



BOARD OF ALDERMAN

Monday, September 08, 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 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
- [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

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
- [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
- [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
- [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
- [3.5](#) Consider Public Hearings for 203 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-1
- [3.6](#) Consider Public Hearings for 216 Everhart Ave. to Close and Vacate Properties and Corresponding Ordinance #HC-2025-09-08-2

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 4.1 Citizens' Comments

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
- [5.2](#) Consider Approval of Road Closure Ordinance #2025-09-08-1 for the Town of Landis Fall Festival on October 25, 2025
- [5.3](#) Consider Approval of Road Closure Ordinance #2025-09-08-2 for the Southern Rowan Christmas Parade on November 25, 2025
- [5.4](#) Consider Approval of Resolution #2025-09-08-2 to Request State Loan and/or Grant Assistance for Wastewater Infrastructure Projects
- [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

6. CONSIDERATIONS:

- [6.1](#) Consider Installation of a Fence Around the Perimeter of Lake Corriher Park's Playground (Project 26-128)
- [6.2](#) Consider Approval to Purchase One New Police Vehicle and Corresponding Equipment
- [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)
- [6.4](#) Consider the Approval of the Lighting Equipment for the Landis Ridge Development
- [6.5](#) Consider the Approval of Change Order #3 for Sewer Project (25-02) in the Amount of \$135,938.00
- [6.6](#) Consider Discussion of Holding an Ethics for Elected Officials Training
- [6.7](#) Consider Adding Item 6.7 to Agenda

Consider Approval of Setting Public Hearing for 205 Everhardt Ave. to Close and Vacate Properties
- [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

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)

9. CLOSING:

- 9.1 Board Comments
- 9.2 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 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 August 11, 2025

DETAILS:



BOARD OF ALDERMAN

Monday, August 11, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Utility Billing Specialist Ashley Burn, Town Attorney Rick Locklear (arrived at 6:35PM), Police Chief Matthew Geelen, Fire Chief Jason Smith, Parks & Rec Director Jessica St. Martin

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

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

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

2. CONSENT AGENDA:

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

2.1 Consider Approval of Work Session Meeting Minutes from July 10, 2025 and Regular Scheduled Meeting Minutes from July 14, 2025

2.2 Consider Approval of Appointing Town Manager Michael Ambrose as Electricities A1 BOC Voting Member and Interim Public Works Director Matthew Geelen as Alternate Member

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

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

- **Shane Safrit – 502 Patterson St.** - addressed the Board regarding code enforcement actions taken on his family property at 619 North Main Street following his mother's death in a house fire on February 18. He explained that the property had been in his family for generations and that after his mother's passing, he and his sister had worked to secure the property while waiting for probate to be completed. Mr. Safrit expressed concern about receiving a code enforcement letter addressed to his deceased parents approximately five months after his mother's death, which he felt lacked compassion. He acknowledged the property had since been sold and requested future enforcement actions be handled with greater empathy.

Police Chief Matthew Geelen responded that he had personally reached out to Mr. Safrit multiple times following the tragic event, including an informal call two months after the incident to inquire about progress. He explained that formal code enforcement began after approximately five months, following town policy for uninhabitable residences.

Town Manager Michael Ambrose added that they had waited longer than the typical 90-day period before initiating code enforcement, giving approximately six additional weeks due to the circumstances. He noted they had been alerted about the property being sold but still needed to follow town policy.

Alderman Overcash expressed sympathy for Mr. Safrit's situation, noting that other properties in town had existed with code violations for decades, and questioned the discretion used in this case given the tragic circumstances.

- **Sam Deadman – 503 W. Mill St.** – thanked the Board and town staff for their work in improving Landis and correcting issues from the previous administration. He expressed concerns about excessive growth in town, particularly regarding traffic congestion and whether infrastructure and services could support continued residential construction. Mr. Deadman suggested using restitution funds from former employees to help pay for water and sewer plant construction. He also inquired about efforts to preserve Landis history and suggested the proposed DCFL park building could display fire department history. He commended the Board for removing uninhabitable structures and requested that future Board meetings be made available online.

- **Jason Thompson – 602 Airport Rd.** – addressed standing water issues under his driveway that were affecting neighboring properties. He requested to be placed on a future agenda for more interactive discussion of the problem rather than a one-way conversation during public comment.

Town Manager Ambrose explained that an engineer was examining the issue and would be meeting with them the following week to determine a solution.

- **Susan Shirley – 1015 Woodfield Dr.** – discussed storm water issues affecting Airport Road, Woodfield Drive, and Jefferson Street. She explained that rainwater from Airport Road lacks proper drainage to reach the storm drain at West 8th Street/West 5th Street.

Town Manager Ambrose clarified that the situation had been examined by engineers and would require her water tap to be lowered, which would temporarily affect her water service.

- **Phil Austin – 103 Jefferson St. & 0 Woodfield Dr.** – detailed his expenditure of over \$10,000 on drainage improvements to his property in response to storm water issues. He expressed frustration about water being diverted before reaching his drainage solution and complained about accumulated junk on a neighboring property.

Town Manager Ambrose confirmed code enforcement had visited the property following Mr. Austin's previous complaint and had opened a case.

- **Julian Cuthbertson – 1196 Woodfield Dr.** – described significant water issues in the cul-de-sac area, noting that during storms, water flows around his house and into his pool. He stated he had spent approximately \$15,000 on a swale to manage water runoff that should be handled through town infrastructure. He offered to provide video evidence of the water flow problems and receipts for his expenditures.

Mayor Smith addressed the Board Room and explained that older neighborhoods like Woodfield Drive were built before the town implemented more stringent development standards through the Land Development Ordinance in 2021. She noted that current construction is contributing to existing drainage problems, and the town was working with engineers to address these issues.

4. ORDINANCES/RESOLUTIONS:

4.1 Consider Approval of Resolution #2025-08-11 to Establish a DCFL Committee that Consists of a Five Member Citizen Board

Mayor Smith explained that Resolution #2025-08-11 is to reduce the DCFL Committee from nine members to five members, removing two town employees who would now serve in an advisory capacity instead. This decrease in committee members would also help with meeting quorum.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2025-08-11 TO ESTABLISH A DCFL COMMITTEE CONSISTING OF FIVE CITIZEN MEMBERS.

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

4.2 Consider Approval of 5K Road Closure Ordinance #2025-08-11 for the South Rowan Public Schools Bible Teaching Associations "5-K Run for the Word" on September 13th, 2025

The Board of Aldermen considered approval of a road closure ordinance for the "5-K - Run for the Word" event scheduled for September 13, 2025.

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #2025-08-11 FOR THE APPROVAL OF THE ROAD CLOSURES FOR THE SOUTH ROWAN PUBLIC SCHOOLS BIBLE TEACHING ASSOCIATIONS "5-K RUN FOR THE WORD" ON SEPTEMBER 13TH, 2025.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (4-0)

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

5. CONSIDERATIONS:

5.1 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-1 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-1 FOR 1335 MT. MORIAH CHURCH ROAD FROM SFR-2 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.2 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-2 - Parcel #130 097 - 714 W. Ryder Avenue - MU-1 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-2 FOR 714 W. RYDER AVENUE FROM MU-1 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.3 Consider Approval of Setting a Public Hearing for Zoning Map Amendment ZMA-2025-09-08-3 - Parcel #130 331- 0 W. Ryder Avenue - SFR-3 to Civic

Town Manager Ambrose explained this zoning map amendment was for the Landis Apartments project and required setting a public hearing for next month's Board of Aldermen meeting.

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT ZMA-2025-09-08-3 FOR 0 W. RYDER AVENUE FROM SFR-3 TO CIVIC ON SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

5.4 Consider Approval of Setting Public Hearings for 203, 215, 216, and 217 Everhart Ave. to Close and Vacate Properties

Town Manager Ambrose noted that multiple properties in this area have already been demolished, approximately six properties, thus far.

ACTION: A MOTION WAS MADE TO SET PUBLIC HEARINGS TO CLOSE AND VACATE PROPERTIES AT 203, 215, 216, AND 217 EVERHARDT AVENUE FOR SEPTEMBER 8, 2025, AT 6:00PM.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.5 Consider Approval of Lighting Agreement with JSC-CCI LANDIS I, LLC, for Landis Ridge Building 2 Parking Lot

Town Manager Ambrose explained this agreement was drafted in consultation with the town attorney and electric engineer regarding lights at Building 2 for Landis Ridge. He noted that JSC-CCI Landis (functioning as the HOA for the business park) would pay premiums for the parking lot lighting. The return on investment was estimated at seven years, while the agreement would last for ten years.

ACTION: A MOTION WAS MADE TO APPROVE THE LIGHTING AGREEMENT WITH JSC-CCI LANDIS I, LLC, FOR THE LANDIS RIDGE BUILDING 2 PARKING LOT.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.6 Consider Approval of Selective Insurance Settlement in the Amount of \$13,900.34 for the Damage on Small Bucket Truck #14

Town Manager Ambrose presented an insurance settlement for damages to the small bucket truck (Truck #14). He noted that repair quotes came in under the settlement amount. A budget amendment (Budget Amendment #5) was also needed to receive the funds and transfer them to the electric fund for repairs.

ACTION: A MOTION WAS MADE TO APPROVE THE SELECTIVE INSURANCE SETTLEMENT IN THE AMOUNT OF \$13,900.34 FOR THE DAMAGES ON THE SMALL BUCKET TRUCK #14.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT BUDGET AMENDMENT #5 TO RECEIVE SELECTIVE INSURANCE FUNDS AND TRANSFER THEM INTO THE ELECTRIC FUND FOR REPAIRS TO TRUCK #14.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.7 Consider Approval of FY26 Selective Insurance Renewal in the Amount of \$132,205.71
 Town Manager Ambrose explained this insurance renewal included all general liability coverage and town vehicles.

ACTION: A MOTION WAS MADE TO APPROVE THE FY26 SELECTIVE INSURANCE RENEWAL IN THE AMOUNT OF \$132,205.71.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.8 Consider Approval of Repair to Truck #32 - Street Department Chip Truck

Interim Public Works Director Matthew Geelen explained that the 2013 International chip truck used by the street department to chip brush placed by citizens at roadsides needed repairs to the ABS booster. He presented two quotes: one from Rush Truck Center for \$11,000 and another from White's International Truck for \$7,032.80. He noted the repair could not be done in-house because special software was required to program the system.

ACTION: A MOTION WAS MADE TO APPROVE THE REPAIR TO TRUCK #32 THE STREET DEPARTMENT CHIP TRUCK BY WHITE'S INTERNATIONAL TRUCK IN THE AMOUNT OF \$7,032.80.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

5.9 Consider Discussion of a Date and Time During the Week of August 25th-29th for the Landis Walking Map Sign Reveal / Ribbon Cutting

Parks & Recreation Director Jessica St. Martin explained that the county had requested a date and time for the walking map sign reveal and ribbon cutting. After discussion about possible accompanying activities like a community walk, the Board settled on August 26th at 10:00 AM, with the event to be held near the pool where the walking route begins on West Rice Street.

ACTION: A MOTION WAS MADE TO SCHEDULE THE LANDIS WALKING MAP SIGN REVEAL AND RIBBON CUTTING FOR AUGUST 26TH, 2025, AT 10:00 AM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

5.10 Consider Discussion of W Ryder Avenue and Mt Moriah Church Road Waterline Project

Town Manager Ambrose explained that the North Carolina Department of Transportation had allowed a gas line to be installed exactly where the waterline was supposed to go on Mt. Moriah Church Road for this project. Despite requests for the NCDOT and NCDEQ to revisit the project to allow placement between the gas line and pavement, these requests were denied.

To avoid starting the project completely over, Town Manager Ambrose proposed focusing on the West Ryder Avenue segment from North Main Street to W. Limits Street, which was not funded originally but could still qualify for ARPA 0% funding. He noted that grant dollars and loan applications could be pursued for the Mt. Moriah Church Road portion in the future, but that work would extend beyond the ARPA deadline of December 31, 2026. He also mentioned that West Ryder Avenue was generating the most complaints about yellow and dirty water.

ACTION: A MOTION WAS MADE TO ALLOW BRS TO MOVE FORWARD WITH CONSTRUCTION OF THE WATERLINE PROJECT FOR WEST RYDER AVENUE AND NORTH MAIN STREET TO WEST LIMITS STREET.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

6. REPORTS:

6.1 Departmental Reports (Included in the Board packet)

Town Manager Ambrose noted there were several properties in the code enforcement report that were supposed to come before the Board in August, including properties on Everhart, Zion, and Cannon Boulevard.

Police Chief Gielen provided updates on these properties, noting that 2570 Cannon Boulevard was in the process of being repaired and sold, and several Everhart properties that were scheduled for Board review had already been demolished.

Board members discussed ongoing demolition work on Everhart Avenue, with Mr. Hilton having taken down approximately six properties, with plans to remove approximately eleven properties in total.

6.2 Financial Report (Included in the Board packet)

The financial report was included in the Board packet. No discussion took place.

6.3 Town Manager Report (Included in the Board packet)

The Town Manager report was included in the Board packet. No discussion took place.

7. UPCOMING EVENTS:

7.1 Upcoming Events (Included in the Board Packet)

Mayor Smith reviewed upcoming events for August and September 2025, including:

- Planning Board meeting on August 19th
- DC Francis Committee meeting on August 25th
- Town offices closed on September 1st for Labor Day
- Senior luncheon on September 3rd
- Board of Aldermen work session on September 4th

- Cruise-in with Josh Sanders on September 5th
- Board of Aldermen regular scheduled meeting on September 8th
- National Night Out and Touch a Truck on September 12th
- Run for the Word 5K on September 13th
- Planning Board meeting on September 16th
- DC Francis Lynn Park meeting on September 22nd

8. CLOSING:

8.1 Board Comments

No Board comments were made.

8.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:55 PM.

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Budget Amendment #6 to Allocate Funds for the 65 Fund and 70 Fund**

DETAILS:

Each year there are GASB rules that the town must stay in compliance with. These rules suggest the Town move all capital projects to special funds for easier tracking of the project during the auditing process. This budget amendment will allow for Powell Bill funds to be separated out to their own funds.

Additionally, this budget amendment allows the police foundation to accept sponsorship revenue, and expend those monies throughout the fiscal year. Thank you for your consideration of this budget amendment.

Town of Landis, NC
 Budget Amendment #6
 Monday, September 8, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
65-0000-4071	Sponsorships	-	15,000.00		15,000.00
65-1000-5122	Special Events	-	15,000.00		15,000.00
10-5300-5270	Powell Bill Expenses	483,914.00		483,914.00	-
70-7000-5270	Powell Bill Expenses	-	664,430.00		664,430.00
10-5300-4140	Powell Bill Revenues	150,000.00		150,000.00	-
70-7000-4140	Powell Bill Revenues	-	150,000.00		150,000.00
10-5300-4081	Interest-Powell Bill	38,000.00		38,000.00	-
10-0000-4999	Fund Balance Approp.	548,323.00		295,914.00	252,409.00
70-7000-4081	Interest-Powell Bill	-	38,000.00		38,000.00
70-7000-4999	Equity Approp-FB or RE-Powell Bill	-	476,430.00		476,430.00
			1,358,860.00	967,828.00	1,611,269.00

To allocate funds for the 65 Fund and 70 Fund.

Was presented to the Board of Aldermen and approved on:

Date:

Prepared by:

Date:

Reviewed by:

Date:



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Jason Smith, Fire Chief

ITEM TYPE: Resolution

AGENDA SECTION: Consent Agenda

SUBJECT: **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**

DETAILS:

The Landis Fire Department respectfully requests approval to accept the donation of a 2018 Ford F-150 XLT Super Crew, 4WD pickup truck from Colonial Pipeline.

Each year, Colonial Pipeline supports first responders by donating surplus fleet vehicles to assist agencies within their service area. This is a 100% gift with no matching funds required. Colonial Pipeline has offered Landis Fire Department a 2018 Ford F-150 (VIN #1FTFW1E52JKF29586) with a reported odometer reading of 143,835 miles. The vehicle will replace Car 44, a 2010 Dodge Charger SRT with 138,395 miles.

The donated truck will be used for:

- Responding to emergency calls.
- Transporting personnel to training and community events.
- Pulling department trailers including hazardous materials response equipment and the new fire safety house.

The added towing capacity, 4WD capability, and improved reliability will be valuable assets to the department. The current fair market value of the vehicle is \$16,200.

Requested Action: Motion to Approve 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



**TOWN OF LANDIS RESOLUTION ACCEPTING COLONIAL PIPELINE
DONATION OF A 2018 FORD F-150 XLT SUPER CREW 4WD PICKUP
TRUCK TO THE LANDIS FIRE DEPARTMENT**

WHEREAS, the Town of Landis Fire Department has been offered a donation from Colonial Pipeline consisting of a 2018 Ford F-150 XLT Super Crew, 4WD pickup truck (VIN# 1FTFW1E52JKF29586); and

WHEREAS, the donated vehicle has been assigned a fair market value of \$16,200; and

WHEREAS, the Town of Landis Board of Aldermen recognizes the importance of ensuring that the Fire Department is adequately equipped to carry out its mission of providing essential fire protection, emergency response, and community service; and

WHEREAS, the Board of Aldermen wishes to formally accept this donation and express appreciation to Colonial Pipeline for their generous contribution to the safety and well-being of the residents of the Town of Landis.

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

The Town of Landis formally accepts the donation of the 2018 Ford F-150 pickup truck from Colonial Pipeline, valued at fair market value of \$16,200, assigned to the Landis Fire Department.

The Town of Landis extends its sincere gratitude to Colonial Pipeline for their generosity and commitment to supporting public safety.

Michael Ambrose, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as Colonial Pipeline may request in connection with this donation.

ADOPTED THIS THE 8TH DAY OF SEPTEMBER 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **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**

DETAILS:

The Town of Landis Fire Department has been selected to receive a 2018 Ford F-150 for medical responses. This vehicle is a part of the Colonial Pipeline Grant Opportunities, and will be given to the Town at no cost. The Town Finance Department does have to follow GAAP, and ensure the truck is accounted for correctly in our systems. This budget amendment will allow for the in-kind gift to be recorded and this vehicle to attach to our capital asset listing.

The other portion of this budget amendment is to bring the funding from the FY25 Stormwater Estimated Residential Unit Study forward into this fiscal year, as the project was still open at the beginning of the year. The project did close at the end of August, and therefore this is necessary to allow for FY26 projects to stay on track. Thank you for your consideration of this budget amendment.

Town of Landis, NC
Budget Amendment #7
Monday, September 8, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
10-5200-????	Donations	-	16,200.00		16,200.00
10-5200-5990	Capital Outlay	-	16,200.00	-	16,200.00
23-0000-3000	Retained Earnings	-	20,675.00		20,675.00
23-1500-5250	Professional Services	-	20,675.00	-	20,675.00

To reallocate funding for the remaining balance of the FY25 ERU Study, and to record the in-kind gift of a 2018 Ford F-150 to the Landis Fire Department.

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

Prepared by:_____Date:_____

Reviewed by:_____Date:_____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Phil Collins, Planning, Zoning, & Subdivision Administrator

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.



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

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

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130B09601 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area designated as “Neighborhood”. However, the subject property surrounded by an area designated as “Civic” (which would support a rezoning to CIV) and the subject property could be developed in a more complimentary pattern along with the surrounding properties.

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130B09601 described in Attachment “A” attached hereto shall be designated “Civic” (CIV) 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 130B09601 described in Attachment “A” attached hereto shall be designated in the “Civic” future land use category, in accordance with G.S 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption

Adopted on this 8th day of September 2025.

s/_____
Meredith Bare Smith, Mayor

s/_____
Madison Stegall, Town Clerk

Location Map from Rowan County GIS Showing Parcel 130B09601

Lying about one mile west of Landis, on the South side of Tuckasseegee Ford Road, and more particularly described as follows:

1350
3640000001
CALC AC:
0.36 Ac.
(203)

0.5 AC (82)

99.99

130B309

C.J. DEAL
ESTATE
MAP #2

130B09601

130B096

MT MORIAH CHURCH RD

Inside
Landis
City Limits

1335

CALC AC:
0.92 Ac.

Town of Landis
SFR-2
Zoning

Town of Landis
CIV
Zoning

CALC AC:
3.53 Ac.

CALC AC:
0.59 Ac.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Phil Collins, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

SUBJECT: **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**

DETAILS:

Legislative Hearing - Consider Zoning Map Amendment ZMA-2025-09-08-2 - Parcel #130 097 - 714 W. Ryder Avenue from MU-1 to Civic

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

Requested Action: Motion to Adopt Ordinance # ZMA-2025-09-08-2 to rezone Parcel #130 097 - 714 W. Ryder Avenue from MU-1 to Civic.



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

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

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130 097 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area that is designated as “Mixed Use”. However, the subject property is surrounded by an area that is designated as “Civic” (which would support a rezoning to CIV) and the small size of the subject property would not be conducive to mixed use type development.

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 097 described in Attachment “A” attached hereto shall be designated “Civic” (CIV) 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 130 097 described in Attachment “A” attached hereto shall be designated in the “Civic” future land use category, in accordance with G.S 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption

Adopted on this 8th day of September 2025.

s/_____
Meredith Bare Smith, Mayor

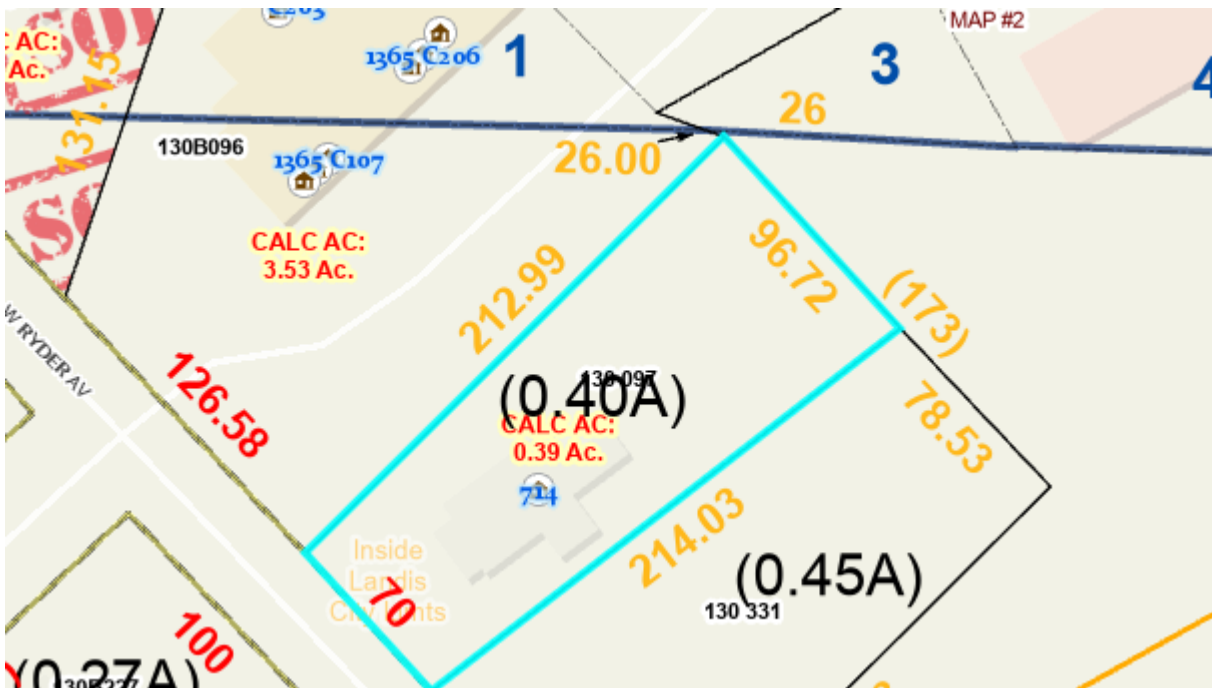
s/_____
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS showing Parcel 130 097

TRACT ONE:

BEGINNING at an existing iron pipe in the Northeasterly margin of the right of way of Ryder Avenue, being a common corner with Landis Baptist Church, and thence with the line of the Landis Baptist Church North 46 deg 07 min 10 sec East 213.00 feet to an existing iron pipe in the line of the Town of Landis (295-061); thence with the line of the Town of Landis South 42 deg 30 min 00 sec East 96.72 feet to a new iron, being a common corner with a 0.45 acre tract as shown on a survey; thence with the 0.45 acre tract, South 53 deg 17 min 24 sec West 214.03 feet to a new iron in the Northeasterly margin of the right of way of Ryder Avenue; thence with the Northeasterly margin of the right of way of Ryder Avenue North 42 deg 30 min 00 sec West 70.00 feet to the point and place of **BEGINNING** and being 0.41 acres as shown on the Survey and Map entitled "Betty L. Watts" prepared by Deal's Land Surveying and being dated 01-12-2000, a copy of which is attached to Deed Book 1390 at Page 779 for illustrative purposes.





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Phil Collins, Planning, Zoning, & Subdivision Administrator

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.



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

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

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment to the property of Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130 331 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area designated as “Neighborhood”. However, the subject property is surrounded by an area designated as “Civic” (which would support a rezoning to CIV) and the subject property could be developed in mor complimentary pattern along with the surrounding properties.

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 331 described in Attachment “A” attached hereto shall be designated “Civic” (CIV) 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 130 331 described in Attachment “A” attached hereto shall be designated in the “Civic” future land use category, in accordance with G.S 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

This Ordinance shall be effective immediately upon its adoption

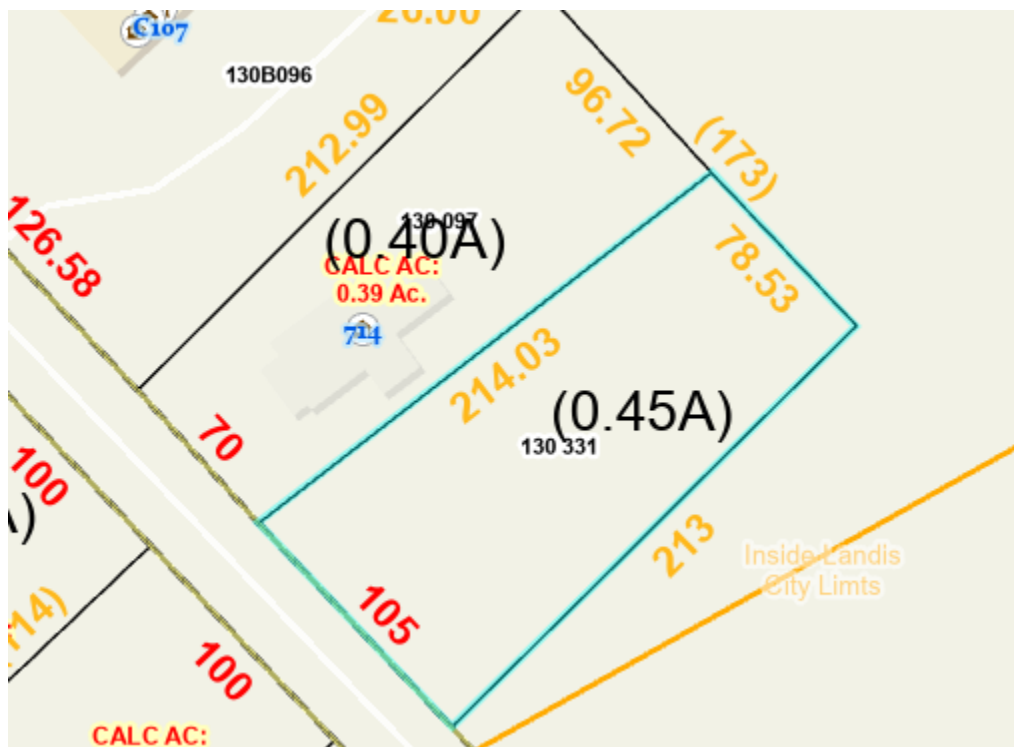
Adopted on this 8th day of September 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Location Map from Rowan County GIS showing Parcel 130 331

BEGINNING at an existing iron pipe in the Northern margin of Ryder Avenue; and running thence with the Northern margin of Ryder Avenue, North 42 degrees 30 minutes 00 seconds West 105.00 feet to a new iron pin in the line of Betty L. Watts; thence running with Watts' line, North 53 degrees 17 minutes 24 seconds East 214.03 feet to a new iron pin in the line of the Town of Landis; thence running with the line of the Town of Landis, South 42 degrees 30 minutes 00 seconds East 78.53 feet to an existing iron pipe; thence continuing with the line of the Town of Landis, South 46 degrees 11 minutes 17 seconds West 213.00 feet to the point of **BEGINNING**, comprising 0.45 acre, as shown on a survey map prepared by Deal's Land Surveying and dated January 12, 2000.





