



## BOARD OF ALDERMEN

Monday, June 08, 2026 at 6:00 PM

Landis Board Room

### AGENDA

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**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 May 11, 2026**
- [2.2](#) **Consider Approval of Setting Retail Prices for DC & Frances Linn Park Merchandise**

***Submitted By:*** Jessica St. Martin, Parks & Recreation Director

***Details:*** During the DCFL Park Meeting, the committee discussed suggested retail prices on the merchandise items to be sold at events, Town Hall, and the Park Office. The recommended prices are for the following items: Customized Canvas Tote Bag: \$20, Short Sleeve Logo T Shirts: \$25 , 2" Vinyl Logo Stickers: \$2, 17 oz Clear Plastic Water Bottle with Logo: \$15, and Wooden Custom Train Whistles: \$10

**Recommended Action:** Motion to Approve Retail Prices for DC & Frances Linn Park Merchandise.

2.3 **Consider Approval of Fiscal Year 2027 Payscale**

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** This will be the formal adoption of the Payscale for the Fiscal Year 2027 Budget as recommended by the Town Manager.

**Recommended Action:** Motion to Approve Payscale for the Fiscal Year 2027 Budget.

2.4 **Consider Approval of the Proofs and Renewal of the Rowan Chamber Ads for DC & Frances Linn Park and Lake Corriher Park**

**Submitted By:** Jessica St. Martin, Parks & Recreation Director

**Details:** Every year, the Town participates in the Rowan County Chamber. Consider approving the proofs and renewing the silver sponsorship advertising packages for the Rowan County Chamber of Commerce for the DC & Frances Linn Park and Lake Corriher Park. The renewal fee will remain the same as last year at \$544 each for a total of \$1,088. This includes both print and digital ads for both parks.

**Recommended Action:** Motion to Approve Proofs and Renew the Ads for a Total of \$1,088.

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

**Submitted By:** Jessica St. Martin, Parks & Recreation Director

**Details:** In April 2026 the DCFL Committee received an updated quote from Oldham Movers to relocate the buildings in the DC & Frances Linn Park. The last quote and approval was received in 2024 of \$15,000. The updated quote was received for \$16,500. It is the recommendation of the committee to continue to use Oldham Movers in the amount of \$16,500.

**Recommended Action:** Motion to Award Bid to Oldham Movers to Relocate the Historical Buildings in the DC and Frances Linn Park (Project# 25-21).

2.6 **Consider Approval to Award New Foundations Bid for the Jail and Post Office at the DC & Frances Linn Park to Piedmont Footings in the Amount of \$20,350 (Project# 25-21)**

**Submitted By:** Jessica St. Martin, Parks & Rec Director

**Details:** During the July 14th, 2025 Board of Alderman meeting, The Board approved the use of Piedmont Footings in the amount of \$15,350

for the building of the new foundations for the two historical buildings in the DC & Frances Linn Park. Due to the time lapse and expiration dates, the committee received updated quotes from Piedmont Footings in the amount of \$20,350 and from Porter & Cress in the amount of \$24,010. It remains the committee's recommendation for Piedmont Footings in the amount of \$20,350 (Project# 25-21).

**Recommended Action:** Motion to Award Foundation Bid to Piedmont Footings in the Amount of \$20,350.

2.7     **Consider Approval of Awarding Axtraction the Tree Stump Bid to Remove Six (6) Tree Stumps Located in the DC & Frances Linn Park, Utilizing the Passive Park Restricted Funds (Project# 25-21)**

**Submitted By:** Jessica St. Martin, Parks and Recreation Director

**Details:** During the April 29th 2026 DCFL meeting, the committee reviewed quotes for stump grinding, complete stump removal, or renting equipment and complete the work in house. Due to the size and location of the stumps, where utilities will be run underground, and foundations needed for the historical buildings, the committee recommended stump removal over stump grinding. After comparing the multiple bids the cost of \$3,000 from Axtraction for contracting out the services to the cost of \$3,325.12 from Sunbelt for equipment rental, the committee recommends contracting out the complete stump removal from Axtraction in the amount of \$3,000.

**Recommended Action:** Motion to Award Tree Stump Bid to Axtraction and Utilize Passive Park Funds in the Amount of \$3,000 (Project# 25-21).

**3. PUBLIC HEARINGS:**

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

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** The Fiscal Year 2027 Recommended Budget comes with a ZERO cent tax increase, and Commercial Stormwater Fees cut in half (from \$10/Estimated Residential Unit (ERU) to \$5/ERU). This presentation will cover all of the department requests that are funded in the budget, and the additional services to the citizens.

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

**Submitted by:** Phil Collins, Planning Director

**Details:** Consider Voluntary Annexation for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201)

**Recommended Action:** Motion to Approve Ordinance # ANNEX-2026-06-08 for the Annexation of Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinance #ZMA-2026-06-08 to Amend the Official Zoning Map of the Landis Development Ordinance.

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

**Submitted By:** Phil Collins, Planning Director

**Details:** Consider Zoning Map Amendment Ordinance #ZMA-2026-06-08 - Parcel #133A04703 - 2879 N. Cannon Boulevard - VSR - C-29

**Recommended Action:** Motion to approve Zoning Map Amendment Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N. Cannon Boulevard - VSR - C -29

[3.4](#) **Consider Approval of Ordinance# 2026-06-08-01 to Approve and Adopt Fiscal Year 2027 Budget**

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** This will be the formal adoption of the budget, and Payscale for the Fiscal Year 2027 Budget as recommended by the Town Manager.

**Recommended Action:** Motion to Approve Ordinance #2026-06-08-01, which includes Administrative Step Plan for Merit Increases.

**4. ORDINANCES/RESOLUTIONS:**

[4.1](#) **Consider Resolution # 2026-06-08-01 to Surplus Duty Weapon, and Duty Police Badge for Retiring Officer Steve Helms (Project #26-165)**

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** Steve Helms began his career with the Town of Landis serving as a Reserve Police Officer, where he faithfully volunteered his time and services for eighteen (18) years without compensation. He then continued his service as a paid part-time police officer for an additional seven (7) years. After a combined total of twenty-five (25) years of dedicated service to the Town of Landis and its citizens, Officer Helms is retiring from the Landis Police Department.

Staff respectfully requests that Officer Helms' duty weapon and badge be declared surplus property and transferred to him in the amount of one

dollar (\$1) in recognition of his dedicated service and commitment to the community.

Staff appreciates your consideration as we honor an officer who has given so much back to the Town of Landis throughout his twenty-five (25) years of service.

**Recommended Action:** Motion to Approve Resolution # 2026-06-08-01 to Surplus Duty Weapon, and Duty Police Badge for Retiring Officer Steve Helms in the amount of \$1 (One) Dollar. (Project #26-165)

**5. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

5.1 Citizens' Comments

**6. CONSIDERATIONS:**

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

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** Wingspan is designed to help leaders grow in their leadership skills and become more effective in guiding their teams. It provides support and development opportunities that strengthen communication, decision-making, and team leadership. Through Wingspan, leaders can build confidence, inspire their teams, and create a positive impact within their organization.

**Recommended Action:** Motion to Approve the Use of Wingspan for Leadership Training for the Town Manager in the Amount of \$23,880 Dollars.

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

**Submitted by:** Phil Collins, Planning Director

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

**Recommended Action:** Motion to Approve Setting a Public Hearing for April 13, 2026, for Zoning Map Amendment ZMA-2026-07-13 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - SFR-3

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

**Submitted by:** Michael D. Ambrose, Town Manager

**Details:** Staff received an email from a concerned citizen requesting speed humps be installed on S. Highland Avenue between West 5th Street and Airport Road for the safety of residents in that area. The Police Department has conducted a study and the average speed was twenty-two point eight (22.8) Miles Per Hour.

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

**Submitted By:** Michael D. Ambrose, Town Manager

**Details:** The Town solicited bids for the project and received two submissions. Carolina Site Works submitted the lowest responsive bid in the amount of \$48,110, while NJR Group submitted a bid in the amount of \$112,835. Staff recommends approval of the bid from Carolina Site Works as the lowest responsive and responsible bidder for the project

**Recommended Action:** Motion to Approve the contract with Carolina Site Works for the Repaving of the Town Hall Parking Lot in the Amount of \$48,110. (Project # 26-159)

[6.5](#) **Consider the Approval of Substation Erection Services Bid to Sumter Utilities in the Amount of \$372,940.78**

**Submitted By:** Michael D. Ambrose, Town Manager

**Details:** The Town solicited bids for the project and received four submissions. Sumter Utilities submitted the lowest responsive bid in the amount of \$372,940.78. Additional bids received included Pike Electric in the amount of \$519,684.44, CW Wright Construction in the amount of \$530,000, and Trull Power Company in the amount of \$475,000. Staff recommends awarding the bid to Sumter Utilities as the lowest responsive and responsible bidder.

**Recommended Action:** Motion to Award the Contract with Sumter Utilities for Substation Erection Services in the amount of \$372,940.78. (Project #25-62)

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

**Submitted By:** Michael D. Ambrose, Town Manager

**Details:** This request is based on the vehicle's age, mileage, and overall mechanical condition. A 2006 Ford F-250 (Truck #61) is 15 years old and currently has 190,000 miles and 5,732 engine hours. Following an inspection, the Town Mechanic estimated repair costs to be at least \$20,000. The vehicle requires extensive repairs to the front and rear suspension, steering components, drivetrain, brakes, transfer case, engine

components, fuel system, electrical system, and air conditioning system. Additional concerns include excessive oil consumption, engine seal leaks, transmission issues, rusted exhaust components, and body damage, including damage to the tailgate and rear bumper. Given the significant repair costs relative to the vehicle's age and condition, staff recommends declaring Truck #61 surplus.

**Recommended Action:** Motion to Surplus Truck #61 with a Reserve of \$8,000. (Project# 26-166)

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

**Submitted By:** Michael D. Ambrose, Town Manager

**Details:** This request is based on the vehicle's age, mileage, and overall mechanical condition. A 2011 Ford F-150, (Truck #33), due to its age, overall condition, and the extensive repairs required to return the vehicle to reliable service. The truck currently has approximately 190,000 miles and requires significant mechanical and structural repairs, including engine replacement, transmission replacement, four-wheel-drive system repairs, catalytic converter and exhaust system replacement, front suspension rebuild, steering component replacement, and ring and pinion gear replacement. The vehicle also has substantial rust along the frame rails, extensive interior wear, and exterior body damage. Estimated repair costs are between \$25,000 and \$30,000. Given the vehicle's condition and the level of investment required, staff recommends declaring Truck #33 surplus, as it is no longer practical or cost-effective to maintain in service.

**Recommended Action:** Motion to Surplus Truck #33 with a Reserve of \$5,000. (Project# 26-166)

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

**Submitted by:** Carly Blackmon, Finance Director

**Details:** This Budget Amendment will allocate the necessary funds for the Water and Sewer Department to continue the installation of water and sewer taps for the remainder of the fiscal year.

**Recommended Action:** Motion to Approve Budget Amendment #27 to Allocate Funds for the Water and Sewer Tap Fees and Associated Addition Cost.

**7. DEPARTMENT REPORTS:**

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

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

- 7.3 **Fleet Report** (Included in The Board Packet)
- [7.4](#) **Parks and Recreation Report** (Included in The Board Packet)
- [7.5](#) **Planning Department Reports** (Included in The Board Packet)
- [7.6](#) **Police Department Report** (Included in The Board Packet)
- [7.7](#) **Public Works Report** (Included in The Board Packet)

**8. REPORTS:**

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

**9. UPCOMING EVENTS:**

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

**10. CLOSING:**

- 10.1 **Board Comments**
- 10.2 **Motion to Adjourn**



# BOARD OF ALDERMEN

Monday, May 11, 2026 at 6:00 PM  
Landis Board Room

## AGENDA

**PLEASE SILENCE ALL CELL PHONES**

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

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

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

1.4 **Adoption of Agenda**

Prior to adoption, two amendments to the agenda were noted: Item 7.7 was modified to address a resolution opposing House Bill 1089, and a new Item 7.8 was added to accommodate the Closed Session, which had been moved from its original placement. The agenda was adopted as amended.

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**2. 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.*

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**2.1 Consider Approval of Regular Scheduled Meeting Minutes from April 13, 2026**

**ACTION: A MOTION WAS MADE TO APPROVE OF REGULAR SCHEDULED MEETING MINUTES FROM APRIL 13, 2026.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**3. PRESENTATIONS:**

**3.1 Consider Recognition of Landis C.A.R.E.S. Spring 2026 Participants**

Mayor Smith recognized participants of the Spring 2026 Landis C.A.R.E.S. (Citizen Academy Resources Education Series), a 10-week educational program hosted by various Town departments and designed to connect residents with the people who serve them. Participants were invited to the front of the room and presented with certificates of recognition. Town Manager Michael D. Ambrose noted that the inaugural program was highly successful, with over 20 registrants and an average attendance of approximately 18 participants per class. The following individuals were recognized:

Amanda Haggish, Ann Burns, Terry Drumm, Russell Brinkley, Randy Brooks, David Williams, Janice Teague, Charles Dean, Veatte Sifford, Sandra Blackwell, Hunter Larma, Timmy Teague, Catherine Drumm, Michael McIntosh, Marshall Deadmon, Ron Fite, Mary Brenenstuhl, Allen Hicks, Barry Menius, Avis Lillis, Jeffery Price.

**3.2 Consider Presentation of Board Rules and Procedures by Geraldine Gardner with Centralina Regional Council**

Geraldine Gardner, Executive Director of the Centralina Regional Council, presented a comprehensive review of the Town of Landis Board of Aldermen's draft Rules of Procedure. Ms. Gardner explained that the draft had been reviewed against the model language of the UNC School of Government, which serves as the state standard for the procedural and legal operation of elected boards. The purpose of the presentation was to walk the Board through each section, ensure clarity of intent, and identify any desired modifications before formal adoption.

Ms. Gardner reviewed all 29 rules organized across several thematic sections, including applicability, meeting types and notice requirements, board organization, agenda setting, public comment, order of business, conduct of debate, motions, voting, conflicts of interest, closed session, quorum, public hearings, minutes, appointments, and amendments. Several items of substance were raised and discussed by the Board.

**Agenda Setting and Charter Consistency:** Mayor Pro-Tem Ashley Stewart raised a concern that Rule 4(a), which assigns agenda preparation solely to the Town Manager, may conflict with the Town Charter, which was understood to provide the Mayor with a role in reviewing and approving the agenda prior to distribution. Town Manager Ambrose and Ms. Gardner both acknowledged this and agreed the language should be updated to reflect the Mayor's pre-distribution review authority, consistent with the council-manager form of government.

**Business Days Clarification:** The Board discussed the use of "3 days" in the agenda distribution rule and agreed this should be clarified as "3 business days," specifically meaning the Wednesday prior to a Monday meeting. Ms. Gardner confirmed a full review of the document would be conducted to ensure consistent use of "business days" versus "hours" throughout.

**Public Comment Period:** Ms. Gardner noted that the draft requires at least one public comment period per month, includes a sign-up procedure, establishes a 3-minute time limit per speaker, and grants the Mayor discretion to manage large groups. Town Manager Ambrose noted the existence of a statutory 30-minute cap on public comment, and Ms. Gardner confirmed that the current draft language preserves the Mayor's discretion to apply this cap without requiring it to be hardcoded into the rules.

**Voting by Written Ballot (Rule 13):** Ms. Gardner noted that the UNC School of Government cautions against voting by written ballot on transparency grounds, as it complicates the public record in minutes. The Board agreed unanimously to strike Rule 13 from the document.

**Closed Session – Identification of Parties (Rule 16):** Significant discussion arose regarding model language stating that a motion to enter closed session for legal matters "shall identify the parties" in an existing lawsuit. Several Board members expressed concern about publicly naming individuals involved in litigation, particularly in cases involving employees or matters that are sensitive in nature, even if technically public record. Mayor Pro-Tem Stewart noted that the Board's historical practice has been to cite the applicable subsection of N.C.G.S. 143-318.11 and, at times, a case number, without identifying parties by name. Ms. Gardner acknowledged the tension between transparency requirements and privacy considerations, and noted a potential overlap between closed session categories—particularly economic development and active litigation. She agreed to seek clarification from the UNC School of Government on the intended scope of the "identify the parties" language and report back to the Board.

**Quasi-Judicial Hearings (Rule 23):** Ms. Gardner recommended that Rule 23 on public hearings be enhanced to include specific procedures for quasi-judicial hearings. Town Manager Ambrose and the Board clarified that quasi-judicial matters fall exclusively within the jurisdiction of the Board of Adjustment, which operates under its own ordinance, and that this Board conducts only legislative public hearings. Ms. Gardner recommended the rule be amended to specify "legislative public hearings" to avoid any ambiguity for future board members.

**Appointments and Committee Service (Rules 25 & 26):** The Board discussed the provision allowing the Board to ask an appointee to resign if their absences exceed 25 percent of required meetings in a calendar year. Mayor Smith raised the question of who would be responsible for tracking and reporting such absences to the Board, and suggested adding language designating the Town Manager as the responsible party. Town Manager Ambrose noted that this threshold is standard and agreed the reporting chain should be clarified. The Board also discussed whether to codify a residency requirement for board and committee appointees, with Mayor Smith expressing a preference that appointees be residents of Landis, particularly given the Town has no extraterritorial jurisdiction (ETJ). Ms. Gardner agreed to research how comparable municipalities without ETJs address this question and provide

examples. Additionally, the Board discussed whether to restrict individuals from serving on more than one board simultaneously, but given the limited pool of willing volunteers, no restriction was favored. Ms. Gardner agreed to return with examples from similarly sized Rowan County municipalities. Aldermen Nelms asked whether adoption of the rules would be prospective only, and Ms. Gardner confirmed that all provisions would apply from the date of adoption forward, with existing appointments grandfathered.

State of Emergency (Rule 29 / Typographical Correction): A typographical error was noted, with two rules numbered "28." The second rule 28—regarding declaration of a state of emergency—was identified as Rule 29. Town Manager Ambrose explained that this provision was added in response to a prior emergency declaration and clarifies that the Mayor, Mayor Pro Tem, or the full governing board has authority to issue a formal declaration. He noted that operational emergency management procedures are governed separately by statute and applicable ordinances, with this rule serving primarily to clarify the authority for the formal declaration. Ms. Gardner recommended that this provision also be reinforced in other relevant ordinances.

Ms. Gardner summarized the agreed-upon follow-up items: (1) clarify business days versus calendar days throughout the document; (2) add language providing the Mayor with pre-distribution review of the agenda; (3) remove Rule 13 (voting by written ballot); (4) seek School of Government guidance on the closed session "identify the parties" language; (5) research appointment practices in comparable municipalities, including residency requirements; and (6) correct the Rule 28/29 typographical error and add page numbers. The Board expressed appreciation for Ms. Gardner's presentation and guidance.

**ACTION: A MOTION WAS MADE FOR A FIVE MINUTE RECESS AT 7:18PM.**

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

**ACTION: A MOTION WAS MADE TO RECONVENE AT 7:23PM.**

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

**3.3 Consider Discussion of Fiscal Year 2027 Budget and Approval of Resolution to Set Public Hearing for Fiscal year 2027 Budget for June 8th, 2026**

Town Manager Michael D. Ambrose presented the proposed Fiscal Year 2027 budget, which he described as a balanced budget achieved with no tax rate increase. The recommended property tax rate remains at \$0.49 per \$100 valuation. The budget includes a 4 percent cost-of-living adjustment (COLA) for all Town employees and the implementation of a new step plan effective January 1, 2027, providing advancement opportunities based on certifications, educational attainment, years of service, and bilingual ability.

Key departmental highlights included:

Administration: Code enforcement cleanup funds were carried forward, as all property owners had self-remediated. Remaining ARPA funds of \$70,284 will continue in the capital project account. A full-time Planning Director position is requested.

Police Department: Accomplishments included new floors, rifle plates, and upfitting of patrol vehicles. Requests include 4 new patrol officers, a school resource officer for Landis Elementary School (with salary and fringe benefits to be covered by state and potentially county funds), 2 corporal positions, an investigator position, and 2 additional vehicles.

Fire Department: No new personnel requested. The budget continues payments on the fire engine, maintains part-time staffing to supplement a fourth member on the truck, and keeps the East Landis tax rate unchanged. Requests include continued fire truck payments, Station 44 remodeling, increased public education, and replacement of turnout gear on cycle.

Street Department: No new personnel. Street sign replacement continues. Trash fees remain unchanged. The budget accounts for an anticipated increase in Waste Pro collection costs, which was negotiated to avoid a fee increase to residents. Requests include replacement of small equipment, a new F-550 multi-use dump truck for snow plowing, chipping, and bulk pickup, and continuation of paving contracts using \$188,000 in remaining Powell Bill funds, as well as the North Central Sidewalk Project.

Sanitation: Waste Pro contract rates are rising approximately 5 percent but fees to residents will not increase. The contract expires June 30, 2029.

Parks and Recreation: New gates with automatic openers at the park, new trash cans, trail fencing, rocking chairs, and landscaping were noted as accomplishments. Requests include a dog park at Lake Wilderness (\$25,000), Linn Field concession stand upgrades (\$35,000), and a Beaver Street Park remodel (\$30,000).

Debt Service: Total remaining debt on Town Hall and fire department USDA loans is \$737,299, on loans originated in 2007.

