



## BOARD OF ALDERMAN

Monday, January 08, 2024 at 6:00 PM

Landis Board Room

### AGENDA

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**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 December 11, 2023
- [2.2](#) Consider Approval of Continuation of Pool Chemical Contract for 2024 with Caribbean Pool
- [2.3](#) Consider Approval of 120Water to Conduct Lead Service Line Inventory
- [2.4](#) Consider Approval of New Heaters and Installation for the Fire Department Bay

#### 3. PRESENTATIONS:

- [3.1](#) Martin Luther King, Jr. Day Proclamation

[3.2](#) Employee Recognition- Life Saving Award- (Buddy Porter Jr.)

**4. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

4.1 Citizens' Comments

**5. ORDINANCES/RESOLUTIONS:**

[5.1](#) Consider Approval of Voluntary Annexation of Property on S. Chapel St.

**6. CONSIDERATIONS:**

[6.1](#) Consider Approval of New Lake Corriher Park Signs

[6.2](#) Consider Approval of Reducing the Speed Limit in the Oaks of Landis

[6.3](#) Consider Update Regarding Speed-Related Concerns on South Kimmons Street

[6.4](#) Consider Approval of Surplusing the ODB Leaf Machine with a Reserve of \$10,000

[6.5](#) Consider Discussion of Downtown Revitalization

6.6 Consider Approval of Remodel for Board Room Foyer and Town Hall Lobby Floor

**7. REPORTS:**

[7.1](#) Departmental Reports (Included in the Board packet)

[7.2](#) Financial Report (Included in the Board packet)

[7.3](#) Town Manager Report (Included in the Board packet)

**8. UPCOMING EVENTS:**

[8.1](#) Upcoming Events (Included in the Board packet)

**9. CLOSING:**

9.1 Board Comments

9.2 Motion to Adjourn



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Madison Stegall, Town Clerk

**ITEM TYPE:** Meeting Minutes

**AGENDA SECTION:** Minutes

**SUBJECT:** Consider Approval of Regular Scheduled Meeting Minutes from December 11, 2023

**DETAILS:**



# BOARD OF ALDERMAN

Monday, December 11, 2023 at 6:00 PM  
Landis Board Room

## MINUTES

**PLEASE SILENCE ALL CELL PHONES**

**Present:** Mayor Meredith Smith, Mayor Pro-Tem Ashley Stewart, Alderman Darrell Overcash, Alderman Tony Corriher, Alderwoman Katie Sells, Newly Elected Alderman Ryan Nelms

**Staff Present:** Town Manager Michael Ambrose, Human Resources Director/Town Clerk Madison Stegall, Town Attorney Rick Locklear, Finance Director Jeneen McMillen, Deputy Town Clerk Angie Sands

### 1. INTRODUCTION:

#### 1.1 Call Meeting to Order

Mayor 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 led those present 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.**

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

Voting for: Ashley Stewart, Darrell Overcash, Tony Stewart, Katie Sells

### 2. MINUTES:

#### 2.1 Consider Approval of Work Session Meeting Minutes from November 9, 2023, and Regular Scheduled Meeting Minutes from November 13, 2023

**ACTION: A MOTION WAS MADE TO APPROVE THE WORK SESSION MINUTES.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

Voting for: Ashley Stewart, Darrell Overcash, Tony Stewart, Katie Sells

### 3. PRESENTATIONS:



**3.1 Honor Outgoing Board of Aldermen Member Katie Sells**

Mayor Smith Honored Alderwoman Katie Sells with a plaque for her dedication of serving the Citizens of Landis as Alderwoman for the past four years.

**3.2 Swearing in Elected Officials - Mayor Smith, Alderman Nelms, and Alderman Ashley Stewart**

Senator Carl Ford administered a new Oath of Office to the re-elected Mayor, Meredith Smith, and to the re-elected Alderman, Ashley Stewart. Senator Ford then administered the Oath of Office to the newly Elected Alderman, Ryan Nelms.

**3.3 Appoint and Swear in Mayor Pro-Tem**

Mayor Smith administered the Oath of Office to re-elected Mayor Pro-Tem Ashley Stewart.

**ACTION: A MOTION WAS MADE TO APPOINT ASHLEY STEWART AS MAYOR PRO-TEMPORE.**

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed (4-0)

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

**4. RECESS/RECEPTION:**

**4.1 Recess**

**ACTION: A MOTION WAS MADE TO RECESS FOR RECEPTION AT 6:12 PM.**

Moved by Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO COME OUT OF RECESS AT 6:35 PM**

Moved by Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

**5. 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 APPROVE THE CONSENT AGENDA AS PRESENTED AND TO ALSO USE SA SLOOP HEATING AND AIR FOR THE TOWN HALL A/C UNIT REPLACEMENT.**

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**5.1 Consider Approval of the New Public Safety Radio Contract**

**5.2 Consider Approval of Accepting Patrol Vehicle Insurance Payout**

- 5.3 Consider Approval of the 12KV Line Work Bid
- 5.4 Consider Approval of the 2024 Meeting Calendar
- 5.5 Consider Approval of a 100-Gallon Poly Skid Sprayer for the Street Department Crew
- 5.6 Consider Approval of the Substation Batteries for 12KV Conversion
- 5.7 Consider Approval of Schnabel Engineering to develop an Action Plan for the Lake Landis, Lake Corriher, and Lake Warrior Dam Issues
- 5.8 Consider Approval for replacement of Town Hall A/C Unit

**6. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

**6.1 Citizens' Comments**

- **Nadine Cherry - 410 W Garden Street**

“As I was speaking during last month’s Citizens’ Comments the microphone was malfunctioning again. I stopped speaking and backed away from the microphone. In the minutes from that meeting it should have been stated why I backed away from the microphone. This needs to be corrected. This has happened for the last number of years. I would like to know when it, the sound system, is going to be truly fixed. With money that has been received from the USDA, this building is to be kept up with. May I remind you a letter of conditions was signed by three former Mayors stating they would be met within a year. Mayor Smith, might I remind you that Brandon Linn stood at the podium and stated what would have to be done. Prove to me that the next four years will be better. And, this is a copy that came out of the minutes of what I said last month, and it needs to be put in there that the microphone was malfunctioning, that’s the reason I backed away, and Merry Christmas.”

**7. CONSIDERATIONS:**

- 7.1 **Consider Appointing Town Manager Michael Ambrose to the Technical Coordinating Committee of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO), and Public Works Director Joe Halyburton as the Alternate**

**ACTION:** A MOTION WAS MADE TO APPOINT TOWN MANAGER MICHAEL AMBROSE TO THE TECHNICAL COORDINATING COMMITTEE OF CABARRUS-ROWAN URBAN AREA METROPOLITIAN PLANNING ORGANIZATION, AND PUBLIC WORKS DIRECTOR JOE HALYBURTON AS THE ALTERNATE.

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**7.2 Consider Appointing Mayor Smith to the Transportation Advisory Committee of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO), and Mayor Pro-Tem Stewart as the Alternate**

**ACTION: A MOTION WAS MADE TO APPOINT MAYOR SMITH TO THE TRANSPORTATION ADVISORY COMMITTEE OF THE CABARRUS-ROWAN URBAN AREA METROPOLITIAN PLANNING ORGANIZAION, AND MAYOR PRO-TEM ASHLEY STEWART AS THE ALTERNATE**

Moved by Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

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

**7.3 Consider Appointing an Elected Official to the Centralina Board of Delegates and Additionally Appointing an Alternate Member**

**ACTION: A MOTION WAS MADE TO APPOINT ALDERMAN RYAN NELMS AS THE ELECTED OFFICIAL TO THE CENTRALINA BOARD OF DELEGATES WITH MAYOR SMITH AS THE ALTERNATE MEMBER.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

**7.4 Consider Approval of the Town Hall Utility Billing Office Remodel**

Town Manager Michael Ambrose gave a quick overview of the remodel and how it would make Town Hall easier for citizens to come in to one area when making payments. The most cost-effective quote was from Carolina Construction Entities at \$20,467.

**ACTION: A MOTION WAS MADE TO APPROVE THE TOWN HALL UTILITY BILLING OFFICE REMODEL AND USE CAROLINA CONSTRUCTION ENTITIES.**

Moved by Ashely Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**7.5 Consider Approval of Installing New Flooring Throughout Town Hall and the Board Room**

Town Manager Michael Ambrose gave an overview of how the roof leak had caused damage to the carpets. To replace the carpet the lowest quote was Tom Bare Flooring at \$15,322.74. This is an industrial carpet that should last about 15 years.

**ACTION: A MOTION WAS MADE TO APPROVE THE INSTALLATION OF NEW FLOORING THROUGHOUT TOWN HALL AND THE BOARD ROOM AND USE TOM BARE FLOORING.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

## 7.6 Consider Approval of a Digital Filing System for all Town Records

Town Manager Michael Ambrose gave an overview of how Town Hall was running out of room for filing. The original quote from Harris Local Government was \$41,000. Manager Ambrose spoke with the Vice President and CEO of Harris Local Government and got it down to \$24,654 for the one-time fee and \$3,669 for three years with no increase.

**ACTION: A MOTION WAS MADE TO APPROVE THE DIGITAL FILING SYSTEM FOR ALL TOWN RECORDS WITH HARRIS LOCAL GOVERNMENT ALONG WITH BUDGET AMENDMENT NUMBER SEVEN.**

Moved by Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

## 8. REPORTS:

8.1 Departmental Reports (Included in the Board packet)

8.2 Financial Report (Included in the Board packet)

8.3 Town Manager Report (Included in the Board packet)

## 9. UPCOMING EVENTS:

9.1 Upcoming Events (Included in the Board packet)

Mayor Smith wished everyone a Merry Christmas and Happy New Year!

Town Hall will be Closed on Monday December 25, 2023, and Tuesday December 26, 2023, for the holiday season. Also, Town Hall will be closed on January 1, 2024, for New Years Day, and January 15, 2024, for Martin Luther King Jr. Day. Manager Ambrose wanted to add that he wanted citizens to know that Town Hall was going to be remodeling and there may be some closures. He asked that citizens bear with us and we would utilize the outside area to service citizens if needed. Town Hall will be closed from 8:00 am until 1:00 pm on Tuesday December 12, 2023. Open from 1:00 pm until 5:00 pm due to the remodel starting.

