



BOARD OF ALDERMEN

Monday, July 13, 2026 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Moment of Silence and Pledge of Allegiance
- 1.4 Adoption of Agenda

2. CONSENT AGENDA:

[2.1](#) **Consider Approval of Work Session Minutes June 4, 2026, Regular Scheduled Meeting Minutes June 8, 2026, Special Called Meeting Minutes June 22, 2026**

[2.2](#) **Consider Approval of FY27 Part-Time Payscale Correction for the Part-Time Regular/Seasonal Parks and Recreation Attendant Position**

Submitted By: Madison Stegall, Human Resources Director

Details: This correction is for the Part-Time Regular/Seasonal Parks and Recreation Attendant position. The midpoint and maximum hourly wage rates have been adjusted to reflect the 4% cost-of-living adjustment (COLA) approved by the Board, ensuring all employees in this position receive the authorized increase.

3. PRESENTATIONS:

- 3.1 Swearing in of Landis Police Officer (Jeffrey Squires)
- 3.2 Swearing in of Landis Police Officer (Pamela Kennedy)

- 3.3 Swearing in of Landis Police Officer (Dominic Pillo)
- 3.4 Swearing in of Landis Interim Police Chief (Shawn Hill)
- 3.5 Presentation of Appreciation Award to Police Chief Matthew Geelen

4. PUBLIC HEARINGS:

[4.1](#) **Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-07-13 - Parcel ID 130 053 - 525 Kimball Road - SFR-2 to SFR-3**

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment Ordinance #ZMA-2026-07-13 Parcel ID: 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Recommended Action: Motion to Approve Zoning Map Amendment Ordinance #ZMA-2026-07-13 - 525 Kimball Road - SFR-2 to SFR-3

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. CONSIDERATIONS

[6.1](#) **Consider Approval to Adopt Armstrong Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge**

Submitted by: Phil Collins, Planning Director

Details: This is an Extension of the last Approval in Landis Ridge. This is the Final Phase 1 Dedication for Landis Ridge Roadway. This will be taking in the Road in Front of 1400 Armstrong to the Cul-de-sac.

Recommended Action: Motion to Approve Adopting Armstrong Street, and Corresponding Public Water, Sewer and Stormwater Utility Lines and Easements at Landis Ridge

7. REPORTS:

[7.1](#) **Code Enforcement Report** (Included in The Board Packet)

[7.2](#) **Fire Department Report** (Included in The Board Packet)

[7.3](#) **Fleet Report** (Included in The Board Packet)

[7.4](#) **Parks and Recreation Report** (Included in The Board Packet)

[7.5](#) **Planning Department Reports** (Included in The Board Packet)

[7.6](#) **Police Department Report** (Included in The Board Packet)

[7.7](#) **Public Works Report** (Included in The Board Packet)

8. REPORTS:

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

[8.2](#) **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**



WORK SESSION

Thursday, June 04, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Public Works Director Sean Taggart, Planning Director Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 5:36pm

1.2 Welcome

Mayor Smith welcomed those in attendance

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

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

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE 3.2 AND MOVE THAT TO JUNE 22ND AT 5PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE AGENDA ITEM 6.8-6.11 AND MOVE TO JUNE 22ND AT 5PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE AGENDA ITEM 6.13 AND MOVE TO JUNE 4, 2026 FOR DISCUSSION.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

2. CONSIDERATIONS:

- 2.1 **Consider Discussion of the Agenda Packet for the June 08, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

06/08/2026 Agenda Items Discussed: (The Agenda for 06/08/2026 was discussed sequentially, only the items that were deliberated will be mentioned below)

Town Manager Michael Ambrose provided highlights from the upcoming regular meeting agenda, noting it was particularly lengthy. Key items included:

2.5 Consider Approval of Oldham Movers for Relocating the Historical Buildings in the DC & Frances Linn Park (Project# 25-21)

Manager Ambrose stated that this item is being presented to the Board again due to a change in pricing from the quote previously approved in 2024. The original approved quote was \$15,000; however, the updated quote reflects a cost of \$16,500.

3.1 Fiscal Year 2027 Budget Presentation, and Legislative Public Hearing

Manager Ambrose discussed the budget presentation, which also included Chief of Police Matthew Geelen.

Police Chief Matthew Geelen presented the Landis Police Department's 2024–2025 Statistical Report, noting that the department maintained an average response time of 2.68 minutes, which was 90.8% faster than the Rowan County Sheriff's Office and 7.8% faster than the China Grove Police Department. He reported a 5.4% increase in calls for service, from 3,025 in 2024 to 3,189 in 2025, and reviewed increases in several crime categories, including violent crime, domestic violence, property crimes, sex crimes, crimes against children, financial crimes, and traffic accidents. Chief Geelen highlighted the department's 95.1% clearance rate and discussed the extensive investigative work involved in major cases, often requiring coordination with other agencies and specialized resources. He also noted the department's continued assistance to neighboring law enforcement agencies through mutual aid requests. Chief Geelen concluded by stating that call volume and investigative demands continue to rise and thanked Mayor

Smith and the Board of Aldermen for their ongoing support of the department's commitment to providing professional and responsive law enforcement services to the community.

3.2 Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinances #ANNEX-2026-06-08 and #ZMA-2026-06-08

Planning Director Phil Collins gave a brief overview of the property.

3.3 Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N. Cannon Boulevard - VSR - C-29

Planning Director Phil Collins gave a brief overview of the property.

6.3 Consider Discussion of a Citizen Request to Install a Speed Hump on S. Highland Avenue Between West Fifth Street and Airport Road

Manager Ambrose briefly discussed a citizen request for the installation of a speed hump on S. Highland Avenue. Mayor Smith inquired about traffic control measures at the intersection of S. Highland Avenue and W. Fifth Street. Following discussion, it was confirmed that the intersection is controlled by two (2) stop signs for traffic traveling on S. Highland Avenue approaching W. Fifth Street and is not a four-way stop.

2.2 Consider Approval of the Inclusion of Sam Deadmon's Statement in the Official Minutes of the Board of Aldermen Meeting of April 13, 2026.

Town Manager Ambrose Stated that Mr. Deadmon has provided a written statement by email outlining his account of the events referenced in the minutes and has requested that his statement be adopted as part of the official record of the April 13, 2026, Board of Aldermen meeting. Mayor Smith stated that she had not yet had a chance to read Mr. Deadmons email and asked if someone could read aloud the email. Town Manager Ambrose read Mr. Deadmons submission that includes explanations regarding his resignation from the Planning Board, his departure from the March 17, 2026, Planning Board meeting, and his subsequent withdrawal from consideration for appointment.

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

Moved By: Ashley Stewart, Seconded By Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

3. CLOSING:

3.1 Board Comments

The board made no comments.

3.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:43 PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ashley Stewart, Ryan Nelms

Victoria Martin

Town Clerk



BOARD OF ALDERMEN

Monday, June 08, 2026 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

PRESENT: Mayor Meredith B. Smith, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

STAFF PRESENT: Town Manager Michael Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith, Police Chief Matthew Geelen

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 all those in attendance and noted that sign-up sheets for public comments and public hearings were available to the right of the entrance prior to the start of the meeting.

1.3 Moment of Silence and Pledge of Allegiance

Mayor Smith led the assembly in a moment of silence followed by the Pledge of Allegiance.

1.4 Adoption of Agenda

Prior to adoption, a brief discussion arose regarding the placement of the Fiscal Year 2027 budget adoption on the evening's agenda. It was noted that, at a prior meeting on Thursday, Alderman Stewart had moved to defer the budget adoption vote to the June 22nd meeting at 5pm. Alderman Overcash expressed a desire to restore the budget adoption to the current agenda. Town Manager Ambrose and the Town Attorney clarified that a motion could be made to amend the agenda to include the budget adoption as item 3.4, provided it was properly moved and seconded.

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA TO ADD THE BUDGET ADOPTION AS AGENDA ITEM 3.4.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (2-1)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

2. CONSENT AGENDA:

All items below are considered to be routine by the Board of Aldermen and will be enacted by one motion. There will be no separate discussion on these items unless an Aldermen member so requests, in which event, the item will be removed from the Consent Agenda and placed in the appropriate corresponding Agenda Section to then be considered.

- 2.1 **Consider Approval of Regular Scheduled Meeting Minutes from May 11, 2026**
- 2.2 **Consider Approval of Setting Retail Prices for DC & Frances Linn Park Merchandise**
- 2.3 **Consider Approval of Fiscal Year 2027 Payscale**
- 2.4 **Consider Approval of the Proofs and Renewal of the Rowan Chamber Ads for DC & Frances Linn Park and Lake Corriher Park**
- 2.5 **Consider Approval of Oldham Movers for Relocating the Historical Buildings in the DC & Frances Linn Park (Project# 25-21)**
- 2.6 **Consider Approval to Award New Foundations Bid for the Jail and Post Office at the DC & Frances Linn Park to Piedmont Footings in the Amount of \$20,350 (Project# 25-21)**
- 2.7 **Consider Approval of Awarding Axtraction the Tree Stump Bid to Remove Six (6) Tree Stumps Located in the DC & Frances Linn Park, Utilizing the Passive Park Restricted Funds (Project# 25-21)**

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

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (2-1)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

3. PUBLIC HEARINGS:

- 3.1 **Fiscal Year 2027 Budget Presentation, and Legislative Public Hearing**

Town Manager Michael D. Ambrose presented an overview of the Fiscal Year 2027 Recommended Budget. He summarized the budget's key highlights and department requests as follows:

The budget carries a zero cent tax increase for all citizens. Employees are recommended to receive a 4% cost of living increase, and a new administrative step plan is set to go into effect January 1, 2027. Under Administration, the budget requests a full-time Planning Director position, and the finance,

budget, and public works functions have been separated for transparency purposes. The Fire Hub will be placed under the Administration department.

Under the Police Department, the budget phases in several new positions: an SRO position effective July 1 (funded by the county and state for fringe benefits and salary, respectively); one police corporal and one investigator position effective October 1; and a second corporal position effective January 1. Two additional police vehicles and increased training opportunities utilizing the Fire Hub facility are also requested.

Under the Fire Department, the budget includes continued payments on the existing fire truck, ongoing Station 44 remodeling, increased public education efforts, and continued restocking of turnout gear for firefighters.