Water Resources: The sewer improvement loan was paid off in FY25. Rates for residents outside Town limits will increase by 3.5 percent per the rate schedule. Salisbury-Rowan Utilities (SRU), the Town's wastewater treatment provider, agreed to reduce the Town's cost by 10 percent, offsetting SRU's own 4 percent rate increase and resulting in a net 6 percent reduction, saving approximately \$120,000. Two additional water/sewer personnel are requested, along with an F-250 service truck, an F-150 truck, and a waterline camera for internal inspection.

Stormwater: Town Manager Ambrose reported that stormwater fees, unchanged for over 20 years, have historically funded only a fraction of the system's actual costs. Effective July 1, 2026, commercial stormwater fees will be cut in half, recalculated at \$5.00 per ERU (equivalent residential unit, defined as 2,045 square feet of impervious surface), and residential fees will be set at \$5.00 per parcel. This reform will reduce the burden on commercial customers while still enabling meaningful maintenance activity, particularly for the 22 active sinkhole repair projects. Town Manager Ambrose noted that he and Mayor Smith had met with State Senator Ford and Representative Campbell to request approximately \$1.7 million in state funding for deferred stormwater maintenance.

Electric: Rates will not change for FY27, consistent with the most recent cost-of-service study. The 12 KV conversion project will continue in-house rather than by contract, saving approximately \$400,000 in contractor costs. The project is anticipated to be complete by 2028. A new F-150 service truck is requested.

Capital Projects: Several active capital project funds (71–75) were reviewed, covering the South Main Street sewer line, the elevated water tank at Public Works, the Mount Moriah/West Rider/North Main

Street waterline project, the electric substation, and the Flat Rock Road waterline connecting Landis Elementary School to South Rowan High School.

Aldermen Corriher commended Town Manager Ambrose, highlighting that the Town's fund balance had grown from approximately 6 percent in 2019 to 33 percent when the Town Manager joined in 2023, and to 114 percent prior to this budget cycle—all while taxes and fees were held flat and services expanded. Town Manager Ambrose credited the collective effort of department heads and staff.

**ACTION: A MOTION WAS MADE TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE FISCAL YEAR 2027 BUDGET ON JUNE 8, 2026.**

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

**4. PUBLIC HEARINGS:**

**4.1 Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) and Corresponding Ordinances #ANNEX-2026-05-11-01 and #ZMA-2026-05-11-01**

Planning Director Phil Collins presented the annexation request for a 0.72-acre parcel located at 715 S. Chapel Street. The applicant sought annexation in order to connect to Town utilities. The request was found to meet the statutory requirements of G.S. 160A-31 for voluntary contiguous annexations. The property was proposed to be rezoned from Rowan County Commercial Business Industrial to RMST, consistent with adjacent RMST zoning to the northwest.

**ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 715 S. CHAPEL STREET LANDIS NC, 28088**

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

**ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 715 S. CHAPEL STREET LANDIS NC, 28088**

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX-2026-05-11-01 FOR THE ANNEXATION OF THE PROPERTY AT 715 S. CHAPEL STREET.**

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA-2026-05-11-01 AMENDING THE OFFICIAL ZONING MAP OF THE LANDIS DEVELOPMENT ORDINANCE CHAPEL STREET LANDIS NC, 28088**

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

**4.2 Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID: 133A102) and Corresponding Ordinances #ANNEX-2026-05-11-02 and #ZMA-2026-05-11-02**

Planning Director Collins presented the annexation request for a 0.54-acre parcel at 1139 Dial Street. As with the prior item, the applicant sought annexation to connect to Landis utilities. The request met the statutory requirements of G.S. 160A-58.1 for voluntary satellite annexations. The property was proposed to be rezoned from Rowan County Rural Agricultural to SFR-2, which was found to be compatible with surrounding development patterns.

**ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 1139 DIAL STREET, KANNAPOLIS, NC 28083**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 1139 DIAL STREET, KANNAPOLIS, NC 28083**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX-2026-05-11-01 FOR THE ANNEXATION OF THE PROPERTY AT 1139 DIAL STREET, KANNAPOLIS, NC 28083.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA-2026-05-11-01 AMENDING THE OFFICIAL ZONING MAP OF THE LANDIS DEVELOPMENT ORDINANCE 1139 DIAL STREET, KANNAPOLIS, NC 28083**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**5. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

5.1 **Citizens' Comments**

One citizen, Brian Corriher of 215 Zana lane, addressed the Board regarding the stormwater fee reduction. Mr. Corriher indicated that the reduction from 10 to 5 ERUs for commercial properties addressed his primary concern. He asked which staff member he should contact to discuss his specific ERU calculation. Town Manager Ambrose directed him to Planning staff member Angie Sands, available at Town Hall between 8:00 AM and 5:00 PM.

6. **ORDINANCES/RESOLUTIONS:**

6.1 **Consider Approval of Setting a Public Hearing for June 8, 2026, for Zoning Map Amendment - ZMA-2026-06-08 - Parcel ID: 133A4703 - 2879 N. Cannon Blvd. - VSR - C-29**

Planning Director Collins presented the request for a zoning map amendment for a 1.44-acre parcel at 2879 N. Cannon Boulevard. The request was described as corrective in nature: the property had previously been zoned C-29 but was rezoned to VSR in approximately 2021–2022 to accommodate a specific tenant. That tenant has since vacated, and the current and prospective tenants are permitted under C-29 but not under the VSR district. Rezoning back to C-29 would bring the property into conformance and align with the future land use plan.

**ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR JUNE 8, 2026, FOR ZONING MAP AMENDMENT ZMA-2026-06-08**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.2 **Consider Approval of Resolution #2026-05-11-2 Setting a Public Hearing for Voluntary Annexation Petition for Contiguous Property - 220 Church Street, Landis, NC 28088 (Rowan County Parcel ID: 130B12201) and Corresponding Resolution #2026-05-11-1 Directing the Town Clerk to Investigate the Petition**

Planning Director Collins presented the annexation petition for a 1.53-acre parcel at 220 Church Street. The property, located at the end of a dirt road off Ridge Avenue, currently contains a single-family residence in the county. The owner sought annexation in order to connect to municipal water and sewer services, as the property was unable to sustain a well under county conditions. The request meets the statutory requirements of G.S. 160A-31 for contiguous annexations. The property was proposed to be rezoned from Rowan County Rural Agricultural to SFRC

**ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-11-2 SETTING A PUBLIC HEARING FOR THE VOLUNTARY ANNEXATION PETITION, AND CORRESPONDING RESOLUTION #2026-05-11-1 DIRECTING THE TOWN CLERK TO INVESTIGATE THE PETITION**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**6.3 Consider Approval of Allowing the DCFL Foundation 501(c)(3) to Purchase All Old Stop Signs, in Town, in the Amount of \$1.00 and Corresponding Resolution #2026-05-11-03**

Town Manager Ambrose presented a request from the D.C. and Frances Linn Foundation 501(c)(3) to purchase all old stop signs being replaced throughout Town, as a fundraising opportunity for the Foundation. Approximately 40 signs are currently available, with the possibility of up to 100 total, for a purchase price of \$1.00. Ryan Nelms requested to recuse himself from the vote due to a conflict of interest.

**ACTION: A MOTION WAS MADE TO ALLOW RYAN NELMS TO RECUSE HIMSELF**

Moved By: Ashley Stewart, seconded by Darrell Overcash  
Motion Passed: (3-0)  
Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

**ACTION: A MOTION WAS MADE TO APPROVE ALLOWING THE DCFL FOUNDATION 501(C)(3) TO PURCHASE ALL OLD STOP SIGNS IN TOWN IN THE AMOUNT OF \$1.00, AND APPROVING CORRESPONDING RESOLUTION #2026-05-11-03**

Moved By: Darrell Overcash, seconded by Ashley Stewart  
Motion Passed: (3-0)  
Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

**ACTION: A MOTION WAS MADE TO ALLOW RYAN NELMS TO RESUME NORMAL DUTIES.**

Moved By: Ashley Stewart, seconded by Darrell Overcash  
Motion Passed: (3-0)  
Voting For: Ashley Stewart, Darrell Overcash, Tony Corriher

**6.4 Consider Approval of Resolution #2026-05-11-04 for the Temporary Closure of Areas on North Kimmons Street Directly in Front of Landis Baptist Church During the Week of May 27–29, 2026, from 5:30 p.m. to 9:00 p.m. for the Church’s Annual Vacation Bible School, Including Authorization for the Use of the Town’s Road Closure Equipment**

Town Manager Ambrose presented the annual request from Landis Baptist Church for temporary closure of North Kimmons Street in front of the church for its Vacation Bible School program, May 27–29, 2026, from 5:30 PM to 9:00 PM, including use of Town road closure equipment.

**ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-11-04 FOR THE TEMPORARY STREET CLOSURE**

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

## 7. CONSIDERATIONS:

### 7.1 Consider Approval of a Service Contract Between the Town of Landis and Alliance Code Enforcement LLC for Code Enforcement Services

Chief of Police Matthew Geelen presented the request to renew the service contract with Alliance Code Enforcement LLC for code enforcement services through June 30, 2027, at a rate of \$52.50 per hour for up to 10 hours per week. Chief Geelen noted the contractor has performed exceptionally well since coming on board. Discussion was briefly raised regarding a resident who had received a notice with a 7-day turnaround and was concerned about the sender's identity, believing it may have originated out of state. Chief Geelen clarified that all correspondence is on Town letterhead, and the contractor's name and contact information appear at the bottom of all notices. He agreed to follow up with the resident and review the applicable ordinance regarding notice periods.

**ACTION: A MOTION WAS MADE TO APPROVE THE SERVICE CONTRACT WITH ALLIANCE CODE ENFORCEMENT LLC AT \$52.50 PER HOUR FOR UP TO 10 HOURS PER WEEK.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

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

### 7.2 Consider the Approval of Change Order No. 25-04-02 for the Mount Moriah Church Road – North Main Street Waterline Replacements Project (Project # 25-04)

Town Manager Ambrose presented a request for Change Order No. 25-04-02, providing a 14-calendar-day extension to the contract time for the Mount Moriah Church Road – North Main Street Waterline Replacements Project. The extension was requested by contractor BRS, Inc. due to severe weather conditions experienced in late January and early February 2026. There is no change to the contract price, which remains at \$1,826,787.90.

**ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER NO. 25-04-EXTENDING THE CONTRACT BY 14 DAYS WITH NO CHANGE IN CONTRACT COST.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

### 7.3 Consider Approval of Purchasing 7 Sets of Firefighter Turnout Gear from C.W. Williams \$26,880

Fire Chief Jason Smith presented the request to purchase seven sets of Fire-Dex AeroFlex firefighter turnout gear from C.W. Williams at a cost of \$26,880. Combined with two sets previously purchased, this would outfit all nine full-time firefighters with a new set of personal protective equipment. A competing quote from Newton's Fire and Safety Equipment was \$38,759. Chief Smith recommended C.W. Williams based on price and experience with the vendor.

**ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF SEVEN SETS OF FIREFIGHTER TURNOUT GEAR FROM C.W. WILLIAMS IN THE AMOUNT OF \$26,880**

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

**7.4 Consider Approval of Change Order No. CO-25-62-01 for the Public Works Substation Project (Project #25-62)**

Town Manager Ambrose presented Change Order No. CO-25-62-01, submitted by Draw Enterprises, LLC, in the amount of \$63,400. The change order covers crane and rigging services for offloading the equipment building to its foundation, and installation of gravel at the substation site for stabilization and project closeout. The project included a \$50,000 contingency, resulting in a net increase to the Town of \$13,400. The change order does not affect the project timeline, with substantial completion remaining June 4, 2026

**ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER NO. CO-25-62-01 IN THE AMOUNT OF \$63,400.**

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

**7.5 Consider an Update and Approval of the Rescheduled Date for the 125 Event**

Parks and Recreation Director Jessica St. Martin presented an update on the Town's 125th Anniversary Celebration, which was rescheduled from its original date of May 2, 2026, due to forecasted rain and cold temperatures. After consultation with vendors, ride operators, the stage and sound production company, and the trolley provider, a new date of Saturday, August 29, 2026, from 4:00 PM to 10:00 PM was tentatively secured. Most fees paid and vendor registrations were transferable. The primary outstanding item is entertainment: the Band of Oz is no longer available, and the booking agency suggested Gary Lowder & the Smoking Hot Band or the North Tower Band as alternatives. Director St. Martin invited additional suggestions from the Board, noting the matter was time-sensitive. She also provided an update on the Landis Hall of Fame initiative, in which nominations are being collected through the end of the year to recognize individuals who made a lasting impact on the community. Categories under consideration include Local Legends, Founders and Forefathers, Mentors That Matter, Hometown Heroes, and Heart of Landis. A final list will be presented to the Board, potentially with citizen input, and inductees may be displayed at a local museum or Town Hall. A partnership with a local historian for a publication on the history of Landis was also noted.

**ACTION: A MOTION WAS MADE TO APPROVE AUGUST 29, 2026 AS THE NEW EVENT DATE FOR THE 125TH CELEBRATION.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

**7.6 Consider Approval of Budget Amendment #26 To Allow the Fire Department to Purchase 7 Sets of Turn-Out Gear, To Account for the Draw Enterprise Change Order 26-62-01, and to Allow Passive Park to Spend up to \$2,500 for Merchandise to Resale**

Town Manager Ambrose presented Budget Amendment #26 to allocate funds covering the seven sets of firefighter turnout gear approved under Item 7.3, the Draw Enterprises change order approved under Item 7.4, and up to \$2,500 for the Passive Park Fund to purchase merchandise for resale.

**ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #2.**

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

**7.7 CONSIDER APPROVAL OF RESOLUTION #2026-05-11-03  
OPPOSING HOUSE BILL 1089.**

Mayor Smith presented a resolution opposing House Bill 1089, state legislation that would limit local property tax authority. Mayor Smith explained the bill was scheduled for a Finance Committee vote the following morning and, if advanced, could proceed to the full House and Senate. Mayor Smith noted that she and Town Manager Ambrose had reviewed the bill and concluded it would significantly restrict the Town's ability to fund essential services, particularly public safety. Town Manager Ambrose noted that a \$1.50 per \$100 valuation cap on property taxes already exists in state law, and expressed uncertainty about the practical intent of the legislation as drafted. The Board discussed concerns about the bill's potential impact on small municipalities and their operational budgets. Mayor Smith indicated she had spoken with two House members who expressed support for the bill, and noted that Centralina's Geraldine Gardner had suggested it would likely fail in the Senate.

**ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-05-011-03**

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

**7.8 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(4) to Consult with Town Attorney and to Discuss Economic Development**

**ACTION: A MOTION WAS MADE TO ENTER A CLOSED SESSION**

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

**ACTION: A MOTION WAS MADE TO CONVENE THE CLOSED SESSION**

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

**8. DEPARTMENT REPORTS:**

- 8.1 **Code Enforcement Report** (Included in The Board Packet)
- 8.2 **Fire Report** (Included in The Board Packet)
- 8.3 **Fleet Report** (Included in The Board Packet)
- 8.4 **Parks & Recreation Report** (Included in The Board Packet)
- 8.5 **Planning Department Report** (Included in The Board Packet)

8.6 **Police Report** (Included in The Board Packet)

8.7 **Public Works Report** (Included in The Board Packet)

**9. REPORTS:**

9.1 Finance Report

9.2 Town Manager Report

**10. UPCOMING EVENTS:**

**10.1 Upcoming Events (Included in the Board packet)**

Upcoming events were included in the Board packet for reference. Following the return from Closed Session, an extended informal discussion was held regarding the proposed School Resource Officer (SRO) position at Landis Elementary School, as presented in the FY27 budget. Mayor Smith provided background, noting that a 2025 study on school safety led Rowan County to determine that SROs should be placed in every elementary school beginning in school year 2026–2027. Following a meeting of Rowan County mayors with the County Manager, the superintendent of Rowan-Salisbury Schools, and Sheriff-elect Jody Burleson, County Manager Aaron Church committed that salary and fringe benefits for the new SRO positions would be fully reimbursed through a state grant, similar to the existing grant structure covering the Town's SROs at the middle school and South Rowan High School. Town Manager Ambrose clarified that "fully funded" as stated by the County Manager referred to salary and fringe benefits only, and that the Town would still be responsible for providing a vehicle and equipment. Board members raised questions about the staffing model, whether the SRO would supplement road patrol coverage outside of school hours, and whether a Rowan County Sheriff's deputy could fill the role instead. The discussion remained inconclusive and no formal action was taken under this agenda item.

**11. CLOSING:**

**11.1 Board Comments**

No formal board comments were recorded.

**11.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING.**

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

Respectfully Submitted,

---

Tori Martin, Town Clerk



SKU: CUSTOM-TG238-NATURAL/GREEN-1-FRONT  
100 Pieces  
One Side Printed Only  
Centered Print

Suggested Price: \$20.00 Our cost: \$6.75

### DCFL LEFT CHEST



HEATHERED DUSTY SAGE



EUCALYPTUS BLUE



DESERT TAN HEATHER



HEATHER PRISM NATURAL



Suggested Price: 25.00 Our cost \$10.00 \$12.00 1X-and up



2” Circle Matte Vinyl Logo Sticker-

Suggested Price: \$2.00 Our cost .46

17 oz Clear plastic water bottle w green logo.



Suggested Price: 15.00 Our cost: 4.56



Suggested Price: 10.00 Our cost: 1.47



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

SALARY GRADE	CLASSIFICATION	FLSA	Hourly Wage		
			MINIMUM	MID-POINT	MAXIMUM
1	Part-Time Perm/Seasonal Parks and Recreation Attendant	N	13.50	14.85	16.34
2	Part Time Seasonal Lifeguard (New, Returning, Head, Manager)	N	16.96	18.66	20.52
3	Part-Time Deputy Town Clerk	N	18.01	19.81	21.79
4	Part-Time Firefighter	N	18.73	20.60	22.66
5	Part-Time Police Officer	N	19.01	20.91	23.00
6	Part-Time Planning Director	N	50.89	55.98	61.58



**Town of Landis**  
**List of Classifications Arranged by Grade Order**  
**FY27**

SALARY GRADE	CLASSIFICATION	FLSA	<i>Annual Wage</i>			
			NEW HIRE	MINIMUM	MID-POINT	MAXIMUM
10			\$ 38,038.25	\$ 39,940.16	\$ 49,925.20	\$ 59,910.24
11			\$ 39,940.16	\$ 41,937.17	\$ 52,421.46	\$ 62,905.76
12			\$ 41,937.17	\$ 44,034.03	\$ 55,042.54	\$ 66,051.04
13	Street Services Technician	N	\$ 44,034.03	\$ 46,235.73	\$ 57,794.66	\$ 69,353.60
14	Customer Service Specialist	N	\$ 46,235.73	\$ 48,547.52	\$ 60,684.40	\$ 72,821.28
15	Meter Technician Tree Trimmer	N N	\$ 48,547.52	\$ 50,974.89	\$ 63,718.62	\$ 76,462.34
16	Firefighter Street Services Stormwater Technician Electric Groundsman	N N N	\$ 50,974.89	\$ 53,523.64	\$ 66,904.55	\$ 80,285.46
17	Staff Accountant Police Officer Parks & Recreation Coordinator/Facilities Coordinator	N N N	\$ 53,523.64	\$ 56,199.82	\$ 70,249.77	\$ 84,299.73
18	Water Resources Technician Class C Lineman	N N	\$ 56,199.82	\$ 59,009.81	\$ 73,762.26	\$ 88,514.72
19	Fire Engineer Street Services Crew Chief Equipment Services Mechanic	N N N	\$ 59,009.81	\$ 61,960.30	\$ 75,901.37	\$ 89,842.44
20	Staff Planner Human Resources Generalist	E E	\$ 61,960.30	\$ 65,058.32	\$ 78,069.98	\$ 91,081.64
21	Police Corporal Street Services Superintendent Class B Lineman	N N N	\$ 65,058.32	\$ 68,311.23	\$ 81,973.48	\$ 95,635.72
22	Water Resources Crew Chief	N	\$ 68,311.23	\$ 71,726.79	\$ 86,072.15	\$ 100,417.51
23	Fire Captain Deputy Finance Officer Town Clerk/Assistant to the Town Manager	N E E	\$ 71,726.79	\$ 75,313.13	\$ 90,375.76	\$ 105,438.39
24	Police Sergeant Class A Lineman	N N	\$ 75,313.13	\$ 79,078.79	\$ 94,894.55	\$ 110,710.31
25	Water Resources Superintendent Electric Systems Crew Chief	N N	\$ 79,078.79	\$ 83,032.73	\$ 99,639.28	\$ 116,245.82
26	Parks & Rec Director Assistant Police Chief	E E	\$ 83,032.73	\$ 87,184.37	\$ 104,621.24	\$ 122,058.11
27	Electric Systems Superintendent/Safety Officer Planning Director	N E	\$ 87,184.37	\$ 91,543.58	\$ 109,852.30	\$ 128,161.02
28	Human Resources Director Police Chief Fire Chief	E E E	\$ 89,799.90	\$ 94,289.89	\$ 113,147.87	\$ 132,005.85
29	Finance Director Public Works Director	E E	\$ 92,493.89	\$ 97,118.59	\$ 116,542.31	\$ 135,966.02
30	Assistant Town Manager	E	\$ 97,118.59	\$ 101,974.52	\$ 122,369.42	\$ 142,764.32



### LOCATION

265 Tranquil Lake Dr.  
Landis, NC



### HOURS

April – September  
8:00AM – 8:00PM

October – March  
8:00AM – 5:00PM



### OPEN DAILY

7 Days  
a Week

### EXPLORE THE PARK



FISHING



CAMPING



HIKING TRAILS



DISC GOLF



KAYAKING &  
PADDLE BOATS



PICNIC AREAS  
& SHELTERS

Featuring Lake Corriher and Landis Lake, this scenic wilderness area offers space to relax, explore, and enjoy the outdoors.



