



BOARD OF ALDERMEN

Monday, April 13, 2026 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. CONSENT AGENDA:

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 March 16, 2026, and Regular Scheduled Budget Retreat Meeting Minutes from March 18, 2026

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: March Board of Aldermen meeting minutes.

2.2 Consider Approval of Budget Amendment #19 to Reallocate Funds for Historical Structures Within the Future DCFL Park (Project #25-21)

Submitted By: Carly Blackmon, Finance Director

Details: This is a project that the Board of Aldermen approved in fiscal year 25 and this budget amendment will allow this project to be completed in the current fiscal year. This project entails moving the existing the existing buildings at DCFL Park and refinishing the foundations on all buildings.

Recommended Action: Motion to approve Budget Amendment #19 to Reallocate Funds for Historical Structures Within the Future DCFL Park - Project 25-21

3. PUBLIC HEARINGS:

[3.1](#) **Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 - Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2**

Submitted By: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 - Parcel #130 053 - 525 Kimball Road - SFR-2 to MU-2

Recommended Action: Motion to approve Zoning Map Amendment Ordinance #ZMA-2026-04-13-01 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

5. ORDINANCES/RESOLUTIONS:

[5.1](#) **Consider Approval of Ordinance #2026-04-13-01 Extending the Electricities Power Contract and Extending the Subsequent Supplemental Power Agreement**

Submitted By: Michael D. Ambrose, Town Manager

Details: The proposed ordinance before you will allow Electricities, and the Town to further extend the power generation contract, and the supplemental contract to 2043.

Recommended Action: Motion to approve ordinance #2026-04-13-01 extending the Electricities Power Contract and extending the Subsequent Supplemental Power Agreement.

[5.2](#) **Consider Approval of Resolution #2026-04-13-01 Setting 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 Resolution #2026-04-13-02 Directing the Town Clerk to Investigate the Petition**

Submitted By: Phil Collins, Planning Director

Details: Legislative Hearing - Voluntary Annexation Petition for Contiguous Property - 715 S. Chapel Street, Landis, North Carolina 28088 (Rowan County Parcel ID: 133 053)

Recommended Action: Motion to approve Resolution #2026-04-13-01 Setting 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 approval of Corresponding Resolution #2026-04-13-02 Directing the Town Clerk to Investigate the Petition.

[5.3](#)

Consider Approval of Resolution #2026-04-13-03 Setting 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 Resolution #2026-04-13-04 Directing the Town Clerk to Investigate the Petition

Submitted By: Phil Collins, Planning Director

Details: Legislative Hearing - Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID 133A102)

Recommended Action: Motion to approve Resolution #2026-04-13-03 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1139 Dial Street, Kannapolis, NC 28083 (Rowan County Parcel ID: 133A102) and approval of Corresponding Resolution #2026-04-13-04 Directing the Town Clerk to Investigate the Petition.

[5.4](#)

Consider Approval of Resolution #2026-04-13-06 Requesting Funding from State Legislators in the Amount of \$51,874,000 for the Construction of a Regional Wasterwater Treatment Plant in Partnership with the City of Kannapolis

Submitted By: Michael D. Ambrose, Town Manager

Details: This resolution is a formal request to State Legislators for the joint interest, by City of Kannapolis, and the Town of Landis, for a Waste Water Treatment Facility. This facility was identified by both governing boards as a need for the communities to support responsible growth, and ensuring environmental stewardship. This resolution is before both governing boards on April 13, 2026, and if passed will be transmitted to the State. The request is for \$51,874,000 dollars to build the waste water treatment plant that will be operated by the Town of Landis.

Recommended Action: Motion to approve Resolution #2026-04-13-06 Requesting Funding from State Legislators in the Amount of \$51,874,000 for the Construction of a Regional Wasterwater Treatment Plant in Partnership with the City of Kannapolis.

6. CONSIDERATIONS:

6.1 **Consider Approval of Adding New Recreation Management Software Through RecDesk in the Amount of \$4,800**

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

Details: The Parks and Recreation Department is seeking the use of a Management Software Company. The use of the software will allow park guests the ability to gain information, check availability and accept online reservations and payments for campsites, cabins, and shelters. Currently, we only have means to take reservations over the phone or in person on paper applications. The software will also serve as our pool membership check in system and can be used for party and shelter bookings. We received quotes from Recdesk in the amount of \$4800 and from Civic Plus in the amount of \$8918. I recommend the use of Recdesk in the amount of \$4800 due to cost efficient and their build out time of approximately 6 weeks.

Recommended Action: Motion to approve Adding New Recreation Management Software Through RecDesk in the Amount of \$4,800.

6.2 **Consider Approval of the Usage of Passive Park Funds Not to Exceed \$2,500 for the Purchase of DCFL Merchandise for Resale**

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

Details: The DCFL committee is requesting the use of Passive Park Funds in the amount not to exceed \$2,500 dollars to cover the costs of the following merchandise items along with the estimated tax, set up fees, and shipping. These items were selected by the committee to be customized with the DCFL Logo and sold during community events. The merchandise will also be available for purchase at Town Hall and the Park Office. The profit from the sales will be put back into the Passive Park Fund.

