



BOARD OF ALDERMAN

Monday, September 09, 2024 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](#) Proclamation: Patriot Day 2024
- 1.4 Moment of Silence and Pledge of Allegiance
- 1.5 Adoption of Agenda

2. PRESENTATIONS:

- [2.1](#) Swearing In of Landis Police Officer (Clarence Cook)
- [2.2](#) Golden Guard Awards 2024 - Lifeguard Recognitions

3. 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

- [3.1](#) Consider Approval of Meeting Minutes from August 12, 2024, Board of Alderman Regular Scheduled Meeting
- [3.2](#) Consider Approval of Emergency Dam Pumping in Preparation of Hurricane Debby and Corresponding Budget Amendment #8 to Allocate Funds

- [3.3](#) Consider Approval of the Purchase of Mini Split Units for Lake Corriher Wilderness Park Cabins
- [3.4](#) Consider Approval of Budget Amendment #5 to Reappropriate Funds for the Fire Safety House
- [3.5](#) Consider Approval of Town Hall Landscape Project (Project 25-38)
- [3.6](#) Consider Approval of the Exterior Painting of Town Hall (Project 25-39)

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 4.1 Citizens' Comments

5. ORDINANCES/RESOLUTIONS:

- [5.1](#) Consider Approval of Voluntary Annexation Petition for Contiguous Property - 0 W Davis Street Landis, NC 28088 (Rowan County Parcel ID 156 0010000002)
- [5.2](#) Consider Approval of Resolution for Tentative Award for the South Upright Street Basin Sanitary Sewer Rehabilitation to Locke - Lane Construction, Inc (Project 25-2)
- [5.3](#) Consider Approval to Close and Vacate the Property located at 314 Town Street and Corresponding Ordinance #2024-08-12-1
- [5.4](#) Consider Approval of Resolution to Apply for Grant Funding Offered by NC Division of Water Infrastructure
- [5.5](#) Consider Approval of Resolution to Update Water Distribution System 10 - Year Capital Improvement Plan
- [5.6](#) Consider Approval of Budget Amendment #6 and Corresponding Resolution for Colonial Pipeline Grant Funds Awarded
- [5.7](#) Consider Approval Budget Amendment #7 and Corresponding Resolution to Accept Excess Capital Funds From Electricities

6. CONSIDERATIONS:

- [6.1](#) Consider Approval of Rowan Economic Development Commission's Request for Funding for Fiscal Year 25
- [6.2](#) Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A103 (Project 25-40)
- [6.3](#) Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A105 (Project 25-41)

[6.4](#) Consider Approval of Creating a Tunnel from Town Hall to the Board Room (Project 25-22)

[6.5](#) Consider Approval of Reclassifying Planning & Zoning Technician Position to Planner Position

7. REPORTS:

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

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

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

8. UPCOMING EVENTS:

[8.1](#) Upcoming Events (Included in Board Packet)

9. CLOSING:

9.1 Board Comments

9.2 Motion to Adjourn



Proclamation

Patriot Day 2024

from the Office of the Mayor

WHEREAS, On September 11, 2001, the United States suffered a grievous loss. Nearly 3,000 individuals lost their lives in these terrorist attacks, creating an irreplaceable void in the fabric of our nation, and;

WHEREAS, Patriot Day is a National Day of Service and Remembrance that serves as a solemn tribute to those who were lost in the September 11th attacks, and a way to honor their sacrifice through service to our community, and;

WHEREAS, Firefighters on the scene tirelessly scaled up to 110 flights of stairs in hopes they could save people from the burning towers, knowing fully those grueling steps were likely the last ones they would ever take, and;

WHEREAS, In the aftermath of this unprecedented tragedy, Americans came together in a profound display of service, goodwill, and unity, and affirmed that the character of our nation is one of resilience and hope, even in the darkest of times, and;

WHEREAS, On this day, we recognize the selflessness and bravery shown by the firefighters, police officers, EMTs, construction workers, passengers, colleagues, strangers, and patriots who gave their life to save another.

NOW, THEREFORE, I, Meredith Bare Smith, Mayor of Landis, North Carolina, do hereby proclaim, September 9th, 2024, "Patriot Day" in the Town of Landis, and urge all residents to join me in honoring these patriots who made the ultimate sacrifice, and whose memory will forever remain etched into the collective heart of our nation.

I hereby set my hand and have caused the Seal of the Town of Landis, North Carolina, to be affixed this the 9th day of September 2024

Meredith Bare Smith, Mayor



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9, 2024
SUBMITTED BY: Matthew Geelen, Chief of Police
ITEM TYPE: Presentations
AGENDA SECTION: Presentations
SUBJECT: **Swearing In of Police Officer Clarence Cook**

DETAILS:

The Landis Police Department is pleased to announce the swearing in of Officer Clarence Cook, who has successfully completed the rigorous training and evaluation process required to join our esteemed police force. Officer Cook has displayed exceptional dedication and skill throughout his journey, including extensive training in community policing, conflict resolution, and emergency response. His commitment to serving our community and upholding public safety is commendable. Please join us in welcoming Officer Cook as an official member of the Landis Police Department. Officer Cook will be joining the department in a reserve capacity.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9th, 2024
SUBMITTED BY: Jessica St. Martin
ITEM TYPE: Presentations
AGENDA SECTION: Presentations
SUBJECT: **Landis Pool Lifeguard Recognition**

DETAILS:

The 2024 Landis Pool Season has come to a close. We are very proud of our Lifeguard Staff and these young adults' professionalism throughout the summer. Tonight, we would like to recognize the following Lifeguards for their quick responses during an on-duty emergencies: Corbin Goodman, Sydney LaFollette, Callie Bernal, Zachary Barham, Mckinley Faw, Marshal Faw, Ryleigh Fulghum, and Cayden Wood. These guards quickly came to the aid of others, performing their trained life-saving skills. Fortunately, none of these incidents required additional medical attention.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: August 12, 2024

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Mintues

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Meeting Minutes from August 12, 2024,
Board of Alderman Regular Scheduled Meeting**

DETAILS:



BOARD OF ALDERMAN SPECIAL CALLED MEETING

Monday, August 12, 2024, at 6:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, Finance Director Jeneen McMillen, HR Director/ Town Clerk Madison Stegall, Deputy Town Clerk Angie Sands, Public Works Director Blake Abernathy, Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St.Martin, Town Attorney Rick Locklear

INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 6:32 PM.

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

ACTION: A MOTION WAS MADE TO APPROVE THE AGENDA AS PRESENTED WITH THE ADDITION OF ITEM 4.4 CONSIDER APPROVAL OF BOARDROOM DOOR OPENING TIMES.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: 4-0

Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms, 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 Minutes from July 15, 2024, Board of Alderman Meeting

2.2 Consider Appointing Ian Kenner (Electric Foreman) to the NCMPA1 Board of Commissioners as Second Alternate

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

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: 4-0

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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

- Nadine Cherry – 410 W. Garden Street – “My comment has to do with you Mayor Smith, signing off on the embezzlement case, about the monies owed back to the Town of Landis. This paperwork was also signed by Richard D. Locklear Attorney for Plaintiff, Douglas Reid Linn, Defendant, James A. Davis Attorney for Defendant Linn, and Attorney Timothy J. Redding for Defendant Linn, Ginger Gibson, Defendant, Vernon A. Russell Attorney for Defendant Gibson. I would like to know why we the citizens of Landis have not been told about this. If I read the paperwork correctly, you signed the paperwork on April 11, 2024, this year. I am asking why you want to keep we the citizens in the dark?”
- Gary Martin – 301 S. Central Ave – Mr. Martin had concerns regarding bulk item pickup and items being left at his curb for 2-3 weeks before being collected.
- Susan Shirley – 1015 Woodfield Drive – Ms. Shirley had strong concerns regarding fireworks being set off during the 4th of July that caused elevated stress for pets, elderly, and veterans. Mayor Smith urged citizens to call 911 or the Landis Police non-emergency line to report these disturbances so that officers can respond.
- Phil Austin – 103 Jefferson Ave – Mr. Austin had strong concerns regarding fireworks and gunshots from the 4th of July that caused serious elevated stress to his horses and other animals. Police Chief Geelen encouraged all citizens to call 911 or the Landis Police non-emergency line for any disturbances so that officers can respond. Chief Geelen explained that citizens can remain anonymous if that would make you as the caller feel safer.

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval of 5K Road Closure Ordinance for the South Rowan Public School's Bible Teaching Associations "5-K Run for the Word"

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2024-08-12 5K ROAD CLOSURE ORDINANCE FOR THE SOUTH ROWAN PUBLIC SCHOOL'S BIBLE TEACHING ASSOCIATION 5K RUN FOR THE WORD.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: 4-0

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

4.2 **TABLED** Consider Approval to Close and Vacate the Property located at 314 Town Street and Corresponding Ordinance #2024-08-12-1

John Ganus, Code Enforcement Officer, gave a brief overview of the property at 314 Town Street. In May of 2021 numerous complaints were made concerning nuisance conditions on the property. The dwelling is without water or electricity and the system would need to be upgraded.

Christopher Johnson addressed the Board and stated that the house belonged to his mother-in-law who recently passed away. He stated that he had been paying some back taxes from 2016 and that he gave a guy named Mark Absher \$800ish dollars to get the power back on, and he never did the work. They arrested him in Cabarrus and Rowan County.

Mayor Smith stated that she could verify Mark Absher is a licensed contractor.

Mr. Johnson stated that he has been working and trying to pay the taxes every month trying to catch up since 2016.

ACTION: A MOTION WAS MADE TO TABLE THE CLOSE AND VACATE OF PROPERTY LOCATED AT 314 TOWN STREET AND CORRESPONDING ORDINANCE #2024-08-12-1 UNTIL THE SEPTEMBER 9TH 2024 BOARD OF ALDERMEN MEETING.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 4-0

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

4.3 Consider Amending Chapter 90 of the Town of Landis Code of Ordinances to Include Control of Domestic Animal Feces

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #2024-08-12-2 TO AMEND CHAPTER 90 OF THE TOWN OF LANDIS CODE OF ORDINANCES TO INCLUDE CONTROL OF DOMESTIC ANIMAL FECES.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

4.4 Consider Approval of Boardroom Door Opening Times

Alderman Nelms stated that the current time the door opens to the public is 15-minutes prior to meetings and there’s no set time for members or staff. Discussion was had amongst Board members. Manager Ambrose clarified that this would apply to all Boards to include the Planning Board.

ACTION: A MOTION WAS MADE FOR STAFF AND BOARD MEMBERS TO ARRIVE 10-MINUTES PRIOR TO SCHEDULED MEETING TIMES FOR ALL BOARD MEETINGS AND DOORS TO THE PUBLIC WILL OPEN 8-MINUTES PRIOR TO SCHEDULED MEETING TIMES FOR ALL BOARD MEETINGS.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: 4-0

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

5. CONSIDERATIONS:

5.1 Consider Approval of Passive Park Phases

ACTION: A MOTION WAS MADE TO APPROVE PASSIVE PARK PHASES.

Moved By: Ryan Nelms, seconded by Ashley Stewart

Motion Passed: 4-0

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

5.2 Consider Approval of Two (2) New Police Vehicles

ACTION: A MOTION WAS MADE FOR THE APPROVAL OF PURCHASING A 2024 CHEVROLET SILVERADO IN THE AMOUNT OF \$46,771 FROM MODERN CHEVROLET AND OF PURCHASING A 2025 FORD EXPLORER IN THE AMOUNT OF \$44,605.96 FROM PARKS AUTO GROUP.

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: 4-0

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

5.3 Consider Approval of Upfit of two Police Vehicles

ACTION: A MOTION WAS MADE FOR APPROVAL OF UPFIT OF (2) POLICE VEHICLES IN THE AMOUNT OF \$13,626.18 FROM DANA SAFETY SUPPLY.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 4-0

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

5.4 Consider Approval of Park Swings for the Lake Corriher Wilderness Park

ACTION: A MOTION WAS MADE FOR APPROVAL OF PURCHASING PARK SWINGS FOR THE LAKE CORRIHER WILDERNESS PARK IN THE AMOUNT OF \$15,233.87 FROM PEGGS RECREATION.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: 4-0

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

5.5 Consider Approval to Award 100,000 Gallon Elevated Water Storage Tank Bid

ACTION: A MOTION WAS MADE FOR APPROVAL TO AWARD 100,000-GALLON ELEVATED WATER STORAGE TANK BID TO MAGUIRE IRON, INC, (SPHEROID) IN THE AMOUNT OF \$1,725,000.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 4-0

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

ACTION: A MOTION WAS MADE TO APPROVE GRANT PROJECT ORDINANCE #GP-2024-08-12-3.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 4-0

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

ACTION: A MOTION WAS MADE TO APPROVE CORRESPONDING RESOLUTION OF TENTATIVE AWARD OF 100,000-GALLON ELEVATED WATER STORAGE TANK BID TO MAGUIRE IRON, INC, (SPHEROID) IN THE AMOUNT OF \$1,725,00.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 4-0

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

6. REPORTS:

6.1 Departmental Reports (Included in the Board packet)

6.2 Financial Report (Included in the Board packet)

6.3 Town Manager Report (Included in the Board packet)

7. UPCOMING EVENTS:

7.1 Upcoming Events (Included in Board Packet)

8. CLOSING:

8.1 Board Comments

Alderman Darrell Overcash asked if the town was doing what we can to help the patrons in the new restaurant. Mayor Smith replied as far as she knew, everything that possibly could be done has.

Mr. Locklear addressed the order that was signed involving Reid and Ginger mentioned during citizen comments. Mr. Locklear explained that the order recognized that the local government retirement system is governed by not only state legislation but federal laws as well. What we had there was a lawsuit that had been filed and going on over 4 years. The court was pressuring us to get some resolution. The Town, Reid and Ginger, their attorneys, nor himself, decide on the amount that is calculated. Essentially what that order was saying was that we recognize that someone else will need to come up with the numbers and that we will agree to it.

Mayor Smith thanked Town Manager Ambrose for the new chairs in the boardroom and thanked the fire department for assembling them.

8.2 Motion to Adjourn

ACTION: MOTION TO ADJOURN AT 7:39 PM.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: 4-0

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

▲
Respectfully Submitted,

Madison T. Stegall, Town Clerk

DRAFT



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Emergency Dam Pumping in Preparation of Hurricane Debby and Corresponding Budget Amendment #8 to Allocate Funds**

DETAILS:

Consider the approval of Alliance Integrated Solutions NC Inc Invoice for Emergency Dam Pumping in Preparation of Hurricane Debby. I requested the Mayor declare a State of Emergency on August 7, 2024, due to the conditions of our current Lake Landis, Lake Corriher, and Lake Wright Dams. Once the State of Emergency was enacted, Town Staff located Alliance Integrated Solutions NC Inc to bring pumps to Lake Landis, and Lake Corriher within a day. This was the only company who was available, on short notice, to pump the water off the dam. This purchase was completed under our Emergency Situations Procurement Policy. Two pumps were placed in Lake Corriher, and lines ran to Lake Landis to get the water under the spillway, to protect the back of the Lake Landis Dam. The drain line on Lake Corriher feeding Lake Landis was opened to it's full capacity as well. Additionally there were three other pumps placed in Lake Landis to pump the water from Lake Landis to Grants Creek. Town Staff were in constant communication with NC State Emergency Management, and Rowan County Emergency Management during the storm event. NCDEQ also came out to the site several times to inspect the Lake Landis Dam, and Lake Corriher Spillway.

Alliance was unable to get the water below the spillway, before the storm; therefore, they were requested to stay until they could get the water level below the spillway, at the direction of NCDEQ. The water level finally reached below the spillway on August 19, 2024, and has been monitored, by Town Staff, since that day to keep the water level lower than the spillway, until the dam can be repaired. The Town also suffered some power outages, and water/sewer issues which should all be reimbursable under FEMA, or the State of NC, since the Governor issued a State of Emergency for NC. Please consider Budget Amendment #8 to allocate funds needed due to Hurricane Debby. These funds should be reimbursable through FEMA, or the State of NC Emergency Management. All reimbursements are currently being processed with the State of NC Emergency Management Office.

Alliance Integrated Solutions NC, Inc.
 120 W Third Street
 Pembroke, NC 28372 US
 +19107348264
 accounting@247row.com



INVOICE 0925-09

DATE 08/16/2024 TERMS Net 60

DUE DATE 10/15/2024

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------------|----------|------------------------|-----|----------|----------|
| 08/12/2024 | Services | Pumps & Accessories | 2 | 1,433.60 | 2,867.20 |
| 08/12/2024 | Hours | ST Labor | 12 | 58.50 | 702.00 |
| 08/12/2024 | Hours | ST Labor | 12 | 58.50 | 702.00 |
| 08/12/2024 | Services | Per Diem (2 employees) | 2 | 150.00 | 300.00 |
| 08/12/2024 | Hours | Pickup w/ Fuel Tank | 24 | 25.00 | 600.00 |
| 08/13/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/13/2024 | Hours | ST Labor | 12 | 58.50 | 702.00 |
| 08/13/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/13/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |
| 08/14/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/14/2024 | Hours | ST Labor | 12 | 58.50 | 702.00 |
| 08/14/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/14/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |
| 08/15/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/15/2024 | Hours | ST Labor | 4 | 58.50 | 234.00 |
| 08/15/2024 | Hours | OT Labor | 8 | 87.75 | 702.00 |
| 08/15/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/15/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |
| 08/16/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/16/2024 | Hours | OT Labor | 12 | 87.75 | 1,053.00 |
| 08/16/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/16/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |
| 08/17/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/17/2024 | Hours | OT Labor | 12 | 87.75 | 1,053.00 |

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------------|----------|---------------------|-----|----------|----------|
| 08/17/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/17/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |
| 08/18/2024 | Services | Pumps & Accessories | 1 | 1,433.60 | 1,433.60 |
| 08/18/2024 | Hours | OT Labor | 12 | 87.75 | 1,053.00 |
| 08/18/2024 | Services | Per Diem | 1 | 150.00 | 150.00 |
| 08/18/2024 | Hours | Pickup w/ Fuel Tank | 12 | 25.00 | 300.00 |

Thank you for your business.
Emergency Services Proposal:
BILLING AND PAYMENT TERMS. All amounts due under this Agreement shall be billed and paid for in the following manner (i) CONTRACTOR shall invoice AGENCY every week (such invoice to set forth a description of the Services provided and reasonable documentation to support the charges thereon) and (ii) each such invoice shall be payable within 10 days from the date of receipt.