Official NC Wildlife Agent  
for NC State Hunting and  
Fishing License and  
Boat Titling and  
Registrations



LANDIS PARKS & RECREATION



[www.townoflandisnc.gov](http://www.townoflandisnc.gov)



# LAKE CORRIHER

## Wilderness Park



**UNWIND. EXPLORE. CONNECT WITH NATURE.**  
A peaceful escape in the heart of Landis.

Featuring Lake Corriher and Landis Lake, this scenic wilderness area offers space to relax, explore, and enjoy the outdoors.

*Room to roam.*  
**MEMORIES TO LAST.**



Official NC Wildlife Agent for NC State Hunting and Fishing License and Boat Titling and Registrations



### LOCATION

265 Tranquil Lake Dr.  
Landis, NC



### HOURS

April – September  
8:00AM – 8:00PM  
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a Week

### EXPLORE THE PARK



FISHING



CAMPING



HIKING TRAILS



DISC GOLF



KAYAKING & PADDLE BOATS



PICNIC AREAS & SHELTERS



LANDIS PARKS & RECREATION



[www.townoflandisnc.gov](http://www.townoflandisnc.gov)

# Coming Soon!



This park was made possible by the Linn family's generous donation of land to the Town of Landis, ensuring a beautiful gathering space for generations to come.

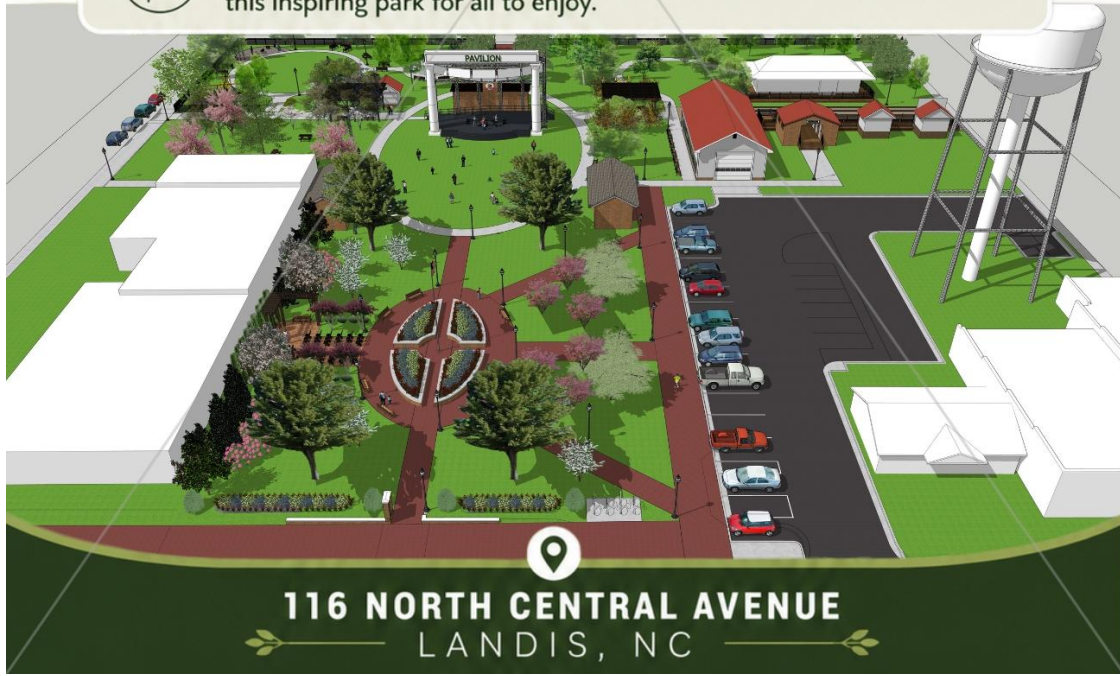
**LEARN MORE**

[www.townoflandisnc.gov](http://www.townoflandisnc.gov)

## PARK FEATURES

- The original Landis Depot
- The town's first jail
- Historic Doctor's/Post Office and Fire Truck displays
- Walking paths and peaceful sitting areas
- Children's play and learning spaces
- Veterans Memorial honoring those who served
- Amphitheater for family and community events

Fundraising is underway, with opportunities for community members, local businesses, and charitable foundations to participate in creating this inspiring park for all to enjoy.



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LEARN MORE

[www.townoflandisnc.gov](http://www.townoflandisnc.gov)

Fundraising is underway, with opportunities for community members, local businesses, & charitable foundations to participate in creating this inspiring park for all to enjoy.



116 NORTH CENTRAL AVE | LANDIS, NC

**From:** William Oldham <tjmj.oldham@gmail.com>

**Sent:** Monday, May 11, 2026 7:52 PM

**To:** Jessica St.Martin <jstmartin@townoflandisnc.gov>

**Subject:** Re: Structure Moving Inquiry - Landis, NC

Good evening Jessica. Good to hear from you! Add \$1,500 to my price. So that would make it \$16,500. Let me know if you have any questions. Thanks, Tim with Oldham house moving and lifting 336-963-1150



Town of Landis  
312 South Main Street  
Landis, NC 28088

Revised: May 18, 2026

Estimate #2856

Porter & Cress Builders is pleased to provide you with this estimate. Our team is dedicated to delivering exceptional quality and craftsmanship to ensure your project meets the highest standards. We pride ourselves on clear communication and personalized service throughout every phase of construction. Please don't hesitate to reach out if you have any questions or would like to discuss the estimate further. We look forward to the opportunity to work with you on this project and to help bring your vision to life. Thank you for considering Porter & Cress Builders—we value your trust and partnership.

Historic Post Office/Jail Project

Scope of Work - Description of all work to be performed, broken out by job phase

Pricing Summary - Provides a cost breakdown for the project by category.

Estimated Amount - \$24,010.00

Submitted By:

Lori Burke  
Managing Director, Porter & Cress Builders



Phase/Description Scope of Work

Phase/Description

Estimate for Foundations - Historic Post Office and Jail - Per 3-10-2025 Landis Review RBSA Document

- o Footings - 3 yards for the jailhouse - Concrete footings to provide structural support for the relocated jailhouse.
- o Block - 150 units - Concrete masonry blocks required for foundational and structural wall construction.
- o Brick - 850 units - Brick masonry for exterior and finishing work on the jailhouse foundation.
- o Concrete Slab - 3 yards - Poured concrete slab to establish a stable base for the jailhouse.
- o Footings - 5 yards for the doctor's office - Concrete footings to support the foundation of the doctor's office.
- o Block - 210 units - Concrete blocks needed for foundational and structural wall installation.
- o Brick - Brickwork for exterior or veneer applications on the doctor's office foundation.
- o One sill plate - A treated wood sill plate installed to meet building code requirements for foundation inspection.
- o Rowan County inspections for footings and foundation.

Exclusions

- o Building relocation is not included.
- o Grading is likely not required for this project and has therefore not been included in the pricing.
- o We would **not** be required to obtain a **Certificate of Occupancy (CO) for the entire project.**

**Piedmont Footings**  
 740 Choate Rd  
 Salisbury, NC 28146-3211 USA  
 walker.shellhorn1@gmail.com

**Estimate**

ADDRESS
Jessica St.Martin Town of Landis

SHIP TO
Jessica St.Martin Town of Landis

ESTIMATE #	DATE	EXPIRATION DATE
1028	03/31/2025	06/30/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Supply concrete</b> Concrete for footing on Jail and Doctors office footing in yards	10	250.00	2,500.00
	<b>Rebar #4 material</b> All rebar for the footing wall and slab on the jail and doctors office.	1	1,500.00	1,500.00
	<b>Labor</b> Labor for 108 linear feet of footings for the jailhouse and doctors office. Includes layout, dig, rebar placement, inspection, and pouring of footings.	1	4,000.00	4,000.00
	<b>Block</b> Labor and material to lay 108 linear feet of masonry wall 3' tall for the jail and doctors office in compliance with provided plans.	1	8,000.00	8,000.00
	<b>Flat Work</b> Prep, Pour, and finish the concrete slab for the jail house to specks on the plan.	1	1,800.00	1,800.00
	<b>Supply concrete</b> Concrete for slab In Jail house	3	350.00	1,050.00
	<b>57 Stone</b> 18 tons 57 stone to backfill the jailhouse.	1	1,500.00	1,500.00

Excluded

We do not locate the building on the lot

We are not responsible for setbacks on property lines

We did not include a pump for the concrete because based on the drawings it is not apparent that one will be needed.

**TOTAL**

**\$20,350.00**

What we need to start :

Building permit

4 stakes marling the corners of both buildings

This estimate is based off of good ground and access to three sides of the foundation with a concrete truck

Accepted By

Accepted Date



**Estimate #** 17614-E

**Client Information**

Client: Town of Landis  
 Client Address: 115 North Central Avenue, Landis, NC 28088  
 Client Phone: (704) 793-3566  
 Client Email: tdrye@townoflandisnc.gov

**Proposed Work**

DESCRIPTION	PRICE
<p><b>Stump Removal</b></p> <p>Stump will be removed with excavator.</p> <p>Stumps vary from 3'-22"</p> <p>Stumps will be removed with excavator <b>***GRASSWARE WILL OCCUR DUE TO THE MOVING OF THE EXCAVATOR***</b></p> <p>Clean fill may be needed to fill in holes, that price will be additional \$250 if needed</p>	\$ 1,500.00
<p><b>Mobilize Equipment</b></p> <p>MOBILIZATION FOR E85</p>	\$ 1,000.00
<p><b>Log Removal Fee</b></p> <p>Grapple driver will need to come to haul away the tree stumps</p> <p>Haul off and Recycle Cost for wood that are over 18" in diameter, if the logs can not be removed the day of the tree service, then they will be picked up in the days following tree work and will be staged where the Grapple Truck or Log Trailer can access them.</p>	\$ 500.00
<p><b>Concealed Contingencies</b></p> <p>Any additional work or equipment required to complete the project, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the authorizing party on a time and material basis. Axtraction is not responsible for damages to lawns, driveways, underground sprinklers, drain lines, invisible fences, fences, underground cables, or any other hidden/unknown system(s) unless the system(s) are adequately and accurately mapped by the authorizing party and a copy is presented before the work is performed.</p>	\$ 0.00
<p><b>Payment</b></p> <p>PAYMENT IS DUE UPON COMPLETION OF EACH STAGE OF WORK. Payments should be given to the crew leader on the day of the work. We accept Check, Visa, MasterCard <b>***there is a 3% processing</b></p>	\$ 0.00

**fee for debit or credit card payments.**

\*WISSETACK financing is available for a 3.9% one time fee

Section 2, Item 2.7

**Subtotal:** \$ 3,000.00  
**Tax 0%:** \$ 0.00  
**Total:** \$ 3,000.00

We thank you for the opportunity to submit the prices and specifications noted above.  
Please contact us at (704) 774-2182 if you would like to proceed with the quotation.

**Acceptance of proposal.**

The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Atraction is authorized to do the work as specified.

**Estimator:** Nicole Citino

**17614-E, Rev 1**

**Date:** 04/22/2026

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## TERMS AND CONDITIONS

The following terms and conditions, together with the proposal on the front (if printed) or attached by email, agreement between you (the "customer") and Atraction Tree Service, LLC ("Atraction"). This agreement may not be waived except in writing.

Section 2, Item 2.7

## ACCEPTANCE

This agreement is valid and binding when the customer returns (via email or written document) a sign copy of our proposal, pays any applicable deposit to us, and/or agrees (verbally or in writing) to our proposal. Unless otherwise specified in this agreement, the customer is the owner or authorized agent to whom this agreement is addressed, and the customer warrants his/her authority to contract with Atraction for these services. Scheduling all or any portion of the work is deemed acceptance of the proposal and these terms and conditions.

## INHERENT HAZARDS AND RISKS

Our recommendations are intended to minimize or reduce hazardous conditions that may be associate with trees. However, we do not (and cannot) guarantee that our recommendations or efforts to correct unsafe conditions will prevent breakage or failure of a tree nor can we guarantee the future health or safety of a tree. Atraction is not responsible for detecting or anticipating every condition or event that may lead to the illness, structural failure, or other defect of a tree. Atraction shall not have, and customer releases Atraction from, any liability for any accident, damage, or injury that may occur prior to our work beginning or after our work concludes. The customer shall remove all personal property from the work area prior to our work beginning. The customer and any pets shall not enter the work area while we are working unless authorized by the crew leader.

## PERFORMANCE BY AXTRACTION

Work crews may arrive at the job site unannounced. Atraction shall attempt to meet all performance dates, but shall not be liable for damages due to delays for inclement weather, causes beyond its control, or for any other reason. The customer shall not be relieved of their responsibility because of delays.

### WORKMANSHIP

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment. Atraction will use reasonable efforts to remove all wood, brush, and other debris incidental to the work. Atraction will not remove excess woodchips, sawdust and other material that cannot be easily raked up. Unless otherwise indicated herein, lawn or landscape repairs are not included in the contract price but Atraction will attempt to minimize all disturbances to existing lawn or landscape.

## OWNERSHIP

The customer warrants that all trees, plants and property upon which work is to be performed are either owned by the customer or that permission for the work has been obtained from the owner. The customer shall indemnify and hold harmless Atraction from all claims for damages due to the customer failing to own such property or to obtain such permission.

## TERMS OF PAYMENT

All accounts are net payable upon receipt of invoice at the completion of work. Payment is the responsibility of the person who approved the work. It is not Atraction's responsibility to wait for or seek payment from a third party. Failure to remit full payment within 30 days of work completion will result in a finance charge of 1.5% per month from the date of completion of our work. If a collection agency or attorney is used to collect the account, the customer is responsible for all costs associated with the collection including, but not limited to, reasonable attorney fees and court costs. There will be a \$25.00 fee charged for all returned checks.

## PERMITS AND INSURANCE

Atraction may obtain required permits upon request for a \$25 service charge plus any cost for the permit. Atraction has general liability insurance for injury to persons or property, and Workers' Compensation Insurance as required by law.

## PROPERTY LINES-RESTRICTIONS

The customer shall indicate to Atraction the corners of the property and all property lines (including easements). The customer shall assume all responsibility for accuracy of such information. The customer shall notify Atraction of any applicable restrictions, easements, or rights of way prior to commencement.

### ACCESS TO WORK/DRIVEWAYS/SIDEWALKS

The customer shall provide Atraction with free access to work areas and agrees to keep driveways clear and available for movement and parking of vehicles during the work. Atraction shall not be liable for damages or repairs due to our personnel, equipment, or vehicles causing settling, cracking, or other damage to the customer's property, lawn, driveways, and/or sidewalks and the customer accepts such risks.

## CONCEALED CONTINGENCIES

Atraction is not responsible for damage to any underground property. The customer has no knowledge of any concealed utility lines other than those, if any, set forth on the face page of this agreement. The customer agrees to pay Atraction on a time and materials basis for any additional work required to complete the work due to the presence of concrete, stinging insect nests, rocks, pipes, electrical lines, or other foreign matters encountered that are not made known to Atraction or otherwise described on the face of this agreement.

## STUMPS

Stump removal is not included in this agreement unless specifically provided for on the face page hereof. When stump removal is quoted for, stumps will be cut as close to ground level as possible (normally within a few inches) unless specified to the contrary. Unless specified to the contrary, grindings from stump removal are left on site and surface and subsurface roots are not removed. Atraction will call uLocate (811) to mark power, gas, and water lines, but Atraction is not responsible for, and customer releases Atraction from, any liability for damage to any other underground utilities that are not marked by uLocate (811), including telephone, data, low voltage, irrigation and drain pipes, pool or water feature pipes and wiring, etc.

## VALID PERIOD

Unless otherwise agreed in writing, any quote provided by Atraction is valid for 30 days unless otherwise stated in the proposal. Atraction reserves the right to withdraw a proposal for any reason. In cases where Atraction withdraws its proposal before work begins, all deposits and payments will be refunded in full to the customer. If the work has already begun, then Atraction, in its sole discretion, will determine if there will be a partial charge.

## CANCELLATION FEE

Atraction requests that the customer provides at least 24 hours advance notice of any full or partial work cancellation for jobs that have been scheduled in advance. If a crew has been dispatched to the job site, the customer will be assessed a mobilization fee of \$100 for incurred expenses.

### COMPLAINTS

Any complaint that may arise from the work performed by Atraction must be made in writing within seven (7) days from the date of invoice.

## MISCELLANEOUS

REMIT TO BUSINESS: P.O. BOX 2114, INDIAN TRAIL, NC, 28079.

This agreement shall be governed and construed in accordance with the laws of the State of North Carolina without regard for the conflict of law's provisions thereof. The customer and Axtraction agree that a state or federal court in Union County, North Carolina shall have sole and exclusive jurisdiction and venue over any disputes arising out of or relating to this agreement, and the customer expressly waives any right to jurisdiction or venue of any court or tribunal not located in Union County, North Carolina. In the event this agreement is held to be null or invalid, the remaining provisions shall not be affected.

Section 2, Item 2.7

# Stump Removal

2026-04-22 14:01:04 PM



2026-04-22 11:01:05 PM

Section 2, Item 2.7





**Estimate #** 17613-E

### Client Information

Client: Town of Landis  
Client Address: 115 North Central Avenue, Landis, NC 28088  
Client Phone: (704) 793-3566  
Client Email: tdrye@townoflandisnc.gov

### Proposed Work

<b>DESCRIPTION</b>	<b>PRICE</b>
<b>Stump Grinding</b>	<b>\$ 1,500.00</b>

6 stumps diameters ranging roughly 3'-22" to be grinded, a chainsaw will be needed to complete this project to cut the stumps more flush before grinding can occur.

**\*\*\*MULCH IS LEFT ON SITE BUT WILL BE RAKED INTO A NICE PILE\*\*\***

IF CUSTOMER WOULD LIKE MULCH REMOVED ADDITIONAL COST WILL BE ADDED FOR TIME AND HAUL AWAY FEE \$500

WORK ALSO CAN NOT BE COMPLETED UNTIL ALL UNDERGROUND UTILITIES ARE MARKED

Stump grinding service. Grind up to 6 inches below ground. Resulting mulch will be left on the site in a neat pile.

The proximity of hardscape features, fences, buildings, and/or underground utilities to the stumps may limit our ability to remove the entire stump. In these cases, Axtraction will remove as much of the stump as possible without causing damage to permanent site features or to the machine. Stump grinding does not include surface roots. Homeowner to ensure there is 38 inches clearance for machine access.

Please note that all stump grinding services require utility locates that take a minimum of one week to obtain. Tree removal and stump grinding services will be performed by separate crews and are not performed on the same date.

<b>Concealed Contingencies</b>	<b>\$ 0.00</b>
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Any additional work or equipment required to complete the project, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the authorizing party on a time and material basis. Axtraction is not responsible for damages to lawns, driveways, underground sprinklers, drain lines, invisible fences, fences, underground cables, or any other hidden/unknown system(s) unless the system(s) are adequately and accurately mapped by the authorizing party and a copy is presented before the work is performed.

<b>Payment</b>	<b>\$ 0.00</b>
----------------	----------------

PAYMENT IS DUE UPON COMPLETION OF EACH STAGE OF WORK. Payments should be given to the crew leader on the day of the work. We accept Check, Visa, MasterCard **\*\*there is a 3% processing**

**fee for debit or credit card payments.**

\*WISSETACK financing is available for a 3.9% one time fee

Section 2, Item 2.7

**Subtotal:** \$ 1,500.00  
**Tax 0%:** \$ 0.00  
**Total:** \$ 1,500.00

We thank you for the opportunity to submit the prices and specifications noted above.  
Please contact us at (704) 774-2182 if you would like to proceed with the quotation.

**Acceptance of proposal.**

The prices, specifications, and terms and conditions are satisfactory and hereby accepted. Atraction is authorized to do the work as specified.

**Estimator:** Nicole Citino

**17613-E, Rev 1**

**Date:** 04/22/2026

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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### COMPLAINTS

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## MISCELLANEOUS

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This agreement shall be governed and construed in accordance with the laws of the State of North Carolina without regard for the conflict of law's provisions thereof. The customer and Axtraction agree that a state or federal court in Union County, North Carolina shall have sole and exclusive jurisdiction and venue over any disputes arising out of or relating to this agreement, and the customer expressly waives any right to jurisdiction or venue of any court or tribunal not located in Union County, North Carolina. In the event this agreement is held to be null or invalid, the remaining provisions shall not be affected.

Section 2, Item 2.7

# Stump Grinding

2026-04-22 13:47:57 PM



2026-04-22 13:47:56 PM

Section 2, Item 2.7



# Quote

Section 2, Item 2.7



**Stingers Stump Grinding & Land Management** , 186 LongView rd , Statesville NC  
28625, United States

**FOR**  
Town Of Landis

Quote No.: **682**  
Issue date: **Apr 22, 2026**  
Valid until: **May 23, 2026**

Quote No.: <b>682</b>	Issue date: <b>Apr 22, 2026</b>	Valid until: <b>May 23, 2026</b>	Total due <b>\$2,650.00</b>
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Description	Quantity	Unit price (\$)	Amount (\$)
Full grind out of 6 stumps Complete grind out of 6 stumps and roots	1	1,250.00	1,250.00
grindings removal and disposal Clean up all debris from stump grinding leaving the area clean and level	1	1,000.00	1,000.00
topsoil Topsoil to fill holes from debris removal	1	250.00	250.00
tree trunk cut down & disposal	1	150.00	150.00

**Total (USD):** **\$2,650.00**

Issued by, signature:



PC#: 0582
7205 STATESVILLE RD
CHARLOTTE, NC 28269 3701
704-598-4423

SUNBELT RENTALS, INC.