## 10. CLOSED SESSION:

10.1 Consider Motion to Enter Closed Session Pursuant to N.C. G.S.143-318.11(a)(3) to Consult with Town Attorney

**ACTION: A MOTION WAS MADE TO ENTER EXECUTIVE SESSION AT 6:49 pm.**

Moved by Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO CLOSE EXECUTIVE SESSION AT 7:10 PM**

Moved by Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

**11. CLOSING:**

**11.1 Board Comments**

**11.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:12 PM.**

Moved by Tony Corriher, seconded by Darrell Overcash

Motion Passed (4-0)

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

Respectfully Submitted,

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Madison T. Stegall, Town Clerk

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# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Jessica St. Martin, Parks & Rec Director

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Consent Agenda

**SUBJECT:** **Consider Approval of Continuation of Pool Chemical Contract for 2024 with Caribbean Pool**

**DETAILS:**

Consider approval of a continuation Pool Chemical Contract for 2024, with Caribbean Pool. Caribbean Pool has been servicing the Landis Pool for the past 3 years and is a local company that installed and maintains our automated water chemistry controlling monitors. They provide all the necessary chemicals and testing supplies to properly maintain water in a sanitary state. In case of malfunctions, or repairs, the company's same day response time has been a huge asset to our pool operations.



4541 Raceway Drive Concord, North Carolina 28027 704/795/7665

Automated Chemical Services

This AUTOMATED CHEMICAL SERVICE AGREEMENT (hereinafter referred to as the "Agreement"), entered into an effective as of the date indicated as the Effective Date of Agreement below, is made by and between Caribbean Pool Service, Inc., a North Carolina Corporation (hereinafter referred to as "Caribbean Pool") and Town of Landis (Hereinafter referred to as the "Facility").

Caribbean Pool is in the business of installing and maintaining water chemistry controlling Monitors (the "Monitors") and providing the chemicals (chlorine, acid for pH, sodium bicarbonate, calcium, stabilizer, test strips, algaecide, clarifier, enzyme water cleaner and phosphate remover) necessary to properly maintain waters held in swimming pools and other water containing structures in a sanitary state (the "Chemicals").

The Facility is desirous of engaging Caribbean Pool to install and maintain such Monitor(s), to provide the chemicals located at the address or addresses indicated below (the "Premises") and Caribbean Pool is desirous of being so engaged pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual, conditions, and agreements herein contained, the parties hereto do mutually and agree as follows:

- Name & Address of Facility: Town of Landis, 301 W Rice Street, Landis, NC 28088
Billing Address: Town of Landis, 301 W Rice Street, Landis, NC 28088
Phone: 704-857-4114
Effective Date of Agreement: January 1, 2024 to December 31, 2024
Monthly Payment: \$600.00 X 12 Months Starting January 1, 2024
Total Yearly Cost: \$7,200.00 Plus applicable taxes
Number of System(s): 1 (Controllers = 1 Feed Pumps = 2)

Special Notes:

- A. The Facility will be billed for excessive use of chemicals due to failure to add required chemicals supplied by Caribbean Pool, maintaining controller adjustments or for any use other than maintaining chemical balance as specified by Caribbean Pool.
B. It will be necessary for a staff member at the Facility to test and record alkalinity and stabilizer twice weekly (Monday and Friday) and add as needed sodium bicarbonate and cyanuric acid.
C. The Facility acknowledges that pursuant to N.C.G.S. 130A-282, and 15A NC ADC 18A.2535 that daily written records shall be recorded by the Facility staff of the disinfectant residual in the pool, chlorine level, pH level, water temperature if pool is heated, and any chemical additions and filter backwash cycles and kept for a minimum of six months.
D. It is the responsibility of maintenance at the Facility to make small adjustments to the controller as needed.
E. A set of keys to pump room and chemical room will be required for the Facility.
F. Being locked out of Facility or being denied access to deliver chemicals in a timely manner requiring additional trip is an additional charge.
G. It is the responsibility of the Facility to check and advise Caribbean Pool within 72 business hours of chemical drums being low and before they run out.
H. Controller Systems(s) may lose power because of loss of pressure due to poor pool circulation, poor filtration, or electric outlet.
I. We provide chemicals for pool start up only once. You will be billed for chemicals if pool is drained more than once.
J. NOTE: If any special permits are required from fire or like agencies, any and all cost associated with such permits will be the responsibility of the Facility.

1. Services of Caribbean Pool. Installation and Maintenance of Monitor(s) and chemicals. Caribbean Pool shall install and maintain the Monitor(s) indicated herein above and the Chemicals (chlorine, acid for PH, sodium bicarbonate, calcium, stabilizer, algaecide, clarifier, enzyme water cleaner and phosphate remover), necessary to effectively maintain the swimming pool(s) of the Facility in a proper fashion.

2. Term & Payment. The term of this Agreement shall commence on the effective date indicated herein above and shall continue for 12 consecutive months. Payment of each installment of the Monthly Payments shall be due and payable on the first day of each month, in advance.



3. **Automatic Renewal.** This Agreement will automatically renew for 12 additional months unless notified in writing thirty (30) days prior to termination of the Agreement, pursuant to the Notices provision of this contract, and an increase of no more than 15% per year. The contract and automatic renewal is accepted by the Facility in writing or by paying any payment due under the new contract year. If Facility so elects, after the initial 12 month term, it can notify Caribbean Pool of its desire to go to a month to month term, which can be terminated at any time upon 30 days written notice. In the event Facility decides to terminate the contract, it agrees to pay all amounts due and owing for services and product rendered pursuant to this Agreement.

4. **Representations and Warranties.** Caribbean Pool makes no representation or warranties with respect to the use of the Monitor(s), nor the Chemicals, including, without limitation, their suitability for the Facility's swimming pool(s), spa(s) or freedom from defects and will in no event assume any responsibility or liability arising out of use or misuse of the Monitor(s) or the Chemicals, including, without limitation, liability for any direct, incidental or consequential damages or losses resulting from the use of the Monitor(s) and Chemicals. The Facility agrees to indemnify and hold Caribbean Pool, and its officers, agents and employees, harmless for any and all injuries or damage caused by Monitor(s) and Chemicals.

5. **Ownership of Monitor(s).** Caribbean Pool is the owner of the Monitor(s). All ownership rights and title to the Monitor(s) shall belong and remain with Caribbean Pool. To evidence the Facility's acknowledgment that Caribbean Pool is the owner of the Monitor(s) covered under this Agreement, and the resulting rights of inspection and repossession of the Monitor(s) on or off of the premises of the Facilities, the Facility agrees to complete, execute and deliver to Caribbean Pool an Acknowledgment of Ownership Notice, in the form and content attached hereto as "Acknowledgment of Ownership Notice" upon execution of this Agreement. The Facility agrees not to remove the Monitor(s) from the Premises, nor tamper with Monitor(s) at any time. The Facility shall indemnify Caribbean Pool, against, and provide adequate insurance coverage for, any loss through theft or otherwise of the Monitor(s) and systems while on the premises of the Facility. In the event any employee or agent of the Facility damages any of the Monitor(s), or the pump(s) are shut off stopping water flow to the system causing damage, Caribbean Pool shall make necessary repairs to, or replacement of, any such Monitor(s) and the Facility shall immediately reimburse Caribbean Pool for all costs of repair or replacement.

6. **Termination.** Either party, at its sole discretion, without cause and for any reason, may terminate this Agreement by giving the other party thirty (30) days written notice, pursuant to the notices provision of this contract, its desire to terminate this Agreement. **The Facility acknowledges that the services by Caribbean Pool pursuant to this Agreement are more extensive and, accordingly, more costly to Caribbean Pool, during the months of April, May, June, July, August, and September due to the heavier swimming pool demands during the summer months. The Facility further acknowledges that by Caribbean Pool providing its services under monthly installments, that no effect has been given to the more extensive costs incurred by Caribbean Pool for the summer months services. Accordingly, in the event the Facility terminates the Agreement prior to August 31 of such year, the Facility shall pay, as a termination fee, for any and all chemicals used and controller use payments to satisfy Caribbean Pool of its expenses up to this time.** Furthermore, pursuant to the "Term & Payment" section of this Agreement, the Facility agrees that if scheduled payment is more than forty five (45) days past the date of scheduled payment, Caribbean Pool may suspend services and terminate the Agreement without giving written notice to the Facility.

7. **Additional Services on Monitor(s) or Controller System(s).** Any additional work to be performed by Caribbean Pool with this contract will be noted in an addendum and attached hereto as Exhibit A. In the event that additional services are required and requested, they will be billed separately. The hourly rate will be determined by Caribbean Pool on a per hour per person basis with time and one-half on weekends, plus the cost of parts.

8. **Intentional and Negligent Acts by Third Parties.** The Facility assumes, and agrees to indemnify Caribbean Pool, its successors and assigns, from all liability for injuries to persons, deaths, or losses or damages of property (1) resulting from or caused by the Monitor(s), the Chemicals, the Facility's tenancy, license, occupancy, operations, acts, omissions, buildings or structures, officers, agents, employees, licensees, invitees, trespassers, in, upon or about the premises or (2) resulting to persons or property upon the premises as a result of, or caused by, intentional or negligent acts of any third parties including but not limited to those listed in (1) herein.

9. **Notices.** Except as may be otherwise specifically provided in this Agreement, all notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered when deposited in the United States Mail, postage Pre-paid, registered or certified mail, return receipt requested, addressed to the parties at the respective addresses set forth herein or at such other, addresses as may have been theretofore specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following address shall be the addresses of Caribbean Pool hereto until changed in accordance with the provisions of this Agreement, and the address of the Facility shall be as listed as the Billing Address of the Facility as written hereto in this Agreement:

**Caribbean Pool Service Inc., 4541 Raceway Drive, Concord, NC 28027**

10. **GOVERNING LAW; VENUE.** THIS AGREEMENT WILL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH CAROLINA. THE PARTIES HERETO AGREE THAT ANY LEGAL ACTION OR PROCEEDING INVOLVING THIS AGREEMENT SHALL BE BROUGHT AND ENFORCED IN STATE COURT IN CABARRUS COUNTY, NORTH CAROLINA, AND THE PARTIES HEREBY ACCEPT AND SUBMIT GENERALLY AND UNCONDITIONALLY TO THE JURISDICTIONS OF SUCH COURT.

11. **Severability.** The Parties to this Agreement intend that this Agreement shall be enforced to the greatest extent permitted by law. In case any one or more of the provisions contained in the Agreement shall for any reason held to be invalid, illegal, or unenforceable in any respect, such as invalidity, illegality, or unenforceable, shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

12. **Headings.** The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

13. **Counterparts.** This Agreement may be executed in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original.

14. **Gender.** Wherever the content shall so require, all words herein in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular.

15. **Attorney's Fees.** In the event of any legal action in relation to this Agreement, the non-prevailing party, in addition to all other sums that either party may be called on to pay, shall be required to pay a reasonable sum for the prevailing party's attorneys' fees and expenses.