The Street Department requests replacement of small equipment such as blowers and weed eaters, a new F-550 dump truck for multipurpose use, including bulk pickup and snow removal (operable without a CDL driver), and continued paving contracts with Powell Bill totaling approximately \$188,000. The Waste Pro sanitation contract reflects a 5% increase from the vendor, with no increase to citizen sanitation fees.

Under Parks and Recreation, the budget includes a dog park at Lake Wilderness and potentially at Beaver Street for \$25,000, land field upgrades, and the start of a multi-sport court at Beaver Street Park.

Regarding debt service, the Town carries \$737,299 in remaining interest on the Town Hall remodel (a 40-year loan from 2007) and the fire department loan. Manager Ambrose noted this figure would decrease slightly following the annual June payment already made.

For Water and Sewer, the budget requests two additional water positions to meet increased treatment and testing demands as the town grows past the 5,000 population mark, a waterline camera, and F-150/F-250 trucks. Remaining debt includes \$2,990,000 in water bonds, \$170,154 on a zero-percent NCDEQ bond for AMI meters, and approximately \$1,300,000 in sewer bond balances on loans 6 and 9.

Under Stormwater, the budget continues deferred maintenance and notably cuts commercial stormwater fees in half, making them equal to the residential rate at \$5 per ERU per parcel.

The Electric Department continues the 12kV conversion project, which has been ongoing since 1980, and requests a new F-150 service truck for on-call responses to avoid deploying bucket trucks for minor callouts. Patton Park funds will continue to be held as appropriated. The Capital Projects Fund is also outlined in the budget ordinance, with provisions for additional projects as they arise.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR THE FISCAL YEAR 2027 BUDGET.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

Public Hearing Speakers:

Sam Dedmon, residing at 503 West Mill Street, addressed the Board. He stated that he had attended the Thursday work session and reviewed the budget over the weekend. Mr. Dedmon expressed appreciation for the work of Manager Ambrose and his staff, calling the budget "a damn good budget."

He noted that the document reflected the town moving toward greater independence and self-sufficiency, particularly in water, sewer, and infrastructure. He expressed hope that all board members would support its adoption.

No other members of the public signed up or came forward to speak.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR THE FISCAL YEAR 2027 BUDGET.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

3.2 Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinances #ANNEX-2026-06-08 and #ZMA-2026-06-08

Planning Director Phil Collins presented the voluntary annexation petition for the 1.53-acre property at 220 Church Street. He noted that the request meets the statutory requirements of GS 160A-31 for contiguous annexations, the petition has been properly completed, and the property is proposed to be rezoned from Rowan County Rural Agricultural to SFR-2. The effective date of annexation is to be immediate upon adoption. Angelica Ramos, the property owner, was present and confirmed she had no additional remarks, as the annexation was already noted as approved.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR CONTIGUOUS PROPERTY - 220 CHURCH STREET (ROWAN COUNTY PARCEL ID: 133B12201) AND CORRESPONDING ORDINANCES #ANNEX-2026-06-08 AND #ZMA-2026-06-08

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR CONTIGUOUS PROPERTY - 220 CHURCH STREET (ROWAN COUNTY PARCEL ID: 133B12201) AND CORRESPONDING ORDINANCES #ANNEX-2026-06-08 AND #ZMA-2026-06-08

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX-2026-06-08 FOR THE ANNEXATION OF 220 CHURCH STREET (ROWAN COUNTY PARCEL ID: 133B12201) AND CORRESPONDING ORDINANCE #ZMA-2026-06-08

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

**3.3 Consider Approval of Public Hearing for Zoning Map Amendment
Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N.
Cannon Boulevard - VSR - C-29**

Planning Director Collins explained that the request seeks to rezone the approximately 1.44-acre parcel at 2879 N. Cannon Boulevard from VSR back to C-29. He noted that the property had been rezoned to VSR years ago to accommodate a specific tenant whose use was only permitted under that designation; however, that business is no longer operating at the location. The applicant is requesting a return to C-29, which is consistent with the future land use plan and is described as a corrective rezoning, as not all existing tenants are permitted under VSR but are permitted under C-29.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-06-08-1 - PARCEL ID 133A04703 - 2879 N. CANNON BOULEVARD - VSR - C-29

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

Public Hearing speakers:

- Anne Shepherd appeared on behalf of the property owner and was available to answer questions. No questions were raised by the Board.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-06-08-1 - PARCEL ID 133A04703 - 2879 N. CANNON BOULEVARD - VSR - C-29

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-06-08-1 FOR PARCEL ID 133A04703 AT 2879 N. CANNON BOULEVARD, REZONING FROM VSR TO C-29

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

3.4 Consider Approval of Ordinance# 2026-06-08-01 to Approve and Adopt Fiscal Year 2027 Budget

Having already conducted the public hearing under item 3.1, the Board proceeded to consider formal adoption of the Fiscal Year 2027 Recommended Budget for the Town of Landis, as added to the agenda by motion at the start of the meeting.

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE# 2026-06-08-01 TO APPROVE AND ADOPT FISCAL YEAR 2027 BUDGET

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

4. ORDINANCES/RESOLUTIONS:

4.1 **CONSIDER RESOLUTION # 2026-06-08-01 TO SURPLUS DUTY WEAPON, AND DUTY POLICE BADGE FOR RETIRING OFFICER STEVE HELMS (PROJECT #26-165)**

Town Manager Ambrose introduced the item, and Police Chief Geelen provided remarks on behalf of Officer Steve Helms. Chief Geelen noted that Officer Helms had served the Town of Landis for a combined 25 years — approximately 18 of those as a reserve officer without compensation, followed by additional years as a paid part-time officer. Upon reaching his 25-year mark, Officer Helms elected to retire. In keeping with common practice, staff requested that his duty weapon and badge be declared surplus and transferred to him for a sum of one dollar (\$1.00) in recognition of his service. Town Manager Ambrose lightheartedly noted he already had change ready should the resolution pass.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-06-08-01 TO SURPLUS THE DUTY WEAPON AND DUTY POLICE BADGE FOR RETIRING OFFICER STEVE HELMS FOR THE AMOUNT OF \$1.00 (PROJECT #26-165)

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

Shelly Morgan, residing at 812 Georgia Oak Lane and serving as president of the Oaks of Landis HOA, addressed the Board with two requests on behalf of her community.

First, she requested that town employees install "No Street Parking" signs at the three entrances to the Oaks of Landis. She noted the HOA had already purchased metal signs and poles, and that street parking creates a safety hazard for emergency vehicles given the narrow road widths within the development. Town Manager Ambrose confirmed that installation could be arranged with written authorization from the HOA board. Ms. Morgan confirmed she would provide the necessary email authorization.

Second, Ms. Morgan inquired about options to address speeding within the community. She noted that a reduced speed limit had already been implemented at the HOA's prior request, and that an electronic speed-display sign had been deployed but did not appear to deter drivers. She asked whether speed humps or speed tables might be an option. Manager Ambrose advised that a formal written request submitted to the Town Clerk's office would allow the matter to be placed on a future agenda, and that staff would conduct a speed study prior to that consideration. Ms. Morgan also asked whether the HOA could potentially purchase portable speed-reduction devices and have the town install them; Manager Ambrose clarified that the HOA may purchase what they wish, but installation on town roads would require Board approval.

Following Ms. Morgan's remarks, a citizen — Gerald Green of Westridge Avenue — raised a concern about the fairness of parking restrictions being limited to certain developments while other town streets did not carry the same restrictions. He expressed the view that, since his tax dollars contribute to the maintenance of all town streets, he should have equal ability to park on any street, including within the

Oaks of Landis. Mayor Smith and several board members responded at length. Mayor Smith explained that the Oaks of Landis was developed under Covenants, Conditions, and Restrictions (CCRs) that have prohibited street parking since the development's inception, approximately 2010–2012. She acknowledged that the development was built before the town had formal development ordinances, resulting in setbacks and street widths that were insufficient to accommodate the parking needs of multi-bedroom homes. This, she noted, led to the 2019 revision of the Land Development Ordinance (LDO), which established stricter setback and design requirements. Town Attorney Locklear further clarified that residents of the Oaks of Landis do pay town taxes and that their tax contributions helped fund the infrastructure connection from Highway 29 to Chapel Street at the time of the development's construction, which resolved a significant water system issue valued between \$500,000 and \$750,000. The Board agreed that residents of restricted developments chose to live under those CCRs upon purchase and that those rules were in place long before the current administration.

6. CONSIDERATIONS:

6.1 Consider Approval to Utilize Wingspan for Leadership Training for Town Manager

ACTION: A MOTION WAS MADE TO APPROVE THE USE OF WINGSPAN FOR LEADERSHIP TRAINING FOR THE TOWN MANAGER IN THE AMOUNT OF \$23,880 DOLLARS.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.2 Consider Approval of Setting a Public Hearing for July 13, 2026, for Zoning Map Amendment - ZMA-2026-07-13 - Parcel ID: 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Planning Director Collins noted that this parcel had previously come before the Board in April with a request for a Mixed-Use (MU) designation, which the Board declined. The applicant subsequently revised their request and is now seeking a rezoning from SFR-2 to SFR-3. The item before the Board was simply to set a public hearing for July 13, 2026.

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR APRIL 13, 2026, FOR ZONING MAP AMENDMENT ZMA-2026-07-13 -PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - SFR-3

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.3 Consider Discussion of a Citizen Request to Install a Speed Hump on S. Highland Avenue Between West Fifth Street and Airport Road

Town Manager Ambrose introduced a citizen request for speed humps on South Highland Avenue. Police Chief Geelen reported on the speed study conducted by the department. A stealth stat box was placed on a utility pole in the area between West 5th Street and Airport Road, and the recorded average speed was 22.8 miles per hour — below the posted speed limit. Chief Geelen offered his professional opinion that, given the short distance between two stop signs and the road geometry, it is difficult to

achieve a meaningful speed problem in that corridor, and the data supported that conclusion. Staff's recommendation was to take no action.

Mayor Smith raised the possibility of installing a four-way stop at the intersection of 6th Street and Highland Avenue, noting that stop signs are already present at the northern end of Highland at 3rd, 4th, and 5th Streets, and that adding stops at the 6th Street intersection would complete a consistent traffic-calming pattern the length of Highland Street. She acknowledged the limitations of stop signs as a deterrent but expressed concern about liability should an accident occur without any additional traffic control measures in place.