Salesman: 107201 SPENSIERI, NICK (10)
Typed By: MSPORDER

Job Site:
TOWN OF LANDIS
312 S MAIN ST
LANDIS, NC 28088-1714

C#: 704-857-2411 J#: 704-857-2411

QUOTE



Customer: 516858
TOWN OF LANDIS
P.O. BOX 8165
LANDIS, NC 28088

Contract #.. 182852966
Contract dt. 4/21/26
Date out.... 4/27/26 8:00 AM
Est return.. 5/04/26 8:00 AM
Job Loc..... 312 S MAIN ST, LANDIS
Job No..... 1 - TOWN OF LANDIS
P.O. #.....
Ordered By.. WEBSTER, DANNON
NET 30

Table with columns: QTY, EQUIPMENT #, Min, Day, Week, 4 Week, Amount. Includes items like 30-34K HYDRAULIC EXCAVATOR and 36" HYDRAULIC EXCAVATOR BUCKET. Includes a warning about overheight hazard and a SALES ITEMS section with various charges.

\*\*\*\*\*
IF THE EQUIPMENT DOES NOT WORK PROPERLY, NOTIFY THE OFFICE AT ONCE
MULTIPLE SHIFTS OR OVERTIME RATES MAY APPLY
CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES AND REPAIRS

- 1. The total charges are an estimate based on the estimated rental period and other information provided by Customer.
2. Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
3. Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
4. If the Equipment does not operate properly, is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
5. Equipment misuse or using damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated thereunder, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
6. Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 8 and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. \* Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.
7. Customer must contact Sunbelt to request pickup of Equipment, retain the Pick-Up Number given by Sunbelt and will be responsible for Equipment until actually retrieved by Sunbelt.
8. Customer waives its right to a jury trial in any dispute as set forth in Section 19.
9. At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.

Customer is declining Rental Protection Plan (see reverse side for details) \_\_\_\_\_ (Customer Initials)

Customer Signature Date Name Printed Delivered By Date 48



PC#: 0582
7205 STATESVILLE RD
CHARLOTTE, NC 28269 3701
704-598-4423

SUNBELT RENTALS, INC.

Salesman: 107201 SPENSIERI, NICK (10)
Typed By: MSPORDER

Job Site:
TOWN OF LANDIS
312 S MAIN ST
LANDIS, NC 28088-1714

C#: 704-857-2411 J#: 704-857-2411

QUOTE



Customer: 516858
TOWN OF LANDIS
P.O. BOX 8165
LANDIS, NC 28088

Contract #.. 182852966
Contract dt. 4/21/26
Date out.... 4/27/26 8:00 AM
Est return.. 5/04/26 8:00 AM
Job Loc..... 312 S MAIN ST, LANDIS
Job No..... 1 - TOWN OF LANDIS
P.O. #.....
Ordered By.. WEBSTER, DANNON
NET 30

QTY EQUIPMENT # Min Day Week 4 Week Amount

Sub-total: 3110.36
Tax: 214.76
Total: 3325.12

All amounts are in USD

\*\*\*\*\*

IF THE EQUIPMENT DOES NOT WORK PROPERLY, NOTIFY THE OFFICE AT ONCE MULTIPLE SHIFTS OR OVERTIME RATES MAY APPLY CUSTOMER IS RESPONSIBLE FOR REFUELING, DAMAGES AND REPAIRS

- 1. The total charges are an estimate based on the estimated rental period and other information provided by Customer.
2. Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
3. Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
4. If the Equipment does not operate properly, is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
5. Equipment misuse or using damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated thereunder, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
6. Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section 8 and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. \* Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.
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8. Customer waives its right to a jury trial in any dispute as set forth in Section 19.
9. At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.

Customer is declining Rental Protection Plan (see reverse side for details) \_\_\_\_\_ (Customer Initials)

Customer Signature Date Name Printed Delivered By Date

1) **DEFINITIONS.** "Authorized Individuals" are those individuals that Customer directly or indirectly allows to use the Equipment, who must be properly trained to use the Equipment, at least 18 years old or the legal age of majority in the state, whichever is greater and are not under the influence of any drugs, alcohol, substances or otherwise impaired. "Customer" is identified earlier and includes any of your representatives, agents, officers, employees or anyone signing this Contract on your behalf. "Environmental Services Charge" is the charge described in Section 17. "Equipment" is the equipment and/or services identified on the other pages provided, together with all replacements, repairs, additions, attachments and accessories and all future Equipment rental. "Incident" is any fire, explosion, theft, accident, casualty, loss, vandalism, injury, death, or damage to person or property, claimed by any person or entity that appears to have occurred in connection with the Equipment. "Lost" means the Equipment is either stolen, its location is unknown, or Customer is unable to recover it for a period of 30 days. "FMV" is the Equipment's fair market value on or about the date of the Incident relating to the Equipment, plus any administrative fees and expenses. "One Shift" means not more than 8 hours per day, 40 hours per week and 160 hours every 4-week period, provided that double shift will be 150% and triple shift will be 200% of the rental charge on Equipment with four meters. "Ordinary Wear and Tear" means normal deterioration considered reasonable in the equipment rental industry for One Shift use. "Party" means Sunbelt or Customer and together both are the "Parties". "Pick-Up Number" is the number Customer obtains from Sunbelt evidencing the Customer's call to pick up Equipment. "Rental Period" commences when the Equipment is delivered to Customer or the Site Address and continues until the Equipment is returned to the Store or picked up by Sunbelt during normal business hours, provided Customer has otherwise complied with this Contract. "RPP" is the rental protection plan described in Section 10. "Site Address" is the location that Customer represents the Equipment will be located during the Rental Period identified earlier. "Store" is the Sunbelt location identified earlier. "Sunbelt" is Sunbelt and its affiliated companies, their respective officers, directors, employees and agents. "Telematics Data" is a data collected within the Equipment or via software relating to the Equipment, its performance, location, or operators. Transportation Surcharge" is a charge intended to defray a wide range of transportation expenses (both direct and indirect), which are not always fully recovered by other transportation charges.

2) **TERMS.** Customer's execution of this Contract or taking possession of the Equipment (whichever occurs first) shall be deemed acceptance of the terms herein for this and all past and future contracts between Sunbelt and Customer upon Customer's receipt of Sunbelt's Equipment under those contracts. Customer rents the Equipment from Sunbelt pursuant to this Contract, which is a true lease. The Equipment (a) is and shall remain the personal property of Sunbelt and (b) shall not be affixed to any other property. Customer shall not pledge or encumber the Equipment in any manner.

3) **PERMITTED USE.** Customer agrees and warrants that (a) Sunbelt has no control over the manner in which the Equipment is operated during the Rental Period by Customer or any third party that Customer implicitly or explicitly permits, (b) prior to each use and its return to Sunbelt, Customer shall inspect the Equipment to confirm that the Equipment is in good condition, without defects, readable decals are on the Equipment, and the Equipment is suitable for Customer's intended use, (c) Customer has access to and reviews the operating and safety instructions and will operate the Equipment in accordance with the manufacturer's instructions and with applicable safety regulations, (d) any apparent agent at the Site Address is authorized to accept delivery of the Equipment (and if Customer requests, Customer authorizes Sunbelt to leave the Equipment at the Site Address without requirement of written receipt), (e) Customer shall immediately stop use and notify Sunbelt if the Equipment is damaged, unsafe, disabled, malfunctioning, warning lights come on, levied upon, threatened with seizure, Lost, or if any Incident occurs; (f) Customer has received from Sunbelt all information needed or requested regarding the operation of the Equipment; (g) Sunbelt is not responsible for providing operator or other training unless Customer specifically requests in writing and Sunbelt agrees to provide such training (Customer being responsible to obtain all training that Customer desires prior to the Equipment's use); (h) Sunbelt is not responsible for Customer's obligation to provide reasonable accommodation(s) to any (disabled) Authorized Individuals shall use and operate the Equipment, however Customer is responsible for the Equipment and its use during the Rental Period regardless of the use; (i) the Equipment shall be used and maintained in a careful manner, within the Equipment's capacity and in compliance with all applicable laws, regulations, as well as all operating and safety instructions provided on, in or with the Equipment and all applicable federal, state and local laws, permits and licenses, including but not limited to, OSHA and ADA, as revised; (k) the Equipment shall be kept in a secure location; and (l) Customer shall provide Sunbelt with accurate and complete information, which Sunbelt relies upon to provide the appropriate Equipment to Customer.

4) **PROHIBITED USE.** Customer shall not (a) alter or cover up any decals or insignia on the Equipment, remove any operating or safety equipment or instructions or alter or tamper with the Equipment; (b) assign its rights under this Contract; (c) move the Equipment from the Site Address without Sunbelt's written consent; (d) use the Equipment in a negligent, illegal, unauthorized or abusive manner; or (e) utilize the use of the Equipment in any manner (including, without limitation, print, audiovisual or electronic); or (f) allow the use of the Equipment by anyone other than Authorized Individuals (Customer acknowledging that the Equipment may be dangerous if used improperly or by untrained parties).

5) **MAINTENANCE.** Customer shall perform routine maintenance on the Equipment, including routine inspections and maintenance of fuel and oil levels, grease, cooling and fluid systems, batteries, tires/tracks cutting edges, and cleaning in accordance with the manufacturer's specifications, as applicable. All other maintenance or repairs may only be performed by Sunbelt or its agents, but Sunbelt has no responsibility during the Rental Period to inspect or perform any maintenance or repairs unless Customer requests a service call. If Customer determines that repairs to the Equipment are needed, other than Ordinary Wear and Tear, Customer shall pay the full repair charges, additional fees, if any, and rental of the Equipment until the repairs are completed. If Equipment is stolen or damaged in excess of 40% of the Equipment's FMV, Customer will be responsible for the FMV of the Equipment, including sales tax, as applicable. Sunbelt has the right to inspect the Equipment wherever located. Customer has the authority to and hereby grants Sunbelt and its agents the right to enter the physical location of the Equipment for the purposes set forth herein. Sunbelt shall be responsible for repairs needed because of Ordinary Wear and Tear. Customer agrees that repair or replacement of the Equipment is Customer's exclusive remedy for Sunbelt's breach of this Section. Notwithstanding Sunbelt's service commitment, if Customer breaches this Contract, Sunbelt shall have no obligation to stop the Rental Period, commence repairs or rent other equipment to Customer until Customer or its agent agrees to pay for such charges.

6) **CUSTOMER LIABILITY, DURING THE RENTAL PERIOD, CUSTOMER ASSUMES ALL RISK ASSOCIATED WITH THE POSSESSION, CONTROL OR USE OF THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, DEATH, RENTAL CHARGES, THEFT, LOSSES, DAMAGES AND DESTRUCTION, INCLUDING CUSTOMER TRANSPORTATION, LOADING AND UNLOADING, WHETHER OR NOT THE CUSTOMER IS AT FAULT.** After an Incident, Customer shall (a) immediately notify Sunbelt, the police, if necessary, and Customer's insurance carriers; (b) secure and maintain the Equipment and the surrounding premises in the condition existing at the time of such Incident, until Sunbelt or its agents investigate; (c) immediately submit copies of all police or other third party reports to Sunbelt; and (d) as applicable, pay Sunbelt, in addition to other sums due herein, the rental rate for Equipment until the repairs are completed or Equipment replaced plus either (i) the FMV or (ii) the full charges of recovery and repairs of damaged Equipment. Accrued rental charges shall not be applied against these amounts. Sunbelt shall have the immediate right, but not obligation, to reclaim any Equipment involved in any Incident.

7) **NO WARRANTIES. SUNBELT DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE EQUIPMENT, ITS DURABILITY, CONDITION, MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR ANY PARTICULAR PURPOSE. CUSTOMER ACKNOWLEDGES ACCEPTANCE OF THE EQUIPMENT ON AN "AS IS, WHERE IS" BASIS, WITH "ALL FAULTS" AND WITHOUT ANY RECOURSE WHATSOEVER AGAINST SUNBELT ENTITIES. CUSTOMER ASSUMES ALL RISKS ASSOCIATED WITH THE EQUIPMENT AND RELEASES SUNBELT ENTITIES FROM ALL LIABILITIES AND DAMAGES (INCLUDING LOSS PROFITS, PERSONAL INJURY, AND SPECIAL, INCIDENTAL AND CONSEQUENTIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES) IN ANY WAY CONNECTED WITH THE EQUIPMENT, ITS INSTALLATION, OPERATION OR USE OR ANY DEFECT OR FAILURE THEREOF, A BREACH OF SUNBELT'S OBLIGATIONS HEREIN OR ERRORS OR INACCURACIES IN INFORMATION OBTAINED FROM CUSTOMER OR THIRD PARTIES, UPON WHICH SUNBELT RELIES; PROVIDED HOWEVER, IF CUSTOMER IS A CONSUMER UNDER APPLICABLE LAW, THEN NO CONSEQUENTIAL DAMAGES LIMITATION OF INJURIES TO PERSONS SHALL APPLY.**

8) **RELEASE AND INDEMNIFICATION TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER INDEMNIFIES, RELEASES, HOLDS SUNBELT ENTITIES HARMLESS AND AT SUNBELT'S REQUEST, DEFENDS SUNBELT ENTITIES (WITH COUNSEL APPROVED BY SUNBELT), FROM AND AGAINST ALL LIABILITIES, CLAIMS, LOSSES, DAMAGES, AND EXPENSES (INCLUDING ATTORNEY'S AND/OR LEGAL FEES AND EXPENSES) HOWEVER ARISING OR INCURRED, RELATED TO ANY INCIDENT, DAMAGE TO PROPERTY, INJURY OR DEATH OF ANY PERSON, CONTAMINATION OR ALLEGED CONTAMINATION, OR VIOLATION OF LAW OR REGULATION CAUSED BY OR CONNECTED WITH THE (a) ACCESS, USE, POSSESSION OR CONTROL OF THE EQUIPMENT BY CUSTOMER OR ANY THIRD PARTY THAT CUSTOMER IMPLICITLY OR EXPLICITLY PERMITS TO ACCESS, USE, POSSESS OR CONTROL THE EQUIPMENT DURING THE RENTAL PERIOD OR (b) BREACH OF THIS CONTRACT, WHETHER OR NOT CAUSED IN PART BY THE ACTIVE OR PASSIVE NEGLIGENCE OR OTHER FAULT OF ANY PARTY INDEMNIFIED HEREIN AND ANY OF THE FOREGOING ARISING OR IMPOSED IN ACCORDANCE WITH THE DOCTRINE OF STRICT OR ABSOLUTE LIABILITY. CUSTOMER ALSO AGREES TO WAIVE ITS WORKERS' COMPENSATION IMMUNITY, TO THE EXTENT APPLICABLE. CUSTOMER'S INDEMNITY OBLIGATIONS SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS CONTRACT.** All of Customer's indemnification obligations under this paragraph shall be joint and several.

9) **INSURANCE.** During the Rental Period, Customer shall maintain, at its own expense, the following minimum insurance coverage: (a) for Customers using Equipment for non personal use, general liability insurance of not less than \$1,000,000 per occurrence, including coverage for Customer's contractual liabilities herein such as the release and indemnification clause contained in Section 8; (b) for Customers using Equipment for non personal use, property insurance against loss by all risks to the Equipment, in an amount at least equal to the FMV thereof, unless RPP is elected at the time of rental and paid for prior to any incident; (c) worker's compensation insurance as required by law; and (d) automobile liability insurance (including comprehensive and collision coverage, and uninsured/underinsured motorist coverage), in the same amounts set forth in subsections (a) and (b), if the Equipment is to be used on any roadway. Such policies shall be primary, non-contributory, on an occurrence basis, contain a waiver of subrogation, name Sunbelt and its agents as an additional insured (including an additional insured endorsement) and loss payee, and provide for Sunbelt to receive at least 30 days prior written notice of any cancellation or material change. Any insurance that excludes boom damage or overturns is a breach. Customer shall provide Sunbelt with certificates of insurance to [insurancecertificates@sunbeltrentals.com](mailto:insurancecertificates@sunbeltrentals.com) evidencing the coverages required above prior to any rental and any time upon Sunbelt's request. To the extent Sunbelt Entities carry any insurance, Sunbelt Entities' insurance will be considered excess insurance. The insurance required herein does not relieve Customer of its responsibilities, indemnification, or other obligations provided herein, or for which Customer may be liable by law or otherwise.

10) **RENTAL PROTECTION PLAN.** Customer's repair or replacement responsibility in Sections 5 and 6 of this Contract is modified by the RPP, if offered on the Equipment, and Sunbelt shall limit the amount Sunbelt collects from Customer for the Equipment loss, damage or destruction to the following amounts for each piece of Equipment, per each occurrence: (a) 10% of the FMV for Lost Equipment, up to a maximum of \$500 per piece of Equipment; (b) 10% of the repair charges for incidental or accidental damage to Equipment, up to a maximum of \$500 per piece of Equipment; (c) charges in excess of \$50 per tire for tire repairs; and (d) nothing for the rental charges which would otherwise accrue during the period when damaged or destroyed Equipment is being repaired or replaced by Sunbelt or Lost Equipment is being replaced; provided however, the foregoing RPP liability reduction only applies if the Conditions (defined below) are satisfied and an Exclusion (defined below) does not apply. The RPP is NOT INSURANCE and does NOT protect Customer from liability to Sunbelt or others arising out of possession, control or use of the Equipment, including injury or damage to persons or property. **THE RPP IS A CONTRACTUAL MODIFICATION OF CUSTOMER'S LIABILITY.** All of the following "Conditions" must be satisfied for the RPP and the corresponding liability reduction to apply: (i) Customer accepts the RPP in advance of the rental; (ii) Customer pays 15% of the gross rental charges as the fee for the RPP (plus applicable taxes); (iii) Customer fully complies with the terms of this Contract; (iv) Customer's account is current at the time of the loss, theft, damage or destruction of the Equipment; and (v) none of the Exclusions apply. Customer assumes the Exclusion risks, meaning that if any Exclusion occurs, the RPP does NOT reduce the liability of Customer to Sunbelt for the loss, theft, damage or destruction resulting from such Exclusion. "Exclusions" shall mean loss, theft, damage or destruction of the Equipment: (A) due to intentional misuse; (B) caused by Lost Equipment not reported by Customer to the police within 48 hours of discovery, and substantiated by a written police report (promptly delivered to Sunbelt); (C) due to floods, water level changes, wind, storms, earthquakes or Acts of God; and (D) access to or use of Equipment or which Customer is not covered by the RPP. **THE LIABILITY OF CUSTOMER AND NOT SUNBELT UNDER THE RPP IS NOT REDUCED ON THIS CONTRACT AS PART OF CUSTOMER'S ESTIMATED CHARGES UNLESS CUSTOMER HAS ELECTED TO DECLINE RPP IN WRITING, FAILS TO PAY THE RPP FEE OR MADE OTHER CONTRACTUAL ARRANGEMENTS WITH SUNBELT.** Notwithstanding anything to the contrary in this Contract, if Lost Equipment is later recovered, Sunbelt retains ownership of the Equipment regardless of any payments made by Customer or Customer's insurance company with respect to such Equipment, all of which payments are non-refundable. Customer agrees to promptly return any Equipment that is recovered. Sunbelt shall be subrogated to Customer's rights to recover against any person or entity relating to any loss, theft, damage or destruction to the Equipment. Customer

shall cooperate with, assign Sunbelt all claims and proceeds arising from such loss, theft, damage or destruction of the Equipment, and shall provide whatever documents are required and take all other necessary steps to secure in Sunbelt such rights, all of which are subject to the terms of this Contract.

11) **RENTAL RATES.** The total charges specified in this Contract are: (a) estimated based upon Customer's representation of the estimated Rental Period identified herein (rental rates beyond the estimated Rental Period may change) and other information conveyed by Customer to Sunbelt; and (b) for the Equipment's use for the Rental Period unless otherwise noted. Weekly and 4 week rental rates shall not be prorated. Rental charges accrue during Saturdays, Sundays and holidays. The rental rates do not include and Customer is responsible for: (i) all consumables, fees, licenses, present and future taxes and any other governmental charges based on Customer's possession and/or use of the Equipment, including additional fees for more than One Shift use; (ii) delivery and pickup charges to and from the Store, including but not limited to any freight, transportation, delivery, pickup and surcharge fees listed in this Contract; (iii) maintenance, repairs and replacements to the Equipment as provided herein; (iv) a cleaning fee if required; (v) miscellaneous charges, such as fees for lost keys, RPP, costs to recover Equipment, emergency mobilization or store opening; (vi) fuel used during the Rental Period and for refueling Equipment as described below; (vii) fines for use of dyed diesel fuel in on-road Equipment; and (viii) an Environmental Services Charge (see [www.sunbeltrentals.com/environmental/fees](http://www.sunbeltrentals.com/environmental/fees)) and (ix) Transportation Surcharge (see [www.sunbeltrentals.com/surcharge](http://www.sunbeltrentals.com/surcharge)). The convenience charge for off road diesel fuel does not include governmental motor fuel taxes or charges. Sunbelt collects these fees as revenue and uses them at its discretion.

