



BOARD OF ALDERMAN

Monday, October 20, 2025 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. CONSENT AGENDA:

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

REQUESTED ACTION: Motion to Approve Consent Agenda as presented

- [2.1](#) Consider Approval of Regular Scheduled Meeting Minutes from September 8, 2025

3. PUBLIC HEARINGS:

- [3.1](#) Consider Public Legislative Hearing for Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) Corresponding Ordinances #ANNEX-2025-10-20 and #ZMA - 2025-10-20
- [3.2](#) Consider Public Legislative Hearing for 205 Everhart Avenue to Close and Vacate Properties and Corresponding Ordinance #HC-2025-10-20-1 (Rowan County Parcel ID: 130A08208)

4. OLD BUSINESS:

- [4.1](#) Consider Discussion of 1335 Mt. Moriah Church Road (Rowan County Parcel ID: 130B09601)
- [4.2](#) Consider Discussion of 0 W. Ryder Avenue (Rowan County Parcel ID: 130 331)

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. ORDINANCES/RESOLUTIONS:

- [6.1](#) Consider Approval of Road Closure Ordinance #2025-10-20 for the Town of Landis 125 Celebration on May 2, 2026

7. CONSIDERATIONS:

- [7.1](#) Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(6) to Discuss Personnel Matters
- [7.2](#) Consider Discussion of an Update on the Foundations at DC and Frances Linn Park
- [7.3](#) Consider Approval of the Park Light Design and Lighting Package Recommended by the DCFL Committee
- [7.4](#) Consider Approval of Awarding the Project Bid to Conner Construction for the Landis Pool Resurfacing Project in the Amount of \$68,434.00 (Project # 26-125)
- [7.5](#) Consider Approval of Capital Project Ordinance #CPO-2025-10-20-1 for Landis Pool Resurfacing Project (Project #26-125)
- [7.6](#) Consider Approval of Change Order #25-02-04 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)
- [7.7](#) Consider Approval of Change Order #25-02-05 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)
- [7.8](#) Consider Approval of Budget Amendment #8 to Allocate Funds for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)
- [7.9](#) Consider Approval of Change Order #25-18-01 to Allocate Additional Funding for Lee Electrical to Move Utility Lines for the Round-A-Bout Project on Cannon Farm Road at W Rice Street (Project #25-18)
- [7.10](#) Consider Approval of Capital Project Ordinance #CPO-2025-10-20-2 for the FY25 12KV Electric Project (Project #25-18)

[7.11](#) Consider Approval of Budget Amendment #10 to Authorize Town Staff to Receive the North Carolina Department of Transportation Funding for the Utility Relocation and 12KV Conversion of Lines on Cannon Farm Road at W Rice Street (Project #25-18)

[7.12](#) Consider Approval of Change Order #25-04-01 to Reduce the Mount Moriah Water Line Project Allocations Due to the Project Scope Change in the Amount of \$151,923.55 (Project #25-04)

[7.13](#) Consider Approval of Awarding the FY25 Paving Project Contract to Carolina Siteworks in the Amount of \$667,474.00 (Project #25-08)

[7.14](#) Consider Approval of Capital Project Ordinance #CPO-2025-10-20-3 for the FY25 Paving Project (Project #25-08)

[7.15](#) Consider Approval of the Stormwater ERU Study Results and Setting a Public Hearing for November 10, 2025

[7.16](#) Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

8. REPORTS:

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

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

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

9. UPCOMING EVENTS:

[9.1](#) Upcoming Events (Included in the Board Packet)

10. CLOSING:

10.1 Board Comments

10.2 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: Consider Approval of Regular Scheduled Meeting Minutes from September 8, 2025

DETAILS:



BOARD OF ALDERMAN

Monday, September 08, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Mayor Pro-Tem Ashley Stewart (arrived at 6:10pm), Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Utility Billing Specialist Ashley Burn, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:00 PM.

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

Two additional items were requested to be added to the agenda as items 6.7 and 6.8, both regarding Everhart properties.

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS AMENDED TO INCLUDE ADDING ITEM 6.7 TO CONSIDER APPROVAL OF SETTING PUBLIC HEARING FOR 205 EVERHARDT AVE. TO CLOSE AND VACATE PROPERTIES AND ITEM 6.8 TO CONSIDER APPROVAL TO CLOSE AND VACATE PROPERTIES LOCATED AT 111, 215, AND 217 EVERHARDT AVE. AND CORRESPONDING ORDINANCES.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: 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 Regular Scheduled Meeting Minutes from August 11, 2025

2.2 Consider Budget Amendment #6 to Allocate Funds for the 65 Fund and 70 Fund

2.3 Consider Approval of Resolution #2025-09-08-1 Accepting the Colonial Pipeline Donation of a 2018 Ford F-150 XLT Super Crew, 4WD Pickup Truck to the Landis Fire Department with a Fair Market Value of \$16,200

It was noted that the 2018 Ford F-150 truck had arrived and would replace Car 44. Although the truck was donated at no cost, it needed to be recorded for capital asset purposes at its fair market value of \$16,200.

2.4 Consider Budget Amendment #7 To Account for the Colonial Pipeline Donation of a 2018 Ford F-150 to the Fire Department and FY25 Stormwater ERU Study Project with Gradient

Town Manager Michael Ambrose explained the ERU study project crossed the fiscal year and needed to be reallocated. He noted the study was complete, and results would be presented at the October meeting regarding stormwater fees.

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

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Darrell Overcash, Ryan Nelms, Tony Corriher

3. PUBLIC HEARINGS:

3.1 Consider Public Legislative Hearing for Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic and Corresponding Ordinance #ZMA-2025-09-08-1

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, requested to amend their application from the proposed Civic zoning to MU-1 zoning instead. He asked for time to revise and resubmit the application.
- Glenn Corriher - noted that the topic of apartments at Landis Elementary had been brought up two months ago at the Planning and Zoning Committee. He mentioned that the property owners had purchased additional properties for future development of amenities like a swimming pool

and tennis courts. Mr. Corriher raised concerns about the safety of children from the elementary school given the increased traffic density the development would bring.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO TABLE ZONING MAP AMENDMENT ZMA-2025-09-08-1, ITEM 3.1, TO ALLOW THE APPLICANT TO CHANGE THE PROPOSED ZONING TO MU-1.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

3.2 Consider Public Hearing for Zoning Map Amendment ZMA-2025-09-08-2 - Parcel #130 097 - 714 W. Ryder Avenue - MU-1 to Civic and Corresponding Ordinance #ZMA-2025-09-08-2

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, indicated that they wished to withdraw this application since they intended to keep all properties as MU-1.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ZONING MAP AMENDMENT ZMA-2025-09-08-2 FOR PARCEL #130 097 - 714 W. RYDER AVENUE TO BE REZONED FROM MU-1 TO CIVIC.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Failed: (0-4)

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

3.3 Consider Public Hearing for Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331- 0 W. Ryder Avenue - SFR-3 to Civic and Corresponding Ordinance #ZMA-2025-09-08-3

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joe Strickland - representing Dynamic Developers of the Carolinas, expressed they would amend their application from the proposed Civic zoning to MU-1 zoning to have all properties zoned MU-1.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO TABLE ZONING MAP AMENDMENT ZMA-2025-09-08-3, ITEM 3.3, TO ALLOW THE APPLICANT TO CHANGE THE PROPOSED ZONING TO MU-1.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

3.4 Consider Approval of Legislative Hearing for Amending the Landis Development Ordinance Article 4 Regarding Planning Board Members and Corresponding Ordinance #ZTA-2025-09-08

The proposed amendment would change the Planning Board from 7 members to 5 members with 2 alternates.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING TEXT AMENDMENT #ZTA-2025-09-08.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

- Joseph Keller - expressed satisfaction with how his property matters had been handled. He praised Manager Ambrose, the Planning Board, the Board of Alderman, and the town attorney, for their assistance with zoning issues.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING TEXT AMENDMENT #ZTA-2025-09-08.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #ZTA-2025-09-08 AMENDING THE LANDIS DEVELOPMENT ORDINANCE ARTICLE 4 REGARDING PLANNING BOARD MEMBERS.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

3.5 Consider Public Hearings for 203 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-1

Police Chief Matthew Geelen explained that 203 Everhart Avenue is one of the properties that Alliance Code Enforcement has been working on for minimum housing violations. The property was occupied until about two months ago.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 203 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-1.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Public Hearing Comments:

- Sam Deadmon - spoke in favor of the town's efforts to abate these properties, saying it was "high time" the town took action as these properties had been problems for many years.
- Tony Hilton - the property owner, stated he was surprised by the proceedings as he believed there were only cosmetic issues with 203 Everhart. He explained that the house was solid, and he had been making repairs including replacing floor coverings after a former tenant damaged the property. He noted he had removed the carport and was adding wainscoting to address issues with asbestos siding that had been identified by the inspector.

Chief Geelen clarified that this was a motion to close and vacate the property, not to demolish it. He suggested that the item could be tabled to allow for a site visit with the code enforcement officer.

Board members discussed whether the property should be closed and vacated while repairs were ongoing, with Mayor Pro-Tem Stewart noting that the purpose was to ensure no one lived in substandard housing while allowing the owner to continue making repairs.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 203 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-1.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

After considerable debate about the appropriate time frame to give Mr. Hilton to remedy the property (with options of 30, 45, or 60 days discussed), multiple motions were made:

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 60 DAYS TO REMEDY THE PROPERTY.

Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Split: (2-2)
Voting For: Tony Corriher, Ashley Stewart
Voting Against: Darrell Overcash, Ryan Nelms
Motion Failed: Mayor Smith voted Nay - (2-3)

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 45 DAYS TO REMEDY THE PROPERTY.

Moved By: Ryan Nelms, seconded by Ashley Stewart
Motion Failed: (1-3)
Voting For: Ryan Nelms
Voting Against: Darrell Overcash, Ashley Stewart, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-1 TO CLOSE AND VACATE 203 EVERHART AVENUE WITH A TIME FRAME OF 30 DAYS TO REMEDY THE PROPERTY.

Moved By: Darrell Overcash, seconded by Ashley Stewart
Motion Passed: (3-1)
Voting For: Ryan Nelms, Ashley Stewart, Darrell Overcash
Voting Against: Tony Corriher

3.6 Consider Public Hearings for 216 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-2

Chief Geelen noted that 216 Everhart Avenue also had minimum housing issues. The property was not occupied but was being used as a storage area.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 216 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-2.

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

Public Hearing Comments:

- Sam Deadmon - spoke in favor of the town's efforts to abate these properties and reiterated his support to address substandard properties.
- Tony Hilton - the property owner, confirmed that the property had not been used as a residence for some time and was used to store building materials.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 216 EVERHART AVE. TO CLOSE AND VACATE PROPERTIES ORDINANCE #HC-2025-09-08-2.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #HC-2025-09-08-2 TO CLOSE AND VACATE 216 EVERHART AVENUE WITH A TIME FRAME OF 30 DAYS TO REMEDY THE PROPERTY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

- **Shane Safrit – 502 Patterson St. China Grove** – followed up on his comments from the previous month regarding minimum housing concerns at 619 North Main Street. He stated that rigid enforcement without consideration of circumstances undermines fairness and justice. He disputed the claim that there was a 90-day standard for addressing complaints, stating no such policy exists. He also questioned the timeline presented by town staff regarding when the code enforcement process began for his mother's property.
- **Phil Austin – Woodfield Dr. and Jefferson St.** - raised concerns about a water issue on Airport Road that has persisted for over a year. He stated that despite attending multiple meetings and contacting town officials, including the Mayor, he had received no meaningful response. He described significant water pooling in front of a new resident's home when it rains.

Town Manager Michael Ambrose responded that the town had contacted their engineers to assess the water issue and were obtaining contractor quotes for ditching work. He noted one quote was around \$90,000, and with the stormwater budget at \$122,000, this would need board consideration along with other stormwater priorities

- **Glenn Corriher – Mt. Moriah Church Rd.** - apologized for any cross words during the earlier discussion and emphasized his support for progress in Landis.
- **David Sides – 1070 Woodfield Dr.** - a resident since 1998, expressed frustration that the final coat of asphalt had still not been applied to Woodfield Drive despite repeated promises from previous administrations. He also raised concerns about water problems affecting his neighborhood and felt his area of town was being neglected compared to other areas.

Mr. Ambrose explained that newer developments now require bonds to ensure final asphalt is applied, but Woodfield Drive was developed before this requirement. He noted the town has a review process for prioritizing street paving and that sidewalk repairs were currently taking precedence in the budget.

- **Cindy Gann – 506 Airport Rd.** – expressed concern for water pooling issues affecting mailbox access on Airport Rd.

Manager Ambrose confirmed they were assessing drainage solutions in this area.

- **Joseph Keller** - spoke about the challenges of water management, describing his experience with ditching projects in Kannapolis and defending the town's efforts to address drainage issues. Mr. Keller expressed that the town had contacted him regarding this issue and confirmed that there were actions being taken.

5. ORDINANCES/RESOLUTIONS:

5.1 Consider Discussion of N.C.G.S 160A-164.2(b) "Fostering Care in N.C. Act" Effective October 1, 2025 and Approval of Corresponding Resolution #2025-09-08-5

HR Director Madison Stegall explained that the State added a new statute to the Fostering Care Act in North Carolina requiring town councils to conduct SBI background checks for any new hires working with children in any capacity. This would primarily affect lifeguards and parks and recreation staff. The additional background check would cost \$38 per applicant beyond the town's existing background check process.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-5 TO REQUIRE SBI BACKGROUND CHECKS FOR ANY NEW HIRES AS OF OCTOBER 1, 2025, THAT WILL BE WORKING WITH CHILDREN IN ANY CAPACITY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.2 Consider Approval of Road Closure Ordinance #2025-09-08-1 for the Town of Landis Fall Festival on October 25, 2025

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #2025-09-08-1 FOR THE ANNUAL FALL FESTIVAL ON OCTOBER 25, 2025, ROAD CLOSURE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.3 Consider Approval of Road Closure Ordinance #2025-09-08-2 for the Southern Rowan Christmas Parade on November 25, 2025

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT ORDINANCE #2025-09-08-2 FOR THE ANNUAL SOUTHERN ROWAN CHRISTMAS PARADE ON NOVEMBER 25, 2025, ROAD CLOSURE.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.4 Consider Approval of Resolution #2025-09-08-2 to Request State Loan and/or Grant Assistance for Wastewater Infrastructure Projects

Manager Ambrose presented this resolution seeking state funding for several wastewater infrastructure projects. These included the Highway 29 lift station project, which would connect directly to the outfall via force main and take capacity off Upright Street for future development. Additional projects would rehabilitate the Poplar Street and Fifth Street lift stations.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-2 TO REQUEST STATE LOAN AND GRANT ASSISTANCE FOR WASTEWATER INFRASTRUCTURE PROJECTS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5.5 Consider Approval of Resolution #2025-09-08-3 Setting a Public Hearing for Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) and Corresponding Resolution #2025-09-08-4 Directing the Clerk to Investigate

This voluntary annexation petition was submitted by a property owner wishing to bring their property at 1273 Cannon Farm Road into the town before building a house on the property. It was noted that the application met the standards for non-contiguous satellite annexation.

ACTION: A MOTION WAS MADE TO APPROVE AND ADOPT RESOLUTION #2025-09-08-3 TO SET A PUBLIC HEARING FOR THE PROPERTY AT 1273 CANNON FARM ROAD AS WELL AS RESOLUTION #2025-09-08-4 DIRECTING THE CLERK TO INVESTIGATE, AND TO SET BOTH FOR THE OCTOBER 20, 2025, MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6. CONSIDERATIONS:

6.1 Consider Installation of a Fence Around the Perimeter of Lake Corriher Park's Playground (Project 26-128)

Parks and Recreation Director Jessica St. Martin presented quotes for installing a 4-foot aluminum fence around the Lake Corriher Park playground for insurance and safety purposes. The fence would include a 5-foot latch gate. Three quotes were received: \$8,153 from B&H Fencing, \$9,864 from Allison Fencing, and \$20,109 from Superior Fencing. Staff recommended B&H Fencing based on cost and timeline availability.

ACTION: A MOTION WAS MADE TO APPROVE PROJECT 26-128 AND AWARD IT TO B&H FENCING IN THE AMOUNT OF \$8,153.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.2 Consider Approval to Purchase One New Police Vehicle and Corresponding Equipment

Chief Geelen requested approval to purchase a 2026 Ford Police Explorer interceptor under state contract from Parks Ford for \$42,424.08. Additional equipment totaling \$10,158 would be purchased from Dana Public Safety Supply, also under state contract.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF A NEW FORD EXPLORER FROM PARKS FORD IN THE AMOUNT OF \$42,424.08 AND THE NECESSARY EQUIPMENT FROM DANA PUBLIC SAFETY SUPPLY IN THE AMOUNT OF \$10,158.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.3 Consider Approval of Change Order #1 to Extend Project Deadline from February 14, 2026 to March 16, 2026 in Lieu of Any Additional Expenses for 100,000 Gallon Elevated Water Tank (Project 25-05)

Manager Ambrose explained that the contractor requested to extend the completion date for the water tank project in lieu of charging approximately \$115,000 for extra work not covered under the ARPA grant. The extension would allow them to complete another job and return to finish this project.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #1 TO EXTEND PROJECT 25-05 DEADLINE FROM FEBRUARY 14, 2026, TO MARCH 16, 2026, IN LIEU OF ANY ADDITIONAL EXPENSES FOR 100,000 GALLON ELEVATED WATER TANK.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.4 Consider the Approval of the Lighting Equipment for the Landis Ridge Development

Chief Geelen presented the purchase of lighting equipment for the Landis Ridge development, as approved in the previous month's agreement. The equipment would match the lighting on Central Avenue as closely as possible.

ACTION: A MOTION WAS MADE TO APPROVE LIGHTING EQUIPMENT FOR THE LANDIS RIDGE DEVELOPMENT AND AWARD THE PURCHASE TO BORDER STATES IN THE AMOUNT OF \$18,053.33.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.5 Consider the Approval of Change Order #3 for Sewer Project (25-02) in the Amount of \$135,938.00

Manager Ambrose presented change order #3 for the sewer project, noting it had been verified by the town's engineer and inspector. This change order includes an increase in existing bid item quantities totaling \$110,974.00, which covers additional gravity sewer installation in both ductile iron and PVC pipe, cured-in-place pipe lining, one additional standard manhole, and inlet protection for erosion control. It also includes the addition of a new bid item in the amount of \$24,964.00 for the removal and replacement of 28 feet of 30-inch reinforced concrete pipe, including the demolition and rebuild of a storm drain box inlet. The 7-day time extension accounts for 4 days lost to rain delays and 3 days required for the additional reinforced concrete pipe work.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #3 FOR SEWER PROJECT (25-02) IN THE TOTAL AMOUNT OF \$135,938.00 WITH A 7-DAY TIME EXTENSION.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.6 Consider Discussion of Holding an Ethics for Elected Officials Training

Town Clerk/HR Director Stegall explained that this would be an online, on-demand training course offered by the UNC School of Government. Registration is open through October 31st. The Board discussed holding the training in person as a group. A date for training was not set.

ACTION: A MOTION WAS MADE TO APPROVE HOLDING ETHICS TRAINING FOR ELECTED OFFICIALS USING THE SCHOOL OF GOVERNMENT'S ON-DEMAND ETHICS COURSE.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

Voting For: Ryan Nelms, Ashley Stewart, Darrell Overcash

Voting Against: Tony Corriher

**6.7 Consider Adding Item 6.7 to Agenda
Consider Approval of Setting Public Hearing for 205 Everhardt Ave. to Close and Vacate Properties**

Chief Geelen recommended scheduling a public hearing for the October 20, 2025, Board of Aldermen meeting to consider the close and vacate of properties located at 205 Everhardt Avenue. This property was occupied, and staff wanted to give enough time to notice to close and vacate.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR 205 EVERHART AVENUE FOR THE OCTOBER 20, 2025, BOARD OF ALDERMEN MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6.8 Consider Adding Item 6.8 to Agenda
Consider Approval to Close and Vacate Properties Located at 111, 215, and 217 Everhardt Ave. and Corresponding Ordinances

Chief Geelen explained that these properties, like others discussed earlier, had minimum housing violations and had gone through the proper process. Mr. Tony Hilton confirmed that 215 and 217 Everhart were scheduled for demolition per contracts he had already signed, and that 111 Everhart was unoccupied and used for storage.

ACTION: A MOTION WAS MADE TO APPROVE THE CLOSE AND VACATE FOR PROPERTIES AT 111, 215, 217 EVERHART AVENUE AND CORRESPONDING ORDINANCES HC-2025-09-08-3, HC-2025-09-08-4, AND HC-2025-09-08-5.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7. REPORTS:

7.1 Departmental Reports (Included in the Board packet)

7.2 Financial Report (Included in the Board packet)

7.3 Town Manager Report (Included in the Board packet)

8. UPCOMING EVENTS (INCLUDED IN THE BOARD PACKET)

8.1 Upcoming Events (Included in the Board Packet)

Mayor Smith announced several upcoming events:

- National Night Out and Touch a Truck on Friday from 5-7 PM at DC Park
- Run for Your Word 5K for the Southern Rowan Bible Association on Saturday from 9-10:30 AM
- Planning Board Meeting on September 16 at 6 PM
- DC and Francis Lynn Park Committee Meeting on September 22 at 6 PM
- Senior Luncheon on October 1 at 12 noon at Trinity Lutheran Church
- Regular Board Meeting on October 20
- Planning Board Meeting on October 21
- Annual Fall Festival on October 25
- DC Park Committee Meeting on October 27

9. CLOSING:

9.1 Board Comments

No comments were made.

9.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:30 PM.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

DRAFT



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Phil Collins, Planning Director

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

SUBJECT: **Consider Public Legislative Hearing for Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) Corresponding Ordinances #ANNEX-2025-10-20 and #ZMA -2025-10-20**

DETAILS:

Legislative Hearing - Voluntary Annexation Petition for Non-Contiguous Property - 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170)

1. Overview from Staff
2. Open Public Hearing
3. Comments by Public
4. Close Public Hearing
5. Clerks Certificate of Sufficiency (no action)
5. Consider ORDINANCE #ANNEX-2025-10-20
6. Consider ORDINANCE #ZMA -2025-10-20

FINDINGS AND CONCLUSIONS

The North Carolina General Statutes require that property deemed non-contiguous to the “primary corporate limits” of a municipality must meet certain requirements for annexation. The following provisions demonstrate the eligibility of the subject property(s) for annexation by the Town as follows:

1. The property lies within an area contained within the defined boundaries of an annexation boundary agreement authorized by NCGS 160A, Article 4A, Part 6.
2. The property meets the requirements of NCGS 160A-58.1(b2).
3. The property owner has submitted a petition to the Town of Landis for annexation.

The property does not currently have a Town of Landis zoning designation due to its location beyond the Extraterritorial Jurisdiction of the Town; therefore, a concurrent hearing may be held at the time of annexation to designate an initial zoning designation upon the Official Zoning Map of the Town.

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 8, 2025, MEETING INCLUDE:

- a. Direct (by Resolution #2025-09-08-4) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Board
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #2025-09-08-3) for public hearing at the next regular meeting.

ADDITIONAL STEPS BEFORE, AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Board of Aldermen undertake the process of annexation, staff will:

1. Place an item on the August 19, 2025, Planning Board agenda a request their recommendation on the designation of the appropriate zoning district requested by the petitioner as Single Family Residential-3 (SFR-3) consistent with the existing designation upon the Future Land Use Map of the Town Plan 2040 of “Residential”
2. Advertise for a Public Legislative Hearing scheduled for October 20, 2025, before the Mayor and Board of Aldermen on the subject of annexing and applying an initial Town zoning designation to the property.

NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN – THE ACTIONS THAT MAY BE TAKEN AT THE October 20, 2025, REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Legislative Public Hearings for the purpose of receiving input from citizens and/or persons owning an interest in the subject property.
2. Considering (adoption or rejection) of an Ordinance #ANNEX-2025-10-20 Extending the Corporate Limits (annexation to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2025-10-20 (initial zoning) to reflect designation upon the subject 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 shapefiles 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 of the changes 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 development plan(s) and /or preliminary plat(s) for any future development project upon the subject property,
6. Process zoning permit application(s) and issue permit(s) upon compliance with the Town of Landis Development Ordinance (LDO).



CERTIFICATE OF SUFFICIENCY

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

I, Madison Stegall, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

I further find that the area meets the standards for a non-contiguous area as specified in G.S. 160A-58.1(b), in that:

- a. The petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area in relation to the primary corporate limits.
- b. The petition includes the names and addresses of all owners of real property lying in the area described therein.
- c. The petition includes the signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S. 160A-58.1(a).
- d. The nearest point on the proposed satellite corporate limits is no more than three (3) miles from the primary corporate limits of the Town;
- e. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any municipality other than the Town;
- f. The satellite area is so situated that the Town will be able to provide the same services as are provided within its primary corporate limits;
- g. To the extent that the proposed satellite area contains any portion of a subdivision, the entire subdivision is included;
- h. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits of the Town, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town (this subdivision does not apply to the Town of Landis).

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Landis, this 20th day of October 2025.

Madison Stegall, Town Clerk



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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property is located at 1273 Cannon Farm Road, China Grove, North Carolina 28023 (Rowan County Parcel ID: 132 170) lying outside the town limits and is described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Single Family Residential -3” (SFR-3) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Residential Neighborhood” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

The Rowan County Tax Parcel ID 132 170 described in Attachment “A” attached hereto shall be designated “Single Family Residential -3” (SFR-3) on the Official Zoning Map.

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

The Board of Aldermen further ordains the property consisting of Rowan County Parcel ID 132 170 described in Attachment “A” attached hereto shall be designated in the “Neighborhood” future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

The Ordinance shall be effective immediately upon its adoption.