Several board members engaged in discussion about the merits of various approaches. Alderman Corriher stated his preference to follow the recommendation of the Police Chief and staff, noting they were the subject-matter experts. After some debate, the Board moved to accept the staff and police department recommendation to take no additional action on the speed hump request.

ACTION: A MOTION WAS MADE TO ACCEPT STAFF'S RECOMMENDATION AND TAKE NO ACTION REGARDING THE INSTALLATION OF A SPEED HUMPS ON S. HIGHLAND AVENUE.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.4 **Consider the Approval of Awarding the Town Hall Paving Project to Carolina Siteworks in the Amount of \$48,110. (Project # 26-159)**

Town Manager Ambrose presented the results of the town's bid solicitation for the Town Hall paving project. Two bids were received: Carolina Site Works submitted the low bid of \$48,110, and NJR Group submitted a bid of \$112,835. Staff recommended awarding the contract to Carolina Site Works as the lowest responsive and responsible bidder.

ACTION: A MOTION WAS MADE TO AWARD THE CONTRACT WITH CAROLINA SITE WORKS FOR THE REPAVING OF THE TOWN HALL PARKING LOT IN THE AMOUNT OF \$48,110. (PROJECT # 26-159)

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.5 Consider the Approval of Substation Erection Services Bid to Sumter Utilities in the Amount of \$372,940.78

Town Manager Ambrose reported that the town solicited bids for substation erection services and received four submissions. Sumter Utilities submitted the lowest bid at \$372,940.78, which was noted as being within the capital project budget. Other bids received were: Pike Electric at \$519,684.44; CW Wright Construction at \$530,000; and Trull Power Company at \$475,000.

ACTION: A MOTION WAS MADE TO AWARD THE CONTRACT WITH SUMTER UTILITIES FOR SUBSTATION ERECTION SERVICES IN THE AMOUNT OF \$372,940.78. (PROJECT #25-62)

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.6 Consider Approval to Surplus 2006 Ford F-250 (Truck #61) (Project# 26-166)

Police Chief Geelen reported that upon personally assessing Truck #61, a 2006 Ford F-250 that had served in various capacities including as the parks truck, he took the vehicle out of service on the spot and would not drive it out of the parking lot. The town mechanic's assessment estimated approximately \$20,000 in repairs needed to make the vehicle roadworthy, citing issues including failing body bushings, excessive oil consumption, and hard-shifting transmission. The vehicle is to be surplus with a reserve value of \$8,000.

ACTION: A MOTION WAS MADE TO SURPLUS TRUCK #61 WITH A RESERVE OF \$8,000. (PROJECT# 26-166)

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.7 Consider Approval to Surplus 2011 Ford F-150 (Truck #33) (Project# 26-166)

Police Chief Geelen presented the surplus request for Truck #33, a 2011 Ford F-150 with approximately 190,000 miles. The town mechanic assessed the vehicle as requiring significant mechanical and structural repairs — including engine and transmission replacement, four-wheel-drive system repairs, suspension and steering work, and exhaust system replacement — with estimated costs ranging between \$25,000 and \$30,000. The vehicle is to be surplus with a reserve value of \$5,000.

ACTION: A MOTION WAS MADE TO SURPLUS TRUCK #33 WITH A RESERVE OF \$5,000. (PROJECT# 26-166)

Moved By: Ryan Nelms, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

6.8 **Consider Approval of Budget Amendment #27 to Allocate Funds for Water and Sewer Tap Fees and Associated Addition Cost.**

Finance Director Carly Blackmon explained that Budget Amendment #27 would authorize the Water Resources Department to continue installing water and sewer taps through the remainder of the fiscal year. She noted that the funds themselves are already on hand; the amendment simply provides the spending authority to utilize them.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #27 TO ALLOCATE FUNDS FOR THE WATER AND SEWER TAP FEES AND ASSOCIATED ADDITION COST.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

7. **DEPARTMENT REPORTS:**

- 7.1 **Code Enforcement Report** (Included in The Board Packet)
- 7.2 **Fire Department Report** (Included in The Board Packet)
- 7.3 **Fleet Report** (Included in The Board Packet)
- 7.4 **Parks and Recreation Report** (Included in The Board Packet)
- 7.5 **Planning Department Reports** (Included in The Board Packet)
- 7.6 **Police Department Report** (Included in The Board Packet)
- 7.7 **Public Works Report** (Included in The Board Packet)

8. **REPORTS:**

- 8.1 **Financial Report** (Included in the Board packet)
- 8.2 **Town Manager Report** (Included in the Board packet)

9. **UPCOMING EVENTS:**

- 9.1 **Upcoming Events** (Included in the Board packet)

Mayor Smith announced the following upcoming events and dates:

- DCFL Park Committee Meeting — Tuesday, June 9 at 5:30 PM
- Planning Board Meeting — June 16 at 6:00 PM
- Town Offices Close Early — June 30 at 10:30 AM to close out Fiscal Year 2026
- Town Offices Closed — July 3 in observance of Independence Day
- Downtown Cruise-In — July 3 from 5:00 PM to 9:00 PM

- Board of Aldermen Work Session — July 9 AT 5:30PM
- Board of Aldermen Regular Meeting — June 22 at 5:00 PM (items previously deferred will be heard)
- Board of Aldermen Regular Meeting — July 13 at 6:00 PM
- DCFL Park Committee Meeting — July 14 at 5:30 PM
- Planning Board Meeting — July 21 at 6:00 PM

10. CLOSING:

10.1 Board Comments

No comments by the Board were made.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:00 PM.

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

Victoria Martin

Town Clerk



SPECIAL CALLED MEETING

Monday, June 22, 2026 at 5:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Public Works Director Sean Taggart

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 5:00 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 July 4, 2026 Independence Day Proclamation

Mayor Meredith Smith read aloud a proclamation honoring the 250th Anniversary of the United States of America. The proclamation recognized the year 2026 as marking 250 years since the adoption of the Declaration of Independence on July 4, 1776. It further encouraged all residents of Landis to participate in activities and events that celebrate the nation's history, heritage, and civic pride, and to renew their commitment to the founding ideals of the country. Mayor Smith formally proclaimed July 4, 2026, as the 250th Anniversary of the United States of America.

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, Ryan Nelms, Darrell Overcash, Tony Corriher

2. CONSIDERATIONS:

2.1 **Consider the Approval of Purchasing One (1) 2026 Ford F-150 4x4 SuperCrew Cab XL Trucks from Parks Ford in the Total Amount of \$42,906.45, for Electric Department**

Town Manager Ambrose presented this item, identifying the vehicle as a 2026 Ford F-150 to be purchased in the amount of \$42,906.45. Town Manager Ambrose noted that the vehicle would serve as the on-call vehicle for the Electric Department and would be funded entirely from the electric fund. The purchase was made available through the North Carolina Sheriffs' Association Vehicle Procurement Program Contract #26-12-0909 under state contract pricing. There were no substantive questions from the Board.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF ONE (1) 2026 FORD F-150 4X4 SUPERCREW CAB XL TRUCKS FROM PARKS FORD IN THE AMOUNT OF \$42,906.45.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0) Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2.2 **Consider the Approval of Purchasing One (1) 2026 Ford F-150 4x4 SuperCrew Cab XL Truck from Parks Ford in the Total Amount of \$42,906.45, for the Water Resource Department**

Town Manager Ambrose presented this item as an identical F-150 purchase, also in the amount of \$42,906.45, this time to be assigned to the Water Resource Department's superintendent. As with the previous item, the vehicle was procured through the North Carolina Sheriffs' Association Vehicle Procurement Program Contract #26-12-0909. No questions were raised by the Board.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF ONE (1) 2026 FORD F-150 4X4 SUPERCREW CAB XL TRUCK FROM PARKS FORD IN THE AMOUNT OF \$42,906.45

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0) Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2.3 **Consider the Approval to Purchase a 2026 Ford F-250 4x4 SuperCab XL with Royal Service Body, from Parks Ford in the Amount of \$59,470.63, for the Water Resources Department**

Town Manager Amrbose presented the third vehicle purchase — a 2026 Ford F-250 4x4 SuperCab XL with Royal Service Body at a cost of \$59,470.63. He noted that this vehicle was tied to the two new positions that were created during the budget process and would support daily operational, maintenance, and emergency response activities within the Water Resources Department. Pricing was obtained through the North Carolina Sheriffs' Association Vehicle Procurement Program Contract #26-12-0909. There were no questions from the Board.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF A 2026 FORD F-250 4X4 SUPERCAB XL WITH ROYAL SERVICE BODY FROM PARKS FORD IN THE AMOUNT OF \$59,470.63 FOR THE WATER RESOURCES DEPARTMENT.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0) Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2.4 Consider the Approval of the Purchase of a 2025 Ford F-550 4x4 Super Cab with Royal Service Body from Parks Ford for the Street Department for \$89,714.78

Town Manager Ambrose described the vehicle as a 2025 Ford F-550 multi-use vehicle for the Street Department at a cost of \$89,714.78, also procured through the North Carolina Sheriffs' Association Vehicle Procurement Program Contract #26-12-0909. Town Manager Ambrose noted the vehicle would be multi-use — capable of serving as a dump truck, and useful on snow days with a plow attachment on the front, as well as for bulk trash pickup.

A Board member raised a pointed question, noting that the agenda item described the vehicle as coming with a "Royal Service Body" — which would indicate toolboxes and a service bed configuration — whereas Town Manager Ambrose had been describing the vehicle as a dump truck. This inconsistency prompted clarification from Police Chief Matthew Geelen. It was acknowledged that the "Royal Service Body" description in the agenda appeared to be a clerical error carried over from the previous item, and that this vehicle was in fact configured as a dump truck, consistent with equipment currently in use by the Public Works Department.