TOTAL DUE **\$21,971.80**

Town of Landis, NC
Budget Amendment #8
Monday, September 9, 2024

| Account Number | | Current Amount | Increase | Decrease | Adjusted Budget |
|----------------|----------------|----------------|------------|----------|-----------------|
| 20-1000-4097 | Grant Received | - | 100,000.00 | | 100,000.00 |
| 20-1000-5500 | Grant Expense | | 100,000.00 | | 100,000.00 |
| | | | | | |
| | | | 200,000.00 | | |

To allocate public assistance funds needed due to TS Debby.

Was presented to the Board of Aldermen and approved on: _____ Date: _____

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

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

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of the Purchase of Mini Split Units for Lake Corriher Wilderness Park Cabins**

DETAILS:

Please consider the approval of mini split A/C and Heating Units for the cabins at Lake Corriher Wilderness Park (Project #25-37). Lake Corriher Wilderness Park is requesting to expand its camping amenities with the addition of the mini split AC & Heating units to all four cabins. Two quotes were obtained for the cost of the same brand units, installation, and all necessary wiring and lines. Town Staff received the following quotes: The Heating & Cooling Shoppe for \$9940.00 (plus an additional \$165.00, per cabin, for outside compressor wall mounts), and Sloop Heating and Air for \$15,480 (including outside compressor wall mounts). I make the recommendation to award the bid to The Heating and Cooling Shoppe based on cost efficiency.

The Heating & Cooling Shoppe Inc

Section 3, Item3.3

612 E Ridge Ave
Landis, NC 28088
+17046406236
thehvacshoppe@yahoo.com



Estimate

ADDRESS
Lake Corriher
955 Kimball Rd
China Grove, NC 28023

ESTIMATE 1856
DATE 07/09/2024
EXPIRATION DATE 08/09/2024

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------------|---|-----|----------|-------------------|
| 07/03/2024 | Mitsubishi 9k btu mini split heat pump. WR 16 seer system with refrigerant and drain piping. communication cable and line hide for outdoor piping. Electrical work and condensation pumps are considered as extra. | 4 | 2,485.00 | 9,940.00 |
| SUBTOTAL | | | | 9,940.00 |
| TAX | | | | 0.00 |
| TOTAL | | | | \$9,940.00 |

Accepted By

Accepted Date



PO BOX 8145 704-857-5684
LANDIS, NC 28088 LICENSE #19627

DATE: 8/12/2024
PHONE: 704-857-2411 EXT 601
To: Lake Corriher Wilderness Park
265 Tranquil Lake Dr.
China Grove, NC 28023

Presented By: Phillip Karriker 704-239-0318 Cell
S.A. Sloop Heating & A/C, Inc.
705 W. Ryder Ave
Landis, NC 28088
704-857-5684 Office

***MAILING ADDRESS IF DIFFERENT:**

EQUIPMENT LOCATION: 1 Cabin on site.

****EMAIL FOR WARRANTY:** istmartin@townoflandisnc.gov

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

EQUIPMENT: Install one new 9,000 BTU Mitsubishi mini split heat pump, one new 9,000 indoor Mitsubishi wall mount, line set, control wire, wall mount brackets and covering for lines.

WARRANTY: Ten years parts and one-year labor on the Mitsubishi equipment.

DIGITAL CONTROL: Comes with a wall mount bracket and a remote control.

DUCT: None. This is ductless.

ELECTRICAL WIRING: We will handle the low and high voltage for the system.

IN FULL UPON COMPLETION \$3,870.00 FOR ONE _____

IN FULL UPON COMPETION FOR ALL FOUR \$15,480.00 _____

OPTIONAL EXTENDED LABOR WARRANTY: (\$475 plus tax) PER SYSTEM

PLEASE INITIAL FOR EXTENDED LABOR WARRANTY: ACCEPT: _____ DECLINE: _____

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

NOTES:

- If customer cancels contract, once they have accepted it by signature, a \$200.00 restocking fee for the equipment will be invoiced to the customer. _____ (Homeowner to initial)
- This proposal may be withdrawn by S.A. Sloop Heating & A/C, Inc. if not accepted with 30 days from date submitted. _____ (Homeowner to initial)

ACCEPTANCE OF PROPOSAL

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

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



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Jeneen McMillen, Finance Director

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Budget Amendment #5 to Reappropriate Funds for the Fire Safety House**

DETAILS:

Please consider approving Budget Amendment #5 to re-appropriate funds for the Fire Safety House. The Fire Safety House was ordered in FY24, however, it did not arrive until the beginning of August, 2024 (FY25). Due to not receiving the Fire Safety House in the Fiscal Year it was ordered, I make the recommendation to re-appropriate the funds to this Fiscal Year.

Town of Landis, NC
 Budget Amendment #5
 Monday, September 9, 2024

| Account Number | | Current Amount | Increase | Decrease | Adjusted Budget |
|----------------|--------------------|----------------|-----------|----------|-----------------|
| 10-0000-4999 | Fund Appropriation | 1,033,179.00 | 8,995.00 | | 1,042,174.00 |
| 10-5200-5215 | Equipment | 12,000.00 | 8,995.00 | | 20,995.00 |
| | | | 17,990.00 | 0.00 | 17,990.00 |

To increase Fund Appropriation for the Fire Safety House. It was ordered in FY24.
 Due to not receiving the Fire Safety House in FY24 the funds need to be reappropriated for FY25

Was presented to the Board of Aldermen and approved on: _____ Date: _____

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Town Hall Landscape Project (Project 25-38)**

DETAILS:

Please consider the approval of the Town Hall Landscape Project (Project #25-38). This landscape project is to revitalize our front landscape areas of Town Hall, and our back parking lot between Town Hall, and Trinity Lutheran Church. Town Staff created a sketch of the proposed area, based on the Budget Retreat feedback, and sent the sketch to vendors for informal bids. The bids, and sketch have been placed in the packet for your review. This project was budgeted for in our operating budget, and will not require a budget amendment.



Lawn Firm LLC
320 Speedway PL NW
Concord, NC 28027 US
(704) 701-9723
thelawnfirm@outlook.com
http://lawnfirmllc.com

Estimate 1992

ADDRESS: Town of Landis
SHIP TO: Town of Landis

| | |
|--------------------|---------------------|
| DATE 08/25/2024 | TOTAL \$8,900.00 |
|--------------------|---------------------|

| ACTIVITY | QTY | RATE | AMOUNT |
|---|-----|----------|----------|
| Estimate Grass removal, after kill off and spray New soil, and soil for beds Beds to go along concrete/buildings 3500 sq ft sod - Fescue Bedding edging | 1 | 8,900.00 | 8,900.00 |

Please review estimate and sign to accept pricing. Once signed we will contact you to schedule project.
Pricing may vary slightly due to product costs and labor required.
Thank you and we look forward to doing business with you.

| | |
|-------|------------|
| TOTAL | \$8,900.00 |
|-------|------------|

THANK YOU.

Accepted By

Accepted Date

Signature

Signature

Signature

Client Sign Here

Lawn Firm Signature



5771 Old Salisbury Ct Section 3, Item 3.5
Kannapolis, NC 28083
704.939.1911

www.websterlandscaping.com

July 30, 2024

Town of Landis
Michael Ambrose

Dear Michael,

Thank you for this opportunity to bid your landscaping project. Please find included our detailed proposal. I am available to you throughout the entire process of selection, installation and maintenance, so please feel free to call me with any questions, comments or concerns. This proposal includes excavation, materials, equipment and labor to complete the project.

Work to be performed includes:

Sod & Beds for Future Landscaping

\$8065.00* Initials: /

- To install approximately 3500 sq ft Fescue sod
- To initially spray out existing vegetation and burn down any remaining vegetation with weed eater
- To till soil, level and hand-rake smooth
- To apply Mirimichi biochar carbon, 18-24-12 starter fertilizer and lime
- To include soil sample to be sent to lab and adjustments made according to results
- To create approximately 1000 sq ft bedding area using approximately 25 tons Lawn Maxx topsoil at 4" – 6" deep
- To apply Mirimichi biochar carbon, 18-24-12 starter fertilizer and lime
- To install approximately 12 cubic yards double ground hardwood mulch
- To create a "V" swale between sod and bed
- To include written care instructions for turf
- *Town of Landis to remove shrubbery

At Webster Landscaping, Inc. we work very hard to make sure that we are meeting and exceeding your expectations. Our #1 goal is that you would refer us to a friend. We want to be very approachable and flexible to help you meet your landscaping dreams and budgetary goals so please feel free to be open and discuss the proposal and any areas of concern.

Thank you very much for your consideration, we look forward to working with you.

Sincerely,

Section 3, Item 3.5

Sean Webster, President
Webster Landscaping, Inc.

Initials _____
Initials _____



5771 Old Salisbury Concord Rd
Kannapolis, NC 28083
704.939.1911

www.websterlandscaping.com

Please note the following:

- Scheduling is based on a 1st come 1st served basis upon receipt of signed agreement and deposit. Special timing can be considered, please discuss as soon as aware. • Weather delays can and will cause scheduling changes
- Homeowner responsible for marking all underground lines, utility company and private • Homeowner responsible for HOA approval if required. Assistance is available upon request
- Homeowner is responsible for contacting water authority regarding meter requirements and pricing prior to installation of irrigation
- For retaining walls over 4' high, engineering is required, assistance is available • Nursery may make plant and material substitutions based on availability • Sod, seeding and/or grassing not covered by any warranty
- If electrical, water or gas services are required, must be provided by licensed professionals, not included in pricing unless specified
- No walking/standing on hardscaping surfaces for 24-48 hours after installation • For fire pits / fireplaces, no burning for minimum of 28 days to allow mortar to cure. Weather conditions may alter time frame.
- All measurements are approximate but are not to exceed given quantities • Pricing for retaining wall(s) is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.
- Landscape Warranty Agreement supplied upon request
- Job site areas to receive seed & straw at completion of project
- All work materials are property of Webster Landscaping, Inc until paid in full • Contract to be considered in place upon receipt of signed/initialialed documents from all property owners
- *** Due to current market volatility and product availability, proposal pricing will be honored for 7 days from proposal date. Pricing subject to change until contract is executed and deposit received.
- *** Product & plant material availability subject to change until installation due to

manufacturer limitations to include variety and size. ***

Section 3, Item 3.5



A. Little Lime Hydrangea



B. European Hornbeam



C. Goshiki Osmanthus



D. Ever Red Loropetulum



E. Little Kitten Miscanthus



F. Dwarf Sunshine Ligustrum



G. Admiration Barberry



H. Green Mountain Boxwood



I. Degroots Spire Arborvitae



J. Carex Ornamental Grass



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of the Exterior Painting of Town Hall (Project 25-39)**

DETAILS:

Please consider the approval of repainting the outside of Town Hall to a dark grey color to match the inside remodel. Town Staff have made several attempts to get different quotes on this project, and have been advised there are only a few contractors who will paint stucco. Town Staff have received a quote from Carolina Construction Entities in the amount of \$18,965. The second quote was received as a "no bid" from Jim Lamb Painting Company. I make the recommendation to award the bid to Carolina Construction Entities, due to cost effectiveness, and their attention to detail as proven on the last project of the town hall remodel.

CAROLINA

Construction Entities, LLC

Date: 8-18-24

Email: todd@carolinaconstructionent.com

Todd Drolshagen
704-237-7610

Subject:
Landis Town Hall

Client:
City of Landis
Landis, NC

Michael Ambrose
mambrose@jtownoflandisnc.gov

Dear Mr. Ambrose,

Carolina Construction Entities LLC is pleased to submit our proposal for the above project.

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the following detailed scope of work at the aforementioned stated location

DOCUMENTS

- o Drawings: No Drawings

SCOPE OF WORK

Carolina Construction Entities LLC scope of work is limited to the following:

- Repair exterior blemishes such as stucco on building and columns
- Paint building (color chosen by client)

LUMP SUM PRICING

- Scope of work.....\$ 18,965.00

CONDITIONS / ASSUMPTIONS

This proposal and its listed clarifications, conditions and exclusions will be included as part of any mutually agreed upon contract generated from the offer.

- All utility disconnects by others.
- Carolina Construction Entities LLC will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled.
- There is no retainage being held on this project.
- Site cleared and graded by others

- All utilities will be brought to building and connected (water, sewage and electrical per Landis camp ground manager)
- Site will be rid of any roots in foot print

EXCLUSIONS

Standard:

- Bonds, taxes, flooring other than what is listed, Wall coverings other than what is listed, Ceilings other than what is listed, as-builts, shop drawings, staking, layout, liquidated damages, hazardous materials – lead, pcb’s and etc., unforeseen conditions, removal of contaminated or debris laden soil, prevailing wage rates, specialty insurance items not listed in this proposal.

SCHEDULE

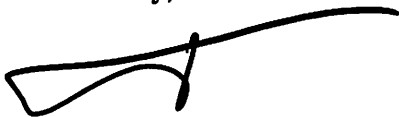
This project schedule will be based on 40-hour work days from 8am to 5pm Mon.-Fri. retaining Saturday as optional work days if needed

TERMS

Deposit of a minimum of 50% due before arrival to job site, Progress payments if needed will be due within 7 days & final payment is due within 7 days upon completion (per North Carolina laws), whether or not customer has received payment from another party. Carolina Construction Entities LLC reserves the right to pursue interest of 5% monthly at minimum for all overdue payments.

Upon commencement of work, this proposal shall become a binding contract between both parties.

Sincerely,



Todd Drolshagen

Please sign below as authorization to proceed and return by email:

Agreed and accepted by: Print/Sign _____ Date

[THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS]

Jim Lamb Painting Co.

207 Saint Joseph Street
Kannapolis, NC 28083
704-791-9514

Michael Ambrose
Town of Landis
Landis, NC 28088

August 29, 2024

Thank you for allowing us to give you a quote for some of your painting needs.

Unfortunately, at this time we will be unable to give you a quote for the repair and painting of The Town of Landis Town Hall due to circumstances beyond our control.

Again, thank you for this opportunity and we are hopeful that we will be invited to bid on some of your painting needs in the future.

Sincerely,

Jim Lamb



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

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

ITEM TYPE: Resolutions

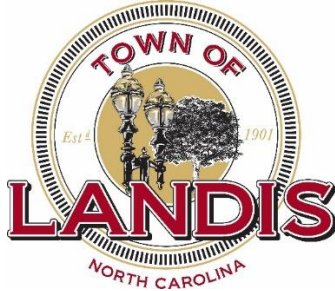
AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider Approval of Voluntary Annexation Petition for Contiguous Property - 0 W Davis Street Landis, NC 28088 (Rowan County Parcel ID 156 0010000002)**

DETAILS:

Annexation Initiation - Simmons Parcel

- 1. Overview from Staff
- 2. Resolution #2024-09-09-1 Directing the Clerk to Investigate (Action Needed)
- 3. Presentation of Clerk's Certification
- 4. Resolution #2024-09-09-2 Calling for Concurrent Public Hearing (Action Needed)



MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

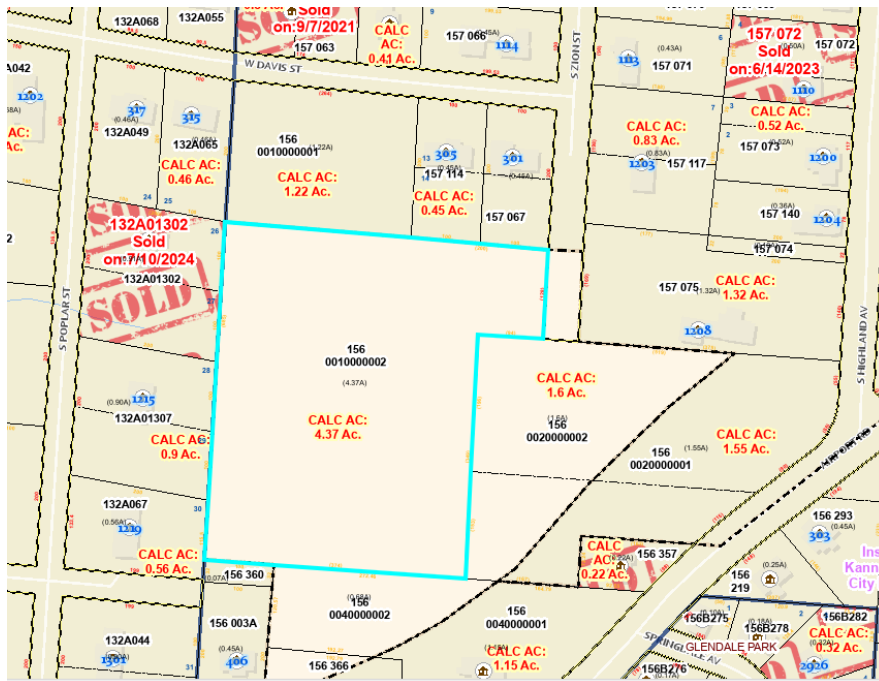
Date: August 26, 2024

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

Re: Voluntary Annexation Petition for contiguous property of BRITTANY ALEXIS SIMMONS, 4148 OLD GLORY DR., CONCORD, NC 28025-1600