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

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

DETAILS:

Legislative Hearing - Consider Zoning Text Amendment ZTA-2025-09-08 Amending Article 4 of the Landis Development Ordinance Regarding Planning Board Members

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

Requested Motion: Motion to Approve Zoning Text Amendment ZTA-2025-09-08 Amending Article 4 of the Landis Development Ordinance Regarding Planning Board Members

ARTICLE 4

PLANNING BOARD & BOARD OF ADJUSTMENT

4.1 Boards Established

The following boards are hereby established to carry out the duties and responsibilities set forth in this Ordinance and in fulfillment of the goals and purposes of this Ordinance:

(A.) Planning Board

(B.) Board of Adjustment

4.2 Planning Board

4.2-1 Authority. There is hereby created a planning agency, pursuant to G.S. 160D-301 to be known as the Town of Landis *Planning Board*.

4.2-2 Membership by Appointment. The *Planning Board* shall consist of five (5) members, who shall reside within the Town Limits. Members shall be appointed by the Town Board of Aldermen in accordance with G.S.160D-310. All members shall have equal rights, privileges and duties; except as defined for officers by adopted Rules of Procedure.

(A.) (A.) Seating Members. All members shall be appointed for three (3) year terms except in making the original appointments. In making the original appointment two (2) members shall be appointed for a three (3) year term, two (2) members shall be appointed for a two (2) year term, and one (1) member shall be appointed for a one (1) year term.

(B.) Alternates. The Town Board of Aldermen may, in its discretion, appoint two (2) alternate members to serve on the *Planning Board* in the absence or temporary disqualification of any regular member or to fill a vacancy pending appointment of a member. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board and serving on behalf of any regular member, shall have and may exercise all the powers and duties of a regular member. (G.S. 160D-301(a)(1))

4.2-3 Oath of Office. Any person appointed to the board shall take and subscribe the oath of office prescribed in Article VI, § 7 of the Constitution as stipulated in G.S.160A-61.

4.2-4 Powers and Duties. The *Planning Board* shall have the following powers and duties:

- (A.) To provide recommendations to the Town Board of Aldermen with regard to map amendments (rezoning), text amendments, and other matters on which the Town Board of Aldermen seeks advice;
- (B.) To develop and update a Comprehensive Land Use & Master Plan for the planning and development regulation jurisdiction, subject to specific direction from the Town Board of Aldermen;
- (C.) To render opinions and make recommendations on all issues, requests, and petitions related to the Landis Development Ordinance and the Comprehensive Land Use & Master Plan that may be adopted and/or amended from time to time and that require approval by the Town Board of Aldermen; and
- (D.) To make such other studies and plans and review such other related matters as directed by the Town Board of Aldermen.

4.2-5 Voting. A simple majority of the Board membership shall be required to affirm any decision, recommendation or statement of the Board.

4.2-6 Conflicts & Violations of Due Process. A member of the *Planning Board* shall not participate in or vote on any matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. A member shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Ordinance where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable impact on the member. A member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship with an affected person. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection. (G.S. 160D-109).

(this space left blank intentionally)

4.3 Board of Adjustment

4.3-1 Authority. Pursuant to G.S. 160D-302, there is hereby created a *Board of Adjustment*.

4.3-2 Membership by Appointment. The Board of Adjustment shall consist of five (5) members, who shall reside within the Town Limits. Members shall be appointed by the Town Board of Aldermen in accordance with G.S.160D-310. All members shall have equal rights, privileges and duties; except as defined for officers by adopted Rules of Procedure. All members shall be appointed for three (3) year terms except in making the original appointments.

(A.) Seating Members. In making the original appointment two (2) members shall be appointed for a three (3) year term, two (2) members shall be appointed for a two (2) year term, and one (1) member shall be appointed for a one (1) year term.

(B.) Alternates. The Town Board of Aldermen may, in its discretion, appoint alternate members to serve on the *Board of Adjustment* in the absence or temporary disqualification of any regular member or to fill a vacancy pending appointment of a member. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board and serving on behalf of any regular member, shall have and may exercise all the powers and duties of a regular member. (G.S. 160D-302(a))

4.3-3 Oath of Office. Any person appointed to the board shall take and subscribe the oath of office prescribed in Article VI, § 7 of the Constitution as stipulated in G.S.160A-61.

4.3-4 Powers and Duties. The *Board of Adjustment* shall have the following powers and duties:

(A.) To hear and decide appeals from an order, denial of a permit or other written decision made by an administrative official charged with enforcing this Ordinance;

(B.) To hear and decide requests for variances from the zoning provisions of this Ordinance in cases where special conditions would make strict and literal interpretation result in a loss of privileges shared by other properties within the same zoning district;

(C.) To hear and decide appeals from any decision or determination made by the *Watershed & Storm Water Administrator* in the administration and/or enforcement of Article 19 of this Ordinance;

(D.) To hear and decide appeals and requests for variances from the requirements of the *Flood Damage Prevention* provisions of this Ordinance, as set forth in Article 18; and

(E.) To hear and decide all matters referred to it or upon which it is required to pass under this Ordinance and/or any ordinance duly adopted wherein the Board of Adjustment is designated to hear appeals or other duties.

- 4.3-5 Voting. A four-fifths vote of the members shall be required to grant a variance; otherwise, a simple majority of the Board membership shall be required to affirm, reverse or modify any written order, decision, or interpretation of the Enforcement Officer charged with enforcing this Ordinance; to decide in favor of the applicant on a matter [other than variances] upon which the Board is required to pass; Vacant positions on the *Board of Adjustment* and members who are disqualified from voting on a matter before the *Board of Adjustment* shall not be considered members of the Board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.
- 4.3-6 Conflicts & Violations of Due Process. A member of the *Board of Adjustment* shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection. (G. S. 160D-109).
- 4.3-7 Proceedings. All meetings of the Board of Adjustment shall be open to the public. The Board shall keep minutes showing the vote of each member on each question and the absence or failure of any member to vote. The final disposition of each matter decided by the Board of Adjustment shall be by recorded resolution indicating the reasons for the decision, based on findings of fact obtained by testimony under oath or affirmation and conclusions of law which shall be public record. On all appeals, applications and other matters brought before the Board of Adjustment, the Board shall inform in writing all the parties involved of its decision and the reasons for that decision.

4.4 Meetings, Hearings, and Procedures of all Boards

All meetings and hearings shall be open to the public and shall be conducted in accordance with the procedures set forth in these regulations and with the rules of procedure adopted for the *Planning Board*, and *Board of Adjustment*. Rules of procedure may be amended by the respective board membership; however, such amendment shall be approved by the Town Board of Aldermen to become effective.

The rules of procedure shall be kept on file at the office of the *Planning, Zoning & Subdivision Administrator* and shall be made available to the public both online at the Town's website and at any meeting or hearing. No rules or procedures shall conflict with this Ordinance; if conflicts occur this Ordinance shall take precedence.

Members shall take the oath of office administered by the Town Clerk prior to taking part in any agenda items before the board upon which a member is appointed in accordance with G.S.160D-309 and G.S.160A-61.

4.5 Staff

The *Planning, Zoning & Subdivision Administrator* shall serve as staff to the *Planning Board*, and *Board of Adjustment*; and shall provide technical assistance to the *Planning Board*, and *Board of Adjustment*, as requested.



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

WHEREAS, on May 10, 2021, the Town Board of Aldermen’s newly adopted Landis Development Ordinance, also known as the LDO, became fully effective; and

WHEREAS, the Town Board of Aldermen finds it necessary to amend the provisions of the LDO regarding the membership of the Planning Board in order to ensure effective representation and continuity of operations; and

WHEREAS, the amendment is consistent with Town Plan 2040 by promoting efficient and effective governance, thereby supporting orderly growth and development of the Town of Landis;

NOW, THEREFORE, BE IT ORDAINED by the Town Board of Aldermen of the Town of Landis, North Carolina, that the Landis Development Ordinance be amended as follows:

PART 1.

Article 4, Section 4.2-2 is hereby amended to read as follows:

Membership by Appointment. The Planning Board shall consist of five (5) members, who shall reside within the Town Limits. Members shall be appointed by the Town Board of Aldermen in accordance with G.S.160D-310. All members shall have equal rights, privileges and duties; except as defined for officers by adopted Rules of Procedure.

PART 2.

Article 4, Section 4.2-2 (A) is hereby amended to read as follows:

(A.) Seating Members. All members shall be appointed for three (3) year terms except in making the original appointments. In making the original appointment two (2) members shall be appointed for a three (3) year term, two (2) members shall be appointed for a two (2) year term, and one (1) member shall be appointed for a one (1) year term.

PART 3.

Article 4, Section 4.2-2 (B) is hereby amended to read as follows

(B.) Alternates. The Town Board of Aldermen may, in its discretion, appoint two (2) alternate members to serve on the Planning Board in the absence or temporary disqualification of any regular member or to fill a vacancy pending appointment of a member. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board and serving on behalf of any regular member, shall have and may exercise all the powers and duties of a regular member. (G.S. 160D-301(a)(1))

PART 4.

All ordinances or portions of ordinances in conflict with this amendment are hereby repealed.

PART 5.

This Ordinance shall be effective at 12:01 AM EST on September 9, 2025.

ADOPTED THIS THE 8TH DAY OF SEPTEMBER 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Matthew Geelen, Police Chief

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

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

DETAILS:

Legislative Hearing - Consider Ordinance #HC-2025-09-08-1 - 203 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-2025-09-08-1

Requested Action: Motion to Adopt Ordinance # HC-2025-09-08-1 to Close and Vacate Properties located at 203 Everhart Avenue.



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: 202503010
PIN: 5626-18-30-1425

**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 02/19/2024 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 130A08207** having a street address of **203 Everhart Avenue, Landis NC**. Said property is owned by **Mary Gray Hilton-(Deceased), H.A. (Tony) Hilton- (Son/Heir)** by the **Parcel ID 130A08207** recorded in the Rowan County Registry and 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; and

WHEREAS, on 04/04/2025 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 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 04/23/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- X** Repair the residential structure within 30 days.
- X** Remove or demolish the residential structure within 30 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 8th day of September, 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: Matthew Geelen, Police Chief

ITEM TYPE: Public Hearing

AGENDA SECTION: Public Hearings

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

DETAILS:

Legislative Hearing - Consider Ordinance #HC-2025-09-08-2 - 216 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-2025-09-08-2

Requested Action: Motion to Adopt Ordinance # HC-2025-09-08-2 to Close and Vacate Properties located at 216 Everhart Avenue.



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: 202503001
PIN: 5626 -18 -20 - 9920

**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 02/19/2024 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 130A08212** having a street address of **216 Everhart Avenue, Landis NC**. Said property is owned by Mary Gray by Hilton- (Deceased), H.A. (Tony) Hilton - (Son/Heir) by Parcel ID 130A08212 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; and

WHEREAS, on 04/04/2025 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 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 04/23/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- X** Repair the residential structure within 30 days.
- X** Remove or demolish the residential structure within 30 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 8th day of September, 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: Madison Stegall, Town Clerk/HR Director

ITEM TYPE: Resolution

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **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**

DETAILS:

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. The "Fostering Care in N.C. Act" (H612, S.L. 2025-16) has added a new Statute, G.S. 160A-164.2(b), directing Town Councils to require an SBI background check for any new hires on or after October 1, 2025, who "work with children in any capacity". There is a similar requirement added to N.C.G.S. 153A for counties. This SBI background check is required in addition to the background check the Town already performs and carries an additional cost of \$38.00 per applicant. A budget amendment may be necessary in the future to account for the increased expense.

Requested Action: Motion to Approve Resolution #2025-09-08-5 to Require S.B.I. Background Checks Pursuant to N.C.G.S 160A-164.2(b).



TOWN OF LANDIS RESOLUTION TO REQUIRE S.B.I. BACKGROUND CHECKS PURSUANT TO N.C.G.S 160A-164.2(b)

WHEREAS, the “Fostering Care in N.C. Act” (H612, S.L. 2025-16) has added a new G.S. 160A-164.2(b) directing the Town Council to require an SBI background check for any new hires on or after October 1, 2025, who “work with children in any capacity”; and

WHEREAS, the Board of Alderman desires to adopt this Resolution in order to enforce the said provisions of G.S. 160A-164.2(b);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS that the Board of Aldermen directs that N.C.G.S. 160A-164.2 is hereby adopted as the policy of this Town, and that all hiring practices by any Town department shall be conducted in compliance with same.

ADOPTED THIS THE 8TH DAY OF SEPTEMBER 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

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

ITEM TYPE: Ordinance

AGENDA SECTION: Ordinances/Resolutions

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

DETAILS:

The Town of Landis annually hosts a Fall Festival for the enjoyment and benefit of its citizens. This community event requires the closure of portions of South Main Street and Ryder Avenue to provide adequate security, traffic management, and crowd control. The proposed closures are not expected to unreasonably interfere with public transportation, or emergency services. Please consider approval of Ordinance #2025-09-08-1 authorizing the temporary closure of designated portions of South Main Street (US 29A) and Ryder Avenue on Saturday, October 25, 2025, from 10:00 a.m. to 7:30 p.m. for the Town of Landis Fall Festival.

Requested Action: Motion to Adopt Ordinance #2025-09-08-1 authorizing the temporary closure of designated portions of South Main Street (US 29A) and Ryder Avenue on Saturday, October 25, 2025, from 10:00 a.m. to 7:30 p.m. for the Town of Landis Fall Festival.



AN ORDINANCE DECLARING ROAD CLOSURES FOR THE 2025 TOWN OF LANDIS FALL FESTIVAL

WHEREAS, the Town of Landis annually holds a Fall Festival event for the pleasure of its citizens; and

WHEREAS, this festival requires the closure of a portion of South Main Street (US 29A), and Ryder Avenue, 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 G.S. §20-169, 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, October 25, 2025

Time: 10:00 AM - 7:30 PM

Route Description: Closure from S. Main Street / E. Ryder Ave. (to) N. Chapel St. / E. Ryder Ave. Also closing from N. Central Ave. / E. Garden St. (to) S. Central Ave. / E. Mills St.

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

Adopted this 8th day of September 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

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

ITEM TYPE: Ordinance

AGENDA SECTION: Ordinances/Resolutions

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

DETAILS:

The Town of Landis annually participates in the Southern Rowan Christmas Parade for the enjoyment and benefit of its citizens. The proposed closures are not expected to unreasonably interfere with public transportation, or emergency services. Please consider the approval of Ordinance #2025-09-08-2 authorizing the temporary closure of designated portions of South and North Main Streets (US 29A) on Tuesday, November 25, 2025, from 1:00 p.m. to 6:00 p.m.

Requested Action: Motion to Approve Ordinance #2025-09-08-2 authorizing the temporary closure of designated portions of South and North Main Streets (US 29A) on Tuesday, November 25, 2025, from 1:00 p.m. to 6:00 p.m.



**AN ORDINANCE DECLARING THE CLOSURE OF PORTIONS OF
BOTH SOUTH AND NORTH MAIN STREETS FOR THE 2025
SOUTHERN ROWAN CHRISTMAS PARADE**

WHEREAS, the Town of Landis annually participates in the Southern Rowan Christmas Parade event for the pleasure of its citizens; and

WHEREAS, this festival requires the closure of portions of South and North Main Streets (US 29A) 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 G.S. §20-169, 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: Tuesday, November 25, 2025

Times: 1:00 p.m. - 6:00 p.m.

Route Description: South Main Street beginning at its intersection with Sixth Street to North Main Street at its intersection with Coach Deal Drive.

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

Adopted this the 8th day of September 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Resolution

AGENDA SECTION: Ordinances/Resolutions

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

DETAILS:

Town Staff are currently seeking grant and/or low interest loan opportunities for the fall funding cycle. This resolution will allow staff to advance our Capital Improvement Plan, and replace more piping, and other wastewater infrastructure in need of repair.

Currently, the Highway 29 Lift Station flows to Upright Lift Station which causes Upright Lift Station to lift the wastewater twice. The proposed request will allow a contractor to connect a new force main from Highway 29 Lift Station to the outfall line, which will take wastewater flow off Upright Street Lift Station.

The second part of this grant application will allow for the Town's current Poplar Street Lift Station, and West 5th Street Lift Station to be revitalized in order to prepare for future development.

If this application is approved for grant, or loan acceptance, this will be presented back to the board for consideration.

Requested Action: Motion to Approve Resolution #2025-09-08-2 to Request State Loan and/or Grant Assistance for Wastewater Infrastructure Projects.



TOWN OF LANDIS RESOLUTION TO REQUEST STATE LOAN AND/OR GRANT ASSISTANCE FOR WASTEWATER INFRASTRUCTURE PROJECTS

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

- Highway 29 Lift Station and Force Main,
- Number 6 Poplar Street Pump Station,
- Number 7 West 5th Street Pump Station, and

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

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

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

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

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

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

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

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

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

ADOPTED THIS THE 8TH DAY OF SEPTEMBER 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk

CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting **Town Clerk** of the **Town of Landis** does hereby certify:
That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the **Town of Landis Board of Aldermen** duly held on the **8th** day of **September, 2025**, and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. **IN WITNESS WHEREOF**, I have hereunto set my hand this **8th** day of **September, 2025**.

(Signature of Recording Officer)

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Phil Collins, Planning, Zoning, & Subdivision Administrator

ITEM TYPE: Resolution

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **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**

DETAILS:

Annexation Initiation - 1273 Cannon Farm Road - Consider Approval of Resolution #2025-09-08-3 to Set Public Hearing for October 20, 2025 and Resolution #2025-09-08-4 Directing the Clerk to Investigate

1. Overview from Staff
2. Resolution #2025-09-08-3
3. Resolution #2025-09-08-4

Requested Action: Motion to Adopt Resolution #2025-09-08-3 to Set Public Hearing for October 20, 2025 and to Adopt Resolution #2025-09-08-4 Directing the Clerk to Investigate.



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2**

WHEREAS, a petition requesting annexation of the non-contiguous area described herein has been received; and

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

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at Landis Town Hall at 6:00 PM on October 20, 2025.

Section 2. The area proposed for annexation is described as follows:

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: Matthew Edwards & Keely B. 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 3. Notice of the public hearing shall be published twice in the Salisbury Post, a newspaper having general circulation in the Town of Landis, at least ten (10) days prior to the date of the public hearing.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk

Location Map from Rowan County GIS showing Parcel 132 170





RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-58.1

WHEREAS, a petition requesting annexation of an area described in said petition was received on September 15, 2025, by the Board of Aldermen; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of deems it advisable to proceed in response to this request for annexation:

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

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen the result of her investigation.

ADOPTED this 8th day of September 2025.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



**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: Matthew Edwards & Keely B. 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



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

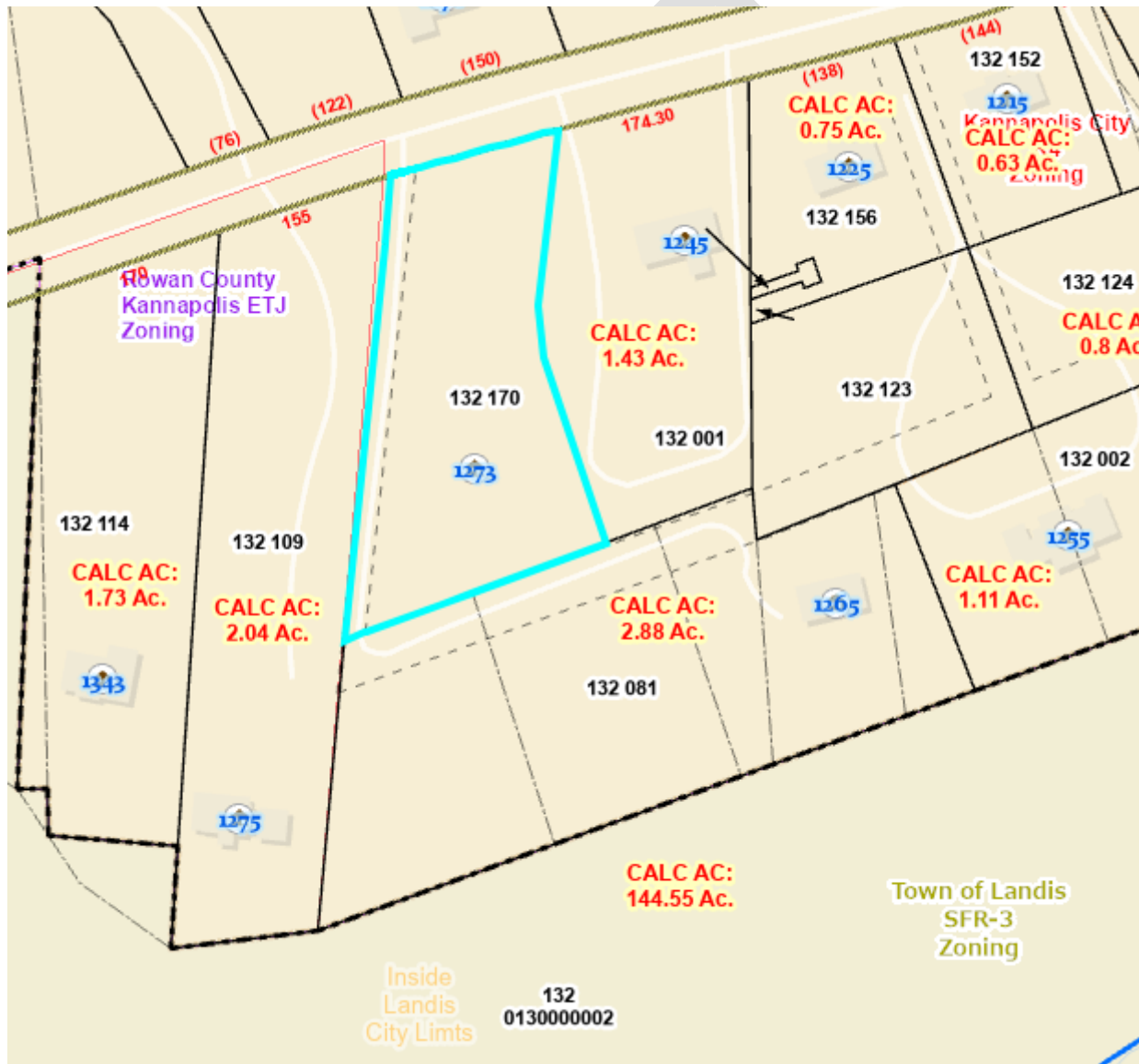
s/_____
Madison Stegall, Town Clerk

Attachment “A”

Being all of Lot 2, as shown on the Exception Plat titled “Exception Plat Property Owned by: Matthew Edwards and Keeley B. Edwards, 1245 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





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



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

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

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

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

DETAILS:

One of the Parks and Recreation budgeted projects was to install a fence around the perimeter of the Lake Corriher Park's Playground area for insurance and safety purposes. This project consists of a 4 foot aluminum fence around the entire perimeter of the playground attached with a 5 ft. latched entrance gate. Project Quotes were received from B & H Fencing in the amount of \$8,153, Allison Fencing in the amount of \$9,864, and Superior Fencing in the amount of \$20,109. I make the recommendation to award the project bid to B & H Fencing for this project in the amount of \$8,153, based on cost and availability.

Requested Action: Motion to Award the Installation of a Fence Around the Perimeter of Lake Corriher Park's Playground (Project 26-128) to B & H Fencing in the amount of \$8,153

B & H Fencing, Inc.

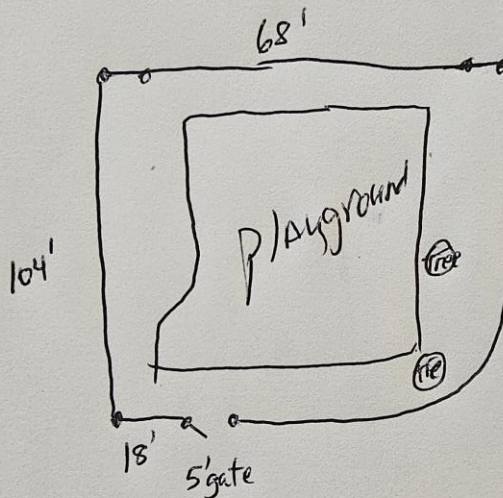
225 W. Kerr Street - Suite A • Salisbury, NC 28144
704.633.6620 Over 25 Yrs. Experience
bandhfencing@yahoo.com

Proposal Submitted To <i>Jessica Martin</i> <i>Town of Landis/Parks & rec</i>	Phone <i>704 657 2411 ext 601</i>	Date <i>11/1/24</i> ^{<i>updated</i>} <i>7/2/25</i>
Street <i>955 Kimball Rd</i>	Job Location <i>email</i> <i>JST MARTIN@TOWNOF LANDIS NC, GOV</i>	
City, State, and Zip Code <i>LANDIS NC</i>	Job Locate # <i>N/A</i>	Job Phone

Payment Due Upon Completion ☒
We Hereby Submit Specifications And Estimates For:

No guarantee on wood fences against warping, bowing and splitting.
All treated lumber warranties are limited to those of the wood manufacturer.
No reimbursement for the cost of removal and/or installation is included, nor
will B & H provide such service, unless paid an additional fee for such service.

TYPE FENCE		
Chain Link <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Item #/Description <i>4' Series A BIK</i> <i>ORNA</i>		
Total L.O.F. Length <i>321'</i>	Fence Height <i>4'</i>	
GATES		
Item #/Type	Quan	Width Hgt.
<i>WALK</i>	<i>1</i>	<i>5' 4'</i>
CHAIN LINK		
Fabric Item #/Gauge	Fabric Item #/Type	
Item #/Diameter		
Top Rail		
Line Post		
Terminals		
WOOD		
<i>pressure treated</i>		
<i>all posts concrete</i>		
<i>2x6's screwed on</i>		



4' BIK Series A
ORNA
\$8153.00 Total
\$3253.00 Down
\$4900.00 upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Rock Clause-Buyer represents and warrants that should rock or blasting material requiring use of compressor and any extra labor or material is required therefore, the same will be paid by the Buyer. All material, wood and chain link have a 5% tolerance in meeting specifications.
1. NOT RESPONSIBLE FOR DRAINAGE OR WATER PIPES, TREE ROOTS, SPRINKLER SYSTEMS, ETC. UNDERGROUND BURIED CABLE/SECONDARY LINES. 2. 1 3/4 percent interest to be charged after 30 days. 3. Boundaries to be established by Property Owner. 4. Seller expressly reserves his rights of materialman's lien. 5. This instrument is a specific contract for work to be completed, materials to be used and all financial terms. Should Property Owner fail to make payment and litigation is necessary. Seller is entitled to reasonable attorney fees. If payment is not made as specified (in terms of payment) the company reserves the right to repossess all materials used on this job without recourse. Permission is hereby given to allow the company access to the property where work is completed to repossess materials.

Fence Doesn't Guarantee To Keep Dogs Or Kids Inside Or Outside Fence Area

TOTAL *\$8153.00* DOWN *\$3253.00* BALANCE *\$4900.00*
8153.00 *3253.00* *4900.00*

Authorized Signature *Bull Ryan*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: *X*

Signature *X*
Signature _____



PO Box
Charlott Section 6, Item 6.1
Phone: 704-376-7535

CHAIN LINK • WOOD • ORNAMENTAL • PVC • ACCESS CONTROL • CUSTOM FABRICATION

Proposal Submitted To: TOWN OF LANDIS Attn: Jessica St.Martin	Date 7/10/2025 Job Name playground	Bid # ALAL24049
Street : PO BOX 8165	Job Location PO BOX 8165, LANDIS, NC	
City, State, and Zip Code LANDIS, NC 28088-8165	Fax Number Job Phone 704-791-9173	

We hereby propose the following work:

Tominstall 275' of 4' tall black aluminum fence with 1-5'wide walk gate using flat top 3-rail design ad 2ea heavy walled gate posts. All posts will be set in concrete footings. gate will have keyed lock. TOTAL PRICE.....\$9864.00

In submitting this proposal, it is assumed that there is no underlying ROCK or concrete on the property which will necessitate drilling or blasting, or any other unusual conditions involving extra labor in the erection of this fence and that the fence right of way will be marked by the owner or general contractor and will be clear, graded, and ready to receive the fence. If any of the above conditions are encountered, or any additions or changes are made by the customer, additional charges will be made at current market prices. It shall be the responsibility of the owner to advise workers of the location of any underground cables, lines, etc. If such are not marked properly, the owner assumes responsibility for them. Should an account not be paid as agreed, any cost of collection including interest and attorney's fees, etc. shall be paid by the customer.