Town Manager Ambrose further noted that the F-550, in addition to its dump capability, had also been used as a box truck for the chipper when the department's dedicated chipper truck was out of service, underscoring its versatility.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF ONE (1) 2025 FORD F-550 4X4 SUPER CAB FROM PARKS FORD FOR THE STREET DEPARTMENT IN THE AMOUNT OF \$89,714.78

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0) Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 5:06 PM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0) Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

Victoria Martin

Town Clerk



Town of Landis
List of Part-Time Classifications Arranged by Grade Order
FY27

SALARY GRADE	CLASSIFICATION	FLSA	Hourly Wage		
			MINIMUM	MID-POINT	MAXIMUM
1	Part-Time Regular/Seasonal Parks & Recreation Attendant	N	\$13.50	\$15.35	\$17.20



ORDINANCE #ZMA-2026-07-13

**AN ORDINANCE AMENDING THE LANDIS DEVELOPMENT
ORDINANCE OF THE TOWN OF LANDIS, NORTH CAROLINA**

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map of the Landis Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

PART 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC being the owner(s) of the certain land areas hereinafter described as Town County Tax Parcel ID 130 053 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Single Family Residential – 3 (SFR-3) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area planned for Neighborhood uses by the adopted Plan.

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of residential uses supporting the local economic base and work-force needs of the Town of Landis, as required by G.S. 160D-605(b).

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 053 described in Attachment “A” attached hereto shall be designated “Single Family Residential – 3” (SFR-3) on the Official Zoning Map.

Part 4. Designation of Future Land Use Categories to Subject Properties.

The Board of Aldermen further ordains the property consisting of Town County Parcel ID 130 053 described in Attachment “A” attached hereto shall be designated in the “Single Family Residential” future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

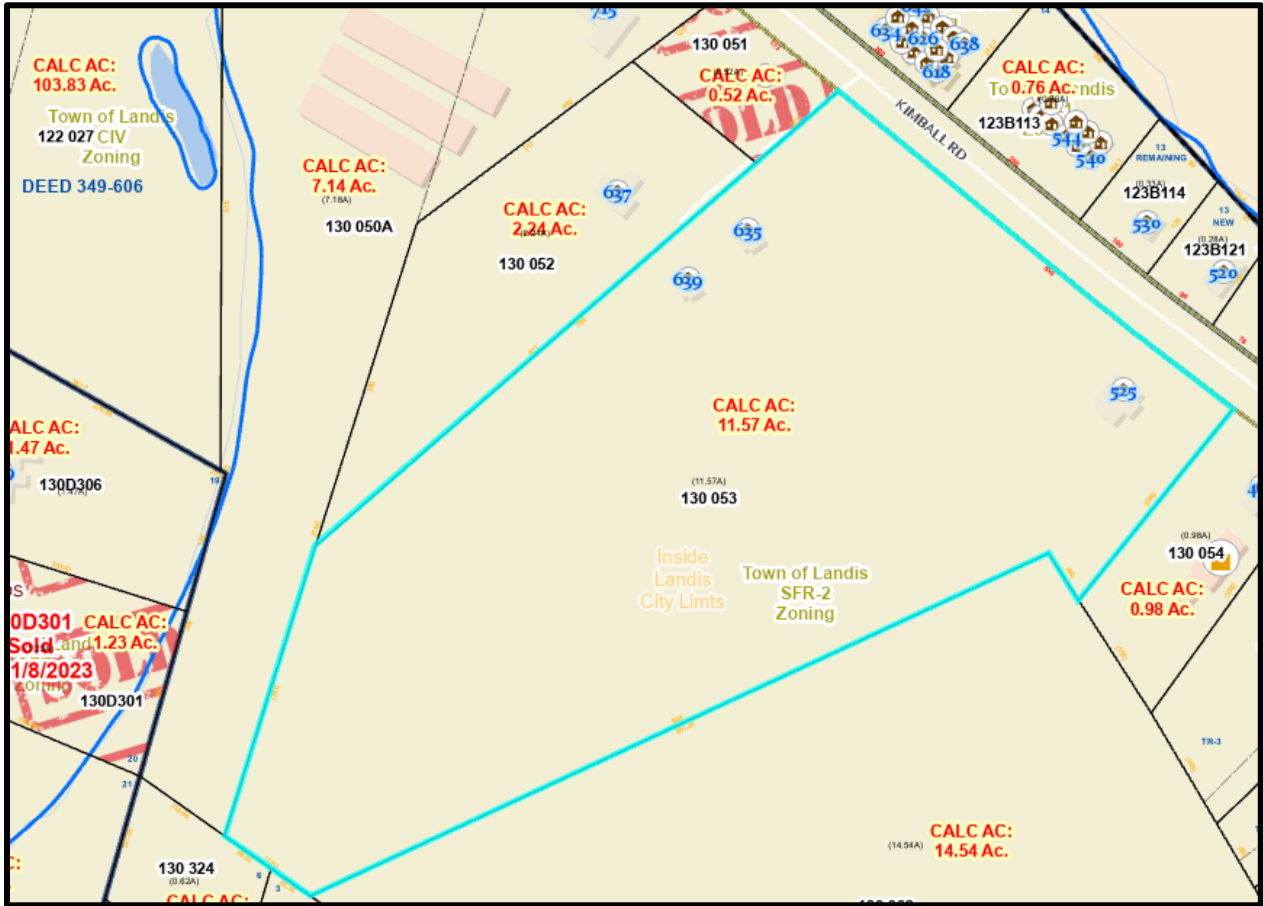
This Ordinance shall be effective immediately upon its adoption.
Adopted on this 13th day of July 2026

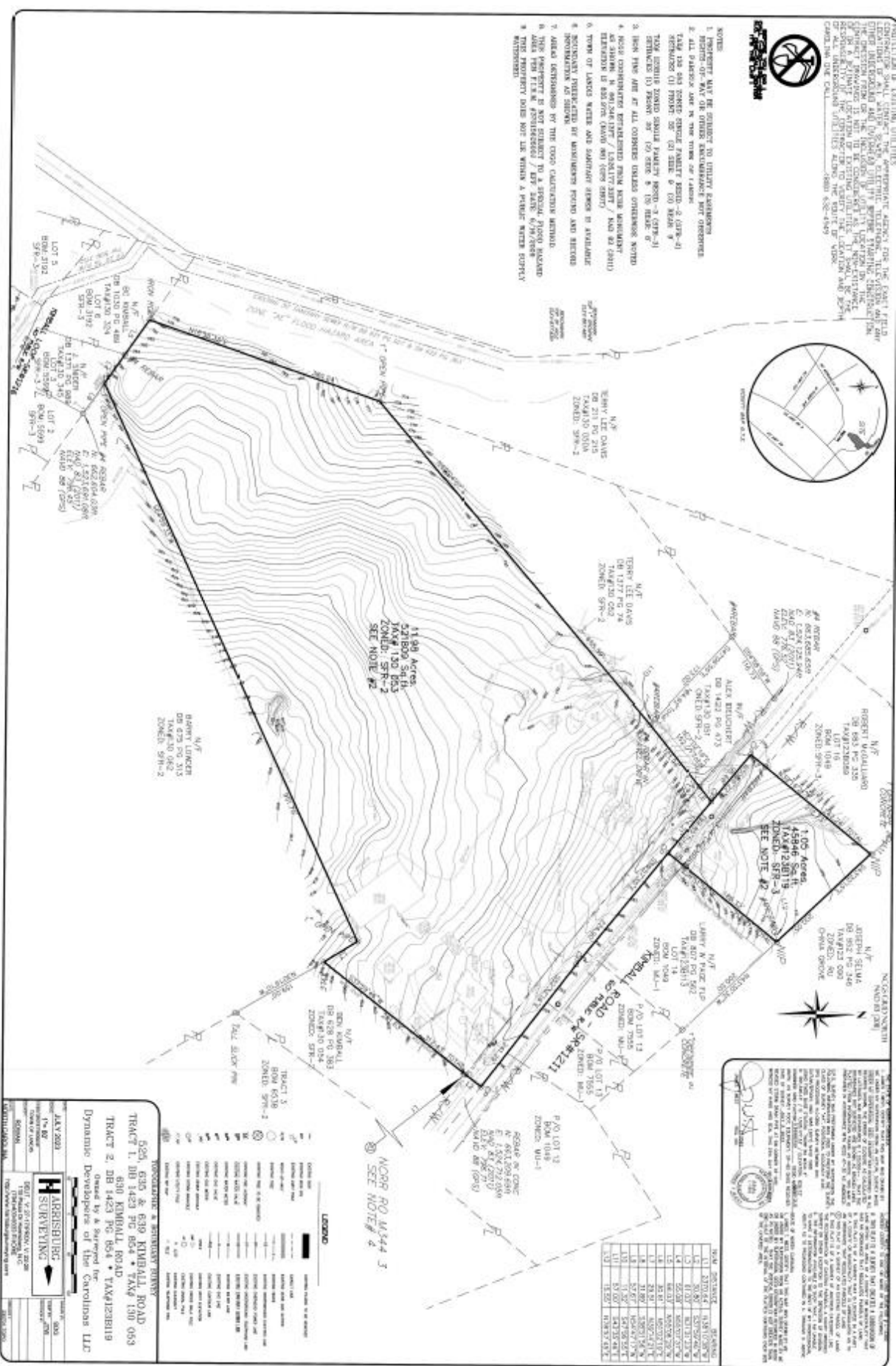
s/ _____
Meredith Bare Smith, Mayor

s/ _____
Victoria Martin, Town Clerk

Attachment “A”

BEGINNING at a point in the southeastern property line of Terry Lee Davis (recorded in deed book 1377 at page 74) and running thence with the property line of Terry Lee Davis N 49°24'07" E 655.59' to a # 4 rebar in a gravel drive the southeastern corner of the Alex Deuchert property (recorded in deed book 1422 at page 473); running thence with the Deuchert property line N 51°02'19" E 121.94' to a point in the southern right of way line of Kimball Road and continuing within the right of way of Kimball Road N 51°02'19" E 30.61' to a point in the centerline of Kimball Road; thence with the centerline of Kimball Road, the following two calls: 1) S 50°26'22" E 104.21', 2) S 50°57'35" E 224.90' and 3) S 52°32'16" E 241.29' to a point in the centerline of Kimball Road; thence leaving the centerline of Kimball Road with a line S 37°59'46" W 312.43' passing over the right of way of Kimball Road at 30.08' to the southwestern corner of the Ben Kimball property (recorded in deed book 628 at page 383) also a point in the northeastern property line of the Barry Lowder property (recorded in deed book 675 at page 313); thence with the northeastern property line of the Lowder property N 31°51'23" W 61.05' to the northern corner of the Lowder property; thence with the Lowder property line S 64°59'33" W 951.70' to a point in the northeastern property line of the J Snider property (recorded in deed book 1371 at page 989); thence with the Snider property line N 55°07'37" W 55.08' to the northeastern corner of the BC Kimball property (recorded in deed book 1030 at page 489) N 55°06'29" W 66.03' to the southeastern corner of the Terry Lee Davis property (recorded in deed book 1377 at page 74); thence with the Davis property line N 18°56'35" E 380.24' to the point of BEGINNING containing 11.98 acres.