12) **PAYMENT.** Customer shall pay for the rental of Equipment, sale of Equipment, materials and all other items and services identified in this Contract and all other amounts due, without any offsets, in full, in advance at the time of rental, unless Sunbelt approves Customer's executed commercial credit application. Commercial customers who are approved for Sunbelt's extended payment terms must pay, in arrears, upon receipt of Sunbelt's invoice, either by cash, check or ACH. Customer must notify Sunbelt in writing of any disputed amounts, including credit card charges, within 15 days after the receipt of the invoice/contract or Customer shall be deemed to have irrevocably waived its right to dispute such amounts. At Sunbelt's discretion, any account with a delinquent balance may be placed on a cash basis, deposits may be required and the Equipment may be picked up without notice. Due to the difficulty in fixing actual damages caused by late payment, Customer agrees that a service charge equal to the lesser of 1.5% per month or the maximum rate permitted by law shall be assessed on all delinquent accounts, until paid in full. Customer shall reimburse Sunbelt for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. Payment of any late charge does not excuse Customer of any default under this Contract. Customer shall pay a fee of \$75 for each check returned for lack of sufficient funds to compensate Sunbelt for its overhead for processing missed payment. Deposits will only be returned after all amounts are paid in full. **CUSTOMER AGREES THAT IF A CREDIT OR DEBIT CARD IS PRESENTED TO PAY FOR CHARGES OR TO GUARANTEE PAYMENT, CUSTOMER AUTHORIZES SUNBELT TO CHARGE THE CREDIT OR DEBIT CARD ALL AMOUNTS SHOWN ON THIS CONTRACT AND CHARGES AUTOMATICALLY INCURRED BY CUSTOMER, INCLUDING BUT NOT LIMITED TO, LOSS OF DAMAGE TO THE EQUIPMENT AND EXTENSION OF THE RENTAL PERIOD.** Effective June 1, 2021 and where permitted by law, Sunbelt may impose a surcharge of 2% (minimum 3%) for credit card payments on charge accounts. This surcharge is not greater than Sunbelt's merchant discount rate for credit card transactions and is subject to sales tax in some jurisdictions.

13) **RETURN OF EQUIPMENT.** Sunbelt may terminate this Contract at any time, for any reason. The Equipment shall be returned to Sunbelt (when needed for inspections, maintenance and at the end of the Rental Period) in the same condition it was received, less Ordinary Wear and Tear and free of any hazardous materials and contaminants. Customer will return the Equipment at the end of the Rental Period, but will continue to be responsible for rental and other charges after the Rental Period if the Equipment is not returned in the condition required herein. If Sunbelt delivered the Equipment to Customer, Customer shall notify Sunbelt that the Equipment is ready to be picked up at the Site Address and obtain a Pick-Up Number, which Pick-Up Number Customer should keep as proof of the call; provided Customer remains liable for any loss, theft, damage to or destruction of the Equipment until Sunbelt confirms that the Equipment is returned in the condition required herein. Customer will not be charged the rental charges after the date the Pick-Up Number is given, provided Customer has otherwise complied with this Contract. No pickups occur on Sundays or statutory holidays and Saturday pickups are dependent on specific Store hours. If Customer picked up Equipment, Customer shall return Equipment to the same Store during that Store's normal business hours. If the Equipment is not returned by the estimated end of the Rental Period specified earlier, Customer agrees to pay the applicable rental rate for the Equipment until the end of the Rental Period.

14) **PURCHASES.** If this Contract identifies any Equipment, materials or other items that is to be purchased by Customer, Sunbelt sells and delivers such items to Customer on an "AS IS, WHERE IS" basis, with all faults and without any warranties (other than manufacturer warranties, if any) in consideration for Customer's payment to Sunbelt of the full purchase price of the item. Sunbelt retains title to the item until Customer has paid in full.

15) **DEFAULT.** Customer shall be in default if Sunbelt deems itself insecure or if Customer: (a) fails to pay sums when due; (b) breaches any Section of this Contract; (c) becomes a debtor in a bankruptcy proceeding, goes into receivership, takes protection from its creditors under any insolvency legislation, ceases to carry on business, or has its assets seized by any creditor; (d) fails to insure the Equipment as required, or otherwise places the Equipment at risk; (e) fails to return Equipment immediately upon Sunbelt's demand; or (f) is in default under any other contract with Sunbelt. If a Customer default occurs, Sunbelt shall have, in addition to all rights and remedies at law or in equity, the right to repossess the Equipment without judicial process or prior notice. Customer shall pay all of Sunbelt's costs, including reasonable costs of collection, court costs, attorneys and legal fees, incurred in exercising any of its rights or remedies herein. Sunbelt shall not be liable due to seizure of Equipment by order of governmental authority. **CUSTOMER WAIVES ANY RIGHT OF ACTION AGAINST SUNBELT ENTITIES FOR SUCH REPOSSESSION.**

16) **CRIMINAL WARNING.** The use of false identification to obtain Equipment or the failure to return Equipment by the end of the Rental Period may be considered theft, subject to criminal prosecution and civil liability where permitted, pursuant to applicable laws.

17) **ENVIRONMENTAL SERVICES CHARGE.** To promote a clean and sustainable environment, Sunbelt takes various measures to comply with applicable environmental regulations, as well as with Sunbelt's own policies. Sunbelt also incurs a wide range of environmental related expenses (both direct and indirect). These expenses may include services such as waste disposal, construction and maintenance of cleaning facilities, acquisition of more fuel-efficient equipment, as well as, labor costs, administration costs, etc. To help offset these and other costs, Sunbelt assesses an Environmental Services Charge, plus applicable taxes thereon in connection with certain rentals. The Environmental Services Charge is not a tax or governmentally mandated charge and is not designated for any particular use or placed in an escrow account, but is a charge that Sunbelt collects as revenue and uses at its discretion.

18) **FUEL.** For Equipment that uses fuel, Customer has three options: (a) Prepay Fuel Option - Customer may purchase a full tank of fuel for the Equipment at the start of the rental, in which case a "convenience charge" will appear on this Contract (calculated by multiplying the estimated fuel capacity of Equipment by the Prepay per gallon rate). As an added benefit, Customer may return the Equipment full of fuel and the convenience charge will be refunded (however, if not returned full, Customer will not obtain any credit for fuel left in the Equipment upon return); (b) Pay on Return Option - if Customer returns Equipment with less fuel than when received, Customer shall pay a refueling charge (calculated by multiplying gallons required to refill tank with fuel to level when received, by the Pay on Return per gallon rate); and (c) Return Full Option - if Customer returns the Equipment with at least as much fuel as when it was received (most Sunbelt Equipment comes with a full tank of fuel, but not all), no fuel charge will be assessed. The cost of Customer refueling Equipment itself will generally be lower than the Prepay Fuel Option or the Pay on Return Option; however these options each allow for the convenience of not refueling. Customer agrees that none of these options are a retail sale of fuel.

19) **LIMITATION OF SUNBELT'S LIABILITY. IN CONSIDERATION OF THE RENTAL OF EQUIPMENT, CUSTOMER AGREES THAT SUNBELT'S LIABILITY UNDER THIS CONTRACT, INCLUDING ANY LIABILITY ARISING FROM SUNBELT'S, SUNBELT ENTITIES, OR ANY THIRD PARTY'S COMPARATIVE, CONCURRENT, CONTRIBUTORY, PASSIVE OR ACTIVE NEGLIGENCE OR THAT ARISES AS A RESULT OF ANY STRICT OR ABSOLUTE LIABILITY, SHALL NOT EXCEED THE TOTAL RENTAL CHARGES PAID BY CUSTOMER UNDER THIS CONTRACT.**

20) **JURY TRIAL WAIVER. IN ANY DISPUTE ARISING OUT OF, IN CONNECTION WITH, OR IN ANY WAY PERTAINING TO THIS CONTRACT, CUSTOMER AND SUNBELT HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT TO A TRIAL BY JURY, THIS WAIVER BEING A MATERIAL INDUCEMENT TO ENTERING INTO THIS CONTRACT.**

21) **ARBITRATION AGREEMENT & CLASS ACTION WAIVER. AT THE ELECTION OF CUSTOMER OR SUNBELT, ANY DISPUTE ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY PERTAINING TO THIS CONTRACT SHALL BE SETTLED BY ARBITRATION BROUGHT IN THE PARTY'S INDIVIDUAL CAPACITY AND NOT AS A PLAINTIFF IN A PURPORTED CLASS OR REPRESENTATIVE CAPACITY, ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS COMMERCIAL ARBITRATION RULES OR BY JAMS PURSUANT TO ITS STREAMLINED ARBITRATION RULES AND PROCEDURES AND JUDGEMENT ON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. THERE SHALL BE NO RIGHT OR AUTHORITY FOR ANY CLAIMS TO BE ARBITRATED OR TRIED ON A CLASS ACTION BASIS.**

22) **COMPLIANCE WITH EXPORT AND IMPORT LAWS.** Removal of the Equipment from the United States ("U.S.") is prohibited under this Contract. If Customer desires or causes the transport and/or operation of the Equipment outside of the U.S., Customer must: (a) obtain Sunbelt's consent prior to taking such action, including approval of established customs broker, and (b) execute an amendment to this Contract, which amendment is incorporated herein. If Customer exports or re-exports without complying with the above sentence, Customer agrees that (i) the Equipment is subject to and must comply with all applicable export laws, including but not limited to the Export Administration Regulations; and (ii) Customer, as the exporter/importer of record, is responsible for: (A) determining whether and obtaining if necessary, export or re-export licenses or other authorizations as required prior to exporting or re-exporting the Equipment; (B) obtaining any required documentation necessary for return of the Equipment; and (C) ensuring no unauthorized transfers or diversions of the Equipment occur. Refer to [www.bis.doc.gov](http://www.bis.doc.gov) for information.

23) **COLLECTION OF DATA.** Customer consents to the collection, use and disclosure of the data and information Customer voluntarily provides to Sunbelt, including personal information and financial information, as well as the Telematics Data collected from the Equipment, as described in our Privacy Policy found at [www.sunbeltrentals.com/privacy](http://www.sunbeltrentals.com/privacy).

24) **GOVERNING LAW.** The Parties expressly and irrevocably agree: (a) this Contract, including any related tort claims, shall be governed by the laws of South Carolina, without regard to any conflicts of law principles and (b) if any Section of this Contract is prohibited by any law, such Section shall be ineffective to the extent of such prohibition without invalidating the remaining Sections.

25) **FORCE MAJEURE.** Sunbelt shall not be liable or responsible to the Customer, nor be deemed to have defaulted under or breached this Contract, for any failure or delay in fulfilling or performing any term of this Contract when and to the extent such failure or delay is caused by or results from acts beyond Sunbelt's control, including, without limitation, the following force majeure events ("Force Majeure Event(s)": (a) acts of God; (b) flood, fire, earthquake, epidemics, pandemics or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts; (d) riot or other civil unrest; (d) government order, law, regulations, shutdowns, or actions; (e) embargoes or blockades in effect on or after the date of this Contract; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) other events beyond the control of Sunbelt.

26) **MISCELLANEOUS.** This Contract, together with any Customer executed commercial credit application, if any, constitutes the entire agreement of the Parties regarding the Equipment and may not be modified except by written amendment signed by the Parties. Any reference in Customer's purchase order or other Customer document to other terms that shall control this transaction shall be void. This Contract benefits solely the Parties and their respective permitted successors and assigns and nothing in this Contract, express or implied, confers on any other person any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Contract. Customer's obligations hereunder shall survive the termination of this Contract. If any term is invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or invalidate or render unenforceable such terms. This Contract and all of Customer's rights in and to the Equipment are subordinate to all rights, title and interest of all persons (including Sunbelt's lenders) who have rights in the Equipment. Headings are for convenience only. To the extent that any terms in this Contract conflict, the Parties agree that the more specific terms control. A copy of this Contract shall be valid as the original. Any failure by Sunbelt to insist upon strict performance of any Section of this Contract shall not be construed as a waiver of the right to demand strict performance in the future. Customer and the person signing this Contract agree, represent and warrant that: (a) the person executing is 18 or the legal age of majority in the state, whichever is greater at the time of signing; (b) the person has the authority to execute this Contract; and (b) this Contract constitutes a legal, valid and binding obligation of Customer, enforceable in accordance with its terms. If the Parties have fully executed, active agreement, intended to govern over conflicting terms and conditions, such agreement shall take precedence over the terms herein.



**Ordinance #ANNEX – 2026-06-8**

**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-31 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 public hearing on the question of the annexation was held at 312 s. Main Street at 6:00 PM on June 8, 2026, after due notice by Salisbury Post on May 19, 2026, and June 2, 2026; and

**WHEREAS**, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

**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-31, the following described territory is hereby annexed and made part of the Town of Landis as of June 8, 2026:

**Legal Description – 220 Church Street**

BEING all of Lots Nos. 41, 42 and 43 as shown on Map No. 1 of the C.J. Deal Estate, as surveyed by J.D. Justice, August 2, 1937, and recorded in Book of Maps 311 and more fully described as follows:

BEGINNING at stake in the intersection of Ridge Avenue and Deal Street and runs thence along the Northeastern edge of Ridge Avenue North 61-30 West, 315 feet to a stake, corner of Lot No. 44: thence with line of Lot 44 North 46-15 East, 270.9 feet to a stake in line of Lot No. 59; thence with Lot No. 59, South 43-45 East 300 feet to a stake in the Northwestern edge of Deal Street; thence along the Northwestern edge of Deal street Sough 46-15 West 176.1 feet to the BEGINNING.

THIS BEING the same property conveyed to the Wilford J. Heaggans, II and Kisha N. Heaggans, husband and wife herein by deed from Nelson Ray Freeze and wife, Tracey D.

Freeze recorded on December 8th, 2023 in the Office of the Register of Deeds for Rowan County in Deed Book 1434 at Page 110.

**Section 2.** Upon and after June 8, 2026, 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.

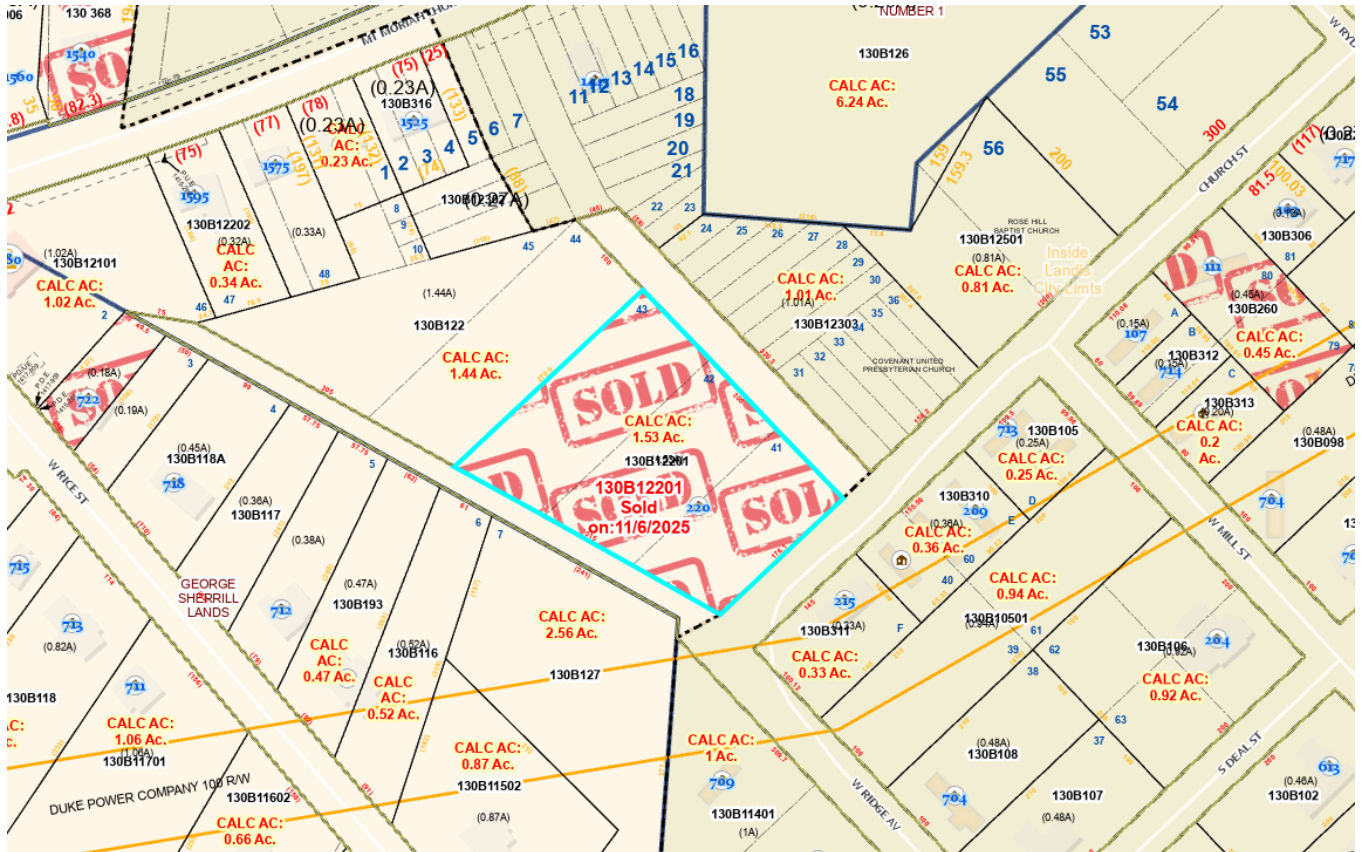
Adopted this 8<sup>th</sup> day of June 2026.

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

s/ \_\_\_\_\_  
**Victoria Martin, Town Clerk**

DRAFT

# Attachment "A"





**Ordinance #ZMA-2026-06-08**

**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 Town of Landis, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A102 and further described in Attachment “A” hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Single Family Residential – 2” (SFR-2) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area surrounded by residential neighborhood homes designation of both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

**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 133A102 described in Attachment “A” attached hereto shall be designated “Single Family Residential – 2” (SFR-2) 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 133A102 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 8<sup>th</sup> day of June 2026.

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

s/ \_\_\_\_\_  
**Victoria Martin, Town Clerk**

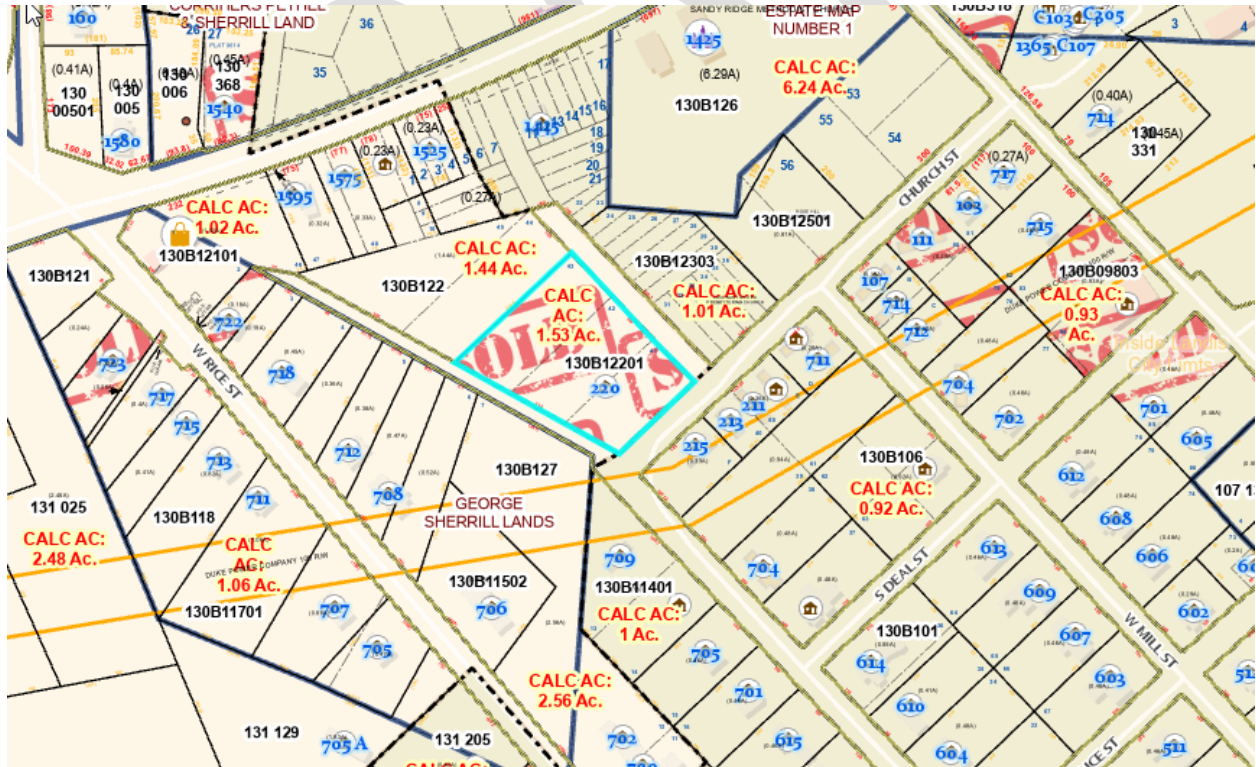


### Attachment "A"

BEING all of Lots Nos. 41, 42 and 43 as shown on Map No. 10 of the C.J. Deal Estate, as surveyed by J.D. Justice, August 2, 1937, and recorded in Book of maps 311 and more fully described as follows:

BEGINNING at a stake in the intersection of Ridge Avenue and Deal Street and runs thence along the Northeastern edge of Ridge Avenue North 61-30 West, 315 feet to a stake, corner of Lot No. 44: thence with line of Lot 44 North 46-15 East, 270.9 feet to a stake in line of Lot No. 59; thence with Lot No. 59, South 43-45 East 300 Feet to a stake in the Northwestern edge of Deal Street South 46-15 West 176.1 feet to the BEGINNING.