The Items are as follows: 2” Vinyl Logo Stickers - \$38.55 plus tax, set up, and shipping, Short Sleeve, Tri-blend T-Shirts \$825 plus tax, set up, and shipping, Water Bottles with Wrist Strap \$159.45 plus tax, set up, and shipping, Canvas Shopping Tote \$67 plus tax, set up, and shipping, and Wooden Train Whistles \$423.36 plus tax, set up, and shipping.

All merchandise items have been quoted with the required minimum quantities and customized with the DCFL Logo.

Recommended Action: Motion to approve the usage of Passive Park Funds Not to Exceed \$2,500 for the Purchase of DCFL Merchandise for Resale.

[6.3](#) **Consider Approval of the Elevated Water Tank Monitoring System in the Amount of \$6,406.52 from Clearwater Inc. (Project #25-05)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The purchase and installation of a Mission Wireless Real-Time Alarm System for the Town of Landis elevated water tank. The system includes the M852LT Mission Wireless Real-Time Alarm System in an outdoor NEMA 4X enclosure, a one-year MyDro M850 service package, a one-year tank and well control service package, freight, and startup programming and site visit. The total cost for the equipment and services is \$6,406.52.

Requested Action: Motion to approve the purchase of the Elevated Water Tank Monitoring System in the Amount of \$6,406.52 from Clearwater Inc. and to authorize staff to proceed with the procurement and installation of the elevated tank monitoring system.

[6.4](#) **Consider Approval of Budget Amendment #23 to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project #25-05)**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project 25-05).

Recommended Action: Motion to approve Budget Amendment #23 to Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project (Project# 25-05).

[6.5](#) **Consider Approval of Receiving Grant Donation of a Training Prop Valued at \$63,850 from the Gary Sinise Foundation (Project #26-156)**

Submitted By: Jason Smith, Fire Chief

Details: The Fire Department is requesting approval to receive a Training Prop, valued at \$63,850, from the Gary Sinise Foundation. The prop will be a Taylor'd Systems Series 12 training prop. This prop, per their website "is an ideal solution for departments with limited on-site space, this unit boasts over 10 training apparatuses". Training with the Series 12 prop will include window training, roof ventilation, forcible entry, roof hatch/floor hole, bailout window training, wall breaching, confined space, entanglement, and more. This grant opportunity covers the cost of the training prop and shipping, however, the town will be responsible for tax amount of the prop in the amount of \$4,469.51.

The Fire Department will be able to conduct on site training here in Landis, with mutual aid departments, that would have previously

required traveling to Rowan Cabarrus Community College (R.C.C.C.) North to complete. This isn't a complete substitution for the training grounds at RCCC as the state requires a set amount of hours for each firefighter at an official training facility, but will supplement our firefighters with hands-on training here in town. The prop will be stored at Station 58. It can also be used in public education events, teaching about fire safety to the public.

Recommended Action: Motion to approve the acceptance of training prop valued at \$63,850 from the Gary Sinise Foundation and to approve funding of the remaining \$4,469.51 balance for applicable sales tax. (Project #26-156)

[6.6](#) **Consider Approval of Resolution # 2026-04-13-05 to Accept a Training Prop from The Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Resolution will allow the Fire Department to accept the training prop and expend the local match funding.

Recommended Action: Motion to Approve Resolution #2026-04-13-05 to Accept a Training Prop from the Gary Sinise Foundation (Project# 26-156).

[6.7](#) **Consider Approval of Capital Project Ordinance #CPO-2026-04-13-01 to Accept the Training Prop From The Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Capital Project Ordinance will allow the Town of Landis Fire Department to accept this donation and execute this project.

Recommended Action: To approve Capital Project Ordinance #CPO-2026-04-13-01 to allow the Town of Landis Fire Department to accept the donation and execute project #26-156.

[6.8](#) **Consider Approval of Budget Amendment #24 to Account for the Donation of the Training Prop Through the Gary Sinise Foundation (Project #26-156)**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment serves to record the donation of the training prop through the Gary Sinise Foundation and to raise the Fund Balance to cover the associated taxes for this training prop.

Recommended Action: Motion to approve Budget Amendment #24 To Account for the Donation of the Training Prop Through the Gary Sinise Foundation.

[6.9](#) **Consider Approval of Purchasing a 2026 Grand Highlander Hybrid AWD from Modern Toyota in the Amount of \$47,564.20**

Submitted By: Michael Ambrose, Town Manager

Details: The total state contract price is \$47,564.20, which includes the NC state discount. This vehicle will support operational needs with improved fuel efficiency and reliability. This purchase will allow for the replacement of Truck 1, which will be reallocated to the Parks and Recreation Department for continued use.

