



WORK SESSION

Thursday, January 08, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Adoption of Agenda

2. CONSIDERATIONS:

- [2.1](#) Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(6) to Discuss Personnel Matters
- [2.2](#) Consider Discussion of Salisbury Rowan Utility Contract
- [2.3](#) Consider Discussion of the Parks and Recreation Budget Retreat
- [2.4](#) Consider Discussion of the Agenda Packet for the January 12, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

3. CLOSING:

- 3.1 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: January 8th, 2026

SUBMITTED BY: Board of Alderman

ITEM TYPE: Closed Session

AGENDA SECTION: Considerations

SUBJECT: **Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(6) to Discuss Personnel Matters**

DETAILS:



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: January 8th, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Salisbury Rowan Utility Contract**

DETAILS:



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: January 8th, 2026

SUBMITTED BY: Jessica St. Martin, Parks & Recreation Director

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: Consider Discussion of the Parks and Recreation Budget Retreat

DETAILS:



Parks & Recreation Budget Workshop

Landis Pool 2026

Members Only-Current Fees

- Landis Resident Individual: \$160.00
- Landis Resident Family (up to 4): \$260.00
- Additional Family Add-on (up to 2): \$40.00

- Non-Resident Individual: \$315.00
- Non-Resident Family (up to 4): \$465.00
- Additional Family Add-on (up to 2): \$40.00

- Member's Guest Daily Admission: \$14.00 Adult \$8.00 Child
- Private Party Rental After Hours: \$550.00
- Summer Programs Group Admission: \$8.00/per person