BACKGROUND

On July 25, 2024, the owner of property located at 0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 4.37 acres. Location Map from Rowan County GIS:



FINDINGS AND CONCLUSIONS

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

FISCAL IMPACT

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

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

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

THE ACTIONS THAT MAY BE TAKEN AT THE September 9, 2024 MEETING INCLUDE:

- a. **Petition for voluntary contiguous annexation.**
- b. **Direct (by Resolution #2024-09-09-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Upon receipt of petition certification by Town Clerk, call (by Resolution #2024-09-09-2) for public hearing at next regular meeting on **October 14, 2024.****

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

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

1. Scheduled for the **September 10, 2024 Planning Board agenda** to request their recommendation on the designation of the appropriate zoning district;
2. Advertise for a **Public Legislative Hearing scheduled for October 14, 2024 before the Mayor and Board of Aldermen** on the subjects of 1) annexing the

property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO); and

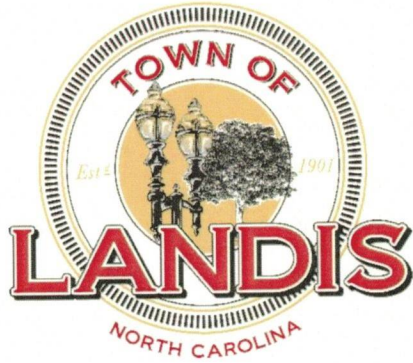
NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE October 14, 2024 REGULAR MEETING INCLUDE:

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-10-14 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-10-14 Amending the Official Zoning Map (initial zoning) and the Town Plan 2040 - Future Land Use Map for the newly annexed property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

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

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



312 SOUTH MAIN STREET
LANDIS NC 28088

PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 7.25.2024

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

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

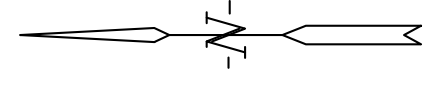
See attached **MAP** and/or **METES AND BOUNDS DESCRIPTION** (a copy of the deed with description may be attached for this purpose) representing property identified as:

Property Identification Number 156 0010000002

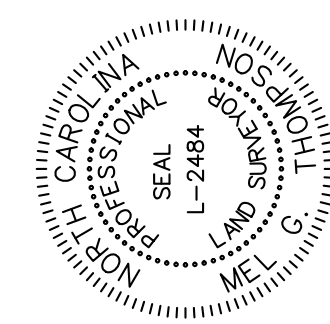
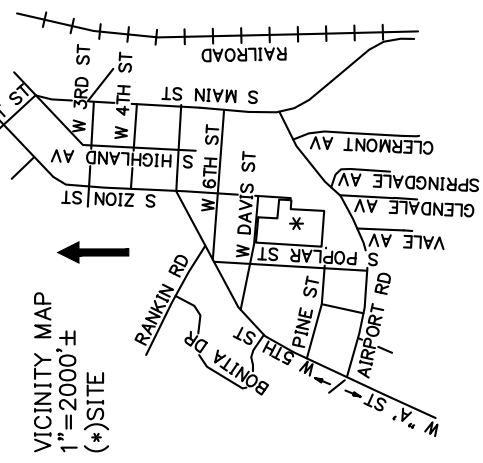
Property Address (if established) 0 W DAVIS ST Landis, NC 28088

| *Name (print or type) | Mailing Address | Signature |
|-------------------------|--|--------------------|
| <u>Brittany Simmons</u> | <u>4149 Old Glory Dr Concord, NC 28025</u> | <u>[Signature]</u> |
| | | |
| | | |

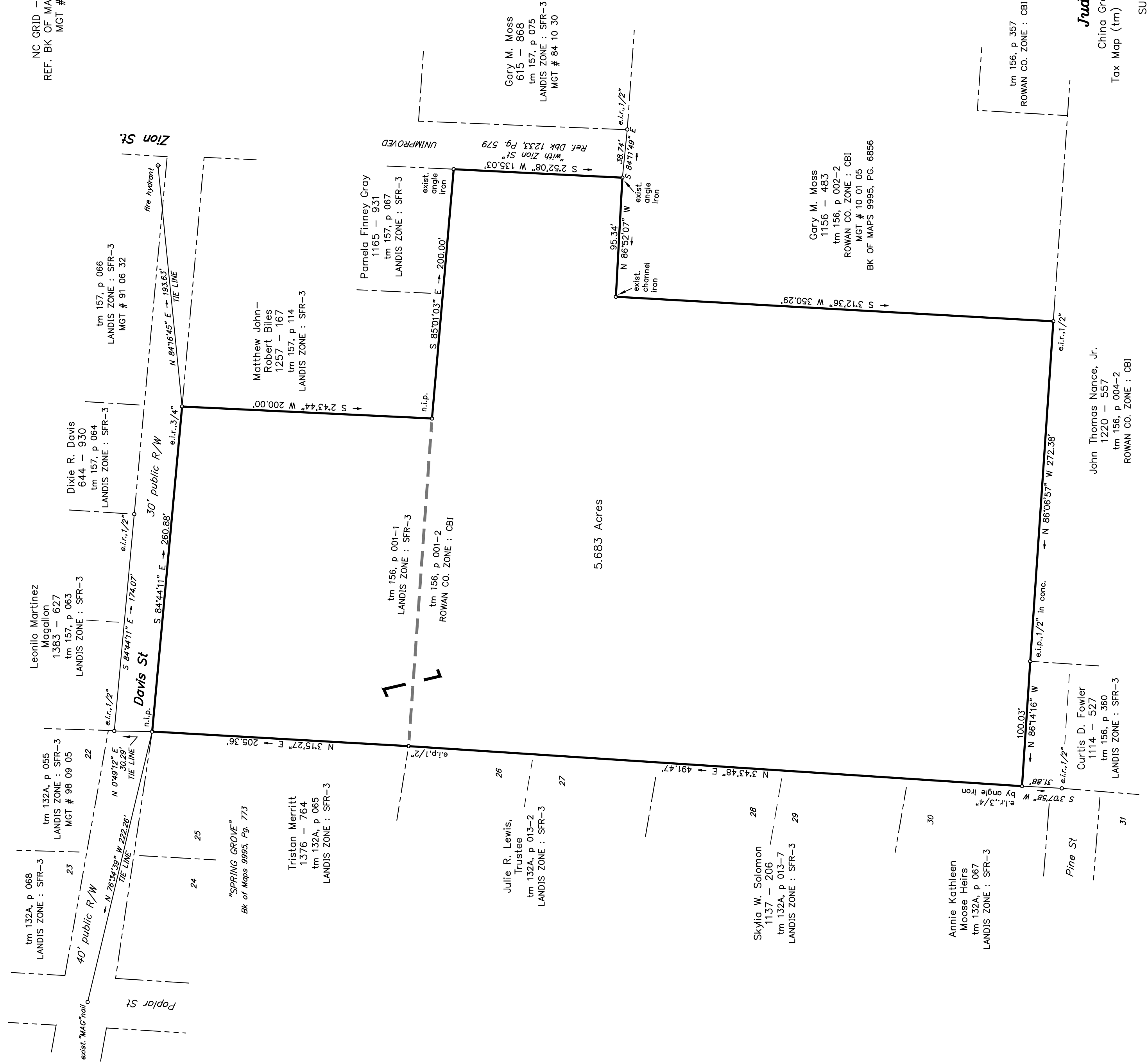
*Family members (e.g. husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.



NC GRID - NAD 83(2007)
REF. BK OF MAPS 9995, PG. 6856
MGT # 10 01 05



I, MEL G. THOMPSON, certify that this plot was drawn under my supervision from an actual survey made by me; that the boundaries not surveyed are shown as broken lines plotted from information herein; that the ratio of precision is 1 : 10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina.
Mel G. Thompson
MEL G. THOMPSON, P.L.S. (L-2484)



BOUNDARY SURVEY
5.683 Acres
PROPERTY OF
Judith Beaver Simmons
China Grove Twp, Rowan Co., Landis, N.C.
Tax Map (tm) 156, Parcels (p) 001-1 & 001-2
Deed Ref. : Dbk 1233, Pg. 579
SURVEY DATE : FEBRUARY 9, 2022
Scale : 1" = 60'
Job # 22 01 06

- NOTES:**
- No opinion of title is implied or certified by the surveyor. The surveyor is not to be held responsible for errors or omissions on the part of adjoining property owners nor deeds of record, and tax parcel identifications reflect those available to this surveyor as of the date of survey shown.
 - GS 47-30 mapping requirements (c) ... (the name of owner shall be shown for indexing purposes only and is not to be construed as title certification)
 - This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.
 - As of the date (2/16/2022) of this SURVEY this property does not lie in a Special Flood Hazard Zone.
MAP NUMBER : 371061500K
Published by : Federal Emergency Management Agency
Supply Watershed (WS-III-BW-Irish Buffalo Creek/Kann. Lake).
Development restrictions will apply.
 - TM 156, PARCEL 001-1 Town of Landis Zoning District : SFR-3
MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
FRONT - 20', SIDE - 8', AND REAR - 8'
TM 156, PARCEL 001-2 Rowan County Zoning District : CBI
MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
FRONT - 50', SIDE - 10', AND REAR - 10'
 - (MGT #) references the job number of previous surveys by this company.

LEGEND:
n.i.p. = New Iron Pin, (SET)
e.i.p. = Existing Iron Pipe, as described (FOUND)
e.i.r. = Existing Iron Rod, as described (FOUND)
cp = Computed Point / No Physical Monu.
dashed line = EXISTING IRON MONUMENTS / SOLID
dashed line = ROAD RIGHT OF WAY
dashed line = EASEMENTS LINES
dotted line = LOT/TRACT/DEED LINES
dashed line = ADJOINING PROPERTY LINES
dashed line = MINIMUM SETBACK LINE

Mel G. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938-4661
Corporate License # (C-06686)

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

Resolution #2024-09-09-1

WHEREAS, a petition requesting annexation of an area described in said petition was received on the July 25, 2024 by the Town of Landis; and

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

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

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

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

ADOPTED this the 9th day of September 2024

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

TOWN OF LANDIS, NORTH CAROLINA

Certification of Sufficiency of Petition of Contiguous Annexation

Date: September 9, 2024

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

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

0 W DAVIS ST, Landis, NC 28088 (Rowan County Parcel ID 156 0010000002 lying outside the Town Limits of the Town) has been investigated for sufficiency for voluntary annexation.

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

Madison Stegall, Town Clerk

Date of Public Hearing: October 14, 2024 Time of Public Hearing: 6:00 P.M.

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

Resolution #2024-09-09-2

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

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

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

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

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Landis Town Hall, 312 South Main Street, Landis, NC 28088 at 6:00pm on the 14th day of October, 2024.
- Section 2. The area proposed for annexation is described as follows:
See Attached Map showing the parcel(s) lying outside of the Town Limits (Attachment A)
- Section 3. Notice of the public hearing shall be published in the Salisbury Post newspaper as required by law.

ADOPTED this the 9th day of September 2024

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

ATTACHMENT A

Location Map from Rowan County GIS showing parcel 156 0010000002:



Resolution #2024-09-09-2



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Jeneen McMillen, Finance Director

ITEM TYPE: Resolution

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider Approval of Resolution for Tentative Award for the South Upright Street Basin Sanitary Sewer Rehabilitation to Locke - Lane Construction, Inc (Project 25-2)**

DETAILS:

Consider approving the resolution for a tentative award for the South Upright Street Basin Sanitary Sewer Rehab, required by the state, to Locke-Lane Construction, who was tentatively awarded the project at the last meeting.



RESOLUTION OF TENTATIVE AWARD

WHEREAS, the Town of Landis, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the S. Upright Street Basin Sanitary Sewer Rehabilitation, and

WHEREAS, Municipal Engineering, Inc., Consulting Engineers have reviewed the bids; and

WHEREAS, Locke-Lane Construction, Inc was the lowest bidder for the S. Upright Street Sanitary Sewer Rehabilitation, in the total bid amount of \$1,698,220.00, and

WHEREAS, the consulting Engineers recommend **TENTATIVE AWARD** to the lowest bidder(s).

NOW, THEREFORE, BE IT RESOLVED that **TENTATIVE AWARD** is made to the lowest bidder(s) in the Total Bid Amount of \$1,698,220.00.

| <u>Name of Contractor</u> | <u>Amount</u> |
|---|-----------------------|
| 1. <u>Locke-Lane Construction, Inc.</u> | <u>\$1,698,220.00</u> |

BE IT FURTHER RESOLVED that such **TENTATIVE AWARD** be contingent upon the approval of the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

Upon motion of _____, seconded by _____, the above **RESOLUTION** was unanimously adopted.

This the 9th day of September 2024.

Meredith Bare Smith, Mayor

(Seal)

Attest:

Madison Stegall, Town Clerk



CAPITAL PROJECT ORDINANCE
Landis S. Upright Street Basin Sanitary Sewer Rehabilitation

BE IT ORDAINED by the Town of Landis Board of Aldermen that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is the Landis S. Upright Street Sanitary Sewer rehabilitation to be funded by American Rescue Plan Earmarks (SRP-W-ARP-0184) and Clean Water State Revolving Fund (CS370652-03).

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein. This is a project length budget wherein the Capital Project Fund will remain operational for the term of this project

Section 3: The following expenditure amounts are appropriated for the project:

| | |
|---|-----------------------|
| Locke-Lane Construction, Inc. | \$1,698,220.00 |
| Contingency | \$ 84,911.00 |
| Planning & Design | \$ 227,000.00 |
| Construction Admin/Observation | \$ 200,000.00 |
| Closing Fee | \$ 10,000.00 |
| Legal, Bidding, Etc. | \$ 10,000.00 |
| Funding Administration | \$ 18,000.00 |
| <u>Easement Survey/Plat Preparation</u> | <u>\$ 55,000.00</u> |
| Total Project Costs | \$2,303,131.00 |

Section 4: The following financing source is anticipated to be available to complete this project:

| | |
|---|-----------------------|
| American Resue Plan (Earmark) | \$1,793,131.00 |
| Clean Water SRF (Principal Forgiveness Funds) | \$ 500,000.00 |
| <u>Closing Fee (Local Funds)</u> | <u>\$ 10,000.00</u> |
| Total | \$2,303,131.00 |

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the funding agency, the funding agreements, and the federal regulations. The terms of the bond resolution also shall be met.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the funding agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each Project element in Section 3 and on the total grant/loan revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues related to this capital project in every budget submission made to this Board.

Section 9: Copies of this Capital Project Ordinance shall be furnished by the Clerk to the Governing Board, to the Budget Officer, and the Finance Officer for direction in carrying out this project.

Duly adopted this _____ day of _____ 2024

Meredith Bare Smith, Mayor

Attest: _____
Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Matthew Geelen, Chief of Police

ITEM TYPE: Ordinance

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider Approval to Close and Vacate the Property located at 314 Town Street and Corresponding Ordinance #2024-08-12-1**

DETAILS:

Consider approval to close and vacate the property located at 314 Town Street, which has been the subject of a Code Enforcement case since May 2021. The property is currently in a state of disrepair, with multiple substandard conditions that render it uninhabitable due to the absence of essential services such as water and electricity. The situation has continued to deteriorate, posing significant health and safety risks to the surrounding community, including the potential for accidents and fires. Despite repeated notices issued by our office, the issues have not been addressed. As a result, we are seeking authorization to lien the costs of the closure and execute a vacate order against the property.

MEMORANDUM

TO: Town Board of Alderman
 Michael Ambrose, Town Manager

FROM: John E. Ganus, Code Administrator/Housing Inspector

DATE: June 11, 2024

RE: Request adoption of an Ordinance to Vacate and Close the Dwelling at 314 Town Street, (109-131)
 Case # HC-21-04

BACKGROUND:

This case began in May 2021 after multiple complaints to the town concerning the nuisance conditions of the property and the dwelling being without water or electric services. Investigation revealed that the water services had been disconnected due to non-payment. The electric services have been turned off for some time due to various reasons and now the system would need an upgrade of the service panel and various other substandard issues. along with the various forms of debris on the property. A Notice of Violation was issued for the water, electric, and nuisance conditions, requiring the owners/occupants to comply by a date not later than June 4, 2021. This was followed by onsite visits and phone calls with the various parties involved. The violations and the explanations continued with no progress. The water would be turned on a couple of times and shut off again for non-payment. It was found that the owner had been in a nursing home and passed away in July 2021. A full housing inspection was conducted on June 13, 2023, with the occupants and the daughter of the owner attending. They all related the intent was to clean up the property and remove all related debris then begin getting the water and electric reconnected. Many other substandard conditions were found in the dwelling. On January 2, 2024, a Complaint and Notice of Hearing was issued by Certified and First-Class mail, with a copy posted on the structure. The Certified mail was returned “Unclaimed” and the First-Class mail was not returned. On January 16, 2024, a Hearing was held to determine the fitness for human habitation of the dwelling with Renee D Hill (Daughter) and Willie B Beaver (Cousin) being present. On January 30, 2024, a Finding of Fact and Order was issued by Certified and First-Class mail, with a copy posted on the structure. The Certified mail was acknowledged by return receipt and the First-Class mail was not returned. The Order required the owners to bring the above described structure into compliance with the Town of Landis Minimum Housing Code by repairing, altering, improving, or vacating and closing the structure by a date not later than May 5, 2024. To date the owners have not complied with the order of the Code Administrator.

PROBLEM:

The structure has multiple substandard conditions, two of which (no water or electric service) make the structure unfit for human habitation. The conditions continue to deteriorate. The structure poses various hazards to the health and safety of the community due to defects, increasing the potential for accidents and fire.