Recommended Action: Motion to Approve the purchase of one 2026 Toyota Grand Highlander Hybrid AWD under NC State Contract STC 2510A from Modern Toyota in the amount of \$47,564.20.

[6.10](#) **Consider Approval of Budget Amendment #25 To Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD from Modern Toyota**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD from Modern Toyota to Replace Truck 1, which will be Reallocated to the Parks and Recreation Department.

Recommended Action: Motion to approve Budget Amendment #25 to Allocate Funds for the Purchase of One 2026 Toyota Grand Highlander Hybrid AWD.

[6.11](#) **Consider Approval of Change Order #25-08-1 with Carolina Siteworks, Inc. for Additional Asphalt Patching in the Amount of \$60,500 (Project# 25-08)**

Submitted By: Michael Ambrose, Town Manager

Details: Carolina Siteworks, Inc. proposes to furnish all necessary supervision, labor, equipment, and materials to complete additional asphalt repairs identified during construction. The work includes saw cutting and excavation of damaged asphalt, removal and off-site disposal of materials, and patching with a nominal compacted depth of 4” to 6” using I19.0C asphalt.

This change order reflects approximately 220 tons of additional asphalt patching at a contracted rate of \$275.00 per ton, for an estimated total cost of \$60,500.00. These quantities are in addition to the 100 tons included in the original base bid and represent areas recently identified and marked.

Recommended Action: Approve Change Order #25-08-1 with Carolina Siteworks, Inc. in the estimated amount of \$60,500, and to authorize the Town Manager to execute the necessary contract documents.

[6.12](#) **Consider Approval of Appointing Michelle Gray to Fill the Open Planning Board Member Seat as Unanimously Recommended by the Planning Board**

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: After reviewing the submitted applications and engaging in discussion with the applicants, the Planning Board carefully considered each candidate's qualifications. Following the deliberation, the Board voted unanimously to recommend Michelle Gray to the Board of Aldermen to fill the open seat.

Recommended Action: Motion to Appoint Michelle Gray to the Town of Landis Planning Board.

[6.13](#) **Consider Update on the Purchase of Old School Building Located at 305 S Zion Street, Landis, NC 28088 (Project #25-84)**

Submitted By: Michael D. Ambrose, Town Manager

Details: Discussion of update on process.

Recommended Action: No action needed.

7. DEPARTMENT REPORTS:

[7.1](#) **Code Enforcement Report**

[7.2](#) **Fire Report**

[7.3](#) **Fleet Report**

[7.4](#) **Parks & Recreation Report**

[7.5](#) **Planning and Zoning Reports**

[7.6](#) **Police Report**

[7.7](#) **Public Works Report**

8. REPORTS:

[8.1](#) **Finance Report**

[8.2](#) **Town Manager Report**

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, March 16, 2026 at 6:00 PM
Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, HR Generalist Caroline Kruger, 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, Public Works Director Sean Taggart

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

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

Moved By: Ashley Stewart, seconded by Ryan Nelms

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.

2.1 Consider Approval of Budget Amendment #20 To Reallocate Funds to Match Updated Capital Project Ordinance for the Mount Moriah Waterline Project (Project 25-04)

This budget amendment will reallocate funds to match the Capital Project Ordinance for the Mount Moriah Waterline Project (Project 25-04) that is fully funded by State ARPA Grant dollars.

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

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

3. PRESENTATIONS:

3.1 Consider Approval of Request by the South Rowan Public Schools Bible Teaching Association to Assist with the "Run for the Word 5K" to be held on September 12, 2026

David Roberts, representing the South Rowan Public Schools Bible Teaching Association, presented the request for town assistance with their fourth annual 5K fundraiser. Roberts, who lives at 506 North Central Avenue in Landis, explained that he was part of the leadership team.

Roberts detailed that the Bible Teaching Association supports three full-time bible teachers whose salaries are not paid by the school system but must be funded through fundraising efforts. These teachers serve at five schools: Corriher Lipe High School, Corriher Lipe Middle School in Landis, Southeast Middle School, China Grove Middle School, and Carson High School.

The proposed race route would follow the same path as previous years, starting about half a block up from Trinity Lutheran Church on Zion Street, going around the pool area, by the Middle School, down Main Street to the carpentry shop, then returning to Trinity. The event is planned for September 12, 2026, using Trinity Lutheran Church as the staging area.

Roberts requested town approval for fire and police department assistance to secure the route for safety, as well as permission to put up promotional banners approximately one week before the race.

Town Manager Ambrose clarified that banner permits would need to go through the planning department and must comply with site distance requirements to ensure they don't block visibility for drivers.

Roberts acknowledged they had previously encountered issues with banner size blocking sight lines and had to relocate those banners to other locations like Mount Moriah Lutheran Church.