Adopted on this 20th day of October 2025.

s/ _____
Meredith Bare Smith, Mayor

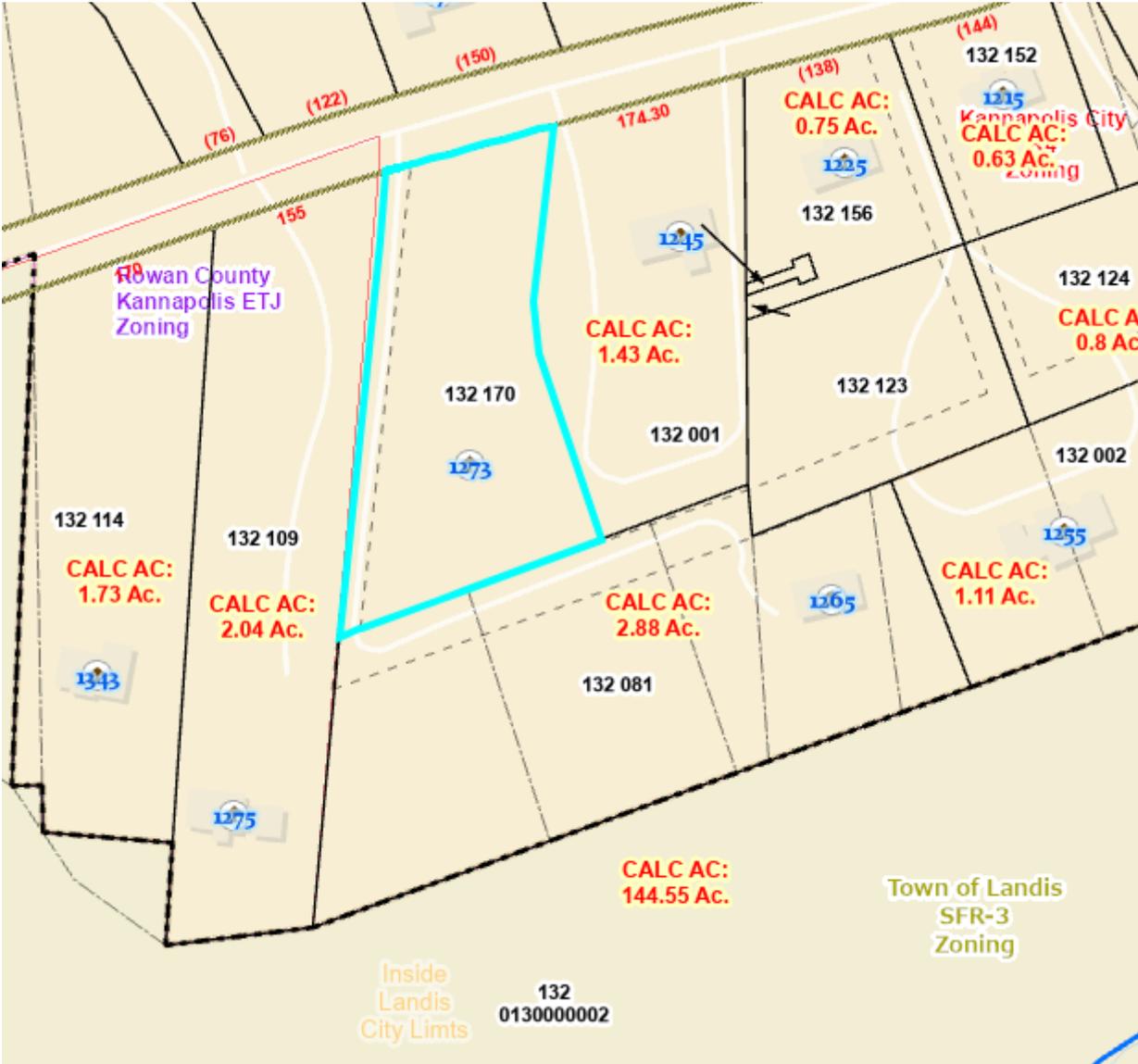
s/ _____
Madison Stegall, Town Clerk

Attachment "A"

Being all of Lot 2, as shown on the Exception Plat titled "Exception Plat Property Owned by: Lois M. Edwards and Robert E. Edwards, 1273 Cannon Farm Road, China Grove, Rowan County, North Carolina, Kannapolis ETJ" prepared by Jackie G. Duncan, PLS and Recorded in the Towan County Register of Deeds in Map Book 9995, at Page 11161.

Parcel: 132 170

Physical Address: 1273 Cannon Farm Road, China Grove, NC 28083





AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF LANDIS, NORTH CAROLINA

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Landis Town Hall at 6:00 PM on October 20, 2025, after due notice by publication on (October 7, 2025, and October 14, 2025); and

WHEREAS, the Board of Aldermen finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the Town;
- c. The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town (this subdivision does not apply to the Town of Landis); and

WHEREAS, the Board of Aldermen further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Board of Aldermen further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Landis, as of October 20, 2025:

Lying and being in the China Grove Township, Rowan County, State of North Carolina and being known as Rowan County GIS parcel number 132 170 and addressed as 1273 Cannon Farm Road, China Grove, NC 28023, and more particularly described as follows:

Being all of Lot 2, as shown on an Exception Plat titled “Exception Plat Property Owned By: Lois M. Edwards & Robert E. Edwards, 1245 Cannon Farm Road, China Grove, Rowan County, North Carolina, Kannapolis ETJ” prepared by Jackie G. Duncan, PLS and recorded in the Rowan County Register of Deeds in Map Book 9995, at Page 11161.

Section 2. Upon and after October 20, 2025, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Landis and shall be entitled to the same privileges and benefits as other parts of the Town of Landis. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Landis shall cause to be recorded in the office of the Register of Deeds of Rowan County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 20th day of October 2025.

Meredith Bare Smith, Mayor

ATTEST:

APPROVED AS TO FORM:

Madison Stegall, Town Clerk

Rick Locklear, Town Attorney



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Matthew Geelen, Police Chief/Interim Public Works Director

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

SUBJECT: **Consider Public Legislative Hearing for 205 Everhart Avenue to Close and Vacate Properties and Corresponding Ordinance #HC-2025-10-20-1 (Rowan County Parcel ID: 130A08208)**

DETAILS:

Legislative Hearing - Consider Ordinance #HC-2025-10-20-1 - 205 Everhart Ave. to Close and Vacate Properties

- 1. Overview From Staff
- 2. Open Public Hearing
- 3. Comments by Public
- 4. Close Public Hearing
- 5. Ordinance # HC-2025-10-20-1



Return to:
Town of Landis
P.O. Box 8165
Landis, NC 28088 - 8165

**Owner(s): Mary Gray Hilton (Deceased) H.A. (Tony) Hilton- (Son/
Heir) Case Number: 202509017
PIN: 5626-18-30-0551**

**AN ORDINANCE ORDERING THE TOWN OF LANDIS CODE
ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE
PURPOSE OF THE LANDIS HOUSING CODE AND G.S. § 160D-1203.**

WHEREAS, on 09/22/2025 the Town of Landis Code Enforcement Officer conducted a thorough inspection of the residential structure located on the property identified in the Rowan County Tax Record **PID 130A08211** having a street address of **205 Everhart Road, Landis NC** . Said property is owned by **Mary Gray Hilton - (Deceased), H.A. (Tony) Hilton – (Son/Heir)** by the **Parcel ID 130A08208** recorded in the Rowan County Registry and by Plat reference Book/Page (9995/205); and

WHEREAS, the Town of Landis Code Enforcement Officer found that the residential structure was unfit for human habitation; as a result of lack of maintenance to the dilapidated roof, fascia boards and porch areas creating a hazardous condition, and

WHEREAS, on 09/22/2025 the Town of Landis Code Enforcement Officer served upon the Owner and parties of interest in such residential structure a complaint stating the charges in that respect and containing a notice of a hearing to be held before the Officer; and

WHEREAS, a duly noticed hearing was held on 10/03/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 10/03/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- Repair the residential structure within 10 days.
- Remove or demolish the residential structure within 10 days.

WHEREAS, the Owner has failed to timely comply with the Order.

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

By virtue of the authority granted by Landis of Ordinances §§ 95, 96 *et. seq.*, “Housing and Building Code”, and by G.S. § 160D-1203 the Town of Landis Enforcement Officer is hereby ordered to cause the residential structure to be repaired, vacated, and closed, or removed or demolished, as provided in the original Order of the Officer.

The Town of Landis Code Enforcement Officer shall place a placard on such dwelling with the following words: “This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful”.

This ordinance shall be recorded in the Rowan County Registry; and

As provided by Landis Code of Ordinances §§ 95, 96 and by G.S. § 160A-443 (5) &(6), the cost of any vacation, closing and/or demolition of the residential structure caused to be made by the Officer shall be a lien against the real property upon which such cost was incurred and upon any other real property of the Owner located within the Town limits, except for the Owner’s primary residence.

Civil Penalties. The Landis Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Landis Code of Ordinances Chapter § 96.99. G.S. § 14-4.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this 20th day of October, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Attest:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 8, 2025
SUBMITTED BY: Phil Collins, Planning Director
ITEM TYPE: Public Hearing
AGENDA SECTION: Public Hearings
SUBJECT: **Consider Public Legislative Hearing for Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic and Corresponding Ordinance #ZMA-2025-09-08-1**

DETAILS:

Legislative Hearing - Consider Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic

- 1. Overview From Staff
- 2. Open Public Hearing
- 3. Comments by Public
- 4. Close Public Hearing
- 5. Ordinance # ZMA2025-09-08-1

Requested Action: Motion to Adopt Ordinance # ZMA-2025-09-08-1 to rezone Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic.

UPDATE:

A new rezoning application has been submitted for Parcel #130B09601, located at 1335 Mt. Moriah Church Road, requesting a change from SFR-2 to MU-1. The application will first be reviewed by the Planning Board before returning to the Board of Aldermen for an additional Public Hearing.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 8, 2025
SUBMITTED BY: Phil Collins, Planning Director
ITEM TYPE: Public Hearing
AGENDA SECTION: Public Hearings
SUBJECT: **Consider Public Hearing for Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331- 0 W. Ryder Avenue - SFR-3 to Civic and Corresponding Ordinance #ZMA-2025-09-08-3**

DETAILS:

Legislative Hearing - Consider Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331 - 0 W. Ryder Avenue from SFR-3 to Civic

- 1. Overview From Staff
- 2. Open Public Hearing
- 3. Comments by Public
- 4. Close Public Hearing
- 5. Ordinance # ZMA-2025-09-08-3

Requested Action: Motion to Adopt Ordinance # ZMA-2025-09-08-3 to rezone Parcel #130 331 - 0 W. Ryder Avenue from SFR-3 to Civic.

UPDATE:

A new rezoning application has been submitted for Parcel #130 331, located at 0 W. Ryder Avenue, requesting a change from SFR-3 to MU-1. The application will first be reviewed by the Planning Board before returning to the Board of Aldermen for an additional Public Hearing.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

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

ITEM TYPE: Ordinance

AGENDA SECTION: Ordinances / Resolutions

SUBJECT: **Consider Approval of Road Closure Ordinance #2025-10-20 for the Town of Landis 125 Celebration on May 2, 2026**

DETAILS:

The Town of Landis will celebrate its 125th Anniversary with a community event on Saturday, May 2nd, 2026. To ensure public safety, security, and proper crowd control, temporary road closures are necessary. Ordinance #2025-10-20 declares the specific road closures as authorized by N.C.G.S. §160A-296(a)(4).

Road Closures (9:00 AM – 11:30 PM):

- S. Main St. / W. Rice St. → N. Main St. / W. Blume St.
- N. Central Ave. / E. Garden St. → S. Central Ave. / E. Mill St.
- W. Ryder Ave. / N. & S. Zion St. → E. Ryder Ave. / N. & S. Chapel St.

Requested Action: Motion to Approve Road Closure Ordinance #2025-10-20 for the Town of Landis 125 Celebration on May 2, 2026.



AN ORDINANCE DECLARING ROAD CLOSURES FOR THE 2026 TOWN OF LANDIS 125TH ANNIVERSARY CELEBRATION

WHEREAS, the Town of Landis desires to celebrate its 125th Anniversary with a community event on Saturday, May 2nd, 2026; and

WHEREAS, the Town of Landis Board of Aldermen finds that the celebration will provide cultural, historical, and recreational benefits to the citizens and visitors of the Town; and

WHEREAS, this celebration requires the closure of multiple roads, in order to provide adequate security and crowd control; and

WHEREAS, the proposed street closures are not likely to unreasonably interfere with public transportation and emergency services.

NOW, THEREFORE, BE IT ORDAINED by the Town of Landis Board of Aldermen pursuant to the authority granted by N.C.G.S. §160A-296(a)(4), that they do hereby declare a temporary road closure during the date and times set forth below on the following described portions of a State Highway System route:

Date: Saturday, May 2nd, 2026

Time: 9:00 AM – 11:30 PM

Route Description: Closures from:

- S. Main St. / W. Rice St. (to) N. Main St. / W. Blume St.
- N. Central Ave. / E. Garden St. (to) S. Central Ave. / E. Mill St.
- W. Ryder Ave. / N. & S. Zion St. (to) E. Ryder Ave. / N. & S. Chapel St.

This ordinance shall be in full force and effect from and after the date of adoption.

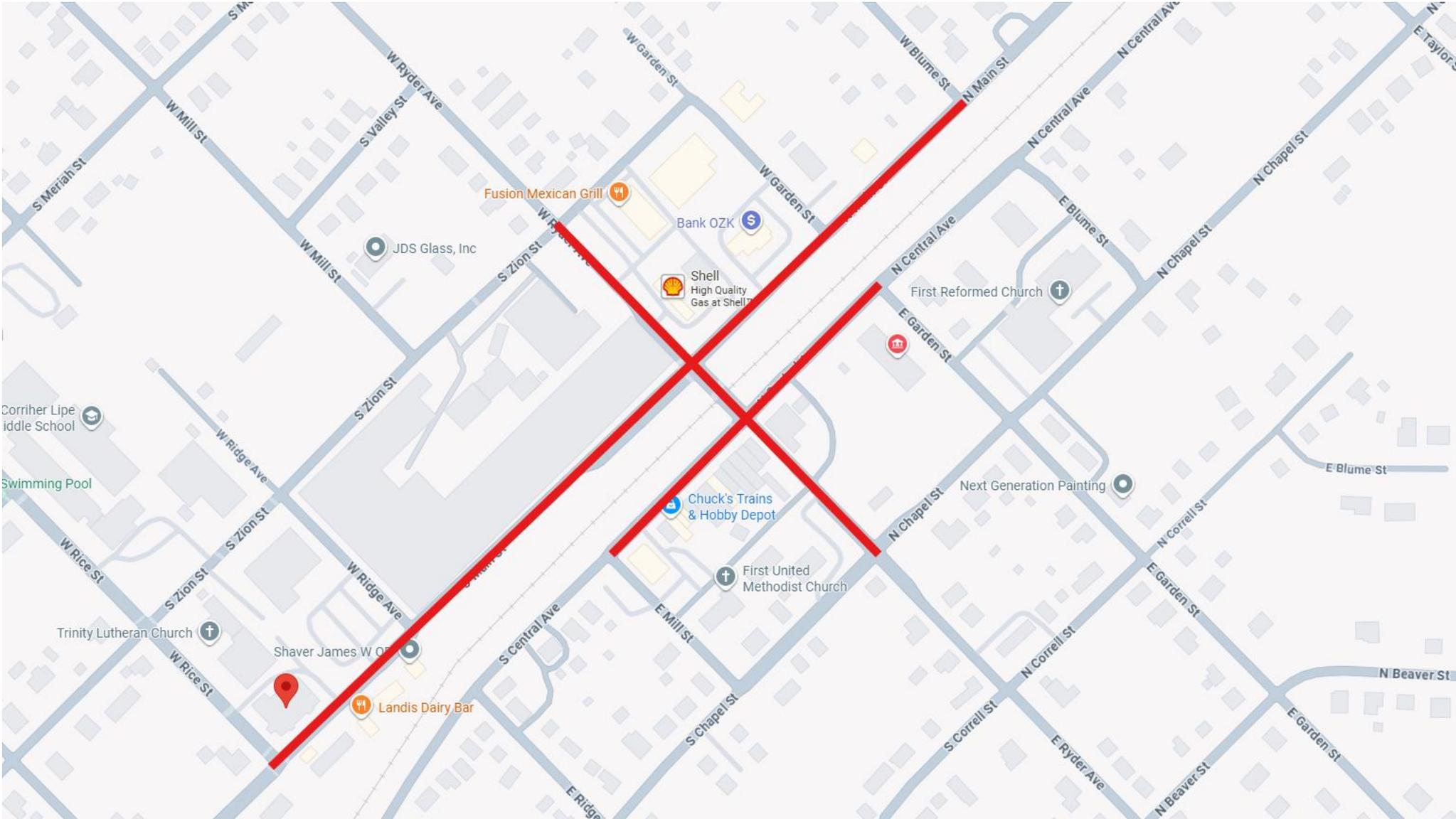
Adopted this 20th day of October 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk

125 Celebration Rd Closure Layout





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Madison Stegall, Town Clerk/HR Director

ITEM TYPE: Consideration

AGENDA SECTION: Consideration

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

DETAILS:



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

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

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of an Update on the Foundations at DC and Frances Linn Park**

DETAILS:

Phase I of the DC & Frances Linn park development includes relocating the historical jail and post office to a new location within the park. We have Piedmont Footings and Oldham Movers working together to ensure that both projects line up together so the buildings can be moved and completed simultaneously. Ramsay, Burgin, Smith Architect firm is working on submitting the application for Phase I to the Rowan County Plan Review, and awaiting the civil plans, which is stalling the project. Once the plan review is complete, and civil plans are in hand, staff can apply for individual building permits. Staff will be able to apply for the permits by job of the phases. There is not an estimated start date yet, however, Piedmont Footings is prepared to start within 2 weeks of notification.

Requested Action: No Motion is Needed.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Park Light Design and Lighting Package Recommended by the DCFL Committee**

DETAILS:

The D.C. and Frances Linn Park Committee had an agenda item regarding the discussion of the DCFL lighting through out the park. The committee informed staff at an earlier meeting the committee wished to have the same type of lighting that is currently on N Central Avenue. The committee brought up the concern of lighting shining in homes on N Chapel Street, and E Garden Street.

Staff worked with our current Electrical Engineer to come up with solutions and options that included both requirements. The only option that will match N Central Avenue, and allow for a shade to be installed within the light was RL-54 - Type 5 Globe, with housing option "B" (round with scalloped petals), roof option "A" (Victorian), band option J (cage for wide body globe), without a finial. The committee voted in favor of recommending this to the Board of Aldermen to be ordered for the park.

If approved, this model will be engineered for transformer load, and park placement before being procured for the park itself.

Requested Action: Motion to Approve the Park Light Design and Lighting Package Recommended by the DCFL Committee.



Whether you are looking to beautify or add a sense of security and well-being to your outdoor space, the highly configurable Hadco LED refractive post tops paired with the latest LumiLock light engine GX4 will help you achieve your goals. A multitude of exterior luminaire styles allow you to create promenades and areas exuding timeless, historical charm both day and night. The configurable LED light engine GX4 is an ideal alternative to HID sources, providing you with significant energy savings, and more choices for light levels, optics and controls. Includes Service Tag, Hadco's innovative way to provide assistance throughout the life of the product.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Ordering guide

Example: RL34 A A B A 1 A S N R7 W A 3 N N N N SP1

Series	Pod	Roof	Cage	Finial	Fastener	Finish	Optic	Pod Photo Control (location inside of pod)
RL34 Wide Body Type 3	A Octagonal style	A Victorian	B¹ Cage for wide body globe	A	1 Hex head	A Black	S Short	E 120 VAC Button Eye
RL54 Wide Body Type 5	B Round fitter with scalloped petals	B Acorn	E Band for wide body globe	B	2 Allen head	B White	W Wide	H 208/240/277 Button Eye
	H Round contemporary	C Tall	F Band for wide body globe	C²		G Verde		R³ 3 Pin Receptacle
	L Round fluted long	D Short	G¹ Cage for wide body globe	D²		H Bronze		N None
	T Decorative leaf with scalloped petals	G Adams	I¹ Cage for wide body globe	E²		J Green		
			J¹ Cage for wide body globe	F				
			N None	G				
				H				
				N None				

Future Proof Photo Control	Color Temp	Voltage	Drive Current	Integral Control Options	Optional programs			Surge Protection
					Option 1	Option 2	Option 3	
R5^{3,4,5} pin receptacle on the engine	W 3000K N 4000K	A 120-277 VAC	2⁷ 200mA 3 350mA 4⁷ 450mA 5 530mA	Dynadimmer ^{5,8} DA 4 Hrs 25% Reduction DB 4 Hrs 50% Reduction DC 4 Hrs 75% Reduction DD 6 Hrs 25% Reduction DE 6 Hrs 50% Reduction DF 6 Hrs 75% Reduction DG 8 Hrs 25% Reduction DH 8 Hrs 50% Reduction DJ 8 Hrs 75% Reduction DL ⁵ DALI S ⁹ FAWS Switch N None	AST ⁵ Adjustable start up time N None	CLO ⁵ Constant light output N None	OTL ⁵ Over the life N None	SP1 10kV/10kA Surge Protector SP2⁶ 20kV/10kA Surge Protector
R7^{3,4,7} pin receptacle on the engine		B 347-480 VAC						
N None								

- Not available with A pod.
- Not available with B Roof.
- Use of photoelectric cell (pod photo control (R) only) or shorting cap is required to ensure proper illumination. When R, R5, R7 options are selected, product will ship with shorting cap(s) installed.
- Only available with A, C, and G roofs. InteractCity will fit and communicate properly - other nodes need to be confirmed. Does not fit with B and D roofs.
- Optional Dynadimmer dimming schedules, DALI, AST, CLO, and OTL not available with 347-480 VAC.
- When SP2 option is selected, luminaire will be fitted with SP2 instead of SP1.
- Not available with B 347-480 voltage.
- Not available with R5 or R7.
- FAWS not available with CLO.

Wide Body Type 3 – Acrylic Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL34-A-x-W-2	64	200	3000	39	5866	149	B2-U5-G3	5801	148	B2-U5-G3
RL34-A-x-W-3	64	350	3000	69	9900	143	B2-U5-G4	9789	142	B2-U5-G4
RL34-A-x-W-4	64	450	3000	88	12099	138	B3-U5-G5	11965	137	B3-U5-G4
RL34-A-x-W-5	64	530	3000	104	14060	135	B3-U5-G5	13903	133	B3-U5-G5

Wide Body Type 3 – Metal Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL34-D-x-W-2	64	200	3000	39	3986	101	B1-U3-G3	3899	99	B1-U3-G3
RL34-D-x-W-3	64	350	3000	69	6725	97	B2-U4-G3	6583	95	B2-U3-G3
RL34-D-x-W-4	64	450	3000	88	8220	94	B2-U4-G4	8042	92	B2-U3-G4
RL34-D-x-W-5	64	530	3000	104	9553	92	B3-U4-G4	9352	90	B3-U4-G4

Wide Body Type 5 – Acrylic Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL54-A-x-W-2	64	200	3000	39	5806	149	B2-U5-G3	5628	144	B3-U5-G2
RL54-A-x-W-3	64	350	3000	69	9755	142	B3-U5-G3	9604	140	B3-U5-G3
RL54-A-x-W-4	64	450	3000	87	11817	136	B3-U5-G4	11739	135	B4-U5-G3
RL54-A-x-W-5	64	530	3000	104	13743	133	B3-U5-G4	13659	132	B4-U5-G3

Wide Body Type 5 – Metal Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL54-D-x-W-2	64	200	3000	39	4106	105	B2-U3-G2	3871	99	B3-U3-G2
RL54-D-x-W-3	64	350	3000	69	6697	98	B3-U4-G3	6534	95	B3-U3-G3
RL54-D-x-W-4	64	450	3000	87	8184	94	B3-U4-G3	7982	92	B3-U3-G3
RL54-D-x-W-5	64	530	3000	104	9462	91	B3-U4-G3	9281	89	B4-U4-G3

Wide Body Type 3 – Acrylic Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL34-A-x-N-2	64	200	4000	39	6335	161	B2-U5-G3	6266	159	B2-U5-G3
RL34-A-x-N-3	64	350	4000	69	10696	155	B2-U5-G4	10577	153	B2-U5-G4
RL34-A-x-N-4	64	450	4000	88	13066	149	B3-U5-G5	12921	148	B3-U5-G5
RL34-A-x-N-5	64	530	4000	104	15194	146	B3-U5-G5	15026	144	B3-U5-G5

Wide Body Type 3 – Metal Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL34-D-x-N-2	64	200	4000	39	4364	110	B1-U3-G3	4230	108	B2-U3-G3
RL34-D-x-N-3	64	350	4000	69	7268	105	B2-U4-G4	7141	103	B2-U3-G3
RL34-D-x-N-4	64	450	4000	88	8878	101	B3-U4-G4	8723	100	B3-U4-G4
RL34-D-x-N-5	64	530	4000	104	10322	99	B3-U5-G4	10143	97	B3-U4-G4

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Wide Body Type 5 - Acrylic Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL54-A-x-N-2	64	200	4000	39	6274	161	B3-U5-G3	6082	156	B3-U5-G2
RL54-A-x-N-3	64	350	4000	69	10542	154	B3-U5-G4	10379	152	B3-U5-G3
RL54-A-x-N-4	64	450	4000	87	12770	147	B3-U5-G4	12686	146	B4-U5-G3
RL54-A-x-N-5	64	530	4000	104	14852	143	B3-U5-G4	14760	142	B4-U5-G4

Wide Body Type 5 - Metal Roof

Short

Wide

Catalog Logic	LED QTY	System Current (mA)	Color Temperature	Avg System Wattage ¹ (W)	Lumen Output	Efficacy (Lm/W)	BUG rating	Lumen Output	Efficacy (Lm/W)	BUG rating
RL54-D-x-N-2	64	200	4000	39	4286	110	B2-U3-G2	4164	106	B3-U3-G2
RL54-D-x-N-3	64	350	4000	69	7236	105	B3-U4-G3	7030	102	B3-U3-G3
RL54-D-x-N-4	64	450	4000	87	8839	101	B3-U4-G3	8588	99	B4-U4-G3
RL54-D-x-N-5	64	530	4000	104	10279	99	B3-U4-G4	9986	96	B4-U4-G3

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

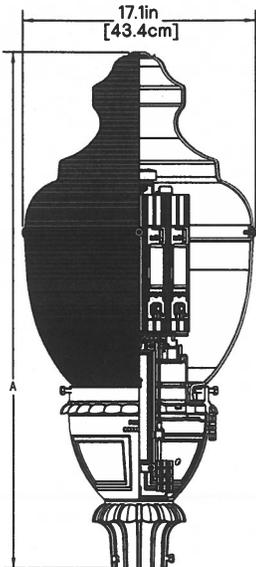
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

RL34/RL54 Refractive Globe with LumiLock LED engine

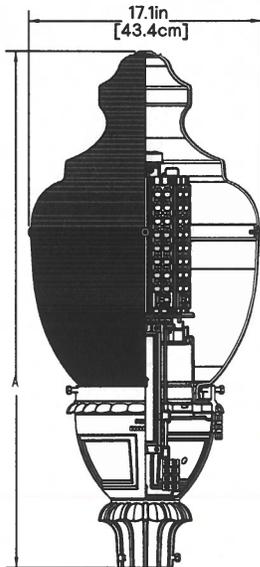
Section 7, Item 7.3

Dimensions

RL34 - Type 3



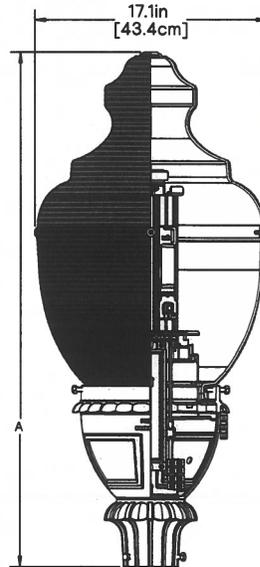
RL34BANNxxW configuration shown



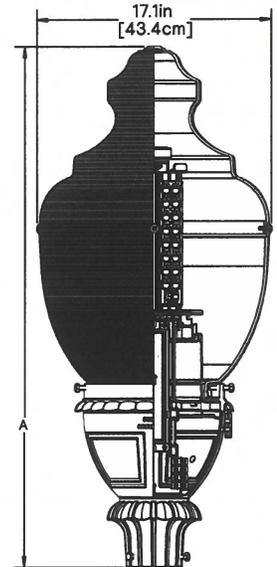
RL34BANNxxS configuration shown

RL54 - Type 5

GLOBE



RL54BANNxxW configuration shown



RL54BANNxxS configuration shown

Roof	Dimension "A"	
	(in)	(cm)
A Victorian	37.9	96.3
B Acorn	34.4	87.3
C Tall	36.3	92.2
D Short	32.0	81.3
G Adams	35.7	90.7

EPA: 2.08 sq. ft. (Varies depending on options selected)
Weight: 55lbs (maximum)

Dimensions will vary when other pod, cage and brim options are specified.
See specification text on pages 5 and 6 for option dimensions.