FINDINGS AND CONCLUSIONS:

The unsafe and deteriorated structure is occupied and continues to deteriorate. It is estimated the repairs can be made at a reasonable cost percentage of the present value (\$76,425) of the dwelling structure. It appears the owner does not intend to comply with the Order; and therefore, it is

recommended the following Ordinance directing the Code Administrator to Vacate and Close the deteriorated structure be adopted by the Town Council.

POLICY IMPLICATIONS:

None.

FINANCIAL IMPACT:

It is unknown what the cost of Closed will be, however, funds for such Closure maybe provided in the Town budget. All related costs will constitute a lien against the real property.

CHECKLIST OF WHO HAS REVIEWED:

Michael Ambrose, Town Manager
John E. Ganus, Code Administrator/Housing Inspector

OWNERS OF RECORD

Ruth C Deadman Heirs
Renee Deadman Hill (Daughter)
Tiffany White (Granddaughter)
Joseph Robinson (Grandson)
Susan Johnson (Granddaughter)
Christopher Johnson (Susan’s Husband).

TOWN OF LANDIS
312 South Main Street
Landis, North Carolina 28088

File No. HC-21-04

VERSUS

Ruth C Deadman Heirs
c/o Renee Deadman Hill,
Tiffany White & Joseph Robinson
108 Shady Oaks Circle
Kannapolis, North Carolina 28083

AND

Susan Johnson &
Christopher Johnson
314 Town Street
Landis, North Carolina 28088

Ordinance _____

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO CLOSE THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

WHEREAS, the Board of Aldermen of the Town of Landis finds that the dwelling described herein is unfit for human habitation under the Town Minimum Housing Code and that all of the procedures of the Housing Code have been complied with; and

WHEREAS, this dwelling should be repaired, altered, improved or vacated and closed as directed by the Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with NCGS 160D, Article 12, pursuant to an order issued by the Housing Inspector on **January 30, 2024** and the owner has failed to comply with the Order.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Landis that:

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants and/or personal property therein **on or before August 8, 2024.**

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend: “This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.” on the building located at the following location: **314 Town Street (PIN 109-131)**

Section 3. The Housing Inspector is hereby authorized and directed to proceed to close the above identified structure in accordance with his order to the owner thereof dated January 30, 2024, and in accordance with the Housing Code and NCGS 160D, Article 12;

Section 4. The cost of the materials and labor involved shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the Tax Collector, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A;

Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2024.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegal, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Resolution

AGENDA SECTION: Ordinance/Resolutions

SUBJECT: **Consider Approval of the Resolution to Apply for Grant Funding Offered by NC Division of Water Infrastructure**

DETAILS:

Please consider approval of the resolution to apply for a water infrastructure grant through NCDEQ, to assist with replacing more drinking water lines, and to cover infrastructure costs. The Town currently has a drinking water ARPA project on Mt Moriah Church Road, that is underfunded, and the goal for this funding round, will be to complete, and/or expand the project, if awarded.



RESOLUTION BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS

WHEREAS, The Town of Landis has need for and intends to construct, plan for, or conduct a study in projects described as follows:

- Mount Moriah Church Road – North Main Street Water System Improvements (SRP-D-ARP-0117, and
- Patterson Road / Flat Rock Road Water Line (SRP-D-0134-0003), and

WHEREAS, The Town of Landis intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS:

That Town of Landis, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Landis to make a scheduled repayment of the loan, to withhold from the Town of Landis State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Michael Ambrose, Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 9th day of September 2024, at Landis, North Carolina.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting **Town Clerk** of the Town of Landis does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Board of Aldermen of the Town of Landis duly held on the 9th day of September, 2024; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of September, 2024.

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Blake Abernathy, Public Works Director

ITEM TYPE: Resolution

AGENDA SECTION: Ordinance/Resolutions

SUBJECT: **Consider Approval of Resolution to Update Water Distribution System 10-Year Capital Improvement Plan**

DETAILS:

Please consider approval of the updated distribution system 10-year Capital Improvement Plan (CIP). Town Staff have worked with Engineers to develop this 10-year plan for our fall funding round. This CIP is required, by the NCDEQ, to apply for any drinking water grant funding.



RESOLUTION BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS

- WHEREAS, The Town of Landis operates and maintains water distribution and wastewater collection and treatment systems under permits issued by the state of North Carolina, and
- WHEREAS, The Town of Landis has developed a 10-year Capital Improvement Plan to identify needed capital improvements in the water distribution system and their costs, and
- WHEREAS, The Town of Landis has updated its previous Water Distribution System’s 10-year Capital Improvement Plan to identify needed capital improvements in the water distribution system and their costs, and
- WHEREAS, The Town of Landis has also developed a Water and Wastewater Systems Asset Management Plan to keep track of the water and wastewater system assets and their conditions and provide guidance to town staff on the proper care and maintenance of the assets.

NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS:

That, the Town of Landis hereby adopts the revised and updated **Water Distribution System 10-Year Capital Improvement Plan, FY2024/25-FY2033/34** (Table 6-1) as a guidance document for pursuing capital improvement funds to keep the water distribution system in good operating order.

That The Town of Landis hereby re-adopts the *Water and Wastewater Systems Asset Management Plan*, as updated and revised by Table 6.1, and directs town staff to continually operate and manage the water distribution and wastewater collection and treatment system in accordance with the Plan.

That town staff, under the direction of the Town Manager, shall regularly review and update both the 10-year Water and Wastewater Capital Improvement Plan and the Water and Wastewater Systems Asset Management Plan to ensure compliance with all federal, state and local regulations

Adopted this the 9th day of September 2024, at Landis, North Carolina.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting **Town Clerk** of the Town of Landis does hereby certify: That the above/attached resolution is a true and correct copy of the resolution adopting the revised and updated 2025-2034 Water and Wastewater System Asset Management Plan and the Drinking Water 10-year Capital Improvements Plan

as regularly adopted at a legally convened meeting of the Board of Aldermen of the Town of Landis duly held on the 9th day of September, 2024; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of September, 2024.

Madison Stegall, Town Clerk

Table 6-1. Water Distribution System 10-Year Capital Improvement Plan, FY2024/25-FY2033/34

| Capital Improvement Project | Estimated Total Project Cost | FY 2024 - 2025 | FY 2025 - 2026 | FY 2026 - 2027 | FY 2027 - 2028 | FY 2028 - 2029 | TOTAL Fiscal Years 2024/25 - 2028/29 | TOTAL Fiscal Years 2029/30 - 2033/34 |
|--|------------------------------|---------------------|---------------------|---------------------|----------------|----------------|--------------------------------------|--------------------------------------|
| Main St./Mt. Moriah Rd. Water Line Replacement | \$ 4,631,063 | \$ 1,543,688 | \$ 3,087,375 | | | | \$ 4,631,063 | |
| 100K Gallon Elevated Water Tank | \$ 2,168,850 | \$ 722,950 | \$ 1,445,900 | | | | \$ 2,168,850 | |
| Patterson / Flat Rock Roads WL | \$ 6,521,449 | | \$ 3,260,725 | \$ 3,260,725 | | | \$ 6,521,449 | |
| 12-inch Water Interconnect w/Kannapolis | \$ 2,604,000 | | | | | | \$ - | \$ 2,604,000 |
| Other out-year Projects | | | | | | | \$ - | \$ 11,253,230 |
| TOTAL | \$ 15,925,362 | \$ 2,266,638 | \$ 7,794,000 | \$ 3,260,725 | \$ - | \$ - | \$ 13,321,362 | \$ 13,857,230 |

- Notes:
- The Capital Improvement Plan includes capital projects to replace, rehabilitate or upgrade capital equipment that has been categorized as Poor or Very Poor and have an estimated replacement, rehabilitation or upgrade date wiothin the next 10 years.
 - The estimated total project cost is distributed over the life of the project (up to 20 years) and includes project costs (excluding debt service) covered by grants, loans, and the Town of Landis. Costs associated with a project may be distributed in fiscal years after year 2030, and that distribution is not presented in this table.
 - Green highlight indicates a project with a bid in hand.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Jeneen McMillen, Finance Director

ITEM TYPE: Consideration

AGENDA SECTION: Consideration

SUBJECT: **Consider Approval of Budget Amendment #6 and Corresponding Resolution for Colonial Pipeline Grant Funds Awarded**

DETAILS:

Please consider approval of Budget Amendment #6 and corresponding resolution to accept the grant funds, from Colonial Pipeline, for Equipment for the New Fire Apparatus. The Town received the \$5,000 dollar Colonial Pipeline Grant, which was approved for application in June 2024. If approved, this grant would pay for the rescue and ventilation equipment on the new fire apparatus at zero cost to the taxpayer. This grant does not require a match from the Town. I make the recommendation to accept the funds from Colonial Pipeline.



TOWN OF LANDIS RESOLUTION ACCEPTING GRANT OFFER FROM COLONIAL PIPELINE

- WHEREAS,** The Town of Landis has been approved for a grant funding opportunity with Colonial Pipeline,
- WHEREAS,** Colonial Pipeline has offered funding in the amount of \$5,000 to purchase new equipment for the new fire engine,
- WHEREAS,** The Town of Landis intends to purchase the ventilation and extrication equipment in accordance with the grant application filed with Colonial Pipeline,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS:

That the Town of Landis does hereby accept the Colonial Pipeline Grant offer of \$5,000. That Michael Ambrose, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as Colonial Pipeline may request in connection with this grant.

ADOPTED THIS THE 9TH DAY OF SEPTEMBER 2024.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk

Town of Landis, NC
Budget Amendment #6
Monday, September 9, 2024

| Account Number | | Current Amount | Increase | Decrease | Adjusted Budget |
|----------------|-----------------|----------------|-----------|----------|-----------------|
| 10-0000-4097 | Grants Received | 6,195.00 | 5,000.00 | | 11,195.00 |
| 10-5200-5215 | Equipment | 12,000.00 | 5,000.00 | | 17,000.00 |
| | | | 10,000.00 | 0.00 | 10,000.00 |

To accept the grant from Colonial Pipeline for equipment for the new fire truck. Project #25-30.

Was presented to the Board of Aldermen and approved on: _____ Date: _____

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Jeneen McMillen, Finance Director

ITEM TYPE: Resolution

AGENDA SECTION: Resolutions/Ordinances

SUBJECT: **Consider Approval Budget Amendment #7 and Corresponding Resolution to Accept Excess Capital Funds From Electricities**

DETAILS:

Consider approval of the attached resolution accepting excess capital funds from Electricities. These funds, received from Electricities, were approved by the NCMPA1 Board of Directors, to come back to the municipalities. These funds can be allocated to move the electric infrastructure forward with any capital improvement projects the Board of Aldermen approves.



TOWN OF LANDIS RESOLUTION ACCEPTING EXCESS CAPITAL FUNDS FROM ELECTRICITIES

- WHEREAS,** The Town of Landis received excess working capital from ElectriCities, due to be used for the town’s electrical capital infrastructure projects,
- WHEREAS,** ElectriCities provided excess working capital in the amount of \$982,979,
- WHEREAS,** The Town of Landis intends to use this money for capital infrastructure projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS:

That the Town of Landis does hereby accept the ElectriCities working capital funds in the amount of \$982,979. That Michael Ambrose, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as ElectriCities may request in connection with these funds.

ADOPTED THIS THE 9TH DAY OF SEPTEMBER 2024.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk

Town of Landis, NC
 Budget Amendment #7
 Monday, September 9, 2024

| Account Number | Current Amount | Increase | Decrease | Adjusted Budget |
|----------------|----------------|--------------|----------|-----------------|
| 30-0000-???? | 1,033,179.00 | 982,979.00 | | 2,016,158.00 |
| 30-3000-5990 | 725,516.00 | 982,979.00 | | 1,708,495.00 |
| | | | | |
| | | 1,965,958.00 | 0.00 | 1,965,958.00 |

To receive excess capital funds from Electricities. To increase Capital Outlay to move forward with the 12kV conversion project, #25-18.

Was presented to the Board of Aldermen and approved on: _____ Date: _____

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Rowan Economic Development Commission's Request for Funding for Fiscal Year 25**

DETAILS:

The Rowan Economic Development Commission request funding from each municipality, each year, for their services throughout the year. The official request to Mayor Smith is attached in your packet for review. This fiscal year's requested dues for Landis are \$9,843.34.

ROWANEDC

PARTNERSHIP for ECONOMIC DEVELOPMENT
SALISBURY, NC

Be an original.

May 8, 2024

The Honorable Meredith Smith
Mayor of the Town of Landis
312 S. Main Street
Landis, NC 28088

Re: *Funding Request of the Economic Development Council for Fiscal Year 2024-2025*

Dear Mayor Smith,

On behalf of the Rowan EDC, I'd like to thank you and your fellow council members of the Town of Landis for your outstanding support of our organization. We have been able to accomplish much in moving the economy of the Town of Landis forward with your support.

We would like to continue those efforts to bring greater prosperity to all residents of the Town of Landis and so are respectfully requesting that you fund \$9,843.34 for FY 2024-25. This amount is based on a formula previously established by our funding partners and is calculated as a percentage of the community's total tax base.

Your past support of the Rowan EDC has yielded a positive return on investment. In 2024, we announced more than \$198 million of new investment and 342 jobs in Rowan County. Since 2020, we have helped add 2,529 jobs and nearly \$992 million dollars of new investment to our local economy.

We have also seen an unprecedented level of demand from developers interested in our market. With new buildings being constructed and continued strong interest from companies looking to expand or relocate, we expect a high level of new investment and job creation over the next several months.

We are currently in the final year of our five-year Forward Rowan campaign. Funded by the private sector, this diversified our funding streams, reduced our reliance on government funding and brought an important stakeholder to the effort that had been previously missing. This public-private partnership has had a positive impact on reducing poverty, increasing prosperity, and improving the quality of life in Rowan County.

We hope that you agree that your investment in our organization is worthy of your continued support. We would be happy to answer any questions and go into greater detail about our activities and programs. We look forward to continuing to work with you to bring economic growth and prosperity to the Town of Landis and all of Rowan County.

Sincerely,

Rod Crider
President & CEO

cc: Michael Ambrose - Town Manager
Tara Johnson - Town Clerk
Chase Norwood - Finance Director



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A103 (Project 25-40)**

DETAILS:

Please consider the approval to surplus a parcel of land on Coldwater Street Extension (Parcel #133A103). This land is part of the D.C. Linn properties, which were intended to fund the maintenance at the DC and Frances Linn Park. Mr. J. W. Long submitted an offer letter to the Town in the amount of \$24,000.

September 4, 2024

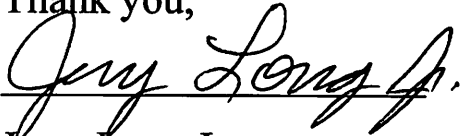
To: Michael Ambrose, Town Manager

From: Jerry Long Jr.

Ref: Property On Coldwater Street Ext

My wife and I are interested in purchasing the property on Coldwater Street Ext. I would like to offer \$24,000 for Parcel #133A103/ 0.64.

Thank you,



Jerry Long Jr.

9-4-24

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Rowan County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jerry Wayne Long Jr.
Name(s) of principal(s)

Date: 09-04-2024

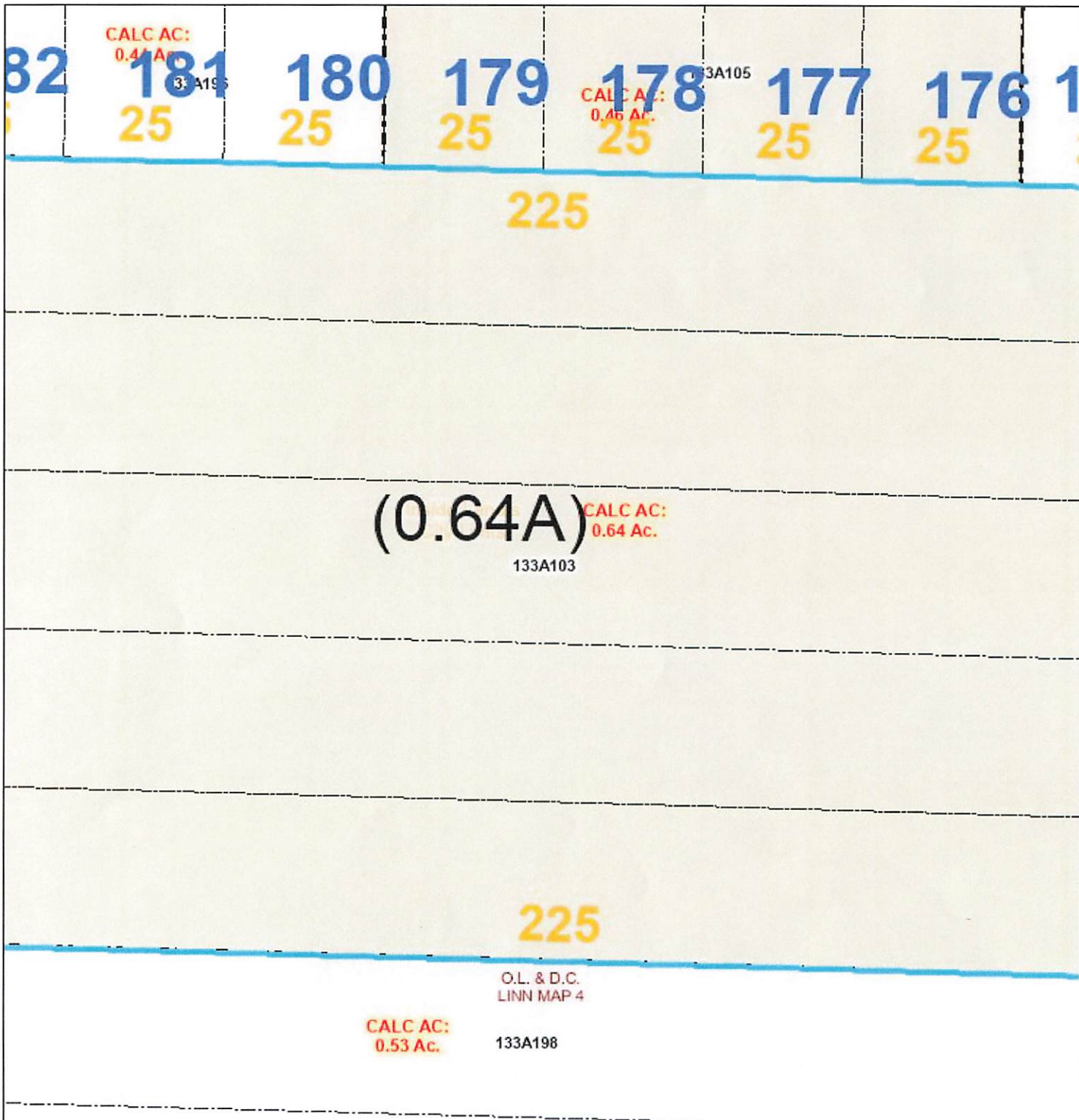


Madison Taylor Stegall
Official Signature of Notary

Madison Taylor Stegall, Notary Public
Notary's printed or typed name

My commission expires: Dec. 17 2027

OPTIONAL
This certificate is attached to a offer to purchase (parcel 6130 A102), signed by Jerry Long Jr.
Title/Type of Document *Name of Principal Signer(s)*
on 09-04-2024, and includes - 1 - pages.
Date *# of pages*