Monday-Saturday: 10:00am-6:00pm Sunday: 12:00pm-6:00pm

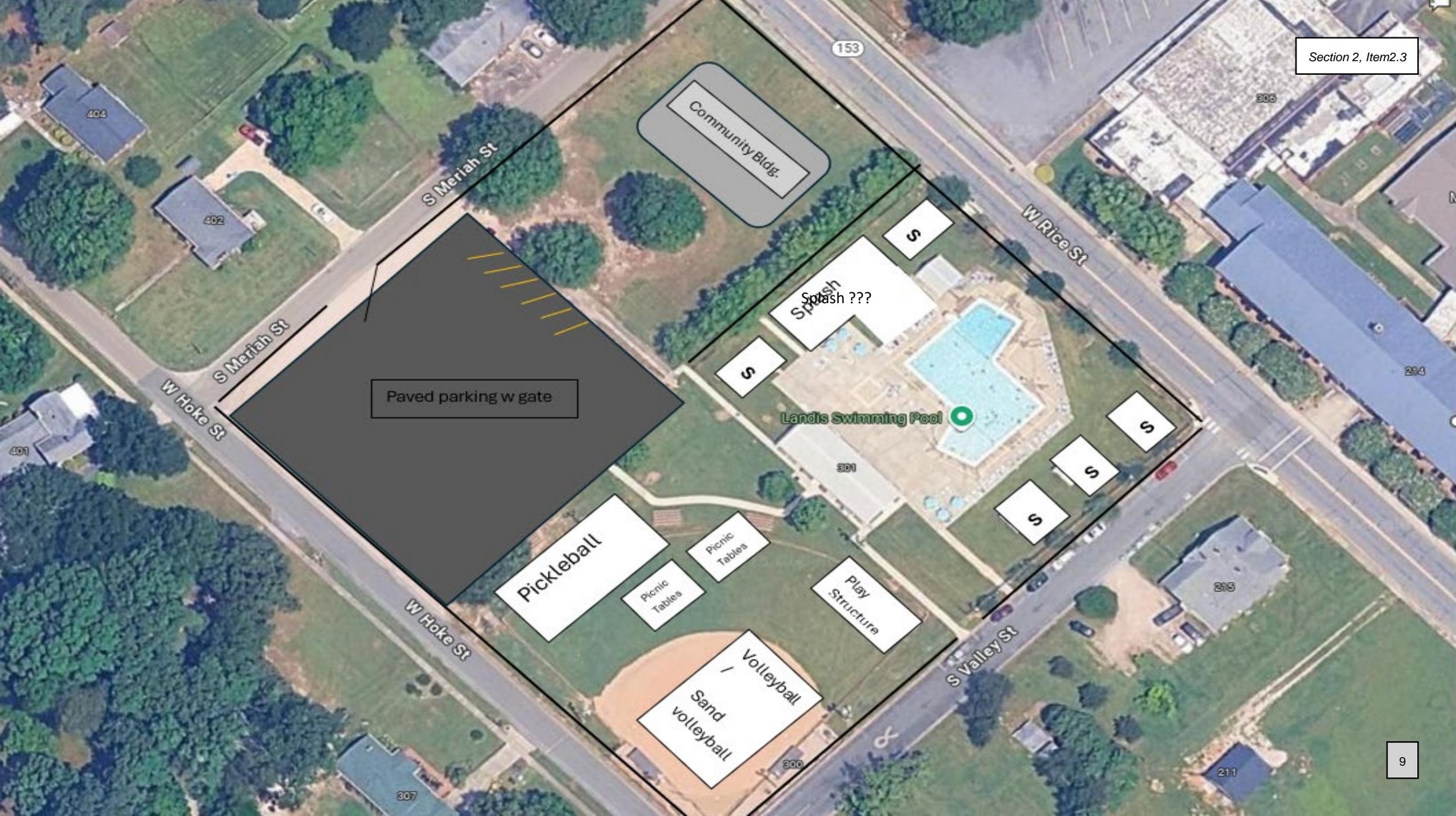
Landis Pool 2026

Other Potential Revenue

- Small Group or Private Swim Lessons
- Aquatic Exercises

Landis Pool & Recreation Area

- Paved Parking Lot: \$120,000
- Fence and Gate: \$65,000
- Building Awnings Front and Back: \$25,000
- Replace (2) and add (3) Additional Picnic Shelters: \$90,000
- Pickleball (1) Standard 30x60: \$50,000
- Volleyball: \$20,000
- Play Structure: \$40,000
- Community Building: \$300,000
- Replace & Upgrade Lights Around Field: \$24,000



Community Bldg.

Splash ???