Housing Options

Fitter/Pod Options



A Octagonal



B Round with Scalloped Petals



H Round Contemporary



L Round Fluted Long



T Decorative Leaf w/ Scalloped Petals

BASE

Roof Options



A Victorian



B Acorn



C Tall



D Short



G Adams

ROOF

Cage/Band Options



B Cage for Wide Body Globe



E Band for Wide Body Globe



F Band for Wide Body Globe



G Cage for Wide Body Globe



I Cage for Wide Body Globe



J Cage for Wide Body Globe

BAND

Finial Options



A



B



C



D



E



F



G



H

NO FINIAL

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer’s data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Driver mA	Optic	Ambient Temperature °C	Calculated L70 Hours	L70 per TM-21 (Hours)	Lumen Maintenance % at 60,000 hrs
530	Wide	25	>85,000	>60,000 hours	>88%
530	Short	25	>100,000	>54,000 hours	>98%
450	Wide	25	>100,000	>60,000 hours	>93%
450	Short	25	>100,000	>54,000 hours	>98%
350	Wide	25	>100,000	>60,000 hours	>94%
350	Short	25	>100,000	>54,000 hours	>98%
200	Wide	25	>100,000	>60,000 hours	>94%
200	Short	25	>100,000	>54,000 hours	>98%

Field Adjustable Wattage (FAWS) Multiplier Chart

All 350, 450, and 530 mA Configurations

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage and typical current
1	0.30	0.28
2	0.53	0.48
3	0.62	0.56
4	0.73	0.67
5	0.78	0.73
6	0.83	0.78
7	0.87	0.85
8	0.91	0.89
9	0.95	0.93
10	1.00	1.00

All 200mA Configurations

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage and typical current
1	0.30	0.35
2	0.50	0.55
3	0.59	0.62
4	0.69	0.72
5	0.77	0.80
6	0.83	0.85
7	0.88	0.90
8	0.93	0.92
9	0.96	0.97
10	1.00	1.00

Note: Typical value accuracy +/- 5%

Specifications

Housing

Optional Pods:

A: Octagonal style fitter is constructed of die-cast 360 aluminum alloy, low copper for high resistance to corrosion, with bottom-hinged door providing 135° entry into the fitter assembly for easy access to the electrical components. Accepts standard Hadco twistlock LumiLock LED light engine GX4 assemblies. Wiring terminal block accepts three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering driver compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 10-3/4" and width is 10-1/4".

B: Round fitter with scalloped petals is constructed of die-cast 360 aluminum alloy, low copper for high resistance to corrosion, with side-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Accepts standard Hadco twistlock LumiLock LED light engine GX4 assemblies. Wiring terminal block accepts three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering driver compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 12-1/4" and width is 11-1/2".

H: Round contemporary fitter is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion. Accepts standard Hadco twistlock LumiLock LED light engine GX4 assemblies. Wiring terminal block accepts three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional internal button eye photocell. Easy access to photocell through tool-less door on pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering driver compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 10" and width is 10".

L: Round fluted long fitter is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion, with a side-hinged door providing entry into the fitter assembly for easy access to the electrical components. Accepts standard Hadco twistlock LumiLock LED light engine GX4 assemblies. Wiring terminal block accepts three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or button eye photocell. Tool-less access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes three 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering the driver compartment. Globe is attached using four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). Pod height is 12-1/2" and width is 10-3/4".

T: Decorative Leaf fitter with scalloped petals is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion, with side-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Accepts standard Hadco twistlock LumiLock LED light engine GX4 assemblies. Wiring terminal block accepts three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering driver compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 15-1/4" and width is 11-1/2".

Roof

A: Victorian style roof is clear injection molded U.V. stabilized acrylic with 99 horizontal prisms for a soft, even glow. 13" height and 16-1/2" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

B: Acorn style roof is clear injection molded U.V. stabilized acrylic with 74 horizontal prisms for a soft, even glow. 9-1/2" height and 16-3/4" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

C: Roof is 0.060" thick spun aluminum. 12" height and 17" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

D: Roof is 0.090" thick spun aluminum. 8-1/2" height and 16-1/2" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

G: Roof is 0.080" thick spun aluminum. 10-1/2" height and 16-3/4" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

Cage

B: Cage for Wide body globes (16-1/2" dia.) is constructed of die-cast 360 aluminum alloy, low copper for high resistance to corrosion. Cage has 4 legs each with square decorative flower block. Solid rectangular band around top of cage. Height of cage is 15" and width of cage is 20". Finish is polyester thermoset powdercoat. (NOTE : Cannot be used with "A" Pod.)

E: Band for Wide body globes (16-1/2" dia.) is architectural slotted aluminum. Supported at 4 points by cast aluminum square flower blocks. F: Band for Wide body globes (16-1/2" dia.) is architectural slotted aluminum supported at 4 points by cast aluminum round flower blocks.

G: Cage for Wide body globes (16-1/2" dia.) is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion. Arched, decorative legs are welded to form a one-piece unit. Height of cage is 13" and width of cage is 18-1/2". (NOTE : Cannot be used with "A" Pod.)

I: Cage for Wide body globes (16-1/2" dia.) is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion. Cage has 2 curved legs. Solid fluted band around top of cage. Height of cage is 14-1/2" and width of cage is 19-3/4". (NOTE : Cannot be used with "A" Pod.)

J: Cage for Wide body globes (16-1/2" dia.) is constructed of 356 HM High-Strength cast aluminum, low copper for high resistance to corrosion. Cage has 4 curved legs. Solid fluted band around top of cage. Height of cage is 14-1/2" and width of cage is 19-3/4".. (NOTE : Cannot be used with "A" Pod.)

Specifications (continued)

Finials

All finials are cast aluminum mounted with 1/4-20 stainless steel threaded studs. Standard finial finish will match fixture finish as specified. Finish is thermoset powdercoat. (NOTE : C, D, and E finials are not available with "B" Roof.)

Fasteners

Used to secure post fitter to post tenon and globe to globe holder.

1: Hex Head Bolts: Black cadmium stainless steel.

2: Allen Head Bolts: Black cadmium stainless steel.

Light engine

GX4 is composed of four main components: Heat Sink, LED, Optical System, and Driver. Electrical components are RoHS compliant.

Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F. B Voltage configurations rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED & Optics

Composed of 64 high power LEDs. LED board substrate is MCPCB (Metal Core Printed Circuit Board), designed to minimize thermal resistance from LED junction to heat sinks, ensures greater heat transfer and longer lifespan. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K+/ 275K or 3710K to 4260K) or Warm White, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

(W) Wide and (S) Short Optic choices are available. Both optics are made of optical grade PC and have been optimized to achieve maximum spacing, target lumens, and a superior lighting uniformity.

Wide Optics – Superior performance and light level uniformity for applications where typical pole spacing is approximately six times mounting height of luminaire.

Short Optics – Superior performance and light level uniformity for applications where typical pole spacing is approximately five times mounting height of luminaire. Provides higher illumination levels under pole area, ideal for increased security and applications requiring superior facial recognition.

Type 3 and Type 5 distribution choices are available. NOTE: Distribution can easily be changed in the field simply by loosening two screws (and removing top bracket with twistlock receptacle, if applicable), then moving two of the light bars – see instructions for details.

LEDs and optics (S) Short or (W) Wide form an IP66 light engine to ensure complete environmental protection against water and dust ingress and corrosion, critical to long term LED reliability. All wiring is full copper, with 105C rated insulation. LED modules are secured to heatsinks using #8 stainless steel hardware, guaranteeing construction rigidity and vibration resistance.

Heat sinks

LED Engine construction consists of four 6063-T5 aluminum heat sinks, clear anodized to MIL-A-8625 specifications for excellent corrosion resistance and surface finish. Fin spacing has been optimized for maximum convective heat transfer under natural convection conditions, maximizing LED life and efficiency. Heat sinks provide greater than 700 sq. in. of convective surface area total, ensuring proper junction temperature control, lumen maintenance, and system reliability. Extruded heatsinks meet or exceed tolerances as specified by AEC (Aluminum Extruders Council) standards and have been designed to provide superior surface flatness, ensuring excellent contact between heatsinks and LEDs. Product does not use any cooling device with moving parts (passive cooling only).

Heat sinks are secured using galvanized steel brackets and stainless steel hardware to provide additional corrosion resistance.

Globe Assembly

Wide body globe is constructed of clear injection-molded U.V. stabilized acrylic. A two-piece (Globe and Roof) slipfit, 1/2" overlap, design utilizes nutserts and stainless steel fasteners, which eliminates a "butt-glue" seam appearance. The optical section of the globe has a neck opening of 7-3/8" and an outside neck diameter of 8". Globe (less the roof) has a 12-7/8" height and 16-3/4" width at the top with 98 horizontal prisms and 360 highly polished vertical prisms.

Driver

Driver comes standard with 0-10V dimming capability. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Driver operating ambient temperature range is -40F (-40C) to +130F (+55C). Certified in compliance to UL1310 cULus requirement (dry and damp location). Assembled on a LumiLock twistlock removable cover with Tyco quick disconnect plug resisting to 221°F (105°C). The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min). Due to the inrush current that occurs with electronic drivers, recommend using a time-delay or slow blow fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Driver Options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

Dimming Options

DA: 4 Hrs 25% Reduction

DB: 4 Hrs 50% Reduction

DC: 4 Hrs 75% Reduction

DD: 6 Hrs 25% Reduction

DE: 6 Hrs 50% Reduction

DF: 6 Hrs 75% Reduction

DG: 8 Hrs 25% Reduction

DH: 8 Hrs 50% Reduction

DJ: 8 Hrs 75% Reduction

DALI: Pre-set driver compatible with DALI logarithmic control system.

FAWS

Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.

Note: It is not recommended to use FAWS with other dimming or controls; if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

Specifications (continued)

Scenarios	Pod Photo Control Options	Future Proof Photo Control Options
Scenario 1: Basic Level of Controls only	Choose E, H or R depending on your requirements	Choose None
Scenario 2: Network Control Solutions are being used immediately on this project	Choose None	Choose R5 or R7 (will ship with a shorting cap for you to remove and replace with your node)
Scenario 3: You would like the product to be future proof because one day you will use a networked lighting controls system. You also require the use of a basic photo control system now to turn your lights on and off	Choose E, H or R depending on your requirements	Choose R5 or R7 (will ship with a shorting cap for you to remove and replace with your node, then move the shorting cap to the pod receptacle R if applicable). If you used a button eye, disconnect the button eye.

Future Proof Photo Control Options

R5 – Receptacle with 5 pins enabling dimming. Can be used with a twist lock node or a shorting cap. Will ship with a shorting cap installed for this product. Remove shorting cap when you are ready to install your node.

R7 – Receptacle with 7 pins enabling dimming and additional functionality (to be determined). Can be used with a twist lock node or a shorting cap. Will ship with a shorting cap installed for this product. Remove shorting cap when you are ready to install your node.

Surge Protection

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. Optional SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, exclusive Signify System Reliability

Tool, Advance driver data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. 530mA configurations with short optics expected to reach 95,000+ hours with >L70 lumen maintenance @ 25C. 530mA configurations with wide optics expected to reach >75,000 hours with >L70 lumen maintenance @ 25C. Luminaire useful life accounts for LED lumen maintenance AND all of these additional factors including: LED color shift, LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion. Lifetime statements do not include the use of controls, including networked controllers.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control

The manufacturer must provide a written confirmation of its ISO 9001 2008 and ISO 14001 2004 International Quality Standards Certification.

Vibration Resistance

Meets the ANSI C136.31 2001, American National Standard for Roadway Luminaire Vibration specifications for Normal applications, tested by a certified lab over 100,000 cycles in all three axes.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed inside the luminaire, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the app and register your product right away.

For more details visit: signify.com/servicetag

Certifications and Compliance

cETLus Listed for Canada and U.S. to the UL 1598 and UL8750 standards, suitable for Wet Locations. The quality systems of the facility where manufactured have been registered by UL to the ISO 9001 series standards. LM80 & LM79 tested. Configurations are DesignLights Consortium qualified, consult DLC QPL Qualified Products List for more details.

IP Ratings

IP66 rated LED light engine.

Warranty

5-year limited warranty. Options available for extended warranties – contact factory.

See signify.com/warranties for details and restrictions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA.

This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.



Hadco P2500 Series decorative aluminum poles provide a wide range of options in a timeless aesthetic. All poles are made in the USA and always open to a wide range of add-ons and customizations to meet any project need.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Qty: _____
 Notes: _____

Ordering guide

example: 2520 14 A B G N

Series	Pole height*	Finish	Accessory Location (factory installed)	Pole Accessories	Tenon Options
P2520	8 8ft	A Black	N No Option	N No Option	N Standard Tenon - 3" OD x 3"
P2525	10 10ft	B White	T 12" Down from Top - Aligned with House Side	D ³ Standard Duplex	ISF Internal Slip Fitter (for HFP Brackets)
P2540	12 12ft	G Verde	B 4" Up from Top of Base - Aligned with House Side	G ³ GFI Duplex	T4 4" OD Tenon or 4" pole w/o standard 3" tenon (consult factory for 3" OD poles)
P2550	14 14ft	H Bronze	Z Custom	M Motion Control	
P2555	16 16ft	I Gray			
P2560	18 18ft	J Green			
P2565	20 20ft	Z ¹ Custom			

Note: Top outlets not available with the HFP arms. Consult factory for HFP arm outlet mounting.

Footnotes:

1. Consult factory for quotation
2. Only available on the 2560 and 2565 Series pole
3. Select T or B in previous column for accessory location

Anchor Bolts & Templates (ordered separately)

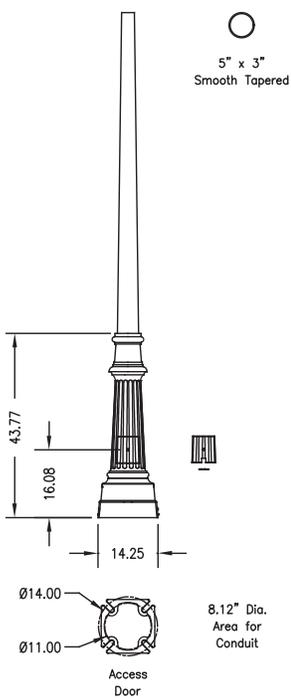
12NC	Description
912400110297	ANCHOR BOLT, 3/4-10x19x3 ,4/PK
912400128332	AB TEMPLATE, P2500

P2500 Series

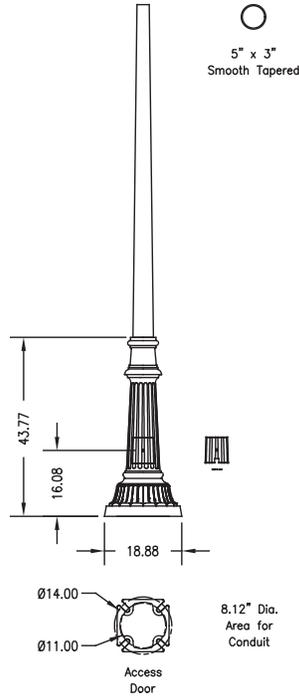
Urban Decorative Poles

Dimensions

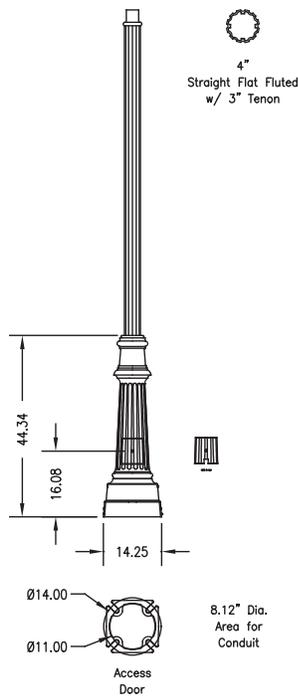
All 10ft models shown



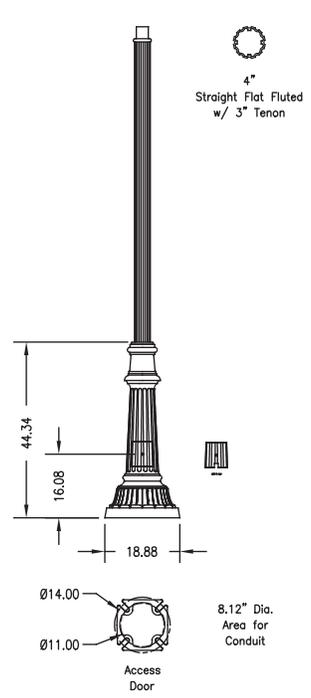
P2520



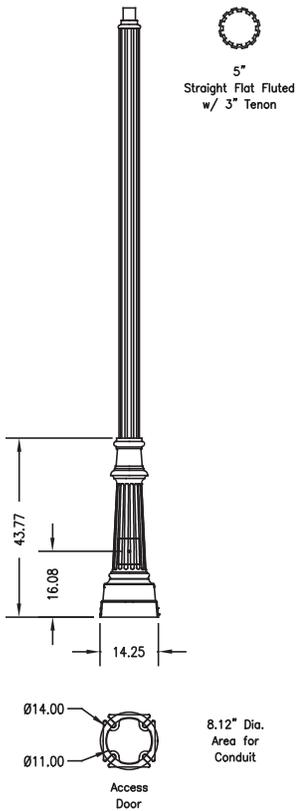
P2525



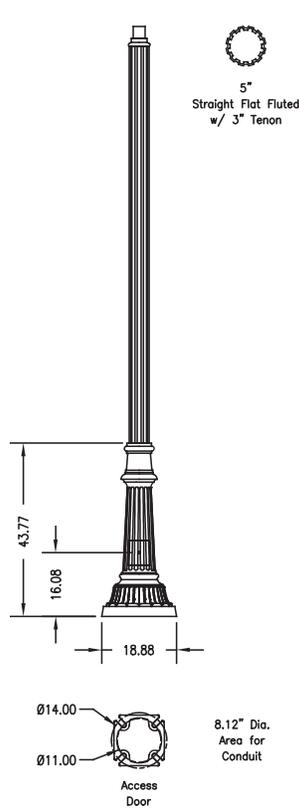
P2540



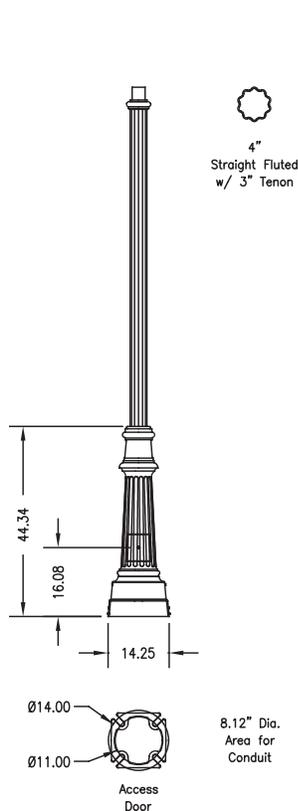
P2545



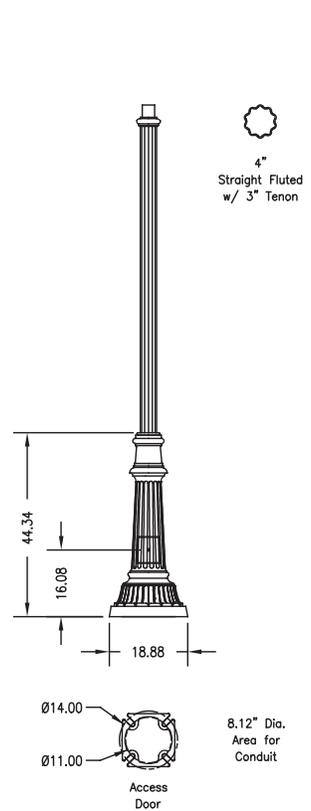
P2550



P2555



P2560



P2565

P2500 Series

Urban Decorative Poles

Pole Specifications

Pole Family	Catalog Number	Pole Dia. (in.)	Pole Shape	Pole Style	Pole Height (ft.)	Wall Thickness (in.)	Tenon OD x H (in.)	Weight (lbs.)	Bolt Circle (in.)	Base Size Dia. x H (in.)	Hand Hole Size W x H (in.)	Anchor Bolts (in.) *	
	P2500	P2520-10	5-3	Tapered	Smooth	10	0.125	3 x 3	81	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2520-12	5-3	Tapered	Smooth	12	0.125	3 x 3	85	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2520-14	5-3	Tapered	Smooth	14	0.125	3 x 3	90	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2520-16	5-3	Tapered	Smooth	16	0.188	3 x 3	108	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2520-18	5-3	Tapered	Smooth	18	0.188	3 x 3	115	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2520-20	5-3	Tapered	Smooth	20	0.188	3 x 3	115	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2525-10	5-3	Tapered	Smooth	10	0.125	3 x 3	86	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2525-12	5-3	Tapered	Smooth	12	0.125	3 x 3	90	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2525-14	5-3	Tapered	Smooth	14	0.125	3 x 3	95	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2525-16	5-3	Tapered	Smooth	16	0.188	3 x 3	113	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2525-18	5-3	Tapered	Smooth	18	0.188	3 x 3	120	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2525-20	5-3	Tapered	Smooth	20	0.188	3 x 3	120	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2540-10	4	Straight	Fluted, 12 Flat	10	0.188-0.313	3 x 3	90	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2540-12	4	Straight	Fluted, 12 Flat	12	0.188-0.313	3 x 3	97	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2540-14	4	Straight	Fluted, 12 Flat	14	0.188-0.313	3 x 3	103	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2540-16	4	Straight	Fluted, 12 Flat	16	0.188-0.313	3 x 3	109	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2540-18	4	Straight	Fluted, 12 Flat	18	0.188-0.313	3 x 3	116	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2540-20	4	Straight	Fluted, 12 Flat	20	0.188-0.313	3 x 3	122	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-10	4	Straight	Fluted, 12 Flat	10	0.188-0.313	3 x 3	94	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-12	4	Straight	Fluted, 12 Flat	12	0.188-0.313	3 x 3	101	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-14	4	Straight	Fluted, 12 Flat	14	0.188-0.313	3 x 3	107	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-16	4	Straight	Fluted, 12 Flat	16	0.188-0.313	3 x 3	113	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-18	4	Straight	Fluted, 12 Flat	18	0.188-0.313	3 x 3	120	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2545-20	4	Straight	Fluted, 12 Flat	20	0.188-0.313	3 x 3	126	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2550-10	5	Straight	Fluted, 12 Flat	10	0.188-0.267	3 x 3	98	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2550-12	5	Straight	Fluted, 12 Flat	12	0.188-0.267	3 x 3	107	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2550-14	5	Straight	Fluted, 12 Flat	14	0.188-0.267	3 x 3	116	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2550-16	5	Straight	Fluted, 12 Flat	16	0.188-0.267	3 x 3	124	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2550-18	5	Straight	Fluted, 12 Flat	18	0.188-0.267	3 x 3	133	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2550-20	5	Straight	Fluted, 12 Flat	20	0.188-0.267	3 x 3	142	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2555-10	5	Straight	Fluted, 12 Flat	10	0.188-0.267	3 x 3	102	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2555-12	5	Straight	Fluted, 12 Flat	12	0.188-0.267	3 x 3	111	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2555-14	5	Straight	Fluted, 12 Flat	14	0.188-0.267	3 x 3	120	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2555-16	5	Straight	Fluted, 12 Flat	16	0.188-0.267	3 x 3	128	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2555-18	5	Straight	Fluted, 12 Flat	18	0.188-0.267	3 x 3	137	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2555-20	5	Straight	Fluted, 12 Flat	20	0.188-0.267	3 x 3	146	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2560-8	5	Straight	Fluted, 10 Round	8	0.125	3 x 3	78	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2560-10	5	Straight	Fluted, 10 Round	10	0.125	3 x 3	82	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2560-12	5	Straight	Fluted, 10 Round	12	0.125	3 x 3	86	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2560-14	5	Straight	Fluted, 10 Round	14	0.125	3 x 3	90	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2560-16	5	Straight	Fluted, 10 Round	16	0.125	3 x 3	93	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2560-18	5	Straight	Fluted, 10 Round	18	0.125	3 x 3	97	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2560-20	5	Straight	Fluted, 10 Round	20	0.125	3 x 3	101	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2565-8	4	Straight	Fluted, 10 Round	8	0.125	3 x 3	82	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2565-10	4	Straight	Fluted, 10 Round	10	0.125	3 x 3	86	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2565-12	4	Straight	Fluted, 10 Round	12	0.125	3 x 3	90	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2565-14	4	Straight	Fluted, 10 Round	14	0.125	3 x 3	94	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
	P2500	P2565-16	4	Straight	Fluted, 10 Round	16	0.125	3 x 3	97	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2565-18	4	Straight	Fluted, 10 Round	18	0.125	3 x 3	101	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3
NEW!	P2500	P2565-20	4	Straight	Fluted, 10 Round	20	0.125	3 x 3	105	11 to 14	12.75 SQ x 43.75	4.375 x 5.75	3/4 x 19 x 3

Tenon height is nominal, the available tenon height can be greater on tapered poles.
Anchor bolt max projection is determined by the anchor bolt template.