ACTION: A MOTION WAS MADE TO APPROVE THE USE OF TOWN OF LANDIS RESOURCES TO ASSIST THE SOUTH ROWAN PUBLIC SCHOOLS BIBLE TEACHING ASSOCIATION WITH THEIR "RUN FOR THE WORD 5K" FUNDRAISER ON SEPTEMBER 12, 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 Public Hearing for Ordinance #2026-03-16-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

Police Chief Matthew Geelen reported that the location at 2570 South US 29 Highway had been brought up to meet minimum standards and was no longer in violation. Mayor Smith clarified that while the structure wasn't completed, everything the town had requested had been completed.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Shane Safrit of 502 Patterson Street, China Grove, spoke during the public hearing, noting that the agenda packet had recommended proceeding with the closing and vacating, but Chief Geelen's comments indicated the property was now in compliance. He urged the board to vote against the closing and vacating since the property was now compliant.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

Town Manager Michael Ambrose clarified that staff recommend motions to be made in the affirmative to avoid confusion later, even though the circumstances had changed, the Board is able to vote "no" to the affirmative motion.

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Failed: (0-4)

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

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

- Shane Safrit - 502 Patterson Street, China Grove** - addressed the board regarding his ongoing concerns about code enforcement timelines. He specifically requested documentation showing complaint dates and letters sent regarding code enforcement matters to establish a complaint-to-notice timeline and verify whether there is a 90-day standard. Mr. Safrit explained that since his original public records request in August of the previous year, he had received only high-level summary materials rather than specific records showing complaint intake dates, complaint documentation, and the notice process timeline for properties where code enforcement action was initiated, including his parents' property.

He expressed concerns about a statement from Manager Ambrose indicating that no physical or digital code enforcement records exist prior to the implementation of the iWorQ system in June of the previous year, despite board meeting materials appearing to reference inspections and enforcement actions during that period.

Mr. Safrit requested records showing how complaints are received and documented (whether citizen complaints or anonymous complaints), copies of letters sent by the town (whether courtesy notices or formal notices of violation), and documentation of the complaint-to-notice timeframe application.

Town Manager Ambrose responded that all public information requests go through the clerk's office, noting there were over 5,000 communications regarding Mr. Safrit's previous employment with the town. The IT department pulls everything, which takes considerable time to review, but Manager Ambrose had searched SharePoint and provided available information within the same day, responding multiple times.

Mr. Safrit acknowledged his original requests were broad and remained open to clarifying communication to help narrow the scope without unduly burdening staff while still obtaining the necessary documentation.

6. ORDINANCES/RESOLUTIONS:

6.1 Consider Approval of Setting a Public Hearing for April 13, 2026, for Zoning Map Amendment ZMA-2026-04-13 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

Planning Director Phil Collins presented the request to rezone 11.5 acres on Kimball Road from SFR-2 (single family residential) to MU-2 (mixed use). He noted the request wasn't necessarily in line with the land use plan and that MU-2 permits quite a few uses not allowed in SFR-2, with different dimensional standards. The planning board had unanimously voted down the request in February.

Board members asked about the applicant's intentions, with Director Collins explaining they had planned for single family detached with the option for single family attached (townhomes), strictly residential use. When asked why MU-2 versus MU-1, Director Collins wasn't certain of the applicant's reasoning.

Planning board member Glenn Corriher explained they had spent considerable time reviewing the request at the planning board meeting. The property is located on Kimball Road before the bridge. Planning board member Corriher noted concerns about adding 17 more houses in a dead curve area of the road, which contributed to their unanimous rejection.

Mayor Smith reminded the board that the planning board had put considerable time into reviewing the request and had voted it down unanimously.

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR APRIL 13, 2026, FOR ZONING MAP AMENDMENT ZMA-2026-04-13 -PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - MU-2.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.2 Consider Approval of the Amended CIP for the Mt. Moriah Waterline Project and Corresponding Resolution #2026-03-16-01 (Project 25-04)

Town Manager Ambrose explained the updated Water Distribution System 10-year Capital Improvement Plan is up for review, and the only change made from the original plan is two additional water tanks for the East Landis area, and the south end of Town. The Town is applying for a NC Division of Water Infrastructure Grant to receive state funds for the projects.

ACTION: A MOTION WAS MADE TO APPROVE THE AMENDED CIP FOR THE MT. MORIAH WATERLINE PROJECT AND CORRESPONDING RESOLUTION #2026-03-16-01.

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 Resolution #2026-03-16-02 Authorizing the Town of Landis to Apply for State Loan and/or Grant Funding for the Mt. Moriah Waterline Project Revisions and Two (2) New Water Tanks (Project 25-04)

Manager Ambrose explained Resolution #2026-03-16-02 provides authorization to apply for State Loan and/or Grant Funding for the Mount Moriah Church Road waterline revisions and the construction of two new water tanks and authorizes the Town Manager office to execute and submit the necessary application and documentation on behalf of the Town.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-03-16-02 AUTHORIZING THE TOWN OF LANDIS TO SUBMIT THE APPLICATION FOR STATE LOAN AND/OR GRANT FUNDING AND DESIGNATE THE TOWN MANAGER AS THE AUTHORIZED REPRESENTATIVE.