16. **Additional Documents.** Each party hereto agrees to perform any further acts and to execute and deliver any further documents that may be reasonably necessary to carry out the provisions of the Agreement.

17. **Entire Agreement.** This instrument constitutes the sole and only agreement of the parties hereto relating to the subject matter hereof and correctly sets forth the rights, duties, and obligations of each to the other as of its date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may be amended only by a writing signed by both parties.

Executed this \_\_\_\_/\_\_\_\_/\_\_\_\_ and effective as of the date indicated hereinabove.

**Caribbean Pool Service Inc. (SEAL)**

**Town of Landis**

By: Randy Lapis

By: \_\_\_\_\_

Title: **Owner/Chemical or Office Manager**

Title: \_\_\_\_\_





# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Michael D. Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Consent Agenda

**SUBJECT:** **Consider Approval of 120Water to Conduct Lead Service Line Inventory**

**DETAILS:**

Please consider the approval of a lead service line inventory for our water lines. This is a requirement mandated by the North Carolina Department of Environment and Natural Resources. This inventory will require all service connections to be dug up and visually inspected to ensure we are compliant without having any lead service lines in use.

We may only use 120Water as they are a sole source vendor for this inventory. The 120Water quote of \$15,500 was included in our original budget, therefore a budget amendment is not required.



120Water  
250 S. Elm Street  
Zionsville, IN 46077  
December 12th, 2023

To Whom It May Concern:

This letter is submitted by request from the Town of Landis, NC as confirmation that 120Water is the sole provider of an end-to-end Lead and Copper Compliance program solution.

The regulatory revisions to the Lead and Copper Rule, finalized in January 2021, have more than doubled the efforts required for the State of North Carolina to comply with the updated Lead and Copper Rule, including increasing sampling requirements, requiring a digitized inventory, and automated public reporting.

120Water is a technical services company that helps state agencies, schools, and public water utilities plan, manage, and effectively communicate the results of water sampling programs. 120Water is the only company with a cloud-based technology platform and complementary services to manage the full life cycle of water testing programs at the point of use. 120Water is used to run the full lifecycle of drinking water voluntary and compliance programs, including Lead and Copper Rule, Lead Service Line Inventory, Lead Service Line Replacement, Facilities Sampling, and Pitcher/Filter Distribution across 41 states.

120Water is the only organization that manages full outsourcing of lead & copper sampling programs today, including out of the box, ready to implement technology solutions to support adherence to all of the updated Lead and Copper Rule revision requirements.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Boes' in a cursive script.

Matt Boes  
Vice President of Sales  
mboes@120water.com



# Town of Landis, NC

## Town of Landis - NC

312 S Main St  
Landis, NC 28088

Reference: 20231117-094837924  
Quote created: November 17, 2023  
Quote expires: December 15, 2023  
Quote created by: Brenden Klenke

brenden.klenke@120water.com

### Comments from Brenden Klenke

Contract Start Date is Time of Signature.

## Products & Services

Item Name & Description	Unit Price	Quantity	Term (months)
PWS Pro PWS application with Inventory, Program & Event Management & Workflows	\$9,000.00 / year	1	12
LCRR Managed Service Leverage our industry and policy compliance experts to help set your team up for success and strategically execute on your plans for compliance.	\$5,000.00 / year	1	12
Comms + PTD Module Communications & PTD Module added to PWS Pro - Enables Designing and Sending of Letters, Postcards & Publicly Available Service Line Map	\$1,500.00 / year	1	12
Annual subtotal			\$15,500.00
<b>Total</b>			<b>\$15,500.00</b>

**Purchase terms**

- Net 30 billing.
- Invoice Terms:
- Billing Street Address:
- Billing City:
- Billing State:
- Billing Zip Code:
- Billing Country:
- Billing Notes (if applicable):

This Order Form, together with the Master Services Agreement available at <https://120water.com/master-services-agreement/> (the "MSA"), shall become a legally binding contract upon the earlier of (a) the date both parties execute the Order Form or (b) the date Customer initially began using the Services. Any capitalized word not otherwise defined in this Order Form shall have the same meaning as set forth in the MSA.

120Water may reject this Order Form if: (1) the signatory below does not have the authority to bind Customer to this Order Form, (2) changes have been made to this Order Form (other than completion of the purchase order information and signature block), or (3) the requested purchase order information or signature is incomplete or does not match our records or the rest of this Order Form. Subscriptions are non-cancelable before their end of the Term.

Signature

---

Signature

---

Date

---

Printed name

---

Countersignature

---

Countersignature

---

Date

---

Printed name

**Questions? Contact me**



Brenden Klenke  
brenden.klenke@120water.com

120Water  
250 S Elm St  
Zionsville, IN 46077  
US



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Jason Smith, Fire Chief

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Consent Agenda

**SUBJECT:** **Consider Approval of New Heaters and Installation for the Fire Department Bay**

**DETAILS:**

Please consider the purchase and installation of two new heaters for the fire department truck bays. One heater is currently inoperable, and the other is not operating at full capacity. The town received three quotes from the following: G&S Heating and Air for \$8430.00, The Heating and Cooling Shoppe for \$14,040.00, and S.A. Sloop Heating and Cooling for \$20,204.00. My recommendation is for G&S Heating and Air of Kannapolis to supply and install the new heaters as they are the most cost effective.



1901 West "A" Street, Kannapolis NC 28081  
Phone: 704-933-2256 / Fax: 1-888-370-0549  
[www.g-senergy.com](http://www.g-senergy.com)

Quotation

Date: November 30, 2023  
To: Jason Smith  
Company: Town of Landis  
From: Tom Cavin

HVAC Replacement Quote for Landis Fire Department Truck Bays – (2) Infra-red Radiant Heaters

G+S Heating Air Energy Services will furnish all materials and labor to replace the 2 existing heaters referenced above with new 100,000 BTU-30' Detroit Radiant Tube Heaters. All reconNECTIONS/modifications to gas piping, electrical, control, and venting included.

**Total including tax and permit: \$8,430.00.**

**\*\*\*Price Firm For 30 Days\*\*\***

Respectfully Submitted

*Tom E Cavin*  
Vice President Commercial Division

The Heating & Cooling Shoppe Inc

Section 2, Item 2.4

612 Ridge Ave  
Landis, NC 28088  
704-640-6236  
thevacshoppe@yahoo.com



Estimate

ADDRESS  
Landis Fire Dept

ESTIMATE 1715  
DATE 11/10/2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Hanging radiant space heat 30 foot system. Natural gas. Honeywell controls.	2	7,020.00	14,040.00
SUBTOTAL				14,040.00
TAX				0.00
TOTAL				<b>\$14,040.00</b>

Accepted By:

Accepted Date:



**S.A SLOOP PROPOSAL**  
**HEATING & AIR CONDITIONING, INC.**  
POST OFFICE BOX 8145, LANDIS, NC 28088

License: #19627  
Phone: 704-857-5684 Fax: 704-857-5615 Email: [sasloophvac@gmail.com](mailto:sasloophvac@gmail.com)

**DATE:** 11/7/2023

**SUBMITTED TO:**  
Landis Fire Department  
P.O. Box 8165  
Landis, NC 28088  
[jsmith@townoflandisnc.gov](mailto:jsmith@townoflandisnc.gov)

**WORKED TO BE PERFORMED AT:**  
312 S Main St, Landis NC 28088

**EQUIPMENT**- Installation of 2 space ray tube heaters 80,000btu 30' straight tube. These heaters will replace the heaters that are currently installed. We will need access to the whole area to move the lift around during the work days. This will take the biggest part of two days. This price includes lift rental. If the City has one, we could use we can deduct this from the price.

**Warranty** – 1-year commercial parts, 1-year labor.

**THERMOSTAT** – Will install new controls

**ELECTRICAL WIRING**- Will handle all low and high voltage for system.

**WE HEREBY PROPOSE TO FURNISH ALL MATERIALS AND LABOR NECESSARY FOR THE COMPLETION OF:**

ALL MATERIAL IS GUARANTEED TO BE OF SPECIFIED FOR THE ABOVE WORK AND COMPLETED IN A PROFESSIONAL WORKMANLIKE MANNER FOR THE SUM OF:

**IN FULL UPON COMPLETION: \$20,204.00**

ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. WORKMAN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE TAKEN OUT BY S.A. SLOOP HEATING & AIR CONDITIONING, INC

**NOTES:**

- If customer cancels contract, once they've accepted it by signature, a \$200.00 restocking fee for the equipment will be invoiced to the customer. \_\_\_\_\_ (Homeowner to initial)
- The homeowner must be home when inspections are scheduled. Local inspection departments fine us \$100.00 if no one is home at time of inspection. This fee will be forwarded to the homeowner if this occurs.  
\_\_\_\_\_ (Homeowner to initial)

- This proposal may be withdrawn by S.A. Sloop Heating & A/C, Inc. if not accepted with 30 days from date submitted. \_\_\_\_\_ (Homeowner to initial)

RESPECTFULLY SUBMITTED *Ryan Brotherton*

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

**ACCEPTANCE OF PROPOSAL**

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**IF ACCEPTED PLEASE SIGN AND RETURN ONE COPY.**  
**THANK YOU!**



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Madison Stegall, Town Clerk

**ITEM TYPE:** Proclamation

**AGENDA SECTION:** Presentations

**SUBJECT:** 2024 - Martin Luther King, Jr. Day Proclamation

**DETAILS:**



# Proclamation

## Honoring Dr. Martin Luther King, Jr.

**WHEREAS,** Dr. Martin Luther King, Jr. inspired millions of Americans to participate in non-violent protests to support the ideals of equality for all and was a motivating force behind a civil rights movement that had as its goal a creation of a society tolerant of all races, cultures, and nationalities; *and*

**WHEREAS,** the ideals of Dr. King and of the Town of Landis's commitment to human rights are worthy of reflection and serve as a reminder that improving the quality of life for all members of our community is the responsibility of every citizen; *and*

**WHEREAS,** the celebration of Dr. King's birthday is intended as a time for all Americans to reaffirm their commitment to the basic principles that underlie our Constitution – equality and justice for all.

**NOW, THEREFORE, BE IT RESOLVED,** I, Meredith Bare Smith, Mayor of the Town of Landis, North Carolina, do hereby proclaim, January 15, 2024, as “Dr. Martin Luther King, Jr. Day” in the Town of Landis, and urge all citizens to rededicate themselves to the principles of respect for human rights and freedom, of belief in nonviolence, and of commitment to improving our community through community service and volunteerism.

I hereby set my hand and have caused the Seal of the Town of Landis, North Carolina, to be affixed this the 8<sup>th</sup> day of January 2024.