SCOUT & CO

February 26, 2026

Mr. Michael Ambrose
Town of Landis
PO Box 8165
Landis, NC 28088

RE: **Armstrong Street Public Infrastructure Engineers Cost Estimate**

Dear Michael:

At your request, I have completed a review of the attached contractor cost estimate. In my professional opinion, the quantities noted in the estimate are consistent with the approved plan, and the unit costs provided are consistent with our project experience.

To summarize, the construction costs are as follows:

Strom Water Infrastructure	\$223,571.00
Roadway Improvements	\$200,237.37
Sidewalk Improvements	\$24,355.11
Utility Infrastructure	\$79,950.00
<u>Contingency (25%)</u>	<u>\$132,028.37</u>
Total	\$660,141.86

Using the previously disclosed information for other public infrastructure on Landis Ridge, the Maintenance Bond will be 5% of the cost of the work. Based upon the above estimate that includes 25% contingency, the bond amount would be **\$33,007.10**.

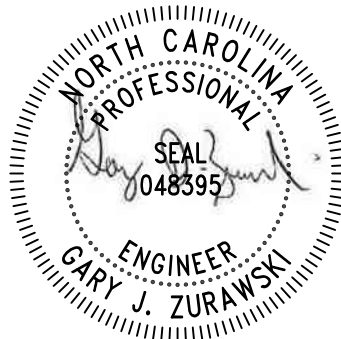
If you have any questions or require additional information, please let me know.

Sincerely,



Armstrong Street Public Road Estimate

Description	QTY	UNIT	UNIT PRICE	AMOUNT
Storm Water				
Medium Inlet	8	EA	\$7,500.00	\$60,000.00
Rip Rap	20	TONS	\$80.00	\$1,700.00
Fabric	50	SF	\$9.12	\$200.00
RCP Pipe				
15" RCP	61	LF	\$100.00	\$10,530.00
30" RCP	593	LF	\$155.00	\$88,650.00
36" RCP	254	LF	\$250	\$62,491.00
Site Improvements				
Hardscapes				
Sidewalk (ADA Ramps Included)	2,561	SF	\$9.51	\$24,355.20
Asphalt Paving (8" ABC - 2.5" Base - 3" Surface)	3,336	SY	\$52.38	\$166,384.88
30" Concrete Curb & Gutter	1,263	LF	\$20.20	\$33,852.50
Utilities				
Tap to Existing	1	EA	\$7,500.00	\$7,500
6" Waterline	853	LF	\$48.36	\$41,250
Fire Hydrant	4	EA	\$6,000.00	\$24,000
6" Bends/Tees	9	EA	\$800.00	\$7,200
Contingency	1	LS	25%	\$132,028.37
Total Construction Cost:				\$660,141.86



Maintenance Bond (General)

Date: February 4, 2026

Bond No. _____

Penal Sum: \$ 33,007.10

Subdivision: _____

Obligee: City of Landis, NC

Principal/ Subdivider:

ARCO DB Companies, Inc.

4000 Westchase Boulevard, Suite 450

Raleigh, NC 27607

KNOW BY ALL MEN THESE PRESENTS:

That, ARCO DB Companies, Inc. ("**Principal**") as Principal, and as Surety, are held and firmly bound unto the Town of Landis, NC ("**Obligee**") as Obligee, in the amount of Thirty-three Thousand Seven Dollars and 10/100 (\$33,007.10) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal and Obligee entered into a Public Improvements Construction Agreement providing for the design and construction of certain public improvements ("**Public Improvements**"). A copy of the Public Improvements Construction Agreement is attached and incorporated by reference; and

WHEREAS, Principal has designed and constructed the Public Improvements, and the Public Improvements have been accepted by Obligee; and

WHEREAS, Owner/Developer is required to furnish a written guarantee that the Public Improvements will be free of defects in workmanship and materials for a period of two years from the date of acceptance; and

WHEREAS, this Bond is issued pursuant to the Public Improvements Construction Agreement in the amount of five percent (5%) of the total construction costs for the Public Improvements.

NOW, THEREFORE, the condition of this obligation is such that:

1. If the Principal corrects all defects in materials or workmanship, and keeps the Public Improvements free of defects in workmanship and materials for a period of one year from and after the date of acceptance of the Public Improvements by Obligee, then the above obligation to be void; otherwise to remain in full force and effect.

2. If the Principal shall be declared by Obligee to be in default of its maintenance obligations under the Public Improvements Construction Agreement Surety shall, within thirty (30) days following written notice of default and request for performance from Obligee:
- (a) Notify Obligee in writing of its election to correct all defects and workmanship in the Public Improvements in accordance with the Public Improvements Construction Agreement and shall commence and complete construction, re-construction, replacement, repair, or maintenance of the Public Improvements as required by the Public Improvements Construction Agreement; or
 - (b) Notify Obligee in writing that Surety elects not to complete, re-construct, replace, repair, or maintain the Public Improvements. If the Surety fails to give such written notice, then it will be deemed to have elected not to complete, re-construct, replace, repair, or maintain the Public Improvements. In either event, Surety shall be obligated to pay Obligee for all losses, cost, and expenses which Obligee incurs to correct all defects and workmanship in the Public Improvements in accordance with the Public Improvements Construction Agreement.
3. In the event that Surety elects to proceed under 2(a) above, the contractor selected by Surety to perform such work shall be approved by Obligee, which approval shall not be unreasonably withheld.
4. The Surety, for value received, stipulates and agrees that no amendment or modification to the Public Improvements Construction Agreement, including but not limited to extensions of time, shall in any way affect Surety's obligation on this Bond, and Surety does hereby waive notice of any such amendment or modification.

IN WITNESS WHEREOF, the Principal and Surety sign and seal this instrument this 4th day of February, 2026.

[PRINCIPAL] ARCO DB Companies, Inc.

By: Tracy Ashleg
 Name: Tracy Ashleg
 Title: VP of Accounting

[SURETY] Travelers Casualty and Surety Company of America

By: Hillary D. Shepard
 Name: Hillary D. Shepard
 Title: Attorney-in-Fact

Resident Agent of Surety:

By: _____ N/A in North Carolina

Name: _____

Address: _____

Phone: _____

Email: _____



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

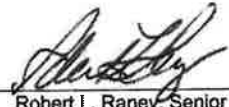
KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Hillary D Shepard** of **KANSAS CITY, Missouri**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

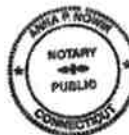
City of Hartford ss.

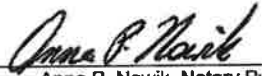
By: 
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

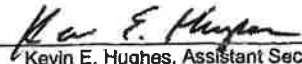
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **4th** day of **February**, 2026.




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



Code Enforcement Report

01/01/2025 - 06/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
6318	6/23/2026	Code Enforcement - Minimum Housing Code Violation	209 WEST TAYLOR ST	N/A	1. Internal	CASE WAS PREVIOUSLY OWNED AND THEN SOLD. OLD CASE CLOSED AND NEW CASE OPNE FOR NEW OWNER. MINIMUM HOUSING, HAD PREVIOUSLY BURNED. WINDOWS BOARDED UP, DOOR OPEN AND UNSECURED. SEVERE OVERGROWTH AROUND STRUCTURE. TRASH, DEBRIS, JUNK IN CARPORT AND AROUND PROPERTY.
6317	6/23/2026	Code Enforcement - High Grass Complaint	411 TOWN ST	N/A	1. Internal	HIGH GRASS
6316	6/23/2026	Code Enforcement - High Grass Complaint	106 SOUTH CHAPEL ST	N/A	1. Internal	HIGH GRASS
6315	6/23/2026	Code Enforcement - High Grass Complaint	PID 133 165 EAST RYDER AVE	N/A	1. Internal	HIGH GRASS
6042	6/9/2026	Code Enforcement - High Grass	805 Coldwater St Ext	Dollar General	1. Internal	

		Complaint				
5855	5/27/2026	Code Enforcement - High Grass Complaint	417 TOWN ST	N/A	1. Internal	HIGH GRASS
5854	5/27/2026	Code Enforcement - High Grass Complaint	418 TOWN ST	N/A	1. Internal	HIGH GRASS
5663	5/13/2026	Code Enforcement - Minimum Housing Code Violation	311 E GARDEN ST	N/A	1. Internal	MINIMUM HOUSING, STRUCTURE IS UNSECURED, FASCIA AND SOFFIT DETERIORATED. SPOKE WITH OWNER WHO ADVISED IT IS IN PROBATE AND SHOULD BE OUT IN JULY. ADVISED SHE WOULD MAKE THE MINIMUM REPAIRS WHEN IT IS OUT OF PROBATE AND WILL BE PUT ON THE MARKET. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
5439	4/27/2026	Code Enforcement - Other Violation	316 EAST CORRIHER ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. SPOKE WITH SURVEYOR WHO IS TRYING TO CREATE AN EASMENT FOR THE TOWN, REFERRED HIM TO THE ZONING DEPT. HEARING HELD, NO ONE PRESENT.
5438	4/27/2026	Code Enforcement - Other Violation	602 NORTH CHAPEL ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING HELD. NO ONE

						IN IT. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. NEEDS NEW NOTICE OF HEARING DUE TO WRONG ADDRESS ON LETTER. NEW NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SPOKE WITH THE OWNER WHO STATED THE CAMPER IS BEING TOWED TO THE SCRAP YARD THIS WEEKEND. HEARING HELD, NO ONE PRESENT. SPOKE WITH THE OWNER, WHO STATED HE WAS UNABLE TO GET THE CAMPER MOVED DUE TO THE RAIN.
4376	1/7/2026	Code Enforcement - Other Violation	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED ORDINANCE.
4173	1/7/2026	Code Enforcement - Other Violation	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA

						DETERIORATED. GARAGE DOOR DETERIORATED. PORPERTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4151	1/2/2026	Code Enforcement - Other Violation	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4016	12/17/2025	Code Enforcement - Other Violation	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES. REINSPECTION.