THIS BEING the same property conveyed to the Wilford J. Heaggans, II and Kisha N. Heaggans, husband and wife herein by deed from Nelson Ray Freeze and wife Tracey D. Freeze recorded on December 8<sup>th</sup>, 2023, in the Office of Register of Deeds fro Towan County in Deed Book 1434 at page 110.





**CERTIFICATE OF SUFFICIENCY**

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

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

220 Church Street, Landis, NC 28088 (Rowan County Parcel ID: 130B12201) lying outside the Town Limits of the Town) has been investigated for the sufficiency for voluntary annexation.

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

The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Landis, this 8<sup>th</sup> Day of June 2026.

(SEAL)



Victoria Martin  
Victoria Martin, Town Clerk



**Ordinance #ZMA-2026-06-08-1**

**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 Mac N Pops LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133A04703 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “US Highway 29 Commercial District” (C-29) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area surrounded by commercial designation of both the adopted Future Land Use Map contained within the Plan and Current Official Zoning Map.

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for growth and expansion of commercial 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 133A04703 described in Attachment “A” hereto shall be designated “US Highway 29 Commercial District” (C-29) 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 133A04703 described in Attachment “A” attached hereto shall be designated in “US Highway 29 Commercial District” 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 8<sup>th</sup> day of June 2026.

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

s/ \_\_\_\_\_  
**Victoria Martin, Town Clerk**

## Attachment "A"

### Location Map from Rowan County GIS Showing Parcel 133A04703

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601), and in the common corner of Hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and in the corner of Jeanette C. Brown (DB 835, PG 995); thence with Brown two (2) lines as follows: (1) North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle; thence (2) North 21 degrees 46 minutes 54 seconds West 134.87 feet (passing a bent 2" pipe at 77.66 feet which is also the common corner of Brown and Kit A Caldwell (DB 1137, PG 994), to a #5 rebar in the line of Caldwell and in the corner of South Upright Street; thence with the line of Upright Street North 34 degrees 20 minutes 00 seconds East 169.39 feet to a set iron pin in the line of Upright Street and in the line of Vicki Lumsden (DB 1168, PG 425); thence with Lumsden South 56 degrees 48 minutes 18 seconds East 308.89 feet (passing a pk nail at 4.76 feet), to a set iron pin in the corner of Lumsden and in the line of North Cannon Boulevard (US Highway 29 and 601); thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 390.60 feet (passing an existing axle at 200.01 feet) to the point and place of BEGINNING, containing 2.414 acres, more or less as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., dated December 15, 2011, by Land Development Services.

**LESS AND EXCEPT THAT .0935 ACRES CONVEYED TO D.E. MOORE FAMILY PROPERTIES, LLC FROM BROWN BROTHERS CONSTRUCTION COMPANY IN DEED BOOK 1216, PAGE 547 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING at a set iron pin in the line of North Cannon Boulevard (U.S. Highway 29 and 601 and in the common corner of hickory Street public maintenance right of way and Brown Brothers Construction of Kannapolis, Inc. (DB 847, PG 177); thence with Brown Brothers two (2) lines as follows: (1) North 21 degrees 46 minutes 54 seconds West 26.09 feet to a mag nail; thence (2) North 57 degrees 49 minutes 58 seconds West 268.44 feet to a set iron pin in the line of Hickory Street and the corner of Jeanette C. Brown (DB 835 PG 995); thence with Brown North 65 degrees 30 minutes 41 seconds East 158.16 feet to an existing axle in the common corner of Jeanette C. Brown (DB 835, PG 995) Brown Brothers Construction, and Jeanette Brown (DB 460, PT 49 and DB 476, PG 337); thence six (6) new lines with Jeanette Brown (DB 460, PG 49 and DB 476, PG 337) and Brown Brothers Construction as follows: (1) North 76 degrees 07 minutes 59 seconds East 31.74 feet to a set iron pin; thence (2) South 79 degrees 42 minutes 30 seconds East 22.34 feet to a point; thence (3) South 79 degrees 42 minutes 30 seconds East 37.15 feet to a point; thence (4) South 79 degrees 42 minutes 30 seconds East 21.71 feet to a set iron pin; thence (5) South 49 degrees 43 minutes 53 seconds East 66.53 feet to a point; thence (6) South 49 degrees 43 minutes 53 seconds East 41.47 feet to an existing axle in the corner of Jeanette Caldwell Brown (DB 460, PG 49 and DB 476, PG 337) and in the line of North Cannon Boulevard; thence with the line of North Cannon Boulevard South 32 degrees 41 minutes 38 seconds West 185.36 feet to the point and place of BEGINNING, containing 0.935 acres, more or less, as shown on a survey prepared for Jeanette C. Brown and Brown Brothers Construction of Kannapolis, Inc., by Land Development Services, dated December 15, 2011.





**RESOLUTION OF THE TOWN OF LANDIS, NORTH CAROLINA RECOGNIZING THE SERVICE OF MASTER POLICE OFFICER, STEVEN HELMS, DECLARING HIS BADGE AND SERVICE WEAPON AS SURPLUS AND AWARDING IT TO HIM UPON HIS RETIREMENT**

**WHEREAS**, N.C.G.S. 17F-20. authorizes governing boards of law enforcement agencies to award retiring officers with their badge and service weapon; and  
**WHEREAS**, Steven Helms served on the Town of Landis Police Force from 06/08/2001 until his retirement on 06/30/26 as Master Police Officer; and  
**WHEREAS**, The Landis Board of Aldermen has declared Helms his Landis Police Badge and his service weapon, a Sig Sauer;, model W365X-9-BXR3P, Caliber: 9mm, Serial #66F754825 as surplus in the amount of \$1.00.

**NOW, BE IT FURTHER RESOLVED**, by the Town of Landis Board of Aldermen that Steven Helms be recognized for his dedicated service in protecting the rights and freedoms, as well as ensuring the safety of the residents of the Town of Landis and that the badge and service weapon are hereby declared surplus from the Town and that the Town Manager or his successors are authorized to present said badge and service weapon to Steven Helms upon his retirement.

Adopted this the 8<sup>th</sup> day of June 2026.

\_\_\_\_\_  
Meredith Bare Smith, Mayor

**ATTEST:**

\_\_\_\_\_  
Victoria Martin, Town Clerk



**WINGSPAN**  
P E R F O R M A N C E<sup>®</sup>

## Michael Ambrose - Town of Landis

# LEADER PERFORMANCE SUPPORT PROGRAM

19 May 2026

## PERFORMANCE SUPPORT PROGRAM OUTCOMES

### Phase 2: Strategic Influence & Scaling

1. Transition from personal ownership to building leader behaviors that embed accountability across the team.
2. Prioritize "on the business" initiatives, ensuring accountability is exercised at all levels.
3. Refine decision-making frameworks to act decisively when faced with complex, high-stakes variables.
4. Receive ongoing accountability and targeted feedback from a Wingspan Advisor to track progress and adjust strategies
5. Tackle real-time objectives and problems with intentional, productive personal leadership and communication (cross functional)
6. Create safety to generate new ideas and genuine innovation where leaders co-create better solutions.



# RECOMMENDED LEADER SUPPORT PROGRAM

## Intensive Program consisting of:

### Monthly 1:1 Leadership Coaching

- Two 45-min sessions per month
- Deep dive on Inside Game, targeted support for personal leadership performance

### Flexible Support Time

- 6 hours total
  - Team Meetings, Additional 1:1s, On-Site Support, Etc.

### Wingspan Performance Academy

- One Seat, 12-month access to 6-module digital course

## PROGRAM NOTES

12-month initial program commitment starting 1 July 2026  
Sessions will be conducted remotely via video call unless agreed to otherwise by both parties  
Signatures below reflect agreement with the entirety of the Coaching Agreement below.

Item	Cost
Monthly Program	\$1,990



**Signatures**

The undersigned parties agree to the terms outlined in this proposal and the Coaching Agreement on the following page.

**Michael Ambrose, Town Manager, Town of Landis**

**Date**

**Ivan Konermann, VP Ops, Wingspan Performance**

*Ivan Konermann*

**Date**

**2026-05-20**

# COACHING AGREEMENT

This Coaching Agreement ("Agreement") is between Wingspan Coaching Corporation ("Wingspan") and Town of Landis ("Client"). Wingspan and Client agree to the following:

**1. Services, Payment Terms, & Cancellation Fees.** Wingspan shall provide Client with the coaching, training, and facilitation sessions and services outlined on this page ("Services"). Wingspan shall determine the way the Services are performed. Any optional components shall only be added after discussion and agreement between Wingspan and Client.

On a monthly basis, Wingspan shall invoice Client for the Services. Client shall pay Wingspan the fees listed. All invoices shall be charged invoiced, net-30. If any Services are cancelled by Client with less than 3 full business days' notice, Client shall be invoiced the pro-rated fee for the cancelled Service. Prices may increase up to 6% each January

**2. Termination.** Wingspan may terminate this Agreement at any time. Client must provide Wingspan with 30 days' notice should Client desire to terminate this Agreement, with notice sent via e-mail to Wingspan signatory on previous page. If this Agreement is terminated before completion of the Services, Client shall pay Wingspan for the Services completed through the date of termination.

**3. Intellectual Property Ownership & Use.** Wingspan uses proprietary documents and materials in the provision of its Services. All documents and materials are owned solely by Wingspan and all rights are reserved. All materials are provided to Client by Wingspan for noncommercial, personal use and may not be copied, duplicated, altered, or transferred without the advanced, express written approval of Wingspan.

Wingspan may send program information and marketing communications to Client and Client employees, at its election.

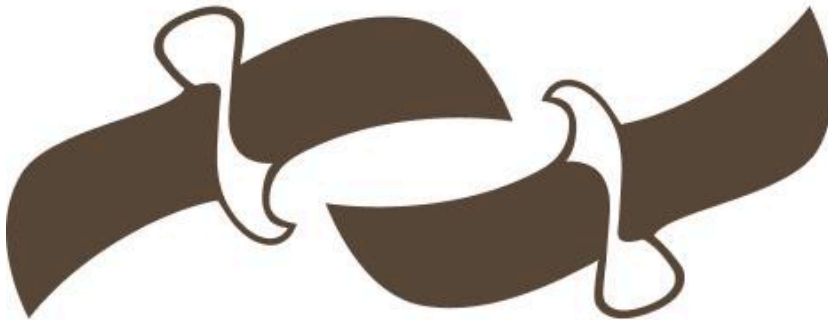
**4. Limitation of Liability & Indemnification.** While Wingspan has sole control over the provision of Services to Client, Client is solely responsible for the consequences, outcomes, and actions that flow from the Services. Client releases Wingspan from all liability pertaining to the Services rendered pursuant to this Agreement. Client indemnifies, holds harmless, and agrees to defend Wingspan from and against any third-party claims brought against Wingspan that arise from Client's intentional or negligent conduct.

**5. Confidentiality.** Wingspan shall not release to any person or entity any of Client's personal, business, or other information, except to Wingspan's authorized employees or representatives, as required by law, or after receipt of Client's written authority. Calls may be recorded or monitored for internal training and quality review.

**6. Miscellaneous.** This Agreement is the entire understanding between the parties and supersedes all previous agreements. This Agreement shall not be changed unless such change is in writing and signed by Client and Wingspan.

North Carolina law governs this Agreement and any disputes arising under this Agreement shall be adjudicated in Mecklenburg County, North Carolina. If breach of this Agreement results in litigation, the losing party in such litigation shall pay the prevailing party's legal fees and costs.

Waiver of a breach of this Agreement or failure to enforce this Agreement on one or more occasions shall not be construed as a waiver of any subsequent breach. Before signing, all parties had an opportunity to review this Agreement with counsel and request any changes. Any ambiguity found in this Agreement shall not be construed against the drafter. If any portion of this Agreement is found to be invalid, then the remaining, valid portions of the Agreement shall still be enforceable.



# THANK YOU!

We are excited to partner with you and your team to reach your performance and development goals!

**WINGSPAN PERFORMANCE®**

**Cathy Maday**

Founder, President & Owner

Native American Owned, Woman Owned Small Business



**ORDINANCE #ZMA-2026-07-13**

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

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

**PART 1. Consistency with Adopted Comprehensive Plan.**

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

**Part 2. Statement of Reasonableness.**

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

**Part 3. Designation of Zoning Designation.**

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

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

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

**Part 5. Effective Date.**

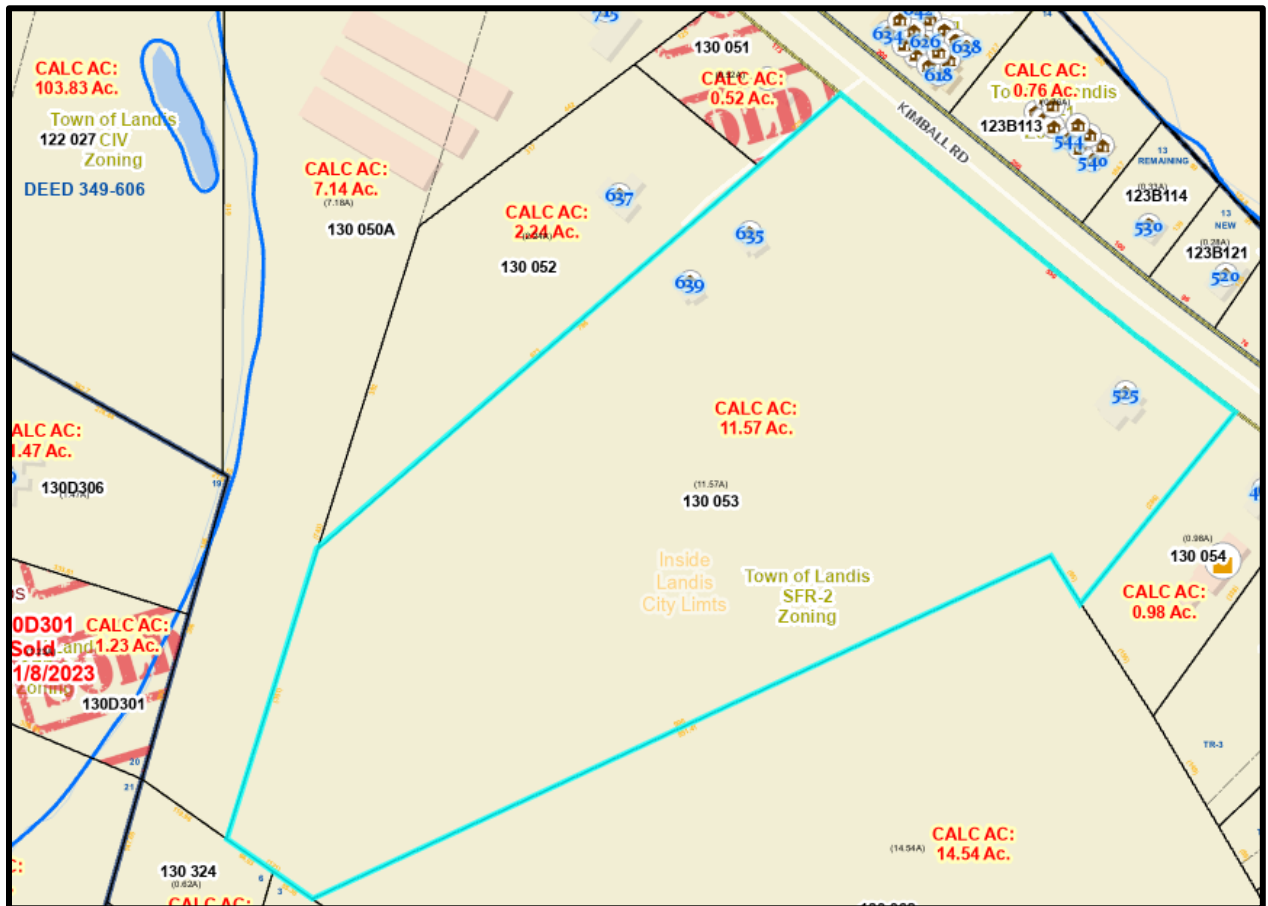
This Ordinance shall be effective immediately upon its adoption.  
Adopted on this 13<sup>th</sup> day of July 2026

s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

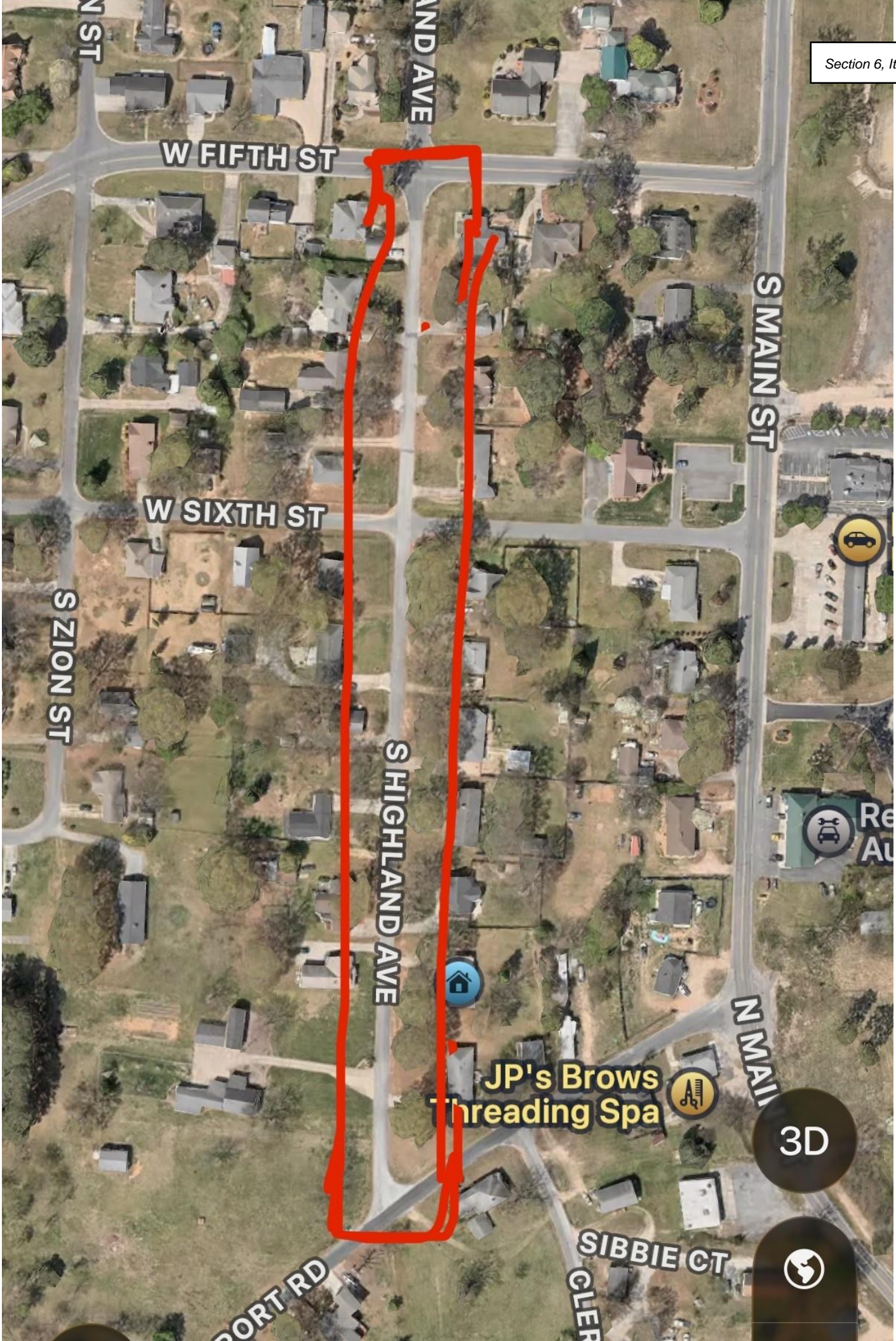
s/ \_\_\_\_\_  
**Victoria Martin, Town Clerk**

**Attachment "A"**

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







*Bid #2*

**LANDIS TOWN HALL  
PARKING LOT PAVING  
PROJECT  
(PROJECT # 26-159)**

**REQUEST FOR PROPOSALS (RFP)**

**Town of Landis, North Carolina**

*Reissued on: April 26, 2026*

*Response Due: May 7, 2026, before 2 pm*

10/19/15

REQUEST FOR PROPOSALS (RFP)  
PROJECT  
MARKING AND PAINTING  
CANNON TOWN

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### **Section 5: Minority Business Enterprise**

### **Proposal Attachments:**

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

## **SECTION 1: PROJECT OVERVIEW**

### **Summary**

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

- Mill approximately 1.5 inches of the existing asphalt surface in the Town Hall parking lot, approximately 2,600 square feet
- Resurface with 1.5 inches of S9.5B asphalt
- Scope shall also include removal of selected fencing as needed
- Paving the area where fencing is removed
- Removal and replacement of existing concrete parking bollards
- Restriping of the parking lot upon completion
- Parking spaces shall be reconfigured to 90-degree angles along both sides of the building.

## **Section 2: Proposal**

Vendors are required to submit a proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a proposal in response to this request, a walkthrough of the existing parking lot site is optional.