Moved By: Ashley Stewart, 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 the Purchase of One (1) 2026 Ford F-250 4x4 Super Duty Regular Cab 8' Box (F2B) with a Service Bed for Use by the Water Department in the Amount of \$57,445.01 from Parks Ford

Town Manager Ambrose presented the request for a new truck for the water department to replace a vehicle that had gone to the street department. This vehicle is equipped with a 6.8L V8 gas engine, 10-speed automatic transmission, heavy-service suspension package, 250-amp alternator, upfitter switches, 360-degree LED warning strobes, and a service bed to support daily water system operations, field repairs, emergency response, and infrastructure maintenance. Approval of this purchase will ensure the Water Department has reliable and properly equipped transportation necessary to maintain service delivery and respond to water-related issues efficiently.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF THE 2026 FORD F-250 4X4 SUPER DUTY REGULAR CAB WITH SERVICE BED FOR THE WATER DEPARTMENT FROM PARKS FORD IN THE AMOUNT OF \$57,445.01.

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

7.2 Consider the Approval of Installing the Automatic Entrance Gate to the Campsites at Lake Corriher Wilderness Park in the Amount of \$9,904.05 from 3M Gates & Access Control

Parks & Recreation Director Jessica St. Martin explained that the automatic gate would replace the current manual utility gate at the service road, allowing campers to enter and exit without being locked in, and enabling staff to access using their badges. Two quotes were received: 3M Gates at \$9,904.05 and Allison Fencing at \$17,842.00. The recommendation was for 3M Gates due to cost efficiency and their successful work on the entrance gate at the park office.

ACTION: A MOTION WAS MADE TO APPROVE INSTALLING THE AUTOMATIC ENTRANCE GATE TO THE CAMPSITES AT LAKE CORRIHER WILDERNESS PARK IN THE AMOUNT OF \$9,904.05 FROM 3M GATES & ACCESS CONTROL.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (0-4)

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

7.3 Consider Approval to Award Five (5) Year Contract Renewal to Axon Body-Worn Camera Program in the Amount of \$178,926.30

Police Chief Matthew Geelen explained that this continues the current contract voted on in 2021, providing equipment enhancement for two years into the plan and upgrading equipment to maintain standards. The contract also provides new Taser X10s that allow real-time data collection during use of force incidents. Town Manager Ambrose clarified this is actually a 59-month contract as required by state law, not 60 months. The total contract amount for the 59-month term is \$178,926.30. Payments are structured over the five-year term as follows: \$1,237.71 due in June 2026; \$34,101.85 due in July 2026; \$35,896.69 due in July 2027; \$35,896.69 due in July 2028; \$35,896.69 due in July 2029; and \$35,896.67 due in July 2030

ACTION: A MOTION WAS MADE TO APPROVE THE FIVE-YEAR AXON BODY-WORN CAMERA CONTRACT RENEWAL IN THE TOTAL AMOUNT OF \$178,926.30.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.4 Consider Approval of Appointing Two (2) Members to the Fire Relief Board

Town Manager Ambrose explained that the Fire Relief Board requires two Board of Aldermen members to serve on the five-member board of trustees. The other members are elected by the fire department, with one appointed by the state fire marshal's office.

Fire Chief Smith explained the board meets on a needs basis rather than regular intervals, with a minimum once-yearly requirement. The fund assists firefighters who encounter financial issues through no fault of their own, or in cases of line of duty death or illness.

ACTION: A MOTION WAS MADE TO APPOINT MAYOR MEREDITH SMITH AND MAYOR PRO-TEM ASHLEY STEWART TO SERVE ON THE FIREFIGHTER'S RELIEF BOARD OF TRUSTEES.

Moved By: Darrell Overcash, seconded Ashley Stewart

Motion Passed: (4-0)

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

7.5 Consider Approval of the Usage of Passive Park Funds to South Rowan's Masonry Program for the Brickwork of the New DCFL Signs

Parks & Recreation Director St. Martin presented the request from the March DCFL Park meeting to use South Rowan Masonry students to build new brick signs. The committee requested \$3,239 from passive funds: \$889 for materials and \$2,350 as a donation to the program. The donation would help cover entry fees to the NC Skills USA competition in Greensboro and travel expenses, with winners advancing to nationals in Atlanta, Georgia.

Extensive discussion followed about the timing and placement of the signs. Mayor Smith expressed concern about installing brick signs before other park infrastructure was completed, questioning whether it made sense to install signs when major construction hadn't begun and sidewalk work was still planned.

Alderman Nelms raised concerns about the sign size and impact, particularly for the corner of Chapel and Ryder, suggesting it should be larger and more impactful than the current design. Discussion centered on whether the current design would be sufficient to drive excitement and attention.

The board debated the wisdom of putting up signs before the rest of the park development was complete, with concerns about potential damage during construction or the need to relocate them if sidewalk work interfered.