P2500 Series

Urban Decorative Poles

EPA Data

Pole Family	Catalog Number	80 MPH	90 MPH	100 MPH	110 MPH	120 MPH	130 MPH	140 MPH	150 MPH
P2500	P2520-10	28.83	22.22	17.49	13.99	11.33	9.26	7.61	6.29
P2500	P2520-12	24.26	18.63	14.60	11.61	9.35	7.58	6.18	5.05
P2500	P2520-14	20.87	15.96	12.45	9.85	7.88	6.34	5.12	4.14
P2500	P2520-16	20.78	15.90	12.41	9.82	7.86	6.33	5.12	4.14
P2500	P2520-18	18.25	13.87	10.74	8.42	6.66	5.29	4.20	3.32
P2500	P2520-20	16.34	12.37	9.53	7.43	5.83	4.59	3.60	2.80
P2500	P2525-10	28.83	22.22	17.49	13.99	11.33	9.26	7.61	6.29
P2500	P2525-12	24.26	18.63	14.60	11.61	9.35	7.58	6.18	5.05
P2500	P2525-14	20.87	15.96	12.45	9.85	7.88	6.34	5.12	4.14
P2500	P2525-16	20.78	15.90	12.41	9.82	7.86	6.33	5.12	4.14
P2500	P2525-18	18.25	13.87	10.74	8.42	6.66	5.29	4.20	3.32
P2500	P2525-20	16.34	12.37	9.53	7.43	5.83	4.59	3.60	2.80
P2500	P2540-10	25.03	19.26	15.14	12.09	9.77	7.97	6.53	5.38
P2500	P2540-12	21.05	16.14	12.63	10.03	8.05	6.51	5.29	4.31
P2500	P2540-14	18.09	13.82	10.76	8.50	6.78	5.44	4.37	3.52
P2500	P2540-16	14.64	11.13	8.63	6.77	5.36	4.26	3.39	2.69
P2500	P2540-18	12.81	9.66	7.42	5.75	4.48	3.50	2.72	2.09
P2500	P2540-20	11.45	8.59	6.55	5.04	3.90	3.00	2.79	1.72
P2500	P2545-10	25.03	19.26	15.14	12.09	9.77	7.97	6.53	5.38
P2500	P2545-12	21.05	16.14	12.63	10.03	8.05	6.51	5.29	4.31
P2500	P2545-14	18.09	13.82	10.76	8.50	6.78	5.44	4.37	3.52
P2500	P2545-16	14.64	11.13	8.63	6.77	5.36	4.26	3.39	2.69
P2500	P2545-18	12.81	9.66	7.42	5.75	4.48	3.50	2.72	2.09
P2500	P2545-20	11.45	8.59	6.55	5.04	3.90	3.00	2.29	1.72
P2500	P2550-10	44.35	34.29	27.09	21.77	17.72	14.57	12.06	10.05
P2500	P2550-12	37.36	28.79	22.66	18.13	14.68	11.99	9.86	8.14
P2500	P2550-14	32.18	24.71	19.37	15.42	12.42	10.08	8.23	6.73
P2500	P2550-16	26.08	19.96	15.58	12.35	9.88	7.97	6.45	5.22
P2500	P2550-18	22.91	17.41	13.49	10.58	8.37	6.65	5.28	4.18
P2500	P2550-20	20.51	15.53	11.97	9.33	7.33	5.77	4.53	3.53
P2500	P2555-10	44.35	34.29	27.09	21.77	17.72	14.57	12.06	10.05
P2500	P2555-12	37.36	28.79	22.66	18.13	14.68	11.99	9.86	8.14
P2500	P2555-14	32.18	24.71	19.37	15.42	12.42	10.08	8.23	6.73
P2500	P2555-16	26.08	19.96	15.58	12.35	9.88	7.97	6.45	5.22
P2500	P2555-18	22.91	17.41	13.49	10.58	8.37	6.65	5.28	4.18
P2500	P2555-20	20.51	15.53	11.97	9.33	7.33	5.77	4.53	3.53
P2500	P2560-8	19.57	14.83	11.44	8.93	7.03	5.54	4.37	3.42
P2500	P2560-10	15.78	11.87	9.07	7.00	5.42	4.20	3.22	2.44
P2500	P2560-12	13.12	9.78	7.40	5.63	4.29	3.25	2.42	1.75
P2500	P2560-14	11.14	8.24	6.16	4.62	3.45	2.54	1.82	1.24
P2500	P2560-16	8.90	6.52	4.82	3.56	2.60	1.85	1.26	0.78
P2500	P2560-18	7.60	5.46	3.93	2.80	1.94	1.27	0.74	0.31
P2500	P2560-18	6.68	4.75	3.36	2.34	1.56	0.95	0.47	0.08
P2500	P2565-8	19.57	14.83	11.44	8.93	7.03	5.54	4.37	3.42
P2500	P2565-10	15.78	11.87	9.07	7.00	5.42	4.20	3.22	2.44
P2500	P2565-12	13.12	9.78	7.40	5.63	4.29	3.25	2.42	1.75
P2500	P2565-14	11.14	8.24	6.16	4.62	3.45	2.54	1.82	1.24
P2500	P2565-16	8.90	6.52	4.82	3.56	2.60	1.85	1.26	0.78
P2500	P2565-18	7.60	5.46	3.93	2.80	1.94	1.27	0.74	0.31
P2500	P2565-20	6.68	4.75	3.36	2.34	1.56	0.95	0.47	0.08

P2500 Series

Urban Decorative Poles

Hadco poles are available with a wide variety of decorative and functional add-ons, adapters, and accessories. Use in combination with Hadco Poles and Hadco Post Top and Hanging Arms to realize your project's vision.

Post Top Tenon Adapter

example: M0090-A

Product Code	Finish
<input type="text"/>	<input type="text"/>
M0090	4" round pole to 3" OD luminaire tenon
M0091	3" square pole to 3" OD luminaire tenon
M0093	4" square pole to 3" OD luminaire tenon
	A Black B White G Verde H Bronze I Gray J Green Z Custom



Ladder Rest

example: M0012-A

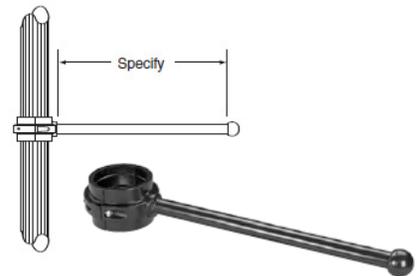
Product Code	Finish
<input type="text"/>	<input type="text"/>
M0012	For 3" OD Tenons (includes extended 3" OD top tenon)
	A Black B White G Verde H Bronze I Gray J Green Z Custom



Banner Arm Bracket

example: BA31A18B-A

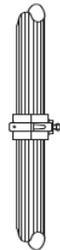
Product Code	Pole Dia.	# of Arms	Materials	Length	Finial	Finish
BA	<input type="text"/>	<input type="text"/>	A	<input type="text"/>	B	<input type="text"/>
BA	3" 4" 5"	1 One 2 Two at 180°	A Aluminum	18" 24" 30"	B Ball	A Black B White G Verde H Bronze I Gray J Green Z Custom



Tie Down Bracket

example: TD32-H

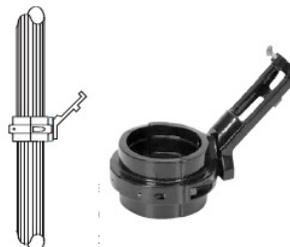
Product Code	Pole Dia.	# of Arms	Finish
TD	<input type="text"/>	<input type="text"/>	<input type="text"/>
TD	3" 4" 5"	1 One 2 Two at 180°	A Black B White G Verde H Bronze I Gray J Green Z Custom



Flag Holder Bracket

example: FHB411-A

Product Code	Pole Dia.	# of Arms	Length	Finish
FHB	<input type="text"/>	<input type="text"/>	12	<input type="text"/>
FHB	4" 5"	1 One 2 Two at 180°	12"	A Black B White G Verde H Bronze I Gray J Green Z Custom



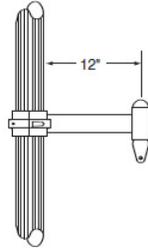
P2500 Series

Urban Decorative Poles

Flower Pot Bracket

example: FPB4212-B

Product Code	Pole Dia.	# of Arms	Length	Finish
FPB			12	
FPB Flower Pot Bracket	4" 5"	1 One 2 Two at 180°	12"	A Black B White G Verde H Bronze I Gray J Green Z Custom



Other Adapters & Accessories

example: M0004-A

Product Code	Finish
M0004 Button Eye Photocell - 120V	A Black B White G Verde H Bronze I Gray J Green Z Custom
M0005 Button Eye Photocell - 208V, 240V	
M0080 9-1/2" dia. Pier Base w/ 3" O.D. tenon, 7" bolt circle	

Urban Decorative Poles

Specifications

Housing

6000 series extruded aluminum alloy.

Anchor Base

356 HM high-strength, low-copper, proprietary cast aluminum alloy. Anchor rods are hot dipped galvanized steel.

Finish

A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, or to match other standard Signify brand finishes such as those from Lumec, Gardco, or the discontinued Hanover brand, contact the factory for more information as most special requests can be accommodated.

Warranty

Hadco aluminum poles are covered by a 5-year structural and finish warranty. Some exceptions apply. For more information visit [signify.com/warranties](https://www.signify.com/warranties)

Outlets

Standard Duplex Outlet (D) includes a universal color-matched metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. Maximum 15A output.

GFI Duplex Outlet (G) includes a dual-function indicator light and universal color-matched metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. Maximum 15A output.

Buy American Act of 1933 (BAA)

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

Build America, Buy America Act (BABA)

BABA establishes the minimum domestic content requirements that federal agencies must apply. This BABA designation does not address the "Buy America" domestic content requirements, which may be stricter, imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by federal agencies. Failure to properly select the "BABA" suffix could result in you receiving product that is not BABA compliant product with no recourse for an RMA or refund.

General Pole Information

Design

EPA specs conform to AASHTO 2001 standard. The poles as charted are designed to withstand dead loads and predicted dynamic loads developed by variable wind pressure with an additional 2.5 gust factor under the following conditions: The charted weights include luminaire(s) and/or mounting bracket(s). Poles installed in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports, and areas of special winds. Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Hadco's recommendation. Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

Warnings

This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory, and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Hadco assumes no responsibility for such proper analysis or product selections. Failure to ensure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

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

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Awarding the Project Bid to Conner Construction for the Landis Pool Resurfacing Project in the Amount of \$68,434.00 (Project # 26-125)**

DETAILS:

The Town received four sealed bids for the Landis Pool Resurfacing Project. Staff received a bid from Connor Construction in the amount of \$68,434, Caribbean Pool in the amount of \$69,184.83 along with a worse case scenario additional quote of \$44,798.40, Aquatic Designs Incorporated in the amount of \$97,800, and Hillman Designs in the amount of \$150,493.75. After researching the references and confirming the project timelines, the bid panel made the recommendation to award the bid to Connor Construction in the amount of \$68,434. This decision was reached based on Connor Construction's availability, price, and project approach.

Recommended Action: Motion to Award The Project Bid To Conner Construction for the Landis Pool Resurfacing Project (Project # 26-125) in the amount of \$68,434.

Bid #4

PROPOSAL ATTACHMENTS

Landis Pool Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Conner Construction Corp.

Representative Name/Title: Eva Harris/Sr Estimator

Address: 19008 W Catawba Ave, Cornelius, NC 28031

Office Phone: 704-896-8118 Cell Phone: 704-634-7126

Website: www.connerconstructs.com Email: eva@connerconstructs.com

Material Costs	Labor Costs	Other / Note
\$36,622	\$31,812	

Total Cost: \$68,434

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include date(s) of service and amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature: Eva Harris

Date: 9/2/2025

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: City of Concord

Address: PO Box 308, Concord, NC 28026

Contact Name: Jimmy Bulter Phone: 704-920-5422

Business Relationship: Conner was the GC for McInnis Park Pool Renovation

Business Name: Granite Falls SplashPad

Address: 56 Pinewood Road, Granite Falls, NC 28630

Contact Name: Joseph Hartman Phone: 828-396-1221

Business Relationship: Lail Builders was the GC for this project Conner installed the splashpad

Business Name: Bishop Park Pool Improvements

Address: 705 Sunset Drive, Athens, GA 30606

Contact Name: Ryan Deal Phone: 706-633-0562

Business Relationship: JOC Construction was the GC for this project Conner installed the pool

Company Narrative

Company Name: Conner Construction Corp.

Number of Employees: 14 Years of Operation: 29

Current Clients: Mccallan, Westmoreland, Norwood

Please include a brief narrative in the space below to include any additional information you wish to share that may assist us in choosing the best vendor for our needs:

~~*Conner Construction corp maintains an unlimited General Contractor license, has a bond rate of 2%. And is currently celebrating our 29th year of service to our clients. We are a commercial only contractor that specializes in municipal, collegiate and design build aquatic construction.~~

~~*On time and on budget every time.~~

~~*We recently finished the city of Granite Falls splash pad, Victory Junction's aquatic replacement including a lazy river and City of Athen's 10 lane competition pool with 2 diving boards and a zero entry child play area.~~

*Currently, we are under contract for two additional municipal splash pads and several other pool projects.

*Our success depends on our clients' success and referrals.

Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.

- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Harford Mutual Insurance Group - GL
Carolina Mutual - WC

Agent's Name, Address, Telephone: Spivey Insurance Group 251 Post Office Dr, Indian Trail, NC
704-821-4460

Policy Number: GL - MP10773444
WC - WC28266-2025 Effective Date: 5/16/2025

Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: Conner Construction Corp.

Official Address: 19008 W Catawba Ave, Cornelius, NC 28031

Signature & Title: *Eva Harris* - Sr Estimator

Date: 9/2/2025

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official: Eva Harris

Name and Title of Firm's Authorized Official: Eva Harris/Sr Estimator

Date: 9/2/2025

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: X Sub-firm: _____

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: X No: _____

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

Yes: _____ No: X

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: _____ N/A (firm is qualified under one of the two methods above): _____

Legal name of the firm and physical address: _____

Conner Construction Corp. - 19008 W Catawba Ave, Cornelius, NC 28031

As a duly authorized representative, I certify the above information is accurate.

Eva Harris

Signature of Firm's Authorized Official

Eva Harris/Sr Estimator

Printed Name and Title of Firm's Authorized Official

9/2/2025

Date



North Carolina
Department of Administration
Office for Historically Underutilized Businesses

Pamela B. Cashwell
Secretary
Tammie Hall
Director

August 5, 2022

Eva Harris
Conner Construction Corp (Woman Owned)
19008 W. Catawba Ave.
Cornelius, NC 28031

Dear Eva Harris:

The Office for Historically Underutilized Businesses (HUB Office) is pleased to inform you that your company is now certified as a Historically Underutilized Business. Your firm is listed in the Statewide Uniform Certification (SWUC) Program database. This certification will remain in effect for four (4) years from the date of this letter.

You must notify the HUB Office in writing within 30 days of any changes affecting your compliance with SWUC Program eligibility requirements, including changes in ownership, day-to-day management and operational control. Failure to notify the HUB Office of these changes or reapply for certification in a timely manner may cause your HUB Certification to be revoked. In addition, please be advised your status may be changed if there is a 3rd party challenge granted against your firm. The link to the HUB Office 3rd party challenge form can be located at <https://files.nc.gov/ncdoa/documents/ThirdpartyEligibilityChallenger080811.pdf>. All information submitted to the Office for Historically Underutilized Business is subject to audit and review.

The HUB Office collaborates with local Minority/Women/Small Business (M/W/SBE) Offices who offer assistance to certified HUB firms with identifying contract opportunities with state and local government. Many of these offices also offer assistance with business development. Please visit our website at <http://www.doa.nc.gov/hub/programs.aspx?pid=swuc> to locate the local office near you. Another great resource is the Small Business and Technology Development Center at www.sbtcdc.org for free personalized business assistance and counseling.

It is important to note that although your status as a certified HUB firm greatly improves your access to state and local government contracts, this certification does not guarantee contract awards. Your ability to research opportunities and bid competitively will be important to your success in this program. We are committed to assisting you through the process with the completion of the Preliminary Business Development and Supportive Services Assessment Survey, located on the HUB Office website under the Certification Tab. The information will provide an overview of your company which will assist us in appropriately aligning contract opportunities that you are ready, willing and able to pursue.

Thank you for your interest and participation in the SWUC Program as a Historically Underutilized Business firm with the State of North Carolina.

Sincerely,
Tammie Hall
Tammie Hall
Director

State of North Carolina | Office for Historically Underutilized Businesses
116 West Jones Street, Suite 4109 | 1336 Mail Service Center | Raleigh, NC 27699-1336
(919) 807-2330 T



CERTIFICATE OF LIABILITY INSURANCE

Section 7, Item 7.4

DATE (MM/DD/YYYY)

08/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Spivey Insurance Group	
Spivey Insurance Group Inc. 251 Post Office Dr #3		PHONE (A/C No. Ext): (704) 821-4460	FAX (A/C No): (704) 821-6766
Indian Trail NC 28079		E-MAIL ADDRESS: certificates@spiveyinsurancegroup.com	
INSURED		INSURER(S) AFFORDING COVERAGE	
Conner Construction Corporation 19008 W Catawba Avenue Cornelius NC 28031-5603		INSURER A: HARFORD MUTUAL INSURANCE CO	NAIC # 14141
		INSURER B: CAROLINA MUTUAL INSURANCE	14090
		INSURER C: Progressive Southeastern	
		INSURER D: Nautilus Insurance Company	
		INSURER E: Liberty Mutual Ins Co	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		MP10773444	05/16/2025	05/16/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		980769035	05/16/2025	05/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10000		AN1347354	05/16/2025	05/16/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 PR/COMP OPS AGG \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A WC28266-2025	05/16/2025	05/16/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Rented/Leased Equipment Coverage		BMO67050799	11/28/2024	11/28/2025	Limit: \$150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) FOR INFORMATIONAL PURPOSES ONLY

For certificate requests, please email certificates@spiveyinsurancegroup.com

CERTIFICATE HOLDER

CANCELLATION

FOR INFORMATIONAL PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jade Beaverson</i>

© 1988-2015 ACORD CORPORATION. All rights reserved.



(Aquatic Designs Inc.)
6332 Monnett Rd, Climax, NC 27233
Phone: (336) 674-7665
www.adipools.net

DOCUMENTS

- Proposal form signed
- Proposal referances
- Company narrative
- Completed insurance form and certificate
- Independent contractor form
- Certification regarding lobbying
- Minority business enterprise form
- Exhibit A details of work

Submitted by; Mark Voigt
ADI Pool & Spa

Phone: (336) 674-7665
Email: mvoigt@adipools.net

PROPOSAL ATTACHMENTS

Landis Pool Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Aquatic Designs Inc

Representative Name/Title: Mark Voigt, President

Address: 6332 Monnett Rd Climax, NC 27233

Office Phone: 336-674-7665 Cell Phone: 336-707-8330

Website: adipools.net Email: mvoigt@adipools.net

Material Costs	Labor Costs	Other / Note
\$22,000.00	\$75800.00	

Total Cost: \$97,800.00

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include date(s) of service and amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature: 

Date: 9-01-2025

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: Hayco Construction Company

Address: 344 Shellybrook Drive Pilot Mountain NC274041

Contact Name: Darren Smith Phone: 336-750-7194

Business Relationship: Performed renovation work for this contractor.

Business Name: Penn-Construction, LLC

Address: 3500 Camden Falls Circle Greensboro NC 27410

Contact Name: Joe Jenkins Phone: 336-382-4268

Business Relationship: Installed multiple projects for this contractor in the past.

Business Name: DR Horton Multifamily

Address: 4150 Mendenhall Oaks Pkwy, Suite 101

Contact Name: Marty Jones Phone: 336-847-0946

Business Relationship: Have provided design and installation for DR Horton projects

Company Narrative

Company Name: Aquatic Designs, Inc.

Number of Employees: 11 Years of Operation: 35

Current Clients: See references

Please include a brief narrative in the space below to include any additional information you wish to share that may assist us in choosing the best vendor for our needs:

Founded 35 years ago by Mark Voigt, Aquatic Designs, Inc. (ADI) has helped thousands of clients achieve their aquatic goals through a collaborative approach on design, construction, and renovation projects. Our experience includes everything from small backyard projects, to multi-family projects, to million+ dollar state, local, and military installations. But, the pride of our organization isn't just the variety and size of the projects we handle, it is our team. With a core team comprised of members with 20-40 years of experience and a support team comprised of members with up to 20 years of experience, we bring hundreds of years of combined experience to every project. Our team not only brings experience but a drive for education and further advancement with members holding a multitude of certifications and education including... CPO, AFO, PHTA, NCDHHS Advisory Board, ASA, etc. all to better serve our clients.

A small sampling of clients that have trusted us to design, build, or renovate their aquatic projects include

- City of Winston - multiple projects
- City of Fayetteville - College Lakes Park
- City of High Point - Washington Terrace Park
- Duke University - multiple projects
- UNC Chapel Hill - multiple projects
- UNC Charlotte - Health & Wellness Center
- NC State - multiple projects
- US Army - multiple projects
- US Marines - New River Pool
- US DLA - DSCR

Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.

- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Marsh McLennan Agency LLC

Agent's Name, Address, Telephone: Lisa Smith address : 3625 North Elm Street Greensboro NC 27455

direct line : 336-346-1431

Policy Number: ENP0633850 Effective Date: 12-31-2024 to 12-31-2025

Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: Aquatic Designs Inc

Official Address: 6332 Monnett Rd Climax NC 27233

Signature & Title: 

Date: 9-01-2025

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

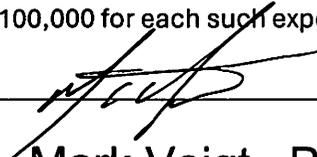
No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official: 

Name and Title of Firm's Authorized Official: Mark Voigt, President

Date: 1-09-2025

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: XX Sub-firm: _____

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: _____ No: XX

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

Yes: _____ No: XX

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: _____ N/A (firm is qualified under one of the two methods above): _____

Legal name of the firm and physical address: _____

As a duly authorized representative, I certify the above information is accurate.



Signature of Firm's Authorized Official

Mark Voigt, President

Printed Name and Title of Firm's Authorized Official

9-01-2025

Date



(Aquatic Designs Inc.)
6332 Monnett Rd, Climax, NC 27233
Phone: (336) 674-7665
www.adipools.net

EXHIBIT A SCOPE OF WORK DETAILS
9-02-2025

ADI shall provide all labor and material for the work as noted at the 7 bullet points on page 2 called out as the Project Overview.

Initial Stage: Once the pool is empty and prior to work beginning ADI will meet to examine the pool interior and ensure the project overview meets the owners intent. At this time we shall confirm with owner all hollow plaster areas, cracks and other defects.

Hollow Plaster: As no quantities have been specified for the hollow plaster we have included 200sf of hollow area repairs.

Cracks: . As no quantities have been specified we have included 100ln ft of crack repairs.

Plaster Prep: Perform cut back at waterline tile, all fittings and penetrations, remove all waterline tile, grind out all cracks, treat all stains

New work: Install waterproofing at all penetrations, check skimmer inlets to confirm waterproofed, install new tile, tile grout, backer rod and caulking at expansion joint. Install new transition and step tiles. Install new 6x6 waterline tile, install new waterline depth markers and grout all. Confirm rope anchors are in good repair or replace if needed. Wash pool, install scratch kote to entire area to receive new plaster. Install new Bluestone Marquis Quartz plaster finish and expose per manufacturers specifications.

Closeout: Meet with owner to confirm startup guidelines and provide training if needed. Provide owner with 1 year full written warranty. Provide closeout document to include all product data and as-built indicating crack repair areas.

Submitted by; Mark Voigt
ADI Pool & Spa

Phone: (336) 674-7665
Email: mvoigt@adipools.net

Bid #1

LANDIS POOL RESURFACING PROJECT

REQUEST FOR PROPOSALS (RFP)

Town of Landis, North Carolina

Issued on: July 22, 2025

Response Due: August 13, 2025, before 2 pm

TABLE OF CONTENTS

Section 1: Project Overview

- Summary

Section 2: Proposal

- Proposal Content

Section 3: RFP Timeline

Section 4: Other Procedural Information

Section 5: Minority Business Enterprise

Proposal Attachments:

- Proposal Form & Signature Page
- Proposal References
- Company Narrative
- Property/Liability Worker's Compensation
- Proposal Independent Contractor Statement
- Certification Regarding Lobbying
- Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

SECTION 1: PROJECT OVERVIEW

Summary

The Town of Landis, hereafter referred to as the “Town”, is accepting Proposals from contractor/construction vendors or a team of vendors for an upcoming project at The Landis Pool. Qualified vendor(s) will be able to provide the following services/needs for this project.

- Identify and repair any cracks or other related issues that could cause water leaks.
- Prep/Plaster (>840 SF)- cut and chip fittings, cut and chip waterline tile, remove hollow plaster, address/ treat stains, clean pool, install multicoat scratch kote
- Waterline Tile Replacement- remove existing waterline tiles, install standard 6x6 tile of customer’s choice, grout above the new tile, and caulk to complete the project.
- Remove existing Transition Line- Install 2x2 blue tile all around the pool, including around the steps, seal expansion joints, and install trim tile
- Extend all returns and install all new fittings and main drains
- New Plaster for walls and floor with a Bluestone Marquis Quartz Finish
- Must Include Warranty information and details on all work and products

Section 2: Proposal

Vendors are required to submit a proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a proposal in response to this request, a walk through of the existing pool site is optional. A walk through tour will be held on *July 30, 2025, at 10 am, located at 301 W Rice Street, Landis, NC 28088*

Proposals must be clearly marked “Landis Pool Resurfacing Project” and submitted no later than *August 13, 2025, before 2:00 pm EST*. Proposals must be mailed, emailed, or hand-delivered to:

Attention: Michael Ambrose, Landis Town Manager
312 S. Main St. Landis, NC 28088 / townmanager@townoflandisnc.gov

No submissions or supporting documents will be accepted after this deadline. The Town of Landis assumes no responsibility or liability for costs incurred by the responsive vendor in submitting this proposal. Vendors accept all risks for late delivery of the Proposal Package regardless of fault.

IMPORTANT NOTE: All employees of the selected contractor will be required to submit to a background check prior to working on site.

Proposal Content

- 1. Proposal Form & Signature Page:
The proposal form and signature page must be completed and signed by an individual authorized to bind the vendor. All proposals submitted without such proposal form and signature page may be deemed non-responsive.

- 2. References:
Proposals shall include a list of three (3) references, including name, address, phone number, and contact person. The Town reserves the right to contact references other than, and/or in addition to, those furnished by a vendor.

- 3. Company Narrative:
Provide information regarding your experience level, years of operation, etc.