						APPEARS MO JUNK HAS BEEN BROUGHT IN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
1479	4/15/2025	Code Enforcement - Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEDULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LEFT VOICEMAIL. SENT NOTICE OF PENALTY. TRUCK ONSITE WITH JUNK LOADED IN IT. FINDING OF FACT BEING COMPLETED. JUNK HAS BEEN MOVED TO THE STREET AGAIN.

Total Records: 18

7/2/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: July 13, 2026

SUBMITTED BY: Jason Smith, Fire Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: Monthly Report

DETAILS:

FIRE DEPARTMENT MONTHLY REPORT

Emergency Calls for Service:	
<i>Calls in District</i>	53
EMS (Including: Strokes, Falls, Diabetics, CPR, and Other Medical Needs)	47
Fire Alarms	3
MVA	3
Structure Fires	0
Move Ups	0
Mutual Aid Given	42
Mutual Aid Received	4

Enochvill	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	0
<i>Total Calls to Enochville</i>	0
China	
Cancelled En-Route	5
MVA's	1
Structure Fires	7
Public Service/Assist	7
<i>Total Calls to China</i>	20
Atwell	
Cancelled En-Route	1
MVA's	1
Structure Fires	1
Public Service/Assist	0
<i>Total Calls to Atwell</i>	3

Kannapoli	
Cancelled En-Route	3
MVA's	1
Structure Fires	6
Public Service/Assist	1
<i>Total Calls to Kannapolis</i>	11
Bostian	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	3
<i>Total Calls to Bostian</i>	3
Other	
Cancelled En-Route	2
MVA's	0
Structure Fires	2
Public Service/Assist	1
<i>Total Calls</i>	5



Monthly Fleet Report

Department	Unit Number	Year	Make	Model	Mileage	Category
Electric	14	2015	RAM	5500	119250.00	Vehicle
Electric	15	2016	FREIGHTLINE R	M2	189654.00	Vehicle
Electric	16	1992	CHEVROLET	C7	23362.80	Vehicle
Electric	2	2009	FORD	F-250	176174.00	Vehicle
Electric	3	2022	FORD	F-150	78564.00	Vehicle
Electric	33	2011	FORD	F-150	190434.00	Vehicle
Electric	45	2024	FORD	F-550	9806.00	Vehicle
Electric	46	2025	FORD	F-150	7779.00	Vehicle
Electric	5	2022	FORD	F-150	48350.00	Vehicle
Electric	50	2015	FREIGHTLINE R	M2	5765.00	Vehicle
Electric	51	2025	CHEVROLET	Silverado	13355.00	Vehicle
Fire	43	2018	FORD	F-150	146439.90	Vehicle
Fire	44	2010	DODGE	Charger	145958.00	Vehicle
Fire	440	2021	RAM	1500	35509.00	Vehicle
Fire	441	2024	Spartan	Pumper	14252.00	Vehicle
Fire	442	1986	SEAGRAVE	FIRE ENGINE	37020.00	Vehicle
Fire	443	2005	PIERCE MANUFACTU RING	Arrow XT	113553.00	Vehicle
Fire	58	2006	HME	Fire Truck	30465.00	Vehicle
Fire	580	1947	LaFrance		30465.00	Vehicle
Parks and Recreation	1	2023	CHEVROLET	Silverado	72855.00	Vehicle
Parks and Recreation	6	1997	FORD	F-250	170326.00	Vehicle
Parks and Recreation	61	2006	FORD	F-250	171957.00	Vehicle
Police	1000	2026	Explorer	FORD	3639.00	Vehicle
Police	101	2010	DODGE	Charger	109781.00	Vehicle
Police	131	2013	CHEVROLET	Tahoe	110843.00	Vehicle

Department	Unit Number	Year	Make	Model	Mileage	Cate
Police	151	2015	DODGE	Charger	85233.00	Vehicle
Police	161	2016	FORD	Explorer	87196.00	Vehicle
Police	171	2017	DODGE	Charger	101156.00	Vehicle
Police	173	2017	FORD	Explorer	85125.00	Vehicle
Police	174	2017	FORD	Explorer	93883.00	Vehicle
Police	175	2017	FORD	Explorer	100188.00	Vehicle
Police	176	2017	FORD	Explorer	99166.00	Vehicle
Police	177	2017	FORD	Explorer	101265.00	Vehicle
Police	212	2021	RAM	1500	39594.00	Vehicle
Police	232	2023	FORD	Explorer	23870.00	Vehicle
Police	233	2024	CHEVROLET	Silverado HD	29441.00	Vehicle
Police	234	2025	FORD	Explorer	19120.00	Vehicle
Police	235	2025	FORD	Explorer	13267.00	Vehicle
Police	235	2026	Explorer	FORD	13461.00	Vehicle
Police	80	2008	FORD	Crown Victoria	154652.00	Vehicle
Streets	12	2000	CHEVROLET	GMT-400	191332.00	Vehicle
Streets	18	2023	FREIGHTLINE R	M2	3807.00	Vehicle
Streets	22	2000	FORD	F-750	51867.00	Vehicle
Streets	31	2016	KENWORTH	T3 Series	102195.00	Vehicle
Streets	32	2013	INTERNATIO NAL	MA065	29598.00	Vehicle
Streets	42	2022	FORD	F-550	29162.00	Vehicle
Streets	7	2012	FORD	F-250	110908.00	Vehicle
Streets	9	2022	FORD	F-150	38098.50	Vehicle
Town Hall	52	2020	FORD	Explorer	84965.00	Vehicle
Water Resources	10	2019	FORD	F-250	45568.00	Vehicle
Water Resources	17	2011	FORD	F-350	94037.00	Vehicle
Water Resources	21	1996	FORD	F-800	51720.00	Vehicle
Water Resources	25	2018	FREIGHTLINE R	114SD	3293.00	Vehicle

Total Records: 53

7/7/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: July 13th , 2026

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **Monthly Report**

DETAILS:

Events

- The Senior Luncheon held on June 3rd had 24 in attendance. The next one scheduled for August 5th will be hot dogs, chips, and dessert.
- The Cruise In on June 5th had another great turn out. The participating vendors were Carolina Craft BBQ, Kona Ice, Harpers Happy Hour, KCs Kitchen, and Terrys Dawgs. The July 3rd Cruise In's heat took a toll on the turn out, it was one of our smaller attendances.
- 125 Anniversary Event is scheduled for August 29th from 4:00-10:00. Gary Lowder and Smoking Hot Band will perform from 7:00-10:00.

Event Calendar 2026

125th Celebration- August 29th
National Night Out /Touch A Truck- September 25th
Fall Fest / Trunk or Treat- October 24th
South Rowan Parade / Tree Lighting- November 24th
Campfire Christmas- December 12th

Cruise In Dates: July 3rd, August 7th, September 4th
Senior Lunch & Bingo Dates: August 5th, October 7th, December 2nd

Park Operations

- The park staff continues routine maintenance on trails and campsites.
- Campsite entrance gate has been installed.
- Continuing to train seasonal, part-time staff.
- The anticipated date for online camping reservations through RecDesk is July 15th, 2026. The website will show real time rental availability, descriptions, and pictures of each campsite. All required forms, ID documents, and payments will be able to be submitted online to complete the reservation process.
- Down 4 Disc Golf is hosted an MVP Circuit Challenge Tournament at Lake Corriher Park on June 28th.
- Lake Corriher is the location site for the 2026 Community Impact Project “Fishers of Men” on July 11th. This Event is being hosted by the AJ Harris Empowerment Academy. This event is for young men ages 10-18 years old.
- Beaver St. Playground has been relocated from the old tennis court area to its new shaded, grassy location and the mulch has been refreshed. New benches and trashcans will be added soon and quotes are coming in for new fencing.

Pool Operations:

- The pool season is in full swing and we have received positive feedback on the operations, the facility, and the staff.
- Current Total Memberships: 102 Current Total Members: 427
- Daily Occupancy- Lowest: 30 (weather related) Highest: 112
- Current Private Party Bookings: 6
- Beginning the week of August 10th, staffing becomes extremely limited. Lifeguards have left to return to school and attendants enrolled in local high schools will resume that week. The pool hours will be Thursday-Sunday 12:00-6:00. The facility will be staffed with an attendant, supervisor, and limited lifeguarded hours. In past years, after school starts back, the pool only opened on Saturday and Sundays. This schedule will allow for members to have additional days before the pool closes on September 7th.

Community Engagement / Staff Interactions:

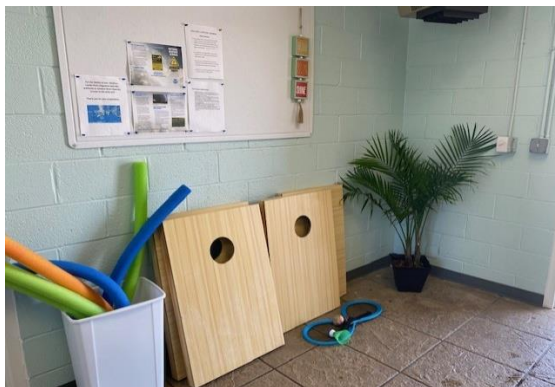
Park Office Walk In – 1,899

Park Office Call In – 346

Apps/emails – 6

Issues / Complaints – 1 - Resolved

Campsite Reservations: 44	Shelter Rentals: 2	Daily Fishing Passes Sold: 837
Annual Passes Sold: 2	NC State License: 26	Boat Registration: 10





Active Permit Report

06/01/2026 - 06/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-160	6/8/2026	Residential	304 E. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-197	6/12/2026	Driveway	203 ENGLISH OAK LANE	09. CONSTRUCTION ADMINISTRATION	N/A	COGGINS, LARRY	Building Construction
ZN-26-206	6/17/2026	Accessory Building	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	LAST NAME, FIRST NAME	Building Construction
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction

Total Records: 5



Active Permit Report

01/01/2026 - 06/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Waiting on Payment
ZN-26-160	6/8/2026	Residential	304 E. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-162	4/21/2026	Fence	Old Beatty Ford Rd.	13 - PROJECT NOT APPROVED BY STAFF	N/A	HATLEY, MICHAEL	
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction

							Section 7, Item7.5	
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HUMBLE, PAM	Construction	
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction	
ZN-26-173	4/16/2026	Temporary Use	0 E Ridge, E Rice, S Central, E Rice, Hillside	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction	
ZN-26-174	4/16/2026	Temporary Use	Dogwood Dr, Colonial Dr, N Meriah St, Gallant Cir, Lake Dr	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction	
ZN-26-175	5/27/2026	Temporary Use	0 AVIATION DR/CANNON BLVD	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER LINES	Kinetic	Building Construction	
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION	N/A	SWARTHOUT, CONSTANCE	Building Construction	
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	KATIE CHEN	Building Construction	
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	CHEN, KATIE	Building Construction	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	02. WAITING ON PAYMENT/CONTRACTOR	N/A	SOUTHROWAN COMMUNITY CHURCH	Planning Director Review	
ZN-26-181	5/7/2026	Pool	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction	
ZN-26-182	5/4/2026	Pool	2379 FERNDALE CT.	09. CONSTRUCTION ADMINISTRATION	N/A	FRYE, CHAD	Building Construction	
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction	
ZN-26-197	6/12/2026	Driveway	203 ENGLISH OAK LANE	09. CONSTRUCTION ADMINISTRATION	N/A	COGGINS, LARRY	Building Construction	
ZN-26-206	6/17/2026	Accessory Building	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction	
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	LAST NAME, FIRST NAME	Building Construction	
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction	
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction	

Total Records: 32



Permits Issued Report

05/26/2026 - 06/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ANNEX-26-219	6/8/2026	Annexation	220 CHURCH ST.	11. COMPLETE	N/A	SANTOS, ANGELICA	Complete
PF-26-193	5/27/2026	Pool Fill	513 W. Hoke St	11. COMPLETE		Owens, Scott	Complete
PF-26-202	6/3/2026	Pool Fill	302 S. CHAPEL ST.	11. COMPLETE	N/A	WINGLER, TERRY	Complete
PF-26-205	6/8/2026	Pool Fill	327 EDGEWOOD PARK CT	11. COMPLETE		HUERTA, JOSE ALBERTO	Pool Fill
ZMA-26-117	6/8/2026	Zoning Map Amendment	2879 N. CANNON BLVD.	11. COMPLETE	N/A	MAC & POPS LLC	Complete
ZN-26-160	6/8/2026	Residential	304 E. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-175	5/27/2026	Temporary Use	0 AVIATION DR/CANNON BLVD	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER LINES	Kinetic	Building Construction
ZN-26-184	6/2/2026	Demolition	603 HILLSIDE ST	11. COMPLETE	N/A	HARDIN, RICKY	Complete
ZN-26-190	5/26/2026	Driveway	201 E RICE ST	11. COMPLETE	N/A	RMB PROPERTY INVESTMENTS	Complete
ZN-26-191	5/26/2026	Driveway	205 E RICE ST	11. COMPLETE	N/A	RMB PROPERTY INVESTMENTS	Complete
ZN-26-192	6/2/2026	Driveway	121 S. BEAVER ST.	11. COMPLETE	N/A	PANEPINTO, MARK	Complete
ZN-26-195	6/4/2026	Demolition	327 N. KIMMONS ST	11. COMPLETE	N/A	THOMAS, PATRICIA	Complete
ZN-26-197	6/12/2026	Driveway	203 ENGLISH OAK LANE	09. CONSTRUCTION ADMINISTRATION	N/A	COGGINS, LARRY	Building Construction

ZN-26-199	6/2/2026	Accessory Building	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST , MARK	Section 7, Item 7.5
ZN-26-200	6/2/2026	Fence	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-201	6/4/2026	Residential	471 KIMBALL LOOP	01. NEW	N/A	KIMBALL, BEN	Building Construction
ZN-26-204	6/5/2026	Driveway	220 CHURCH ST	11. COMPLETE	N/A	RAMOS, ANGELICA	Complete
ZN-26-206	6/17/2026	Accessory Building	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	LAST NAME, FIRST NAME	Building Construction
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction
ZN-26-218	6/8/2026	Zoning Map Amendment	220 CHURCH ST	11. COMPLETE	N/A	RAMOS, ANGELICA	Complete

Total Records: 21

6/29/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: July 13, 2026

SUBMITTED BY: Matthew Geelen, Police Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: Monthly Report

DETAILS:

POLICE DEPARTMENT MONTHLY REPORT

Emergency Calls for Service:	
Self-Initiated Calls	896
Calls for Service	148
Traffic Stops	124
Traffic Accidents	12
<i>Total calls for Service (Including Self-initiated calls)</i>	1,096

Arrest Info	
Total Persons Arrest/Charged with Felony:	0
Total Persons Arrest/Charged with Misdemeanor:	4
<i>Total Arrest/Charges</i>	5

Assist Info	
Assist to Rowan County	21
Assist to China Grove	31
Assist with Other/State Law Enforcement	0
<i>Total Calls</i>	52



Item Cover Page

MEETING TYPE: Board of Aldermen
DATE: 6/29/26
SUBMITTED BY: Sean Taggart, Public Works Director
ITEM TYPE: Department Reports
AGENDA SECTION: Monthly Report
SUBJECT:

DETAILS:

PUBLIC WORKS MONTHLY REPORT

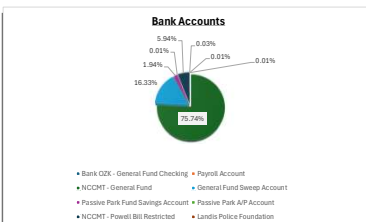
Water Resources	
Work Orders Completed	165
Start Services	30
Stop Services	7
Disconnects	8
Outages	1
Meter/MXU Change Outs	7
Sewer Lift Station Checks	6
Hydrant Routes (Water Quality Flushing)	8
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	12
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	8
Street Department	
Work Orders Completed	99
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	132
Start Services	43
Stop Services	15
Disconnects	127
New Temp Service	30
Street/Security Lights Install/Repair	9
Pole Repair/Replace	4
Outages:	
Environmental	2
Load Demand	6
Vehicle Collison	0
Total Outages	8
Reporting Made By	
Go Gov	2
Walk In	66
Phone Call	167



June 2026 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
Am Sales Tax Rowan County	\$0	\$11	\$49,996	100%
Property Tax - Current	\$2,344,149	\$5,295	\$2,329,262	99%
Tax Collection - Prior Years	\$65,000	\$496	\$41,502	64%
Vehicle Interest	\$1,500	\$244	\$2,767	184%
Interest and Penalties	\$10,000	\$388	\$4,158	42%
Property Tax Auto - Current	\$236,880	\$26,277	\$266,230	112%
Vehicle Tag Fee	\$71,000	\$6,860	\$72,990	102%
Building Rental Fees	\$7,200	\$575	\$12,680	176%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$19,499	\$250,998	118%
Interest on Investments - Powell Bill	\$0	\$1,894	\$1,894	0%
Miscellaneous Income	\$0	\$0	\$12	0%
Police Fees & Fines	\$300	\$65	\$350	183%
First Responder	\$3,000	\$135	\$2,505	84%
Grant Received	\$21,200	\$0	\$70,865	334%
Excise Tax on Piped Gas	\$13,000	\$12,570	\$15,454	119%
Franchise Tax on Electric PO	\$298,943	\$88,337	\$340,667	114%
Sales Tax on Telecommunications	\$9,358	\$2,532	\$7,204	77%
Sales Tax on Video Programming	\$9,398	\$1,763	\$5,400	57%
Local Government Sales & Use Tax	\$1,493,451	\$128,780	\$1,406,801	94%
ABC Revenue - County	\$15,000	\$0	\$15,950	106%
Court Cost	\$300	\$45	\$766	255%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$1,230	\$39,745	45%
Code Enforcement Clean-up	\$30,000	\$269	\$3,021	10%
Garbage Collection Fees	\$360,000	\$33,992	\$371,428	103%
Resource Officer Reimburse	\$200,000	\$0	\$195,438	98%
EMS Utility Reimbursement	\$5,000	\$110	\$1,320	26%
ABC Profits - State	\$15,000	\$15,538	\$15,538	104%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$716	\$72,666	86%
St Utilities Call County	\$0	\$0	\$755	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$161	\$1,609	36%
East Landis - Motor Vehicles	\$5,248	\$789	\$9,122	174%
Debt Setoff	\$10,000	\$0	\$0	0%
Police Service Reimbursement	\$1,500	\$0	\$110	7%
Fire Service Reimbursement	\$0	\$6,420	\$6,420	0%
Insurance Proceeds	\$0	\$0	\$3,151	0%
Contributions/Donations	\$63,850	\$0	\$0	0%
Other Finance Sources - Other Debt	\$0	\$0	\$0	0%
Other Finance Sources - Leases	\$0	\$0	\$0	0%
Sale of Fixed & Surplus Assets	\$40,000	\$1	\$1	0%
Rowan Municipal Association	\$2,400	\$84	\$684	27%
Fund Balance Appropriated	\$179,603	\$0	\$0	100%
Administrative Service Charges	\$894,459	\$223,615	\$894,459	100%
Vendor Reimbursement - Geni	\$0	\$6,008	\$11,060	0%
Over/Short	\$0	\$0	\$-585	0%
Park Revenues	\$147,100	\$21,090	\$144,068	98%
Water Service	\$1,236,675	\$106,577	\$1,093,585	88%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$30,700	\$11,560	\$69,870	0%
Water Tap Access Fee	\$0	\$44,035	\$50,455	68%
Interest on Investments	\$44,000	\$2,750	\$29,761	0%
Miscellaneous Income	\$0	\$0	\$0	0%
Tap Fees - Water	\$52,000	\$9,292	\$102,016	196%
Grant - Water	\$171,542	\$0	\$1,626,587	948%
Planning Review Fees	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Sewer Service Fees	\$1,130,000	\$87,421	\$956,995	85%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,750	\$29,761	0%
Tap Fees	\$51,000	\$12,752	\$100,793	198%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	89%
Stormwater Fees	\$375,029	\$47,565	\$334,963	70%
Interest on Investments - Stormwater	\$3,000	\$192	\$2,112	142%
Planning/Zoning Fees	\$0	\$0	\$12,135	0%
Fund Balance Appropriated	\$20,675	\$0	\$0	0%
Other Financial Sources - Leases	\$0	\$0	\$0	82%
Electricity Fees	\$7,121,900	\$408,683	\$5,813,425	81%
Penalties - Electric	\$112,400	\$7,805	\$91,259	0%
Reconnect Fees	\$0	\$0	\$-255	302%
Meter Tampering Fees	\$1,000	\$880	\$3,015	79%
Pole Attachments	\$12,000	\$0	\$9,460	81%
Interest on Investments - Electric	\$80,000	\$6,051	\$65,041	0%
Miscellaneous Income	\$0	\$0	\$-61,347	0%
Underground Service	\$1,000	\$6,083	\$6,083	608%
Payment Return Fees	\$3,000	\$0	\$0	0%
Grant Received-Electric	\$0	\$0	\$6,500	265%
Debt Setoff	\$3,000	\$188	\$7,957	0%
Sale of Surplus Assets - Electric	\$0	\$0	\$1,159	0%
Vendor Reimbursement	\$20,518	\$0	\$62,346	149%
Insurance Proceeds	\$13,900	\$0	\$20,763	0%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
	\$18,244,296	\$1,360,271	\$17,102,490	94%