PARCEL ID: 133A103
 PIN: 5625-14-33-9825

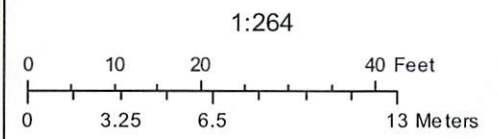
Owner Name:
 LANDIS TOWN OF

Mailing Address:
 PO BOX 8165

LANDIS NC 28088
 Property Address:
 0 DIAL ST

Tax District Code: 107
 Tax District: LANDIS
 Land FMV: \$19,323
 Land LUV: \$0
 IMP FMV: \$0
 Total Value: 19323

Deed Ref: 1229/351/2013
 Date Sold: 12/27/2013
 Sale Amt: \$0
 Legal Description:
 L184-188



(<https://www.rowancountync.gov/885/Tax-Map-GIS>)

County Home Page(<https://www.rowancountync.gov/>) | GIS Home(<https://www.rowancountync.gov/885/Tax-Map-GIS>) Data (<http://gisdata-r>

1 Inch= 174 ft

Search Results Layers

Results List

Details

3 Features Found (Showing 1 of 3)

Prev Next

Real Estate Sketch (<https://tax.rowancountync.gov/datalets/mode=sketch.aspx&UseSearch=no&pin=133A105&jur=080>)
 Real Estate Summary (<https://tax.rowancountync.gov/datalet/mode=profileall&UseSearch=no&pin=133A105>)
 Property Record Card (<https://tax.rowancountync.gov/DataileUseSearch=no&pin=133A105>)
 Parcel Report ([/assets/Rowan/PropertyReport.html?62598](https://assets/Rowan/PropertyReport.html?62598))

PARCEL_ID: 133A105

PIN: 5625-14-34-9052

OWNER: LANDIS TOWN OF
 PO BOX 8165
 LANDIS, NC 28088

PROP ADDRESS: 0 COLDWATER ST

DEEDED ACRES: 0

CALCULATED ACRES: 0.46

TAX DISTRICT: LANDIS

TOWNSHIP: CHINA GROVE - 13

LAND FMV: \$20,900

LAND LUV: \$0

IMP_FMV: \$0

TOTAL MARKET VALUE: \$20,900

DEED REF: (<https://rod.rowancountync.gov/external/LarAutoSearch=true&bk=1229&pg=351>)

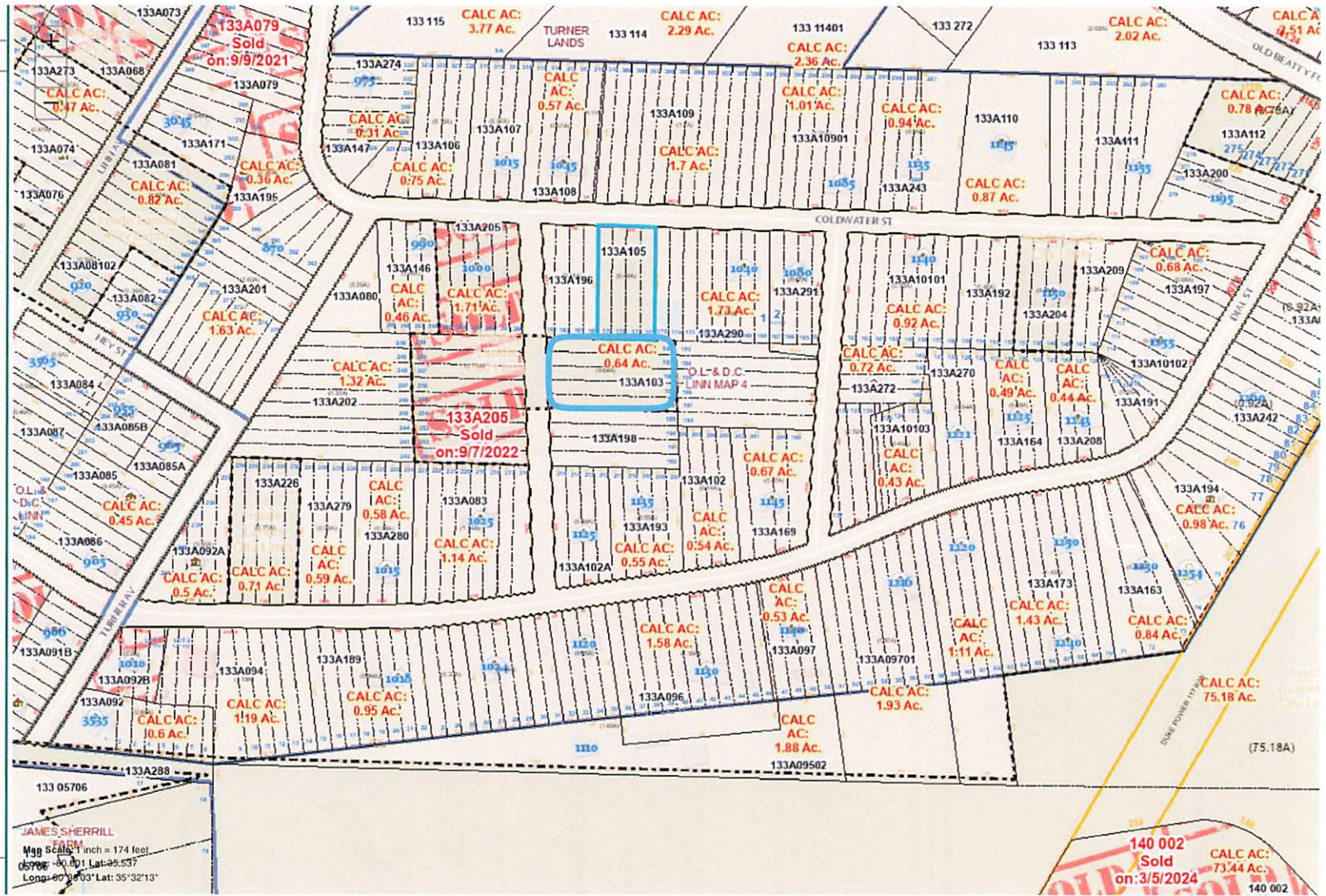
DEED YEAR: 2013

PLAT REF: (<https://rod.rowancountync.gov/external/LarAutoSearch=true&bk=9995&pg=775>)

DATE SOLD: 12/27/2013

SALE AMOUNT: \$0

Buffer





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Surplus of Town Property - Coldwater Street Extension - Parcel #133A105 (Project 25-41)**

DETAILS:

Please consider the approval to surplus a parcel of land on Coldwater Street Extension (Parcel #133A105). This land is part of the D.C. Linn properties, which were intended to fund the maintenance at the DC and Frances Linn Park. Mr. J. W. Long submitted an offer letter to the Town in the amount of \$21,000.

September 4, 2024

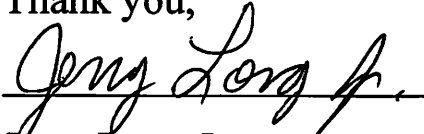
To: Michael Ambrose, Town Manager

From: Jerry Long Jr.

Ref: Property On Coldwater Street Ext

My wife and I are interested in purchasing the property on Coldwater Street Ext. I would like to offer \$21,000 for Parcel #133A105/ 0.46.

Thank you,



Jerry Long Jr. 9-4-24

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR ACKNOWLEDGMENT

Rowan County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jerry Wayne Long Jr.
Name(s) of principal(s)

Date: 09-04-2024



Madison Taylor Stegall
Official Signature of Notary

Madison Taylor Stegall, Notary Public
Notary's printed or typed name

My commission expires: Dec. 17 2027

OPTIONAL

This certificate is attached to a offer to purchase (parcel #1558105), signed by Jerry Long Jr.
Title/Type of Document *Name of Principal Signer(s)*

on 09-04-2024, and includes 1 pages.
Date *# of pages*

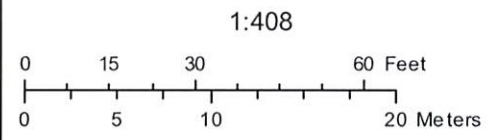
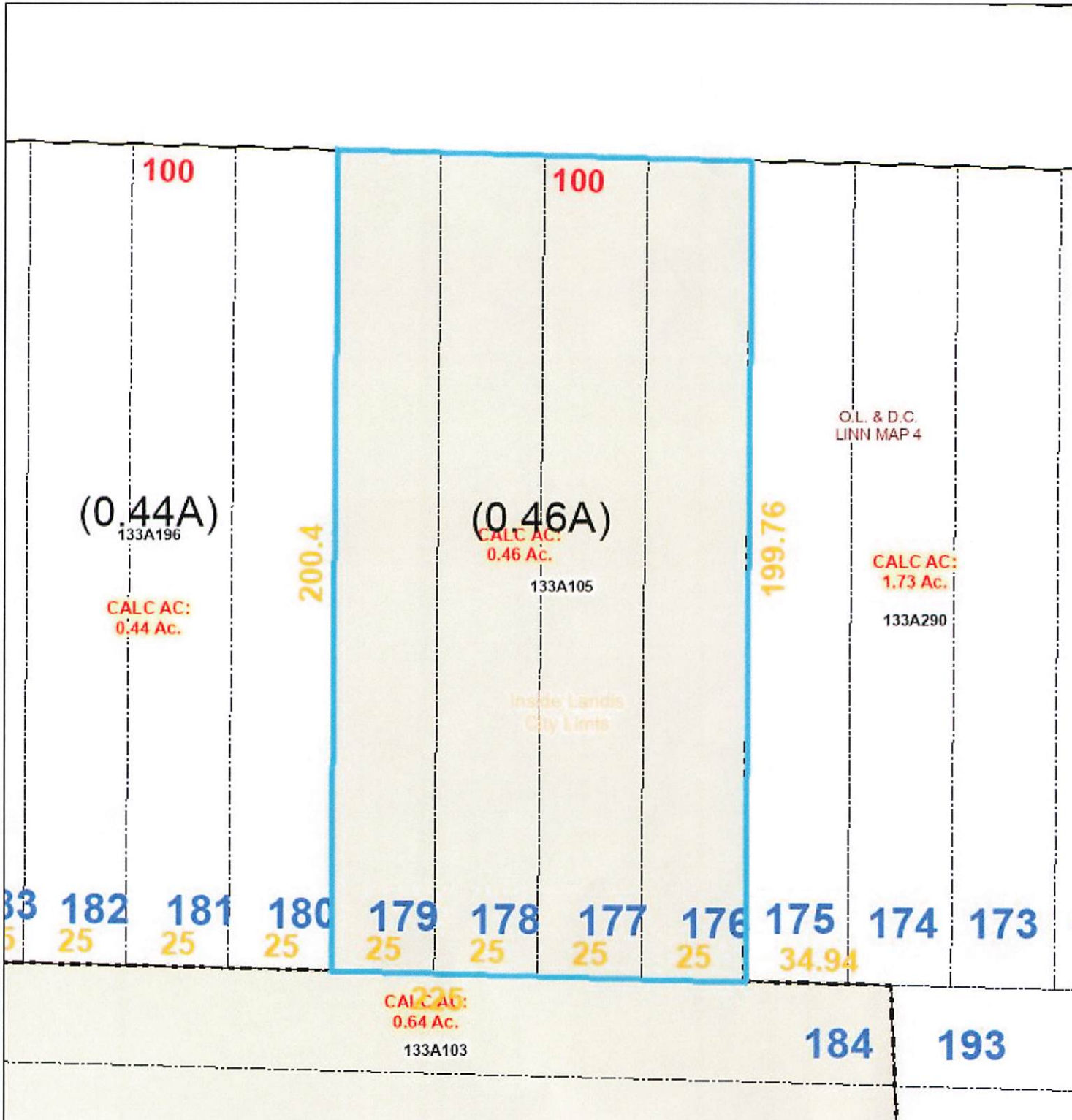
PARCEL ID: **133A105**
 PIN: 5625-14-34-9052

Owner Name:
 LANDIS TOWN OF

Mailing Address:
 PO BOX 8165

LANDIS NC 28088
 Property Address:
 0 COLDWATER ST

Tax District Code: 107
 Tax District: LANDIS
 Land FMV: \$20,900
 Land LUV: \$0
 IMP FMV: \$0
 Total Value: 20900
 Deed Ref: 1229/351/2013
 Date Sold: 12/27/2013
 Sale Amt: \$0
 Legal Description:
 L176-179



(https://www.rowancountync.gov/885/Tax-Map-GIS)

1 Inch= 174 ft [Navigation icons]

Search Results Layers

Results List

Details

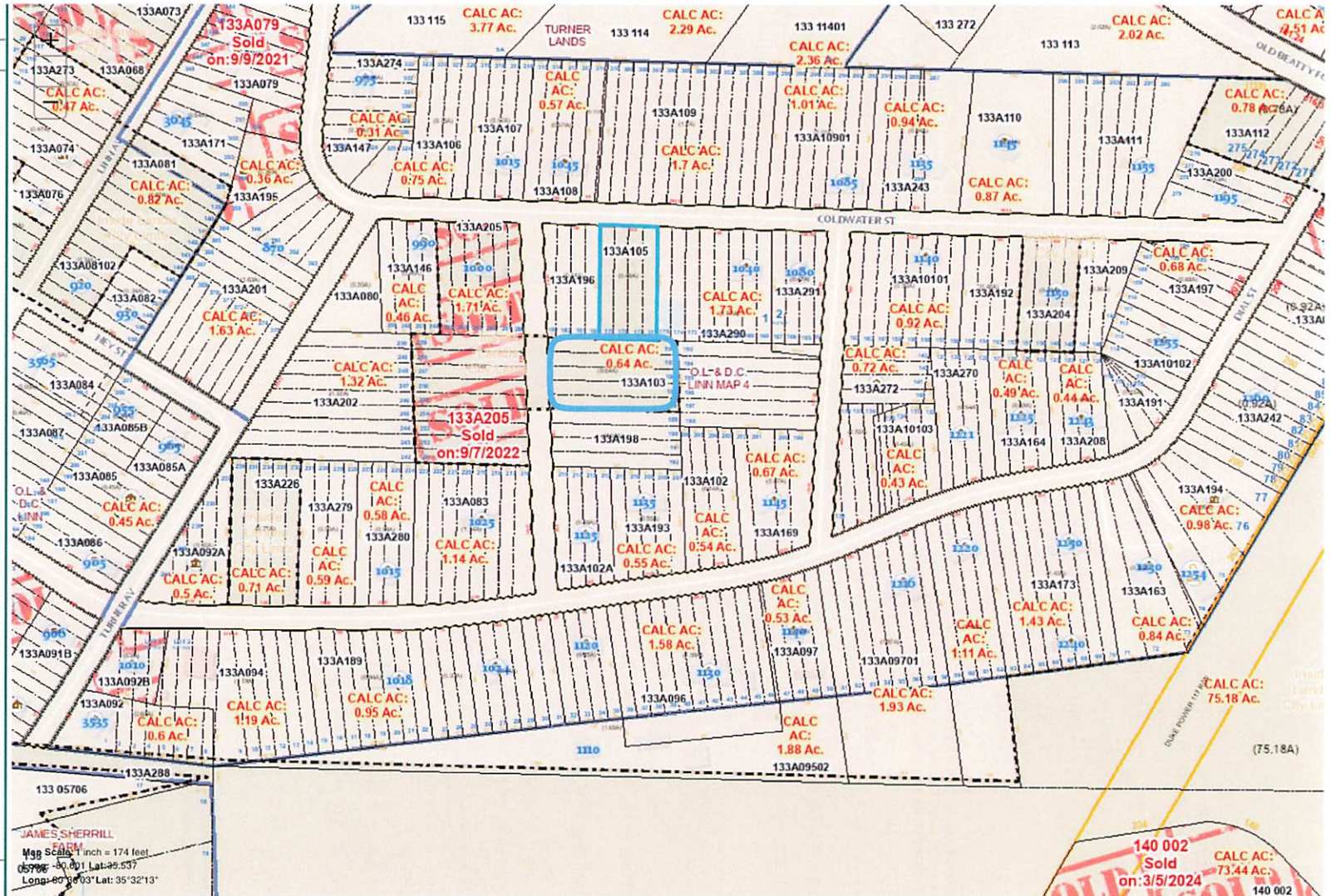
3 Features Found (Showing 1 of 3)

Prev Next

Real Estate Sketch (https://tax.rowancountync.gov/datalets/mode=sketch.aspx&UseSearch=no&pin=133A105&jur=080); Real Estate Summary (https://tax.rowancountync.gov/datalet/mode=profileall&UseSearch=no&pin=133A105); Property Record Card (https://tax.rowancountync.gov/Datalet/UseSearch=no&pin=133A105); Parcel Report (/Assets/Rowan/PropertyReport.html?62598)

PARCEL_ID: 133A105
 PIN: 5625-14-34-9052
 LANDIS TOWN OF
 OWNER: PO BOX 8165
 LANDIS, NC 28088
 PROP ADDRESS: 0 COLDWATER ST
 DEEDED ACRES: 0
 CALCULATED ACRES: 0.46
 TAX DISTRICT: LANDIS
 TOWNSHIP: CHINA GROVE - 13
 LAND FMV: \$20,900
 LAND LUV: \$0
 IMP_FMV: \$0
 TOTAL MARKET VALUE: \$20,900
 DEED REF: 1229 / 351 (https://rod.rowancountync.gov/external/Lar bAutoSearch=true&bk=1229&pg=351)
 DEED YEAR: 2013
 PLAT REF: 9995 / 775 (https://rod.rowancountync.gov/external/Lar bAutoSearch=true&bk=9995&pg=775)
 DATE SOLD: 12/27/2013
 SALE AMOUNT: \$0

Buffer





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Michael Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Creating a Tunnel from Town Hall to the Board Room (Project 25-22)**

DETAILS:

Please consider approval of a new tunnel from Town Hall to the Boardroom. Town Staff have been working with contractors to find a solution to access Town Hall from the Board Room, for Executive Sessions, and inclement weather circumstances. Town Staff received three quotes on the project, which are: Carolina Construction Entities in the amount of \$26,437, Havanas General Contractors in the amount of \$29,896.48, and LaFaves Construction in the amount of \$65,950. I make the recommendation to award the bid to Carolina Construction Entities, due to cost effectiveness. Carolina Construction Entities is also the same company that remodeled the inside of Town Hall. Additionally, I make the recommendation this project be funded out of our Capital Improvement Fund (Old ARPA Account).