Payment to be made as follows: *There will be a 3% convenience fee applied to all payments received via credit card.*
50% Deposit / Balance Due Upon Completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry practices. Any alteration or deviation from above specifications involving extra costs, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation and General Liability Insurance.

Acceptance of Proposal-By signing this proposal, you will be entering into a contract with Allison Fence Company. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If proposal is submitted to a tenant of rental property, then the tenant represents that they are the authorized agent for the owner for the purposes of the contracted improvements to real property and is duly authorized to sign this contract.

Proposed By: Larry Sumner

Customer Acceptance: _____

Date: _____

Note: This proposal may be withdrawn if not accepted within 10 days

E-589CI Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, is generally required to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes as a real property contract with respect to a capital improvement to real property.

- This affidavit may not be used to purchase building materials, other tangible personal property, or digital property to fulfill a real property contract exempt from sales and use tax.
- A person who willfully attempts, or a person who aids or abets a person to attempt in any manner, to evade or defeat a tax imposed by the Sales and Use Tax Laws, or the payment thereof, shall be guilty of a Class H felony. If there is a deficiency or delinquency in payment of any tax due to fraud with intent to evade the tax, there shall be assessed a penalty equal to 50% of the total deficiency.

Section I. Single Use (Complete this section to issue the affidavit for a single capital improvement.)

Owner, Tenant, or Real Property Contractor

A TOWN OF LANDIS

Address

PO BOX 8165

City

LANDIS

ST

NC

ZIP

28088-8165

Real Property Contractor (General Contractor or Subcontractor)

B Allison Fence Company

Address

5505 Equipment Drive

City

Charlotte

ST

NC

ZIP

28262

Describe capital improvement to be performed:

New Fence Installation

Project Name

playground

Project Address

PO BOX 8165, LANDIS, NC

City

LANDIS

ST

NC

ZIP

28088-8165

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract with respect to a capital improvement to real property for sales and use tax purposes.

Signature of Authorized Person:

Title:

Date:

Section II. Blanket Use (Complete this section execute a blanket affidavit.)

Real Property Contractor

C

Address

City

ST

ZIP

Real Property Contractor or Subcontractor

D

Address

City

ST

ZIP

To be completed by the Real Property Contractor identified in Box C.

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts with respect to capital improvements for real property for sales and use tax purposes.

Signature of Authorized Person:

Title:

Date:



BID

Date: 7/2/25

Superior Fence & Rail
730 Commerce Dr Concord, NC 28025
Office: (704) 862-4941
Email: charlotte@superiorfenceandrail.com
Project Manager: Logan Yount
Cell: (828) 493-7312
Email: logan@fencingclt.com

Company: Town of Landis, NC
Address: 312 N Main St. Landis, NC 28088
Office Number: 704-857-2411
Contact: Jessica St. Martin
Cell: N/a
Email: jstmartin@townoflandisnc.gov

Project Name:		Project Location:	Bid Scope(s):	
Playground Fence		Landis, NC	Fence/Gates	
QTY	Unit	Scope Specifications	Unit Price	Total
1	325 LF	Install 4’H Black Aluminum 3 Rail Fence <u>Material Specs:</u> Panels: 4'H x 6'W 3-Rail Rail: 1 1/4 x 1 7/8" Pickets: 3/4” SQ. Post: 2” SQ.		\$20,109.69
1	EA	Install 5’W Black Aluminum Single Swing Gate		
In Our Scope		- All mobilizations in continuous sequence - All Equipment - All Supervision for Scopes listed - Labor		
Not In Our Scope		- Permits - Disposal of Soil- Will be Spread out onsite - Bonding - Conduit & Electrical		
Work Schedule				
Total: \$20,109.69				

This is a quotation on the goods named, subject to the conditions noted below:

Due to the volatility of pricing in the current fence material supply chain we reserve the right to renegotiate the price of this contract should the cost of materials increase more than 15% from the quote date.

RESPONSIBILITIES OF SUPERIOR FENCE & RAIL:

To perform those items listed in the aforementioned scope of work

RESPONSIBILITIES OF GC OR OWNER:

Work area to be made accessible for fence crews, equipment and material suppliers prior to mobilization and maintained throughout the project
 Superior Fence & Rail not responsible for damage incurred to site due to accessing the job
 Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project
 Provide a lay down area (if needed) for material stockpiled/stored on project
 SUPERIOR FENCE & RAIL not responsible for damaged, missing or stolen material stockpiled/stored on project
 Provide dumpsters as needed for removed, non-salvageable or refuse material

730 Commerce Dr • Concord, NC 28025 • Office: (704) 862-4941 • Email: charlotte@superiorfenceandrail.com
www.superiorfenceandrail.com

Estimate #: 03-0001291

Haul away and dispose of removed, non-salvageable or refuse material
When installation requires attachment to concrete structure (i.e.: sidewalks, c.m.u. walls, etc.), all required concrete work by Owner
All permits and licenses by Owner

THIS PROPOSAL IS BASED ON THE FOLLOWING CONDITIONS:

All fence work to be performed under one mobilization with access to all sites without delay. Additional mobilizations will be billed at \$500.00 US/occurrence if caused by Contractor/Owner
Job is done in sequence without interruption, normal working hour and days, with one crew
This proposal is based on "normal" digging conditions. Any change in digging conditions (rock, landfill rubble, concrete, etc.) will require a change order to the base contract.
All change orders will reflect all scope of work and conditions of this proposal.
SUPERIOR FENCE & RAIL is not a design/engineering firm. All installations are designed and approved by Owner
SUPERIOR FENCE & RAIL will contact underground utility notification. It shall be the responsibility of the contractor for all protection, relocation, or damage to any utilities.
All material and quality control testing by others
SUPERIOR FENCE & RAIL shall be paid for all equipment and labor employed on this project for any delays for which we are not responsible
Contractor/Owner agrees to pay for stored materials

SCHEDULE - Work will progress in a mutually agreed sequence beginning no sooner than two weeks from receipt of a fully executed subcontract agreement signed by both parties; and approval in writing, by the owner or his representative of all required SUPERIOR FENCE & RAIL submittals

CONDITIONS OF CONTRACT:

Changed Conditions - Our proposal is based on information provided by the Contractor and/or Owner. Should actual conditions vary from those represented we reserve the right to claim for additional compensation and/or extension of time.
All additional work will be done after a CHANGE ORDER agreement has been reached and executed between the Owner/Contractor and SUPERIOR FENCE & RAIL.
Unless agreed to in writing we object to any terms and conditions relating to: LIQUIDATED DAMAGES, WARRANTIES, and LIMITATIONS OF LIABILITY, INDEMNIFICATION and SEIZURE OF EQUIPMENT.
No retainage is to be withheld from SUPERIOR FENCE & RAIL's payments.
Invoice balance is due and payable upon completion.
Any claims against the Owner or Owners Agent, shall be pursued by the Contractor on our behalf.
Any claim, dispute or other matter in question between the Contractor/Owner and SUPERIOR FENCE & RAIL relating to or arising out of this Agreement shall be governed by the laws of the State of North Carolina.
This proposal must be made part of any subsequent contract with which we would agree.

To accept this quotation, sign here and return: _____ Date: _____

THANK YOU FOR YOUR BUSINESS!



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Matthew Geelen, Police Chief

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval to Purchase One New Police Vehicle and Corresponding Equipment**

DETAILS:

The Police Department budget allocated funds for a purchase of a new 2026 Ford Explorer Police Interceptor Vehicle. Town Staff have worked with Parks Ford to secure the vehicle under state contract in the amount of \$42,424.08.

In addition, the necessary emergency equipment is being requested to be purchased from Dana Public Safety Supply under state contract pricing, totaling \$10,158.00. The equipment package includes: high-intensity emergency lights, sirens, vehicle console, and other essential law enforcement equipment. This vehicle and equipment package will provide the department with a fully equipped patrol unit to enhance public safety and operational efficiency.

I make the recommendation to purchase the 2026 Ford Explorer from Parks Ford, and the Equipment from Dana Public Safety Supply.

Requested Action: Motion to Approve the purchase the 2026 Ford Explorer from Parks Ford in the amount of \$42,424.08, and the Corresponding Equipment from Dana Public Safety Supply in the amount of \$10,158.00.

Prepared for: , Town of Landis

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515



Client Proposal

Prepared by:

Jeff Williams

Office: 828-693-4281

Quote ID: 0701202508

Date: 07/01/2025



2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 0701202508

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2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 0701202508

As Configured Vehicle

Code	Description
------	-------------

Base Vehicle

K8A	Base Vehicle Price (K8A)
-----	--------------------------

Packages

500A	<p>Order Code 500A</p> <p><i>Includes:</i></p> <ul style="list-style-type: none">- 3.73 Axle Ratio- GVWR: 6,840 lbs (3,103 kgs)- Tires: 255/60R18 AS BSW- Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes polished stainless steel hub cover and center caps.</i>- Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes reduced bolsters, 6-way power track driver seat (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.</i>- Radio: AM/FM/MP3 Capable <i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.</i>- SYNC Phoenix Communication & Entertainment System <i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>
------	--

Powertrain

99B	<p>Engine: 3.3L V6 Direct-Injection</p> <p><i>(136-MPH top speed). Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.</i></p>
44U	Transmission: 10-Speed Automatic (44U)
STDAX	3.73 Axle Ratio
STDGV	GVWR: 6,840 lbs (3,103 kgs)

Wheels & Tires

STDTR	Tires: 255/60R18 AS BSW
STDWL	<p>Wheels: 18" x 8" 5-Spoke Painted Black Steel</p> <p><i>Includes polished stainless steel hub cover and center caps.</i></p>

Seats & Seat Trim

9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear
---	---

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 0701202508

As Configured Vehicle (cont'd)

Code	Description
	<i>Includes reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.</i>
Other Options	
PAINT	Monotone Paint Application
119WB	119" Wheelbase
STDRD	Radio: AM/FM/MP3 Capable Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673). <i>Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.</i> <i>Includes:</i> - SYNC Phoenix Communication & Entertainment System <i>Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.</i>
67U	Ultimate Wiring Package Recommend police wire harness connector kit (67V). <i>Includes wiring harness instrument panel to rear cargo area (overlay), (2) light cables - supports up to (6) LED lights (engine compartment/grille), (1) 10-amp siren/speaker circuit engine compartment and rear hatch/cargo area wiring - supports up to (6) rear LED lights. Does not include LED lights, side connectors or controller.</i> <i>Includes:</i> - Rear Console Plate <i>Contours through 2nd row; channel for wiring.</i> - Grille LED Lights, Siren & Speaker Pre-Wiring
67V	Front & Rear Police Wire Harness Connector Kit <i>For connectivity to Ford PI Package solutions includes front (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector, (1) 14-pin IP connector, rear (2) male 4-pin connectors for siren, (5) female 4-pin connectors for lighting/siren/speaker, (1) 4-pin IP connector for speakers, (1) 4-pin IP connector for siren controller connectivity, (1) 8-pin sealed connector and (1) 14-pin IP connector.</i>
153	Front License Plate Bracket
51T	Driver Only LED Bulb Spot Lamp (Whelen)

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 0701202508

As Configured Vehicle (cont'd)

Code	Description
85R	<div>Rear Console Plate</div> <div>Contours through 2nd row; channel for wiring.</div>
Emissions	
425	<div>50-State Emissions System</div> <div>Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.</div>
Exterior Color	
UM_01	Agate Black
Interior Color	
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 0701202508

Pricing Summary - Single Vehicle

		MSRP
Vehicle Pricing		\$50,040.00
Subtotal		\$50,040.00
Pre-Tax Adjustments		
Code	Description	MSRP
Discount	Dealer Discount	-\$3,464.60
Ford Gvmnt GPC	Government GPC	-\$6,363.00
2026 MY	2026 Model Year Price Increase	\$2,211.68
Total		\$42,424.08

Customer Signature

Acceptance Date

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	585007-C
Customer No.	LANDIS

Bill To

LANDIS POLICE DEPARTMENT
PO BOX 8165
ACCOUNTS PAYABLE
LANDIS, NC 28088
United States

Ship To

LANDIS POLICE DEPARTMENT
136 NORTH CENTRAL AVENUE
ATT:ASST CHIEF KEVIN YOUNG
LANDIS, NC 28088
United States

Contact: ASST CHIEF KEVIN YOUNG

Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Contact: ASST CHIEF KEVIN YOUNG

Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Dempsey Owens			Dempsey Owens - Greensboro	ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	N	INFO VEHICLE INFORMATION 2026 FORD PIU Warehouse: GBKO		0.0000	0.00
1	1	Y	MISC SOI PT#ENFWB01G77 nFORCE FRONT INT LB B/W Warehouse: GBKO Ford Explorer/PI Utility (2025) Split Front (DRV) D12 D12 D12 D12 D12 (PAS) B_W B_W B_W B_W B_W B_W Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included) QUOTE NUMBER QSF085750		701.8900	701.89
1	1	Y	NC STATE CONTRACT 680D MISC SOI PT#ENFWB01PKL nFORCE REAR INT LB B/A WITH RED END Warehouse: GBKO Ford Explorer/PI Utility (2025) Solid Rear (DRV) T18 D12 D12 D12 D12 T18 (PAS) RBA B_A B_A B_A B_A RBA Accessories: PNFLBSPLT1 DSC w/ LIN Breakout Box (Included) QUOTE NUMBER QSF085750 NC STATE CONTRACT 680D		731.5300	731.53

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	585007-C
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E-mail: kyoung@townoflandisnc.gov

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07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	ESLRL6115E SOI, SL RUNNING, 61", 5MOD, B/W, 2CLR/DUO Warehouse: GBKO SL Running Light, 61" - 5 Module, Dual Color Blue/White, Blue Print Compatible		286.3400	572.68
2	2	Y	NC STATE CONTRACT 680D PSLVBK01 SOI MOUNT KIT FOR SL LIGHTS 2020+ PIU Warehouse: GBKO SOUND OFF Mounting Kit for SL Running Light includes: Bracket, adaptor plate & Hardware Kit, Ford Explorer 2020-2023		24.1400	48.28
2	2	Y	NC STATE CONTRACT 680D EMPS1STS3E SOI, MPWR FASCIA, 3", STM, BLK HSG, BLU/WHT Warehouse: GBKO SOUND OFF mpower® 3" Grille Stud Mount Fascia Light for Grille Mount application, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 8 LED, Dual Color - Blue/White NC STATE CONTRACT 680D		95.7300	191.46

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07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
6	6	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: GBKO mpower® 4" Fascia Light w/ Stud Mount, 18" hard wire w/ sync option, SAE Class 1 & CA Title 13, 9-32 Vdc, Black Housing, 12 LED, Dual Color - Blue/White		106.7400	640.44
2	2	Y	ENT2B3E SOI INTERSECTOR 18-LED UNDER MIRROR LIGHT BLUE/WHITE Warehouse: GBKO SOUND OFF Intersector Surface Mount Light, 9-32 Vdc, Black Housing, 16 LEDs, Dual Color - Blue/White		161.8100	323.62
1	1	Y	NC STATE CONTRACT 680D PMP2BKUMB8-D SOI UNDER MIRROR MOUNT BRACKET KIT, DRIVER, 2025 Warehouse: GBKO Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Driver Side NC STATE CONTRACT 680D		22.4500	22.45

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

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07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Dempsey Owens			Dempsey Owens - Greensboro	ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	PMP2BKUMB8-P SOI UNDER MIRROR MOUNT BRACKET KIT, PASS., 2025 PIU Warehouse: GBKO Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Passenger Side		22.4500	22.45
2	2	Y	NC STATE CONTRACT 680D EMPSA05C3-8 SOI, MPWR FASCIA, 4X2, STM, BLK HSG, RED/BLU/WHT Warehouse: GBKO 4"x2" mpower Fascia with Stud Mount, 36 LED 9-32 Volt SAE with 1.5' Pigtail, Black Housing with Clear Lens: RED/BLU/WHT		170.2800	340.56
2	2	Y	NC STATE CONTRACT 680D EXFS10002-M SOI XF LED FLUSH MNT LIGHT, BLUE/AMBER Warehouse: GBKO SOUND OFF XF Flush Mount Light, 10-30 Volts, 9.8" Cable, SAE J595 Class 1, CISPR 25, CA Title 13, ECE R65 & R10 - Dual Color Blue/Amber MOUNTED IN THE BOTTOM OF THE LIFTGATE LIGHTS UP WHEN THE LIFTGATE IS OPEN NC STATE CONTRACT 680D		56.3300	112.66

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Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	ETSA482RSR SOI, 400 SERIES REMOTE SIREN, W/KNOB, 200WATT Warehouse: GBKO SOUND OFF nERGY® 400 Series Remote Siren w/ Knob Control, 10-16v - 200 watt dual-tone		568.4500	568.45
2	2	Y	NC STATE CONTRACT 680D ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: GBKO SOUND OFF 100J series composite speaker w/ universal bail brkt-100 watt		169.8566	339.71
2	2	Y	NC STATE CONTRACT 680D ETSSVBK01 SOI 2020 FORD PIUT SPEAKER BUMPER MNT BRACKET Warehouse: GBKO SOUND OFF 100N/100J/100U Series Speaker Bracket (no drill) for Ford PI Utility 2020 – 2023. The vehicle can hold up to two kits (sold individually), Bumper Mount Center NC STATE CONTRACT 680D		27.5300	55.06

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PO BOX 8165
ACCOUNTS PAYABLE
LANDIS, NC 28088
United States

Ship To

LANDIS POLICE DEPARTMENT
136 NORTH CENTRAL AVENUE
ATT:ASST CHIEF KEVIN YOUNG
LANDIS, NC 28088
United States

Contact: ASST CHIEF KEVIN YOUNG

Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Contact: ASST CHIEF KEVIN YOUNG

Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Dempsey Owens			Dempsey Owens - Greensboro	ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	ETTFUT-16 SOI PLUG-IN TAILLIGHT FLASHER - 2016+ PIUT Warehouse: GBKO SOUND OFF Flashback Plug-In Alternating Taillight Flasher, Solid State - 2.4 f.p.s. for Ford PI Utility 2016-2020		82.6000	82.60
1	1	Y	NC STATE CONTRACT 680D C-VS-1012-INUT-2 HAV 22" ANGLED CONSOLE, 20-25 PIU Warehouse: GBKO Vehicle-Specific 22" Angled Console For 2020-2025 Ford Interceptor Utility Console C-VS-1012-INUT-2 will need CM014248-1 for all models before 2025 FACEPLATES C-EB25-MMT-1P C-EB25-T8I-1P C-EB35-SN4-1P		373.8600	373.86
1	1	Y	NC STATE CONTRACT 680D C-PM-134-PC HAV BROTHER POCKETJET 8 PRINTER MOUNT, FORD PIU Warehouse: GBKO Brother PocketJet 8 Printer Mount for 2020-2025 Ford Interceptor Utility Consoles NC STATE CONTRACT 680D		202.5500	202.55

Print Date 08/24/25
Print Time 04:20:01 PM
Page No. 6

Printed By: Dempsey Owens

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	585007-C
Customer No.	LANDIS

Bill To

LANDIS POLICE DEPARTMENT
PO BOX 8165
ACCOUNTS PAYABLE
LANDIS, NC 28088
United States

Ship To

LANDIS POLICE DEPARTMENT
136 NORTH CENTRAL AVENUE
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United States

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Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	C-ARM-103 HAV FLIP-UP ARMREST, ATTACHES TO CONSOLE Warehouse: GBKO HAVIS Armrest For Top Mount, Console, Large Pad		108.8100	108.81
1	1	Y	NC STATE CONTRACT 680D CUP2-1001 HAV Self-Adjusting Double Cup Holder Warehouse: GBKO HAVIS CUPHOLDER		39.0600	39.06
1	1	Y	NC STATE CONTRACT 680D C-MD-112 HAV 11' SLIDE, TILT, & SWIVEL LOCKING SWING ARM Warehouse: GBKO HAVIS 11" Slide Out Locking Swing Arm With Motion Adapter NC STATE CONTRACT 680D		211.4800	211.48

Print Date 08/24/25
Print Time 04:20:01 PM
Page No. 7

Printed By: Dempsey Owens

Continued on Next Page

Sales Quote

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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	UT-1001 Hav Universal Rugged Cradle for approximately 11"-14" Warehouse: GBKO HAVIS Universal Rugged Cradle For Approximately 11"-14" Computing Devices		194.1800	194.18
1	1	Y	NC STATE CONTRACT 680D PJ862 Brother PocketJet 862 Full-Page Mobile Printer Warehouse: GBKO BROTHERS Standard-Resolution Full-Page Mobile Printer with Bluetooth® Wireless Technology and USB-C®		420.4500	420.45
1	1	Y	LBX110001 BRO USB Cable Type A to C, 10 ft Warehouse: GBKO		26.0000	26.00
1	1	Y	USB Cable Type A to C, 10 ft LB3692-003 BROTHER POWER CORD Warehouse: GBKO Car Adapter - Wired - 14 Foot Length for RuggedJet 2, 3200 & 4200 , PocketJet		26.0000	26.00

Print Date	08/24/25
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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	585007-C
Customer No.	LANDIS

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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Dempsey Owens			Dempsey Owens - Greensboro	ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	C-MCB HAV CONSOLE MICROPHONE CLIP BRACKET Warehouse: GBKO HAVIS MIKE CLIP BRACKETS NC STATE CONTRACT 680D		11.1600	22.32
2	2	Y	C-MC HAV CONSOLE MICROPHONE CLIP Warehouse: GBKO HAVIS MIKE CLIPS NC STATE CONTRACT 680D		9.4800	18.96
1	1	Y	GK10342UHK SMC DUAL VERT. RACK 2 UNIV. LOCKS W/ HC KEY Warehouse: GBKO "Dual T-Rail Mount2 Universal XL Handcuff Key Override"		405.0800	405.08
1	1	Y	NC STATE CONTRACT 680D GF1092ITU20 SMC FREESTANDING GUNLOCK MOUNTING BASE - PIUT Warehouse: GBKO "T-Rail Mount KitFree Standing " NC STATE CONTRACT 680D		186.1200	186.12

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-847-8762

Sales Quote No.	585007-C
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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT		QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro		ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	TK0250ITU20 SMC 2020 FORD PI SUV CARGO BOX Warehouse: GBKO CARGO BOX - DSK- Drawer, Sliding with Key Lock & BSK - Base, Sliding with Key Lock REQUIRES 12-VS CARGO PARTITION OR FREESTANDING MOUNTING KIT SOLD SEPERATELY FOR INSTALLATION ---- ***** NC STATE CONTRACT 680D		1,351.7600	1,351.76
1	1	Y	TF0292ITU20 SMC CARGO BOX FREESTANDING KIT-2020+ PIUT Warehouse: GBKO "Freestanding Cargo Box Bracket Kit*NOT COMPATIBLE WITH: -EZ Lift Cargo Deck"		199.0000	199.00
1	1	Y	NC STATE CONTRACT 680D ECVDMLTAL00 SOI UNIVERSAL DOME LIGHT ALL LED, RED/CLEAR Warehouse: GBKO SOUND OFF LED Dome Light, 6" Round w/ Red LED Night Light, 10-30v - White LEDs/White Lens light in the rear cargo NC STATE CONTRACT 680D		60.9900	60.99

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
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Telephone: 800-847-8762

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Customer No.	LANDIS

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Telephone: 704-857-2129

E-mail: kyoung@townoflandisnc.gov

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
07/08/25	UPS GROUND FREIGHT	QUOTED FREIGHT	2026 FORD PIU	NET30	
Entered By		Salesperson	Ordered By	Resale Number	
Dempsey Owens		Dempsey Owens - Greensboro	ASST CHIEF YOUNG		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	Y	78101 SLI STINGER 2020 W/ AC&DC CHARGER Warehouse: GBKO STREAMLIGHT Approved By: _____ <input type="checkbox"/> Approve All Items & Quantities Quote Good for 30 Days	143.0000	143.00

Print Date 08/24/25
Print Time 04:20:01 PM
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Printed By: Dempsey Owens

Subtotal	8,743.46
Freight	750.00
7.000 % Sales Tax	664.54
Order Total	10,158.00



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

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

DETAILS:

The Elevated Tank progress meeting last month, Maguire Tank asked for a forty-five (45) day extension to their contracted completion date of February 14, 2026. I explained to Maguire the town could not extend the entire 45 days due to the necessity of this tank, which could hold up future development projects if extended. Maguire Tank wanted to give the town the additional expenses (not covered in the ARPA agreement), which included adding a corral system to the water tank, consisting of a handrail with toe boards, eight to twelve uprights (each approximately 8' high), and chases to carry cabling. The corral serves two purposes: it provides a safe workspace for staff when inspecting vents, lids, and other equipment on top of the tank, and supports communications antennas (cellular, EMS/VIPER, HAM, etc.).

Maguire was able to compromise with me during these negotiations to 30 day extension of contract in lieu of the same upgrades to the tank. This agreement will save the taxpayer, and ratepayer \$115,000 overall on this project. The other expenses on the project are all covered under the state ARPA dollars. If approved, the new project completion date will be March 16, 2026. The benefits of this approval include enhanced worker safety, expanded capacity for communications infrastructure, the completion of a tank better suited to support both municipal operations and potential partnerships, and virtually no impact on future development.

Requested Action: Motion to Approve Change Order #1 to Extend Project Deadline from February 14, 2026 to March 16, 2026 in Lieu of Additional Expenses for 100,000 Gallon Elevated Water Tank (Project 25-05).

CHANGE ORDER NO.: 1

Owner: **Town of Landis** Owner's Project No.: **SRP-D-ARP-0201/25-05**
 Engineer: **Municipal Engineering, Inc.** Engineer's Project No.: **G22124**
 Contractor: **Maguire Iron, Inc.** Contractor's Project No.:
 Project: **100,000-gallon Elevated Water Tank**
 Contract Name: **100,000-gallon Elevated Water Tank**
 Effective Date of Change
 Date Issued: **25 July 2025** Order: **25 July 2025**

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

Description: **Adding a tubular corral on top of the water tower for a safety enclosure and potential future antenna mounts.**

Attachments: **Contractor's Change Proposal #1 - 30 June 2025, Sheets 100-4, 100-17, 100-18, 100-20.**

Change in Contract Price		Change in Contract Times <i>[State Contract Times as either a specific date or a number of days]</i>	
Original Contract Price:		Original Contract Times:	
\$ 1,725,000.00		Substantial Completion:	15 January 2026
		Ready for final payment:	14 February 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. N/A :		[Increase] [Decrease] from previously approved Change Orders No.1 to No. N/A :	
\$ -0-		Substantial Completion:	0 days
		Ready for final payment:	0 days
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,725,000.00		Substantial Completion:	15 January 2026
		Ready for final payment:	14 February 2026
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ -0-		Substantial Completion:	30 days
		Ready for final payment:	30 days
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,725,000.00		Substantial Completion:	14 February 2026
		Ready for final payment:	16 March 2026

Recommended by Engineer (if required)
 By: **Vincent J Tomaino** Digitally signed by Vincent J Tomaino
 Date: 2025.07.25 13:33:49 -04'00'

Title: **Principal Project Engineer**

Date: **25 July 2025**

Authorized by Owner

By:

Title:

Date:

Accepted by Contractor



Project Manager

8.15.25

Approved by Funding Agency (not applicable)

Contractor's Change Proposal #1 - 30 June 2025

CHANGE ORDER NO.: 1

Owner: Town of Landis Rowan County, NC
 Engineer: Municipal Engineering
 Contractor: Maguire Iron, Inc
 Project: Town of Landis - 100mg Tank
 Contract Name: 100,000 Gallon Water Tank
 Date Issued: 1/15/2025

Owner's Project No.: 25-05
 Engineer's Project No.: G22124
 Contractor's Project No.:

Effective Date of Change Order: 6/30/2025

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

Adding a tubular coral on top of the water tower for a safety enclosure and future antenna mounts

Attachments:

Pages from Shop Drawings attached.