- 4. Property/Liability and Worker’s Compensation Certification

- 5. Independent Contractor Statement

- 6. E-Verify Affidavit

SECTION 3: RFP TIMELINE

This is the Town's best estimate of the timeline that will be followed:

- Pool Site Walkthrough (Required)..... *July 30, 2025, at 10 am*

- Closing date to submit application..... *August 13, 2025, before 2 pm*

- Present to the Town Council..... *September 15, 2025, at 6 pm*

- Vendor notification & contract negotiation..... *September 18, 2025*

SECTION 4: OTHER PROCEDURAL INFORMATION

4.1 Other Procedures and Conditions

The Town reserves the sole discretion and right to reject any and all responses received with respect to the RFP and to cancel the RFP process at any time prior to entering into a formal agreement. The Town further reserves the right to request additional information or clarification of information provided in any response. The Town also reserves the right, but is under no obligation, to waive technicalities and informalities. The Town shall make the award as deemed in its best interest. A response to this RFP should not be construed as a contract, nor indicate a commitment of any kind.

4.2 Public Records

Upon receipt by the Town, your Bid Package is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General

Statute §66-152 et seq. Your Bid Package will be reviewed by Town staff, as well as members of the general public who may submit public record requests. To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by a firm should be submitted in a separate document marked "Trade Secret -Confidential and Proprietary Information - Do Not Disclose Except for the Purpose of Evaluating this Bid Package," and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the document.

In submitting a Bid Package, each firm agrees that the Town may reveal any trade secret materials contained in such response to all staff involved in the evaluation process and to any outside consultant or other third parties who are hired to assist in the evaluation process. Furthermore, each firm agrees to indemnify and hold harmless the Town and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material that the firm has designated as a trade secret. Any firm that designates its entire Bid Package as a trade secret may be disqualified from the evaluation process.

SECTION 5: Minority Business Enterprises

The Town of Landis is committed to using Minority Business Enterprises (MBE) for professional services and other Town contracts. Vendor and teams demonstrating a commitment to assist the Town in attaining this goal by being or including qualified MBE firms will be given priority consideration in the evaluation process.

For purposes of this section, the term minority refers to a person who is a citizen or lawful permanent resident of the United States and who is:

- Black, that is, a person having origins in any of the black racial groups in Africa;
- Hispanic, that is, a person of Spanish or Portuguese culture with origins in Mexico, South; Central America, or the Caribbean Islands, regardless of race;
- Asian American, that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, and Asia, the Indian subcontinent, the Pacific Islands;
- American Indian, that is, a person having origins in any of the original peoples of North America; or
- Female

In order to qualify as a Minority Business Enterprise, a vendor must have a majority ownership of minority partners and must:

- Be a NC Department of Administration certified Historically Underutilized Business;
OR
- Be a NC Department of Transportation certified Disadvantaged Business Enterprise;
OR
- Seek approval as a qualified MBE at least two (2) weeks prior to the due date of the responsive submittal to the associated procurement process.

Vendors or team member vendor that are qualified MBEs need to complete and return the attachment with the submittal documents for this project. Evaluation committee members will be given guidance on scoring MBE participation rate based on the role of the MBE vendor (prime or sub), the number of MBE vendor(s) on the team, and the experience of the team members working with the MBE vendor(s) proposed.

PROPOSAL ATTACHMENTS

Landis Pool Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Caribbean Pool Service

Representative Name/Title: Mindy Shawley/Executive Asst-Office manager

Address: 4541 Raceway Dr Concord, NC 28027

Office Phone: 704-795-7665 Cell Phone: 980-247-1805

Website: _____ Email: mindy@cpspoolservice.com

Material Costs	Labor Costs	Other / Note

Total Cost: \$69,184.83

** Additional quote 725272 attached - Potential worst case scenario.*

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include date(s) of service and amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature: 

Date: 8-6-2025

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: Highmark Residential
Address: praab@highmarkres.com
Contact Name: Paul Raab Phone: 330-406-6899
Business Relationship: Completed renovations on several pools

Business Name: Bell Partners
Address: fjohnson@bellpartnersinc.com
Contact Name: Freddie Johnson Phone: 336-269-9033
Business Relationship: Completed renovations on several pools

Business Name: Hilton Garden Inn-Rock Hill
Address: hbruce@hp-hotels.com
Contact Name: Harry Bruce Phone: 803-517-2634
Business Relationship: Resurfaced hotel pool

Company Narrative

Company Name: Caribbean Pool Service
Number of Employees: 20 Years of Operation: 30+
Current Clients: Town of Landis/Mecklenburg Co/ Rowcab YMCAs-multiple property mgmts

Please include a brief narrative in the space below to include any additional information you wish to share that may assist us in choosing the best vendor for our needs:



4541 Raceway Drive Concord, NC 28027 704-795-7665

Our company has been in operation for over 30 years, serving the Charlotte and Raleigh areas as well as parts of South Carolina. We offer and service an automated chemical system. We also do pump and filter repairs and replacements. Tile and plaster work is done by a subcontractor. We have had zero failures working with this contractor. They do excellent work and use a special plaster designed for us. We have been working with the Town of Landis for many years now and would love to help with this resurfacing project.

Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.

- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Cincinnati and Accident Fund

Agent's Name, Address, Telephone: Central Carolina 317 Jake Alexander Salisbury

Policy Number: EPP0363312/AFWCP1000029469 Effective Date: 02/01/2025

Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: Caribbean Pool Service

Official Address: 4541 Raceway Dr. Concord, NC 28027

Signature & Title:  Executive Asst

Date: 8-4-2025

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

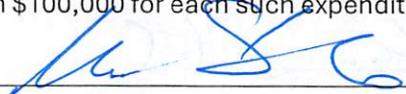
No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official: 

Name and Title of Firm's Authorized Official: Mindy Shawley/Executive Assistant

Date: 8-4-2025

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: _____ Sub-firm: _____

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: _____ No: _____

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

Yes: _____ No: _____

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: _____ N/A (firm is qualified under one of the two methods above): _____

Legal name of the firm and physical address: _____

As a duly authorized representative, I certify the above information is accurate.

Signature of Firm's Authorized Official

Printed Name and Title of Firm's Authorized Official

Date

Caribbean Pool Service
 4541 Raceway Drive
 Concord NC 28027
 Phone: 704-795-7665
 Fax: 704-792-2335

QUOTE

DATE	INVOICE #	CUST #
8/5/2025	0000694220	0003086

Quote is good for 5 Days

BILL TO:
 Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

SHIP TO:
 Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
	<p>NOTE: There will be a price increase for materials and labor January 1st. Please quote to resurface the pool. This quote is for a Blue based quartz.. Plaster will be washed to expose blue quartz.</p> <p>Due to the numerous price increses on parts and supplies, Some prices may be higher than quoted since prices are changing, in some cases, daily. NOTE: This quote is based on pool having no more than 2 layers of plaster or has been painted. If more than 100sf of plaster needs to be removed,has more than 2 layers of plaster or has been painted. This will require a change order. NOTE: This would not include any crack repairs that may need to be done.</p>			
1.00	Prep - Plaster (>840 SF) 5530 1) Cut and Chipping Fittings 2) Cut and Chip Waterline Tile 3) Remove Hollow Plaster (Up to 200 SF Included at No Charge) 4) Clean Pool	16,078.00	16,078.00	
1.00	5) Install Multicoat Scratch Kote Waterline Tile Replacement (Includes any tile in the \$7.00 per square foot range. Upgrades can be made for the price difference.) 360 1) Remove Existing Waterline Tile 2) Install standard 6x6 tile of customer's choice 3) Grout above new tile is included. Caulk is extra and is regired for solid decks.. 4) one year warranty	10,660.00	10,660.00	
1.00	Note: We will take precautions not to damage the existing coping but when replacing tile and leaving the existing coping, there is a possibility that the coping may become chipped or loose during demo of the old waterline tile.	3,255.00	3,255.00	
1.00	To caulk between solid pool deck and new waterline tile. Transition Line Replacement 77 1) Remove Existing Transition Line 2) Install 2x2 BlueTile	1,848.00	1,848.00	

We will beat any written estimate.

We will not be under sold!

Caribbean Pool Service
 4541 Raceway Drive
 Concord NC 28027
 Phone: 704-795-7665
 Fax: 704-792-2335

QUOTE

DATE	INVOICE #	CUST #
8/5/2025	0000694220	0003086

Quote is good for 5 Days

BILL TO:
 Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

SHIP TO:
 Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	Seal expansion joints	689.00	689.00	
1.00	Trim Tile Installation 48	504.00	504.00	
1.00	1) Install 2x2 BlueTile on Edge of Each Step/Bench to match blue quartz plaster Extra Labor and Plaster for Steps/Benches	1,032.00	1,032.00	
1.00	1) 25 LF Included at No Charge	595.00	595.00	
1.00	To extend all returns and install new fittings.	350.00	350.00	
1.00	Due to law changes, EQ covers can be removed from the pool wall. This is to plug and hydro cement in all eq's per rule change.			
1.00	Pool Plaster - Bluestone Marquis Quartz Finish 1) Warranty - Five (5) Year Commerical Limited from Date of Completion (See SGM Warranty for Details) 2) NPC Startup Procedures MUST Be Followed 3) Staining, Streaking, Mottling, Hydration, Calcification and Damage Due to Poor Water Chemicals are NOT Covered Under Warranty.	31,521.00	31,521.00	
1.00	Pool Chemical start up. This includes Stain treatment, enzymes and calcium added as pool is filling up. Instructions will be given to maintenance on other chemicals to add and all procedures for proper plaster curing.	425.00	425.00	
1.00	White Goods. All fittings will be replaced (does not include main drains)	95.00	95.00	
Quote does not include main drain covers. If needed it will have to be a change order since covers have changed the requirements.				
SUBTOTAL			\$67,052.00	
TAX			\$2,132.83	
TOTAL			\$69,184.83	

We will beat any written estimate.

We will not be under sold!

Caribbean Pool Service
 4541 Raceway Drive
 Concord NC 28027
 Phone: 704-795-7665
 Fax: 704-792-2335

QUOTE

DATE	INVOICE #	CUST #
8/5/2025	0000725272	0003086

Quote is good for 5 Days

BILL TO:

Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

SHIP TO:

Town Of Landis Parks & Rec-E
 301 W. Rice St
 Landis NC 28088

*Worst
 case
 scenario.*

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	<p>Additional repairs that may need to be made but will not know until we get into removing tile and can check plaster and crack repairs.</p> <p>Cracks may need to be opened up and repaired with staples. We don't think this will be a problem based on who made the repairs. 107</p> <p>If we get into pool and see a need to remove one layer of plaster. This may be due to how it was applied or to remove the stubborn black algae.</p>	3,745.00	3,745.00	
5530.00	<p>Chip Out Delaminated or Loose Plaster (0000 sf)</p> <p>Note: This is baseline estimate for plaster removal based on what we were told or can see. If more than the estimated amount is needed, a change order for additional work will be given.</p>	3.85	21,290.50	
3.00	<p>Dumpster fee for dumpster to be delivered and used for materials removed from pool.</p> <p>Note: if household items are put into dumpster it will be removed and set beside dumpster or bill for extra charges (based on material, may not need all 3)</p>	1,875.00	5,625.00	
360.00	<p>Based on past history with waterline tile, there may be a need to do beam repair. this is the base the pool waterline tile will be installed on.</p> <p>This price is based on all the beam needing repair. This could just be a couple of spots and not all is needed to be repaired.</p> <p>Only needed repairs will be made and billed.</p>	35.00	12,600.00	
SUBTOTAL			\$43,260.50	
TAX			\$1,537.90	
TOTAL			\$44,798.40	

We will beat any written estimate.

We will not be under sold!

SECTION 1: PROJECT OVERVIEW

Summary

The Town of Landis, hereafter referred to as the “Town”, is accepting Proposals from contractor/construction vendors or a team of vendors for an upcoming project at The Landis Pool. Qualified vendor(s) will be able to provide the following services/needs for this project.

- Identify and repair any cracks or other related issues that could cause water leaks.
- Prep/Plaster (>840 SF)- cut and chip fittings, cut and chip waterline tile, remove hollow plaster, address/ treat stains, clean pool, install multicoat scratch kote
- Waterline Tile Replacement- remove existing waterline tiles, install standard 6x6 tile of customer’s choice, grout above the new tile, and caulk to complete the project.
- Remove existing Transition Line- Install 2x2 blue tile all around the pool, including around the steps, seal expansion joints, and install trim tile
- Extend all returns and install all new fittings and main drains
- New Plaster for walls and floor with a Bluestone Marquis Quartz Finish
- Must Include Warranty information and details on all work and products

Section 2: Proposal

Vendors are required to submit a proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a proposal in response to this request, a walkthrough of the existing pool site is optional. A walkthrough tour will be held on *July 30, 2025, at 10 am, located at 301 W Rice Street, Landis, NC 28088*

Proposals must be clearly marked “Landis Pool Resurfacing Project” and submitted no later than *August 13, 2025, before 2:00 pm EST*. Proposals must be mailed, emailed, or hand-delivered to:

Attention: Michael Ambrose, Landis Town Manager
 312 N. Main St. Landis, NC 28088 / townmanager@townoflandisnc.gov

No submissions or supporting documents will be accepted after this deadline. The Town of Landis assumes no responsibility or liability for costs incurred by the responsive vendor in submitting this proposal. Vendors accept all risks for late delivery of the Proposal Package regardless of fault.

IMPORTANT NOTE: All employees of the selected contractor will be required to submit to a background check prior to working on site.

Proposal Content

- 1. Proposal Form & Signature Page:
The proposal form and signature page must be completed and signed by an individual authorized to bind the vendor. All proposals submitted without such proposal form and signature page may be deemed non-responsive.

- 2. References:
Proposals shall include a list of three (3) references, including name, address, phone number, and contact person. The Town reserves the right to contact references other than, and/or in addition to, those furnished by a vendor.

- 3. Company Narrative:
Provide information regarding your experience level, years of operation, etc.

- 4. Property/Liability and Worker’s Compensation Certification

- 5. Independent Contractor Statement

- 6. E-Verify Affidavit

SECTION 3: RFP TIMELINE

This is the Town's best estimate of the timeline that will be followed:

- Pool Site Walkthrough (Required)..... *July 30, 2025, at 10 am*

- Closing date to submit application..... *August 13, 2025, before 2 pm*

- Present to the Town Council..... *September 15, 2025, at 6 pm*

- Vendor notification & contract negotiation..... *September 18, 2025*

SECTION 4: OTHER PROCEDURAL INFORMATION

4.1 Other Procedures and Conditions

The Town reserves the sole discretion and right to reject any and all responses received with respect to the RFP and to cancel the RFP process at any time prior to entering into a formal agreement. The Town further reserves the right to request additional information or clarification of information provided in any response. The Town also reserves the right, but is under no obligation, to waive technicalities and informalities. The Town shall make the award as deemed in its best interest. A response to this RFP should not be construed as a contract, nor indicate a commitment of any kind.

4.2 Public Records

Upon receipt by the Town, your Bid Package is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General

Statute §66-152 et seq. Your Bid Package will be reviewed by Town staff, as well as members of the general public who may submit public record requests. To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by a firm should be submitted in a separate document marked "Trade Secret -Confidential and Proprietary Information - Do Not Disclose Except for the Purpose of Evaluating this Bid Package," and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the document.

In submitting a Bid Package, each firm agrees that the Town may reveal any trade secret materials contained in such response to all staff involved in the evaluation process and to any outside consultant or other third parties who are hired to assist in the evaluation process. Furthermore, each firm agrees to indemnify and hold harmless the Town and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material that the firm has designated as a trade secret. Any firm that designates its entire Bid Package as a trade secret may be disqualified from the evaluation process.

SECTION 5: Minority Business Enterprises

The Town of Landis is committed to using Minority Business Enterprises (MBE) for professional services and other Town contracts. Vendor and teams demonstrating a commitment to assist the Town in attaining this goal by being or including qualified MBE firms will be given priority consideration in the evaluation process.

For purposes of this section, the term minority refers to a person who is a citizen or lawful permanent resident of the United States and who is:

- Black, that is, a person having origins in any of the black racial groups in Africa;
- Hispanic, that is, a person of Spanish or Portuguese culture with origins in Mexico, South; Central America, or the Caribbean Islands, regardless of race;
- Asian American, that is, a person having origins in any of the original peoples of the Far East, Southeast Asia, and Asia, the Indian subcontinent, the Pacific Islands;
- American Indian, that is, a person having origins in any of the original peoples of North America; or
- Female

In order to qualify as a Minority Business Enterprise, a vendor must have a majority ownership of minority partners and must:

- Be a NC Department of Administration certified Historically Underutilized Business;
OR
- Be a NC Department of Transportation certified Disadvantaged Business Enterprise;
OR
- Seek approval as a qualified MBE at least two (2) weeks prior to the due date of the responsive submittal to the associated procurement process.

Vendors or team member vendor that are qualified MBEs need to complete and return the attachment with the submittal documents for this project. Evaluation committee members will be given guidance on scoring MBE participation rate based on the role of the MBE vendor (prime or sub), the number of MBE vendor(s) on the team, and the experience of the team members working with the MBE vendor(s) proposed.

PROPOSAL ATTACHMENTS

Landis Pool Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Hillman Design Build

Representative Name/Title: Thomas Peterson/Owner

Address: 6912 Montgomery Road, Clover SC 29710

Office Phone: 7045178729

Cell Phone: Same

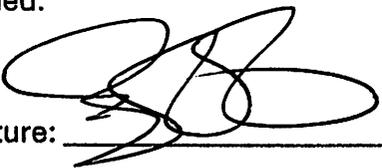
Website: www.hillmandesignbuild.com

Email: thomas@hillmandesignbuild.com

Material Costs	Labor Costs	Other / Note
See Cost Detail Sheets		

Total Cost: \$150493.75

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include date(s) of service and amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature:  _____

Date: 8/13/25

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: Rescue Construction Solutions
Address: 2606 Pheonix Drive #500 Greensboro NC 27406
Contact Name: Chris Edwards Phone: 3365164059
Business Relationship: Customer- Multi Family Projects

Business Name: ICE-Infrastructure Consulting and Engineering
Address: 110 Midlands Court, West Columbia SC 29169
Contact Name: Bob Anderson Phone: 8033150720
Business Relationship: Architect for Fairfield County Fire Station

Business Name: The Grand
Address: 5800 Campbell Road, York SC 29745
Contact Name: Steve Szasz Phone: 8036199218
Business Relationship: Business Owner-Wedding Venue UpFit

Company Narrative

Company Name: Hillman Design Build

Number of Employees: 7 Years of Operation: 5

Current Clients: Multiple Clients

Please include a brief narrative in the space below to include any additional information you wish to share that may assist us in choosing the best vendor for our needs:

See the Details Sheet We are a small business that focus's on customer relationships :



Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.

- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Harford Mutual

Agent's Name, Address, Telephone: Dean Holler, 130 Ben Casey Drive, Fort Mill SC 29708

Policy Number: MP108758110 Effective Date: 09/01/2025⁶

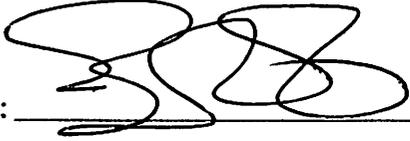
Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: Hillman Design Build

Official Address: 6912 Montgomery Road, Clover SC 29710

Signature & Title:  Barry Peterson / OWNER

Date: 8/13/25

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

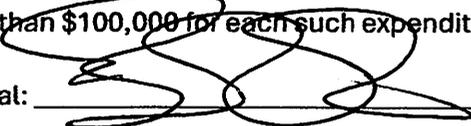
No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official:  _____

Name and Title of Firm's Authorized Official: Thomas Peterson Owner

Date: 8/13/25

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: _____ Sub-firm: _____

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: _____ No: X

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

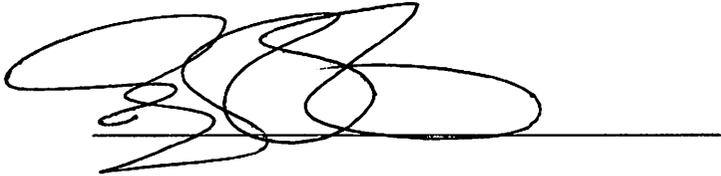
Yes: _____ No: X

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: _____ N/A (firm is qualified under one of the two methods above): X

Legal name of the firm and physical address: Hillman Design Build
6912 Montgomery Road, Clover SC 29710

As a duly authorized representative, I certify the above information is accurate.



Signature of Firm's Authorized Official

Thomas Peterson

Printed Name and Title of Firm's Authorized Official

8/13/25
Date

Landis Pool Resurfacing:

Price Breakdown:

	Qty	Price/Unit	Total
1 Mobilization	1	\$ 7,500.00	\$ 7,500.00
2 Drain and Leak Detection	1	\$ 2,650.00	\$ 2,650.00
3 New Waterline Tile	1	\$25,750.00	\$ 25,750.00
4 Coping	1	\$ 8,600.00	\$ 8,600.00
5 Resurface Pool Diamond Brite Blue Quartz	1	\$87,450.00	\$ 87,450.00
6 Chip Out	1	\$18,543.75	\$ 18,543.75
			\$150,493.75

Company narrative

We are a small business that focus's on customer relationships and delivering value. We have experienced growth in multifamily that resulted in establishing a relationship with commercial pool construction companies. We are familiar with public projects and have a good track record. We have offices in Charlotte and Columbia SC. Our relationships with civil and structural engineers has resulted in expansion to NC and GA.

LEAK DETECTION:

The following steps will be used to determine leak points and once identified, a quote to repair will be provided.

Upon Closing of pool for the season, do not fill any more water for 2 weeks and determine water loss.

- Visually examine / dye test
- Skimmer throats
- Light niches
- Return fittings
- Expansion Joints
- Drain Sumps
- Hydrostatic Relief Valves
- Pressure Test
- Main Drain Lines
- Skimmer Lines
- Return Lines
- Vacuum Lines

NEW WATERLINE TILE

MAIN POOL

Remove and replace waterline tile

- Remove existing waterline tile and dispose of debris
- Examine bond beam to ensure new tile line will adhere properly. If integrity of beam will not allow for proper adhesion we will inform you to clarify a change order
- Install new 6 x 6' frost proof waterline tile with depth markers every 25 feet to comply with code.
- Install urethane caulk line between new tile and existing coping.
- Price includes up to \$6.50 per square foot allowance for cost of tile. If Customer chooses a more expensive tile, the price will increase.

COPING TEXTURE (Not Replaced)

Install a textured and colored coping band around pool perimeter to control joint

- Pressure wash surface to remove any loose areas
- Repair any cracks in coping
- Apply texture to control joint
- Apply 2 coats of Multicoat Color Seal (suggest grey or white)
- Replace broken deck depth tile as needed \$35 per tile

Warranty on Tile / Coping TC

If new waterline tile or Coping Texture & Color provided by Company does not function properly, Company will, at its option, repair or replace any item we supplied at no charge for a period of two (2) years from the date of installation.

Cracked tiles and tiles popping off of the pool wall as a result of pool deck movement are excluded from this warranty, unless Company has replaced deck or coping as part of this work.

POOL SURFACE CRACK REPAIR:

During site visit cracking in the existing pool surface was observed. Once pool is drained for renovation the cracks can be exposed to better determine the extent of the crack and remediation required.

The following steps will be followed upon draining the pool:

- Remove plaster over all cracked areas to determine the extent of the crack (Surface or Structural)

If crack is hairline in concrete surface, grind out crack 2" deep, install epoxy filler, fiberglass mesh, hydraulic cement and Basecrete Waterproofing Sealer
If structural through the concrete base, use staple system to stabilize and reduce structural movement, and follow steps above.

Pricing determined by the extent of required repairs.

RE-SURFACE POOL:

MAIN POOL

Diamond Brite Blue Quartz

Scope of Work:

Company will provide all labor and material to pump out water and debris.

Saw cut and chip (approx. 1 1/2") below existing tile line and around pool fittings and lights

Company will saw cut and chip (approx. 1 1/2") along existing tile line, around light niches, water inlets and main drain and any other pool fittings.

Company will sound out the pool shell to find and remove hollow areas, and prepare surface for new plaster. Not to exceed 10% of pool bottom sq.ft.

Additional hollow spots or complete chip out if necessary will be performed as noted under "Chipout Clause"

Locate and remove any rusting rebar by chipping away affected plaster, removing any affected steel and treating remaining steel with water stopping cement as a base coat to ensure that rust will not bleed back through new surface.

Acid wash to etch existing surface to provide a bondable surface, and pressure wash to remove all loose materials and chemicals.

Install Permacoat bond coating to provide better adhesion of plaster to surface.

VGB Compliant Main Drain Covers will be replaced. *If main drain sumps do not comply with the new 2025 drain requirements a price will be provided to bring into compliance.*

Provide and install new and install Return Fittings and VGB Compliant equalizer covers

Install 2" x 2" contrasting color tile on step edge as required by code.

Company will resurface the pool shell using finish selected above. Surface will be applied to a smooth even finish a minimum of 3/8" to 1/2" thick.

The finish is to be smooth and white; however, plaster often has a variation of shades similar to the different shades in cumulus clouds.

This shading is normal and usually appears in a variegated pattern. For purposes of evaluating the new surface, inspections will be made under bright sunlight.

Shadows and cloudy days will always accentuate normal variations in the plaster surface due to the nature of this cement product.

Customer must keep area free from other workman, pets, and children. Water (sprinklers) must be turned OFF during application.

Company needs close access to pool when performing the work, including driveways and parking lots.

Company is not responsible for cracks to driveways, parking lots or any other surfaces, due to need of access to perform the work. Please remove any vehicles prior to crew arriving.

CHIP OUT POOL(S) if needed (Pool surface is 3,990 sf, walls 1,505 sf) (less 10% included in Prep above)

Chip out existing plaster from pools if required to expose a solid surface for new scratch coat and quartz surface to adhere to:

Company will saw cut and chip (approx. 1 1/2") below existing tile line and around pool fitting and lights

Company will then chip out and remove old pool plaster. While most of the plaster will be removed, some plaster from the original plaster layer will remain adhered to the shell of the pool. Enough old plaster will be removed that the new plaster will be applied directly to the shell of the pool and no old layers of plaster will remain.

Company will remove chipped out plaster from Customer's property by way of a commercial construction dumpster, which will be onsite in the parking lot of Customer's pool during the time this work is performed.

Warranty on Surface:

If the newly applied surface delaminates, etches or cracks, Company will, at its option, repair or replace the affected plaster at no charge for a period of five (5) years from the date of installation on both products quoted above. Company shall have the right to repair only the area of failure.

All pool finishes are composed of natural materials that have certain inherent characteristics. The plaster is not warranted for evenness of color and may not be the exact shade anticipated. The shade and color may vary and fade over time. Normal mottling could occur across the surface resulting from differences in moisture content and/or rate of hydration within the matrix of the surface coating. The plaster may become streaked, blotchy, or have a mottled appearance over which the Company has no control. Normal variation is not considered a failure or defect, but is a normal characteristic of cementitious products. Check cracks and hairline cracks may be noticeable and may be quite pronounced with colored plaster. Due to temperature and humidity during plastering, light and/or dark streaks may appear in the plaster and may be more pronounced on a cloudy day or at night with the light on. These conditions are beyond the Company's control. Cracks, check cracking, minor surface checking caused by structural damage or from draining the pool are excluded from this warranty. Calcium build up, surface etching, or cracking due to improper maintenance are not covered.