\_\_\_\_\_  
Meredith Bare Smith, Mayor

Attest:

\_\_\_\_\_  
Madison Stegall, Town Clerk



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Matthew Geelen, Chief of Police

**ITEM TYPE:** Employee Recognition

**AGENDA SECTION:** Presentations

**SUBJECT:** **Employee Recognition – Life Saving Award (Buddy Porter Jr.)**

**DETAILS:**

Mayor and Board, tonight we have the privilege of honoring a police officer who has demonstrated remarkable courage and dedication in saving a life. This officer's commitment to service, professionalism, and bravery embodies the finest ideals of law enforcement.

It's hard to imagine the pressure that police officers face each day. They put their lives on the line to protect our community, knowing that any situation could turn dangerous at any moment. But their resolve to serve and protect never wavers, and it is that unwavering commitment we celebrate tonight.

Recently, these officers found themselves in a high-pressure situation where every second counted. A domestic violence victim who had been stabbed and cut multiple times was facing a life-threatening condition, and this officer sprang into action without a second thought. Through quick thinking, sharp judgment, and determined action, they were able to render life-saving aid and pull the individual back from the brink.

We cannot overstate how important it is to have public servants like this police officer in our midst. They, indeed, are heroes among us. Their dedication to their work and their community is an inspiration, and we are so grateful for their service.

Please join me in congratulating and thanking Master Patrol Officer Buddy Porter Jr. for his bravery and actions that have saved a life. Thank you for your service and your commitment to keeping our community safe.



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Rick Flowe, Planning, Zoning, & Subdivision Administrator

**ITEM TYPE:** Resolution

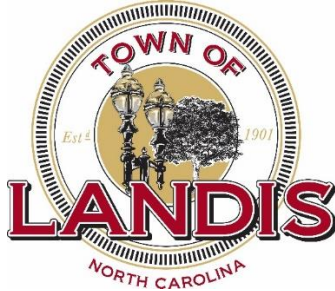
**AGENDA SECTION:** Ordinances/Resolutions

**SUBJECT:** **Consider Approval of Voluntary Annexation of Property on S. Chapel St.**

**DETAILS:**

**Voluntary Annexation of property on S Chapel St. (see Memo 1 of 2 and petition both attached)**

1. **Resolution #2024-01-08-1** directing the Clerk to investigate the Petition (attached)
2. **Presentation of Clerk's Certification** (attached)
3. **Resolution #2024-01-08-2** Calling of a Public Hearing on the Petition for Annexation (attached)



## MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

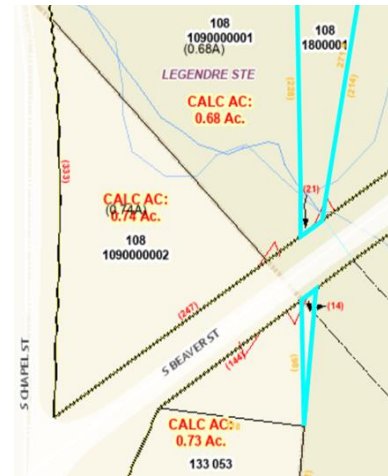
Date: December 19, 2023

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of Steven R. & Katelin M. Legendre of 627 S Chapel St., Landis, NC 28088-1825

### BACKGROUND

On October 31, 2023, the owner of property located at 0 S chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 1090000002 and that portion of 108 1800001 lying outside the Town Limits of the Town and south of S Beaver Street) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 0.75 acres. Location Maps from Rowan County GIS:





**FINDINGS AND CONCLUSIONS**

The standards for annexation require that the property must be contiguous to the “primary corporate limits”. The fact that the property lies within an area surrounded on three sides by the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Landis. The property will need to have a Town of Landis zoning designation upon annexation.

**FISCAL IMPACT**

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

**RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING**

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

**THE ACTIONS THAT MAY BE TAKEN AT THE January 8, 2024 MEETING INCLUDE:**

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2024-01-08-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Upon receipt of petition certification by Town Clerk, call (by Resolution #2024-01-08-2) for public hearing at next regular meeting.**

**ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS**

While the Mayor and Board of Aldermen undertake the process of annexation, the Planning Board may initiate the process of amending the Official Zoning Map per 160D-204 to run concurrent with the annexation process. The property lies adjacent to an area designated in the Town of Landis Comprehensive Land Use Plan (the Plan) Future Land Use Map adopted May 10, 2021 for neighborhood residential use and is consistent with the principles of the Plan so we may anticipate a recommendation for the “RMST” zoning designation from the Planning Board. Here is how these steps align:

- 1. Scheduled for the **December 12, 2023 Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district during which it received a unanimous recommendation for approval as RMST;
- 2. Advertise for a **Public Legislative Hearing scheduled for February 12, 2024 before the Mayor and Board of Aldermen** on the subjects of 1) annexing the property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO); and



**NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE February 12, 2024 REGULAR MEETING INCLUDE:**

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-02-12 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-02-12 Amending the Official Zoning Map (initial zoning) for the newly annexed property.

**FINAL STEPS FOLLOWING ANNEXATION AND ZONING**

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk’s record, Administrator’s record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site plan(s) for any future project;
6. Process zoning permit application and issue permit(s) upon compliance with the Landis Development Ordinance (LDO).

**Resolution Directing the Clerk to Investigate an  
Annexation Petition Pursuant to  
Article 4A of G.S. 160A Governing Contiguous Annexations**

**Resolution #2024-01-08-1**

**WHEREAS**, a petition requesting annexation of an area described in said petition was received on the 31<sup>st</sup> day of October, 2023 by the Town of Landis; and

**WHEREAS**, N.C.G.S. Chapter 160A, Article 4A, Part 1 provides that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Landis, North Carolina before further annexation proceedings consistent within the petition can take place; and

**WHEREAS**, the Mayor and Board of Aldermen of the Town of Landis, North Carolina deems it advisable to direct the Town Clerk to investigate the sufficiency of the petition;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition under N.C.G.S. Chapter 160A, Article 4A, Part 1 and to certify as soon as possible to the Mayor and Board of Aldermen of the Town of Landis the result of the investigation.

**ADOPTED** this the 8<sup>th</sup> day of January 2024

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

s/ \_\_\_\_\_  
**Madison Stegall, Town Clerk**

# TOWN OF LANDIS, NORTH CAROLINA

## Certification of Sufficiency of Petition of Contiguous Annexation

Date: January 8, 2024

To the Town Board of Aldermen of the Town of Landis, North Carolina:

I, Madison Stegall, Clerk to the Board of the Town of Landis, North Carolina, do hereby certify that the request for voluntary annexation by the owners of real property located at:

0 S chapel St., Landis, NC 28088 (Rowan County Parcel ID 108 1090000002 and that portion of 108 1800001 lying outside the Town Limits of the Town and south of S Beaver Street) has been investigated for sufficiency for voluntary annexation.

The result of the investigation of this petition has been found to be sufficient under North Carolina General Statute 160A-31.

\_\_\_\_\_  
Madison Stegall, Town Clerk

Date of Public Hearing: February 12, 2024 Time of Public Hearing: 6:00 P.M.

**Resolution Fixing the Date of Public Hearing on Question of Annexation Petition Pursuant to Article 4A of G.S. 160A Governing Contiguous Annexations**

**Resolution #2024-01-08-2**

**WHEREAS**, a petition pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 1 requesting annexation of the area described herein has been received; and

**WHEREAS**, the Mayor and Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, certification by the Town Clerk as to the sufficiency of the petition has been made;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Landis Town Hall, 312 South Main Street, Landis, NC 28088 at 6:00pm on the 12<sup>th</sup> day of February, 2024.
- Section 2. The area proposed for annexation is described as follows:  
See Attached Map showing the parcels lying outside of the Town Limits (Attachment A)
- Section 3. Notice of the public hearing shall be published in both the Salisbury Post newspaper as required by law.

**ADOPTED** this the 8<sup>th</sup> day of January 2024

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

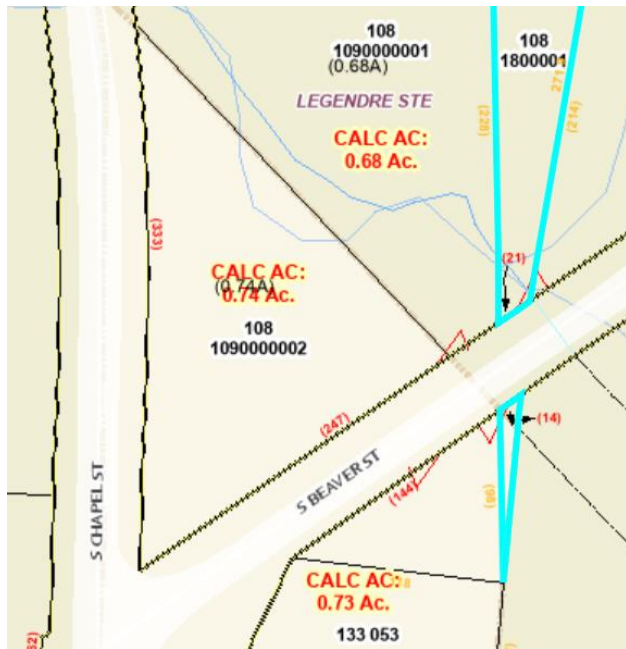
s/ \_\_\_\_\_  
**Madison Brown, Town Clerk**

# ATTACHMENT A

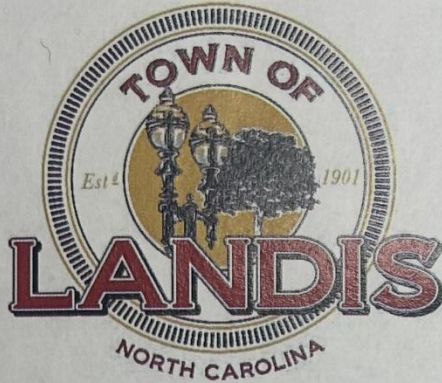
Location Map from Rowan County GIS showing parcel 108 1090000002:



Location Map from Rowan County GIS showing southern segment of parcel 108 1800001 lying outside:



Resolution #2024-01-08-2



312 SOUTH MAIN STREET  
LANDIS NC 28088

**PETITION REQUESTING A CONTIGUOUS ANNEXATION**

DATE: 10/31/23

To the Mayor and Board of Aldermen of the Town of Landis, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Landis, North Carolina.
2. The area to be annexed is contiguous to the Town of Landis, North Carolina and the boundaries of such territory are as follows:

See attached **MAP** and/or **METES AND BOUNDS DESCRIPTION** (a copy of the deed with description may be attached for this purpose) representing property identified as:

Property Identification Number 108 1090000002, 108 1800001

Property Address (if established) \_\_\_\_\_

*Name (print or type)	Mailing Address	Signature
Katelin Legendre	627 S. Chapel St. Landis, NC	<i>[Handwritten Signature]</i>
Steven Legendre	627 S. Chapel St. Landis, NC	<i>[Handwritten Signature]</i>

\*Family members (e.g. husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.





## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Michael D. Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of New Lake Corriher Park Signs**

**DETAILS:**

Please consider the approval of six new Lake Corriher Wilderness Park Signs. We currently don't have an entrance sign on Kimball Rd, due to the old sign being damaged. The two directional signs on Mt Moriah are faded with the original park logo, and they do not display the park hours of operation.

We have received two quotes to add signs at Tranquil Lake Drive, Kimball Road, and two near the gate entrance. The new signs will match the color scheme of the new wayfinding signs, which are scheduled to be installed by the end of March 2024. Additionally, these signs will have an interchangeable piece for peak season and off-season park hours. Broome Signs and Harwood Signs responded to our request for a quote. Broome Signs quoted \$1966.66 including installation, and Harwood Signs quoted \$9737.00. I make the recommendation to use Broome Signs due to the price difference.





# Broome Signs

348 Spring St. NW, Concord NC 28025

## Estimate

Date: 9/27/2023

Town of Landis

ITEM DESCRIPTION	AMOUNT
6 Aluminum Signs & Installation	\$1,838.00
Tax	\$128.66
See attached sheet for dimensions and price per sign	
<b>Subtotal</b>	<b>\$1,966.66</b>
<b>Tax rate</b>	
<b>Additional costs</b>	
<b>TOTAL COST</b>	<b>\$1,966.66</b>

**Harwood Signs Inc**  
 PO Box 118  
 Granite Quarry, NC 28072  
 (704)2797333  
 harwoodsigns@hotmail.com

# Estimate

**ADDRESS**

Town Of Landis

**ESTIMATE # 1485**

**DATE 01/02/2024**

ACTIVITY	QTY	RATE	AMOUNT
<b>Aluminum Sign</b> 36"x27" Double sided sign on .080 aluminum. Single Post. Full surface printed faces. Changeable hours sign. Ref: Lake Corriher Wilderness Park Hours	3	720.00	2,160.00T
<b>Aluminum Sign</b> 48"x32" Double sided sign on .080 aluminum. Single Post. Arched Top. Full surface printed faces. Directional. Ref: Lake Corriher Wilderness Park	1	780.00	780.00T
<b>Aluminum Sign</b> 72"x48" Double sided sign on .080 aluminum. Double Posts. Full surface printed faces. Changeable hours sign. Ref: Lake Corriher Wilderness Park Hours.	1	1,480.00	1,480.00T
<b>Installation</b> Signs installed at customer location. Price per sign	5	300.00	1,500.00T

SUBTOTAL	5,920.00
TAX	414.40
<b>TOTAL</b>	<b>\$6,334.40</b>

Accepted By

Accepted Date



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Matthew Geelen, Chief of Police

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of Reducing the Speed Limit in the Oaks of Landis**

**DETAILS:**

There have been numerous complaints from residents within the Oaks of Landis Community regarding the current speed limit in the area. It has come to our attention that due to the high volume of traffic and the layout of the neighborhood, there is a serious public safety issue at hand.

After careful consideration, I am proposing a speed reduction within the Oaks of Landis Community. It is my belief that reducing the current 25mph speed limit to a 15mph speed limit along with enforcement will greatly improve the safety of our community and address the concerns raised by our citizens.

The roads that will be affected by this proposed speed reduction include Landis Oak Way, Georgia Oak Lane, English Oak Lane, Sawtooth Court, Pin Oak Court, Sandhill Oak Court, Sawtooth Oak Drive, Overcup Court, and Cherrybark Place. These roads are known for their narrow layout, making it even more crucial to ensure a lower speed limit to protect both pedestrians and motorists.



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Matthew Geelen, Chief of Police

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Update Regarding Speed-Related Concerns on South Kimmons Street**

**DETAILS:**

The Landis Police Department has recently conducted a thorough analysis of the speed-related concerns raised about South Kimmons Street between Rice and Ryder. Our findings indicate that the current speed enforcement efforts have been effective in mitigating the issue to a significant extent.

Through increased speed enforcement measures, including the deployment of additional law enforcement personnel and the use of speed detection devices, we have observed a notable reduction in speeding incidents on both South Kimmons Street and South Main Street. The data collected supports the conclusion that the problem is not as pervasive as initially perceived.

Despite the improvements, we recognize that maintaining consistent speed enforcement is crucial for ensuring continued safety and compliance on these roads. Therefore, we will continue to allocate resources toward diligently monitoring and enforcing speed limits, especially during peak traffic hours.

We acknowledge the importance of community input and encourage residents to report any persisting concerns or instances of excessive speeding. By working together, we can address these issues collaboratively and maintain a safe and secure environment for all.



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Michael D. Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of Surplusing the ODB Leaf Machine with a Reserve of \$10,000**

**DETAILS:**

Please consider the town’s 1996 Old Dominion Brush Company Leaf Machine being placed on surplus, now that our new leaf machine is in service. This machine is a pull behind unit and doesn’t have any mechanical issues. The machine will need a new battery when purchased. The machine is valued at \$10,000 dollars, and I recommend setting the reserve to \$10,000.



## Photos of Leaf Vac for Surplus





## Photos of Leaf Vac for Surplus





# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Discussion of Downtown Revitalization**

**DETAILS:**

Consider Board discussion of what improvements the Board would like to see Downtown utilizing the \$100,000 for revitalization.





# Item Cover Page

**MEETING TYPE** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Staff

**ITEM TYPE:** Report

**AGENDA SECTION:** Reports

**SUBJECT:** Departmental Reports

**DETAILS:** Reports in Order:

- Parks and Recreation Report
- Utility Billing Report
- Public Works Report
- Police Report
- Fire Report
- Planning and Zoning Report
- Code Enforcement Report



## Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Jessica St. Martin, Parks and Recreation Director

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Reports

**SUBJECT:** **December Report**

**DETAILS:**

**Events:** The Christmas Senior Luncheon/Bingo was Wed. December 6<sup>th</sup>. We had 24 in attendance.

The Campfire Christmas Event at the Lake was held Saturday December 9<sup>th</sup> from 4:00-7:00pm. We offered kid’s crafts, campfire smores, and visits with Santa. Despite the inclement weather, we were still pleased with the turn out. The rain held off to allow us to have pictures with Santa outdoors and keep the campfire lit for smores. We estimated around 150 people in attendance.

**Park Operations:** Leaf collection and maintenance on trails, campsites, and disc golf course continues.

**Pool Operations:** The pool pump house has been insulated in an attempt to keep any pipes from freezing and bursting over the winter months. Due to the slow leaks the pool currently has, we have been monitoring and maintaining the proper water level required to maintain the filters and circulation.

Campsite Rentals: 4	Shelter Rentals: 0	Daily Fishing Passes Sold: 58
State License: 4	Boat Registrations: 1	

2020 Ford Explorer Mileage: 46431



## Item Cover Page

**MEETING TYPE:** Board of Alderman  
**DATE:** January 8, 2024  
**SUBMITTED BY:** Angie Sands, Deputy Town Clerk  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Department Reports  
**SUBJECT:** **December Utility Services Report**

**DETAILS:**

### Utility Services Monthly Report

CASH PAYMENTS	350
CREDIT CARD PAYMENTS	1162
CHECK PAYMENTS	1241
BANK DRAFT PAYMENTS	409
DISCONNECTIONS	6
AMI ELECTRICAL METERS	3245
REMAINING MANUAL METERS	22
WATER METERS	2155
SEWER CUSTOMERS	1787
CUSTOMER USAGE PORTAL	457

# Public Works Monthly Reporting

Completed By Tristin Walter Date 1-2-24

## 1. Water - Sewer

- Taps 2
- Irrigation Taps 2
- Water Main breaks 1
- Meter Box Replacement 0
- Hydrant (Water Quality Flushing) Routes 10
- Meter/MXU Change Out 4
- Water Pump Station (quantity 1) Quality 1
- Sewer lift station (quantity 10) y Monitoring and Repairs needed y
- Customer calls/ resident needs 20
- New / Current Resident work orders start& stop service 8

## 2. Stormwater

- Requested Repair Quotes requested for attached maps
- Storm drain repair and maintenance (All Public works employees help)

## 3. Electricity

- Current / New Resident Work orders 7
- New (Temp) Service 3
- Disconnects 64
- Streetlights 12
- Security Lights 15
- Pole Repair/Replace 8
- Outages: Cause, Environmental YES Load Demanded 0 Vehicle Wreck 1 Other 0

## 4. Streets

- Weekly Schedule: Monday thru Wed Bulk Pick up, Thursday thru Friday Chipping/ Leaves
- Rowan County Dump Runs 8
- Customer calls YES Work Orders YES Go Gov YES

Comments: \_\_\_\_\_  
\_\_\_\_\_



## Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Matthew Geelen, Police Chief

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Report

**SUBJECT:** **December Report**

**DETAILS:**

Total Calls for Service (Including Self-initiated calls) - 607

Self-Initiated Calls – 473

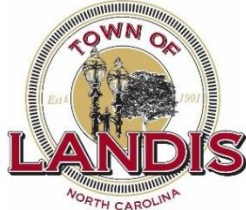
Calls for Service – 131

Traffic Stops - 104

Traffic Accidents – 4

**Vehicle Mileage:**

LPD-081: 137,088	LPD-173: 75,745
LPD-101: 103,671	LPD-174: 57,075
LPD-131: 100,961	LPD-175: 63,106
LPD-151: 66,185	LPD-176: 55,144
LPD-161: 69,879	LPD-177: 77,890
LPD-171: 61,787	LPD-212: 18,167



# Item Cover Page

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**MEETING TYPE:** Board of Alderman  
**DATE:** January 8, 2024  
**SUBMITTED BY:** Jason Smith, Fire Chief  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Departmental Reports  
**SUBJECT:** **December Fire Stats**

**DETAILS:**

**STATS:**

Medical Calls: 37  
Fire: 17  
Traffic Accident: 3  
Mutual Aid Given: 18  
Mutual Aid Received: 6  
Total all calls: 78