LaFave's Construction Company, Inc.
 PO Box 8146
 100 Coldwater Street
 Landis, NC 28088-8146
 www.lafavesconstruction.com

Phone: 704-857-1171

thochstetler@lafavesconst.com

Proposal



Proposal: 24011E

Date: 08/09/24

| | |
|---|--|
| To: | Project: |
| Town Of Landis 312 South Main Street P.O. box 8165 Landis, NC 28088 | Connector Hallway (from town hall to fire dept.) |

| Salesperson | Proposal Number | Proposed Price |
|-----------------|-----------------|----------------|
| Tim Hochstetler | TH24011E | \$65,950.00 |

Scope of Work

Demo Opening through existing concrete block/brick wall of safe. Frame, drywall, finish and paint. Lay in ceiling with 2pc 2x4 LED flat panel lights connected to existing closet light circuit. Add 1 (one) door to conference room end of hall. Hall to be +/-4' wide. Lay up 8" block for back wall of safe. New carpet flooring with rubber cove base. Project supervision and cleanup included.

Does not include: Permits, electrical receptacles, Fire suppression, fire rated doors, or when cutting, any unforeseen wires/cables/waterlines, etc.in concrete walls or anything not listed above.

| | |
|------------------------|--------------------|
| Proposal Total: | \$65,950.00 |
|------------------------|--------------------|

Acceptance

| | |
|--------------|-------|
| Accepted by: | _____ |
| Title: | _____ |
| Date: | _____ |

Construction Entities, LLC

Date: 8-27-24

Email: todd@carolinaconstruction.com

Todd Drolshagen

704-237-7610

Subject:

Landis Town Hall

Client:

City of Landis

Landis, NC

Michael Ambrose

mambrose@jtownoflandisnc.gov

Dear Mr. Ambrose,

Carolina Construction Entities LLC is pleased to submit our proposal for the above project.

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the following detailed scope of work at the aforementioned stated location

DOCUMENTS

- Drawings: No Drawings

SCOPE OF WORK

Carolina Construction Entities LLC scope of work is limited to the following:

- Place dust/dirt protection in hallways and at door openings from work area
- Removal of CMU walls in Vault
- Removal of Ceiling in area
- Saw cut and removal of CMU, brick and concrete walls
- Place Lintel in areas needed for structural enforcement
- Furnish and install concrete ramp from town hall building to meeting rm.
- Frame walls and ceiling in new hallway
- Insulate walls and ceilings
- Furnish and install 3 can lights in new hallway
- Furnish and install new drywall in hallway

Construction Entities, LLC

- Install Door and frame in Hall meeting room going into new hall way
- Paint and stain walls, door, ceilings and trim in new hallway
- Disposal of all Demolition and Construction debris from site

LUMP SUM PRICING

- Scope of work.....\$ 26,437.00

CONDITIONS / ASSUMPTIONS

This proposal and its listed clarifications, conditions and exclusions will be included as part of any mutually agreed upon contract generated from the offer.

- All utility disconnects by others.
- Carolina Construction Entities LLC will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled.
- There is no retainage being held on this project.
- Any Unforseen surprises would be delt with as a change order

EXCLUSIONS

Standard:

- Bonds, Permits, taxes, flooring other than what is listed, Wall coverings other than what is listed, Ceilings other that what is listed, as-builts, shop drawings, staking, layout, liquidated damages, hazardous materials – lead, pcb’s and etc., unforeseen conditions, removal of contaminated or debris laden soil, prevailing wage rates, specialty insurance items not listed in this proposal.

SCHEDULE

This project schedule will be based on 40-hour work days from 8am to 5pm Mon.-Fri. retaining Saturday as optional work days if needed

TERMS

Deposit of a minimum of 50% due before arrival to job site, Progress payments if needed will be due within 7 days & final payment is due with in 7 days upon completion (per North Carolina laws), whether or not customer has received payment from another party. Carolina Construction Entities LLC reserves the right to pursue interest of 5% monthly at minimum for all overdue payments.

Construction Entities, LLC

Upon commencement of work, this proposal shall become a binding contract between both parties.

Sincerely,

Todd Drolshagen

Please sign below as authorization to proceed and return by email:

Agreed and accepted by: Print/Sign _____
Date
[THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS]

Havanas General Contractors

Jesus Rodriguez

Business Number (980)248-3248

Kannapolis, NC 28081

havasgeneralcontractors.com

havasgeneralcontractors@gmail.com



TO

Town Of Landis

312 S Main st Landis Nc 28088

☎ 704-245-7179

mgeelen@townoflandisnc.gov

DATE

07/19/2024

TOTAL

USD \$29,896.48

ESTIMATE

8713

| DESCRIPTION | RATE | QTY | AMOUNT |
|---|-------------|-----|-------------|
| DOOR OPENING TO MEETING ROOM -Zoning/building permitting. -Construction preparation clothes all openings to hallway with plastic with zipper for access to hallway. -Debris removal dumpster service . -Cut concrete 83×38 for access opening to meeting room. -Seal openings to the vault. -cut wood frame and sheet rock for an entrance door to meeting room with boat locks on both sides. -Opening of 83×38 rough framing door will be 81 x 36. -Installment of door 81 x 36 with mudding prime and painted. ***NOTE*** Wall on meeting side will have to be painted if we cannot match the color as spoken with the chief . -Removal of all the debris vacuum carpets clean for any dust. | \$21,008.00 | 1 | \$21,008.00 |
| Contractor Mark up fee | \$6,932.64 | 1 | \$6,932.64 |

| | |
|----------|-----------------|
| SUBTOTAL | \$27,940.64 |
| TAX (7%) | \$1,955.84 |
| TOTAL | USD \$29,896.48 |



DATE SIGNED
07/23/2024

*****BREAKDOWN COST*****

All permits will be pulled by Havanas General Contractors. A 40% (\$9,865.83) of total cost will be furnished upon commencing project and pulling of permits. After roughing inspection an additional 40% (\$9865.83) of total amount due will be furnished and the final 20% (\$5979.29) will be established after completion of final inspection. All checks must be payable to Havanas General Contractors. Thank you for selecting Havanas General Contractors for your home and commercial improvement needs.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Reclassifying Planning & Zoning Technician Position to Planner Position**

DETAILS:

Please consider reclassifying the Planning & Zoning Technician position to a Planner position along with moving it to a salary grade 20. This would allow for the town to phase out outside planning services.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9, 2024
SUBMITTED BY: Staff
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Departmental Reports**

DETAILS:

Reports in Order:

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



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 9th, 2024

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **August Parks and Recreation Activity Report**

DETAILS:

Events:

The Cruise-In on August 3rd started strong early in the evening. The rain started, and the event ended early around 7:00 pm. The last Cruise-In for the season will be Friday September 6th.

Senior Lunch and Bingo was held Wednesday August 7th at Trinity Lutheran Church. We appreciate Landis Police Department for being our special Bingo Caller!

The Landis Touch-A-Truck Event will be Friday, September 20th from 5:00pm-7:00pm along North Central Avenue. Cars, Trucks, and Equipment from our Fire, Police, and Public Works Departments will be on display. We will also have vehicles from our local military, EMS, race car companies & other trucking companies. Additionally, Children will have the opportunity to meet characters, Mario & Luigi, and will receive a free goody bag while supplies last. Face Painting and Food Trucks will also be on site for all ages.

Additional 2024 Event Dates:

- National Night Out – October 1, 2024 – 5p-7p
- Fall Festival/Trunk or Treat- October 26, 2024 – 2p-6p
- Christmas Parade/ Tree Lighting- 11/26 – 3p-7p
- Campfire Christmas by the Lake- 12/14 – 4p-7p

Park Operations:

- Trail repair and maintenance after the storm. Awaiting quotes for sand and gravel replenishing after rains washed out the kayak launches and created ruts along areas on the service road.
- Awaiting quotes for fish restocking.
- “Yoga & You” Summer Sessions at the lake continue through September 5th.
- “No Lake Access” sign has been ordered and was posted on Sutton Rd. GPS directions have been taking park visitors down Sutton Rd to access Lake Corriher.

Pool Operations:

- Caribbean Pool installed a second chlorine tank.
- Daily maintenance and chemical balancing
- Daily cleaning
- Private Pool Party Rental Totals for August: 2
- Pool closed Sept. 2nd.

Campsite Reservations: 21 Shelter Rentals: 1 Daily Fishing Passes Sold: 589 State License: 16

Boat Registration: 4 2020 Ford Explorer Mileage: 57077 Ford F250 Mileage: 170764



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9, 2024
SUBMITTED BY: Carly Loflin, Utility Billing/Accounts Receivable Coordinator
ITEM TYPE: Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

Utility Services Monthly Report

| | |
|--------------------------------|------|
| CASH PAYMENTS | 310 |
| CREDIT CARD PAYMENTS | 1047 |
| CHECK PAYMENTS | 983 |
| BANK DRAFT PAYMENTS | 461 |
| DISCONNECTIONS | 50 |
| AMI ELECTRICAL METERS | 3283 |
| REMAINING MANUAL METERS | 26 |
| WATER METERS | 2192 |
| CUSTOMER USAGE PORTAL | 766 |



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9, 2024
SUBMITTED BY: Blake Abernathy, Public Works Director
ITEM TYPE: Report
AGENDA SECTION: Department Reports
SUBJECT: Monthly Report

DETAILS:

PUBLIC WORKS MONTHLY REPORT

| Water - Sewer | |
|--|----------|
| Taps | 9 |
| Irrigation Taps | 6 |
| Water Main Breaks | 0 |
| Meter Box Replacement | 0 |
| Hydrant (Water Quality Flushing) Routes | Complete |
| Meter/MXU Change Out | 0 |
| Water Pump Station (quantity 1) Quality | Daily |
| Sewer Lift Station (quantity 10) | Daily |
| Monitoring and Repairs Needed for Sewer Lift Station | 0 |
| Customer Calls/Resident Needs | |
| New/Current Resident Work Orders, Start & Stop Service | 22 |
| Stormwater | |
| Requested Repair Quotes Requested for Attached Maps | 2 |
| Storm Drain Repair and Maintenance (All Public Works Employees Help) | 1 |

| Electricity | |
|--|----|
| Current/New Resident Work Orders | 39 |
| New (Temp) Service | 6 |
| Disconnects | 50 |
| Streetlights | 19 |
| Security Lights | 2 |
| Pole Repair/Replace | 5 |
| Outages | |
| Environmental: | 9 |
| Load Demand: | 2 |
| Vehicle Wreck: | 0 |
| Other: | 0 |
| Streets | |
| Weekly Schedule: Mon-Wed Bulk Pick up, Thurs-Fri Chipping/Leaves | |
| Rowan County Dump Runs | 10 |
| Customer Calls | 45 |
| Work Orders | 0 |
| Go Gov | 0 |



Department Report

MEETING TYPE: Board of Alderman

DATE: September 9, 2024

SUBMITTED BY: Matthew Geelen, Police Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Report

SUBJECT: **August 2024 Police Activity Report**

DETAILS:

Total Calls for Service (Including Self-initiated calls) – 3,056

Self-Initiated Calls – 2,917

Calls for Service – 132

Traffic Stops - 172

Traffic Accidents – 3

Vehicle Mileage:

| | | |
|------------------|-----------------|-----------------|
| LPD-081: 142,659 | LPD-173: 76,788 | LPD-212: 23,813 |
| LPD-101: 107,183 | LPD-174: 72,548 | LPD-231: 4,239 |
| LPD-151: 76,900 | LPD-175: 75,043 | LPD-232: 8,018 |
| LPD-161: 74,858 | LPD-176: 69,088 | LPD-233: 815 |
| LPD-171: 72,752 | LPD-177: 85,031 | |



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 9, 2024
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: **Monthly Report**

DETAILS:

MONTHLY STATS

MEDICAL: 31
FIRE: 33
TRAFFIC ACCIDENT: 5
MUTUAL AID GIVEN: 33
MUTUAL AID RECEIVED: 5
TOTAL CALLS: 69

VEHICLE MILAGE

ENGINE 443: 103187
ENGINE 442: 36937
ENGINE 581: 28978
LADDER 58: 23405
CAR 44: 137480
CHIEF 440: 20337

LANDIS DEVELOPMENT PLANS UNDER REVIEW


Section 7, Item 7.1

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

| | | | | |
|--|---|--|--------------------------------------|---|
| <p>(CONT.) #07-21 RYDER PLACE</p> | | | | <p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen & King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste</p> |
| <p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p> | <p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p> | <p>716 W. Ryder Ave & Mt. Moriah Ch. Rd Map 130b 096</p> | <p>PROPOSED TOWNHOMES APARTMENTS</p> | <p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN-Location: floor beside map cage Payment: site plan rev. \$388.25 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans & review 5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del today. 5-18-23 per M.Siemieniec. plan del delay</p> |

Section 7, Item 7.1

Section 7, Item 7.1

| | | | | |
|--|---|--|--|--|
| <p>#11-21 LANDIS APTS</p> | | | | <p>5-24-23 CONSTRUCTION PLANS REC'D 5-31-23 FEES PAID FOR REVIEW. \$10,266.55 **Fees include zoning permit application when ready **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION) 6-23 & 28th TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES 7-25-23 REC'D 2 SETS OF REVISED CONST PLANS 7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL 8-3-23 Fire Marshal reviewed plans 8-9-23 Plans ready for p/up, emailed Engineer. ✓ 11-08-23 Rec'd Erosion & Soil Sedim. From County 11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m. ✓ 12-13-23 Stormwater calcs needed. 5-21-24 Groundbreaking Ceremony on site 5-23-24 Permit issued 6-13-24 Requested addresses from County GIS 6-27-24 Emailed request for Const. Admin Fees 8-14-24 R Flowe called to request Const. Admin Fees 8-22-24 Const Admin fees Paid \$20,507.60</p> |
| <p> YEAR 2022</p> | | | | |
| <p>Application #</p> | <p>Name (surveyor &/OR owner)</p> | <p>Job Address</p> | <p>Type/# of lots</p> | <p>Status FEES PD</p> |
| <p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p> | <p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES</p> | <p>CANNON FARM RD</p> | <p>430 LOTS- MU-1 & SFR-2 CZ</p> <p>ZMA 24-04-08-1 MU-1 TO SFR-3</p> | <p>9-6-22 REC'D PLAT W/\$3,000 9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP. 9-5-2023 MTG W/PL. DIR. W/NEW DEV. 9-25-23 MTG W/PL DIR. FLOWE 9-28-23 REC'D MEETING NOTES 12-12-23 Rec'd form w/ZMA request no funds rec'd 12-19-23 Rec'd partial fee for ZMA request 1-3-24 Rec'd full funds for ZMA request- March BOA mtg 2-13-24 Planning Bd did not meet- April BOA mtg 2-15-24 Utilities meeting with Dev.& Land Design 2-26-24 Neighborhood Meeting for Phase II Site</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

| | | | | |
|--|---|---|--|---|
| <p>SITE DEV 09-22 <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&4</u></p> | | | | <p>3-6 & 3-7 Water/Sewer Plans rec'd 4-08-2024 PUB. HRNG ZMA- approved 4-16-24 Irish Crk Development Team met with P/Z 5-10-24 rec'd revised lot drawing 7-16-24 Teams meeting re phase 2 plans 8-12-24 Phase 2 presented to Planning Board, TRC starts</p> |
| <p>SITE DEV #10-22- LANDIS RIDGE LANDIS 85 OLD BEATTY FORD RD INDUSTRIAL SITE</p> <p>NAME CHANGE: <u>LANDIS RIDGE</u> <u>LANDIS 85</u></p> <p><u>DEV #10-22</u> <u>LANDIS RIDGE</u></p> <p>OLD BEATTY FRD RD IND. SITE <u>LANDIS 85</u></p> | <p>RYAN BEADLE/JACKSON-SHAW- LIPE, MILLS, DEAL PROPERTIES</p> | <p>OLD BEATTY FORD RD INDUSTRIAL SITE</p> | <p><u>ANNEX & ZMA</u> <u>LOTS:</u> MAP 140, PARCELS: 003,167, 138, 169 & 170 11-14-22- BD APPROVED ANNEXATION ZONING: IND 2-13-23 BD TO CONSIDER ANNEXATION WITH PUB. HEARING ON MARCH 20, 2023 -BD APPROVED</p> | <p>9-13-22 REC'VD PAYMENT \$600 ZMA REQ. ANNEX W/ ZMA NOV.8 & 14 2022 MTGS 11-14-22 BD APPROVED ANNEX & IND ZONING 12-6-22 ACTIVE SITE- PLANS DEVELOPING 12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D 12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR: 1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22) 2) & ZTA (TEXT AMEND.) 1-3-2023 ACTIVE FILE 1-09-23 ANNEXATION REQ. TABLED UNTIL FEB 2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET FOR MARCH PUB HEARING. 3-1-23 SITE PLAN REV. W/ DEV & PUB. WORKS 3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW & PREL PLAT REVIEW: \$4,801.75</p> <p>3-20-23 Pub. Hearing Annexation additional properties, req. IND zoning. BOARD APPROVED 4-11-23 Plan revisions received. 4-26-23 Plan review completed with comments. 4-27-23 R Beadle picked up Dev. Copy with comments. 5-25-23 Zoom mtg w/R Flowe 6-13-23 NCDOT scoping documents received 8-2-23 rec'd updated site dev. Plans from Developer 8-2-23 rec'd NCDOT updated TIA scoping docs link 9-19-23 REC'D REVISED SITE PLAN PGS 3,4 & 5 ON REVIEW TABLE FOR TRC- REVIEWED 10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST 10-23-23 PLANNING BOARD MTG UPDATE ✓ 11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE 11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW 11-30-23 WAITING ON CONSTRUCTION PLANS 12-21-23 Rec'd revised Const. plans & all documents 12-21-23 FUNDS REC'D \$36,136 FEES. 1-2-24 DIGITAL FILES REC'D 1-24-24 TRC mtg held – examined plans</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