If Company is not contracted to provide After Plaster Care, Customer must start pool up and maintain pool according to the *Swimming Pool Start Up* Procedures from the National Plasters Council, which are included in the contract. Failure to do so, shall void this warranty.

This warranty shall not cover damages to the plaster surface which are due to physical abuse or lack of proper water chemistry balancing or other chemical misuse.

The pool water must be tested and documented monthly by a reputable company. Monthly printed reports are required as documentation to initiate a warranty claim and failure to obtain monthly water chemistry records shall void this warranty, unless an uninterrupted contract(s) with Company for pool maintenance has been in effect from the date of plastering to the date of warranty claim. In such case, Customer shall have no responsibility to maintain water chemistry. Company shall not be held responsible for incidental and consequential costs, including but not limited to water replacement, chemicals, and loss of use of the pool.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Capital Project Ordinance
#CPO-2025-10-20-1 for Landis Pool Resurfacing Project (Project
#26-125)**

DETAILS:

Requested Action: Motion to Approve Capital Project Ordinance #CPO-2025-10-20-1 for Landis Pool Resurfacing Project (Project #26-125).



CAPITAL PROJECT ORDINANCE
Landis Pool Resurfacing (Project 26-125)

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 Pool Resurfacing Project (identified as Project# 26-125)* to be funded by the Town’s General Fund Account.

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:

Conner Construction Pool Resurfacing Project	\$ 68,434.00
Total Project Costs	\$ 68,434.00

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

General Fund	\$ 68,434.00
Total	\$ 68,434.00

Section 5: The Finance Director 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: Reimbursement requests should be made to the funding agency in an orderly and timely manner.

Section 7: The Town Manager and 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 8: 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 20th day of October 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Change Order #25-02-04 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)**

DETAILS:

The change order reflects both necessary quantity adjustments and cost revisions resulting from updated field conditions during the course of construction. The total contract price will decrease by \$120,466.10, adjusting the previous contract amount of \$2,014,208 down to \$1,893,742. This reduction results from the net effect of a \$13,470 increase for added quantities specifically for cleanup, seeding, mulching, and additional 6" sanitary sewer service lateral replacements and a \$133,936.10 deduction due to reductions in various bid items. Town Staff are still working with inspectors, and Locke-Lane and have determined this project should come back within the original contractual budget.

These deductions include decreases in the quantities of ductile iron and PVC sewer piping, heavy cleaning and debris removal, manhole installation, asphalt replacement, erosion control devices, and project signage. The detailed breakdown of these quantity and unit cost adjustments is provided in the attached documentation. Importantly, this change order does not impact the current project schedule. This project has reached substantial completion, and the final completion date remains October 28, 2025.

Requested Action: Motion to Approve Change Order #25-02-04 for the South Upright Street Sanitary Sewer Rehabilitation Project (Project #25-02).

Description:

- 1. **Increase Bid item quantities already in the contract: \$13,470**
 - a. Bid Item 31: Cleanup, Seeding, Mulching
 - i. Add 600 SY to contract
 - 1. \$1.20 SY. Total added to contract: \$720
 - b. Bid Item 33: 6" Main Sanitary Sewer Service Lateral Replacement Reconnection to New/Rehabilitated Main
 - i. Add 3 EA to contract
 - 1. \$4,250 EA. Total added to contract: \$12,750
- 2. **Decrease Bid items to deduct from contract: \$133,936.10**
 - a. Bid item 2: 8-Inch Diameter Class 350 Ductile Iron
 - i. 0-6' deep.
 - 1. Deduct 100 LF from contract
 - a. \$154.00 LF. Total deducted from contract: \$15,400
 - ii. 16-18' deep.
 - 1. Deduct 19 LF from contract
 - a. \$175.00 LF. Total deducted from contract: \$3,325
 - iii. 18-20' deep.
 - 1. Deduct 22 LF from contract
 - a. \$410.00 LF. Total deducted from contract: \$9,020
 - iv. 20-22' deep.
 - 1. Deduct 26 LF from contract
 - a. \$625.00 LF. Total deducted from contract: \$16,250
 - b. Bid item 3: 8-Inch Diameter SDR 35 PVC
 - i. 0-6' Deep.
 - 1. Deduct 435 LF from contract
 - a. \$84.00 LF. Total deducted from contract: \$36,540
 - ii. 8-10' Deep.
 - 1. Deduct 101 LF from contract
 - a. \$105.00 LF. Total deducted from contract: \$10,605
 - iii. 10-12' Deep.
 - 1. Deduct 91 LF from contract
 - a. \$110.00 LF. Total deducted from contract: \$10,010
 - iv. 12-14' Deep.
 - 1. Deduct 11 LF from contract
 - a. \$185.00 LF. Total deducted from contract: \$2,035
 - c. Bid item 6: Heavy Cleaning and Debris Removal
 - i. Deduct 1526.3 LF from contract
 - 1. 7.00 LF. Total deducted from contract: \$10,684.10
 - d. Bid item 7: Standard Manhole-4ft ID with Standard Frame and Cover
 - i. 8-10' deep.
 - 1. Deduct 1 from contract
 - a. \$10,750.00 EA. Total deducted from contract: \$10,750
 - e. Bid item 19: Asphalt Removal and Replacement (NCDOT Streets)
 - i. Deduct 16.39 SY from contract
 - 1. \$300 SY. Total deducted from contract: \$4,917

- f. Bid item 30: Sediment and Erosion Control Devices
 - i. Temporary Construction Entrance
 - 1. Deduct 2 EA from contract
 - a. \$1,600.00 EA. Total deducted from contract: \$3,200
- g. Bid item 32: Project Sign
 - i. Deduct 1 EA from the contract
 - 1. \$1,200.00 EA. Total deducted from contract: \$1,200.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Change Order #25-02-05 for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)**

DETAILS:

This change order includes both increases and decreases to existing bid item quantities to better reflect actual field conditions encountered during construction. Specifically, the contractor requested an increase of 1,111 square yards to Bid Item 18 (Asphalt Town Roads), at a unit cost of \$84 per square yard, resulting in an addition of \$93,324 to the contract. Additionally, Bid Item 22 (Removal and Replacement of Concrete Driveways and Sidewalks) was increased by 41 square yards at a unit cost of \$350 per square yard, adding \$14,350 to the contract.

Several under-runs were identified by our inspector, staff, and Locke-Lane which yielded revised field quantities, and reductions to our amended contract pricing. Bid Item 26 (Select Backfill) was reduced by 818.19 cubic yards at \$110.00 per cubic yard, resulting in a deduction of \$90,000. Bid Item 28 (Stone Screening for Asphalt Protection) was reduced by 500 linear feet at \$20.00 per linear foot, deducting \$10,000. Lastly, Bid Item 31 (Silt Fence) was reduced by 2,209 linear feet at \$5.00 per linear foot, resulting in a deduction of \$11,045.

In total, the increases amount to \$107,674, while the deductions total \$111,045, resulting in a net contract decrease of \$3,371.

Requested Action: Motion to Approve Change Order #25-02-05 for the South Upright Street Basin Sanitary Sewer Rehabilitation Project (Project 25-02)

Description:

- 1. **Increase Bid item quantities already in the contract: \$107,674**
 - a. Bid Item 18: Asphalt Town Roads
 - i. Add 1,111 SY to contract
 - 1. \$84.00 SY. Total added to contract: \$93,324
 - b. Bid Item 22: Removal and Replacement of Concrete Driveways, Sidewalks.
 - i. Add 41 SY to contract
 - 1. \$350.00 SY. Total added to contract: \$14,350
- 2. **Decrease Bid items to deduct from contract: \$111,045.90**
 - a. Bid item 26: Select Backfill
 - i. Deduct 818.19 CY from contract
 - a. \$110 CY. Total deducted from contract: \$90,000.90
 - b. Bid item 28: Stone Screening for Asphalt Protection
 - i. Deduct 500 LF from contract
 - 1. \$20 LF. Total deducted from contract: \$10,000
 - c. Bid item 31: Silt Fence
 - i. Deduct 2209 LF from contract
 - a. \$5 LF. Total deducted from contract: \$11,045



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #8 to Allocate Funds for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02)**

DETAILS:

Budget Amendment #8 will allow for the town to receive State ARPA Grant funding to complete the S Main Street/ Upright Street Sewer Rehabilitation project. This project has already reached substantial completion, and should be fully complete by the end of October 2025. Based on the change orders we are on track to completing this project within the original contract budget.

Requested Action: Motion to Approve Budget Amendment #8 to Allocate Funds for the S. Upright St Basin Sanitary Sewer Rehabilitation Project (Project #25-02).

Town of Landis, NC
Budget Amendment #8
Monday, October 20, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
71-7100-4097	Grants Received	690,367.00	1,200,003.00		1,890,370.00
71-7100-5990	Capital Outlay	690,367.00	1,200,003.00	-	1,890,370.00
			2,400,006.00	-	

To reallocate funds for Sewer Rehab Project 25-02

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: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Change Order #25-18-01 to Allocate Additional Funding for Lee Electrical to Move Utility Lines for the Round-A-Bout Project on Cannon Farm Road at W Rice Street (Project #25-18)**

DETAILS:

Lee Electrical assisted the Town by moving utility lines for the state roundabout project on NC 153 (W. Rice Street) and Cannon Farm Road. This project was fully funded by the North Carolina Department Of Transportation (NCDOT), and this additional expense will be refunded by NCDOT state dollars by the end of the fiscal year. In order to move the state project along in a timely manner Lee Electrical was authorized to complete this work as a part of their 12KV conversion, and this change order is an extension of their contract for those services. This action will require a budget amendment (Amendment #10) to authorize town staff to receive the funds from the state, and for staff to pay Lee Electrical. The total cost to the State for change order #25-18-01 is in the amount of \$20,517.93.

Recommended Action: Motion to Approve Change Order #25-18-01 to Allocate Additional Funding for Lee Electrical to Move Utility Lines for Round-A-Bout Project on Cannon Farm Road at W Rice Street in the Amount of \$20,517.93.

CHANGE ORDER

No. 25-18-1

DATE OF ISSUANCE September 23, 2025

EFFECTIVE DATE September 23, 2025

OWNER Town of Landis, North Carolina
 CONTRACTOR Lee Electrical Construction, Aberdeen, North Carolina
 Contract: Electrical Distribution System Line Work
 Project: 23/24 12 KV Conversion
 OWNER's Contract No. _____ ENGINEER's Contract No. 23-25
 ENGINEER Southeastern Consulting Engineers, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Project close out reconciliation.

Reason for Change Order: Reconcile field changes and directives of electrical construction units to original bid quantities.

Attachments: (List documents supporting change) Unit Tabulation Spreadsheet

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>423,800.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>0</u> to <u>0</u> : \$ <u>0.00</u>
Contract Price prior to this Change Order: \$ <u>423,800.00</u>
Net increase (decrease) of this Change Order: \$ <u>20,517.93</u>
Contract Price with all approved Change Orders: \$ <u>444,317.93</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>May 15, 2025</u> Ready for final payment: <u>May 15, 2025</u> (days or dates)
Net change from previous Change Orders No. <u>0</u> to No. <u>0</u> : Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>May 15, 2025</u> Ready for final payment: <u>May 15, 2025</u> (days or dates)
Net increase (decrease) this Change Order: Substantial Completion: <u>120</u> Ready for final payment: <u>120</u> (days)
Contract Times with all approved Change Orders: Substantial Completion: <u>September 12, 2025</u> Ready for final payment: <u>September 12, 2025</u> (days or dates)

RECOMMENDED:

By: [Signature]
ENGINEER (Authorized Signature)

Date: 9-25-25

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
CONTRACTOR (Authorized Signature)

Date: 9-25-25

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

Town of Landis, North Carolina
 23/24 12 kV Conversion
 Lee Electrical Construction

Installation

<u>Units</u>	<u>No. of Units</u>		<u>Labor Unit Price</u>	<u>Labor Extended Price</u>	<u>C.O. #1 Add or (Deduct)</u>
<u>Pole Units</u>					
30-5	1	each	\$464.00	\$464.00	
35-2	3	each	\$603.00	\$1,809.00	\$603.00
40-4	7	each	\$763.00	\$5,341.00	(\$7,630.00)
45-4	52	each	\$814.00	\$42,328.00	\$7,326.00
Hand Dig	9	each	\$400.00	\$3,600.00	\$3,600.00
Total, Pole Units				\$53,542.00	

7.2/12.5 KV Pole Top Units:

A1	4	each	\$156.00	\$624.00	(\$780.00)
A2	0	each	\$268.00	\$0.00	(\$536.00)
A5	8	each	\$358.00	\$2,864.00	\$358.00
A5-1	9	each	\$251.00	\$2,259.00	(\$753.00)
A6	1	each	\$358.00	\$358.00	
C1A	32	each	\$307.00	\$9,824.00	\$1,842.00
C1X	2	each	\$307.00	\$614.00	\$307.00
C2A	7	each	\$380.00	\$2,660.00	\$1,140.00
C7H	14	each	\$1,124.00	\$15,736.00	\$1,124.00
C8H	9	each	\$1,330.00	\$11,970.00	\$2,660.00
Total, Pole Top Units				\$46,909.00	

Transformer Units

G105-15	5	each	\$470.00	\$2,350.00	\$1,410.00
G105-25	10	each	\$470.00	\$4,700.00	\$3,290.00
G105-37.5	1	each	\$470.00	\$470.00	
G105-50	3	each	\$605.00	\$1,815.00	\$1,210.00
G5-15	0	each	\$1,200.00	\$0.00	(\$7,200.00)
G5-25	0	each	\$1,200.00	\$0.00	(\$10,800.00)
G5-37.5	0	each	\$1,200.00	\$0.00	(\$1,200.00)
G5-50	1	each	\$1,400.00	\$1,400.00	(\$1,400.00)
G210-15,15	1	each	\$1,500.00	\$1,500.00	
G310-15,15,15	1	each	\$2,570.00	\$2,570.00	
G310-25,25,25	2	each	\$2,570.00	\$5,140.00	
RT	0	each	\$200.00	\$0.00	(\$3,800.00)
G310-50-50-50	1	each	\$2,570.00	\$2,570.00	\$2,570.00

Total Transformer Units \$22,515.00

Conductor Units:

336.4 KCM ACSR	21171	feet	\$3.00	\$63,513.00	\$36,513.00
1/0 ACSR	7698	feet	\$2.00	\$15,396.00	(\$16,604.00)
#2 ACSR	8757	feet	\$1.50	\$13,135.50	(\$3,364.50)
#2 QPX	136	feet	\$1.00	\$136.00	(\$14.00)
1/0 TPX	1556	feet	\$1.00	\$1,556.00	(\$44.00)
#2 TPX	1589	feet	\$1.00	\$1,589.00	(\$311.00)
#6 TPX	877	feet	\$0.75	\$657.75	(\$17.25)

Total Conductor Units \$95,983.25

Miscellaneous Units:

E1-2	16	each	\$264.00	\$4,224.00	\$528.00
E1-2X	26	each	\$264.00	\$6,864.00	\$1,056.00
E1-2SW	2	each	\$300.00	\$600.00	\$300.00
E1-2SWX	1	each	\$300.00	\$300.00	
E2-1	1	each	\$265.00	\$265.00	
E2-2X	9	each	\$265.00	\$2,385.00	\$795.00
E3-10	32	each	\$50.00	\$1,600.00	\$150.00
F1-2	26	each	\$195.00	\$5,070.00	\$1,560.00
J10	2	each	\$75.00	\$150.00	
CDE	120	each	\$100.00	\$12,000.00	
M2-1	32	each	\$145.00	\$4,640.00	(\$145.00)
M5-6	0	each	\$155.00	\$0.00	(\$1,395.00)
M5-9	27	each	\$527.00	\$14,229.00	\$1,581.00
3 Ph. Arrester Bkt (LO)	0	each	\$200.00	\$0.00	(\$600.00)
Jumper	3	each	\$250.00	\$750.00	(\$750.00)
M40-10R	42	each	\$250.00	\$10,500.00	\$1,500.00
SLB	12	each	\$500.00	\$6,000.00	\$1,000.00
Guy Insulator	1	each	\$150.00	\$150.00	
Midpsan TPX Tap	2	each	\$250.00	\$500.00	
M5-4	1	each	\$150.00	\$150.00	\$150.00
M5-5	1	each	\$150.00	\$150.00	\$150.00

Total Miscellaneous Units \$70,527.00

Underground Units

18" wide x 36" Deep Trench	0	feet	\$10.00	\$0.00	(\$500.00)
UM5	24	each	\$500.00	\$12,000.00	\$3,500.00
Direct Bury 1/0 TPX	0	feet	\$2.00	\$0.00	(\$12.00)
TPX Secondary Splice	4	each	\$100.00	\$400.00	\$300.00
UR1	1	each	\$317.97	\$317.97	\$317.97

Total, Underground Units \$12,717.97

Removal

<u>Units</u>	<u>No. of Units</u>		<u>Labor Unit Price</u>	<u>Labor Extended Price</u>	
<u>Pole Units</u>					
Cut Pole Top	61	each	\$100.00	\$6,100.00	(\$200.00)
40	4	each	\$540.00	<u>\$2,160.00</u>	\$540.00

Total, Pole Units \$8,260.00

7.2/12.5 KV Pole Top Units:

A1	4	each	\$101.00	\$404.00	(\$404.00)
A4	1	each	\$235.00	\$235.00	
A5	6	each	\$235.00	\$1,410.00	
A5X	1	each	\$235.00	\$235.00	
A5-1	12	each	\$250.00	\$3,000.00	(\$250.00)
A6	1	each	\$358.00	\$358.00	
B1	11	each	\$195.00	\$2,145.00	
B1X	1	each	\$195.00	\$195.00	
B2	3	each	\$295.00	\$885.00	
B7	4	each	\$660.00	\$2,640.00	
B8	1	each	\$660.00	\$660.00	
C1	3	each	\$308.00	\$924.00	\$616.00
C1A	29	each	\$308.00	\$8,932.00	
C2A	2	each	\$375.00	\$750.00	
C7	8	each	\$1,125.00	\$9,000.00	
C8	3	each	\$1,125.00	\$3,375.00	\$1,125.00
A9	1	each	\$133.18	<u>\$133.18</u>	\$133.18

Total, Pole Top Units \$35,281.18

Transformer Units

T-10	4	each	\$305.00	\$1,220.00	(\$305.00)
T-15	4	each	\$305.00	\$1,220.00	
T-25	14	each	\$305.00	\$4,270.00	(\$305.00)
T-37.5	2	each	\$305.00	\$610.00	
T-50	8	each	\$395.00	\$3,160.00	\$1,185.00

T-100	3	each	\$455.00	\$1,365.00	
G105-15	3	each	\$305.00	\$915.00	
G105-25	4	each	\$305.00	\$1,220.00	
G105-50	1	each	\$305.00	\$305.00	
G5-25	1	each	\$960.00	\$960.00	
Transf. Platform	1	each	\$1,500.00	\$1,500.00	

Total Transformer Units \$16,745.00

Conductor Units:

#2 to 1/0 Al	4344	feet	\$1.60	\$6,950.40	\$550.40
#8 to #2 Cu	30593	feet	\$0.85	\$26,004.05	\$2,204.05
1/0 to 2/0 Cu	6654	feet	\$1.60	\$10,646.40	(\$3,753.60)
TPX	200	feet	\$0.75	\$150.00	

Total Conductor Units \$43,750.85

Miscellaneous Units:

E	21	each	\$240.00	\$5,040.00	\$240.00
F1-2	5	each	\$160.00	\$800.00	\$160.00
CDE	72	each	\$80.00	\$5,760.00	(\$320.00)
J6	16	each	\$60.00	\$960.00	
J10	6	each	\$60.00	\$360.00	
K13	40	each	\$60.00	\$2,400.00	(\$240.00)
SLB	10	each	\$350.00	\$3,500.00	
M5-5	1	each	\$60.00	\$60.00	
M5-9	3	each	\$350.00	\$1,050.00	(\$1,400.00)
UM5	25	each	\$400.00	\$10,000.00	\$2,400.00
FC	17	each	\$350.00	\$5,950.00	(\$350.00)
LA	13	each	\$100.00	\$1,300.00	(\$300.00)
CT	2	each	\$250.00	\$500.00	
Meter Base	1	each	\$200.00	\$200.00	
UR1	1	each	\$206.68	\$206.68	\$206.68

Total Miscellaneous Units \$38,086.68

C.O. #1 Total \$ 20,517.93

SUMMARY

<u>Installation Units</u>	
Pole Units	\$53,542.00
7.2/12.5 KV Pole Top Units	\$46,909.00
Transformer Units	\$22,515.00
Conductor Units	\$95,983.25
Miscellaneous Units	\$70,527.00
Underground Units	<u>\$12,717.97</u>
Installation Cost	\$302,194.22
<u>Removal Units</u>	
Pole Units	\$8,260.00
7.2/12.5 KV Pole Top Units	\$35,281.18
Transformer Units	\$16,745.00
Conductor Units	\$43,750.85
Miscellaneous Units	<u>\$38,086.68</u>
Removal Cost	\$142,123.71
Total Project Cost	\$ 444,317.93



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Capital Project Ordinance
#CPO-2025-10-20-2 for the FY25 12KV Electric Project (Project
#25-18)**

DETAILS:

Requested Action: Motion to Approve Capital Project Ordinance #CPO-2025-10-20-2 for the FY25 12KV Electric Project (Project #25-18).



CAPITAL PROJECT ORDINANCE
12KV Conversion (Project 25-18)

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 Electric 12KV Conversion Project (identified as Project 25-18)* to be funded by the General Fund.

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:

Lee Electrical Construction, Inc	\$ 444,318.00
Total Project Costs	\$ 444,318.00

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

General Fund	\$ 444,318.00
Total	\$ 444,318.00

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: Reimbursement requests should be made to the funding agency in an orderly and timely manner.

Section 7: 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 8: 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 20th day of October 2025.

 Meredith Bare Smith, Mayor

ATTEST:

 Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #10 to Authorize Town Staff to Receive the North Carolina Department of Transportation Funding for the Utility Relocation and 12KV Conversion of Lines on Cannon Farm Road at W Rice Street (Project #25-18)**

DETAILS:

Budget Amendment #10 will authorize town staff to receive the North Carolina Department Of Transportation funding for the utility relocation, and 12KV conversion of lines on Cannon Farm Road at W Rice Street. If approved, this funding will be expensed to Lee Electrical and will be refunded by the State of North Carolina.

Recommended Action: Motion to Approve Budget Amendment #10 to Authorize Town Staff to Receive the North Carolina Department of Transportation Funding for the Utility Relocation and 12KV Conversion of Lines on Cannon Farm Road at W Rice Street (Project #25-18).

Town of Landis, NC
 Budget Amendment #10
 Monday, October 20, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
30-3000-4512	Vendor Reimbursement	-	20,518.00	-	20,518.00
30-3000-5250	Professional Services	50,000.00	20,518.00	-	70,518.00
			41,036.00	-	

To Receive the North Carolina Department Of Transportation Funding for the Utility Relocation, and 12KV Conversion of Lines on Cannon Farm Road at W Rice Street.

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: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Change Order #25-04-01 to Reduce the Mount Moriah Water Line Project Allocations Due to the Project Scope Change in the Amount of \$151,923.55 (Project #25-04)**

DETAILS:

During the Summer of 2025, Dominion Energy installed a gas line along Mount Moriah Church Road. This gas line was installed and permitted in the same place where this water line was installed. In an effort to move this project forward, staff have worked with Engineer's to change the project design to consist of changing the waterlines out on W Ryder Avenue, and N Main Street respectively.

BRS was contacted regarding this change, and due to the scope of the project decreasing the contract was decreased by \$151,923.55. Staff are continuing to engage our engineers to redesign Mount Moriah Church Road in hopes of receiving further State ARPA allocations.

Requested Action: Motion to Approve Change Order #25-04-01 to Reduce the Mount Moriah Water Line Project Allocations Due to the Project Scope Change in the Amount of \$151,923.55 (Project #25-04).

CHANGE ORDER NO.: 1-Revised

SRP-D-ARP-0117 /

Owner:	Town of Landis	Owner's Project No.:	25-04-1
Engineer:	Municipal Engineering, Inc.	Engineer's Project No.:	G-22056
Contractor:	BRS, Inc.	Contractor's Project No.:	
Project:	Mount Moriah Church Road – North Main Street Waterline Replacements		
Contract Name:	Mount Moriah Church Road – North Main Street Waterline Replacements		
Date Issued:	27 August 2025	Effective Date of Change Order:	27 August 2025

The Contract is modified as follows upon execution of this Change Order:

- a. Restore the North Main Street waterline (Sheets C6 & C7);
- b. Remove Mount Moriah Church Road entirely (Sheets C1, C3, C4, C5);
- c. Confirm all unit prices at revised quantities.

Changes are tabulated in the attached "Tabulation of Changes for Change Order #1" and in the revised construction drawings, sealed 12 August 2025.

Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price – per Addendum #4: \$ <u>1,978,711.45</u>	Original Contract Times: Substantial Completion: <u>28 April 2026</u> Ready for final payment: <u>28 May 2026</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [NA] \$ <u>-0-</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. NA: Substantial Completion: <u>0 days</u> Ready for final payment: <u>0 days</u>
Contract Price prior to this Change Order: \$ <u>1,978,711.45</u>	Contract Times prior to this Change Order: Substantial Completion: <u>28 April 2026</u> Ready for final payment: <u>28 May 2026</u>
[Increase] [Decrease] this Change Order: \$ <u>(151,923.55)</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0 days</u> Ready for final payment: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>1,826,787.90</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>28 April 2026</u> Ready for final payment: <u>28 May 2026</u>

Recommended by Engineer (if required)
By: **Vincent J Tomaino** Digitally signed by Vincent J Tomaino
Date: 2025.10.10 11:26:44 -04'00'

Title: Principal Project Engineer
Date: 27 August 2025

Authorized by Owner
By: _____
Title: _____
Date: _____

Accepted by Contractor


Project Manager
10/10/2025

Approved by Funding Agency (if applicable)



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Awarding the FY25 Paving Project Contract to Carolina Siteworks in the Amount of \$667,474.00 (Project #25-08)**

DETAILS:

Consider the approval of utilizing Carolina Site Works for the upcoming paving project in the amount of \$667,474.00. Following our procurement guidelines, staff held two separate bid openings, one on August 13th and another on September 2nd. Both bid opportunities were properly advertised in the Salisbury Post on August 5th and August 21st. Despite this, only one acceptable bid was received during each opening, both submitted by Carolina Site Works. As all bidding procedures were followed in accordance with statutory requirements and no other acceptable bids were received, staff recommends proceeding with Carolina Site Works for the completion of the project.