Bank Balances		
Bank OZK - General Fund Checking	\$1,000	0.01%
Payroll Account	\$1,000	0.01%
NCCMT - General Fund	\$9,914,439	83.22%
General Fund Sweep Account	\$1,394,554	11.71%
Passive Park Fund Savings Account	\$257,075	2.16%
Passive Park A/P Account	\$1,000	0.01%
NCCMT - Powell Bill Restricted	\$341,160	2.86%
Landis Police Foundation	\$3,893	0.03%
TOTAL	11,914,120	100%

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Board Of Aldermen	\$48,538	\$245.12	\$42,972.39	89%
Administration	\$1,783,705	\$83,187.54	\$1,454,373.85	82%
Police Department	\$1,733,218	\$89,930.16	\$1,396,315.55	81%
Fire Department	\$1,358,160	\$86,709.25	\$924,646.72	68%
Streets Department	\$1,045,085	\$59,908.91	\$764,474.22	73%
Sanitation Department	\$349,500	\$46,869.57	\$243,282.83	70%
Parks and Recreation	\$756,408	\$49,885.82	\$599,320.04	79%
Electric Department	\$7,813,036	\$565,955.66	\$3,808,644.25	74%
Water Department	\$1,117,397	\$102,948.43	\$958,485.75	86%
Sewer Department	\$1,370,520	\$106,179.50	\$1,170,478.74	85%
Storm Water Department	\$398,704	\$14,674.24	\$114,259.27	29%
Debt Service - Municipal Loan/Copiers	\$144,025	\$845.91	\$136,352.67	95%
Debt Sec/USDA Bonds/Sewer Tap/Se/ Loan	\$306,000	\$227,868.00	\$238,439.65	79%
Total Expenditures	\$18,224,296	\$1,432,900	\$13,809,074	76%

Landis Police Foundation	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$3,892.61	\$0	\$150	\$729
Expenditures		Allocated	Expensed	Completed
Rental for National Night Out		\$0	\$0	\$2,713
Totals	\$0	\$0	\$0	\$2,713

Passive Park Fund	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$257,074.71	\$0	\$78	\$3,760
Expenditures		Allocated	Expensed	Completed
To move two small historic buildings		\$15,000	\$0	\$0
Land Surveying		\$4,100	\$0	\$4,100
3 Park Benches		\$6,075	\$0	\$0
Purchases for Resale		\$2,500	\$415	\$2,197
Totals	\$21,600	\$415	\$6,297	

Restitution Funds	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues	\$83,261.74	\$0	\$0	\$143,262
Expenditures		Allocated	Expensed	Completed
125th Budget Allocation		\$0	\$0	\$60,000
Totals	\$0	\$0	\$0	\$60,000

Powell Bill - 70 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$807,848.00	\$0	\$2,180	\$167,938
Expenditures		Allocated	Expensed	Completed
Rental of Street Sweeper for Christmas Parade		\$0	\$0	\$4,245
Paint Stripping for South Central Ave		\$0	\$0	\$1,102
FY25 Paving Project - Pay App 1,2		\$654,058	\$175,759	\$659,802
Totals	\$654,058	\$175,759	\$1,325,589	

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,768,327.82	\$0	\$0	\$1,025,390
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$89,368	\$0	\$430,632
Sewer Line Construction - Pay App 3-6		\$598,073	\$0	\$1,292,297
Totals	\$687,442	\$0	\$1,456,022	

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,402,029.00	\$0	\$0	\$264,748
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$90,673	\$3,750	\$254,287
Water Tank Construction - Pay App 3,4,5,7		\$299,742	\$0	\$1,125,258
Totals	\$690,415	\$3,750	\$1,279,545	

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$2,105,906.00	\$0	\$0	\$165,520
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$168,650	\$0	\$384,835
W Ryder Ave Waterline Replacement Contract		\$1,723,119	\$0	\$528,413
Totals	\$1,891,769	\$0	\$833,248	

Electric Substation Project - 74 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$3,835,268.00	\$0	\$0	\$3,835,268
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$247,042	\$0	\$69,680
Substation Construction - Pay App #3		\$2,927,763	\$0	\$898,651
Totals	\$3,174,805	\$0	\$968,331	

Flat Rock/Patterson Water- 75 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$2,462,500.00	\$0	\$0	\$0
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$173,263	\$173,263	\$173,263
Substation Construction		\$0	\$0	\$0
Totals	\$173,263	\$173,263	\$173,263	



Item Cover Page

MEETING TYPE: Board of Aldermen
DATE: July 13, 2026
SUBMITTED BY: Carly Blackmon, Finance Director
ITEM TYPE: Director Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

FINANCE CUSTOMER SERVICE MONTHLY REPORT

Finance Customer Service	
Cash Payments	385
Credit Card Payments	1426
Check Payments	1137
Bank Draft Payments	495
Customer Usage Portal	1050
Disconnect Calls	466
Disconnections	135
Account Service Changes	96



Town Manager Report Month of June 2026

As we close Fiscal Year 2026 and begin Fiscal Year 2027, staff remain focused on advancing key capital projects, maintaining essential services, and implementing operational improvements to enhance service delivery throughout the Town. Highlights of this reporting period include:

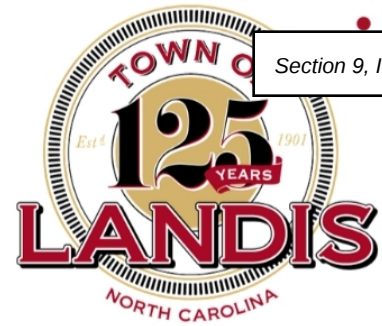
- **Lake Wilderness Park:** Installation of the cabin gate entrances has been completed, and the new access system is fully operational.
- **Police Department:** Interim Police Chief Hill will transition with Chief Geelen from July 8 through July 24, 2026, to ensure continuity of leadership and operations. Chief Hill has served with the Landis Police Department since 2019 and brings extensive law enforcement and leadership experience to the role. Recruitment for the permanent Police Chief position will begin this week and remain open through August 7, 2026. Staff anticipate completing the selection process and presenting a permanent appointment by September 30, 2026.
- **Municipal Pool:** Beginning the week of August 10, the pool will operate Thursday through Sunday from 12:00 p.m. to 6:00 p.m. Due to ongoing lifeguard staffing limitations, the facility will operate with a combination of lifeguarded and non-lifeguarded swim periods. Daily schedules will be posted at the facility.
- **Annual Backflow Testing:** The Town has initiated its annual backflow prevention compliance program. Notification letters are being distributed to applicable residential and commercial customers. All required testing will be managed and reported through the Town's BSI Services compliance system.
- **Electric Substation Project:** The project continues to progress on schedule and is entering the next phase of construction. The erection services contract is presented on this agenda for Board consideration. Upon approval, this phase is expected to be completed by September 2026.
- **Fiscal Year 2027 Priorities:** Departments have begun implementing FY 2027 work plans and capital initiatives while continuing to evaluate internal processes and technology improvements that increase efficiency, strengthen customer service, and support the Board's strategic priorities.

Staff appreciate the continued support of the Mayor and Board as we begin the new fiscal year. Please contact me if you have any questions regarding these or any other Town initiatives.

Thank you,

Michael D. Ambrose

2026 JULY



Section 9, Item 9.1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
23 JUNE	24	25	1 National Parks & Recreation Month	2	3 Town Offices Closed In Observance of Independence Day Downtown Cruise-In 5 - 9 PM	4 Independence Day
5	6	7	8	9 Board of Aldermen Work Session Meeting: 5:30 PM	10	11
12	13 Board of Aldermen Regular Scheduled Meeting: 6:00 PM	14 DCFL Park Committee Meeting: 5:30 PM	15	16	17 Parks & Recreation Professionals Day	18
19	20	21 Planning Board Meeting: 6:00 PM	22	23	24	25
26	27	28	29	30	30	1
2	3	4	5	6	7	8 AUGUST

NOTE

Celebrating
125
YEARS

TOWN OF LANDIS
Be a Landis Original

March 28th:	Easter Egg-Stravaganza
May 2nd:	125th Anniversary Celebration
August 4th:	National Night Out
September 25th:	Touch-A-Truck
October 24th:	Fall Fest/Trunk-or-Treat
November 24th:	Christmas Parade & Tree Lighting
December 12th:	Campfire Christmas Santa at the La

FOR MORE INFORMATION VISIT: TOWNOFLANDISNC.GOV

2026

AUGUST



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28 JULY	29 JULY	30	31	1
2	3	4 National Night Out 6-8 PM	5	6 Board of Alderman Work Session: 5:30 PM	7 Downtown Cruise In: 5-9pm	8
9	10 Board of Aldermen Regular Scheduled Meeting: 6:00PM	11 DCFL Park Committee Meeting: 5:30 PM	12	13	14	15
16	17	18 Planning Board Meeting: 6:00PM	19	20	21	22
23	24	25	26	27	28	29
30	31	2 SEPTEMBER	3 SEPTEMBER	4 SEPTEMBER	5 SEPTEMBER	6 SEPTEMBER

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