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| <p>DEV #10-22 LANDIS RIDGE</p> | | | | <p>2-13-24 Meeting with Developer and Eng. Review 2-14-24 Address from Rowan Cty GIS for constr.: 3-12-24 REC'D REV. CONST. PLANS & CALCS WAITING ON ENG. REVIEW 3-27-24PRE-CONSTRUCTION MEETING HELD 4-24-24 PERMIT FOR TEMP CONST. OFFICE 5-1-24 PERMIT FOR BLDGS 1A, 1B, & 2 5-8-24 STORMWATER AUTHORIZATION TO PROCEED 6-13-24 rec'd Eng. Water Main report & 2 complete sets of partial revisions to plans. 6-18-24 RF accepted the partial plans 6-20-24 Developer p/up their plan set 6-27-24 Emailed request for Const. Admin Fees 7-9-2024 Site inspection 7-12-24 rec'd Construction Admin fees of \$51,552.00</p> |
| <p>2023 ALL '23</p> | <p>PROJECTS NOW IN CONSTRUCTION</p> | <p>PHASE</p> | | |
| <p><u>2024</u></p> | <p><u>2024</u></p> | <p><u>2024</u></p> | <p><u>2024</u></p> | <p><u>2024</u></p> |
| <p>Application/ Site #</p> | <p>Name (surveyor & owner)</p> | <p>Job Address</p> | <p>Type/# of lots</p> | <p>Status, FEES PD</p> |
| <p>SITE 01-24</p> | <p>DOMINION ENERGY</p> | <p>MT MORIAH CH RD</p> | | <p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN 2-7-24 PLANS REC'D 5-2-24 R.O.W PERMIT REQUESTED 5-28-24 REC'D HARD COPY OF PLANS 5-30-24 EMAILS TO INCLUDE PUB. WORKS 6-4-24 REC'D UPDATED PLANS BY EMAIL 7-10-24 Pub.Works working with Dominion Energy on encroachments 7-14-24 Teams Meeting set for 7/30/24 at 10am-canceled 8/27 Site Plan Review apln submitted, waiting on fees</p> |
| <p>SITE 02-24</p> | <p>OCAMPO</p> | <p>US 29</p> | | <p>2-28-24 ELECTRONIC SITE PLAN REC'D 3-5-24 REC'D \$325 SITE PLAN REV. FEE</p> |

LANDIS DEVELOPMENT PLANS UNDER REVIEW

Section 7, Item 7.1

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| | | | | <p>4-3-24 Rec'd hard copies of site plan waiting on elevations.</p> <p>7-11-24 Rec'd complete site plans with building elevations</p> <p>7-23-24 Site plan review by RFlowe - 07-24-24messed Engineer with notes from RFlowe</p> <p>8-14-24 Review for follow up comments with R Flowe</p> |
| Minor Subdivision | Sparks Surveying SPRES QOZ FUND 1 LLC | N Correll Street | 3 lots | Recorded, Pd. \$190 on 7-09-2024 |
| Recombination plat | Piedmont Design Assoc. | 2211 Tully More | 2 lots into 1 | Paid \$100 on 7-16-24 |
| Exemption, Recombination, annexation 7-15-24 PUB. HRNG ✓ | CRETE SOLUTIONS & TWO-TEN PROPERTIES | 220 OLD BEATTY FORD RD | COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT | ANNEXATION AND RECOMBINATION |
| PLANS IN CONSTRUCTION/ REVIEW | | | | |
| SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23 | William N. West Owner Crete Solutions | 220 OLD BEATTY FORD RD | <u>CONCRETE PLANT</u> <u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u> ✓ | <p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS.</p> <p>4-26-23 RF review & staff rev. complete comments on plans</p> <p>4-27-26 Owner/Dev. Bill West p/up set w/comments.</p> <p>5-9-23 Rec'd partial set of plans- advised need complete sets.</p> <p>5-10-23 rec'd 2 complete sets of plans w/revisions</p> <p>5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. Site work active.</p> <p>3-27-24 POSSIBLE SITE REVISION</p> <p>4-3-24 REVISED SITE PLAN \$525 PD</p> <p>5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG</p> <p>6-11-24 RF conducted site inspection</p> |

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| <p>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</p> | <p>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</p> | <p>KIMBALL ROAD MAP 123B 115</p> | <p><u>TOWNHOMES</u> <u>9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p> | <p>2-2-23 SKETCH PLAT REVIEW & CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. & CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC & PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D. 10-18-23 PAYMENT OF \$325PARTIAL CONSTR PLAN REVW 10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit) 10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN. 10-24-23 DEVELOPER AWARE OF PLANS NEEDED. 10-26-23 UPDATE CONST. PLANS REC'D 10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD. 11-29-23 PRE-CONST MTG 11-29-23 PLANS APPROVED FOR CONSTRUCTION 11-30-23 PERMIT ISSUED FOR SITE WORK 3-13-24 BUILDING BEGINNING</p> |
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| <p>SITE DEV 04-22 RICE RD TOWNHOMES PERMIT ISSUED 12-28- 22FOR SITE DEV.</p> | <p>JOURNEY CAPITAL, LLC ANDREW WALTZ 704- 453-2700 RICE RD TOWNHOMES ACTIVE FOR REVIEWS</p> | <p>221 E RICE STREET</p> | <p><u>TOWNHOMES</u></p> | <p>1-12-22 MTG R FLOWE PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812 6-21-22 TRC MTG TO REVIEW PLAN- Location: IN map cage 8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE 9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE 11-3-22 REVISED PLANS REC'D 11-8-22 PL BD OVERVIEW 11-22-22 TRC COMMENTS COMPLETE 11-30-22 PLANS W/COMMENTS READY FOR P/UP 12-5-22 plans p/up by developer for review/revisions 12-13-22 REC'D REVISED PLANS 12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED) 12-19-22 PICKED UP by developer 12-19-22 rec'd zoning permit appl by email. 12-28-22 rec'd address from county</p> |
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| <p>#04-22 RICE ST. TWNHMS CONT.</p> | | | | <p>12-28-22 issued zoning permit # ZN-22-81 4-18-23 Rec'd 1 new page to plans. 4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet. 5-2-23 STORMWATER REVIEWED 5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet. 5-16-23 REC'D 2 COMPLETE SET OF PLANS 5-16-23 PLANS APPROVED –DEV. To p/up NEXT STEP: PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM 5-19-23 PLANS P/UP 5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements 6-6-23 Const. Admin Fees Pd: \$1,180.50 6-30-23 UPDATED PLANS REVIEWED-APPROVED 7-6-23 REC'D MATERIALS LIST SITE DEV # 04-22 RICE STREET TOWNHOMES CONT. REVIEW OF W/S, BLDG ELEVATION FEES PD: PREL PLAT \$450, SKETCH PLAN\$100, UNITS \$100 SITE WORK ACTIVE 10-11-23 REC'D UTILITY AS BUILTS 10-16-23 PLANS ACCEPTED BY RFLOWE 10-17-23 EMAILED DEV. READY FOR PICK UP 10-18-23 FINAL PLAT- MYLAR REC'D 10-19-23 R FLOWE SIGNED PLAT 10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE 10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER– as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations 11-8-23 Rec'd mylar – waiting on State permits 11-16-23 mtg w/state rep re approvals 11-20-23 application submitted with NCDEQ 11-21-23 REC'D \$350 FINAL PLAT FEE 12-5-23 final plat rec'd 12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.) 12-21-23 Rec'd Subdivision Bond copy 2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50 2-8-24PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35) 2-8-24 PERMIT ISSUED FOR 5 TOWNHMS 2-14-24 Rec'd NCDEQ permit to construct water system.</p> |
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LANDIS DEVELOPMENT PLANS UNDER REVIEW

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| | | | | <p>2-14-24 Rec'd NCDEQ water system approval 2-21-24 NCDEQ permit to construct wastewater system. 3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66 4-29-24 SEWER CERT REQUEST</p> | Section 7, Item 7.1 |
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Town of Landis
Division of Land Use
Zoning Permits Issued – Year 2024

Section 7, Item 7.1

| Permit # | Date | Name | Job Address | Permit Use |
|-----------------|-------------|-----------------------|---|--------------------------------------|
| ZN-24-01 | 01-03-24 | NIBLOCK | 2411 CALLAGHAN CT | NEW SFR |
| ZN-24-02 | 01-09-24 | JAMES/PAR 3 | 112 N CENTRAL AVE #ZN-23-40 REVISED.W/TOWN AGREEMENT – ADDITION | |
| ZN-24-03 | 01-10-24 | TARLTON | 109 S CORRELL ST | ACCESS. BLDG |
| ZN-24-04 | 01-10-24 | ADKINS | 400 N BEAVER ST | NEW DECK |
| ZN-24-05 | 01-11-24 | LESARGE | 510 N CENTRAL AVE | FENCE |
| ZN-24-06 | 01-11-24 | ROBLES | 212 W LIMITS ST | NEW SFR |
| ZN-24-07 | 01-17-24 | TRINITY LUTHERAN | 108 W RICE ST | NEW SIGN |
| ZN-24-08 | 01-23-24 | SOTELO | 1020 LINN ST | REMODEL & ADDITION |
| ZN-24-09 | 02-07-24 | NIBLOCK | 959 TAMARY WAY | NEW SFR |
| ZVL-24-01 | 02-07-24 | PZR.COM | OLD BEATTY FORD RD PROJ. | ZONING VERIF. LETTER |
| ZN-24-10 | 02-08-24 | RUTLEDGE | 503 S CENTRAL AVE | REMODEL |
| ZN-24-11 | 02-08-24 | JOURNEY CAP | 207 E RICE ST | TOWNHOME |
| ZN-24-12 | 02-08-24 | JOURNEY CAP | 209 E RICE ST | TOWNHOME |
| ZN-24-13 | 02-08-24 | JOURNEY CAP | 211 E RICE ST | TOWNHOME |
| ZN-24-14 | 02-08-24 | JOURNEY CAP | 215 E RICE ST | TOWNHOME |
| ZN-24-15 | 02-08-24 | JOURNEY CAP | 219 E RICE ST | TOWNHOME |
| ZVL-24-02 | 02-14-24 | STANDARD TITLE | PARKDALE MILL PROP | ZONING VERIF. LETTER |
| ZN-24-16 | 02-15-24 | NIBLOCK | 1060 IRISH CREEK DR | NEW SFR |
| ZN-24-17 | 02-27-24 | EASTER | 503 WINDWARD LN | ACCESS.- DECK |
| ZN-24-18 | 03-07-24 | REAUME | 115 W GARDEN ST | NEW BUSINESS |
| ZN-24-19 | 03-21-24 | CAROLINA BUILDERS | 220 W LIMITS ST | NEW SFR |
| ZN-24-20 | 03-27-24 | KRAVICE | 703 S MAIN ST | FENCE |
| ZVL-24-03 | 04-17-24 | HICKS & WOOLFORD | 130 OVERCUP CT | ZONING VERIF. LETTER |
| ZN-24-21 | 04-23-24 | NIBLOCK | 2440 CALLAGHAN CT | NEW SFR |
| ZN-24-22 | 04-23-24 | NIBLOCK | 2420 CALLAGHAN CT | NEW SFR |
| ZN-24-23 | 04-24-24 | SHIRLEY | 1015 WOODFIELD DR | FENCE |
| ZN-24-24 | 04-24-24 | FRAMPTON CONST. | 619 OLD BEATTY FORD RD. | TEMP. PORTABLE OFFICE (LANDIS RIDGE) |
| ZN-24-25 | 05-01-24 | JSC-CCI LANDIS I, LLC | 619 OLD BEATTY FORD RD. | IND SITE BLDG #1A (LANDIS RIDGE) |
| ZN-24-26 | 05-01-24 | JSC-CCI LANDIS I, LLC | 619 OLD BEATTY FORD RD. | IND SITE BLDG #1A (LANDIS RIDGE) |
| ZN-24-27 | 05-01-24 | JSC-CCI LANDIS I, LLC | 619 OLD BEATTY FORD RD. | IND SITE BLDG #1A (LANDIS RIDGE) |
| ZN-24-28 | 05-01-24 | WOODWARD | 2220 WEST A STREET | FENCE |
| ZN-24-29 | 05-23-24 | LANDIS APTS. | 1365 MT. MORIAH CHURCH RD | APARTMENTS |
| ZVL-24-04 | 05-30-24 | LUCK | 412 E TAYLOR ST | ZONING VERIF. LETTER |
| ZN-24-30 | 05-30-24 | ADNER | 1055 WOODFIELD DR | NEW SFR |
| ZN-24-31 | 06-04-24 | NIBLOCK | 1040 IRISH CREEK DR | NEW SFR |