**VEHICLE MILAGE:**

ENGINE 443-96844  
ENGINE 442-36721  
LADDER 58-21167  
ENGINE 581-28678  
CAR 44-135950  
CHIEF 440-16771

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p><b>SITE-07-21</b>  <b>PLANNER OFFICE</b>                      (GRAY FILE DRAWER) WAS  <a href="#">JOHNSON/WOOD- NEW</a>  <a href="#">NAME: VILLAS AT LANDIS</a>  <b>RYDER PLACE (11-8-22)</b></p>	<p>Yarbrough-Williams &amp; Hoyle                      (Nest Communities, LLC/Johnson Wood Townhomes)                      FEES PD:</p>	<p>Corner of E. Ryder Ave &amp; Upright Streets                      Map 109 149 &amp; 133 165</p>	<p>Major Subdivision Duplex, Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd  <b>10/11/21 \$100 SKETCH REVIEW</b>                      10-12-21 sketch plan reviewed by RF  <b>11-16-21 \$100</b> rec'd for review  <b>11-29-21 \$2,092.11</b> rec'd for technical review of plans.                      12-8-21 TECH REV TEAM MTG                      3-29-22 Zoning verification letter                      4-12-22 Received updated infrastructure information- Capacity Analysis                      6-2-22 PLANS REC'D                      6-21-22 TRC REVIEW of PLANS                      8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS                      8-23-22 email with St. light update to plan  <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE)</b>                      11-15-22 ENGINEER memorandum rec'd.                      11-28-22 emailed-waiting on water/sewer plans                      12-6-22 Water/sewer plans emailed, waiting on hard copies-                      REC'D 12-7-22                      12-8-22 NCDOT driveway permit completed and rec'd.                      12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓                      12-19-22 PICKED UP                      1-3-23 ACTIVE FILE                      1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS                      2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR.                      3-20-23 PUB. HEARING FOR DEV. AGREEMENT                      3-20-23 Board Approved Dev. Agreement                      4-12-23 revised plans rec'd                      4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware)                      5-16-23 Stormwater review completed.                      NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm                      5-17-23 DEV. PLANS &amp; DEV. AGR P/UP                      5-23-23 1<sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>


LANDIS DEVELOPMENT PLANS UNDER REVIEW

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen &amp; King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception</p>
<p>SITE 11-21 GRAY FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave &amp; Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN- Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &amp;MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans &amp; review</p>



LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

<p>#11-21 LANDIS APTS</p>				<p>5-17-23 SC spoke w/Arch. M. SIEMIENIEC-                  Construction plans to be del <del>today</del>                  5-18-23 per M.Siemieniec. plan del delay                  5-24-23 CONSTRUCTION PLANS REC'D                  5-31-23 FEES PAID FOR REVIEW. \$10,266.55                  **Fees include zoning permit application when ready                  **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S                  LINES, STORMWATER, PERMIT APPLICATION)                  6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED-                  DEV. P/UP THEIR SET OF PLANS W/NOTES                  7-25-23 REC'D 2 SETS OF REVISED CONST PLANS                  7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO                  TECH. REV. COMM. TO REVIEW PLANS IN T.HALL                  8-3-23 Fire Marshal reviewed plans                  8-9-23 Plans ready for p/up, emailed Engineer. ✓                  11-08-23 Rec'd Erosion &amp; Soil Sedim. From County                  11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓                  12-13-23 Stormwater calcs needed.</p>
<p> YEAR 2022</p>				
<p>Application #</p>	<p>Name (surveyor &amp;/OR owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status FEES PD</p>
<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>	<p>LENNAR CAROLINAS –                  LAND DESIGN ENGINEER                  NOTICE OF INTENT FOR                  NEW DEVELOPER</p>	<p>CANNON FARM                  RD</p>	<p>430 LOTS- MU-1                  &amp; SFR-2 CZ</p>	<p>9-6-22 REC'D PLAT W/\$3,000                  9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140                  AND \$4,580 TOTAL \$12,720                  9-13-22 PLAT OVERVIEW W/PL BD. ✓                  12-6-22 ACTIVE FILE                  3-7-23 NO ACTIVITY                  7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM                  ATLANTIC AMERICAN PROP.                  9-5-2023 MTG W/PL. DIR. W/NEW DEV.                  9-25-23 MTG W/PL DIR. FLOWE                  9-28-23 REC'D MEETING NOTES                  12-12-23 Rec'd form w/ZMA request no funds rec'd</p>



LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

<p>ALL <b>2023</b> 2023 PROJECTS. NOW IN</p>	<p>CONSTRUCTION PHASE</p>			
<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>	<p><u>2024</u></p>
<p>Application/ Site #</p>	<p>Name (surveyor &amp; owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p>PLANS IN CONSTRUCTION/ REVIEW</p>				
<p><b>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b></p>	<p>William N. West Owner Crete Solutions</p>	<p>220 OLD BEATTY FORD RD</p>	<p><u>CONCRETE PLANT</u></p>	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS. 4-26-23 RF review &amp; staff rev. complete comments on plans 4-27-26 Owner/Dev. Bill West p/up set w/comments. 5-9-23 Rec'd partial set of plans- advised need complete sets. 5-10-23 rec'd 2 complete sets of plans w/revisions 5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. Site work active.</p>
<p><b>SITE 03-23 PINNACLE PARKING LOT SITE PLAN</b></p>	<p>CESI ENGINEERING JASON MARTINEZ(SITE)</p>	<p>1600 PINNACLE WAY DR.</p>	<p><u>NEW DRIVEWAY- PARKING LOT EXPANSION</u></p>	<p>7-12-23 PLANS RECEIVED W/FEE PD \$875 8-1-23 PLAN REVIEW R FLOWE- MEETING RESULTS: NEW PLANS WILL BE SUBMITTED ASAP. 9-6-23 PLANS SUBMITTED 9-12-23 PLAN REV. RFLOWE AND T. WALTERS- REVIEW CONTINUES 9-19-23 RFLOWE &amp; TWALTERS SIGNED OFF ON PLANS. EMAILED ALL- DEV. SET READY AT FRONT DESK. 9-25-23 PLANS P/UP 9-27-23 NCDOT APPROVAL, SIGNED DRIVEWAY PERMIT</p>

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

<p><b>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</b></p>	<p><b>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</b></p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES</u> <u>9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW &amp; CONSULT                  2-2-23 PD \$245 SKETCH PLAT REV. &amp; CONSULT                  4-13-23 PD \$1085 FOR SITE PLAN REVIEW                  4-26-23 Plans Reviewed by RF- approved.                  TRC &amp; PL BD. (JUNE 21,2023)                  6-27-23 owner paid for all tap fees \$45,000                  6-29-23 rec'd updated plans                  8-1-23 rec'd revised plan                  8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing                  9-11-23 BD ALD. Pub. Hearing for Dev. Agreement-                  APPROVED                  9-27-23 DEV. AGREEMENT SIGNATURE BY DEV.                  10-18-23 CONSTR. PLANS REC'D.                  10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW                  10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit)                  10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING                  ELEVATIONS TO CURRENT PLAN.                  10-24-23 DEVELOPER AWARE OF PLANS NEEDED.                  10-26-23 UPDATE CONST. PLANS REC'D                  10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW                  FEES PD.                  11-29-23 PRE-CONST MTG                  11-29-23 PLANS APPROVED FOR CONSTRUCTION                  11-30-23 PERMIT ISSUED FOR SITE WORK</p>
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**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2023**

Permit #	Date	Name	Job Address	Permit Use
ZN-23-01	01-12-23	TAYLOR WHITE	408 N CHAPEL ST	HOME OCCUP/ACCESS STRUCTURE
ZN-23-02	01-18-23	LEANNA HOLLAR	115 W ROUND ST	ACCESS. STRUCTURE
ZN-23-03	01-18-23	CHRIS HOLMES	250 TRANQUIL LAKE DR	FENCE
ZN-23-04	01-24-23	LINKER	205 W. 1 <sup>ST</sup> STREET	NEW CONST. SFR
ZN-23-05	01-31-23	BARNES	507 W BEAVER ST	ACCESS. -DECK REPLACEMENT
ZN-23-06	01-31-23	MACLEOD CONCRETE	220 OLD BEATTY FORD ROAD	NEW CONCRET PLANT
ZN-23-07	01-31-23	READLING <span style="color: red;">UPDATED PERMIT</span>	409 S CORRELL ST <span style="color: red;">ZN-22-28</span>	REMODELW/ADDITION SFR
ZN-23-08	2-1-2023	LANDIS BAPT. CHURCH	512 W. RYDER AVE	2 ACCESS. BLDGS
SP-ZN-23-09	2-1-2023	JOY LONG(LITTLE SHOPPE)	2881 N CANNON BLVD #B	WALL SIGN FOR BUSINESS
ZN-23-10	2-2-23	JAMES HAUSS	510 TRANQUIL LAKE DR	ACCESS. BLD -30X60 GARAGE
SP-ZN-23-11	2-1-2023	JOY LONG(LITTLE SHOPPE)	2881 N CANNON BLVD #B	TEMP SIGN FOR BUSINESS
ZN-23-12	2-23-23	TERESA RANKIN GRANDISON	180 OVERCUP COURT	PORCH & DECK ADDITION
ZN-23-13	3-2-2023	DARELL EFIRD	2515 HWY 29 S	ACCESS STRUCTURE
ZN-23-14	3-15-23	SANDOVAL	406 S CORRELL ST	ACCESS STRUCTURE
ZN-23-15	3-16-23	WATTS, CODY (NIKKI)	127 S CENTRAL AVE <span style="color: red;">NEW BUS.</span>	RESTAURANT "LANDIS CREAMERY"
ZN-23-16	3-28-23	NIBLOCK HOMES	900 IRISH CREEK DRIVE	NEW CONST SFR
ZN-23-17	4-5-23	ELIJAH HARRISON CONST	306 N KIMMONS ST	INT. ROOM ADDITION
ZN-23-18	4-5-23	WALSH	504 SAWTOOTH OAK DR	FENCE
ZN-23-19	4-11-23	ABCD MOORE PROP.	1555 PINNACLE WAY DR	INT. ROOM ADDITION
ZN-23-20	4-11-23	DAVID MILLER REALTY	805 E MILLS DR	NEW SFR
ZN-23-21	4-11-23	DAVID MILLER REALTY	807 E MILLS DR	NEW SFR
ZN-23-22	4-11-23	DAVID MILLER REALTY	811 E MILLS DR	NEW SFR
ZN-23-23	4-13-23	CAROLINA BUILDERS OF CAB	416 PINE ST.	NEW SFR
ZN-23-24	4-18-23	BUILD 4 VALUE LLC	310 TOWN ST. <span style="color: red;">PREV. ZN-22-71</span>	NEW SFR (W/UTILITY EASEMENT)
ZN-23-25	5-3-23	NICHOLE ROMANOWSKI	302 GALLANT CIR	FENCE
ZN-23-26	5-11-23	FARION MORGAN	325 E TAYLOR ST	ACCESS. BUILDING
ZN-23-27	5-17-23	CRETE SOLUTION	220 OLD BEATTY FORD RD	IND.-CONCRETE PLANT
ZN-23-28	5-25-23	JAMES LEFLER	611 E MILLS DR	ROOF ADDITIONS
ZN-23-29	6-1-23	NELSON'S GLASS SERV.LLC	2977-A N CANNON BLVD	NEW BUSINESS USE
ZN-23-30	6-22-23	FON ERNEST	303 BUFORD DR	ADD. PORCH AND DECK & CORRECTION
ZN-23-31	6-22-23	NIBLOCK HOMES	2419 CALLAGAN COURT	NEW SFR
Zn-23-32	7-5-23	THACKER	940 TAMARY WAY	POOL WITH FENCE & DECK
ZN-23-33	7-6-23	HAYES	330 KIMBALL LOOP	ACCESS BLDG
ZN-23-34	7-19-23	HOLMAN	1008 S HIGHLAND AVE	ACCESS BLDG ADDITION