Requested Action: Motion to Award the FY25 Paving Project Contract to Carolina Siteworks in the Amount of \$667,474.00 (Project #25-08).

FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS THAT _____

Carolina Siteworks, Inc. as principal, and Merchants National Bonding, Inc., as surety, who is duly licensed to act as surety in North Carolina, are held and firmly bound unto

Town of Landis as obligee, in the penal sum of Five Percent of Amount Bid 5% DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed, sealed and dated this 13th day of August, 2025

WHEREAS, the said principal is herewith submitting proposal for

Landis Resurfacing and the principal desires to file this bid bond in lieu of making the cash deposit as required by G.S. 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that if the principal shall be awarded the contract for which the bid is submitted and shall execute the contract and give bond for the faithful performance thereof within ten days after the award of same to the principal, then this obligation shall be null and void; but if the principal fails to so execute such contract and give performance bond as required by G.S. 143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by G.S. 143-129.1

Carolina Siteworks, Inc. (SEAL)

By: John D. Gull (SEAL)

_____ (SEAL)

Merchants National Bonding, Inc. (SEAL)

By: Michelle S Isola (SEAL)
Michelle S Isola, Attorney-in-Fact

Surety Phone No. 515-243-8171



MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Michelle S Isola**

Surety Bond #: Bid Bond
Principal: Carolina Siteworks, Inc.
Obligee: Town of Landis

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 13th day of August, 2025.



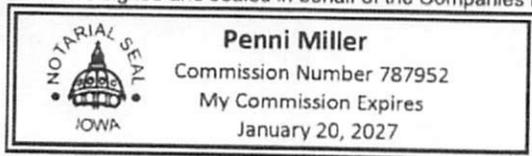
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 13th day of August, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Penni Miller
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 13th day of August, 2025.



Elisabeth Sandersfeld
Secretary

LANDIS PAVING/RESURFACING PROJECT

REQUEST FOR PROPOSALS (RFP)

Town of Landis, North Carolina

Issued: July 29, 2025

Response Due: September 2, 2025, before 2 pm

TABLE OF CONTENTS

Section 1: Project Overview

- Summary

Section 2: Proposal

- Proposal Content

Section 3: RFP Timeline

Section 4: Other Procedural Information

Section 5: Minority Business Enterprise

Proposal Attachments:

- Proposal Form & Signature Page
- Proposal References
- Proposal Company Narrative
- Property/Liability Worker's Compensation
- Proposal Independent Contractor Statement
- Certification Regarding Lobbying
- Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

SECTION 1: PROJECT OVERVIEW

Summary

The Town of Landis, hereafter referred to as the “Town”, is accepting Proposals from contractor/construction vendors or a team of vendors for an upcoming project in the Town of Landis. Qualified vendor(s) will be able to provide the following services/needs for this project.

- Mill 1.5” and Fill 2” of Tranquil Lake Drive from Mt. Moriah Church Road until the End of Town Maintenance.
- Mill 1.5” and Fill 1.5” on Lake Drive from Mt. Moriah Church Road to Lawing Drive
- Mill 1.5” and Fill 1.5” on Lawing Drive from Mt. Moriah Church Road to Lake Drive
- Mill 1.5” and Fill 1.5” on S Meriah Street from W Ryder Avenue to W Rice Street
- Mill 1.5” and Fill 1.5” on S Vance Street from W Ridge Avenue to W Mills Street
- Mill 1.5” and Fill 1.5” on N Meriah Street from W Ryder Avenue to 150’ North of W Blume Street
- Mill 1.5” and Fill 1.5” on S Zion Street from W Ryder Avenue to W Rice Street
- Mill 2” and Fill 2” on S Central Avenue from E Ryder Avenue to E Mills Street
- Patching/AST Overlay on E Mills Drive from E Ryder Avenue to E Rice Street
- Patching/AST Overlay on E Ridge Avenue from S Beaver Street to S Upright Street
- Patching/AST Overlay on Coldwater Street Extension from W Ryder Avenue to US 29
- Patching/AST Overlay on Turner Street from E Mills Street to Dial Street
- Patching/AST Overlay on Dial Street from S Beaver Street to US 29
- Patching/AST Overlay on Ney Street from S Upright Street to US 29
- Patching/AST Overlay on S Upright Street from E Ryder Avenue to Dial Street
- Patching/AST Overlay on E Taylor Street from S Central Avenue to the Dead End
- Patching/AST Overlay on Town Street from N Beaver Street to E Taylor Street

Section 2: Proposal

Vendors are required to submit a sealed proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a sealed proposal in response to this request, a walkthrough of the existing pool site is optional. A walkthrough tour will be held on August 29, 2025, at 2 pm, starting at Town Hall, 312 S Main St, Landis, NC 28088

Proposals must be clearly marked “Landis Pool Resurfacing Project”, sealed, and submitted no later than *September 2, 2025*, before 2:00 pm EST. Sealed proposals must be mailed, emailed, or hand-delivered to:

Attention: Michael Ambrose, Landis Town Manager
312 S. Main St. Landis, NC 28088 / townmanager@townoflandisnc.gov

No submissions or supporting documents will be accepted after this deadline. The Town of Landis assumes no responsibility or liability for costs incurred by the responsive vendor in submitting this proposal. Vendors accept all risks for late delivery of the sealed Proposal Package regardless of fault.

IMPORTANT NOTE: All employees of the selected contractor will be required to submit to a background check prior to working on site.

Proposal Content

1. Proposal Form & Signature Page:
The proposal form and signature page must be completed and signed by an individual authorized to bind the vendor. All sealed proposals submitted without such a proposal form and signature page may be deemed non-responsive.
2. References:
Proposals shall include a list of three (3) references, including name, address, phone number, and contact person. The Town reserves the right to contact references other than, and/or in addition to, those furnished by a vendor.
3. Company Narrative:
Provide information regarding your experience level, years of operation, etc.
4. Property/Liability and Worker’s Compensation Certification
5. Independent Contractor Statement
6. E-Verify Affidavit

SECTION 3: RFP TIMELINE

This is the Town's best estimate of the timeline that will be followed:

Pool Site Walkthrough (Required)..... August 29, 2025, at 2 pm

Closing date to submit application..... September 2, 2025, before 2 pm

Present to the Town Council..... September 8, 2025, at 6 pm

Vendor notification & contract negotiation..... September 18, 2025

SECTION 4: OTHER PROCEDURAL INFORMATION

4.1 Other Procedures and Conditions

The Town reserves the sole discretion and right to reject any and all responses received with respect to the RFP and to cancel the RFP process at any time prior to entering into a formal agreement. The Town further reserves the right to request additional information or clarification of information provided in any response. The Town also reserves the right, but is under no obligation, to waive technicalities and informalities. The Town shall make the award as deemed in its best interest. A response to this RFP should not be construed as a contract, nor indicate a commitment of any kind.

4.2 Public Records

Upon receipt by the Town, your Bid Package is considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General Statute §66-152 et seq. Your Bid Package will be reviewed by Town staff, as well as members of the general public who may submit public record requests. To properly designate material as a trade secret under these circumstances, each firm must take the following precautions: (a) any trade secrets submitted by a firm should be submitted in a separate document marked "Trade Secret -Confidential and Proprietary Information - Do Not Disclose Except for the Purpose of Evaluating this Bid Package," and (b) the same trade secret/confidentiality designation should be stamped on each page of the trade secret materials contained in the document.

In submitting a Bid Package, each firm agrees that the Town may reveal any trade secret materials contained in such response to all staff involved in the evaluation process and to any outside consultant or other third parties who are hired to assist in the evaluation process. Furthermore, each firm agrees to indemnify and hold harmless the Town and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material that the firm has designated as a trade secret. Any firm that designates its entire Bid Package as a trade secret may be disqualified from the evaluation process.

SECTION 5: Minority Business Enterprises

The Town of Landis is committed to using Minority Business Enterprises (MBE) for professional services and other Town contracts. Vendor and teams demonstrating a commitment to assist the Town in attaining this goal by being or including qualified MBE firms will be given priority consideration in the evaluation process.

For purposes of this section, the term minority refers to a person who is a citizen or lawful permanent resident of the United States and who is:

- Black, that is, a person having origins in any of the black racial groups in Africa;
- Hispanic, that is, a person of Spanish or Portuguese culture with origins in Mexico, South; Central America, or the Caribbean Islands, regardless of race;
- Asian American, that is, a person having origins in any of the original peoples of the Far East, Southeast Asia and Asia, the Indian subcontinent, the Pacific Islands;
- American Indian, that is, a person having origins in any of the original peoples of North America; or
- Female

In order to qualify as a Minority Business Enterprise, a vendor must have a majority ownership of minority partners and must:

- Be a NC Department of Administration certified Historically Underutilized Business
OR
- Be a NC Department of Transportation certified Disadvantaged Business Enterprise;
OR
- Seek approval as a qualified MBE at least two (2) weeks prior to the due date of the responsive submittal to the associated procurement process.

Vendors or team member vendor that are qualified MBEs need to complete and return the attachment with the submittal documents for this project. Evaluation committee members will be given guidance on scoring MBE participation rate based on the role of the MBE vendor (prime or sub), the number of MBE vendor(s) on the team, and the experience of the team members working with the MBE vendor(s) proposed.

PROPOSAL ATTACHMENTS

Landis Paving/Resurfacing Proposal Form & Signature Page

It is the intent of the Town to accept the lowest responsible/responsive proposal. The selected proposal will be the most advantageous regarding price, quality of service, vendor qualifications, and capabilities to provide the specified service, and other factors which the Town may consider. The Town reserves the right to accept or reject any or all proposals and to waive irregularities therein.

The undersigned hereby submits the following proposal for the cost of Contractor/Construction services as described within this Request for Proposal document:

Business Name: Carolina Siteworks, Inc.

Representative Name/Title: John D. Shell President

Address: PO Box 280 China Grove NC 28023

Office Phone: 704-855-7483 Cell Phone: 704-680-2972

Website: carolinasiteworksinc.com Email: mark@carolinasiteworksinc.com

Material Costs	Labor Costs	Other / Note
* see	attached	break down

Total Cost: \$667,474.00

Payment will be made to the contractor within 30 days of receiving the monthly invoice. The invoice shall include the date(s) of service and the amount for each date. Special services provided will be billed via a separate invoice and described by the service provided and the date it was provided.

Authorized Signature: J. D. Shell

Date: 9. 2. 2025

CAROLINA SITEWORKS, INC

**Post Office Box 280
China Grove, NC 28023
Telephone: 704-855-7483
Fax: 704-855-9676
NC License No. 45224**

September 2, 2025

To: Michael Ambrose

Project: Town of Landis Resurfacing

We propose to furnish all the necessary supervision, labor, equipment and materials required to complete the following work as outlined below and incorporated as part of this proposal.

Mobilization, One lump sum.	\$2,500.00
Set up and maintain traffic control as needed. One lump sum.	\$10,000.00
Mill 1.5" to 2" of existing asphalt as noted in project overview and dispose of material off-site approx. 25,730 SY @ \$3.90 SY.	\$100,347.00
Pave area with a nominal compacted depth of 1.5" or 2" of S9.5C asphalt as noted in project overview approx. 2,300 tons @ \$141.50/ton.	\$325,450.00
Saw cut edge and excavate damaged asphalt and dispose of material off-site. Patch areas with a nominal compacted depth of 4" of I19.0C asphalt approx. 100 tons @ \$277.00/ton.	\$27,700.00
Install asphalt surface treatment and fog seal as noted in project overview approx. 26,870 SY @ \$7.10/SY.	\$190,777.00
Install one school symbol, approx. 120 LF of white 24" 90 mil thermo striping, 184 LF of white 8" 90 mil thermo, 1,292 LF of white 4" 90 mil thermo, 965 LF of yellow 4" 90 mil thermo, 4 each handicap preform and 1 triple arrow combo 90 mil thermo.	\$10,700.00
ESTIMATED TOTAL: \$667,474.00	

Due to the level of volatility in the petroleum market, we must index our pricing on this project. Prices on this quote are based on the August 2025 NCDOT Asphalt Binder Index of \$569.38 per ton. Invoice calculations will be based on the NCDOT index for the month the asphalt is placed. An additional fuel surcharge, based on the current US EIA Fuel index, may also be applicable to your project.

NOTE: Price based on measurements and observations taken from site visit. If Carolina Siteworks, Inc. is awarded this contract, the quoted prices including the escalation clause are good for 30 days, after that, Carolina Siteworks, Inc. may need to renegotiate prices. Suitable survey stakes to be provided by others. Price includes one mobilization. Items not included in price: shoulder reconstruction, seeding, any extra grading, testing, any landscaping, rock excavation, undercut of unsuitable soils, repair of damage caused by others, relocation or repair of utilities; prime coat or herbicide treatment, or anything else not specifically mentioned above.

Respectfully Submitted,
Mark Hoesman
Carolina Siteworks, Inc.

Accepted as Contract:

Carolina Siteworks, Inc.

Proposal References

Please list three (3) client references. The Town reserves the right to contact references other than, and/or in addition to, those being furnished below.

Business Name: City of Kannapolis

Address: 401 Laureate Way Kannapolis, NC 28081

Contact Name: Wilmer Melton Phone: 704-920-4444

Business Relationship: Assistant City Manager

Business Name: City of Concord

Address: 635 Alfred Brown Jr. Ct. SW Concord NC 28025

Contact Name: Enrique Blat Phone: 704-920-5425

Business Relationship: Engineering Dept.

Business Name: Rowan County

Address: 130 W. Innes St. Salisbury, NC 28144

Contact Name: Craig Powers Phone: 704-216-8588

Business Relationship: Director of Engineering

Carolina Siteworks, Inc.
PO Box 280
China Grove, NC 28023

Carolina Siteworks Inc. is a locally owned and operated company that provides our customers with a comprehensive site package, delivered with quality and efficiency. We are fully insured, licensed, bonded and capable of industrial, public or commercial work. Founded in 1999, Carolina Siteworks, Inc. operates primarily in the Piedmont of North Carolina. We can assist you with:

- Residential Subdivisions
- Widening of Existing Public Roads
- Parking Lot Construction
- Asphalt Resurfacing and Repair
- Concrete Curb and Gutter
- Sidewalk Construction
- Site Grading and Development
- Tennis Court Construction
- Running Track Construction
- Water and Sewer Systems
- Storm Drainage Systems

Expiration Date

2025

License No.

45224

Section 7, Item 7.13

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Carolina Siteworks, Inc.

China Grove, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building, Highway, PU(Water Lines & Sewer Lines)

until

December 31, 2025

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.



Chairman

Secretary-Treasurer

Property/Liability and Workers' Compensation Certification

The selected vendor must provide a Certificate of Insurance including workers' compensation coverage naming the Town as an additional insured with the minimum insurance requirements of \$1,000,000.

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.

- I hereby certify that I have and will maintain in full force and effect a policy of Workers' Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: See Attached COI

Agent's Name, Address, Telephone: _____

Policy Number: _____ Effective Date: _____

Proposal for the Independent Contractor Statement

It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the Contractor as the agent, representative, or employee of the Town for any purpose or in any manner whatsoever. The Contractor is to be and shall remain an independent contractor with respect to all services performed.

The Contractor represents that it has, or will secure at its own expense, all personnel required in performing services. Any and all personnel of the Contractor or other persons, while engaged in the performance of any work or services required, shall have no contractual relationship with the Town, shall not be considered employees of the Town and any and all claims that may or might arise under the Unemployment Compensation Act or the Workers' Compensation Act of the State of North Carolina on behalf of said personnel arising out of employment or alleged employment including, without limitations, claims of discrimination against the Contractor, its officers, agents, contractors or employees, shall in no way be the responsibility of the Town; and the Contractor shall defend, indemnify and hold the Town, its officers, agents and employees harmless from any and all such claims irrespective of any pertinent tribunal, agency, board, commission or court. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind whatsoever from the Town, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, Workers' Compensation, Unemployment Insurance, disability, or severance pay.

Company/Individual Name: CAROLINA SITEWORKS, INC.

Official Address: PO BOX 280 CHINA GROVE NC 28023

Signature & Title: John D. Sull PRESIDENT

Date: 8-13-25

Certification Regarding Lobbying

The undersigned Firm certifies, to the best of his or her knowledge and belief, that:

No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal Contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal Contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, et seq.)]

The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including Sub-contracts, sub-grants, and Contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure

Signature of Firm's Authorized Official: John D. Shell

Name and Title of Firm's Authorized Official: John D. Shell PRESIDENT

Date: 8-13-25

Note: This form may be signed electronically. All firms proposed for the contract must sign and return this form as part of the solicitation response.

Intent to Perform as a Minority Business Enterprise Firm or Sub-firm

All Minority Business Enterprises (MBE) proposed for the following solicitation must fill out this portion of the form.

Firm is proposed as: Prime firm: Sub-firm:

Is the firm a NC Department of Administration certified Historically Underutilized Business?

Yes: No:

Is the firm a NC Department of Transportation certified Disadvantaged Business Enterprise?

Yes: No:

If the answer is no to both questions above, is the firm an approved Minority Business Enterprise by the Town of Landis?

Yes: N/A (firm is qualified under one of the two methods above):

Legal name of the firm and physical address: JAMES SEALS + STRIPES, INC.
PO BOX 338 KANNAPOLIS NC 28082

As a duly authorized representative, I certify the above information is accurate.

John D. Snell

Signature of Firm's Authorized Official

JOHN D. SNELL PRESIDENT

Printed Name and Title of Firm's Authorized Official

8-13-25

Date



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Capital Project Ordinance
#CPO-2025-10-20-3 for the FY25 Paving Project (Project #25-08)**

DETAILS:

Requested Action: Motion to Approve Capital Project Ordinance #CPO-2025-10-20-3 for the FY25 Paving Project (Project #25-08).



CAPITAL PROJECT ORDINANCE
FY25 Paving Project (Project 25-08)

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 *Street Paving Project (identified as Project 25-08)* to be funded by the Powell Bill Funds within the General Fund.

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:

Carolina Site Works	
FY25 Street Paving Project	\$ 667,474.00
Total Project Costs	\$ 667,474.00

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

Powell Bill / General Fund	\$ 667,474.00
Total	\$ 667,474.00

Section 5: The Finance Director 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: Reimbursement requests should be made to the funding agency in an orderly and timely manner.

Section 7: The Town Manager and 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 8: 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 20th day of October 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Stormwater ERU Study Results and Setting a Public Hearing for November 10, 2025**

DETAILS:

The Stormwater Estimated Residential Unit (ERU) Study has been completed by Gradient. The findings gave options for the board to consider based on the data collected, which were unable to include any construction of buildings that are currently underway.

Option 1 would allow the town to charge, by ERU, the same rate that is currently being charged per parcel. The total of this option would yield \$595,883 annually.

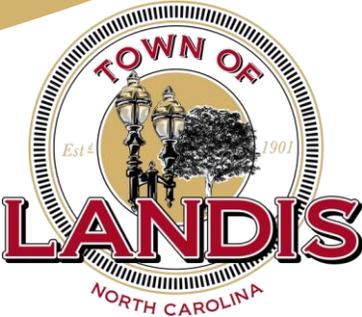
Option 2 would allow the town to charge, by ERU, a rate of \$6.19 dollars for all residential parcels, and \$14.57 per ERU for all commercial parcels. The total of this option would yield \$835,886 annually.

Option 3 would allow the town to charge, by ERU, a rate of \$7 dollars for all residential parcels, and \$15 dollars per ERU for all commercial parcels. The total of this option would yield \$879,069 annually.

Option 4 is our current method of allowing the town to charge by parcel with an active utility account. This option only allows for a revenue of \$122,000 dollars annually, which is unable to support the current stormwater maintenance needs.

Based on the study results, the growing stormwater maintenance, and sinkhole needs. I make the recommendation to move forward with option 2. This option will provide the town a small team of stormwater professionals to maintenance, and service our existing infrastructure. Additionally, this team will be able to combat illicit discharges, and provide preventative maintenance to our system which will satisfy our current NCDEQ MS4 permit requirements.

Requested Action: Motion to Approve Option 2 and to Set Public Hearing for November 10, 2025.



Proposed Storm Water Fee Options:

Option 1:

Residential - \$5	\$49,657 - Monthly
Commercial - \$10	\$595,883 - Yearly

Option 2:

Residential - \$6.19	\$69,657 - Monthly
Commercial - \$14.57	\$835,886 - Yearly

Option 3:

Residential - \$7	\$73,256 - Monthly
Commercial - \$15	\$879,069 - Yearly

Option 4 (Current):

Residential - \$5	\$10,167 - Monthly
Commercial - \$10	\$122,000 - Yearly



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Madison Stegall, Town Clerk/HR Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training**

DETAILS:

During the September Board of Aldermen meeting, the Board approved participation in the On-Demand Ethics Training Course offered by the UNC School of Government. Consider discussion of setting a date for completion of this required Ethics for Elected Officials Training.

Requested Action: Motion to Approve a Date and Time for Elected Officials Ethics Training utilizing the On-Demand Ethics Training Course offered by the UNC School of Government.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: October 20, 2025
SUBMITTED BY: Staff
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Departmental Reports**

DETAILS:

Reports in Order:

- Code Enforcement Report
- Fire Report
- Parks and Recreation Report
- Planning and Zoning Reports
- Police Report
- Public Works/Utility Billing Report
- Monthly Fleet Report



Code Enforcement Report

10/1/2023 - 10/03/2025

Work Order #	Work Order Date	Main Status	Work Type	Assigned Department	Location of Issue	Notes/Comments
3330	9/30/2025	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	211 West Rice St.	MINIMUM HOUSING. RETAINING WALL LOCATED AT THE STREET IS DETERIOATED AND A POTENTIAL SAFETY HAZARD.
3329	9/30/2025	CODE INVESTIGATION IN PROGRESS	Junk Vehicles	Code Enforcement	1145 Kimball Rd.	OVERGROWN GRASS AND SEVERAL JUNK VEHICLES ON PROPERTY. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
3326	9/30/2025	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	207 West Garden St.	OVERGROWN LOT, TRASH, DEBRIS AND JUNK BEING STORED ON THE FRONT PORCH AND AROUND THE PROPERTY.
3325	9/30/2025	CODE INVESTIGATION IN PROGRESS	High Grass Complaint	Code Enforcement	314 North Central Ave.	OVERGROWN LOT. TRASH, DEBRIS AND JUNK AROUND THE PROPERTY.
3093	9/3/2025	CODE INVESTIGATION IN PROGRESS	Code Enforcement - Other	Code Enforcement	107 CHURCH ST	JUNK PROPERTY. TRASH, DEBRIS AND JUNK PROPERTY ON RIGHT SIDE JUNK PROPERTY ON RIGHT SIDE OF

						STRUCTURE ON TRAILER.
3081	9/3/2025	CODE INVESTIGATION IN PROGRESS	Junk Vehicles	Code Enforcement	214 S UPRIGHT ST	JUNK PROPERTY BEING STORED IN THE YARD. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025. NO VISIBLE SIGNS OF CHANGE.
2690	7/29/2025	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	402 E RYDER AVE	MORE PROGRESS HAS BEEN MADE.
2689	7/29/2025	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	303 W HOKE ST	SPOKE WITH THE OWNER, THE CONTRACTOR WILL BE ON SITE THIS WEEK TESTING FOR ASBESTOS AND WILL BE DEMOLISHING THE HOUSE.
2496	7/11/2025	CODE INVESTIGATION IN PROGRESS	Junk Vehicles	Code Enforcement	806 S ZION ST	JUNK VEHICLES. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025.
1800	5/16/2025	CODE INVESTIGATION IN PROGRESS	Junk Vehicles	Code Enforcement	104 W ROUND ST	PROGRESS CONTINUES TO BE MADE
1479	4/15/2025	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	217 SOUTH BEAVER ST	A NOTICE OF VIOLTION HAS BEEN SENT.
1164	3/10/2025	CODE INVESTIGATION IN PROGRESS	Code Enforcement - Other	Code Enforcement	990 COLONIAL DR	NOTICE OF VIOLATION HAS BEEN SENT FOR ANIMAL
38	9/24/2024	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	214 EVERHART AVE	REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
37	9/24/2024	CODE INVESTIGATION	Minimum Housing	Code Enforcement	216 EVERHART	TOWN VOTED TO CONDEMN THE

		IN PROGRESS	Code Violation		AVE	STRUCTURE. REPAIRS ARE ALMOST COMPLETE.
31	9/24/2024	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	205 EVERHART AVE	PUBLIC HEARING SET FOR OCTOBER 20TH. STRUCTURE MISSING FACIA BOARD AROUND THE FRONT. PORCH SUPPORT RAILES DETERIORATED CAUSING POTENTIAL DANGER. SIDING MISSING, BROKEN, BARE WOOD EXPOSED. ROOF NEEDS TO BE REPLACED OR REPAIRED. NOTICE OF HEARING PREPARED AND SCHEDULED FOR 10/03/2025.
9	9/23/2024	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	2570 N CANNON BLVD	MORE SIDING HAS BEEN REPLACED AND PROGRESS IS BEING MADE. REIINSPECTION, MORE SIDING HAS BEEN REPLACED.
5	9/23/2024	CODE INVESTIGATION IN PROGRESS	Minimum Housing Code Violation	Code Enforcement	111 EVERHART AVE	PREPARED ORDINANCE. HOUSE TO BE DEMOLISHED BY OWNER.

Total Records: 17

10/3/2025



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: October 20, 2025
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: **Monthly Report**

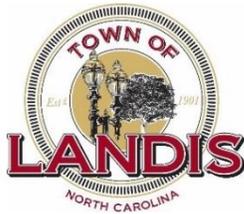
DETAILS:

MONTHLY STATS

MEDICAL: 47
FIRE: 35
TRAFFIC ACCIDENT: 4
MUTUAL AID GIVEN: 34
MUTUAL AID RECEIVED: 7
TOTAL CALLS: 86

VEHICLE MILAGE

ENGINE 443: 115225
ENGINE 442: 37003
ENGINE 441: 8090
LADDER 58: 23592
CAR 44: 140238
CHIEF 440: 29015



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20th 2025

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **September Report**

DETAILS:

Events:

- Town Staff wrapped up our last Cruise In for the season on Friday, September 5th. The town had a large turnout of cars and spectators for the Live Music.
- National Night Out and Touch A Truck was held September 12th from 5:00-7:00. Town Staff had children’s activities, food vendors, music, and department trucks from the Town of Landis. Other participants included Waste Pro, Gatton’s Towing, NC Wildlife, and Price of Freedom. We passed out 200 treat bags to kids in attendance.
- The senior lunch was BBQ & Bingo on October 1st at 12:00. There were 26 people in attendance.
- Rowan County Creek Week is October 11th- October 18th. Saturday October 11th Lake Corriher is offering “Fish for Free” for kids age 12 and under.
- The Landis Fall Festival is on Saturday, October 25th from 2:00p-6:00p. New attractions this year include a climbing rock wall and a mobile gem mine. Kiddie rides, inflatables, and other activities will be in the kid zone area, Craft and food vendors will line the street along with the community Trunk or Treat. Event Sponsors this year along with the Town of Landis are Rowan Tourism, Pinnacle Corrugated, and Clint Miller Exterminating.