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 1,725,000.00		Substantial Completion: 1/15/2026	
		Ready for final payment:	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]:		[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]:	
\$		Substantial Completion:	
		Ready for final payment:	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,725,000.00		Substantial Completion: 1/15/2026	
		Ready for final payment:	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$		Substantial Completion: 3/2/2026	
		Ready for final payment: 4/1/2026	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,725,000.00		Substantial Completion:	
		Ready for final payment:	

Recommended by Engineer (if required)

By: _____

Title: _____

Date: _____

Authorized by Owner

By: _____

Title: _____

Date: _____

Accepted by Contractor

Rafael Balayan

Project Manager

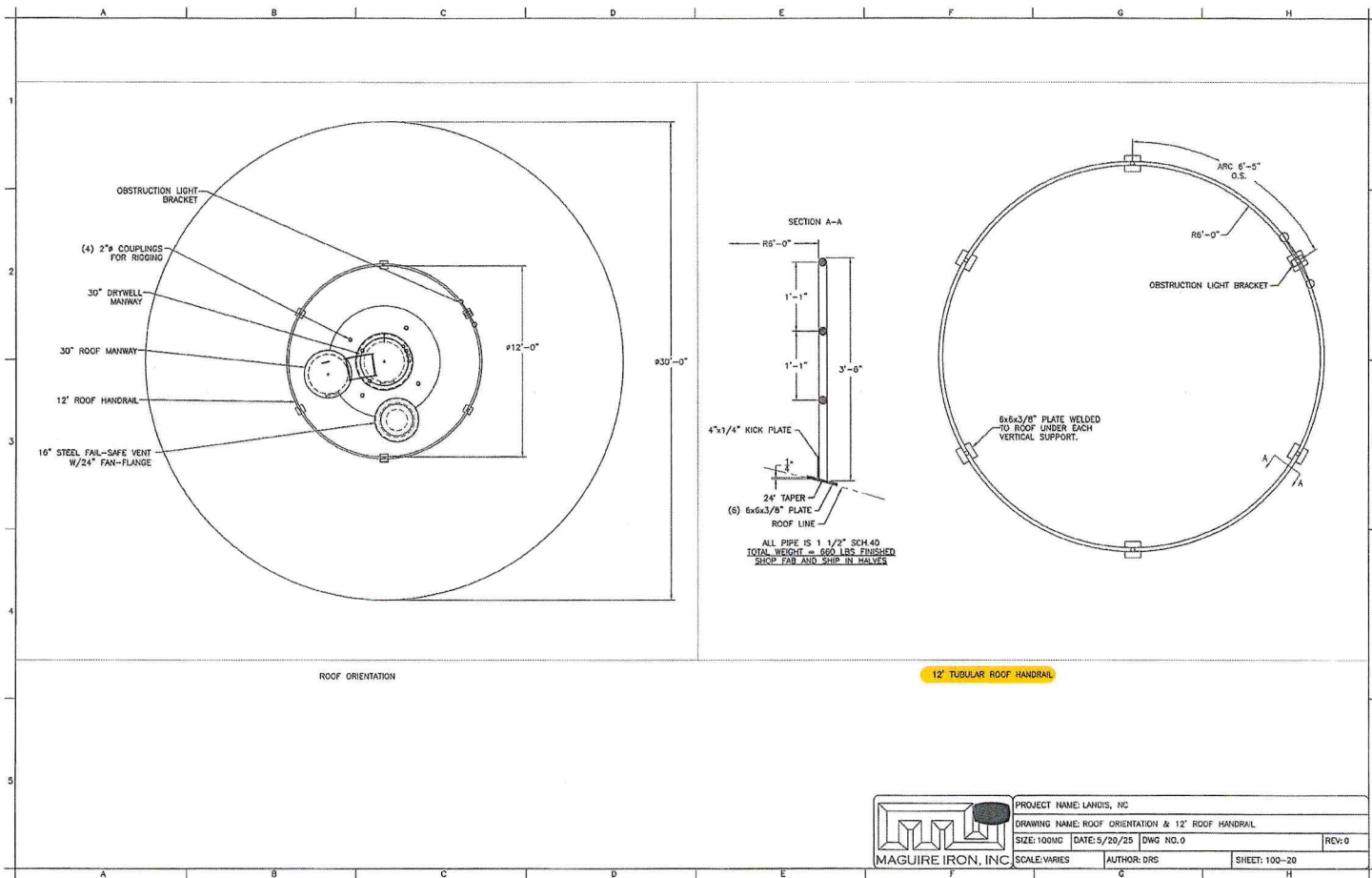
6/30/2025

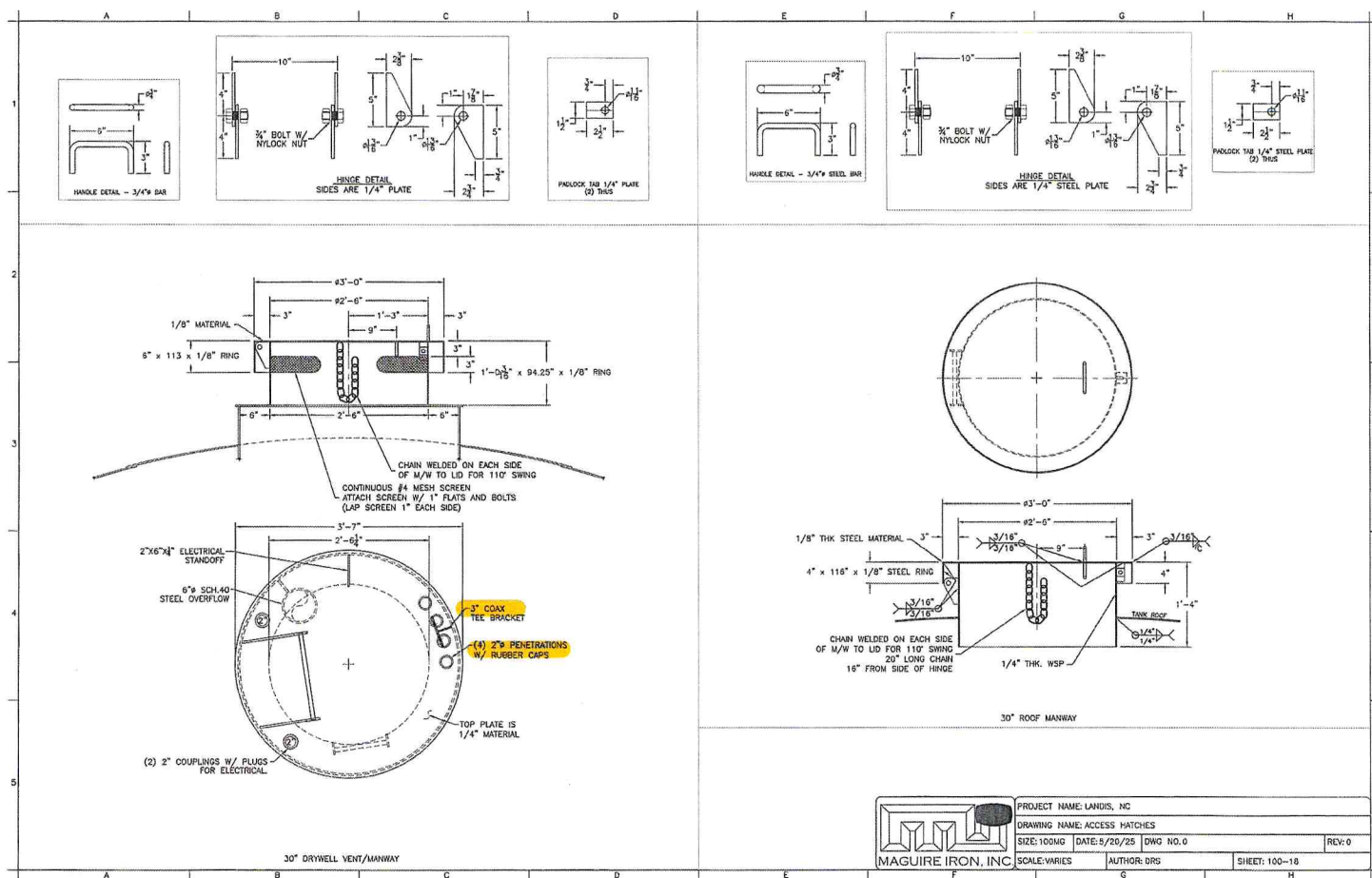
Approved by Funding Agency (if applicable)

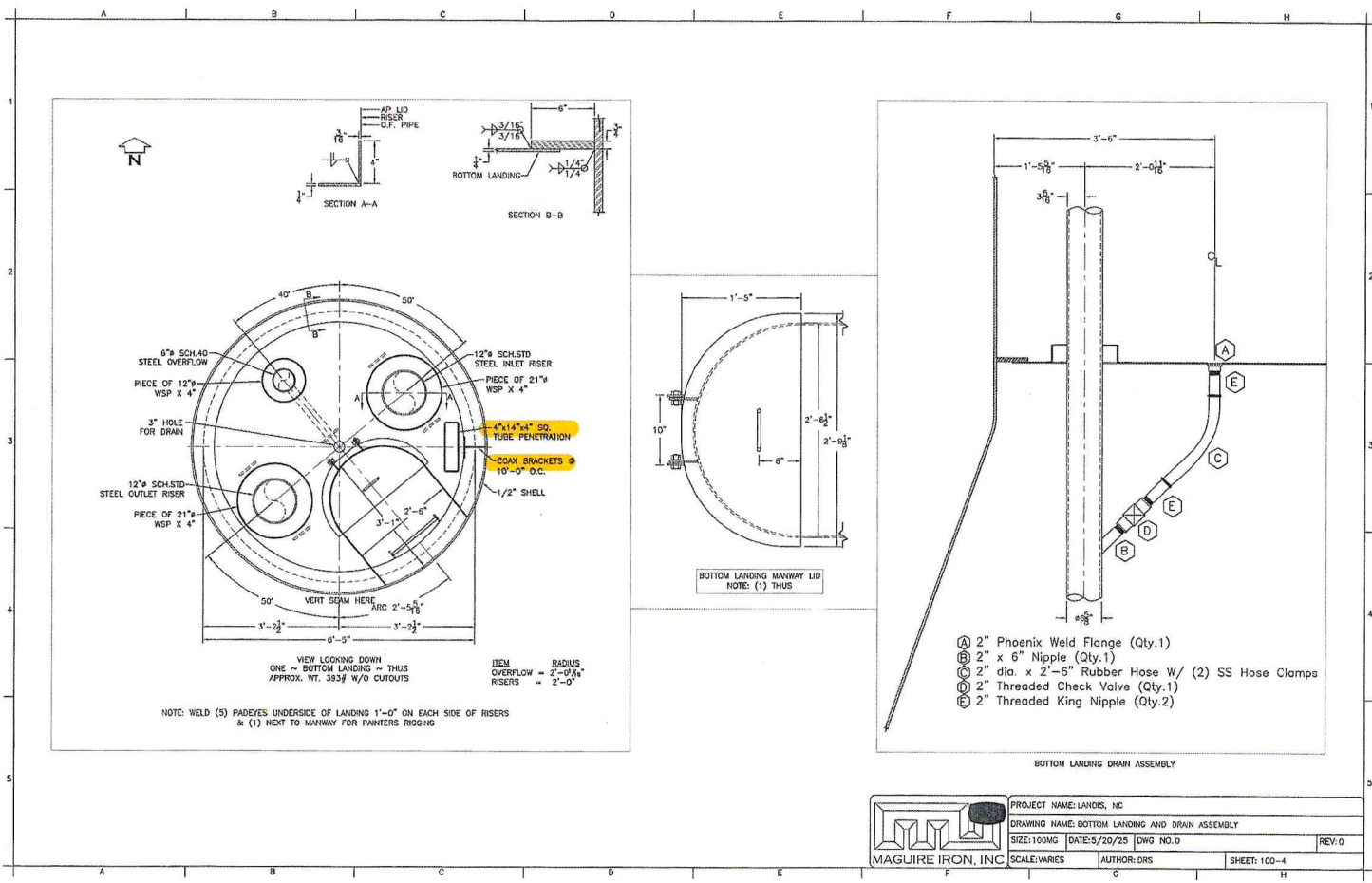
By: _____

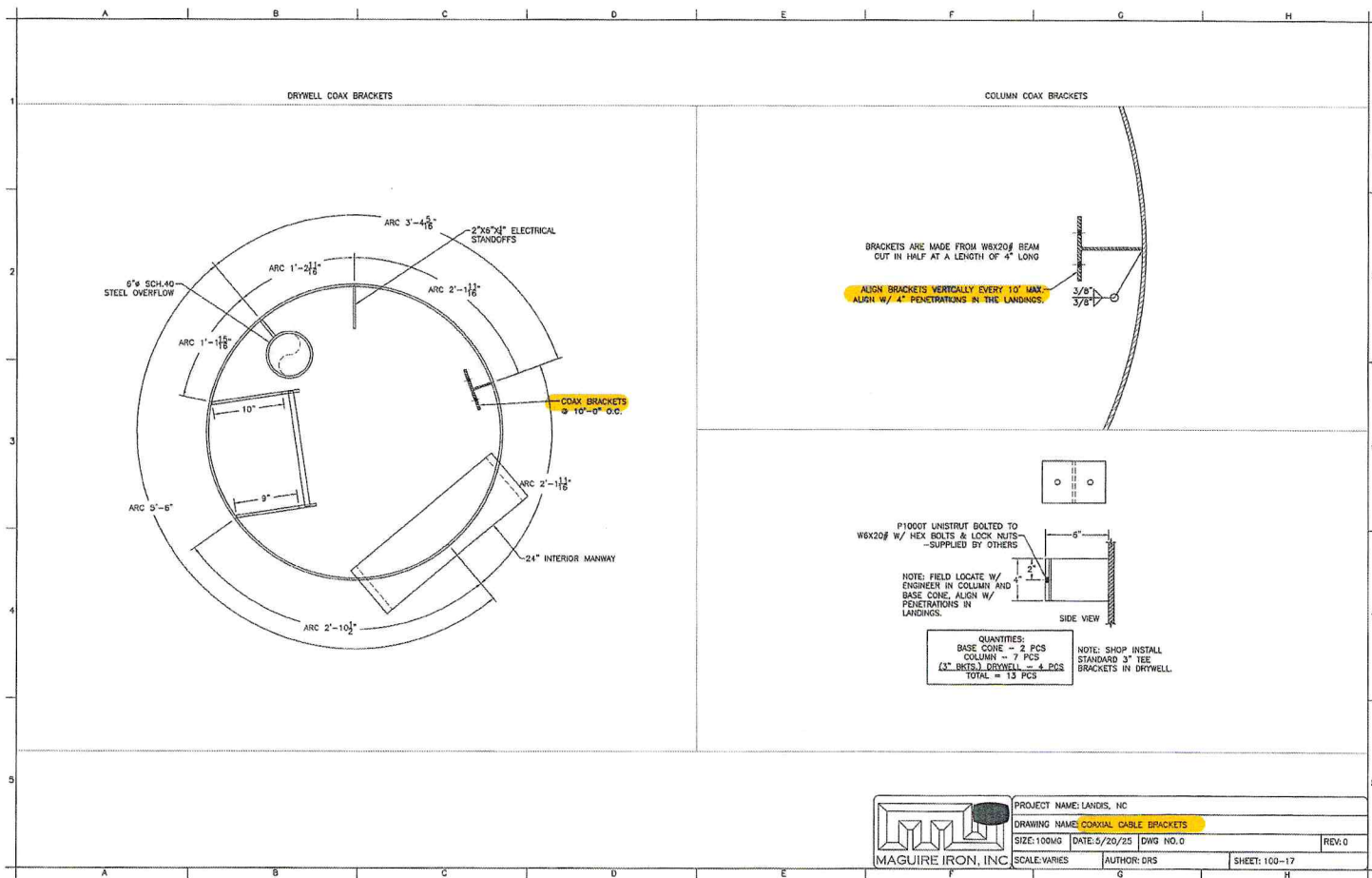
Title: _____

Date: _____











Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider the Approval of the Lighting Equipment for the Landis Ridge Development**

DETAILS:

In August, the board entered into an agreement with Landis Ridge to allow the development to purchase lights from the town on future public right of ways, and in the parking lot of building 2. Town Staff were able to get a quote from Border States (in the amount of \$18,053.33) on the equipment for this install, and are requesting approval to purchase this equipment as soon as possible. This includes both pole-mounted and free-standing lights, designed to match the style of those currently installed along Central Avenue. I make the recommendation to award the lighting equipment bid to Border States in the amount of \$18,053.33.

Requested Action: Motion to Award the Lighting Equipment for the Landis Ridge Development to Border States in the amount of \$18,053.33.



Quote

Page: 1 of

Section 6, Item 6.4

Border States - GNV
422 Fairforest Way
Greenville SC 29607-4436
Phone: 864-242-6880

Quote: 27865011
Sold-To Acct #: 187140
Valid From: 02/14/2025 To: 08/22/2025
PO No: RFQ LANDIS RIDGE LIGHTING
Payment Terms: NET 30 DAYS

Created By: Brandon Burns
Tel No: 864-770-1201
Fax No:

TOWN OF LANDIS NC
PO Box 8165
LANDIS NC 28088

Inco Terms:
PPA PREPAID AND ALLOW FREIGHT

Ship-to:
TOWN OF LANDIS NC
704 W BLUME ST
LANDIS NC 28088-1247

Cust Item	Item	Material MFG - Description	Quantity	Price Per	UoM	Value
	000010	3585100 LUIN - RFM160W48LED4KG2R3SUNVDMGAPIRCD7BK	17 EA	278.00 / 1	EA	4,726.00
	000020	- CURLEE W1254822G ALUM WOOD POLE MOUNTING BRACKET, 1-1/4 X 4FT - BUNDLES OF 5	15 EA	68.00 / 1	EA	1,020.00
	000030	- SHAKESPEARE BS35-02S1DG21 35' ROUND TAPERED FIBERGLASS POLE, 2-3/8 TENON, BLACK IN COLOR, DIRECT BURIAL	9 EA	1,090.00 / 1	EA	9,810.00
	000040	- UTILITY METALS SB-100-12-2BLK 1POS SPOKE BRACKET FOR 2-3/8 TENON, BLACK IN COLOR, 12IN	9 EA	146.25 / 1	EA	1,316.25
Total \$						16,872.25
State Tax \$						4.750 % 801.44
County Tax \$						2.250 % 379.64
Local Tax \$						0.000 % 0.00
Other Tax1 \$						0.000 % 0.00
Other Tax2 \$						0.000 % 0.00
Other Tax3 \$						0.000 % 0.00
Tax Subtotal \$						7.000 % 1,181.08
Net Amount \$						18,053.33

To access Border States Terms and Conditions of Sale, please go to
<https://www.borderstates.com>

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of Invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of Invoice.

All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, Border States reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

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

DETAILS:

Consider the approval of Change Order Number 3 for Sewer Project (25-02) in the total amount of \$135,938.00 with a 7-day time extension. 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.

Requested Action: Motion to Approve Change Order #3 for Sewer Project (25-02) in the total amount of \$135,938.00 with a 7-day time extension.

CHANGE ORDER NO.: 5090-03

Owner: **Town of Landis**Owner's Project No.: **SPR-W-ARP-0184 & CS370652-03**Engineer: **Municipal Engineering Services Company, P.A.**Engineer's Project No.: **G20053**Contractor: **Locke-Lane Construction Inc.**Contractor's Project No.: **5090**Project: **S. Upright Street Basin Sanitary Sewer Rehabilitation.**Contract Name: **S. Upright Street Basin Sanitary Sewer Rehabilitation.**Date Issued: **11/18/2024**Effective Date of Change Order: **7/11/2025**

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

Description: **See the following pages for details and drawings.**Attachments: **NA**

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 1,698,220.00		Substantial Completion:	June 16, 2025
		Ready for final payment:	July 16, 2025
[Increase] from previously approved Change Orders No. 1 to No. [2]:		[Increase] from previously approved Change Orders No.1 to No. [2]:	
\$ 180,050.00		Substantial Completion:	September 19, 2025
		Ready for final payment:	October 17, 2025
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,878,270.00		Substantial Completion:	September 19, 2025
		Ready for final payment:	October 17, 2025
[Increase] this Change Order:		[Increase] this Change Order:	
\$ Increase: \$135,938.00		Substantial Completion:	September 30, 2025
		Ready for final payment:	October 28, 2025
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 2,014,208.00		Substantial Completion:	September 30, 2025
		Ready for final payment:	October 28, 2025

Recommended by Engineer (if required)

Accepted by Contractor

By: _____

Michael Letourneau.

Title: _____

Project Manager

Date: _____

11July2025

Authorized by Owner

Approved by Funding Agency (if applicable)

By: _____

Title: _____

Date: _____

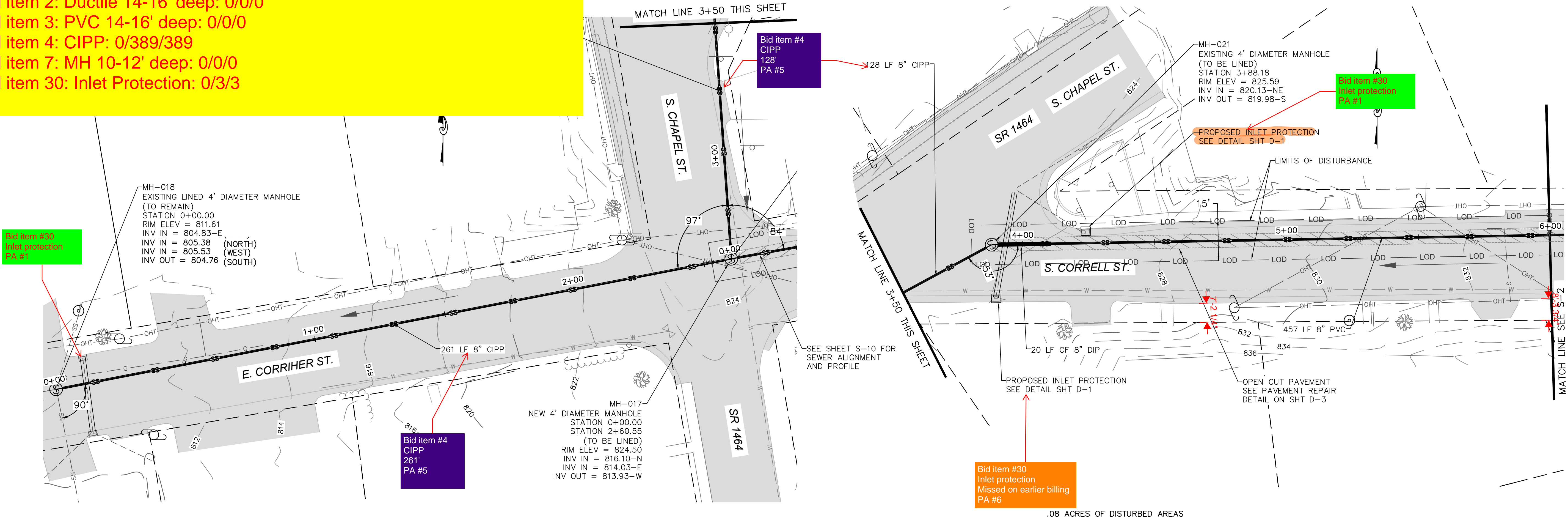
EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.

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Description:

1. **Increase Bid item quantities already in the contract: \$110,974.00**
 - a. Bid Item 2: Gravity Sewer-8 Inch Diameter Class 350 Ductile Iron. 14-16' deep.
 - i. Add 66 LF to contract
 1. \$164.00 LF. Total added to contract: \$10,824.00
 - b. Bid Item 3: Gravity Sewer-8 Inch Diameter SDR 35 PVC 14-16' deep.
 - i. Add 83 LF to contract
 1. \$95.00 LF. Total added to contract: \$53,950.00
 - c. Bid item 4: 8 Inch Diameter Cured In Place Pipp (CIPP)
 - i. Add 305 LF to contract.
 1. \$90.00 LF. Total added to contract: \$27,450.00
 - d. Bid item 7: Standard Manhole. 4ft ID with Standard Frame & Cover. 10-12' deep.
 - i. Add 1 to contract
 1. \$16,000 EA. Total added to contract: \$16,000.00
 - e. Bid item 30: Sediment and Erosion Control Devices. Inlet Protection.
 - i. Add 5 to contract
 1. \$550 EA. Total added to contract: \$2,750.00
2. **Additional Bid items to add to contract: \$24,964.00**
 - a. Bid item 36: Remove and Replace 28' of 30" Reinforced Concrete Pipe. To include demo / rebuild of Storm Drain Box inlet.
 - i. Add 1 to contract
 1. \$24,964.00 LS. Total added to contract: \$24,964.00
 - a. Cost Breakdown:
 - i. Material: \$4,889.05
 - ii. 2.5 days Labor: \$14,421.00
 - iii. General Conditions / Overhead: \$1,909.30
 - iv. 15% Profit: \$3,744.65
3. **Time extension is to cover the following:**
 - a. Rain delays
 - i. 4 days
 - b. Additional scope of work
 - i. Removal / Installation of 30" Reinforced Concrete Pipe.
 1. 3 days.

Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 0/0/0
Bid item 3: PVC 14-16' deep: 0/0/0
Bid item 4: CIPP: 0/389/389
Bid item 7: MH 10-12' deep: 0/0/0
Bid item 30: Inlet Protection: 0/3/3

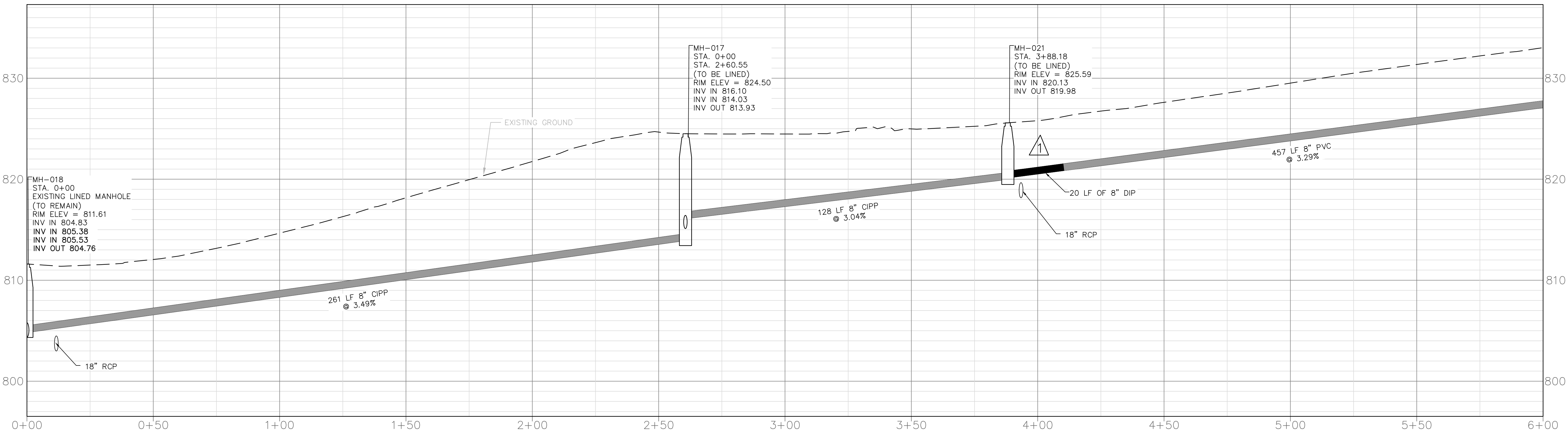
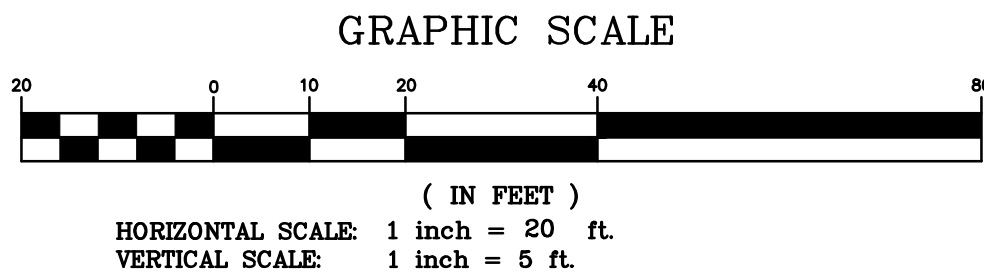
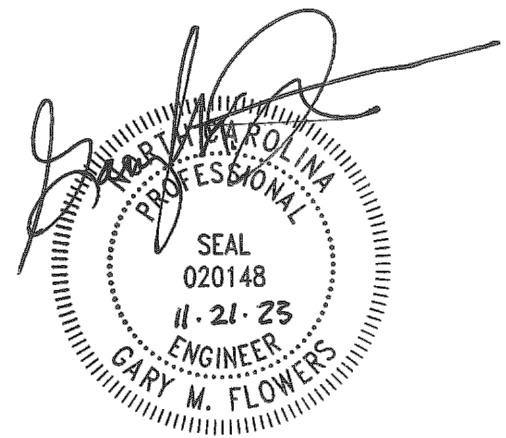


NOTE:

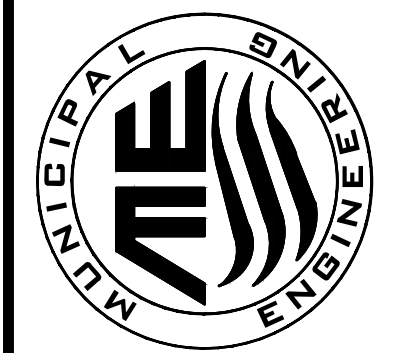
1. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES PRIOR TO SEWER LINE INSTALLATION. EVEN IF EXISTING UTILITIES ARE SHOWN ON THE PLANS

2. CONTRACTOR RESPONSIBLE FOR RECONNECTING ALL SEWER LATERALS INCLUDING THOSE THAT MAY NOT BE SHOWN ON PLAN SHEETS.

3. RIGHT-OF-WAY AND PROPERTY LINES ARE SHOWN PER ROWAN COUNTY GIS INFORMATION AND HAVE NOT BEEN SURVEYED.



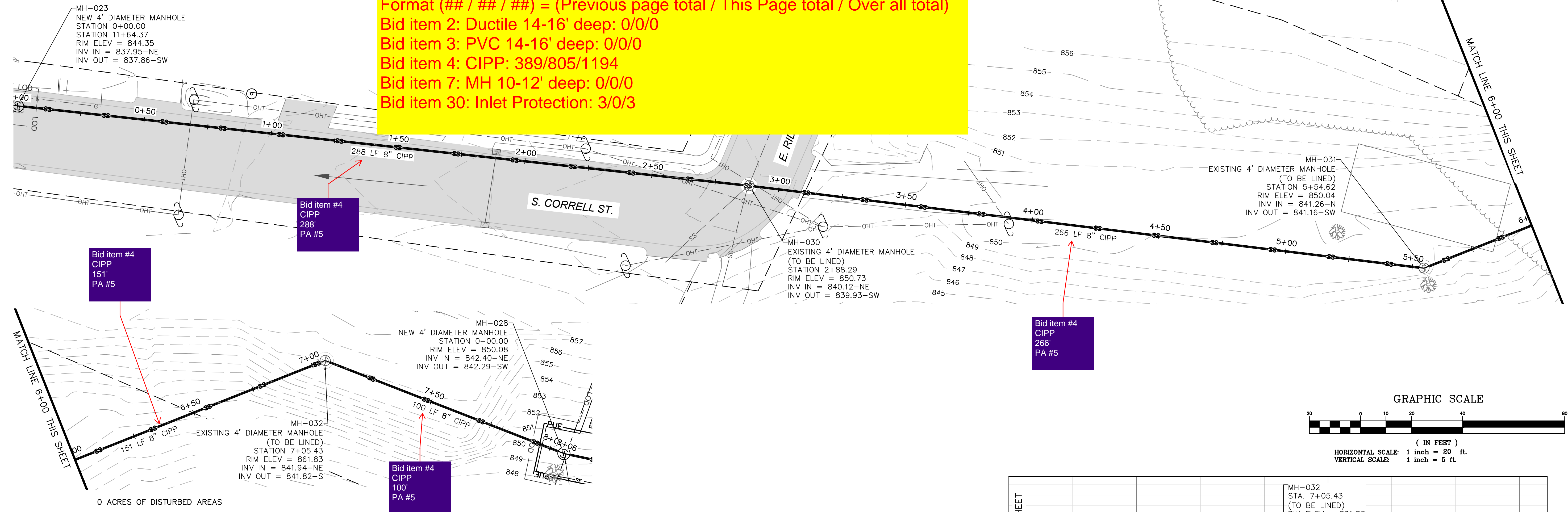
MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5391
P.O. BOX 349, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBERS: F-0812 & C-586



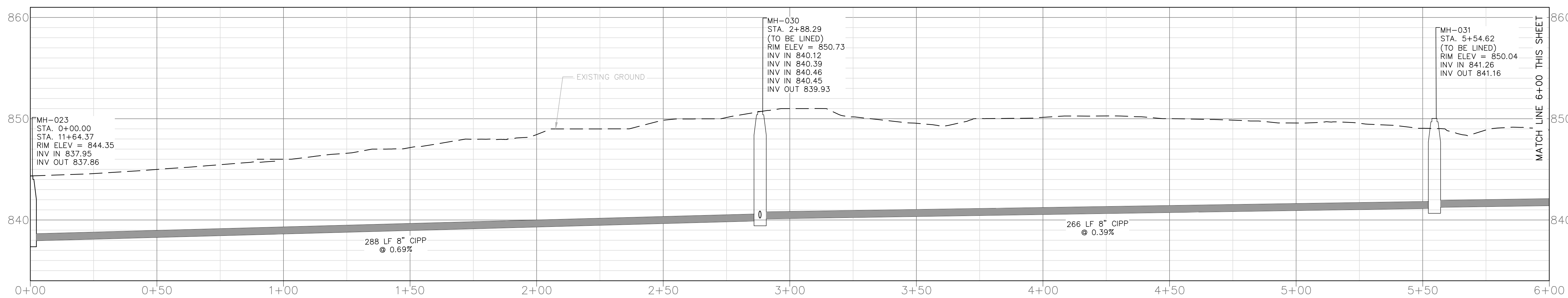
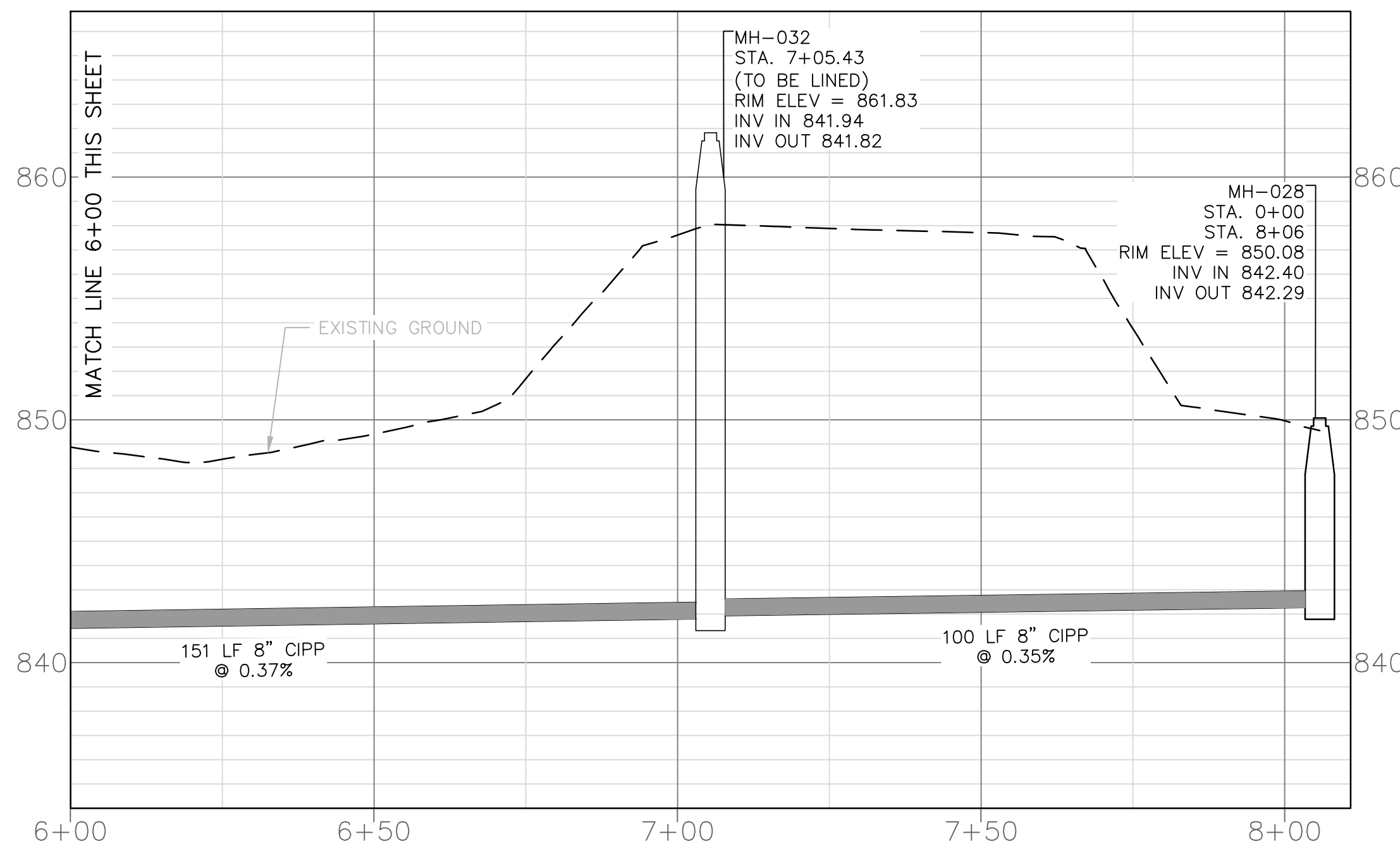
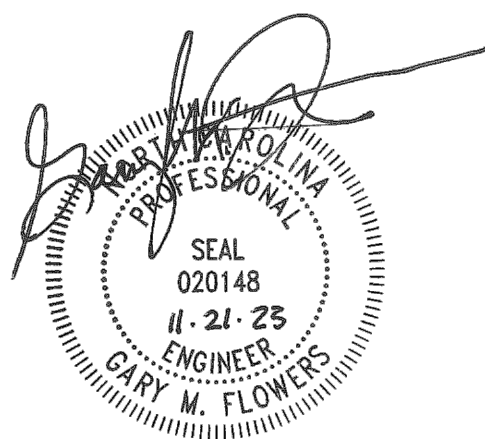
TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION
11-21-23	R. MOSS	1	ADDED 20 LF SEGMENT OF 8" DIP
PLAN AND PROFILE			
SCALE: AS SHOWN			
DATE: 9-22-2022			
DRWN. BY: R. MOSS			
CHKD. BY: G. FLOWERS			
PROJECT NUMBER			
G20053.0			
DRAWING NO.		SHEET NO.	
S-1		4	

Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 0/0/0
Bid item 3: PVC 14-16' deep: 0/0/0
Bid item 4: CIPP: 389/805/1194
Bid item 7: MH 10-12' deep: 0/0/0
Bid item 30: Inlet Protection: 3/0/3



NOTE: SEWER SEGMENT (STA. 2+88.29 TO STA. 8+06) IS LESS THEN THE REQUIRED MINIMUM SLOPE OF 0.40% AND IS THEREFORE DEEMED A "HIGH PRIORITY" SEWER LINE.



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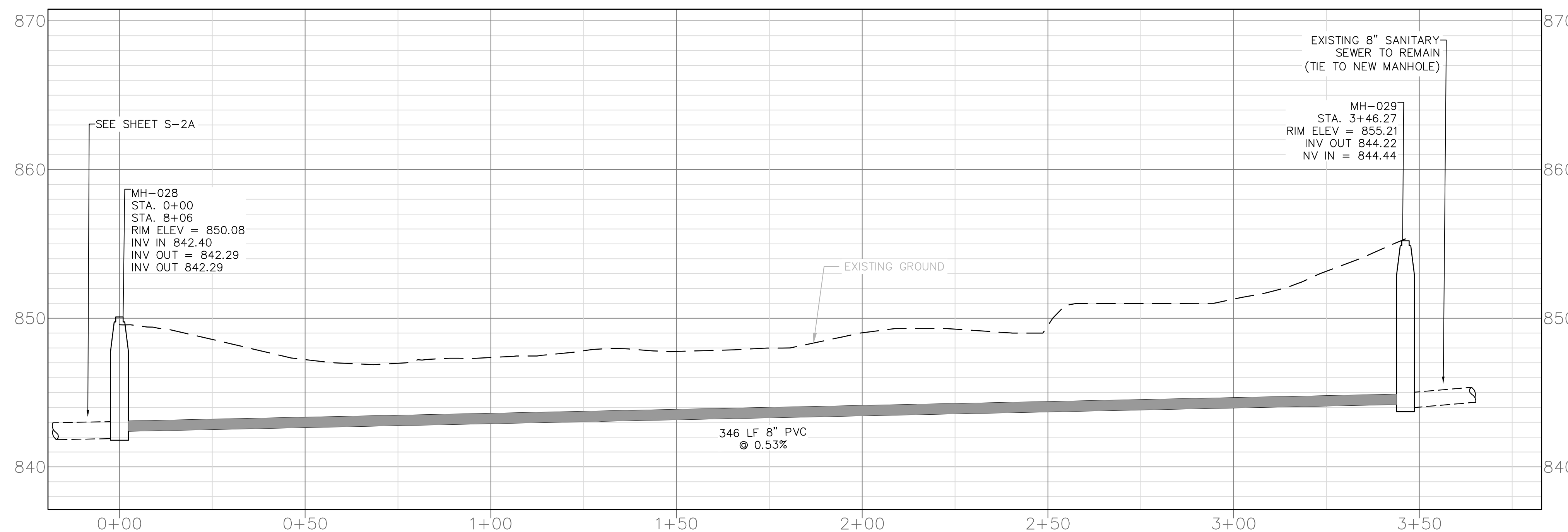
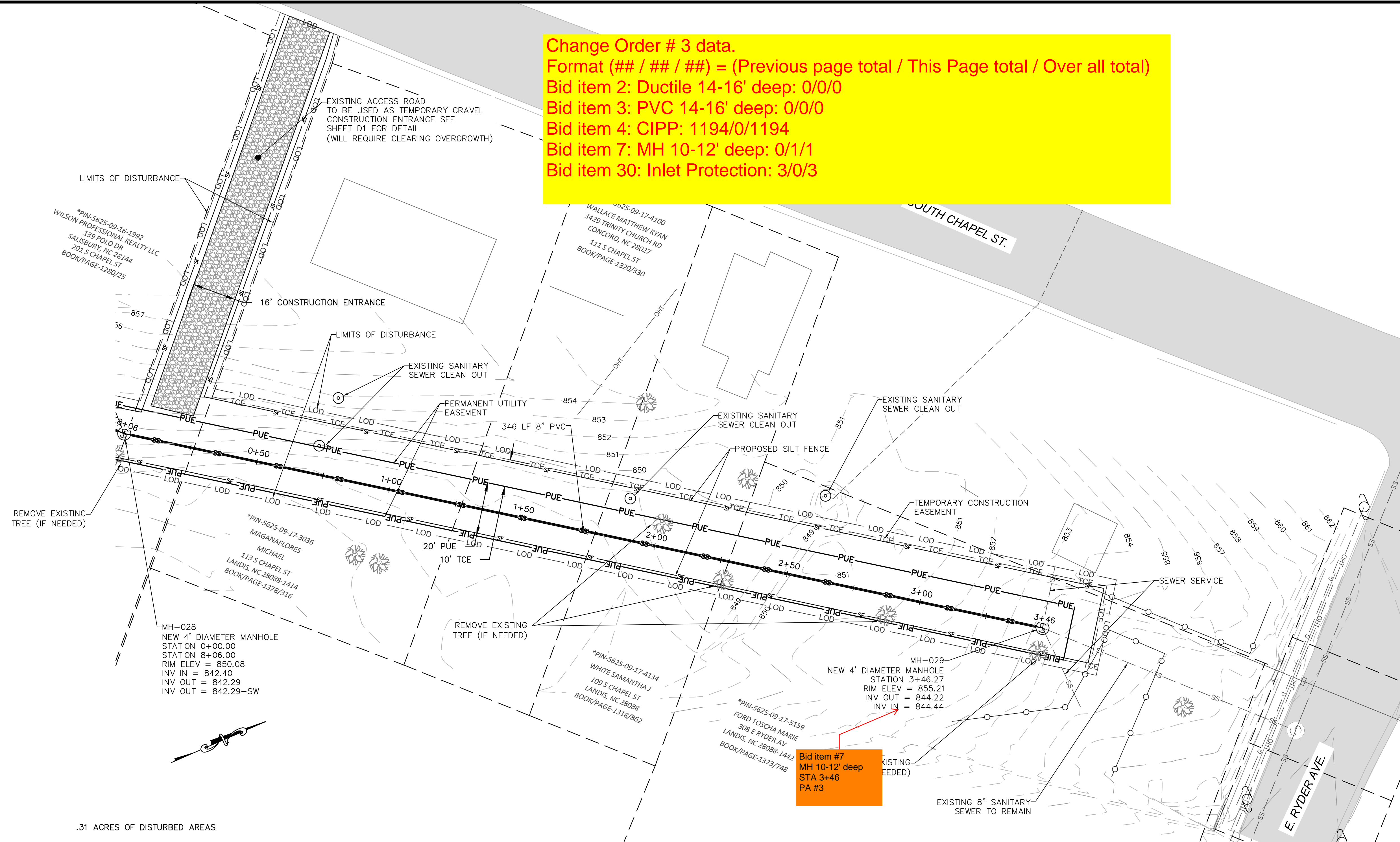
TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA

DATE		REVISION		DESCRIPTION
DATE	BY	DATE	BY	
11-21-23	R. MOSS			
SCALE: AS SHOWN				
DATE: 9-22-2022				
DRWN. BY: R. MOSS				
CHKD. BY: G. FLOWERS				
PROJECT NUMBER				
G20053.0				
DRAWING NO.		SHEET NO.		
S-2A		6		

**TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA**

PLAN AND PROFILE			
DATE	BY	REV.	DESCRIPTION
TITLE: <i>AS SHOWN</i> DATE: <i>9-22-2022</i> N. BY: <i>R. MOSS</i> D. BY: <i>G. FLOWERS</i> PROJECT NUMBER <i>G20053.0</i>			
DRAWING NO.		SHEET NO.	
<i>S-3</i>		<i>7</i>	

Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 0/0/0
Bid item 3: PVC 14-16' deep: 0/0/0
Bid item 4: CIPP: 1194/0/1194
Bid item 7: MH 10-12' deep: 0/1/1
Bid item 30: Inlet Protection: 3/0/3



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A number line from -20 to 40. The line is divided into segments by tick marks at intervals of 10. The segments are filled with a checkerboard pattern: the segment from -20 to -10 is black, -10 to 0 is white, 0 to 10 is black, 10 to 20 is white, 20 to 30 is black, 30 to 40 is white, and the segment to the right of 40 is black. Red arrows point to the tick marks at 10 and -10. The text "10 - 0" is written between these two arrows.

(IN FEET)

HORIZONTAL SCALE: 1 inch = 20 ft.

VERTICAL SCALE: 1 inch = 5 ft.

E. CORRIHER ST.

DETAIL ON SHT D-3

0+00 1+00 2+00 3+00 3+11.24

SS 826 824 822 828 832 834

171' 91'

EXISTING 8" VCP SANITARY SEWER TO REMAIN

MH-019
EXISTING 4' MANHOLE
(TO REMAIN)
STATION 0+00.00
RIM ELEV = 820.48
INV IN = 816.43
INV OUT = 816.33

311 LF 8" PVC

GRAVEL DRIVE

REMOVE & REPLACE CURB INLET
AND 8 LF OF 15" RCP, CLASS III

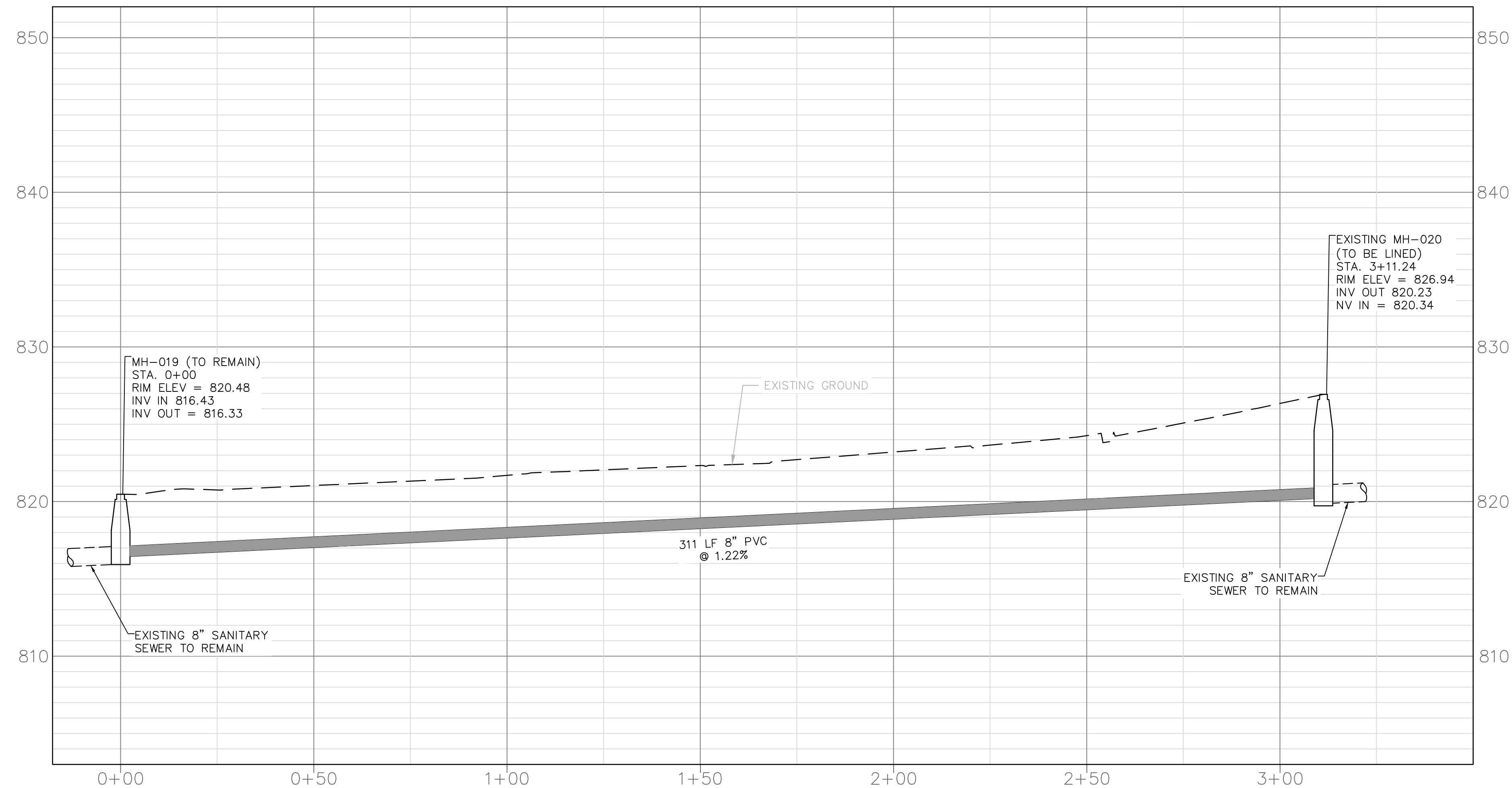
MH-020
EXISTING 4' DIAMETER MANHOLE
(TO BE LINED)
STATION 3+11.24
RIM ELEV = 826.94
INV OUT = 820.23
INV IN = 820.34

S. CENTRAL AVE

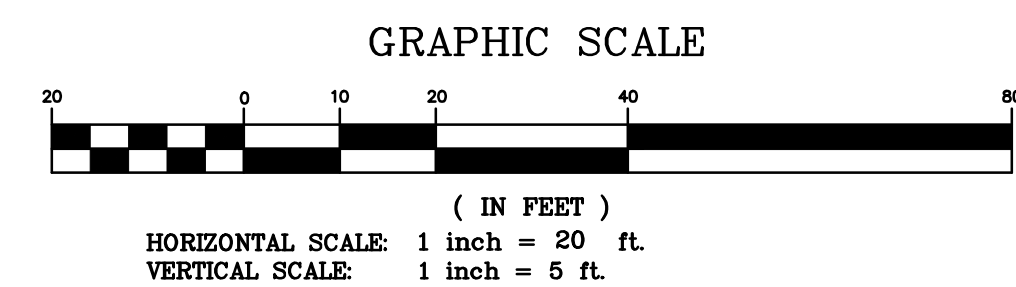
EXISTING 8" VCP SANITARY SEWER TO REMAIN

.11 ACRES OF DISTURBED AREAS

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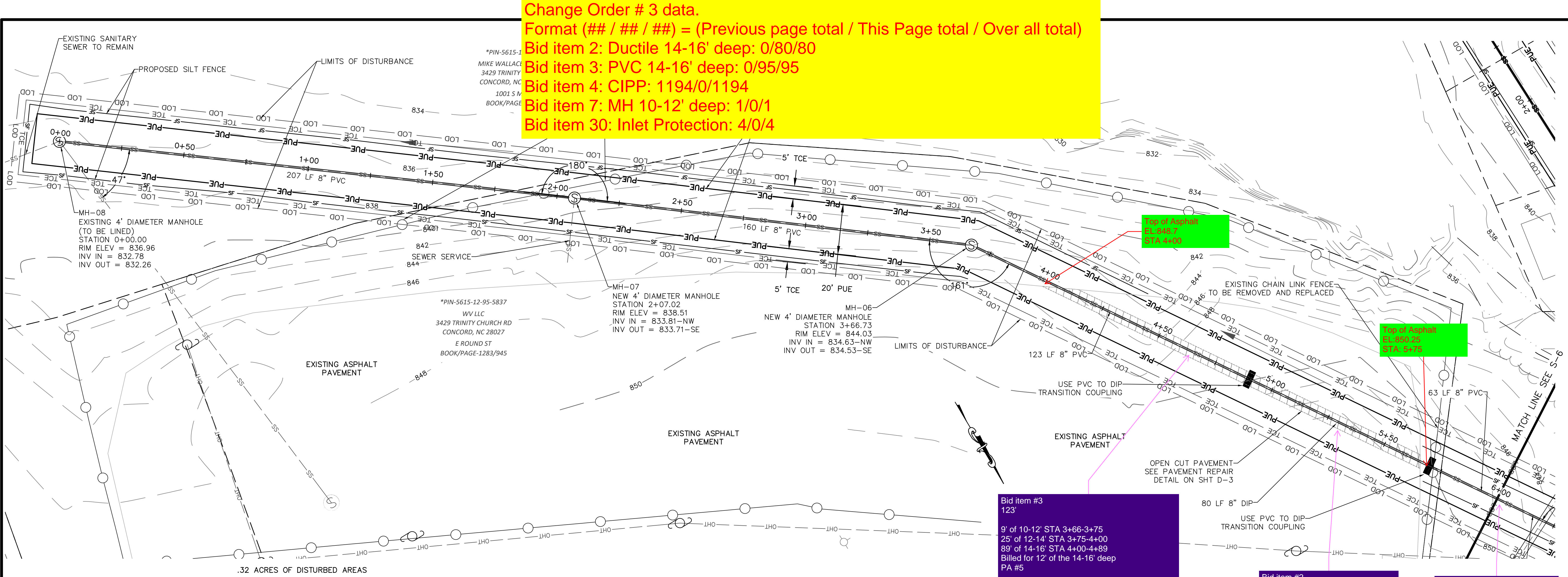


Professional Engineer Seal for Gary M. Flowers, State of North Carolina, License No. 020148, dated 11-21-23.



**TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA**

[illegible]



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Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 0/80/80
Bid item 3: PVC 14-16' deep: 0/95/95
Bid item 4: CIPP: 1194/0/1194
Bid item 7: MH 10-12' deep: 1/0/1
Bid item 30: Inlet Protection: 4/0/4

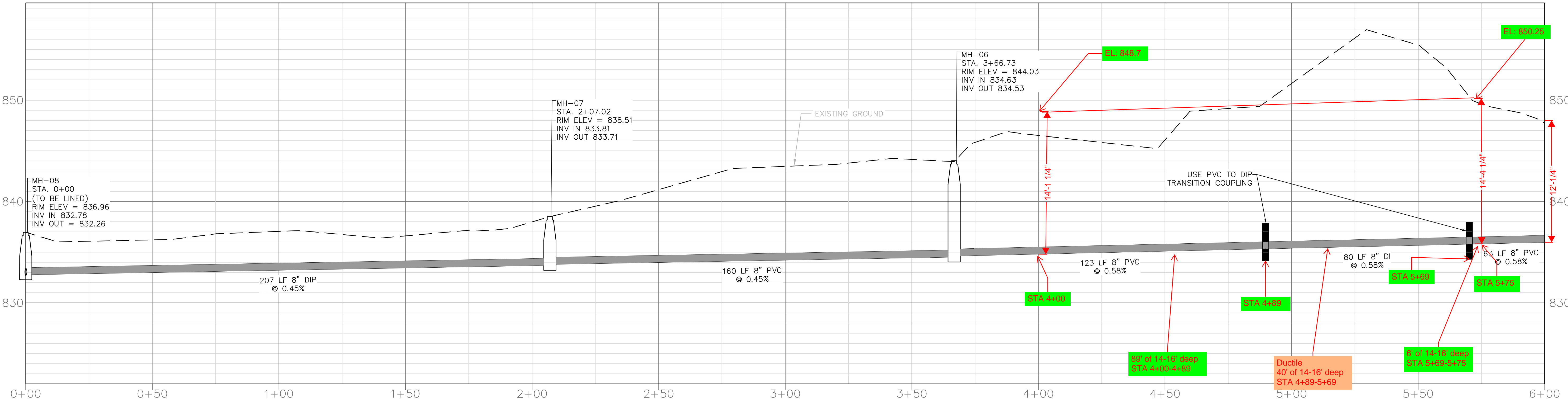
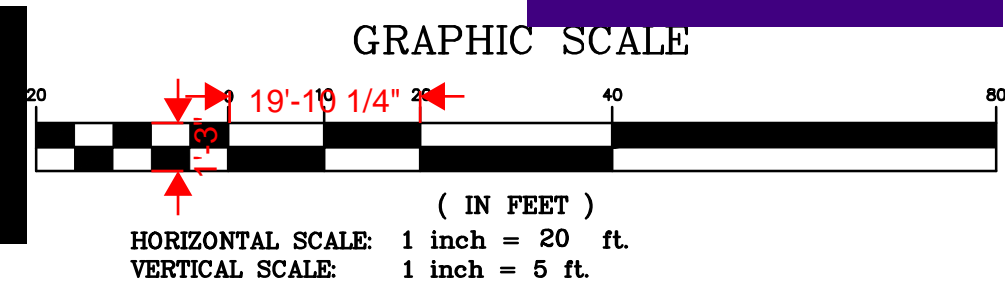
Bid item #3
123'
9' of 10-12' STA 3+66-3+75
25' of 12-14' STA 3+75-4+00
89' of 14-16' STA 4+00-4+89
Billed for 12' of the 14-16' deep
PA #5
Bill Balance of 83' of 14-16 via change order

Bid item #2
80'
80' of 14-16' STA 4+89-5+69
Billed for 14'
PA #5
Bill Balance of 66' via change order

Bid item #3
31'
25' of 12-14' STA
6' of 14-16' STA 5+69-5+75
PA #5

Need to bill for 83' of 14-16' bid item #3 once change order #3 is approved.

Need to bill for 66' of 14-16' bid item #2 once change order #3 is approved.



MUNICIPAL ENGINEERING, INC.

68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393
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LICENSE NUMBERS: F-0812 & C-586

TOWN OF LANDIS
SANTARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA

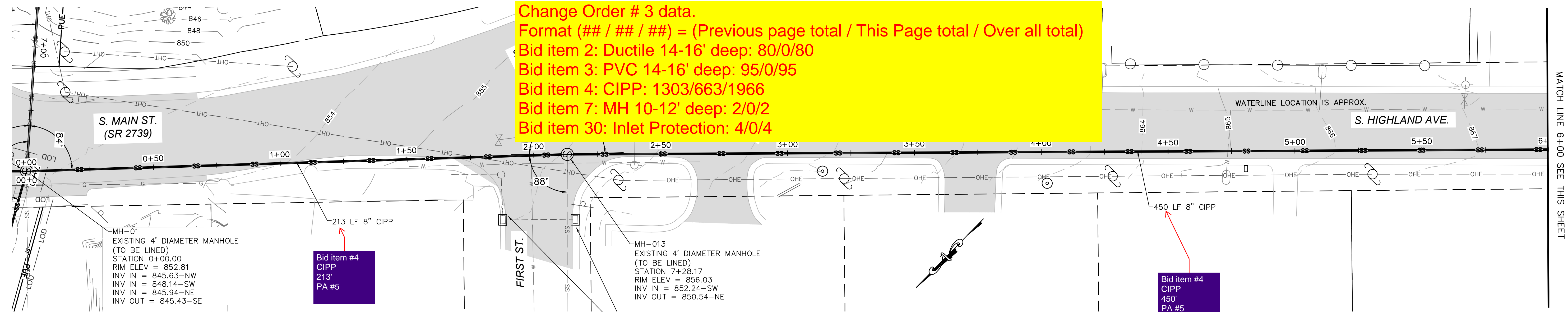
DATE	BY	REV.	DESCRIPTION

PLAN AND PROFILE

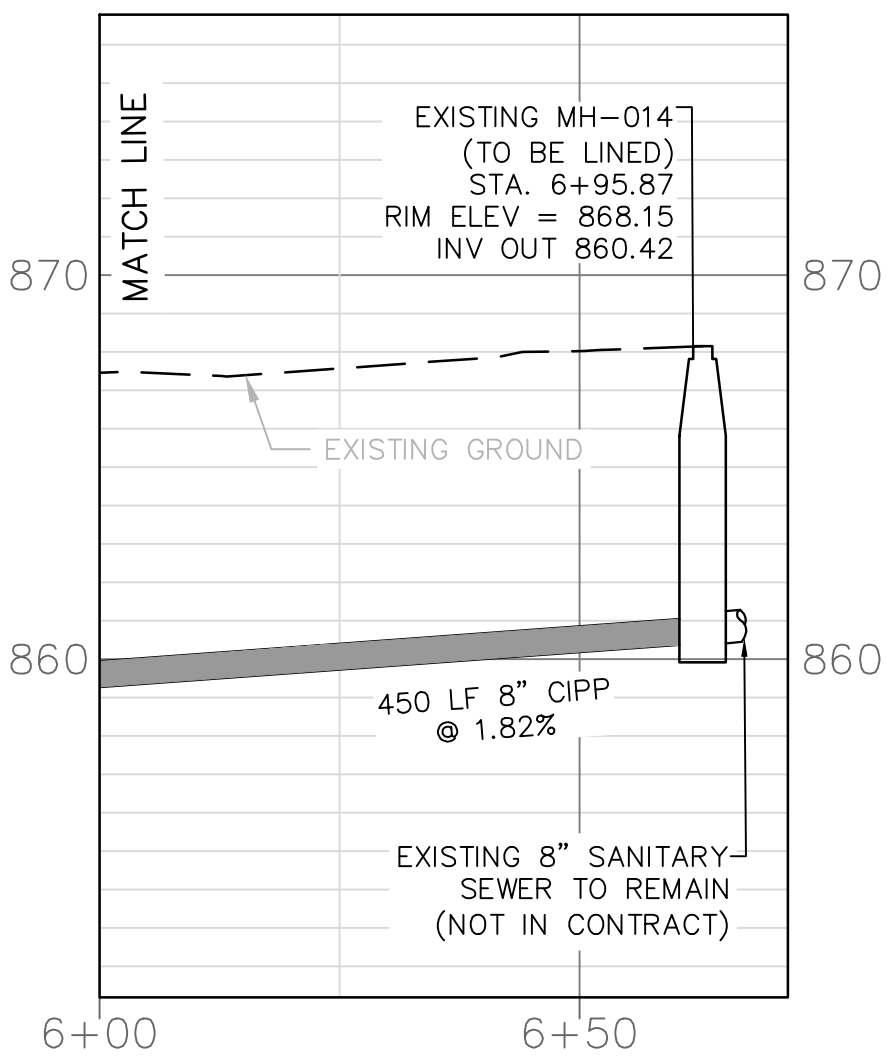
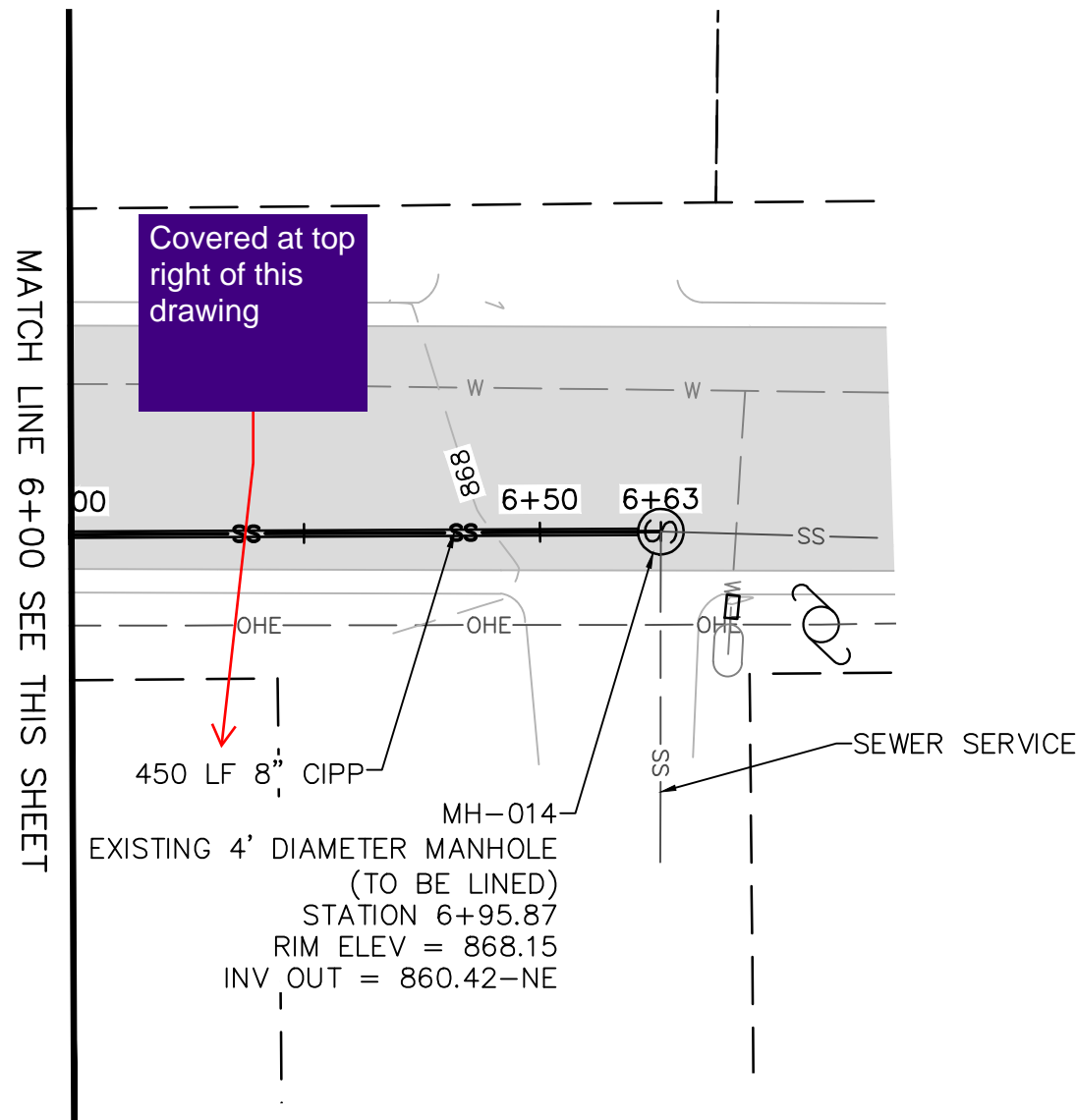
SCALE: AS SHOWN
DATE: 9-22-2022
DRWN. BY: R. MOSS
CHKD. BY: G. FLOWERS
PROJECT NUMBER
G20053.0
DRAWING NO. S-5
SHEET NO. 9

103

Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 80/0/80
Bid item 3: PVC 14-16' deep: 95/0/95
Bid item 4: CIPP: 1303/663/1966
Bid item 7: MH 10-12' deep: 2/0/2
Bid item 30: Inlet Protection: 4/0/4

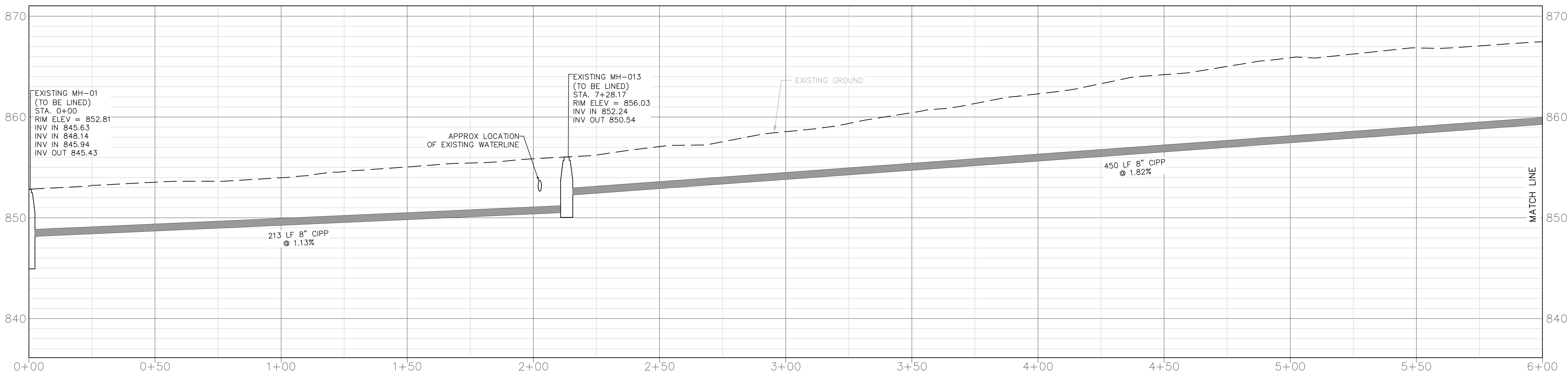
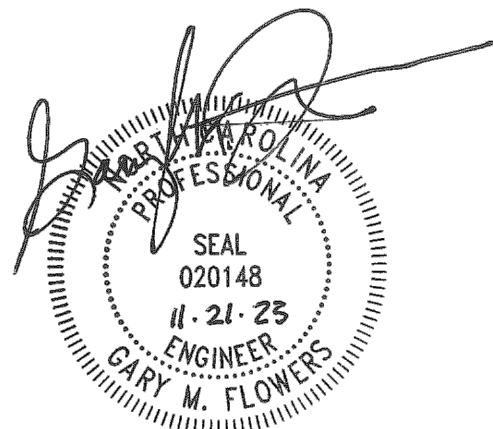


0 ACRES OF DISTURBED AREA



need to t

- NOTE:
1. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES PRIOR TO SEWER LINE INSTALLATION. EVEN IF EXISTING UTILITIES ARE SHOWN ON THE PLANS
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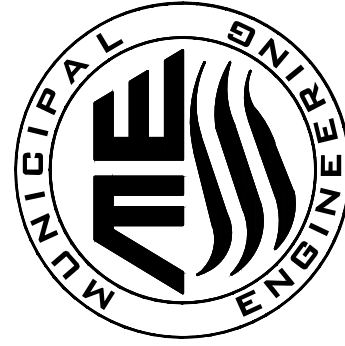


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

MUNICIPAL ENGINEERING, INC.



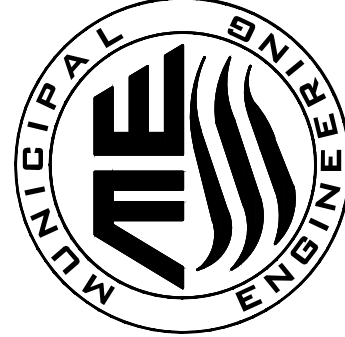
TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA

REVISIONS		DESCRIPTION
DATE	BY	REV.

SCALE: AS SHOWN	
DATE: 9-22-2022	
DRWN. BY: R. MOSS	
CHKD. BY: G. FLOWERS	
PROJECT NUMBER G20053.0	
DRAWING NO. S-8	SHEET NO. 12

MUNICIPAL ENGINEERING, INC.

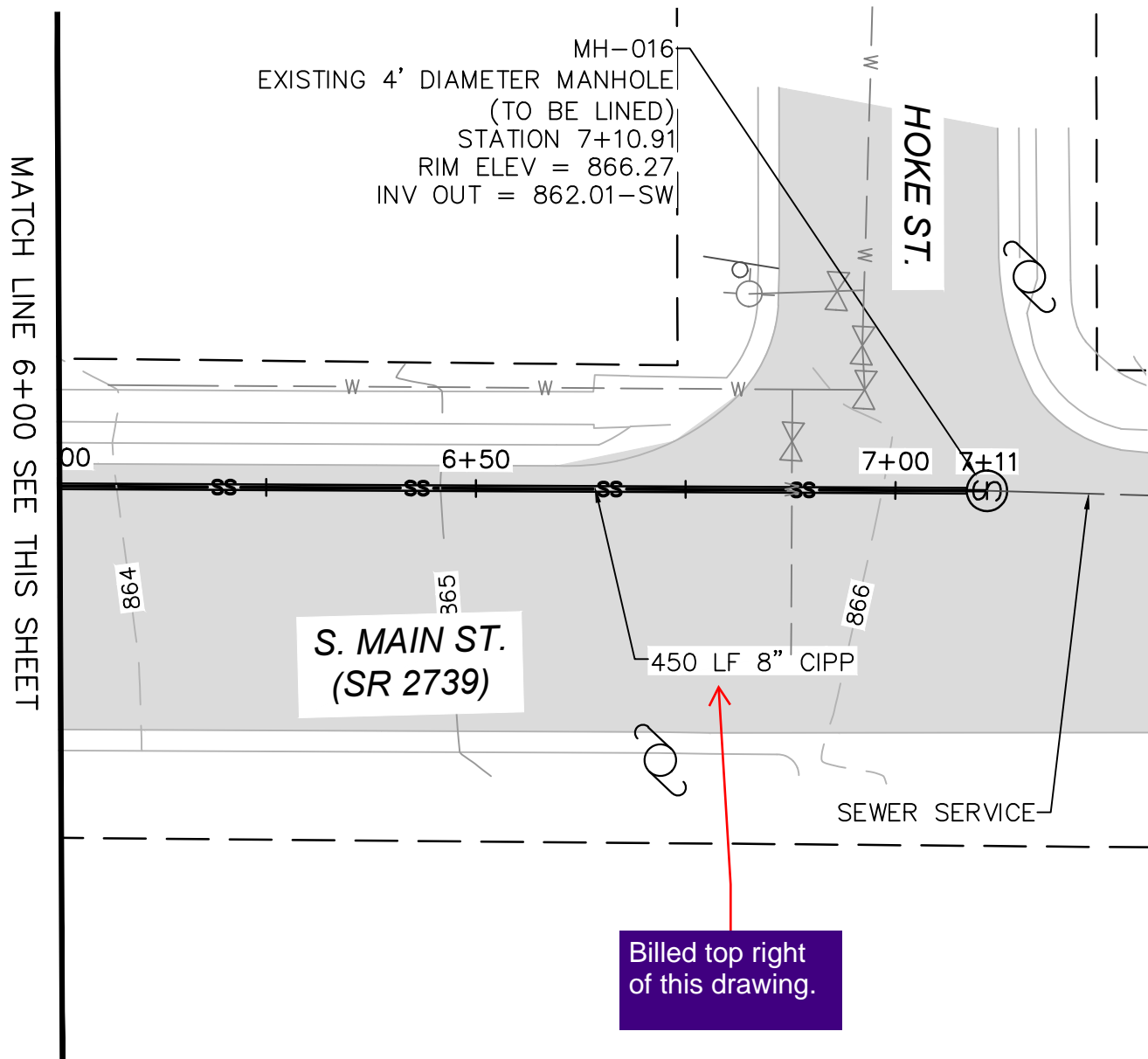
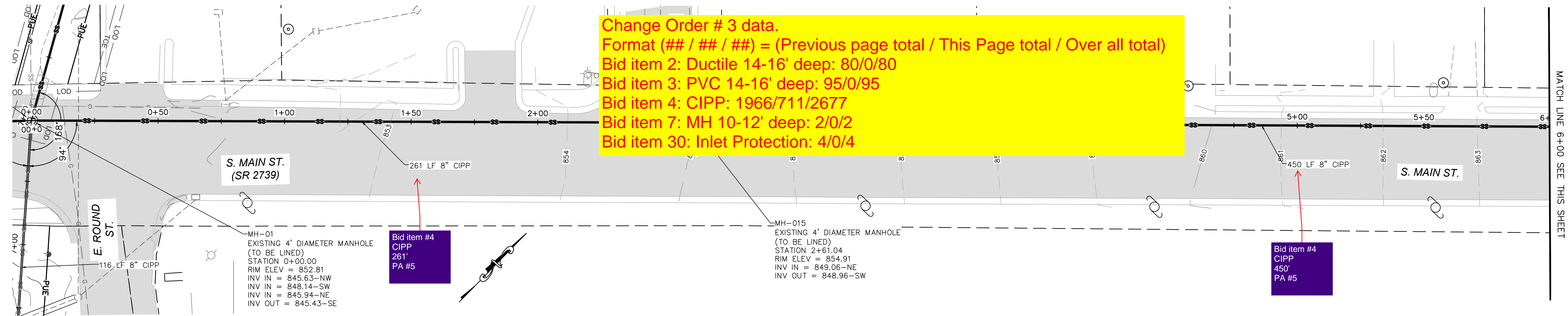
68 SHIPWASH DRIVE, GARNER, NC 27529 • PHONE: 919-772-5393
P.O. BOX 349, BOONE, NC 28607 • PHONE: 828-262-1767
LICENSE NUMBERS: F-0812 & C-586



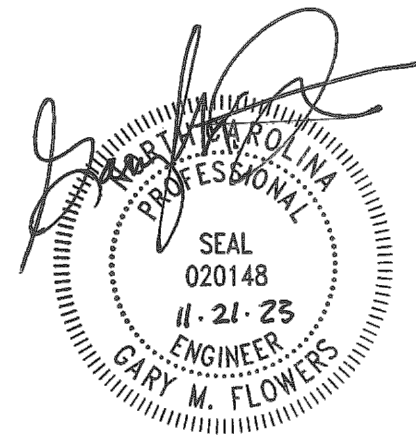
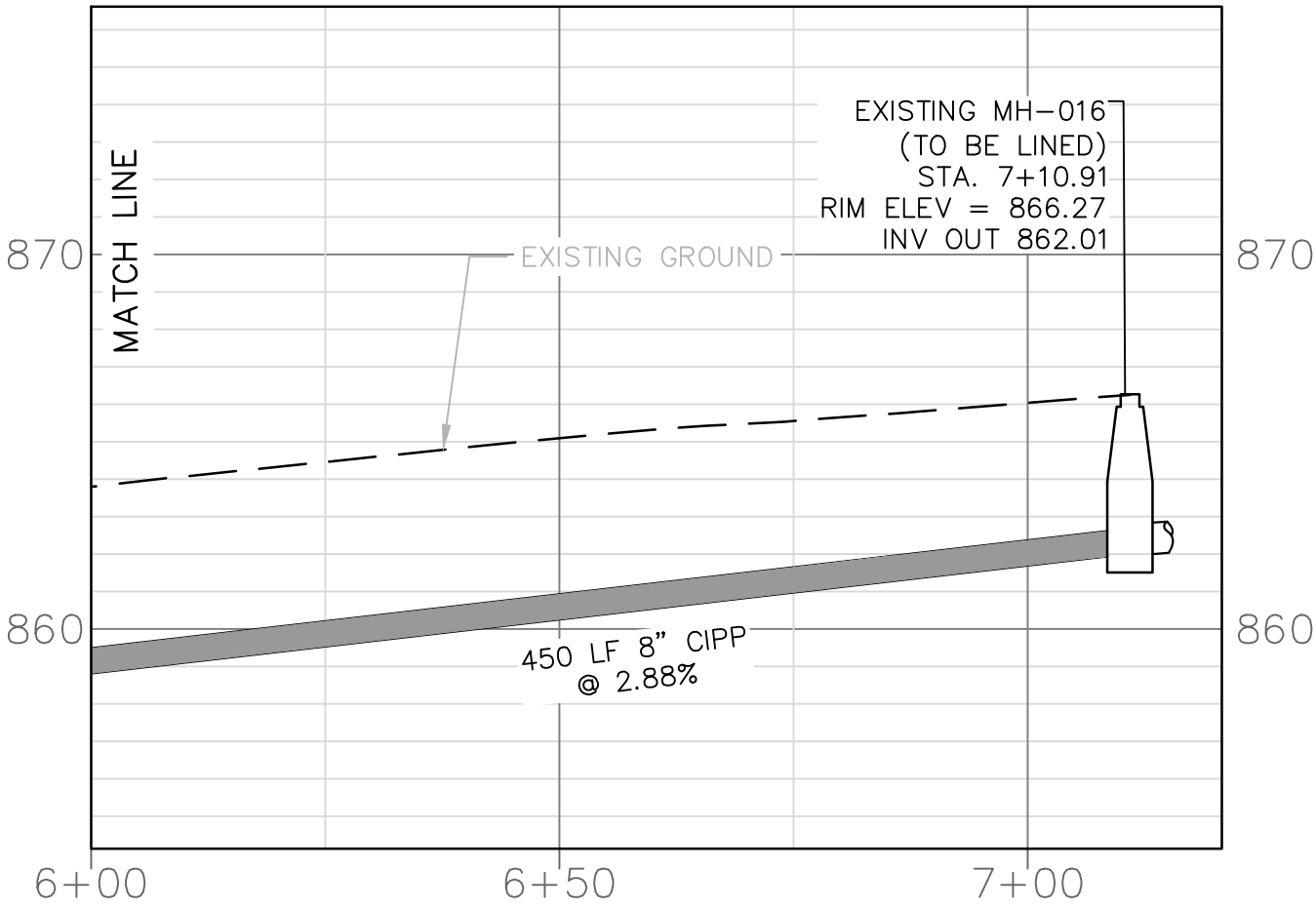
TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION
			PLAN AND PROFILE
SCALE: AS SHOWN			
DATE: 9-22-2022			
DRWN. BY: R. MOSS			
CHKD. BY: G. FLOWERS			
PROJECT NUMBER			
G20053.0			
DRAWING NO.	SHEET NO.		
S-9	13		