**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2023**

Permit #	Date	Name	Job Address	Permit Use
ZN-23-35	7-25-23	HERNANDEZ	110 N UPRIGHT ST	BUS. CHANGE- AUTO REPAIR SERV "LUPITAS"
ZN-23-36	7-26-23	WINGLER	302 S CHAPEL ST	ACCESS BLDG
ZN-23-37	7-26-23	CALDERON	110 N UPRIGHT ST	BUS CHANGE-AUTO REPAIR SERV. TWO BROS.
ZN-23-38	8-1-23	CLAUDE	1000 IRISH CREEK DR.	NEW SFR W/ACCESS GARAGE
ZN-23-39	8-9-23	GUIMOND	415 W RYDER AVE	ACCESS BLDG
ZN-23-40	8-24-23	JAMES- PAR 3	112 N CENTRAL AVE	ADDITION TO EXISTING BLDG
ZN-23-41	8-24-23	OLD TOWN SOAP	716 S MAIN ST	ADD. & UPFITS TO EXISTING BLDG
SP-ZN23-42	8-29-23	RITE LITE SIGNS	1520 PINNACLE WAY	WALL SIGN (VANQUISH FENCING)
ZN-23-43	8-29-23	WALSH	355 KIMBALL LOOP	ACCESSORY STRUCTURE
ZN-23-44	8-29-23	CACERES	605 S ZION ST	FENCE
ZN-23-45	8-31-23	RES-NC RESTORATION	306 E RIDGE AVE	NEW SFR
ZN-23-46	8-31-23	RES-NC RESTORATION	308 E RIDGE AVE	NEW SFR
ZN-23-47	9-12-23	TOP FLIGHT ENTERPRISE AUTO	2881-B N CANNON BLVD	NEW BUSINESS (AUTO DEALER)
ZN-23-48	9-12-23	MC POWERHOUSE	2881-C N CANNON BLVD	NEW BUSINESS (AUTO LEASING)
ZN-23-49	9-19-23	SLOOP	210 W HOKE ST	NEW DECK ATTACHED
ZN-23-50	9-26-23	LASSITER	724 S HIGHLAND AVE	NEW ACCESSORY BLDG
ZN-23-51	10-10-23	MOREIRA	307 S MAIN ST	NEW BUISNESS "J'S PAINT"
ZN-23-52	10-11-23	CLAUDE	1000 IRISH CREEK DR	ACCESSORY DWELLING
ZN-23-53	10-18-23	NIBLOCK HOMES	859 TAMARY WAY	NEW SFR
ZN-23-54	10-18-23	NIBLOCK HOMES	1020 IRISH CREEK DR	NEW SFR
ZN-23-55	10-18-23	HEIM	502 SAWTOOTH OAK DR	SCREEN PORCH ADDITION
ZN-23-56	11-14-23	RITCHIE	609 N MAIN ST	UPFITS TO EXISTING PRIN.
ZN-23-57	10-31-23	A & A VAPES	1705 S MAIN ST	NEW BUSINESS
ZN-23-58	10-26-23	VICTORY BUILDERS	404 E BLUME ST	NEW SFR
ZN-23-59	10-31-23	RTR HOMES	1003S HIGHLAND AVE	ROOM ADDITION
ZN-23-60	11-06-23	HOLTON CONSTR.	1079 IRISH CREEK DR	NEW SFR
ZN-23-61	11-9-23	LUIS SANCHEZ	305 S MAIN ST	SIGNS FOR BUSINESS
ZN-23-62	11-16-23	WINGLER	302 S CHAPEL ST	FENCE PERMIT
ZN-23-63	11-16-23	CASTILLO	515 N CHAPEL ST	FENCE PERMIT
ZN-23-64	11-21-23	EASTER	205 2 1 <sup>ST</sup> ST	FENCE PERMIT
ZN-23-65	11-22-23	NIBLOCK	900 TAMARY WAY	NEW SFR
ZN-23-66	11-28-23	RIFFLE	309 S MAIN ST	NEW BUS. LANDIS DAIRY BAR
ZN-23-67	11-29-23	BYRNE PROPERTIES	204 KIMBALL RD	8 TOWNHOMES

Section 7, Item 7.1

**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2023**

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Job Address</b>	<b>Permit Use</b>
ZN-23-68	11-30-23	LEMUS	208 W 2 <sup>ND</sup> ST	ACCESS. BLDG
ZN-23-69	12-5-23	CASTILLO	515 N CHAPEL ST	ACCESS. BUILDING

2023 TOWN OF LANDIS ZONING PERMITS ISSUED

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# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>MINIMUM HOUSING</b>			
HC-20-02	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (new owners)	abandoned dilapidated mobile office or classroom structures. Property has transferred now. Development has been approved. No response from owners. Pending other enforcement actions.
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied dwelling without water, sewer or electric services. Full inspection conducted, Hearing scheduled for 01-16-24 at 2:00 pm.
HC-21-08	317 East Corriher Street	Gail D Jackson	unsafe and unsanitary conditions inside and outside the house. Conducted inspection with warrant. Hearing held with decision she will continue with clean up and I will conduct periodic inspections until compliance is met. Follow up inspection will be conducted on 01-16-24 at 1:00 pm.
<b>NUISANCES</b>			



# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-02	107 North Meriah Street	James A Hall Jr	various forms of trash, junk, and debris along with multiple junked/nuisance vehicles. Notice issued with deadline of 02-21-23. Owner has taken no action. Spoke to him by phone, with no change in conditions. Second notice issued and returned by Post Office. Now new and differernt complaints coming in. ownners have begun abatement. Will monitor progress.
PN-23-04	210-214 Rankin Road	Mary Theresa Martin	Various forms of trash, debris and similar materials. Met on site with the owner and he has begun abatement actions. Appears all actions have halted. Notice issued with deadline of 01-14-2024.
PN-23-16	410 Town Street	Mary Susan Pruitt	boxes, trash and debris. Notice issued with no results. <b><u>Pending abatement by the Town.</u></b>
PN-23-18a	316 North Beaver Street, accessed from North Upright	Villas at Landis Ddevelopment LLC	demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. Dumping continues to grow. <b><u>Pending abatement by the Town.</u></b>

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-20	reportedly behind 503 or 505 East Rice Street	To Be Determined	report of dumping of concrete and similar materials in the gulley behind the house. Conducted inspection of area on 10-28-23. Found one large chunk of tree trunk and no other debris. Pending further investigation and possible abatement by the Town.
PN-23-21	2270 West A Street	Luis Santos Jimenez	overgrowth. Notice issued with no results by owners. <b><u>Pending abatement by town.</u></b>
PN-23-22	209 West Hoke Street	Margaret Morris Lisk	various forms of trash and debris. Possibility of persons residing in a camper. Notice issued with deadline of 01-16-24.
<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>			
<b>ZONING</b>			

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
Z-23-02	303 Buford Drive	Fon Ernest	Fence violation. Notice issued. Have spoken with the owner and advised to cease all work for now. Multiple additional zoning violations were found including failure to obtain permits, setback violations, pool violations, driveway cuts and expansion of a dwelling without permits. Working with Planning Department on follow up notice to include all newly found violations. Pending.



# Item Cover Page

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**MEETING TYPE** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Jeneen McMillen, Finance Director