Event Calendar 2025:

October 25th – Downtown Fall Festival & Trunk or Treat
 November 25th – Christmas Parade & Tree Lighting Event
 December 13th – Campfire Christmas with Santa
 Senior Lunches – February 5th, April 2nd, June 4th, August 6th, October 1st, December 3rd

Park Operations

- The park staff continues routine maintenance and leaf blowing trails, campsites, and picnic areas.
- Lake Corriher Park hosted the Chain Reactions Disc Golf Tournament on August 30th. We had 65 players on the course that day for the event.
- The staff completed bridge and gazebo repairs and repaired and refinished several picnic tables throughout the park.

Pool Operations:

- The pool deck furniture has been cleaned and stored.
- New trash cans for next year were delivered. They are being stored for next year.
- We received 4 bids for the pool resurfacing project. We have halted all the chemicals and the pump has been turned off until the repairs and resurfacing project is completed.

Campsite Reservations: 30 **Shelter Rentals:** 0 **Daily Fishing Passes Sold:** 546
Annual Passes Sold: 4 **NC State License:** 23 **Boat Registration:** 8



Permits Issued Report

08/26/2025 - 09/29/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVUE ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction

ZN-26-112	9/29/2025	Driveway	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction

Total Records: 15

10/7/2025



Permits Issued Report

01/01/2025 - 09/29/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025		1600 PINNACLE WAY DR	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-25-01	1/6/2025	Residential	225 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Complete
ZN-25-02	1/6/2025	Residential	229 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-03	1/6/2025	Residential	233 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-04	1/6/2025	Residential	237 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-05	1/6/2025	Residential	241 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-06	1/9/2025	Residential Addition	215 CHURCH ST	6. COMPLETE	N/A	HUIZAR, BERNARDO	Complete
ZN-25-07	1/15/2025	Accessory Building	2220 WEST A ST	6. COMPLETE	N/A	WOODWARD, SONNY	Building Construction
ZN-25-08	1/27/2025	Residential	304 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-09	1/27/2025	Residential	306 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-10	1/31/2025	Fence	1030 CHERRY BARK PLACE	6. COMPLETE	N/A	KOWALSKI, NICOLE	Building Construction
ZN-25-11	2/5/2025	Fence	1055 KIMBALL RD	6. COMPLETE	N/A	SELLERS, CRAIG	Building Construction

ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-13	2/13/2025	Accessory Building	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-14	2/13/2025	Residential	819 IRISH CREEK DR	6. COMPLETE	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-15	2/26/2025	Sign	1685 S MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-16	3/6/2025	Accessory Building	985 MT. MORIAH CHURCH RD	6. COMPLETE	N/A	GODBEE, JAMES	Clearing/Grubbing
ZN-25-17	3/11/2025	Driveway	609 S. VALLEY ST	6. COMPLETE	N/A	FREEMAN, RHETT	Complete
ZN-25-18	3/12/2025	Driveway	1055 WOODFIELD DR	6. COMPLETE	N/A	ADNER, BRIAN	Complete
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-20	3/13/2025	Sign	1705-A S. MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	6. COMPLETE	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Complete
ZN-25-22	3/20/2025	Temporary Use	0 Edgewater Park CT	6. COMPLETE	The Brook Church	The Brook Church	Complete
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	6. COMPLETE	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Complete
ZN-25-24	3/27/2025	Driveway	212 W. LIMITS ST	6. COMPLETE	N/A	LAST NAME, FIRST NAME	Building Construction
ZN-25-25	4/1/2025	Sign	119 S CENTRAL DR	6. COMPLETE	FLETCHER & GAINES	PHILCOX PROPERTIES LLC	Complete
ZN-25-26	4/2/2025	Fence	103 N MERIAH ST	6. COMPLETE	N/A	GORE, JAREES	Complete
ZN-25-27	4/4/2025	Demolition	314 E RYDER ST	6. COMPLETE	N/A	LAMBERT, SAMATHA	Complete
ZN-25-28	4/14/2025	Fence	1205 S HIGHLAND AVE	6. COMPLETE	N/A	SANDIFER, BRYAN	Complete

ZN-25-29	4/23/2025	Driveway	120 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ZAGATA, PATRICIA	Complete
ZN-25-30	4/23/2025	Driveway	250 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLENN CORRIHER	Building Construction
ZN-25-31	4/23/2025	Driveway	320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	MARLOWE, JERRY	Building Construction
ZN-25-32	4/23/2025	Driveway	430 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LINN, THOMAS	Building Construction
ZN-25-33	4/23/2025	Driveway	440 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HULL, MARK	Building Construction
ZN-25-34	4/23/2025	Driveway	450 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ALVAREZ, MARI A	Building Construction
ZN-25-35	4/23/2025	Driveway	520 MT. MORIAH CHRUCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLOVER, JAMES	Building Construction
ZN-25-36	4/23/2025	Driveway	530 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROACH, MELANIE	Building Construction
ZN-25-37	4/23/2025	Driveway	770 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HANCOCK, PATRICK	Complete
ZN-25-38	4/23/2025	Driveway	790 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BYERS, JAMES	Complete
ZN-25-39	4/23/2025	Driveway	810 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	EDWARDS, CONSTANCE	Complete
ZN-25-40	4/23/2025	Driveway	820 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROBERTS, SHANE	Complete
ZN-25-41	4/23/2025	Driveway	940 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BARE CARL	Complete
ZN-25-42	4/23/2025	Driveway	950 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	WILHOIT, PAUL	Complete
ZN-25-43	4/23/2025	Driveway	960 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	CUELLO, SARIEL	Complete

ZN-25-44	4/23/2025	Driveway	1130 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	REED, ROBERT	Complete
ZN-25-45	4/23/2025	Driveway	1170 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LOVER, PAUL	Complete
ZN-25-46	4/23/2025	Driveway	1290 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SEXTON, CHRISTOPHER	Complete
ZN-25-47	4/23/2025	Driveway	1320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SALAZAR, ANAY	Complete
ZN-25-48	4/23/2025	Driveway	1340 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BROWN, CLARA	Complete
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-51	4/25/2025	Driveway	784 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	STEFANICK, ANDREW	Building Construction
ZN-25-52	4/25/2025	Driveway	970 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS, NC	ALMANZA, JOSE & MARTA	Complete
ZN-25-53	4/25/2025	Driveway	304 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-54	4/25/2025	Driveway	306 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-55	4/29/2025	Sign	512 W. RYDER AVE	6. COMPLETE	N/A	LANDIS BAPTIST CHURCH	Complete
ZN-25-56	5/2/2025	Accessory Building	770 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	N/A	HANCOCK, NEIL	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-59	5/12/2025	Temporary Use	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-61	5/15/2025	Driveway	315 W. HOKE ST	6. COMPLETE	N/A	BROWN, DAVE	Complete

ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction
ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction
ZN-25-64	6/3/2025	Residential	314 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES	Building Construction
ZN-25-65	5/22/2025	Fence	713 E MILLS DR	6. COMPLETE	N/A	PROPST, CYNTHIA	Complete
ZN-25-66	5/23/2025	Fence	1215 DOGWOOD CT	5. CONSTRUCTION ADMINISTRATION	N/A	MORGAN, JEFFREY & ALLISON	Building Construction
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, ALISON	Building Construction
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	6. COMPLETE	N/A	RIVERA, MANUAL	Complete
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-71	6/6/2025	Demolition	3015 N CANNON BLVD	6. COMPLETE	N/A	SYKES, TONYA	Complete
ZN-25-72	6/9/2025	Temporary Use	209 E MILL ST	6. COMPLETE	N/A	WATTS, NIKKI	Complete
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		GANN, CINDY	Building Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	6. COMPLETE	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVIEW ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction

ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-112	9/29/2025	Driveway	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-74	7/2/2025	Driveway	304 E TAYLOR ST	6. COMPLETE	N/A	MASON, ELIZABETH	Building Construction
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELZABETH, MASON	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-77	7/14/2025	Demolition	616 S. MAIN ST	6. COMPLETE	N/A	CROUCH, DWAYNE & ARNOLD	Demolition
ZN-26-78	7/14/2025	Demolition	202 EVERHART AVE	6. COMPLETE	N/A	MARY GRAY HILTON	Complete
ZN-26-79	7/14/2025	Demolition	207 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-80	7/14/2025	Demolition	807 N. ZION ST	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-82	7/16/2025	Fence	608 S. VALLEY ST.	5. CONSTRUCTION ADMINISTRATION	N/A	MELENDEZ, MERCEDES	Building Construction

ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	5. CONSTRUCTION ADMINISTRATION	N/A	CEDENO, KHATERINE	Building Construction
ZN-26-84	7/21/2025	Fence	712 S. ZION ST	5. CONSTRUCTION ADMINISTRATION	N/A	STAUFFER, JOHN	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction
ZN-26-87	7/28/2025	Demolition	209 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-88	8/1/2025	Residential		2. WAITING ON PAYMENT/CONTRACTOR	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAROLINA BUILDERS OF CABARRUS INC	Demolition
ZN-26-90	7/31/2025	Fence	315 W. HOKE ST	6. COMPLETE	N/A	CORBITT, KERRI	Complete
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARY, HILTON	Demolition
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HILTON, MARY	Demolition
ZN-26-93	8/7/2025	Home Occupation	130 PIN OAK CT	6. COMPLETE	N/a	VENABLE, AKEILA	Complete
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES LLC	Demolition
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	0 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA1 LLC	Demolition
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	2. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction



Department Report

MEETING TYPE: Board of Aldermen

DATE: October 20, 2025

SUBMITTED BY: Matthew J. Geelen, Police Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Report

SUBJECT: **Monthly Report**

DETAILS: **DEPARTMENT REPORT**

Total Calls for Service (Including Self-Initiated Calls) – 889

Self-Initiated Calls – 715

Calls for Service – 171

Traffic Stops - 63

Traffic Accidents - 2



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: October 20, 2025
SUBMITTED BY: Matthew Geelen, Interim Public Works Director
ITEM TYPE: Report
AGENDA SECTION: Department Reports
SUBJECT: Monthly Report

DETAILS:

PUBLIC WORKS MONTHLY REPORT

Water Resources	
Work Orders Completed	293
Start Services	27
Stop Services	12
Disconnects	4
Outages	0
Meter/MXU Change Outs	3
Sewer Lift Station Checks	40
Hydrant Routes (Water Quality Flushing)	20
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	5
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	10
Street Department	
Work Orders Completed	50
Rowan County Dump Runs	8
Bul Trash/Debris Routes	5
Utility Services	
Cash Payments	434
Credit Card Payments	1518
Check Payments	1268
Bank Draft Payments	496
Disconnections	58
AMI Electrical Meters	2251
Remaining Manual Meters	568
Water Meters	2247
Customer Usage Portal	571

Electric Department	
Work Orders Completed	115
Start Services	32
Stop Services	9
Disconnects	54
New Temp Service	4
Street/Security Lights Install/Repair	13
Pole Repair/Replace	1
Outages:	
Environmental	0
Load Demand	0
Vehicle Collison	0
Total Outages	
Reporting Made By	
Go Gov	2
Walk In	56
Phone Call	234



Fleet Report

Fleet Name	Department	Mileage	Make	Model	Year	License Plate
51	Electric	6050.00	CHEVROLET	Silverado	2025	76951W
50	Electric	5298.00	FREIGHTLINE R	M2	2015	78866-V
46	Electric	143.00	FORD	F-150	2025	
45	Electric	6032.00	FORD	F-550	2024	68556-W
33	Electric	180436.00	FORD	F-150	2011	26498-V
3	Electric	55123.00	FORD	F-150	2022	47836-W
2	Electric	169098.00	FORD	F-250	2009	26618-V
16	Electric	23290.00	CHEVROLET	C7	1992	26625-V
15	Electric	2929.00	FREIGHTLINE R	M2	2016	84912-V
14	Electric	117568.00	RAM	5500	2015	78865-V
580	Fire	30334.00	LaFrance		1947	
58	Fire	30334.00	HME	Fire Truck	2006	23779-W
443	Fire	114725.00	PIERCE MANUFACTU RING	Arrow XT	2005	26602-V
442	Fire	36987.00	SEAGRAVE	FIRE ENGINE	1986	26603-V
441	Fire	6057.00	Spartan	Pumper	2024	74838-W
440	Fire	27655.00	RAM	1500	2021	
44	Fire	139638.00	DODGE	Charger	2010	26638-V
61	Parks and Recreation	171957.00	FORD	F-250	2006	26606-V
52	Parks and Recreation	71558.00	FORD	Explorer	2020	30928-W
81	Police	149.00	FORD	Crown Victoria	2008	26632-V
235	Police	276.00	FORD	Explorer	2025	82155-W
234	Police	2000.00	FORD	Explorer	2025	76383-W
233	Police	18036.00	CHEVROLET	Silverado HD	2024	71096-W
232	Police	15638.00	FORD	Explorer	2023	58572-W
212	Police	31929.00	RAM	1500	2021	KX-1115

Fleet Name	Department	Mileage	Make	Model	Year	License Plate
177	Police	99623.00	FORD	Explorer	2017	11891-W
176	Police	86193.00	FORD	Explorer	2017	11890-W
175	Police	90271.00	FORD	Explorer	2017	11893-W
174	Police	85767.00	FORD	Explorer	2017	11895-W
173	Police	82663.00	FORD	Explorer	2017	11893-W
171	Police	88285.00	DODGE	Charger	2017	PMZ-5235
161	Police	82287.00	FORD	Explorer	2016	83908-V
151	Police	81266.00	DODGE	Charger	2015	HMP-8145
101	Police	108649.00	DODGE	Charger	2010	BLM-9242
9	Streets	29682.00	FORD	F-150	2022	47503-V
7	Streets	109190.00	FORD	F-250	2012	26630-V
6	Streets	168742.00	FORD	F-250	1997	26500-V
42	Streets	22544.00	FORD	F-550	2022	49889-W
32	Streets	27614.00	INTERNATIONAL	MA065	2013	76788-V
31	Streets	93297.00	KENWORTH	T3 Series	2016	84399-V
22	Streets	50374.00	FORD	F-750	2000	26621-V
18	Streets	2531.00	FREIGHTLINER	M2	2023	
12	Streets	184729.00	CHEVROLET	GMT-400	2000	78810-V
131	Town Hall	107999.00	CHEVROLET	Tahoe	2013	86174-T
1	Town Hall	60215.00	CHEVROLET	Silverado	2023	58797-W
5	Water Resources	32507.00	FORD	F-150	2022	47504-W
25	Water Resources	2923.00	FREIGHTLINER	114SD	2018	12903-V
21	Water Resources	51070.00	FORD	F-800	1996	26617-V
17	Water Resources	88660.00	FORD	F-350	2011	76975-V
10	Water Resources	40579.00	FORD	F-250	2019	36898-W

Total Records: 50

10/3/2025



Item Cover Page

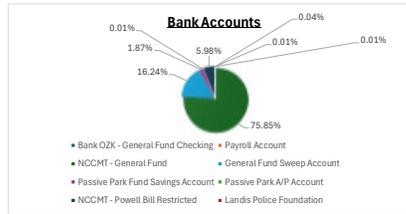
MEETING TYPE: Board of Alderman
DATE: October 20, 2025
SUBMITTED BY: Michael D. Ambrose, Town Manager
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Financial Dashboard**

DETAILS:



September 2025 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
Property Tax - Current	\$2,344,149	\$220,872	\$1,750,908	75%
Tax Collection - Prior Years	\$65,000	\$4,020	\$11,648	18%
Vehicle Interest	\$1,500	\$166	\$728	49%
Interest and Penalties	\$10,000	\$383	\$2,526	25%
Property Tax Auto - Current	\$236,880	\$22,810	\$74,813	32%
Vehicle Tag Fee	\$71,000	\$6,400	\$19,100	27%
Building Rental Fees	\$7,200	\$1,150	\$2,300	32%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$26,372	\$51,991	25%
Interest on Investments - Powell Bill	\$0	-\$3,006	\$37	0%
Miscellaneous Income	\$0	\$12	\$12	0%
Police Fees & Fines	\$300	\$25	\$220	73%
First Responder	\$3,000	\$135	\$1,155	39%
Grant Received	\$21,200	\$0	\$60,074	283%
Excise Tax on Piped Gas	\$13,000	\$0	\$0	0%
Franchise Tax on Electric PO	\$298,943	\$83,802	\$83,802	28%
Sales Tax on Telecommunications	\$9,358	\$0	\$0	0%
Sales Tax on Video Programming	\$9,598	\$0	\$0	0%
Local Government Sales & Use Tax	\$1,493,451	\$125,546	\$364,855	24%
ABC Revenue - County	\$15,000	\$0	\$0	0%
Court Cost	\$300	\$27	\$153	51%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$4,508	\$22,883	26%
Code Enforcement Clean-up	\$30,000	\$0	\$2,547	8%
Garbage Collection Fees	\$360,000	\$33,800	\$67,507	19%
Resource Officer Reimburse	\$200,000	\$0	\$0	0%
EMS Utility Reimbursement	\$5,000	\$110	\$220	4%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$4,926	\$47,490	56%
St Utilities Coll County	\$0	\$0	\$0	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$43	\$237	5%
East Landis - Motor Vehicles	\$5,248	\$465	\$1,649	31%
Debt Setoff	\$10,000	\$0	\$0	0%
Police Service Reimbursement	\$1,500	\$0	\$110	7%
Fire Service Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$0	\$0	\$2,680	0%
Other Finance Sources = Other Debt	\$0	\$0	\$0	0%
Other Finance Sources = Leases	\$0	\$0	\$0	0%
Sale of Fixed & Surplus Assets	\$40,000	\$0	\$0	0%
Rowan Municipal Association	\$2,500	\$396	\$396	16%
Fund Balance Appropriated	\$252,409	\$0	\$0	0%
Administrative Service Charges	\$881,800	\$0	\$0	0%
Vendor Reimbursement - Geni	\$0	\$0	-\$45	0%
Over/Short	\$0	-\$485	-\$485	0%
Park Revenues	\$147,100	\$13,494	\$56,112	38%
Water Service	\$1,236,675	\$108,759	\$219,281	18%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$30,700	\$5,780	\$12,410	40%
Water Tap Access Fee	\$0	-\$3,852	\$1,284	0%
Interest on Investments	\$44,000	\$2,899	\$5,834	13%
Miscellaneous Income	\$0	\$0	\$0	0%
Tap Fees - Water	\$32,000	\$14,277	\$14,277	45%
Grant - Water	\$2,634,042	\$0	\$649,820	25%
Planning Review Fees	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Sewer Service Fees	\$1,130,000	\$89,342	\$176,811	16%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,899	\$5,834	0%
Tap Fees	\$51,000	\$4,257	\$4,257	8%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	15%
Stormwater Fees	\$136,500	\$10,000	\$20,050	15%
Interest on Investments - Stormwater	\$3,000	\$206	\$409	14%
Planning/Zoning Fees	\$0	\$12,135	\$12,135	0%
Fund Balance Appropriated	\$20,675	\$0	\$0	0%
Other Financial Sources = Leases	\$0	\$0	\$0	0%
Electricity Fees	\$7,121,900	\$610,426	\$1,289,560	18%
Penalties - Electric	\$112,400	\$18,604	\$25,376	23%
Reconnect Fees	\$0	-\$170	-\$170	0%
Meter Tampering Fees	\$1,000	\$0	\$0	0%
Pole Attachments	\$12,000	\$9,460	\$9,460	79%
Interest on Investments - Electric	\$80,000	\$6,339	\$12,788	16%
Miscellaneous Income	\$0	\$0	\$0	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	0%
Debt Setoff	\$3,000	\$365	\$365	12%
Sale of Surplus Assets - Electric	\$0	\$0	\$0	0%
Vendor Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$13,900	\$0	\$17,969	129%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
TOTAL	\$20,224,046	\$1,437,697	\$5,103,373	25%



Bank Balances	
Bank OZK - General Fund Checking	\$1,000 0.01%
Payroll Account	\$818 0.01%
NCCMT - General Fund	\$11,275,742 78.40%
General Fund Sweep Account	\$2,164,240 15.05%
Passive Park A/P Savings Account	\$266,400 1.85%
Passive Park A/P Account	\$1,000 0.01%
NCCMT - Powell Bill Restricted	\$669,705 4.66%
Landis Police Foundation	\$3,521 0.02%
TOTAL	14,382,425 100%

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Administration	\$1,724,270	\$105,394.34	\$407,113.89	24%
Police Department	\$1,733,218	\$101,104.13	\$455,742.38	26%
Fire Department	\$1,267,430	\$69,524.36	\$273,369.00	22%
Streets Department	\$1,045,085	\$58,994.58	\$218,909.84	21%
Sanitation Department	\$349,500	\$1,681.73	\$25,505.07	7%
Parks and Recreation	\$751,408	\$42,405.90	\$165,159.52	22%
Electric Department	\$7,792,518	\$488,414.08	\$4,216,063.66	54%
Water Department	\$3,529,897	\$193,585.81	\$278,762.34	8%
Sewer Department	\$1,420,520	\$87,679.66	\$222,273.84	16%
Storm Water Department	\$160,175	\$26,521.79	\$44,569.16	28%
Debt Service - Municipal Loan/Copiers	\$144,025	\$836.17	\$128,788.22	89%
Debt Svc-USDA Bonds/Sewer Eq/Srf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$20,224,046	\$1,176,143	\$6,436,257	32%

Landis Police Foundation	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$3,521.26		\$1	\$76
Expenditures		Allocated	Expensed This Month	Completed
Rental for National Night Out		\$2,449	\$2,195	\$0
Totals		\$2,449	\$2,195	\$0

Passive Park Fund	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$266,400.00		\$470	\$686
Expenditures		Allocated	Expensed This Month	Completed
To move two small historic buildings		\$15,000	\$0	\$0
Totals		\$15,000	\$0	\$0

Restitution Funds	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues	\$143,261.74		\$0	\$143,262
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$0	\$0	\$0

Powell Bill - 70 FUND	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues	\$663,330.00		\$5,996	\$5,996
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$0	\$1,100	\$1,100

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$398,346.89		\$279,848	\$118,499
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$1,492,023	\$0	\$1,612,764

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,395,621.00		\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$1,396,621	\$0	\$746,629

N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,976,755.00		\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$1,976,755	\$0	\$746,629

Electric Substation Project - 74 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$3,835,268.00		\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
Totals		\$3,835,268	\$7,000	\$9,732



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: October 20, 2025
SUBMITTED BY: Michael D. Ambrose, Town Manager
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Town Manager Report**

DETAILS:



Town Manager Report Month of September 2025

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

1. The Landis Pool Resurfacing Project has been successfully procured on the staff level and will be presented to the Board for their final approval on the October 2025 Board of Aldermen regularly scheduled meeting. This project will hopefully commence soon and be able to reopen in time for the 2026 pool season.
2. Town Staff are working with Lee Electric to assist us with the cutover from 4Kv to 12KV, which is the reason for the isolated power outage October 27, 2025, from 8am-8pm. This outage will only affect a small portion of the town's system and should not last the entire twelve hours. Staff will restore power to homes as soon as their transformer is converted. Landis Ridge Development will be without power the longest as they are at the farthest end of the line.
3. The South Main Street/Upright Street Sewer Line Replacement Project has reached substantial completion and will be fully completed by the end of October 2025.
4. The Stormwater ERU study has been completed, and staff will present the findings at the October 2025 Board of Aldermen regularly scheduled meeting. This project will assist the Town in assessing ERU fees for commercial businesses, to generate more revenue for the stormwater department. This revenue will aid the Town in being able to address sink hole issues and remain proactive in stormwater maintenance which will benefit all citizens, businesses, and visitors.
5. The electric substation project has been authorized to begin the bidding portion of the project. This project bid should be presented to the board by November 2025 for consideration.
6. W Ryder Avenue will have some water line work going on beginning October 9, 2025. This project will replace the waterlines on W Ryder Avenue, and N Main Street, which will strengthen the town's water quality and pressure in this area. These lines will intersect with the new water tank that is currently under construction at the Public Works Facility.
7. The Wayfinding Signs have been placed out in the community, and Town Staff are continuing to work with Rowan County Tourism on future signage, and/or challenges with current signage.

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

Thank you,

Michael D. Ambrose



2025

OCTOBER

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24 SEPTEMBER	25	26	1 Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	2	3	4
5 Public Power Week 10/5 - 10/11	6	7	8	9 Board of Aldermen Work Session Meeting: 5:30PM	10	11
12	13	14	15	16	17	18
19	20 Board of Aldermen Regular Scheduled Meeting: 6:00PM	21 Planning Board Meeting: 6:00PM	22	23	24	25 Annual Fall Festival 2 PM - 6 PM
26	27 Planned Electric Outage 8AM - 8PM DCFL Park Committee Meeting: 6:00PM	28	29	30	31	1
2	3 NOVEMBER	4	5	6	7	8

NOTE

EVENTS 2024 - 2025

UPCOMING

NOV 26	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 14	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE
APR 04	DOWNTOWN CAR CRUISE-IN BEGINS*
APR 12	EASTER EGG-STRAVAGANZA
AUG 5	NATIONAL NIGHT OUT
SEPT 12	TOUCH A TRUCK EVENT
OCT 25	FALL FESTIVAL AND TRUNK OR TREAT
NOV 25	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 13	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE

FOR MORE INFORMATION VISIT
WWW.TOWNOFLANDISNC.GOV

2025

NOVEMBER



Section 9, Item 9.1

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
OCTOBER						
2	3	4	5	6 Board of Aldermen Work Session Meeting: 5:30PM	7	8
9	10 Board of Aldermen Regular Scheduled Meeting: 6:00PM	11 Town Offices Closed in Observance of Veterans Day	12	13	14	15
16	17	18 Planning Board Meeting: 6:00PM	19	20	21	22
23	24 DCFL Park Committee Meeting: 6:00PM	25 Christmas Parade & Downtown Tree Lighting 4PM - 7PM Town Offices Closing 10AM	26	27 Town Offices Closed in Observance of Thanksgiving	28 Town Offices Closed in Observance of Thanksgiving	29
30	1	2	3	4	5	6
DECEMBER						

NOTE

EVENTS 2024 - 2025

UPCOMING

NOV 26	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 14	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE
APR 04	DOWNTOWN CAR CRUISE-IN BEGINS*
APR 12	EASTER EGG-STRAVAGANZA
AUG 5	NATIONAL NIGHT OUT
SEPT 12	TOUCH A TRUCK EVENT
OCT 25	FALL FESTIVAL AND TRUNK OR TREAT
NOV 25	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 13	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE

FOR MORE INFORMATION VISIT
WWW.TOWNOFLANDISNC.GOV