DCFL committee chair Michelle Gray provided additional context about the masonry program's limited availability, noting students could only do the work on specific dates in April and that this would provide practice before state competition.

After extensive discussion about design, placement, timing, and the need for a more comprehensive approach to the signage, the board decided to defer the item to a later time to allow for better planning and coordination with the overall park development timeline.

ACTION: A MOTION WAS MADE TO DEFER THE CONSTRUCTION OF THE DCFL BRICK SIGNS BY THE SOUTH ROWAN HIGH SCHOOL'S MASONRY PROGRAM UNTIL A LATER TIME.

Moved By: Ashley Stewart, seconded Ryan Nelms

Motion Passed: (3-1)

Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash

Voting Against: Tony Corriher

7.6 Consider Approval of Budget Amendment #21 to Reallocate Funds from DCFL Secured Funding to Pay for the Sign Project and Donation to South Rowan High School Masonry Program

Since item 7.5 was deferred, this corresponding budget amendment was also deferred.

ACTION: A MOTION WAS MADE TO DEFER BUDGET AMENDMENT #21.

Moved By: Ashley Stewart, seconded Ryan Nelms

Motion Passed: (4-0)

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

7.7 Consider Discussion of 125 Event Details

Parks & Recreation Director St. Martin provided a comprehensive overview of the 125th anniversary celebration event itinerary.

Friday, May 1st activities include a cruise-in from 5-9 PM with the Almost Classic Band performing from 6-9 PM. Several food vendors will participate, including Grove Cartel.

Saturday, May 2nd will feature road closures from 9 AM to 11 PM. Main Street will remain open, with closures primarily affecting North Central Avenue to East Garden Street, South Central to East Mills, East Garden to North Chapel, East Rider to North Chapel, and East Rider to Maine - essentially creating a cross pattern.

Activities and rides will run from 4-8 PM, with food vendors operating from 4-10 PM. The F&M trolley will provide pickup and drop-off service at designated stations including First Reform Church, Landis Pool, the Old Parkdale lot, and the school.

The stage will be positioned at the end of North Central at East Garden (in front of the police station). The event timeline includes opening remarks at 4 PM with special guests and acknowledgments by the Mayor and Town Manager, followed by local entertainment including dance studios and pageant singers, two magician shows, and concluding with the Band of Oz performing from 7-10 PM.

Discussion arose about stage placement, with some board members suggesting placement between the sheriff's department and another building on Ryder, though Director St. Martin explained this would require closing that area Friday and Saturday for setup. The current location provides wider space for spectators.

Board members discussed traffic flow, with clarification that traffic would be routed down to Coach Dale Road during closures, similar to China Grove's Farmers Day event which closes streets from Friday evening through Saturday afternoon.

Alderman Nelms suggested moving town department tents from in front of the park across the street to keep the green space more open and accessible. Director St. Martin agreed to utilize both sides depending on vendor needs and explained that departments were requested to create more nostalgic displays with pictures and memorabilia rather than just promotional materials.

The board discussed adding park benches as displays for the event, leading to discussion about ordering benches for the DCFL park. After determining that benches had an approximate 6-8 week lead time and cost between \$2,500-\$3,000 each, the board decided to order three benches that could be displayed at the event and later installed in the park.

ACTION: A MOTION WAS MADE TO PURCHASE 3 BENCHES FOR THE 125TH CELEBRATION FOR THE DCFL PARK, NOT TO EXCEED \$10,000.

Moved By: Ashley Stewart, seconded Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO RESTRUCTURE THE PREVIOUSLY MENTIONED BUDGET AMENDMENT #21 IN ORDER TO ALLOCATE FUNDING FOR THREE BENCHES FOR DCFL FROM THE PASSIVE PARK FUND NOT TO EXCEED \$10,000.

Moved By: Ashley Stewart, seconded Darrell Overcash

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) For Attorney Client Privilege Regarding Legal Claims of Case 25CVS000947-790

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) FOR ATTORNEY CLIENT PRIVILEGE REGARDING LEGAL CLAIMS OF CASE 25CVS000947-790 AT 7:00 PM.

Moved By: Ashley Stewart, seconded Darrell Overcash

Motion Passed: (4-0)

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

Closed Session was held.

ACTION: A MOTION WAS MADE TO END CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) FOR ATTORNEY CLIENT PRIVILEGE REGARDING LEGAL CLAIMS OF CASE 25CVS000947-790 AT 7:23 PM.

Moved By: Ashley Stewart, seconded Tony Corriher

Motion Passed: (4-0)

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

8. DEPARTMENT REPORTS:

8.1 Code Enforcement Report

8.2 Customer Service Report

8.3 Fire Report

8.4 Parks & Recreation Report

8.5 Planning and Zoning Reports

8.6 Police Report

8.7 Public Works Report

8.8 Fleet Report

9. REPORTS:

9.1 Finance Report

9.2 Manager Report

10. UPCOMING EVENTS:

10.1 Upcoming Events (Included in the Board packet)

11. CLOSING:

11.1 Board Comments

No comments were made.