**ITEM TYPE:** Report

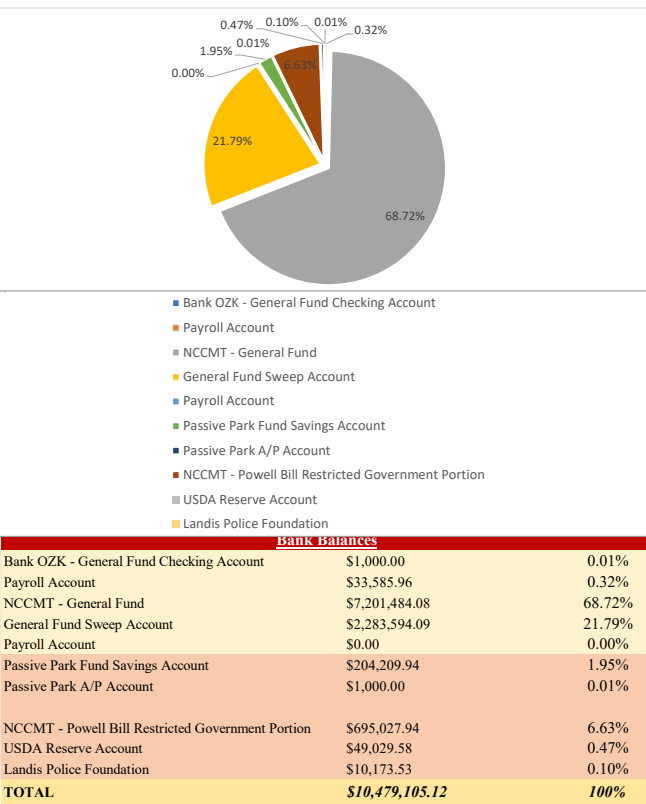
**AGENDA SECTION:** Reports

**SUBJECT:** **Financial Dashboard**

**DETAILS:**

**Town of Landis  
FY 23 Monthly Summary  
December 2023**

Operating Budget Revenues	Budgeted FY23-24	December	FY 23-24 YTD	%
Property Tax - Current (Monthly)	\$2,127,862.00	\$43,486.53	\$1,646,945.41	77%
Tax Collection - Prior Years (Monthly)	\$35,000.00	\$5,504.58	\$11,996.19	34%
Vehicle Interest	\$1,400.00	\$163.58	\$794.47	57%
Interest and Penalties	\$10,000.00	\$1,106.99	\$2,048.11	20%
Property Tax Auto - Current (Monthly)	\$212,977.00	\$15,657.73	\$94,477.22	44%
Vehicle Tag Fee	\$63,000.00	\$4,890.00	\$29,130.00	46%
Building Rental Fees	\$7,200.00	\$1,175.00	\$5,225.00	73%
Sponsorships	\$1,500.00	\$0.00	\$225.00	15%
Interest on Investments	\$57,000.00	\$0.00	\$18,911.63	33%
Interest on Investments - Powell Bill	\$0.00	\$0.00	\$7,210.00	0%
Miscellaneous Income	\$0.00	\$0.00	\$0.45	0%
Police Fees	\$780.00	\$50.00	\$446.00	57%
First Responder	\$1,320.00	\$0.00	\$440.00	33%
Excise Tax on Piped Gas	\$10,500.00	\$613.22	\$3,536.72	34%
Franchise Tax on Electric PO	\$273,000.00	\$82,989.00	\$148,656.66	54%
Sales Tax on Telecommunications	\$10,500.00	\$2,496.03	\$4,134.04	39%
Sales Tax on Video Programming	\$9,100.00	\$2,478.70	\$4,930.62	54%
Local Government Sales and Use Tax	\$990,000.00	\$109,848.92	\$435,674.11	44%
Powell Bill Revenues	\$117,500.00	\$72,442.01	\$131,310.23	112%
ABC Revenue - County	\$14,000.00	\$0.00	\$63.00	0%
Court Cost	\$400.00	\$0.00	\$12,786.75	3197%
EMT Monies from Rowan County	\$0.00	\$810.00	\$810.00	
Planning/Zoning Fees	\$50,000.00	\$36,206.00	\$48,992.75	98%
Garbage Collection Fees	\$305,000.00	\$52,250.00	\$169,905.36	56%
Resource Officer Reimburse	\$175,000.00	\$162,077.09	\$162,077.09	93%
EMS Utility Reimbursement	\$7,500.00	\$110.00	\$2,620.00	35%
ABC Profits - State	\$14,000.00	\$0.00	\$0.00	0%
Solid Waste Disposal Tax	\$1,800.00	\$0.00	\$1,526.75	85%
East Landis Property Tax	\$25,000.00	\$913.87	\$24,912.12	100%
East Landis Tax - Prior Years	\$200.00	\$0.00	\$1.81	1%
East Landis Penalties and Interest	\$2,000.00	\$16.14	\$1,127.95	56%
East Landis - Motor Vehicles	\$3,500.00	\$369.93	\$2,160.82	62%
Sale of Fixed & Surplus Assets	\$11,500.00	\$0.00	\$1,925.00	17%
Fund Balance Appropriated	\$637,486.00	\$0.00	\$0.00	0%
Administrative Service Charges	\$725,331.00	\$60,444.25	\$423,109.75	58%
Park Revenues	\$128,100.00	\$1,286.00	\$84,689.50	66%
Water Service	\$1,100,000.00	\$205,530.00	\$707,719.07	64%
Construction Services - Water	\$0.00	\$1,850.00	\$1,850.00	#####
Interest on Investments	\$6,888.00	\$0.00	\$17,918.85	260%
Miscellaneous Income	\$0.00	\$0.00	\$4,341.98	0%
Tap Fees - Water	\$48,000.00	\$0.00	\$25,000.00	52%
Insurance Proceeds	\$0.00	\$0.00	\$3,313.52	0%
Sewer Service Fees	\$993,000.00	\$173,000.00	\$600,043.62	60%
Sewer Impact Fees	\$0.00	\$0.00	\$8,904.00	0%
Tap Fees	\$30,000.00	\$0.00	\$20,936.00	70%
Stormwater Fees	\$115,000.00	\$19,500.00	\$68,045.00	59%
Interest on Investments - Stormwater	\$1,200.00	\$0.00	\$648.52	54%
Construction Services - Electric	\$3,000.00	\$0.00	\$0.00	0%
Electricity Fees	\$5,900,000.00	\$970,000.00	\$3,454,340.44	59%
Penalties - Electric	\$70,000.00	\$6,657.56	\$47,640.23	68%
Reconnect Fees	\$65,000.00	\$0.00	\$24,300.00	37%
Meter Tampering Fees	\$0.00	\$0.00	\$800.00	0%
Pole Attachments	\$8,000.00	\$354.30	\$354.30	4%
Interest on Investments - Electric	\$20,000.00	\$0.00	\$18,516.60	93%
Miscellaneous Income	\$1,500.00	\$0.00	\$0.00	0%
Underground Service	\$0.00	\$0.00	\$250.00	0%
Payment Return Fees	\$2,000.00	\$120.00	\$1,560.00	78%
Sale of Scrap Metal	\$0.00	\$0.00	\$713.53	0%
Debt Setoff	\$1,500.00	\$985.04	\$985.04	66%
Sales Tax Refund	\$50,000.00	\$0.00	\$0.00	0%
Sale of Surplus Assets - Electric	\$0.00	\$0.00	\$3,580.00	0%
Retained Earnings Appropriated - Electric	\$136,181.00	\$0.00	\$0.00	0%
<b>TOTAL</b>	<b>\$14,580,725.00</b>	<b>\$2,035,382.47</b>	<b>\$8,494,561.21</b>	<b>58%</b>



Operating Budget Expenditures	Budgeted FY23-24	December	FY 23-24 YTD	%
Administration	\$1,677,329.00	\$101,536.41	\$521,529.74	31%
Police Department	\$1,417,717.00	\$116,238.54	\$539,904.85	38%
Fire Department	\$920,560.00	\$98,475.82	\$298,846.92	32%
Streets Department	\$995,140.00	\$77,308.31	\$299,709.38	30%
Sanitation Department	\$428,500.00	\$39,185.47	\$116,656.08	27%
Parks and Recreation	\$479,073.00	\$25,149.00	\$203,358.49	42%
Electric Department	\$6,287,181.00	\$397,043.88	\$2,822,667.45	45%
Water Department	\$882,000.00	\$97,774.58	\$331,064.64	38%
Sewer Department	\$1,018,000.00	\$83,772.91	\$374,281.96	37%
Storm Water Department	\$116,200.00	\$1,602.03	\$8,442.91	7%
Debt Service - Municipal Loan/Copiers	\$60,025.00	\$798.29	\$52,922.45	88%
Debt Service - USDA Bonds/Sewer Equip / Sr	\$299,000.00	\$0.00	\$57,051.73	19%
<b>Total Expenditures</b>	<b>\$14,580,725.00</b>	<b>\$1,038,885.24</b>	<b>\$5,626,436.60</b>	<b>39%</b>

Capital Improvement Plan Budgets	Budgeted	December	FY 23-24 YTD	%
<i>Year-To-Date Capital Expenditures</i>	\$0.00	\$0.00	\$0.00	100%
<b>Total Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>100%</b>

Passive Park Fund	Budgeted	December	FY 23-24 YTD	%
<i>Year-To-Date Passive Park Fund</i>	\$286,742.03	\$0.00	\$14,140.00	5%
<b>Remaining Balance</b>			<b>\$205,390.37</b>	
Passive Park Buyout / Trans to Gen Fund		\$0.00		100%
Facility Improvements		\$0.00		100%
Professional Fees		\$0.00		100%
<b>Total Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>100%</b>





# Item Cover Page

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**MEETING TYPE** Board of Alderman

**DATE:** January 8, 2024

**SUBMITTED BY:** Michael D. Ambrose, Town Manager

**ITEM TYPE:** Report

**AGENDA SECTION:** Reports

**SUBJECT:** **Managers Report**

**DETAILS:**



**Town Manager Report  
Month of January 2024**

We have completed the last month of the calendar year. I want to continue giving an overview as part of my manager report.

1. Lake Landis, Corriher, and Warrior Dams have some issues as identified with NCDEQ. The Town has explored some grant opportunities for correcting these issues, however the grant application requires an Action Plan that must be provided by an Engineer. Staff have begun working with Schnabel Engineering, and this firm has assured us they can get the action plan delivered to us prior to the spring grant application deadline.
2. Town Hall is currently under construction moving the Utility Billing Office to a more centralized location in the building. This construction should be complete by January 15, 2024.
3. The Mount Moriah/W Ryder water line, and the elevated water tank grant projects are pending North Carolina Department of Environmental Quality review. As soon as these are approved the projects will move forward as soon as possible.
4. The sewer line project on South Main Street is moving forward as it has just been approved by the North Carolina Department of Environmental Quality.
5. The Town Hall Generator installation has been completed. The Town Hall Generator worked during the recent outage and allowed for our Board Room to be open to citizens.
6. The speed humps on S Zion Street have been installed and are working well.
7. I have been continually involved in meetings about stormwater, stormwater funding sources, and ways to improve our stormwater infrastructure needs.
8. The Town is currently receiving quotes for our Pavement Condition Survey and Capital Improvement Plan for our city roadways. Once this Survey is complete it will identify roadways that need replacement.
9. Utility Billing Staff are continually auditing all Utility Billing Records to ensure we have the correct information for all customers that is needed on file. I appreciate everyone's patience with staff during this process.

Please stop by my office or contact me directly if you have any issues or concerns.

Thank you,  
Michael D. Ambrose



2024

# FEBRUARY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2 Groundhog Day	3
4	5	6	7	8 Board of Aldermen Work Session Meeting: 5:30PM	9	10
11	12 Board of Aldermen Regular Scheduled Meeting: 6:00PM	13 Planning Board Meeting: 6:00PM	14 Valentine's Day	15	16	17
18	19 President's Day	20	21	22	23	24
25	26	27	28	29	1	2
3	4	5	6	7	8	9

MARCH

**NOTE**

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## COMMUNITY EVENTS

2023-2024



312 S. Main St.  
704-857-2411  
www.townoflandisnc.gov

- 11/21/2023 : Christmas Parade
- 11/21/2023 : Downtown Tree Lighting Event
- 12/9/2023 : Campfire Christmas with Santa
- 3/23/2024 : Easter EGG-stravaganza
- 4/5/2024 : Downtown Car Cruise-In (also held on 5/3/2024, 6/7/2024, 7/5/2024, 8/2/2024, and 9/6/2024)
- 8/6/2024 : National Night Out
- 9/20/2024 : Touch-A-Truck Event
- 10/26/2024 : Fall Festival/Trunk or Treat
- 11/26/2024 : Christmas Parade
- 11/26/2024 : Downtown Tree Lighting Event
- 12/14/2024 : Campfire Christmas by the Lake