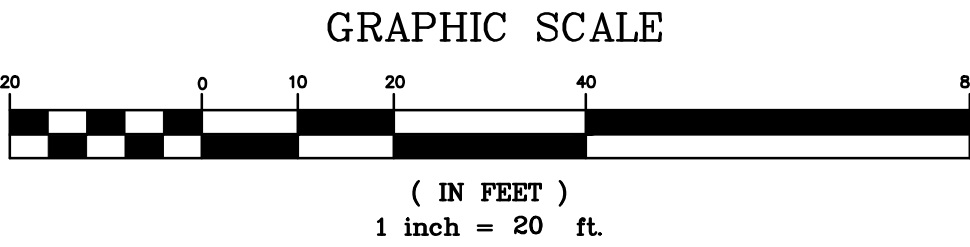
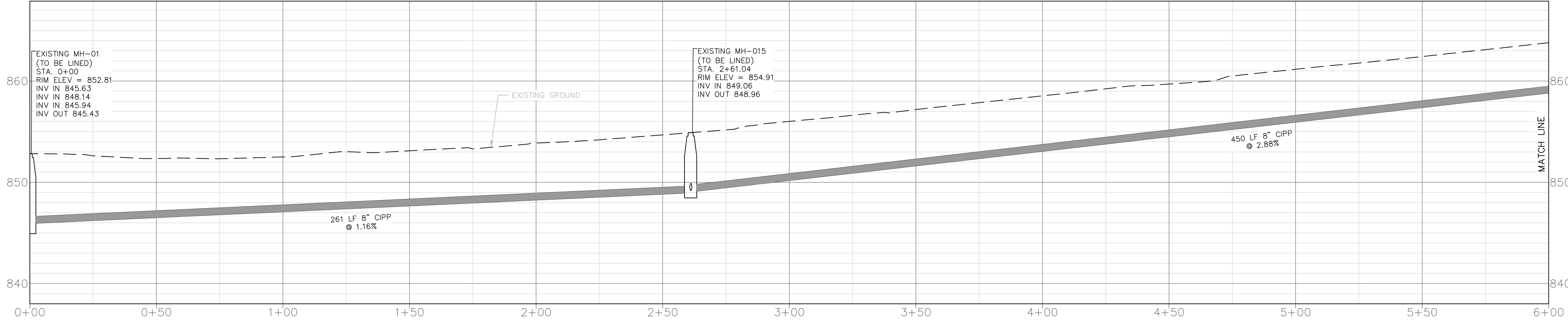
Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
Bid item 2: Ductile 14-16' deep: 80/0/80
Bid item 3: PVC 14-16' deep: 95/0/95
Bid item 4: CIPP: 1966/711/2677
Bid item 7: MH 10-12' deep: 2/0/2
Bid item 30: Inlet Protection: 4/0/4



0 ACRES OF DISTURBED AREA

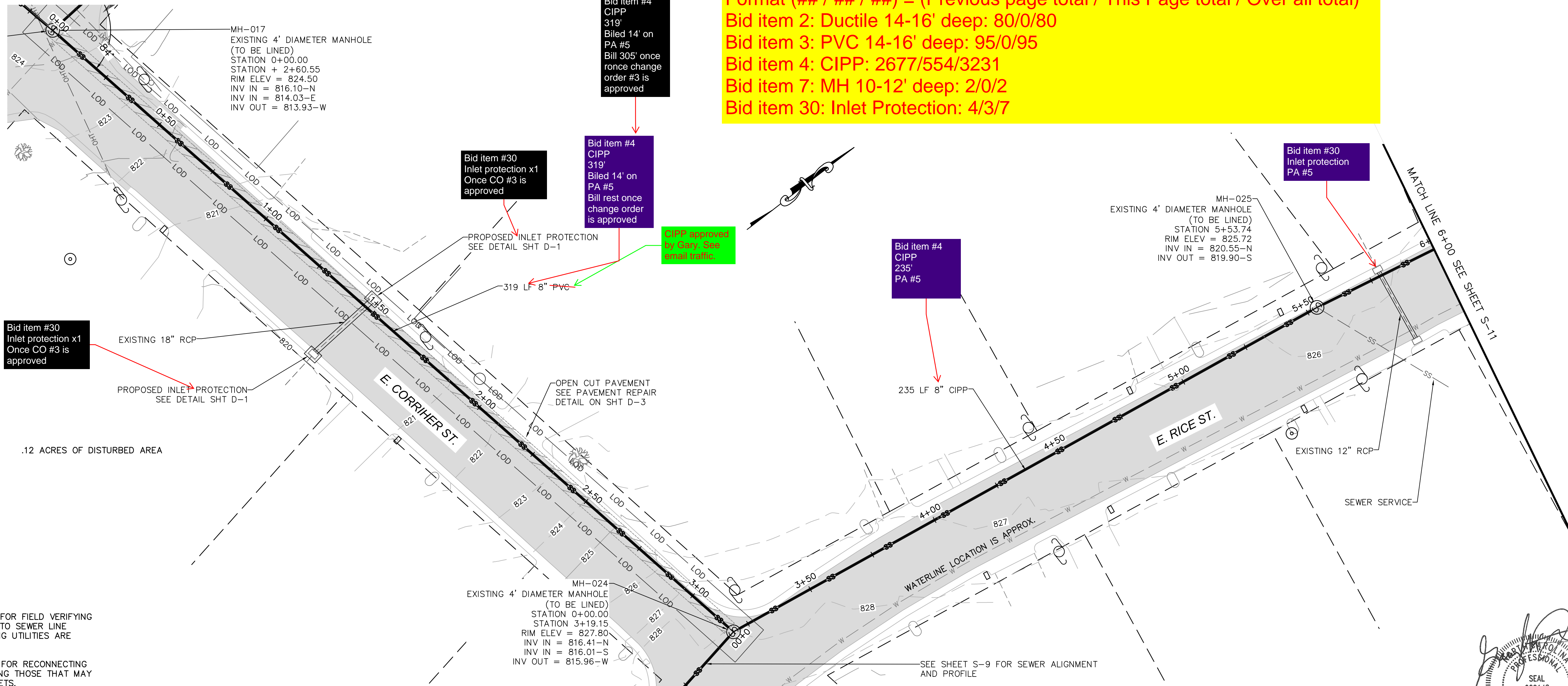


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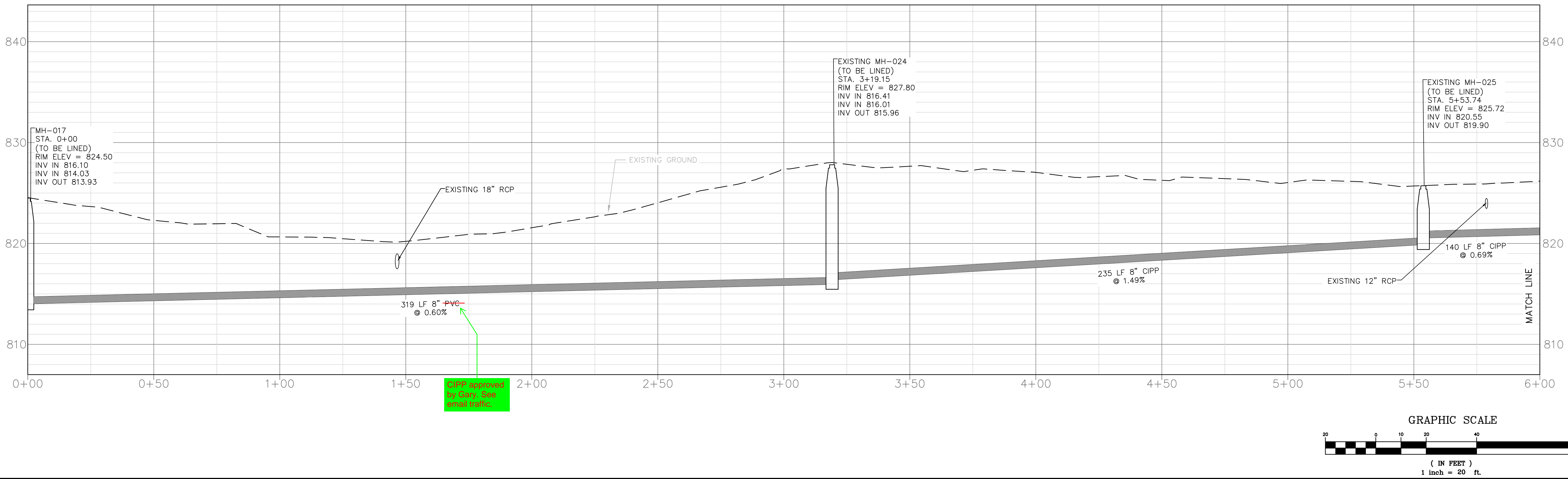
Section 6, Item 6.5

Change Order # 3 data.
Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
 Bid item 2: Ductile 14-16' deep: 80/0/80
 Bid item 3: PVC 14-16' deep: 95/0/95
 Bid item 4: CIPP: 2677/554/3231
 Bid item 7: MH 10-12' deep: 2/0/2
 Bid item 30: Inlet Protection: 4/3/7



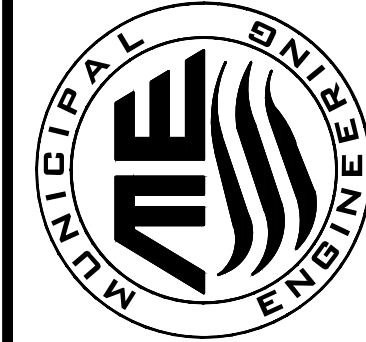
NOTE:

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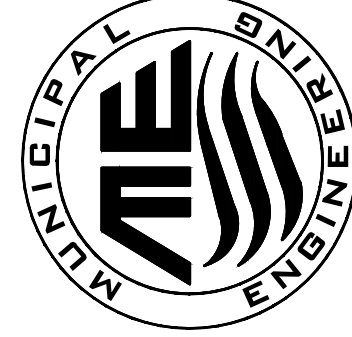
**TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA**

[illegible]

Section 6 Item 6.5

MUNICIPAL ENGINEERING, INC.

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**TOWN OF LANDIS
SANITARY SEWER SYSTEM REHAB
ROWAN COUNTY, NORTH CAROLINA**

[illegible]

SCALE: AS SHOWN	
DATE: 9-22-2022	
DRWN. BY: R. MOSS	
CHKD. BY: G. FLOWERS	
PROJECT NUMBER G20053.0	
DRAWING NO. S-11	SHEET NO. 15

108

Change Order # 3 data.
 Format (## / ## / ##) = (Previous page total / This Page total / Over all total)
 Bid item 2: Ductile 14-16' deep: 80/0/80
 Bid item 3: PVC 14-16' deep: 95/0/95
 Bid item 4: CIPP: 3231/431/3662
 Bid item 7: MH 10-12' deep: 2/0/2
 Bid item 30: Inlet Protection: 7/0/7

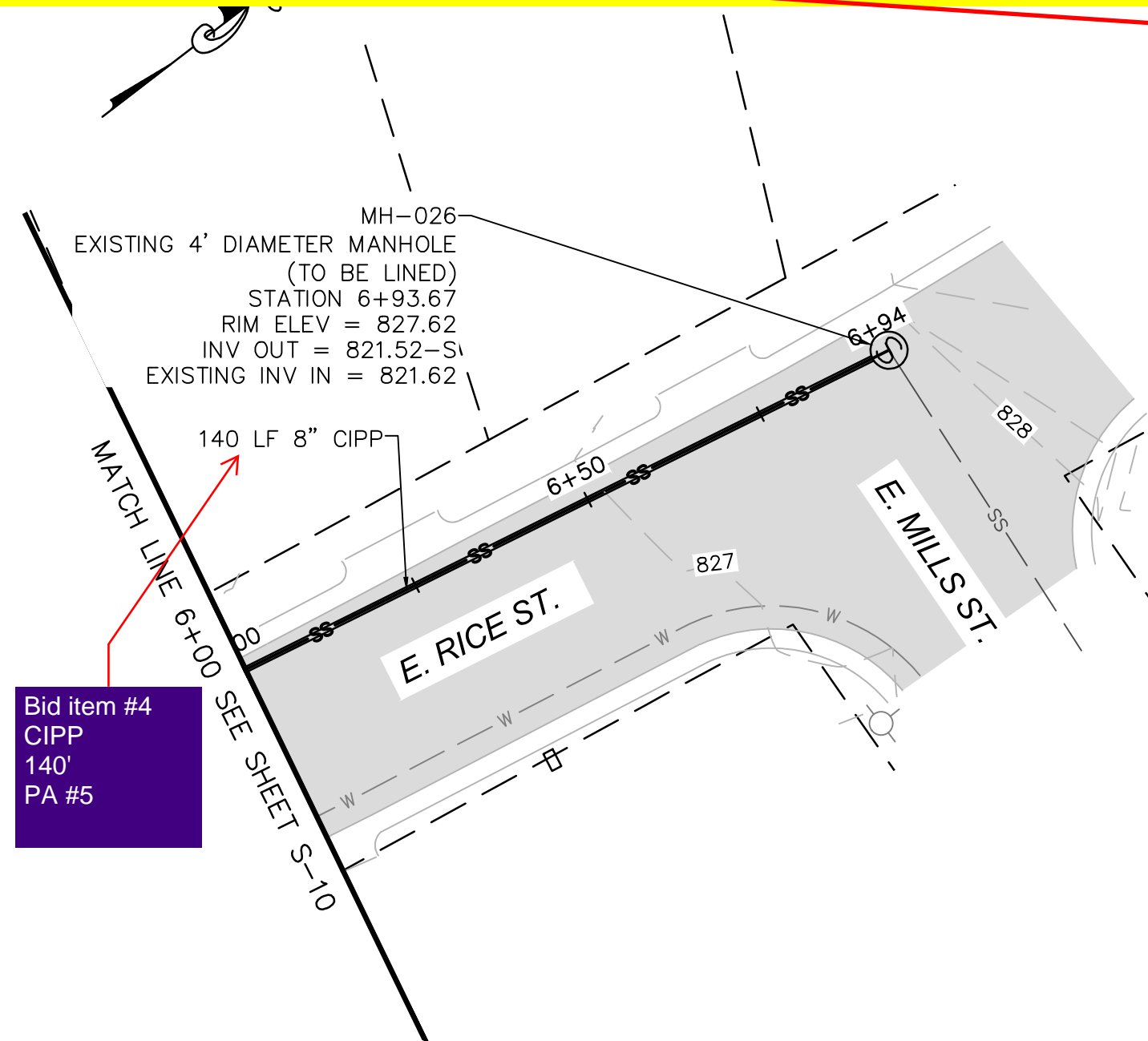
Original Bid QTY:14. Requesting 66 additional feet via CO #3. New total QTY: 80

Original Bid QTY:12. Requesting 83 additional feet via CO #3. New total QTY: 95

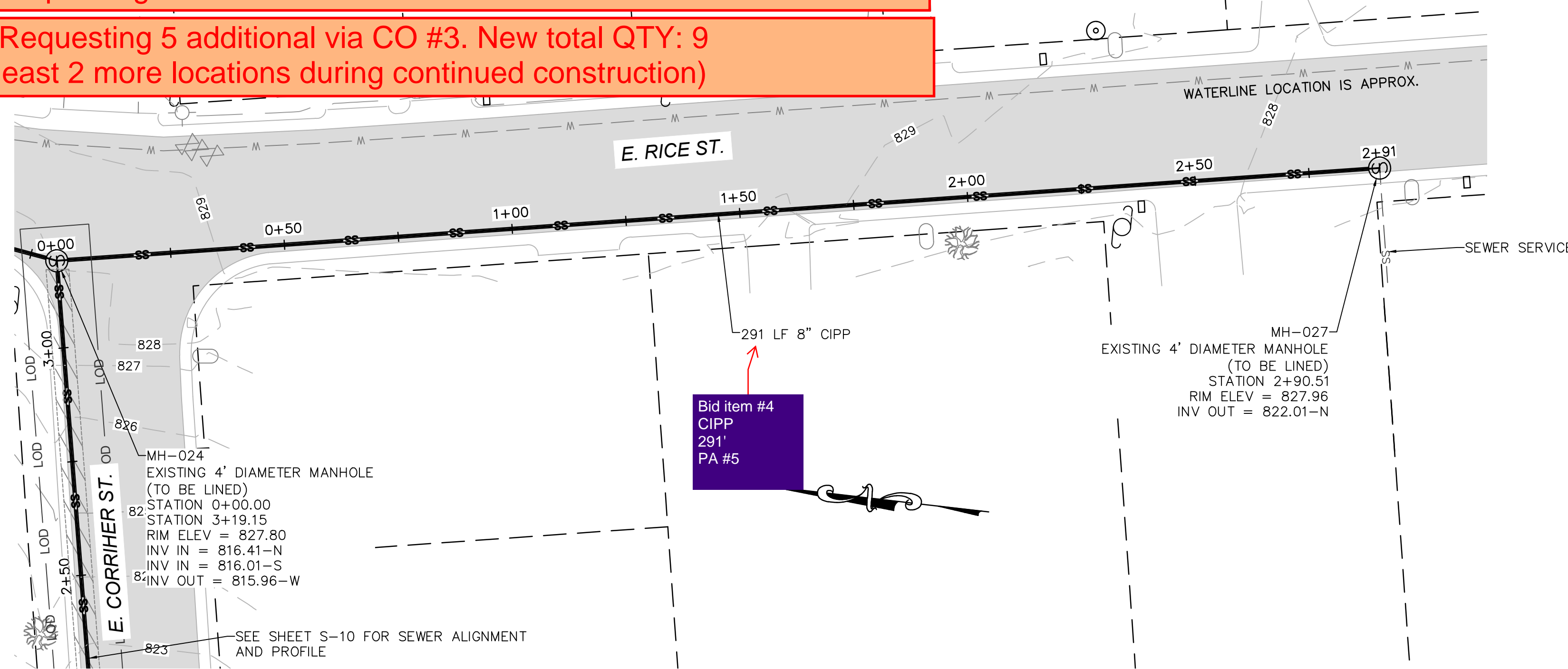
Original Bid QTY:3357. Requesting 305 additional feet via CO #3. New total QTY: 3662

Original Bid QTY:1. Requesting 1 additional via CO #3. New total QTY: 2

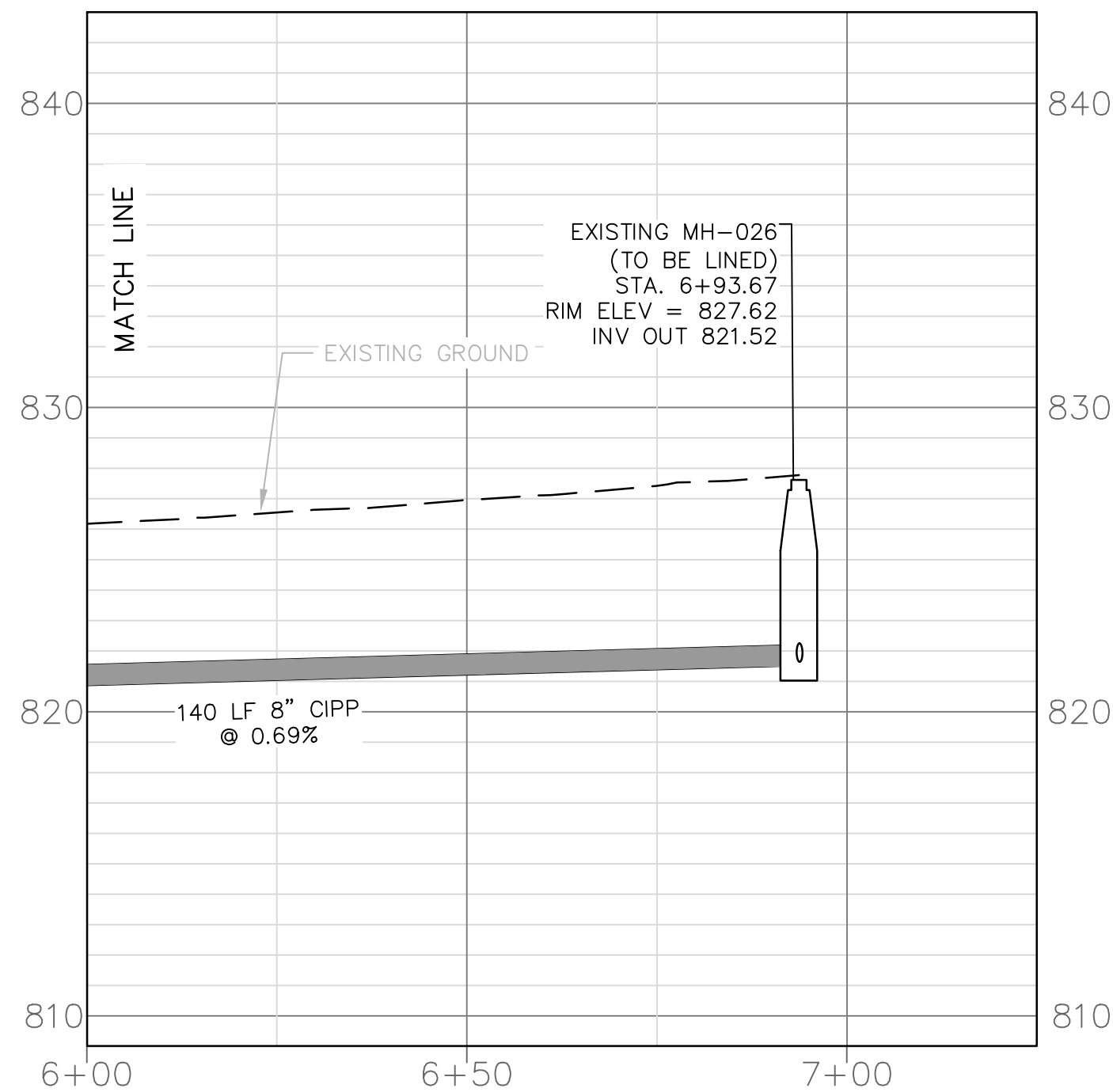
Original Bid QTY:4. Requesting 5 additional via CO #3. New total QTY: 9
(I expect to have at least 2 more locations during continued construction)



0 ACRES OF DISTURBED AREA

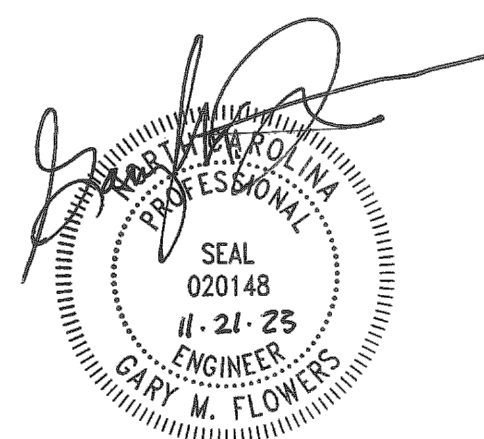
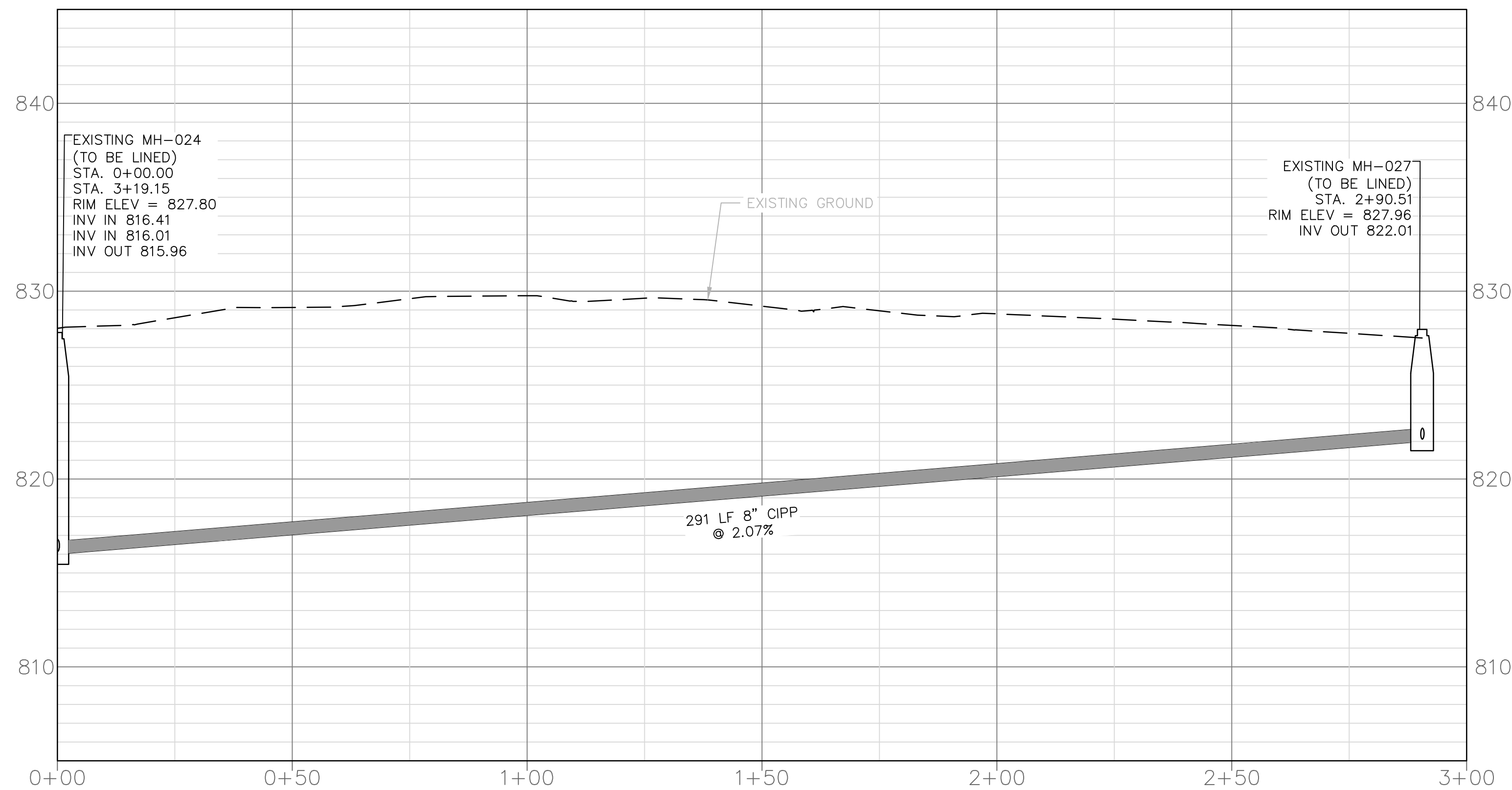


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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Holding an Ethics for Elected Officials Training**

DETAILS:

Consider discussion of holding an Ethics for Elected Officials Training utilizing the On-Demand Ethics Training Course offered by the UNC School of Government. Registration for the course is open through October 31, 2025.


Requested Action: Motion to Approve holding Ethics Training for Elected Officials utilizing the On-Demand Ethics Training Course offered by the UNC School of Government on _____ date and time.

Do you plan to attend the event?

Register Online

Ethics for Municipal Officials | On-Demand Course - 2024-2025

Virtual, Raleigh, NC

Wednesday, November 20, 2024 - Sunday, November 01, 2026  iCalendar

Eastern Standard Time

Note: The dates above represent the time available to complete this course. There is no set date for this training. It is on-demand, will be delivered to your NCLM account upon registration, and can be completed at your convenience.

Ethical conduct is important as an elected municipal official. Because of its importance, the North Carolina General Assembly mandates that municipal elected officials receive a minimum of two clock hours of ethics education within 12 months after election or appointment to office. In addition to the state requirement, it is important for municipal officials to understand the need to:

- Obey all applicable laws regarding official actions taken as a board member
- Uphold the integrity and independence of the board member's office
- Avoid impropriety in the exercise of official duties
- Faithfully perform the duties of the office
- Conduct the affairs of the governing board in an open and public manner

This course will help municipal officials meet mandated requirements and provide an overview of the laws and regulations that govern ethical behavior in North Carolina.

Course Objectives

- Understand laws and principles that govern conflicts of interest and ethical standards of conduct at the local government level; and
- Build and enhance issue-spotting analysis and reasoning skills.

With questions, email learning@nclm.org.

This two-hour on-demand course satisfies the state-required training for elected officials.

Once purchased, the course will be available within your NCLM account here: <https://members.nclm.org/My-Account/My-AML-Courses>

After completing the course, please click "finish" and submit the completion form. Upon doing so, your Certificate of Completion will also be available within your NCLM account, at the same link above.

Meeting Location

Virtual

Raleigh, NC 27601

[Map & Directions](#)



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Matthew Geelen, Chief of Police

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT:
Consider Adding Item 6.7 to Agenda
Consider Approval of Setting Public Hearings for 205 Everhart Ave. to Close and Vacate Properties

DETAILS:

Staff recommends scheduling public hearings for the October 20, 2025, Board of Alderman meeting to consider the Close and Vacate of properties located at 205 Everhart Avenue. Following the hearing, the Board will be asked to adopt the corresponding ordinance.