11.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:24 PM.

Moved By: Darrell Overcash, seconded Ashley Stewart

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk

DRAFT



BOARD OF ALDERMEN BUDGET RETREAT

Wednesday, March 18, 2026 at 9:00 AM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Meredith B. Smith, Alderman Ryan Nelms, Alderman Darrell Overcash

Absent: Mayor Pro-Tem Ashley Stewart, Alderman Tony Corriher

Staff Present: Town Manager Michael Ambrose, HR Director/Town Clerk Madison Stegall, Finance Director Carly Blackmon, Police Chief Matthew Geelen

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 9:17 AM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

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

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

2. CONSENT AGENDA:

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

2.1 Consider Approval of Work Session Meeting Minutes from February 5, 2026, Regular Scheduled Meeting Minutes from February 9, 2026, and Regular Scheduled Budget Retreat Meeting Minutes from February 18, 2026

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

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

3. PRESENTATIONS/CONSIDERATIONS:

3.1 Consider Presentation of Electricities EC 101 Presentation by Scott Jones

Town Manager Michael Ambrose introduced Scott Jones from Electricities for a presentation on their services. Mr. Jones, serving as Chief Financial Officer at Electricities based in Raleigh, provided an overview of the organization and discussed upcoming contract renewals.

Mr. Jones explained that Electricities is a public power organization serving 51 communities in North Carolina for wholesale electricity supply, with an additional 99 members receiving broader services. He emphasized that public power utilities like Landis maintain community control through local elected officials, which he strongly supports as it prioritizes community needs over investor profits.

The presentation covered Landis's ownership share in the Catawba Nuclear Station, which Mr. Jones described as "one of the best operating nuclear plants in the country." He noted that the plant has a license to operate through 2043, with expectations for a 20-year extension that would run through 2063. Mr. Jones highlighted that nuclear power provides emission-free electricity and remarkable long-term stability.

Regarding rates, Mr. Jones provided compelling comparisons showing that Landis's wholesale power costs approximately 5.5 cents per kilowatt hour, compared to Hawaii's 45 cents, Southern California's 30-35 cents, and the Northeastern United States' 25-30 cents. He emphasized that all 19 members in the western power agency, including Landis, maintain retail rates lower than Duke Energy.

Board members engaged in discussion about billing practices, with questions about separating electric bills from other utilities to help residents better understand their competitive electric rates. Mr. Jones acknowledged this challenge, noting that comprehensive bills can create confusion when residents compare their total bills to Duke Energy customers who receive separate bills.

The conversation touched on the complexity of electricity usage, particularly during cold weather when heat pumps require auxiliary strip heat, and how this affects customer bills. Mr. Jones shared anecdotes about efficiency issues he had encountered in other communities.

Mr. Jones concluded by discussing the contract renewal process, explaining that both the primary contract (nuclear plant ownership) and supplemental contract are being extended to align with the Catawba license expiration in 2043. He mentioned that Huntersville had approved their contracts the previous evening, and Landis's approval was scheduled for the April meeting.

3.2 Consider Presentation of FY25 Financial Audit by Tonya Coffey with Martin Starnes & Associates PA

Tonya Coffey, the new audit partner from Martin Starnes & Associates, presented the FY25 financial audit results. She began by explaining the audit process and responsibilities, clarifying that their role is to issue an opinion on the financial statements' fair presentation in accordance with GAAP, while the town is responsible for the underlying content and internal controls.

Ms. Coffey praised Town Manager Michael Ambrose and his team for their cooperation during the audit process, noting improvements in routine accounting work such as timely bank reconciliations, which addressed a finding from the previous year. She acknowledged challenges due to the absence of a finance director during the audit period and the involvement of consultants.

The audit revealed a clean, unmodified opinion on both financial statements and federal/state compliance. Key financial highlights included:

General Fund Performance:

- Total revenues of \$6.5 million (increase of approximately \$1 million from prior year)
- Total expenditures of \$5.7 million (increase of approximately \$1.4 million)
- Property taxes comprised 41% of revenues (down from 47% due to growth in other revenue sources)
- Unrestricted intergovernmental revenue (primarily sales tax) increased \$136,000 or 8%
- Major expenditure increases included \$1.1 million in public safety (primarily a \$700,000 fire truck purchase) and \$334,000 in public services (Powell Bill sidewalk projects)

Fund Balance Growth: The town's available fund balance increased dramatically to \$6 million, representing 108.3% of annual net expenditures. This far exceeds the LGC minimum requirement of 34% and the average of 57% for similar-sized municipalities. Board members expressed satisfaction with this remarkable turnaround from their low fund balance situation in 2020.