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| ZN 24-32 | 06-05-24 | SIDES | 405 RICE STREET | NEW DECK | Section 7, Item 7.1 |
| ZN-24-33 | 06-12-24 | SIMMONS | 307 W DAVIS STREET | NEW DRIVEWAY | |
| ZN-24-34 | 06-27-24 | PRUETTE | 920 TAMARAY WAY | NEW SFR | |
| ZN-24-35 | 06-27-24 | NIBLOCK | 2301 TULLY MORE WAY | NEW SFR | |
| ZN-24-36 | 07-02-24 | GRAHAM | 606 W MILL ST | ACCESS BLDG | |
| ZN-24-37 | 07-09-24 | FACKLER | 889 IRISH CREEK DR | ACCESS STRUCTURES | |
| ZN-24-38 | 07-09-24 | NEXT PROJECT LLC(QUIJADA) | 512 W BLUME ST (DRIVE 321 N KIMMONS) | ADDITIONS & DRIVEWAY | |
| ZN-24-39 | 07-11-24 | KAMANNIS | 110 N UPRIGHT ST | RE-ESTABLISH POWER TO BLDG | |
| ZN-24-40 | 07-16-24 | BALL | 619 N KIMMONS | ROOF ADDITION (COVER PATIO) | |
| ZN-24-41 | 07-24-24 | TOWN | (110 N CENTRAL) | D C LINN PARK | |
| ZN-24-42 | 07-24-24 | Benton | 2248 Tullymore | Pool | |
| ZN-24-43 | 07-25-24 | Victory Builders | 208 N Correll ST | NEW SFR | |
| ZN-24-44 | 07-25-24 | Victory Builders | 210 N Correll ST | NEW SFR | |
| ZN-24-45 | 07-25-24 | Victory Builders | 212 N Correll ST | NEW SFR | |
| ZN-24-46 | 07-30-24 | Clayre Caceres | 605 S. Landis | ACCESS Structures | |
| ZN-24-47 | 07-31-24 | Manuel Abel Rivera | 111 Church St | Adding Porch | |
| ZN-24-48 | 8-15-24 | Allison Collins | 127 S. Central | Change of use and sign | |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|------------------------|--|--|--|
| MINIMUM HOUSING | | | |
| HC-20-02 | property near intersection of East Ryder Avenue and Coldwater Street | Villas at Landis Development LLC (Ryder Place Development) | abandoned dilapidated mobile office or classroom structures. Both units have been demolished, awaiting completion of clearance of all debris. Abated by Town and lien documents completed. CLOSED August 1, 2024 |
| HC-21-04 | 314 Town Street | Ruth C Deadmon (Heirs) | occupied substandard dwelling without water, sewer or electric services. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close presented at the August 12, 2024 Council meeting and tabled until the September meeting.. |
| HC-24-01 | 109 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-02 | 111 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|--|
| HC-24-03 | 201 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-04 | 202 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-05 | 203 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-06 | 205 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-07 | 206 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---------------------|------------------------|--|
| HC-24-08 | 207 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-09 | 209 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-10 | 210 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-11 | 211 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-12 | 212 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|-----------------------|------------------------|--|
| HC-24-13 | 214 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-14 | 215 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-15 | 216 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-16 | 217 Everhart Avenue | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-17 | 807 North Zion Street | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|------------------|----------------------------|--|---|
| HC-24-18 | 809 North Zion Street | Mary Gray Hilton Heirs | Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation. |
| HC-24-19 | 1020 Linn Street | Jesus Dotelo Andrade & Susana Bernal Lorenzo | Substandard housing conditions. Conducted inspection. Hearing scheduled for 08-29-24 @ 9:00. |
| HC-24-21 | 111 Church Street | Manuel Abel Rivera Tinoco and others | Substandard housing conditions. Inspection scheduled and conducted with the new owners. Owners intend to clean up and repair the mobile home to live in. Follow up inspection planned for 08-22-24. |
| HC-24-22 | 1050 Mt Moriah Church Road | Crystal, LLC | Substandard housing condtions. Inspection scheduled for 08-22-24 11:00. |
| HC-24-23 | 704 West Ridge Avenue | Kimberly Dell Greene | Residential use of a camper. Notice issued with deadline of 09-01-24. |
| HC-24-24 | 402 East Ryder Street | Larry & Zubecca Brown | Possible abandoned house. Inspection scheduled for 08-29-24 @ 11:00. |
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| NUISANCES | | | |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|---|-----------------------------------|--|
| PN-23-18a | 316 North Beaver Street, accessed from North Upright | Villas at Landis Ddevelopment LLC | demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. No new dumping. Pending further action. |
| PN-23-20 | 504 East Corriher Street | Edwin Ray Jones | report of dumping of concrete and similar materials in the gulley behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property and appear to be mostly large logs and other tree debris. Notice issued with deadline of 09-16-24. |
| PN-24-05 | 107 North Meriah Street | James A Hall Jr Heirs | trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with with some progress. Second notice issued with deadline of 08-25-24. Site visit and inspection delayed due to sever storm. Pending follow up. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|---|-------------------------------|---|--|
| PN-24-06 | VL Buford Dr @ N Beaver | Journey Capital LLC | overgrowth. Notice issued with deadline of 06-30-24. Abated by Town. Lien documents completed. CLOSED 08-01-24. |
| PN-24-07 | 1106 South Highland Ave | Elizabeth Beaver Tapp | Nuisance issues. Attempted to discuss matter with the occupant with negative results. Advised I would be issuing and notice and provide a copy of the ordinance to her. Notice issued with deadline of 09-02-24. |
| PN-24-08 | 402 East Ryder Street | Larry & Zubecca Brown | Nuisance issues. Notice issued with deadline of 08-27-24. Also see HC-24-24. |
| PN-24-09 | 201 West Rice Street | Straight Path Real Estate Solutions LLC | Dilapidated accessory building due to fallen tree. No action by owners to abate. Notice of violation issued with deadline of 08-26-24. |
| PN-24-10 | 1050 Mt Moriah Church Road | Crystal, LLC | Overgrowth, trash and various form of debris. Yard has been mowed and cleaned up. CLOSED 08-01-24. |
| PN-24-11 | VL South Unpright and Dial St | Larry W Page Family Limited Partnership | overgrowth. Notice issued with deadline of 08-27-24. |
| | | | |
| ABANDONED-JUNKED-NUISANCE VEHICLES | | | |
| | | | |

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------------------|-----------------------|-----------------------------------|--|
| | | | |
| ZONING | | | |
| Z-23-02 | 303 Buford Drive | Fon Ernest | Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measures. Met on site with owner on 08-08-24. Pending additional research and follow notice for violations. |
| Z-24-02 | 512 West Blume Street | Next Project LLC c/o Rosa Quijada | construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor. |
| | | | |
| Non-Residential Buildings | | | |
| NR-24-01 | 2570 South US 29 Hwy | Joseph J Rojas | Commercial building convience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing scheduled 09-12-24 @ 9:00. |

TOWN OF LANDIS

| Case Number | Violation Address | Owner or Occupant | Status or Conditions |
|-------------|-----------------------|----------------------------------|--|
| NR-24-02 | 616 South Main Street | Dwayne & Arnold & Carlyin Crouch | Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted on 04-02-24. Hearing scheduled for 09-12-24 @ 10:00. |
| | | | |
| | | | |



Item Cover Page

MEETING TYPE Board of Alderman

DATE: August 12, 2024

SUBMITTED BY: Jeneen McMillen, Finance Director

ITEM TYPE: Report

AGENDA SECTION: Reports

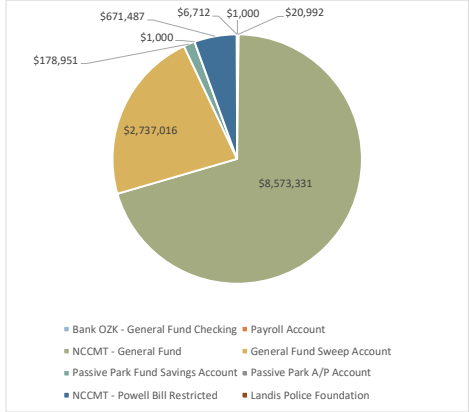
SUBJECT: **Financial Dashboard**

DETAILS:

Town of Landis
FY25 Monthly Summary
August 2024

Section 7, Item 7.2

| Operating Budget Revenues | Budgeted FY24/25 | August | FY24/25 YTD | % |
|---------------------------------------|---------------------|--------------------|--------------------|------------|
| Property Tax - Current | \$2,175,104 | \$1,438,600 | \$1,442,450 | 66% |
| Tax Collection - Prior Years | \$45,000 | \$20,005 | \$22,048 | 49% |
| Vehicle Interest | \$1,500 | \$148 | \$261 | 17% |
| Interest and Penalties | \$10,000 | \$2,622 | \$3,316 | 33% |
| Property Tax - Auto - Current | \$228,595 | \$24,535 | \$48,344 | 21% |
| Vehicle Tag Fee | \$65,000 | \$6,360 | \$12,420 | 19% |
| Building Rental Fees | \$7,200 | \$0 | \$655 | 9% |
| Sponsorships | \$1,500 | \$0 | \$0 | 0% |
| Interest on Investments | \$190,000 | \$25,087 | \$24,964 | 13% |
| Interest on Investments - Powell Bill | \$35,000 | \$0 | \$0 | 0% |
| Police Fees | \$850 | \$0 | \$156 | 18% |
| First Responder | \$1,500 | \$0 | \$0 | 0% |
| Grant Received | \$0 | \$0 | \$10,753 | 0% |
| Excise Tax on Piped Gas | \$11,000 | \$0 | \$0 | 0% |
| Franchise Tax on Electric PO | \$292,927 | \$0 | \$0 | 0% |
| Sales Tax on Telecommunications | \$7,931 | \$0 | \$0 | 0% |
| Sales Tax on Video Programming | \$9,346 | \$0 | \$0 | 0% |
| Local Government Sales & Use Tax | \$910,000 | \$114,516 | \$218,821 | 24% |
| Powell Bill Revenues | \$150,000 | \$0 | \$0 | 0% |
| ABC Revenue - County | \$14,000 | \$0 | \$0 | 0% |
| Court Cost | \$200 | \$132 | \$132 | 66% |
| Sales Tax Refund | \$70,000 | \$0 | \$0 | 0% |
| Planning/Zoning Fees | \$75,000 | \$15,955 | \$34,487 | 46% |
| Garbage Collection Fees | \$340,000 | \$30,755 | \$30,755 | 9% |
| Resource Officer Reimburse | \$170,000 | \$0 | \$0 | 0% |
| EMS Utility Reimbursement | \$5,000 | \$0 | \$0 | 0% |
| ABC Profits - State | \$15,000 | \$0 | \$0 | 0% |
| Solid Waste Disposal Tax | \$3,100 | \$721 | \$721 | 23% |
| East Landis Property Tax | \$32,000 | \$20,861 | \$21,038 | 66% |
| East Landis Tax - Prior Years | \$200 | \$0 | \$0 | 0% |
| East Landis Penalties and Interest | \$1,500 | \$225 | \$332 | 22% |
| East Landis - Motor Vehicles | \$4,500 | \$509 | \$1,059 | 24% |
| Debt Setoff | \$100 | \$0 | \$0 | 0% |
| Vendor Reimbursement | \$0 | \$11 | \$144 | 0% |
| Over/Short | \$0 | \$144 | \$144 | 0% |
| Sale of Fixed & Surplus Assets | \$50,000 | \$0 | \$0 | 0% |
| Rowan Municipal Association | \$2,000 | \$0 | \$432 | 22% |
| Fund Balance Appropriated | \$1,033,179 | \$0 | \$0 | 0% |
| Administrative Service Charges | \$797,422 | \$0 | \$0 | 0% |
| Park Revenues | \$155,900 | \$22,859 | \$54,764 | 35% |
| Water Service | \$1,130,000 | \$100,742 | \$100,742 | 9% |
| East Landis Water | \$50,000 | \$0 | \$0 | 0% |
| Interest on Investments | \$84,000 | \$7,258 | \$7,258 | 9% |
| Miscellaneous Income | \$0 | \$6,155 | \$6,155 | 0% |
| Tap Fees - Water | \$50,000 | \$7,734 | \$7,734 | 15% |
| Planning Review Fees | \$0 | \$1,290 | \$24,336 | 0% |
| Debt Setoff | \$5,000 | \$0 | \$0 | 0% |
| Fund Balance Appropriated | \$3,147 | \$0 | \$0 | 0% |
| Sewer Service Fees | \$1,024,000 | \$84,047 | \$84,225 | 8% |
| Sewer Impact Fees | \$15,000 | \$0 | \$0 | 0% |
| Tap Fees | \$35,000 | \$12,771 | \$12,771 | 36% |
| Fund Balance Appropriated | \$3,147 | \$0 | \$0 | 0% |
| Stormwater Fees | \$115,000 | \$0 | \$9,845 | 9% |
| Interest on Investments - Stormwater | \$2,000 | \$229 | \$261 | 13% |
| Fund Balance Appropriated | \$3,147 | \$15,762 | \$30,762 | 978% |
| Electricity Fees | \$6,095,000 | \$634,066 | \$634,066 | 10% |
| Penalties - Electric | \$100,000 | \$8,111 | \$8,111 | 8% |
| Reconnect Fees | \$40,000 | \$3,675 | \$9,900 | 25% |
| Meter Tampering Fees | \$1,000 | \$0 | \$0 | 0% |
| Pole Attachments | \$500 | \$0 | \$0 | 0% |
| Interest on Investments - Electric | \$70,000 | \$7,764 | \$7,764 | 11% |
| Miscellaneous Income | \$1,000 | \$10,880 | \$10,880 | 1088% |
| Underground Service | \$400 | \$0 | \$0 | 0% |
| Payment Return Fees | \$3,000 | \$105 | \$385 | 13% |
| Debt Setoff | \$3,000 | \$1,779 | \$3,030 | 101% |
| Sale of Surplus Assets - Electric | \$8,000 | \$470 | \$470 | 0% |
| RE Appropriated - Electric | \$331,172 | \$0 | \$0 | 0% |
| TOTAL | \$16,084,066 | \$2,626,884 | \$2,886,893 | 18% |



| Bank Balances | | |
|-----------------------------------|-------------------|-------------|
| Bank OZK - General Fund Checking | \$1,000 | 0% |
| Payroll Account | \$20,992 | 1% |
| NCCMT - General Fund | \$8,573,331 | 70% |
| General Fund Sweep Account | \$2,737,016 | 22% |
| Passive Park Fund Savings Account | \$178,951 | 1% |
| Passive Park A/P Account | \$1,000 | 0% |
| NCCMT - Powell Bill Restricted | \$671,487 | 6% |
| Landis Police Foundation | \$6,712 | 0% |
| TOTAL | 12,190,489 | 100% |

| Operating Budget Expenditures | Budgeted FY24/25 | August | FY24/25 YTD | % |
|---------------------------------------|---------------------|------------------|--------------------|-----------|
| Administration | \$1,410,850 | \$79,876 | \$207,623 | 15% |
| Police Department | \$1,601,004 | \$185,149 | \$269,570 | 17% |
| Fire Department | \$1,463,002 | \$117,017 | \$165,125 | 11% |
| Streets Department | \$1,519,212 | \$29,198 | \$98,051 | 6% |
| Sanitation Department | \$310,000 | \$20,746 | \$22,347 | 7% |
| Parks and Recreation | \$547,460 | \$75,728 | \$96,413 | 18% |
| Electric Department | \$6,653,072 | \$121,561 | \$206,311 | 3% |
| Water Department | \$772,526 | \$58,061 | \$68,728 | 9% |
| Sewer Department | \$1,149,009 | \$44,429 | \$46,727 | 4% |
| Storm Water Department | \$120,147 | \$1,132 | \$893 | 1% |
| Debt Service - Municipal Loan/Copiers | \$60,025 | \$0 | \$49,730 | 83% |
| Debt Svc-USDA Bonds/Sewer Eq/Srf Loan | \$477,759 | \$0 | \$0 | 0% |
| Total Expenditures | \$16,084,066 | \$732,898 | \$1,231,517 | 8% |

| | | | |
|---|--------------------------|-----------|-----------|
| Landis Police Foundation | Balance \$6,712 | August | FY 24/25 |
| Revenues - Sponsorships & Interest | | \$1 | \$221 |
| Expenditures | | \$0 | \$0 |
| Passive Park Fund | Balance \$179,951 | August | FY 24/25 |
| Revenues - Sponsorships & Interest | | \$15 | \$15 |
| Expenditures | | \$0 | \$0 |
| Downtown Revitalization Grant (Project #25-6) | Balance \$100,000 | August | FY 24/25 |
| Revenues | | \$0 | \$0 |
| Expenditures | | Allocated | Completed |
| Globes and new light bulbs for Central Avenue | | | \$15,633 |
| Landscaping (project #s 25-10, 25-11, 25-12, and 25-13) | | \$60,940 | \$1,000 |
| Repair Town Crier Clock | | | \$8,490 |
| | | Total | \$25,123 |
| Powell Bill | Balance \$671,487 | | |
| Revenues | \$0.00 | \$0 | \$0 |
| Expenditures | | Allocated | Completed |
| Rent Street Cleaner | | | \$3,400 |
| Sidewalk Project (project #25-28) | | | \$51,750 |
| Paving | | \$217,233 | \$0 |
| | | Total | \$55,150 |





Item Cover Page

MEETING TYPE Board of Alderman

DATE: August 12, 2024

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Report

AGENDA SECTION: Reports

SUBJECT: **Managers Report**

DETAILS:



**Town Manager Report
Month of August 2024**

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

1. Downtown Revitalization Landscape and Irrigation Project will be underway in September 2024 for North and South Central. This project is expected to close part of the street over the next few weeks, and should be completed by the end of the month.
2. The Mount Moriah Church Road/West Ryder Avenue water line, and the elevated water tank grant projects have been approved by the North Carolina Department of Environmental Quality, however bids came back above budget. Staff are working with NCDEQ to reallocate Landis State Surplus ARPA Earmark Funds from the sewer line project that came in overfunded to our distribution systems, which are underfunded. If approved, this project should be able to move along to construction by the end of the year.
3. Stormwater drainage issues are being identified, and town staff are working through as many of them as we can within the town right of ways.
4. The Town 2024 Paving is on schedule for around September 2024 to be complete. We will post the effected streets on our website, and social media outlets around that timeframe, so citizens will be aware of any detours.
5. I requested the Mayor declare a State of Emergency on August 7, 2024, due to the conditions of our current Lake Landis, Lake Corriher, and Lake Wright Dams. Once the State of Emergency was enacted, Town Staff located Alliance Integrated Solutions NC Inc to bring pumps to Lake Landis, and Lake Corriher within a day. This purchase was completed under our Emergency Situations Procurement Policy. Two pumps were placed in Lake Corriher, and lines ran to Lake Landis to get the water under the spillway, to protect the back of the Lake Landis Dam. The drain line on Lake Corriher feeding Lake Landis was opened to it's full capacity as well. Additionally there were three other pumps placed in Lake Landis to pump the water from Lake Landis to Grants Creek. Town Staff were in constant communication with NC State Emergency Management, and Rowan County Emergency Management during the storm event. NCDEQ also came out to the site several times to inspect the Lake Landis Dam, and Lake Corriher Spillway. Town Staff are working to get all reimbursements recorded with the State of NC Emergency Management Office.
6. The North Central Clock has been repaired and is on time.

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

Thank you,

Michael D. Ambrose



2024

OCTOBER

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|---|--|--|---|--------|---|
| 29 | 30 | 1 National Night Out Rescheduled: 6-9PM | 2 Senior Luncheon/Bingo: 12:00 Noon @ Trinity Lutheran Church | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 CANCELLED Board of Aldermen Work Session Meeting: 5:30PM | 11 | 12 Town Wide Scheduled Power Outage for Maintenance: 10PM-5AM |
| 13 | 14 Board of Aldermen Regular Scheduled Meeting: 6:00PM | 15 Planning Board Meeting: 6:00PM | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 Fall Festival & Trunk or Treat: 2-6PM |
| 27 | 28 | 29 | 30 | 31 Halloween | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |

NOVEMBER

NOTE

COMMUNITY EVENTS

2023-2024



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

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