Requested Action: Motion to Set Public Hearing for October 20, 2025, Board of Alderman Meeting to Close and Vacate the Properties located at 205 Everhart Ave.

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: 202503006

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 02/19/2024 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 130A08208** having a street address of **205 Everhart Avenue (Lot #209), 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; and

WHEREAS, on 04/04/2025 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 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS the Code Enforcement Officer issued an Order on 04/23/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- X Repair the residential structure within 30 days.
- X Remove or demolish the residential structure within 30 days.

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

NOW, THEREFORE, BE IT ORDAINED by the Town Council 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 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 _____ day of _____, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Mayor Attest

Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Matthew Geelen, Chief of Police

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

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

DETAILS:

Staff recommends to close and vacate properties located at 111 Everhart Avenue, 215 Everhart Avenue, and 217 Everhart Avenue. This recommendation is based on active code enforcement cases currently open on each of these properties. The ongoing violations associated with these cases present concerns related to safety, habitability, and compliance with municipal codes. As a result, staff believes that vacating and closing these properties is necessary to address the code issues and protect the health and welfare of the community.

Requested Action: Motion to close and vacate properties located at 111, 215, and 217 Everhart Avenue and Adoption of Corresponding Ordinances #HC-2025-09-08-3, #HC-2025-09-08-4, and #HC-2025-09-08-5



ORDINANCE #HC-2025-09-08-3

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

Owner(s): Mary Gray Hilton(Deceased), H.A. (Tony) Hilton- (Son/Heir)
Case Number: 202504001
PIN: 5626 – 18 – 30 - 3238

**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 04/11/2025 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 130A08203** having a street address of **111 Everhart Avenue, Landis NC**. Said property is owned by Mary Gray by Hilton- (Deceased), H.A. (Tony) Hilton - (Son/Heir) , Account 253630000 and by **PID 130A08203** recorded in the Rowan County Registry and by Plat reference Book/Page (9995/227); and

WHEREAS, the Town of Landis Code Enforcement Officer found that the residential structure was unfit for human habitation due to neglect and property abandonment resulting in structure dilapidation and extreme overgrowth encompassing the dwelling, and

WHEREAS, on 05/16/2025 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 05/28/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 05/29/2025. 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 30 days.
- ☒ Remove or demolish the residential structure within 30 days.

ORDINANCE #HC-2025-09-08-3

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 8th day of September, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Attest:

Madison Stegall, Town Clerk



ORDINANCE #HC-2025-09-08-4

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

Owner(s): Mary Gray Hilton- (Deceased), H.A. (Tony) Hilton- (Son/Heir)
Case Number: 202503004
PIN: 5626-18-20-8683

**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 02/19/2024 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 130A08210** having a street address of **215 Everhart Avenue, Landis NC** . Said property is owned by **Mary Gray Hilton (Deceased), H.A. (Tony) Hilton –(Son/Heir)** by the Parcel ID **130A08210** 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; and

WHEREAS, on 04/04/2025 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 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 04/23/2025. 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 30 days.
- ☒ Remove or demolish the residential structure within 30 days.

ORDINANCE #HC-2025-09-08-4

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 8th day of September, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Attest:

Madison Stegall, Town Clerk



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: 202503002
PIN: 5626-18-20-7775

**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 02/19/2024 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 **217 Everhart Avenue, Landis NC** . Said property is owned by **Mary Gray Hilton - (Deceased), H.A. (Tony) Hilton – (Son/Heir)** by the **Parcel ID 130A08211** 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; and

WHEREAS, on 04/04/2025 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 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 04/23/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- X** Repair the residential structure within 30 days.
- X** Remove or demolish the residential structure within 30 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 8th day of September, 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: 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

01/01/2024 - 08/25/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
9	9/23/2024	Minimum Housing Code Violation	2570 N CANNON BLVD	CORNER MART	1. Internal	AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST. AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN OCTOBER,	
11	9/23/2024	Junk Vehicles	107 N MERIAH ST	N/A		PROGRESS CONTINUES TO BE MADE. 8/13/25 - REINSPECTION, A LOT OF PROGRESS HAS BEEN MADE.	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
31	9/24/2024	Minimum Housing Code Violation	205 EVERHART AVE	N/A	1. Internal	ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST.	
37	9/24/2024	Minimum Housing Code Violation	216 EVERHART AVE	N/A	1. Internal	ON 04/23/2025, A HEARING WAS HELD, AND AN ORDINANCE TO REPAIR OR DESTRUCT WILL GO BEFORE THE BOARD OF ALDERMEN IN AUGUST.	
1164	3/10/2025	Code Enforcement - Other	990 COLONIAL DR	N/A	2. Citizen	05/28/2025 PERMIT WAS DENIED SENT FOF ADVISING THEM THEY MUST REMOVE THE HORSE 5/28/25 FOF PREPARED 06/25/25 REINSPECTION WITH NO VISIBLE SIGNS OF CHANGE	
1479	4/15/2025	Code Enforcement - Other	217 SOUTH BEAVER ST	N/A	2. Citizen	PROGRESS IS CONTINUING TO BE MADE	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
1587	4/29/2025	Code Enforcement - Other	320 TURNER ST	N/A	2. Citizen	DEBRIS AND JUNK IN THE YARD. A NOTICE OF VIOLATION HAS BEEN SENT. 7/23/25- REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED WORK ORDER TO HAVE THE JUNK PILE REMOVED.	
1588	4/29/2025	Code Enforcement - Other	316 TURNER ST	N/A	2. Citizen	NO VISIBLE SIGNS OF CHANGE AS OF 5/28/25	
1589	4/29/2025	Code Enforcement - Other	165 E RYDER AVE	N/A	2. Citizen	THE PROPERTY HAS BEEN ABATED BY THE TOWN. A INVOICE WILL BE CREATED AND A LIEN PLACED ON THE PROPERTY.	
1762	5/14/2025	Code Enforcement - Other	808 S ZION ST	N/A	2. Citizen	A NOTICE OF VIOLATION IS BEING PREPARED	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
1800	5/16/2025	Code Enforcement - Other	104 W ROUND ST	N/A	2. Citizen	SOME PROGRESS BEING MADE. 7/11/25- FINDING OF FACT PREPARED. 7/14/25 - REINSPECTION, SOME PROGRESS APPEARS TO HAVE BEEN MADE. 8/13/25 - REINSPECTIONS, MORE JUNK REMOVED. BLACK VEHICLE IS ON DOLLY AND APPEARS IT WILL BE MOVED SOON.	
2102	6/11/2025	Code Enforcement - Other	165 E RYDER AVE	N/A	1. Internal	A NOTICE OF VIOLATION HAS BEEN SENT	

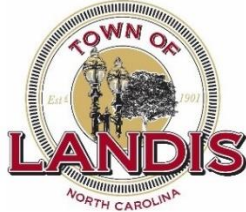
Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
2270	6/26/2025	Code Enforcement - Other	430 MT MORIAH CHURCH RD	N/A	1. Internal	CONTINUED PROGRESS IS BEING MADE HEARING IS SCHEDULED FOR 8/06/25. NO ONE PRESENT AT HEARING. FINDING OF FACT PREPARED ON 8/8/25 AND OWNER WAS GIVEN 30 DAYS PER INSPECTOR. 8/12/25 - SPOKE WITH THE OWNER WHO STATED THE TENANT SHOULD BE OUT BY SATURDAY AND HE WILL REMOVE EVERYTHING LEFT BEHIND BY TENANT. 8/13/25 - REINSPECTION, APPEARS SOME JUNK HAS BEEN REMOVED.	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
2280	6/26/2025	Code Enforcement - Other	619 N MAIN ST	N/A	1. Internal	AS OF 7/23/25 THERE HAS BEEN NO VISIBLE SIGNS OF CHANGE. 08/06/2025 - REINSPECTION, NO SIGNS OF CHANGE. HEARING SCHEDULED FOR 09/03/2025. 8/13/2025 - REINSPECTION, NO VISIBLE SIGNS OF CHANGE.	
2282	6/26/2025	Code Enforcement - Other	413 S UPRIGHT ST	N/A	1. Internal	HIGH GRASS. NOTICE OF HEARING SCHEDULED FOR 9/03/2025.	
2496	7/11/2025	Code Enforcement - Other	806 S ZION ST	N/A	1. Internal	A NOTICE OF VIOLATION WILL BE SENT	
2607	7/21/2025	Code Enforcement - Other	617 E RIDGE AVE	N/A	2. Citizen	A NOTICE OF VIOLATION WILL BE SENT. 08/06/2025 - REINSPECTION, PROGRESS IS BEING MADE, CARPORT HAS BEEN CLEANED OUT. 8/13/2025 - REINSPECTION, PROGRESS BEING MADE. HEARING SCHEDULED FOR 9/03/25.	

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Section 7, Item 7.1	
						Notes/Comments	Closed
2689	7/29/2025	Code Enforcement - Other	303 W HOKE ST	N/A	1. Internal	MINIMUM HOUSING WINDOWS BUSTED OUT DETERIORATED SIDING AND FASCIA REINSPECTION BY CODE ENFORCEMENT OFFICER ON 7/23/25 WITH NO CHANGE NOTICE OF HEARING PREPARED ON 7/23/25 AND HEARING SET FOR 8/06/25. NO ONE WAS PRESENT AT HEARING. NEED FINDING OF FACT. 8/13/2025 - REINSPECTION, OVERGROWTH HAS BEEN CUT.	
2690	7/29/2025	Code Enforcement - Other	402 E RYDER AVE	N/A	2. Citizen	NOTICE OF VIOLATION HAS BEEN SENT. 8/11/25 - SPOKE WITH HOMEOWNER WHO ADVISED HE WOULD BEGIN TO CLEAN UP THE PROPERTY AND MAKE THE REPAIRS TO THE STRUCTURE.	

Showing 1 to 19 of 19 entries

08/26/2025



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: Sept. 8, 2025
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: **Monthly Report**

DETAILS:

MONTHLY STATS

MEDICAL: 40

FIRE: 33

TRAFFIC ACCIDENT: 5

MUTUAL AID GIVEN: 28

MUTUAL AID RECEIVED: 7

TOTAL CALLS: 78

VEHICLE MILAGE

ENGINE 443: 115005

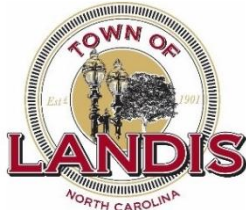
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ENGINE 441: 7536

LADDER 58: 23590

CAR 44: 139784

CHIEF 440: 28319



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: August Report

DETAILS:

Events:

- The Cruise-In on August 1st ended up getting rained out. Josh Sanders and his band have rescheduled it for the September 5th Cruise-In. Participating vendors for this event is Native Burger, Taste Sum'n, Kona Ice, and United Methodist Church will be selling Hot Dogs.
- The Senior Lunch / Bingo held August 6th served pizza, salad, and dessert. We had 24 in attendance. The next one is October 1st.
- The Landis Walking Sign Reveal was held on August 26th. The sign was installed on W. Rice street near the crosswalk on Valley street where the routes begin. Rowan County Department of Health was in attendance and light refreshments were served.
- National Night Out and Touch A Truck will be combined and held September 12th from 5:00-7:00. There will be children's activities, food vendors, music, and several cars and trucks from the Town of Landis and other participants such as Waste Pro, Gatton's Towing, NC Wildlife, Price of Freedom, and Wright's Racing.
- Plans and preparations are underway for the Fall Festival on October 25th, from 2:00-6:00. We are accepting food and craft vendors and are also seeking local businesses and organizations to participate in the Trunk or Treat.

Event Calendar 2025:

September 5th – Last Cruise-In

September 12th – Landis Touch-A-Truck Event / National Night Out

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. Clean up along trails and the disc golf course were a focus due to fallen trees, limbs and debris from several recent storms. Repairs were also made to the service road where rain had caused several ruts in the gravel.
- Kayak rentals were paused for 2 weeks due to active algae blooms on Lake Corriher. Signage was posted at the park office and near the lake cautioning visitors and reminding them to keep pets away from the water.
- Lake Corriher Park hosted the Chain Reactions Disc Golf Tournament on August 30th.
- Baseball field rentals for Fall started August 6th. There are three organizations that have Graham and Linn Fields booked Monday-Thursday through November.
- The Facilities Manager position has been filled. The new employee is scheduled to begin September 2nd.

Pool Operations:

- An RFP for resurfacing the pool (Project 26-125) has been posted. The bid opening is scheduled for September 2nd at 4:00.
- Staffing dropped to 3 lifeguards. The last day was August 31st and the pool is now closed for the season.
- (3) Private Party Rentals (6) Shelter Rentals (2) Day Care Trips

Campsite Reservations: 27	Shelter Rentals: 2	Daily Fishing Passes Sold: 480
Annual Passes Sold: 4	NC State License: 23	Boat Registration: 6
2020 Ford Explorer Mileage: 726777		
Ford F250 Mileage: 173220		



Active Permit Report

01/01/2025 - 08/25/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of 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	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Building Construction
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
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-25-56	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

							Section 7, Item 7.1	
ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	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-25-66	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	5. CONSTRUCTION ADMINISTRATION	N/A	RIVERA, MANUAL	Building Construction	
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-25-73	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	5. CONSTRUCTION ADMINISTRATION	N/A	HUZIAR, BERNARDO	Complete	
ZN-26-101	8/22/2025	Residential	508 PINE ST	1. NEW	N/A	WISE 1 LLC	Building Construction	
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELIZABETH, 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-26-81	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	Section 7, Item 7.1
							Construction
ZN-26-88	8/1/2025	Residential		1. NEW	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-26-91	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-26-94	8/19/2025	Demolition	619 N. MAIN ST	1. NEW	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.	1. NEW	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

Total Records: 42



Permits Issued Report

07/26/2025 - 08/25/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/22/2025	Residential	508 PINE ST	1. NEW	N/A	WISE 1 LLC	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		1. NEW	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	1. NEW	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	Section 7, Item 7.1
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	1. NEW	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: September 8, 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) – 1152

Self-Initiated Calls – 953

Calls for Service – 198

Traffic Stops - 157

Traffic Accidents - 3



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: September 8, 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	70
Start Services	25
Stop Services	16
Disconnects	4
Outages	0
Meter/MXU Change Outs	1
Sewer Lift Station Checks	40
Hydrant Routes (Water Quality Flushing)	20
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	6
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	6
Street Department	
Work Orders Completed	48
Rowan County Dump Runs	1
Bul Trash/Debris Routes	4
Utility Services	
Cash Payments	320
Credit Card Payments	1274
Check Payments	1027
Bank Draft Payments	497
Disconnections	37
AMI Electrical Meters	3322
Remaining Manual Meters	34
Water Meters	2247
Customer Usage Portal	568

Electric Department	
Work Orders Completed	105
Start Services	20
Stop Services	19
Disconnects	52
New Temp Service	5
Street/Security Lights Install/Repair	14
Pole Repair/Replace	1
Outages:	
Environmental	6
Load Demand	0
Vehicle Collison	0
Total Outages	33
Reporting Made By	
Go Gov	3
Walk In	54
Phone Call	



Monthly Fleet Report

Department	Unit Number	Year	Make	Model	Mileage	Category
Electric	2	2009	FORD	F-250	169098.00	Vehicle
Electric	51	2025	CHEVROLET	Silverado	6050.00	Vehicle
Fire	44	2010	DODGE	Charger	139638.00	Vehicle
Fire	440	2021	RAM	1500	27655.00	Vehicle
Fire	441	2024	Spartan	Pumper	6057.00	Vehicle
Fire	442	1986	SEAGRAVE	FIRE ENGINE	36987.00	Vehicle
Fire	443	2005	PIERCE MANUFACTURING	Arrow XT	114725.00	Vehicle
Fire	58	2006	HME	Fire Truck	30334.00	Vehicle
Fire	580	1947	LaFrance		30334.00	Vehicle
Parks and Recreation	52	2020	FORD	Explorer	71558.00	Vehicle
Parks and Recreation	61	2006	FORD	F-250	171957.00	Vehicle
Police	101	2010	DODGE	Charger	108649.00	Vehicle
Police	151	2015	DODGE	Charger	81266.00	Vehicle
Police	161	2016	FORD	Explorer	82287.00	Vehicle
Police	171	2017	DODGE	Charger	88285.00	Vehicle
Police	173	2017	FORD	Explorer	82663.00	Vehicle
Police	174	2017	FORD	Explorer	85767.00	Vehicle
Police	175	2017	FORD	Explorer	90271.00	Vehicle

Department	Unit Number	Year	Make	Model	Mileage	Section 7, Item7.1
						Category
Police	176	2017	FORD	Explorer	86193.00	Vehicle
Police	177	2017	FORD	Explorer	99623.00	Vehicle
Police	212	2021	RAM	1500	31929.00	Vehicle
Police	232	2023	FORD	Explorer	15638.00	Vehicle
Police	233	2024	CHEVROLET	Silverado HD	18036.00	Vehicle
Police	234	2025	FORD	Explorer	2000.00	Vehicle
Police	235	2025	FORD	Explorer	276.00	Vehicle
Police	80	2008	FORD	Crown Victoria	149.00	Vehicle
Public Works	10	2019	FORD	F-250	40579.00	Vehicle
Public Works	14	2015	RAM	5500	117568.00	Vehicle
Public Works	15	2016	FREIGHTLINER	M2	2929.00	Vehicle
Public Works	16	1992	CHEVROLET	C7	23290.00	Vehicle
Public Works	17	2011	FORD	F-350	88660.00	Vehicle
Public Works	21	1996	FORD	F-800	51070.00	Vehicle
Public Works	25	2018	FREIGHTLINER	114SD	2923.00	Vehicle
Public Works	3	2022	FORD	F-150	55123.00	Vehicle
Public Works	33	2011	FORD	F-150	180436.00	Vehicle
Public Works	40	2016	FREIGHTLINER	M2	27436.00	Vehicle
Public Works	45	2024	FORD	F-550	6032.00	Vehicle
Public Works	46	2025	FORD	F-150	143.00	Vehicle
Public Works	5	2022	FORD	F-150	32507.00	Vehicle
Public Works	50	2015	FREIGHTLINER	M2	5298.00	Vehicle
Public Works	6	1997	FORD	F-250	168742.00	Vehicle
Streets	12	2000	CHEVROLET	GMT-400	184729.00	Vehicle
Streets	18	2023	FREIGHTLINER	M2	2531.00	Vehicle
Streets	22	2000	FORD	F-750	50374.00	Vehicle

Department	Unit Number	Year	Make	Model	Mileage	Section 7, Item7.1
Streets	31	2016	KENWORTH	T3 Series	93297.00	Vehicle
Streets	32	2013	INTERNATIONAL	MA065	27614.00	Vehicle
Streets	42	2022	FORD	F-550	22544.00	Vehicle
Streets	7	2012	FORD	F-250	109190.00	Vehicle
Streets	9	2022	FORD	F-150	29682.00	Vehicle
Town Hall	1	2023	CHEVROLET	Silverado	60215.00	Vehicle
Town Hall	131	2013	CHEVROLET	Tahoe	107999.00	Vehicle

Showing 1 to 51 of 51 entries

08/26/2025



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Report

AGENDA SECTION: Reports

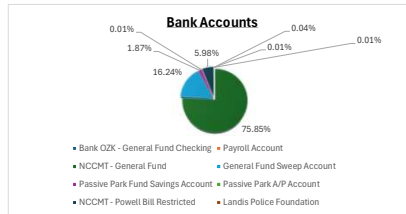
SUBJECT: Monthly Financial Dashboard

DETAILS:



August 2025 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
Property Tax - Current	\$2,344,149	\$1,520,423	\$1,530,036	65%
Tax Collection - Prior Years	\$65,000	\$1,496	\$7,628	12%
Vehicle Interest	\$1,500	\$303	\$563	38%
Interest and Penalties	\$10,000	\$430	\$2,143	21%
Property Tax Auto - Current	\$236,880	\$28,411	\$52,003	22%
Vehicle Tag Fee	\$71,000	\$6,420	\$12,700	18%
Building Rental Fees	\$7,200	\$1,150	\$1,725	24%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$0	\$25,618	12%
Interest on Investments - Powell Bill	\$0	\$0	\$0	0%
Miscellaneous Income	\$0	\$0	\$0	0%
Police Fees & Fines	\$300	\$155	\$220	73%
First Responder	\$3,000	\$135	\$1,020	34%
Grant Received	\$5,000	\$0	\$60,074	1201%
Excise Tax on Piped Gas	\$13,000	\$0	\$0	0%
Franchise Tax on Electric PO	\$298,943	\$0	\$0	0%
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	\$118,855	\$239,309	16%
ABC Revenue - County	\$15,000	\$0	\$0	0%
Court Cost	\$300	\$72	\$126	42%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$1,110	\$18,375	21%
Code Enforcement Clean-up	\$30,000	\$0	\$2,547	8%
Garbage Collection Fees	\$360,000	\$0	\$33,706	9%
Resource Officer Reimburse	\$200,000	\$0	\$0	0%
EMS Utility Reimbursement	\$5,000	\$110	\$110	2%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$42,449	\$42,564	50%
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	\$155	\$195	4%
East Landis - Motor Vehicles	\$5,248	\$700	\$1,184	23%
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	\$0	\$0	0%
Fund Balance Appropriated	\$252,409	\$0	\$0	0%
Administrative Service Charges	\$881,800	\$0	\$0	0%
Park Revenues	\$147,100	\$7,616	\$43,893	30%
Water Service	\$1,236,675	\$0	\$110,522	9%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$30,700	\$3,995	\$7,140	23%
Water Tap Access Fee	\$0	\$0	\$0	0%
Interest on Investments	\$44,000	\$0	\$2,934	7%
Miscellaneous Income	\$0	\$0	\$0	0%
Tap Fees - Water	\$32,000	\$5,136	\$5,136	16%
Grant - Water	\$6,569,925	\$0	\$484,300	7%
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	\$0	\$87,237	8%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$0	\$2,934	0%
Tap Fees	\$51,000	\$0	\$0	0%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$126,860	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Stormwater Fees	\$136,500	\$0	\$10,050	7%
Interest on Investments - Stormwater	\$3,000	\$0	\$203	7%
Planning/Zoning Fees	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Other Financial Sources = Leases	\$0	\$0	\$0	0%
Electricity Fees	\$7,121,900	\$42,235	\$681,435	10%
Penalties - Electric	\$112,400	\$18,485	\$25,286	22%
Reconnect Fees	\$0	\$0	\$0	0%
Meter Tampering Fees	\$1,000	\$0	\$0	0%
Pole Attachments	\$12,000	\$9,460	\$9,460	79%
Interest on Investments - Electric	\$80,000	\$0	\$6,449	8%
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	\$0	\$0	0%
Sale of Surplus Assets - Electric	\$0	\$0	\$0	0%
Vendor Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$13,900	\$4,069	\$17,969	129%
RE Appropriated - Electric	\$4,279,586	\$0	\$0	0%
	\$28,085,182	\$1,813,370	\$3,529,587	13%



Bank Balances	
Bank OZK - General Fund Checking	\$1,000 0.01%
Payroll Account	\$818 0.01%
NCCMT - General Fund	\$10,802,170 75.85%
General Fund Sweep Account	\$2,312,872 16.24%
Passive Park Fund Savings Account	\$266,380 1.87%
Passive Park A/P Account	\$1,000 0.01%
NCCMT - Powell Bill Restricted	\$851,506 5.98%
Landis Police Foundation	\$6,105 0.04%
TOTAL	14,241,851 100%

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Administration	\$1,664,270	\$135,301.84	\$301,482.43	18%
Police Department	\$1,733,218	\$167,614.33	\$308,216.67	18%
Fire Department	\$1,251,230	\$100,727.97	\$203,583.38	16%
Streets Department	\$1,045,085	\$93,111.17	\$174,414.08	17%
Sanitation Department	\$349,500	\$23,823.34	\$23,823.34	7%
Parks and Recreation	\$811,408	\$47,900.68	\$128,890.62	16%
Electric Department	\$11,627,786	\$1,441,662.97	\$3,709,788.04	32%
Water Department	\$7,592,640	\$65,467.57	\$421,550.49	6%
Sewer Department	\$1,420,520	\$93,821.06	\$229,593.91	16%
Storm Water Department	\$139,500	\$7,393.20	\$37,222.37	27%
Debt Service - Municipal Loan/Copiers	\$144,025	\$836.17	\$127,952.05	89%
Debt Svc-USDA Bonds/Sewer Eq/Srf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$28,085,182	\$2,177,660	\$5,666,517	20%

Landis Police Foundation	Balance \$6,105.08	<u>Allocated</u>	<u>Received This Month</u>	<u>FY26 TOTAL</u>
Revenues - Sponsorships & Interest			\$76	\$76
Expenditures		<u>Allocated</u>	<u>Expensed</u>	<u>Completed</u>
Rental for National Night Out	Totals	\$1,665	\$253	\$0

Passive Park Fund	Balance	<u>Allocated</u>	<u>Received This Month</u>	<u>FY26 TOTAL</u>
Revenues - Sponsorships & Interest	\$266,380.10		\$100	\$216
Expenditures		<u>Allocated</u>	<u>Expensed</u>	<u>Completed</u>
To move two small historic buildings	Totals	\$15,000	\$0	\$0

Restitution Funds	Balance	<u>Allocated</u>	<u>Received This Month</u>	<u>TOTAL</u>
Revenues	\$143,261.74		\$143,262	\$143,262
Expenditures		<u>Allocated</u>	<u>Expensed</u>	<u>Completed</u>
	Totals	\$0	\$0	\$0

Powell Bill - 70 FUND	Balance	<u>Allocated</u>	<u>Received This Month</u>	<u>FY26 TOTAL</u>
Revenues	\$664,430.25		\$0	\$0
Expenditures		<u>Allocated</u>	<u>Expensed</u>	<u>Completed</u>
	Totals	\$0	\$0	\$0



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 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 August 2025

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

1. The pool has closed with a successful 2025 season. I appreciate all the seasonal, part time, and full time Parks and Recreation staff that have helped to make this a great pool season.
2. Town Staff are continuing to work with Landis Ridge, Irish Creek, and other developments to ensure we are prepared to provide utility service, and ensure the town is in front of development in our area. Landis Ridge Development is expected to dedicate roads, and utility infrastructure by the end of August, or first of September 2025.
3. 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.
4. The Town's Wayfinding Sign Project is almost complete with a few more signs to be installed. The large "Welcome to Landis" sign will be installed on N Main Street across from Lynngrove Lane in the Town's right of way.
5. The South Main Street/Upright Street Sewer Line Replacement Project should be completed by the end of September based on the weather conditions we have been experiencing.
6. The Stormwater ERU study is now complete, and staff are finalizing the results to bring to the board in October. 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.
7. 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.

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

Thank you,

Michael D. Ambrose

2025

SEPTEMBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24	25	26	27	28	29	30
31 Town of Landis Pool Closes Today	1 Town Offices Closed in Observance of Labor Day	2	3	4 Board of Aldermen Work Session Meeting: 5:30PM	5 Downtown Cruise-In featuring Josh Sanders and the Band 5-9PM	6
7	8 Board of Aldermen Regular Scheduled Meeting: 6:00PM	9	10	11	12 National Night Out and Touch-a-Truck 5 - 7 PM	13 Run For The Word 5k 9:00 - 10:30 AM
14	15	16 Planning Board Meeting: 6:00PM	17	18	19	20
21	22 DCFL Park Committee Meeting: 6:00PM	23	24	25	26	27
28	29	30	1	2	3	4

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
OCTOBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<div>24</div> <div>SEPTEMBER</div>	25	26	<div>1</div> <div>Senior Luncheon 12:00 Noon @ Trinity Lutheran Church</div>	2	3	4
5	6	7	8	<div>9</div> <div>Board of Aldermen Work Session Meeting: 5:30PM</div>	10	11
12	13	14	15	16	17	18
19	<div>20</div> <div>Board of Aldermen Regular Scheduled Meeting: 6:00PM</div>	<div>21</div> <div>Planning Board Meeting: 6:00PM</div>	22	23	24	<div>25</div> <div>Annual Fall Festival 2 PM - 6 PM</div>
26	<div>27</div> <div>DCFL Park Committee Meeting: 6:00PM</div>	28	29	30	31	1
2	3	4	5	6	7	8
NOVEMBER						

NOTE

UPCOMING

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TOWN OF

LANDIS

NORTH CAROLINA

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