenda item.

11. CLOSING:

11.1 Board Comments

No formal board comments were recorded.

11.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

Respectfully Submitted,

Tori Martin, Town Clerk