Proposals must be clearly marked “Landis Town Hall Parking Lot Paving Project” and submitted no later than *May 7, 2026*, before 2:00 pm EST. Proposals must be mailed, emailed, or hand-delivered to:

Attention: Angela D. Sands, Deputy Town Clerk  
312 N. Main St. Landis, NC 28088 / [contactus@townoflandisnc.gov](mailto:contactus@townoflandisnc.gov)

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

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

## Proposal Content

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

### **SECTION 3: RFP TIMELINE**

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

Closing date to submit application..... *May 7, 2026, before 2 pm*

Present to the Town Council..... *May 11, 2026, at 6 pm*

Vendor notification & contract negotiation..... *May 19, 2026*

## **SECTION 4: OTHER PROCEDURAL INFORMATION**

### **4.1 Other Procedures and Conditions**

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

### **4.2 Public Records**

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

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

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

**SECTION 5: Minority Business Enterprises**

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

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

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

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

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

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

**PROPOSAL ATTACHMENTS**

**Landis Town Hall Parking Lot Paving Project Proposal Form & Signature Page**

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

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

Business Name: Carolina Siteworks, Inc.

Representative Name/Title: John D. Shell / President

Address: PO Box 280 China Grove, NC 28023

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

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

Material Costs	Labor Costs	Other / Note
* see	attached	proposal

Total Cost: \$48,110.00

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

Authorized Signature: John D. Shell

Date: 5-6-26

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

May 5, 2026

To: Town of Landis

Project: Town Hall Lot Paving

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

Mill 1.5" of existing deteriorated asphalt and dispose of material off-site. Remove approx. 40 LF of existing fence and store on-site. Pave area with a nominal compacted depth of 1.5" of S9.5B asphalt approx. 1,700 SY. Install one speed bump. Stripe lot as per original layout.

**LUMP SUM TOTAL: \$48,110.00**

**Due to the level of volatility in the petroleum market, we must index our pricing on this project. Prices on this quote are based on the May 2026 NCDOT Asphalt Binder Index of \$732.50 per ton. Invoice calculations will be based on the NCDOT index for the month the asphalt is placed. An additional fuel surcharge, based on the current US EIA Fuel index, may also be applicable to your project.**

**NOTE: Price based on measurements and observations taken from site visit. If Carolina Siteworks, Inc. is awarded this contract, the quoted prices including the escalation clause are good for 30 days, after that, Carolina Siteworks, Inc. may need to renegotiate prices. Carolina Siteworks, Inc. does not warrant against reflective cracking for a resurfacing application under any circumstance. Price includes one mobilization. Items not included in price: fence replacement, testing, rock excavation, undercut of unsuitable soils, repair of damage caused by others, relocation or repair of utilities; prime coat or herbicide treatment, or anything else not specifically mentioned above.**

Respectfully Submitted,  
Mark Hoesman  
Carolina Siteworks, Inc.

Accepted as Contract:

\_\_\_\_\_  
\_\_\_\_\_

Carolina Siteworks, Inc.

\_\_\_\_\_  
\_\_\_\_\_

**Proposal References**

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

Business Name: City of Kannapolis  
Address: 401 Laureate Way Kannapolis, NC 28081  
Contact Name: Wilmer Melton Phone: 704-920-4444  
Business Relationship: Assistant City Manager

Business Name: City of Concord  
Address: 635 Alfred Brown Jr. Ct. SW Concord, NC 28025  
Contact Name: Enrique Blat Phone: 704-920-5425  
Business Relationship: Engineering Dept.

Business Name: Rowan County  
Address: 130 W. Innes St. Salisbury, NC 28144  
Contact Name: Craig Powers Phone: 704-216-8588  
Business Relationship: Director of Engineering

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

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

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

**Company Narrative**

Company Name: Carolina Siteworks, Inc.

Number of Employees: 35                      Years of Operation: 27

Current Clients: 25+

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

\* See Attached

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**Property/Liability and Workers' Compensation Certification**

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

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.
  
- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: See Attached COI

Agent's Name, Address, Telephone: \_\_\_\_\_

---

Policy Number: \_\_\_\_\_ Effective Date: \_\_\_\_\_

**Proposal for the Independent Contractor Statement**

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

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

Company/Individual Name: Carolina Siteworks, Inc.

Official Address: PO Box 280 China Grove, NC 28023

Signature & Title: John D. Sells PRESIDENT

Date: 5-6-26

**Certification Regarding Lobbying**

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

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

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

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

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

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

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

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

Date: 5-6-26

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

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

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

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

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

Yes:  No:

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

Yes:  No:

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

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

Legal name of the firm and physical address: \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

Signature of Firm's Authorized Official

\_\_\_\_\_

Printed Name and Title of Firm's Authorized Official

\_\_\_\_\_

Date

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

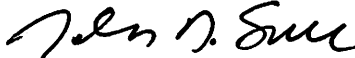
May 5, 2026

Town of Landis  
312 N. Main St.  
Landis, NC 28088

Town of Landis,

Carolina Siteworks, Inc. complies with all state and federal E-Verify requirements. Our proposed subcontractors will comply with all E-Verify requirements as well.

Respectfully Submitted,



John D. Shell - President  
Carolina Siteworks, Inc.

Bid #1

**LANDIS TOWN HALL  
PARKING LOT PAVING  
PROJECT  
(PROJECT # 26-159)**

**REQUEST FOR PROPOSALS (RFP)**

**Town of Landis, North Carolina**

***Reissued on: April 26, 2026***

***Response Due: May 7, 2026, before 2 pm***

**TABLE OF CONTENTS**

**Section 1: Project Overview**

- Summary

**Section 2: Proposal**

- Proposal Content

**Section 3: RFP Timeline**

**Section 4: Other Procedural Information**

**Section 5: Minority Business Enterprise**

**Proposal Attachments:**

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

## **SECTION 1: PROJECT OVERVIEW**

### **Summary**

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

- Mill approximately 1.5 inches of the existing asphalt surface in the Town Hall parking lot, approximately 2,600 square feet
- Resurface with 1.5 inches of S9.5B asphalt
- Scope shall also include removal of selected fencing as needed
- Paving the area where fencing is removed
- Removal and replacement of existing concrete parking bollards
- Restriping of the parking lot upon completion
- Parking spaces shall be reconfigured to 90-degree angles along both sides of the building.

## **Section 2: Proposal**

Vendors are required to submit a proposal that presents the vendor’s qualifications and understanding of the work to be performed. Before submitting a proposal in response to this request, a walkthrough of the existing parking lot site is optional.

Proposals must be clearly marked “Landis Town Hall Parking Lot Paving Project” and submitted no later than *May 7, 2026*, before 2:00 pm EST. Proposals must be mailed, emailed, or hand-delivered to:

Attention: Angela D. Sands, Deputy Town Clerk  
 312 N. Main St. Landis, NC 28088 / [contactus@townoflandisnc.gov](mailto:contactus@townoflandisnc.gov)

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

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

**Proposal Content**

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

**SECTION 3: RFP TIMELINE**

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

Closing date to submit application..... *May 7, 2026, before 2 pm*

Present to the Town Council..... *May 11, 2026, at 6 pm*

Vendor notification & contract negotiation..... *May 19, 2026*

## **SECTION 4: OTHER PROCEDURAL INFORMATION**

### **4.1 Other Procedures and Conditions**

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

### **4.2 Public Records**

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

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

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

**SECTION 5: Minority Business Enterprises**

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

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

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

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

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

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

**PROPOSAL ATTACHMENTS**

**Landis Town Hall Parking Lot Paving Project Proposal Form & Signature Page**

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

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

Business Name: NJR Group, Inc

Representative Name/Title: Alex Sullivan - Estimator

Address: 1721 US 52 N Albemarle NC 28001

Office Phone: 980-581-8102 Cell Phone: 704-724-0936

Website: NJRGROUP.COM Email: ASULLIVAN@NJRGROUPINC.COM

Material Costs	Labor Costs	Other / Note
\$82,355.00	\$30,480.00	

Total Cost: \$112,835.00

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

Authorized Signature: 

Date: 5/7/26

## Proposal References

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

Business Name: NCDOT

Address: District 9

Contact Name: Kelly Seitz Phone: 336-743-7800

Business Relationship: Construction

Business Name: City of Albemarle

Address: City Hall, 144 N 2nd Albemarle NC 28001

Contact Name: Darren Rhodes Phone: 704-984-9410

Business Relationship: Construction

Business Name: Cliff NCDOT

Address: 130 S. Sutherland Ave Monroe NC 28112 Division 10

Contact Name: Cliff Cirruzzio Phone: \_\_\_\_\_

Business Relationship: Construction



**Property/Liability and Workers' Compensation Certification**

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

- I understand that, if my proposal is selected, I will be required to provide a Certificate of Insurance with a minimum coverage of \$1,000,000 naming the Town of Landis as an additional insured.
- I hereby certify that I have and will maintain in full force and effect a policy of Workers Compensation Insurance in compliance with the Laws of the State of North Carolina with the following insurance company:

Insurance Company Name: Travelers Ins

Agent's Name, Address, Telephone: Marsh McLennan Agency - 704-972-1986

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Policy Number: DTL03X361161COF25 Effective Date: <sup>4/13</sup>~~4/12~~ 5/2/26

**Certification Regarding Lobbying**

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


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

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

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

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

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

Signature of Firm's Authorized Official: 

Name and Title of Firm's Authorized Official: NATHANIEL J RUSSELL

Date: 5-6-2020

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


**Proposal for the Independent Contractor Statement**

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

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

Company/Individual Name: NSR Group, Inc

Official Address: 1721 US 52 N, Albemarle NC 28001

Signature & Title:  Estimator

Date: 5/7/24

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

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

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

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

Yes:  No:

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

Yes:  No:

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

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

Legal name of the firm and physical address: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

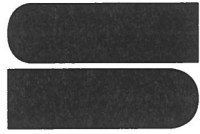
Signature of Firm's Authorized Official

\_\_\_\_\_

Printed Name and Title of Firm's Authorized Official

\_\_\_\_\_

Date



# Southeastern Consulting Engineers, Inc.

May 15, 2026

Mr. Michael Ambrose, Town Manager  
Town of Landis  
P.O. Box 8165  
Landis, North Carolina 28088

Ref.: Erection of Public Works Substation

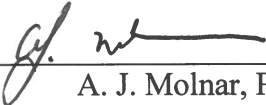
Dear Michael,

The Town received four formal bids from contractors on May 14, 2026, for erection of the Public Works Substation. A tabulation of bids received is attached.

The most attractive bid was submitted by Sumter Utilities of Sumter, South Carolina, in the amount of \$372,940.78. Sumter has recently completed successful projects with our firm in Camden, SC and Morganton, NC. We therefor recommend the Town award the contract to Sumter Utilities.

Very Truly Yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By  \_\_\_\_\_  
A. J. Molnar, P.E.  
Vice President

AJM/lc

600 MINUET LANE P.O. BOX 240436 CHARLOTTE, NC 28224  
PHONE: (704) 523-6045 FAX: (704) 523-8317

**BID TABULATION**  
Erection of Public Works Substation

Town of Landis  
Landis, North Carolina

Date: May 14, 2026  
 Time: 2:00 PM, EDT

<u>Bidder</u>	<u>Pike Mt. Airy, NC</u>	<u>Sumter Utilities Sumter, SC</u>	<u>C.W. Wright Chesterfield, VA</u>	<u>Trull Power Monroe, NC</u>
I. Furnish and install Wire and Cable (LS)	\$ <u>46,329.00</u>	\$ <u>43,371.71</u>	\$ <u>62,673.00</u>	\$ <u>40,000.00</u>
II. Erection of Structure Switches, Bus, and Packager provided Equipment (LS)	<u>312,235.44</u>	<u>204,656.16</u>	<u>352,866.00</u>	<u>274,000.00</u>
III. Install Circuit Switcher (1)	<u>4,168.00</u>	<u>3,583.56</u>	<u>8,751.00</u>	<u>15,000.00</u>
IV. Install Transformer (1)	<u>34,410.00</u>	<u>9,208.45</u>	<u>39,734.00</u>	<u>15,000.00</u>
V. Install 15.5 KV Circuit Breakers (4)	<u>16,671.00</u>	<u>4,026.40</u>	<u>6,364.00</u>	<u>16,000.00</u>
VI. Install Equipment House and Relay Panel (1)	<u>6,252.00</u>	<u>18,979.24</u>	<u>5,635.00</u>	<u>15,000.00</u>
VII. Install Owner Furnished Transmission Pole (1)	<u>49,619.00</u>	<u>39,115.26</u>	<u>3,977.00</u>	<u>50,000.00</u>
Change Order Allowance	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>
<b>Total, Construction</b>	<b>\$ <u>519,684.44</u></b>	<b>\$ <u>372,940.78</u></b>	<b>\$ <u>530,000.00</u></b>	<b>\$ <u>475,000.00</u></b>
Bid Bond	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>



**SUMTER UTILITIES**

A QUANTA SERVICES COMPANY

1151 N Pike West,

Section 6, Item 6.5

803-469-8585 ph

www.sumter-utilities.com

May 12, 2026

## **Town of Landis NC – Erection of Public Works Substation CLARIFICATIONS AND CONDITIONS OF PROPOSAL**

1. In the event of material cost increases resulting from changes in tariffs, duties, fuel adjustments, or other reasons after the proposal is submitted, the Contractor reserves the right to adjust their pricing accordingly. Any such increases will be documented with supporting evidence and submitted for approval prior to procurement.
2. Any changes to the design, drawings, details, BOM quantities from IFB will create a change condition for contractor to modify submitted pricing accordingly.
3. Sumter assumes before mobilization of any contractor group takes place, site pad and access to it will be in place and ready, and below grade IFC package will ready for issuance.
4. Proposal includes one (1) mobilization and demobilization. Any additional required will be billed to OWNER. The mobilization rate is \$4,000. The demobilization rate is \$4,000.
5. Any restrictions or delays in access to the substation site that impact project scheduling or resource allocation may result in additional costs and/or schedule adjustments
6. Proposal assumes that the site will be in a condition that allows for continuous and productive work. Any delays or unproductive time resulting from activities beyond the Contractor's control will be subject to additional costs and schedule extensions.
7. Proposal excludes hydrovac and de-watering services or activities.
8. Proposal excludes any resurfacing of the yard.
9. If street sweeping or other methods of cleaning roadway is required, it will be the responsibility of OTHERS.
10. Proposal assumes an 150 Day construction duration working a four (4) day work week with the option of working Friday(s) as a makeup day for weather delays, etc.
11. Proposal assumes a standard six-man substation construction crew will be utilized.
12. P&C/Relay testing has been excluded from our proposal.
13. Any hole drilling or re-drilling of steel, above 20 holes, will be a \$75 charge per hole.





Town of Landis, NC  
Budget Amendment #27  
Monday, June 8, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
20-1000-4091	Tap Fees	32,000	20,000		52,000
20-1000-5250	Professional Services	31,000	20,000		51,000
20-2000-4091	Tap Fees	51,000	20,000		71,000
20-2000-5250	Professional Services	95,021	20,000		115,021
			80,000	-	186,021

To Allocate Funds for Water and Sewer Tap Fees and Associated Additional Costs

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

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_



# Code Enforcement Report

01/01/2025 - 05/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
5688	5/15/2026	Code Enforcement - Other Violation	1109 SOUTH HIGHLAND AVE	N/A	2. Citizen	TRASH CAN BEING LEFT AT THE ROAD AFTER TRASH PICK-UP AND NOT RETURNED TO THE RESIDENCE. NEEDS NOTICE OF VIOLATION.
5687	5/15/2026	Code Enforcement - High Grass Complaint	190 SOUTH ZION ST	N/A	1. Internal	HIGH GRASS. NOTICE OF VIOLATION PREPARED.
5686	5/15/2026	Code Enforcement - High Grass Complaint	100 SOUTH MAIN ST	N/A	1. Internal	HIGH GRASS. NOTICE OF VIOLATION PREPARED.
5663	5/13/2026	Code Enforcement - Minimum Housing Code Violation	311 E GARDEN ST	N/A	1. Internal	MINIMUM HOUSING, STRUCTURE IS UNSECURED, FASCIA AND SOFFIT DETERIORATED. SPOKE WITH OWNER WHO ADVISED IT IS IN PROBATE AND SHOULD BE OUT IN JULY. ADVISED SHE WOULD MAKE THE MINIMUM REPAIRS WHEN IT IS OUT OF PROBATE AND WILL BE PUT ON THE MARKET.
5645	5/13/2026	Code Enforcement - Minimum Housing Code Violation	327 N KIMMONS ST	N/A	1. Internal	MINIMUM HOUSING, ROOF HAS FALLEN IN ON SECONDARY STRUCTURE AND WINDOWS BROKEN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SPOKE WITH CONTRACTOR WHO STATED HE WILL BE DOING THE WORK SOON.
5643	5/13/2026	Code Enforcement - Junk In Yard	505 S CORRELL ST	N/A		OPEN STORAGE OF TRASH AND JUNK IN THE CARPORT AND YARD. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 6/03/26.
5439	4/27/2026	Code Enforcement - Other Violation	316 EAST CORRIHER ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. SPOKE WITH SURVEYOR WHO IS TRYING TO CREATE AN EASMENT FOR THE TOWN, REFERRED HIM TO THE ZONING DEPT.
5438	4/27/2026	Code Enforcement - Other Violation	602 NORTH CHAPEL ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
5436	4/27/2026	Code Enforcement - Other Violation	603 HILLSIDE ST	N/A	1. Internal	OVERGROWN GRASS AND MINIMUM HOUSING. FASCIA AND SOFIT DETERIORATED AND ROOF DAMAGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
5127	4/2/2026	Code Enforcement - Other Violation	305 S ZION ST	N/A	1. Internal	MINIMUM HOUSING, BOARDED UP WINDOWS, GUTTERS FALLING OFF AND OPEN STORAGE OF JUNK AT REAR OF STRUCTURE. NOTICE OF VIOLATION PREPARED.

						REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4722	2/25/2026	Code Enforcement - Other Violation	100 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PROPERTY HAS BEEN PUT UP FOR SALE BY ANOTHER COMPANY.
4719	2/25/2026	Code Enforcement - Other Violation	919 S ZION ST	N/A	2. Citizen	OPEN STORAGE OF JUNK PROPERTY AND CAMPER ON PROPERTY THAT APPEARS TO HAVE SOMEONE LIVING IN IT. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. NEEDS NEW NOTICE OF HEARING DUE TO WRONG ADDRESS ON LETTER. NEW NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SPOKE WITH THE OWNER WHO STATED THE CAMPER IS BEING TOWED TO THE SCRAP YARD THIS WEEKEND. HEARING HELD, NO ONE PRESENT.
4480	2/4/2026	Code Enforcement - Other Violation	209 W TAYLOR ST	N/A	1. Internal	STRUCTURE THAT PREVIOUSLY BURNED AND HAS BEEN SITTING FOR MORE THAN 90 DAYS. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. JUNK VEHICLE HAS BEEN REMOVED. HEARING SCHEDULED FOR 4/1/2026. UPDATED NOTICE OF HEARING AND SCHEDULED HEARING FOR 4/22/26. SPOKE WITH OWNER'S DAUGHTER WHO ADVISED SHE IS WAITING ON THE INSURANCE COMPANY FINISH THEIR INVESTIGATION. REINSPECTION BEFORE HEARING, NO VISIBLE SIGNS OF CHANGE, PREPARED FINDING OF FACT AND MAILED. SPOKE WITH CONTRACTOR, WHO STATED HE HAS BEEN HIRED TO MAKE THE REPAIRS. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4376	1/7/2026	Code Enforcement - Other Violation	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED ORDINANCE.
4173	1/7/2026	Code Enforcement - Other Violation	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. PORPERTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4151	1/2/2026	Code Enforcement - Other Violation	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION.

						NOTICE OF VIOLATION P REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, PROGRESS CONTINUES.
4016	12/17/2025	Code Enforcement - Other Violation	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERRTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES. REINSPECTION, APPEARS MORE JUNK HAS BEEN BROUGHT IN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
1479	4/15/2025	Code Enforcement - Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEDULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LEFT VOICEMAIL. SENT NOTICE OF PENALTY. TRUCK ONSITE WITH JUNK LOADED IN IT. FINDING OF FACT BEING COMPLETED. JUNK HAS BEEN MOVED TO THE STREET AGAIN.

Total Records: 18

6/1/2026



## Item Cover Page

**MEETING TYPE:** Board of Alderman  
**DATE:** June 8, 2024  
**SUBMITTED BY:** Jason Smith, Fire Chief  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Departmental Reports  
**SUBJECT:** Monthly Report

**DETAILS:**

**FIRE DEPARTMENT MONTHLY REPORT**

<b>Emergency Calls for Service:</b>	
<i>Calls in District</i>	54
EMS (Including: Strokes, Falls, Diabetics, CPR, and Other Medical Needs)	43
Fire Alarms	5
MVA	4
Structure Fires	0
Move Ups	2
Mutual Aid Given	31
Mutual Aid Received	9

<b>Enochvill</b>	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	0
<b>Total Calls to Enochville</b>	0
<b>China</b>	
Cancelled En-Route	0
MVA's	1
Structure Fires	6
Public Service/Assist	7
<b>Total Calls to China</b>	14
<b>Atwell</b>	
Cancelled En-Route	1
MVA's	2
Structure Fires	3
Public Service/Assist	0
<b>Total Calls to Atwell</b>	6

<b>Kannapoli</b>	
Cancelled En-Route	1
MVA's	2
Structure Fires	2
Public Service/Assist	2
<b>Total Calls to Kannapolis</b>	7
<b>Bostian</b>	
Cancelled En-Route	0
MVA's	1
Structure Fires	0
Public Service/Assist	0
<b>Total Calls to Bostian</b>	1
<b>Other</b>	
Cancelled En-Route	0
MVA's	0
Structure Fires	2
Public Service/Assist	1
<b>Total Calls</b>	3



# Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** June 8th , 2026

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

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Reports

**SUBJECT:** **Monthly Report**

**DETAILS:**

### Events

- Cruise In on May 1<sup>st</sup> had an excellent turn out. Vendors were Mr. Huck’s Food Truck, Stick it 2 You, Grove Cartel, and Fun Times Funnel Cakes. Almost Classic Performed from 6:00-9:00.
- The Cruise In on June 5<sup>th</sup> will have DJ services by Stapelton Media, and vendors are Carolina Craft BBQ, Kona Ice, Harpers Happy Hour, KCs Kitchen, and Terrys Dawgs.
- May 125<sup>th</sup> Event has been rescheduled for August 29<sup>th</sup>, 2026. The Band performing that evening will be Gary Lowder & Smoking Hot Band.