Paved parking w gate

Lands Swimming Pool

Pickleball

Picnic Tables

Picnic Tables

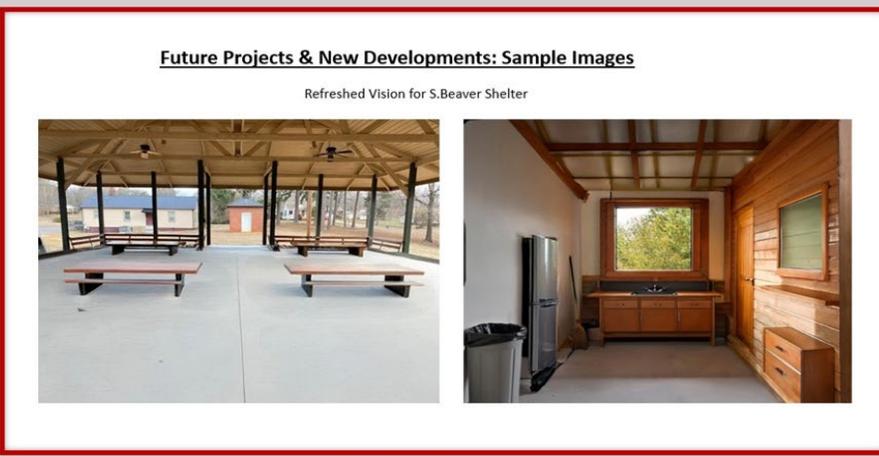
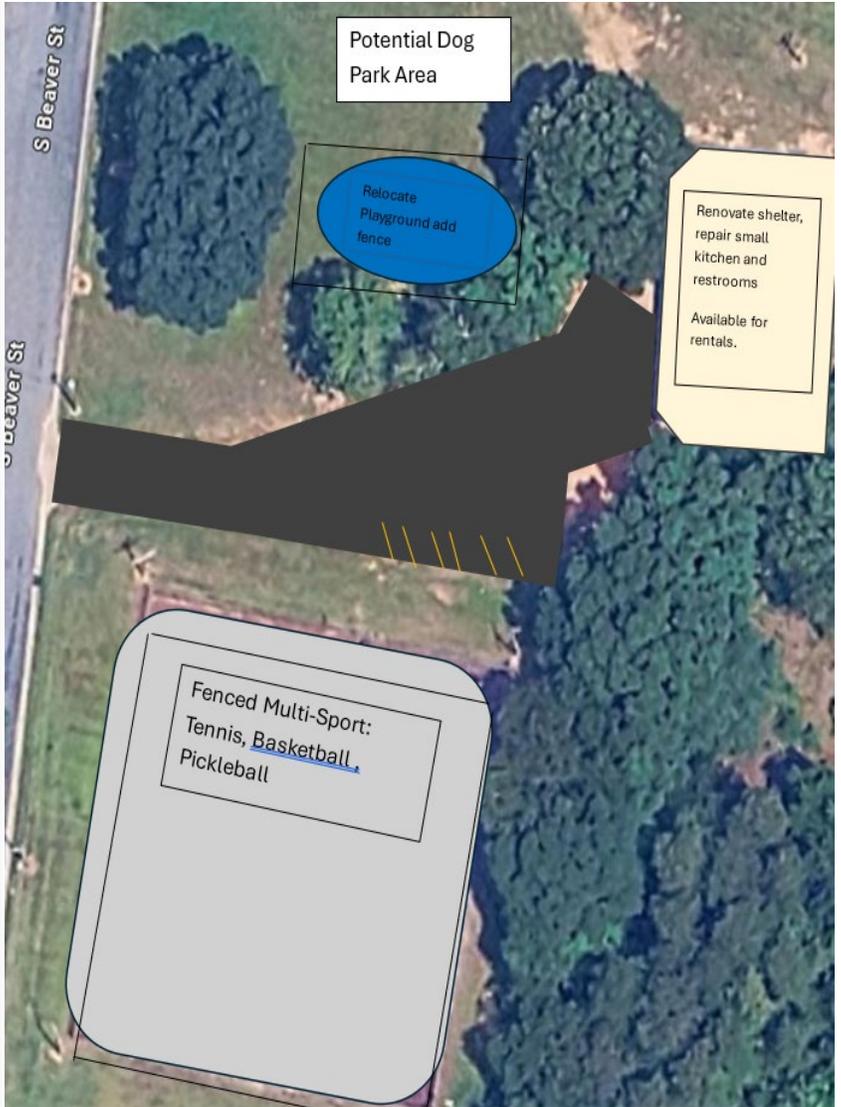
Play Structure

Volleyball / Sand volleyball



South Beaver Street Recreation Area

- Relocate the Playground: \$ TBD- Labor Costs
- Playground Fencing: \$8,500
- Multi Sport Court: \$ 150,000
- Renovate the Pavilion, including restrooms and kitchenette, and bringing it ADA compliant: \$120,000
- Dog Park: \$25,000
- Paved Parking Lot: \$ 22,500
- Landscaping: \$20,000



Summary of Citizen Engagement South Beaver Street

- **Community Building or other Shelters available for Rent.** *The park office gets on average 2/3 calls each month from people interested in renting the shelter on Beaver St. or the Fire Hut.*
- **A Sport court that would offer other activities other than tennis.** *Pickleball and Basketball have been requested. A dog park has been requested for this area or other available areas in Landis.*
- **More lighting.** *Adequate lighting to the area for safety and a deterrent for vandalism.*

Citizens living in that area stated they do not use the wilderness park for recreational activities and would like to see areas they can take advantage of on their side of town. There are currently no other recreational areas for them to access easily and utilize. Neighbors in the area state the playground does get daily usage. People have been walking their dogs and will sometimes let them loose in the fenced area where the tennis court and playground are so their dogs can get off leash exercise, expressing the need for a dog park. Statements have been made that the area has been neglected and has become an eyesore. They feel the Town does not prioritize or care about that side.