### Event Calendar 2026

125<sup>th</sup> Celebration- May 1<sup>st</sup> & 2<sup>nd</sup>  
 National Night Out /Touch A Truck- September 25<sup>th</sup>  
 Fall Fest / Trunk or Treat- October 24<sup>th</sup>  
 South Rowan Parade / Tree Lighting- November 24<sup>th</sup>  
 Campfire Christmas- December 12<sup>th</sup>

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

**Park Operations**

- The park staff continues routine maintenance on trails and campsites.
- Landscaping and mulch has been completed around the the park office.
- Training seasonal, part time staff.
- The onboarding process has started with Rec Desk Management to accept online camping reservations. This should take a few more weeks and hope to go live before July 1<sup>st</sup>, 2026.

**Pool Operations:**

- New pool awnings were installed and painted.
- Restroom and lobby paint is complete, will be installing new baseboards.
- New drink cooler.
- Cornhole and other pool games have been added for Member Use.
- New Ceiling Fans installed.
- Pool opened on Monday, May 25<sup>th</sup>, 2026 with a lot of positive feedback on the facility and Member’s Only operations. We currently have close to 300 members and applications are still being submitted. Opening day had 69 in attendance.
- Facility has five returning lifeguards on staff.

**Community Engagement / Staff Interactions:**

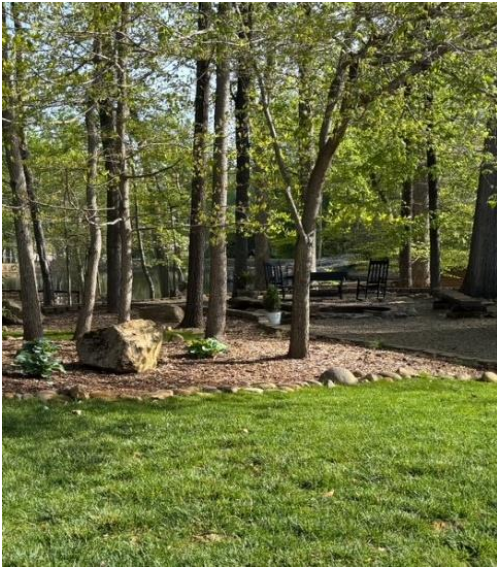
Walk In – 1,719

Call In – 206

Apps – 2

Issues / Complaints – 1 - Resolved

**Campsite Reservations:** 54    **Shelter Rentals:** 6    **Daily Fishing Passes Sold:** 837  
**Annual Passes Sold:** 5    **NC State License:** 33    **Boat Registration:** 9



Before



After



Before



After





## Permits Issued Report

04/27/2026 - 05/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
PF-26-188	5/18/2026	Pool Fill	935 Mt. Moriah Ch. Rd	11. COMPLETE	N/A	Stamper, Rick	Complete
PF-26-189	5/18/2026	Pool Fill	501 N Meriah St	11. COMPLETE	N/A	Furr, Bruce	Complete
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	KATIE CHEN	Building Construction
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	CHEN, KATIE	Building Construction
ZN-26-181	5/7/2026	Pool	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-26-182	5/4/2026	Pool	2379 FERNDALE CT.	09. CONSTRUCTION ADMINISTRATION	N/A	FRYE, CHAD	Building Construction
ZN-26-183	5/4/2026	Fence	2379 FERNDALE CT	11. COMPLETE	N/A	FRYE, CHAD	Complete
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction
ZN-26-187	5/14/2026	Accessory Building	309 S. MAIN ST	11. COMPLETE	N/A	MELISSA RIFFLE	Complete
ZN-26-190	5/26/2026	Driveway	201 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction
ZN-26-191	5/26/2026	Driveway	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction

Total Records: 11

6/2/2026



**Active Permit Report**

05/01/2026 - 05/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	KATIE CHEN	Building Construction
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	CHEN, KATIE	Building Construction
ZN-26-181	5/7/2026	Pool	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-26-182	5/4/2026	Pool	2379 FERNDALE CT.	09. CONSTRUCTION ADMINISTRATION	N/A	FRYE, CHAD	Building Construction
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction
ZN-26-190	5/26/2026	Driveway	201 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction
ZN-26-191	5/26/2026	Driveway	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction

**Total Records: 7**



**Active Permit Report**

01/01/2026 - 05/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-152	2/3/2026	Accessory Building	317 W. DAVIS ST.	09. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC	Building Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON, THELMA	Building Construction

							Section 7, Item 7.5	
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Payment	
ZN-26-160	4/21/2026	Residential	304 E. GARDEN STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction	
ZN-26-162	4/21/2026	Fence	Old Beatty Ford Rd.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	HATLEY, MICHAEL	Waiting on Payment	
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction	
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HUMBLE, PAM	Building Construction	
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction	
ZN-26-173	4/16/2026	Temporary Use	0 E Ridge, E Rice, S Central, E Rice, Hillside	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction	
ZN-26-174	4/16/2026	Temporary Use	Dogwood Dr, Colonial Dr, N Meriah St, Gallant Cir, Lake Dr	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction	
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION	N/A	SWARTHOUT, CONSTANCE	Building Construction	
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	KATIE CHEN	Building Construction	
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	CHEN, KATIE	Building Construction	
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	04 - PLANNING DIRECTOR REVIEW	N/A	SOUTHROWAN COMMUNITY CHURCH	Planning Director Review	
ZN-26-181	5/7/2026	Pool	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction	
ZN-26-182	5/4/2026	Pool	2379 FERNDAL CT.	09. CONSTRUCTION ADMINISTRATION	N/A	FRYE, CHAD	Building Construction	
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction	
ZN-26-190	5/26/2026	Driveway	201 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction	
ZN-26-191	5/26/2026	Driveway	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RMB PROPERTY INVESTMENTS	Building Construction	
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction	

Total Records: 33



# Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** June 8, 2026

**SUBMITTED BY:** Matthew Geelen, Police Chief

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Reports

**SUBJECT:** Monthly Report

**DETAILS:**

### POLICE DEPARTMENT MONTHLY REPORT

<b>Emergency Calls for Service:</b>	
Self-Initiated Calls	772
Calls for Service	248
Traffic Stops	97
Traffic Accidents	3
<b>Total calls for Service (Including Self-initiated calls)</b>	<b>1,120</b>

<b>Arrest Info</b>	
Total Persons Arrest/Charged with Felony:	1
Total Persons Arrest/Charged with Misdemeanor:	0
<b>Total Arrest/Charges</b>	<b>1</b>

<b>Assist Info</b>	
Assist to Rowan County	21
Assist to China Grove	22
Assist with Other/State Law Enforcement	0
<b>Total Calls</b>	<b>43</b>



## Item Cover Page

**MEETING TYPE:** Board of Aldermen  
**DATE:** June 8, 2026  
**SUBMITTED BY:** Sean Taggart, Public Works Director  
**ITEM TYPE:** Department Reports  
**AGENDA SECTION:** Monthly Report  
**SUBJECT:**

**DETAILS:**

**PUBLIC WORKS MONTHLY REPORT**

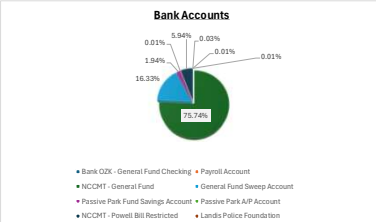
Water Resources	
Work Orders Completed	107
Start Services	28
Stop Services	13
Disconnects	4
Outages	2
Meter/MXU Change Outs	1
Sewer Lift Station Checks	6
Hydrant Routes (Water Quality Flushing)	8
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	1
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	1
Street Department	
Work Orders Completed	80
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	145
Start Services	47
Stop Services	15
Disconnects	50
New Temp Service	3
Street/Security Lights Install/Repair	6
Pole Repair/Replace	5
Outages:	
Environmental	
Load Demand	5
Vehicle Collison	0
<i>Total Outages</i>	9
Reporting Made By	
Go Gov	5
Walk In	53
Phone Call	187



May 2026 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
An Sales Tax Rowan County	\$0	\$0	\$49,785	100%
Property Tax - Current	\$2,344,149	\$19,992	\$2,323,966	99%
Tax Collection - Prior Years	\$65,000	\$1,469	\$41,007	63%
Vehicle Interest	\$1,500	\$279	\$2,522	168%
Interest and Penalties	\$10,000	\$1,449	\$3,770	38%
Property Tax Auto - Current	\$236,880	\$23,386	\$239,953	101%
Vehicle Tag Fee	\$71,000	\$6,240	\$65,590	92%
Building Rental Fees	\$7,200	\$575	\$11,530	160%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$21,592	\$231,499	109%
Interest on Investments - Powell Bill	\$0	\$0	-\$2,500	0%
Miscellaneous Income	\$0	\$0	\$12	0%
Police Fees & Fines	\$300	\$95	\$485	162%
First Responder	\$3,000	\$135	\$2,370	79%
Grant Received	\$21,200	\$0	\$70,865	334%
Excise Tax on Piped Gas	\$13,000	\$0	\$2,884	22%
Franchise Tax on Electric PO	\$298,943	\$0	\$252,331	84%
Sales Tax on Telecommunications	\$9,358	\$0	\$4,672	50%
Sales Tax on Video Programming	\$9,598	\$0	\$3,727	39%
Local Government Sales & Use Tax	\$1,493,451	\$103,445	\$1,278,021	86%
ABC Revenue - County	\$15,000	\$3,710	\$15,950	106%
Court Cost	\$300	\$36	\$721	240%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$1,282	\$38,515	43%
Code Enforcement Clean-up	\$30,000	\$0	\$2,753	9%
Garbage Collection Fees	\$360,000	\$33,888	\$337,500	94%
Resource Officer Reimburse	\$200,000	\$0	\$195,438	98%
EMS Utility Reimbursement	\$5,000	\$110	\$1,210	24%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$1,396	\$71,950	85%
SI Utilities Coll County	\$0	\$0	\$755	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$192	\$1,448	32%
East Landis - Motor Vehicles	\$5,248	\$888	\$8,334	159%
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	\$472	\$3,151	0%
Contributions/Donations	\$63,850	\$0	\$0	0%
Other Finance Sources - Other Debt	\$0	\$0	\$0	0%
Other Finance Sources - Leases	\$0	\$0	\$0	0%
Sale of Fixed & Surplus Assets	\$40,000	\$0	\$0	24%
Rowan Municipal Association	\$2,500	\$0	\$600	0%
Fund Balance Appropriated	\$379,603	\$0	\$0	50%
Administrative Service Charges	\$894,459	\$0	\$447,230	0%
Vendor Reimbursement - Geni	\$0	\$0	\$5,052	0%
Over/Short	\$0	\$0	-\$585	84%
Park Revenues	\$147,100	\$23,558	\$122,978	80%
Water Service	\$1,236,675	\$99,904	\$987,007	0%
East Landis Water	\$0	\$0	\$0	190%
Reconnect Fees	\$30,700	\$4,930	\$58,310	0%
Water Tap Access Fee	\$0	\$0	\$6,420	61%
Interest on Investments	\$44,000	\$2,479	\$27,012	0%
Miscellaneous Income	\$0	\$0	\$0	290%
Tap Fees - Water	\$32,000	\$3,396	\$92,724	948%
Grant - Water	\$171,542	\$0	\$1,626,587	0%
Planning Review Fees	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	77%
Sewer Service Fees	\$1,130,000	\$89,284	\$869,575	0%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,479	\$27,012	0%
Tap Fees	\$51,000	\$0	\$88,041	0%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	77%
Stormwater Fees	\$375,029	\$47,485	\$287,398	64%
Interest on Investments - Stormwater	\$3,000	\$175	\$1,920	0%
Planning/Zoning Fees	\$0	\$0	\$12,135	0%
Fund Balance Appropriated	\$20,675	\$0	\$0	0%
Other Financial Sources - Leases	\$0	\$0	\$0	76%
Electricity Fees	\$7,121,900	\$446,505	\$5,404,742	74%
Penalties - Electric	\$112,400	\$6,545	\$83,454	0%
Reconnect Fees	\$0	-\$340	-\$255	214%
Motor Tampering Fees	\$1,000	\$0	\$2,135	79%
Pole Attachments	\$12,000	\$0	\$9,460	74%
Interest on Investments - Electric	\$80,000	\$5,438	\$58,990	0%
Miscellaneous Income	\$0	\$0	-\$61,347	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	100%
Grant Received-Electric	\$0	\$0	\$6,500	240%
Debt Setoff	\$3,000	\$450	\$7,205	0%
Sale of Surplus Assets - Electric	\$0	\$0	\$1,159	0%
Vendor Reimbursement	\$20,518	\$0	\$62,346	0%
Insurance Proceeds	\$13,900	\$0	\$20,763	0%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
<b>TOTAL</b>	<b>\$18,224,296</b>	<b>\$952,919</b>	<b>\$15,514,965</b>	<b>85%</b>



Bank Balances	
Bank OZK - General Fund Checking	\$1,000 0.01%
Payroll Account	\$1,000 0.01%
NCCMT - General Fund	\$9,633,877 80.96%
General Fund Sweep Account	\$1,661,590 13.96%
Passive Park Fund Savings Account	\$258,261 2.17%
Passive Park A/P Account	\$1,000 0.01%
NCCMT - Powell Bill Restricted	\$339,266 2.85%
Landis Police Foundation	\$3,742 0.03%
<b>TOTAL</b>	<b>11,898,936 100%</b>

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Board Of Aldermen	\$48,538	\$379.53	\$42,727.27	88%
Administration	\$1,783,705	\$195,270.67	\$1,336,812.33	75%
Police Department	\$1,733,218	\$106,894.92	\$1,317,717.94	76%
Fire Department	\$1,358,160	\$86,709.25	\$924,646.72	68%
Streets Department	\$1,045,085	\$88,731.32	\$752,161.22	72%
Sanitation Department	\$349,500	\$1,528.48	\$196,413.26	56%
Parks and Recreation	\$756,408	\$42,468.96	\$553,281.41	73%
Electric Department	\$7,813,636	\$399,092.68	\$5,243,226.86	67%
Water Department	\$1,117,397	\$166,095.59	\$708,224.30	63%
Sewer Department	\$1,370,520	\$180,774.93	\$1,081,733.87	79%
Storm Water Department	\$398,704	\$14,573.49	\$96,309.74	24%
Debt Service - Municipal Loan/Copiers	\$144,025	\$845.91	\$135,506.76	94%
Debt Svc-USA Bonds/Sewer Eq/Srf Loan	\$396,000	\$10,634.65	\$10,634.65	3%
<b>Total Expenditures</b>	<b>\$18,224,296</b>	<b>\$1,293,621</b>	<b>\$12,356,669</b>	<b>68%</b>

Landis Police Foundation	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$3,741.67	\$0	\$0	\$578
Expenditures	\$0	\$0	\$0	\$0
Rental for National Night Out	\$0	\$0	\$0	\$2,713
<b>Totals</b>	<b>\$3,741.67</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,713</b>

Passive Park Fund	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$258,261.16	\$0	\$528	\$3,682
Expenditures	\$0	\$15,000	\$0	\$0
To move two small historic buildings	\$0	\$4,100	\$4,100	\$4,100
Land Surveying	\$0	\$6,075	\$0	\$0
3 Park Benches	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$258,261.16</b>	<b>\$25,175</b>	<b>\$4,100</b>	<b>\$4,100</b>

Restitution Funds	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues	\$143,261.74	\$0	\$0	\$143,262
Expenditures	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$143,261.74</b>	<b>\$0</b>	<b>\$0</b>	<b>\$143,262</b>

Powell Bill - 70 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$807,048.00	\$0	\$2,380	\$167,938
Expenditures	\$0	\$0	\$0	\$0
Rental of Street Sweeper for Christmas Parade	\$0	\$0	\$0	\$4,725
Paint Striping for South Central Ave	\$0	\$0	\$0	\$1,100
FY25 Paving Project - Pay App 1	\$667,474	\$478,298	\$478,298	\$478,298
<b>Totals</b>	<b>\$807,048</b>	<b>\$667,474</b>	<b>\$478,298</b>	<b>\$962,421</b>

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,768,327.82	\$0	\$0	\$1,025,390
Expenditures	\$0	\$89,368	\$0	\$430,632
Contract for Engineering and Construction Observation	\$0	\$598,073	\$0	\$1,292,297
Sewer Line Construction - Pay App 3-6	\$0	\$687,442	\$0	\$1,456,022
<b>Totals</b>	<b>\$1,768,327.82</b>	<b>\$687,442</b>	<b>\$0</b>	<b>\$2,778,711</b>

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,402,029.00	\$0	\$0	\$1,622,102
Expenditures	\$0	\$90,673	\$0	\$254,287
Contract for Engineering and Construction Observation	\$0	\$599,742	\$0	\$1,125,258
Water Tank Construction - Pay App 3,4,5,7	\$0	\$690,415	\$0	\$1,379,545
<b>Totals</b>	<b>\$1,402,029.00</b>	<b>\$690,415</b>	<b>\$0</b>	<b>\$2,996,905</b>

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$2,105,906.00	\$0	\$0	\$165,520
Expenditures	\$0	\$168,650	\$0	\$304,835
Contract for Engineering and Construction Observation	\$0	\$1,723,119	\$153,607	\$528,413
W Ryder Ave Waterline Replacement Contract	\$0	\$0	\$1,891,769	\$833,248
<b>Totals</b>	<b>\$2,105,906.00</b>	<b>\$168,650</b>	<b>\$153,607</b>	<b>\$1,497,000</b>

Electric Substation Project - 74 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$3,835,268.00	\$3,835,268	\$0	\$3,835,268
Expenditures	\$0	\$247,042	\$7,286	\$24,159
Contract for Engineering and Construction Observation	\$0	\$2,927,763	\$103,428	\$898,651
Substation Construction - Pay App #3	\$0	\$3,174,805	\$110,714	\$926,810
<b>Totals</b>	<b>\$3,835,268.00</b>	<b>\$3,835,268</b>	<b>\$118,008</b>	<b>\$4,764,538</b>

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



# Item Cover Page

**MEETING TYPE:** Board of Aldermen  
**DATE:** June 8, 2026  
**SUBMITTED BY:** Carly Blackmon, Finance Director  
**ITEM TYPE:** Director Report  
**AGENDA SECTION:** Department Reports  
**SUBJECT:** **Monthly Report**

**DETAILS:**

**FINANCE CUSTOMER SERVICE MONTHLY REPORT**

<b>Finance Customer Service</b>	
Cash Payments	344
Credit Card Payments	1377
Check Payments	1011
Bank Draft Payments	493
Customer Usage Portal	1050
Disconnect Calls	378
Disconnections	54
Account Service Changes	103



## **Town Manager Report Month of May 2026**

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

1. Lake Wilderness Park Cabin Gate Entrance will be completed by the end of June 2026.
2. Staff met with Waste Pro Vice President this week, regarding the continued missed stops on Bostian Road, and Flat Rock Road. The Vice President advised he would continue to monitor our complaints, any other missed stops for the foreseeable future, and advised the trash should be up off the street before 3:30 on Mondays (unless Monday is on a holiday).
3. Paving Projects are underway and expected to be completed by June 2026. Staff will push out updates as they become available to the town.
4. Staff are working on remaining funding the Mount Moriah Water Line Extension Project. The current project funding has already allowed for new water lines on W Ryder Avenue, and N Main Street. The new funding will allow the new water line to be replaced on Mount Moriah Church Road.
5. The Fiscal Year 2027 Manager's Recommended Budget will be presented to the Board at the Board of Aldermen meeting. This budget comes with a ZERO tax increase, and commercial stormwater fees are cut in half beginning July 2026.
6. Annual Backflow Testing requirements have been started for the year. Residents will begin to receive letters regarding their backflow requirement for irrigation services. Commercial Customers will receive their backflow testing requirements as well. The Town is using a BSI Service, which all tests will have to be updated through.
7. The Substation is moving into the next phase of construction, and the erection services are on this agenda for consideration. If approved, this phase should be completed by September 2026.

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

Thank you,  
Michael D. Ambrose



# 2026 JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
24	25	26	27	28	29	30
31	1	2	3 Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	4 Board of Aldermen Work Session Meeting: 5:30 PM	5 Downtown Cruise-In 5 - 9 PM	6
7	8 Board of Aldermen Regular Scheduled Meeting: 6:00 PM	9 DCFL Park Committee Meeting: 5:30 PM	10	11	12	13
14	15	16 Planning Board Meeting: 6:00 PM	17	18	19	20
21 Father's Day	22	23	24	25	26	27
28	29	30 Town Offices Closing at 10:30 AM to Close Out FY26	1	2	3	4

**NOTE**



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



# 2026 JULY

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

**NOTE**



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