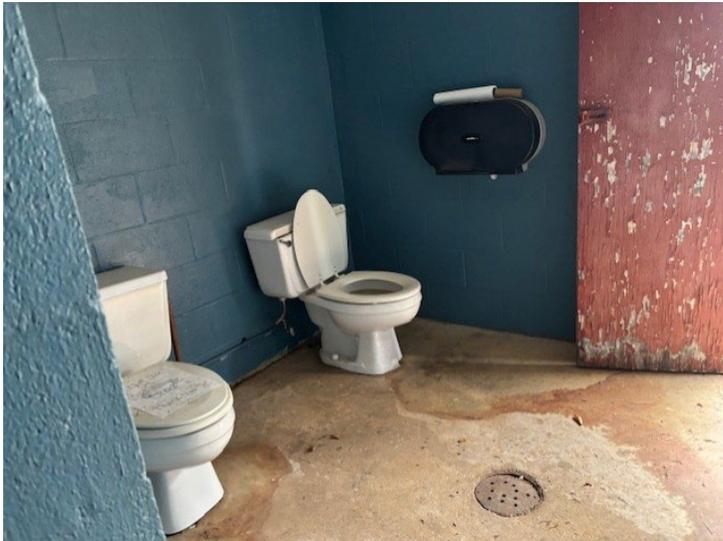
Linn Field

- Replace and Upgrade Lighting: \$45,000
- Replace Rotten Roof, Paint Building Exterior, Restore Restrooms, Replace Doors: \$ 40,000

Plenty of additional space to potentially add batting cages or another practice field.



Linn Field Concession Building & Restrooms



Lake Corriher Wilderness Park

- Replace Gate at Campsite Entrance: \$24,000
- Shower house: \$ 95,000
- Office Building Exterior Stain: \$ Pending Quotes
- Covered Patio: \$ Pending Quotes
- Covered Car Port/Storage: \$ Pending Quotes
- Kimball Landscaping/Office: \$ 15,000
- Replace old or damaged Kayaks, Seats, & Lifejackets: \$6,000



Department Needs

- **ATV: \$18,000** The Kawaski Mule is over 10 years old. Most replacement parts are being discontinued and harder to obtain resulting in difficult and timely repairs. Neither the Mule or our Gator has adequate windshields or sides to protect staff from the elements while needing to drive them in inclement weather.
- **Mower: \$15,000** The Park Department inherited the 2003 Exmark 60" Mower from the Public Works Department. The Department has never purchased its own Commercial Grade mower. Newer reliable equipment will be necessary as we gain additional recreational and green spaces.
- **Department Truck: \$50,000** The Parks & Recreation Department inherited and currently possess truck #61, a 2006 Ford F250. This truck has numerous, costly mechanical problems.

As we envision the growth of the Parks and Recreation Department, we see a future filled with opportunity and transformation. By enhancing community engagement, upgrading and expanding accessible facilities, and continuing to add adequate staffing, the department can continue to be a cornerstone of wellness, connection, and joy for all residents. With a commitment to sustainability, improvements, and creativity, the potential for growth is limitless. Together, we can update and create spaces that energize our community for generations to come.





Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: January 8th, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of the Agenda Packet for the January 12, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

DETAILS:



BOARD OF ALDERMEN

Monday, January 12, 2026 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Moment of Silence and Pledge of Allegiance
- 1.4 2026 Martin Luther King, Jr. Day Proclamation
- 1.5 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 8, 2025

3. PUBLIC HEARINGS:

- 3.1 Consider Approval of Recessed Public Legislative Hearing for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106115 - 0 W. Hoke Street - SFR-3 to RMST
- 3.2 Consider Approval of Public Legislative Hearing for Traffic Impact Analysis Change in the Landis Development Ordinance

4. PRESENTATIONS:

- 4.1 Swearing in of Finance Director Gitza Ocasio Perez
- 4.2 Swearing in of Deputy Town Clerk Jessica McPherson
- 4.3 Consider Presentation of Sewer AIA Project Closeout (Project 25-03)

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. OLD BUSINESS:

- 6.1 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

7. CONSIDERATIONS:

- 7.1 Consider Approval to Reappoint Scott Faw to Full Member Planning Board Member Position, and Beryl Alston to Alternate Planning Board Member Position
- 7.2 Consider Approval to Allow Jade Bittle to Move to Alternate, and Post for Full Member to Replace Her Appointment
- 7.3 Consider Discussion of Engaging an Outside Consultant to Review the Landis Development Ordinance
- 7.4 Consider Approval of Budget Amendment #14 to Accept Funding from North Carolina for FY26 Powell Bill

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)

10. CLOSING:

- 10.1 Board Comments
- 10.2 Motion to Adjourn