Enterprise Funds Performance:

- Water and sewer fund showed positive cash flows from operations of \$350,000 and a quick ratio of 13.42
- Electric fund demonstrated strong performance with \$2 million in cash flows from operations and a quick ratio of 5.53

Performance Issues: The audit identified three FPICs (Fiscal Performance Indicators of Concern):

- Material audit adjustments due to year-end accrual challenges
- Late audit submission (turned in February 27, missing the February 12 deadline by two weeks)
- Water and sewer capital asset condition ratio below 50%, indicating potential future capital needs

Additionally, a compliance finding related to Powell Bill equipment tracking was noted, stemming from missing documentation from previous administrations dating back to 2009 and 2010.

3.3 Consider Approval of FY26 Audit Contract with Martin Starnes & Associates PA

Manager Ambrose presented the FY26 Audit Contract with Martin Starnes & Associates PA and requested approval.

ACTION: A MOTION WAS MADE TO APPROVE THE FY26 AUDIT CONTRACT WITH MARTIN STARNES & ASSOCIATES PA.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

Mayor Smith requested a brief recess.

ACTION: A MOTION WAS MADE TO ENTER A BRIEF RECESS AT 10:07 PM.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

ACTION: A MOTION WAS MADE TO RETURN FROM THE BRIEF RECESS AT 10:24 PM.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

3.4 Consider Discussion of the Police Department Annual Budget Retreat

Police Chief Matthew Geelen presented a comprehensive budget request for the police department, beginning with equipment needs and culminating in a significant personnel request.

Equipment and Infrastructure Requests:

Chief Geelen outlined a multi-year equipment replacement and upgrade plan including:

- Annual purchase of two patrol vehicles (\$130,000 per year) to establish a proper rotation schedule
- HVAC unit replacement for the police department (\$23,000, pushed to FY31 pending building decisions)
- Portable breath testing devices (\$1,600 per year, potentially grant-funded)
- Digital speed limit signs with data collection capability (\$7,374 for four signs over two years)
- Body camera and taser renewal continuation (\$36,000 annually)
- Ballistic vest replacements (\$3,800 per year for three vests)
- Updated drug testing kits with QR code technology to limit officer exposure to substances like fentanyl

The board discussed completing the police department flooring project, with Chief Geelen noting that while his office carpet wasn't scheduled for replacement until FY28, board members suggested completing the entire project now for consistency and safety reasons, particularly regarding potential evidence contamination.

Critical Personnel Needs:

Chief Geelen presented alarming statistics demonstrating the urgent need for additional officers:

- 911 calls increased from 1,482 in 2023 to 2,235 in 2024 to 2,627 in 2025
- The department has maintained 12 officers since approximately 2013-2014
- Officers frequently work alone, particularly on night shift

Chief Geelen made an impassioned plea for three additional officers, stating bluntly: "Somebody's gonna get hurt. Somebody's gonna get killed. We don't send firemen in a structure fire with one person." He shared a personal anecdote about responding alone to a disturbance call where a suspect came to the door with a sword, with no mutual aid available. That individual was later convicted of murder.

The personnel request would bring the department to 15 officers in total, allowing for:

- Two officers on day shift
- Two officers on night shift
- A sergeant on mid-shift
- A dedicated detective position

Chief Geelen emphasized the critical importance of having a dedicated detective, noting that the current detective sergeant handles multiple roles including internet crimes against children cases while also serving patrol duties.

Budget Impact:

Town Manager Ambrose indicated the three additional positions would cost approximately \$325,000 total, including all equipment, training, benefits, and vehicles. He noted that preliminary budget numbers suggest this could be accomplished without raising tax rates, though it would require drawing from fund balance. The impact could be reduced by staggering hiring from October through December rather than starting all positions on July 1.

Manager Ambrose noted that FY27 will be a revaluation year with additional revenue from developments like Landis Ridge, which should help support the increased personnel costs.

Technology and Equipment Discussion:

The board engaged in detailed discussion about a radar speed trailer versus fixed speed signs, with Chief Geelen explaining the trailer's versatility and data collection capabilities. The proposed trailer costs \$30,000 and can display messages for events and detours, but storage became a concern. Board members expressed preference for the mobile trailer to gather data before determining optimal locations for fixed signs.

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

Item 3.5 was deferred due to all Board members not being present.

ACTION: A MOTION WAS MADE TO TABLE THE PRESENTATION OF BOARD RULES AND PROCEDURES BY GERALDINE GARDNER WITH CENTRALINA REGIONAL COUNCIL TO A FUTURE DATE OF APRIL 22ND OR APRIL 23RD AT 4:00 PM.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

4. CLOSING:

4.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 10:52 AM.

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (2-0)

Voting For: Ryan Nelms, Darrell Overcash

Respectfully Submitted,

Madison T. Stegall, Town Clerk

DRAFT

Town of Landis, NC
Budget Amendment #19
Monday, March 16, 2026

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
62-6200-4999	Fund Balance Appropriated	-	15,000	-	15,000
62-6200-5250	Passive Park	4,100	15,000	-	19,100
			30,000	-	34,100

To reallocate funds for historical structures within the future DCFL Park. Project 25-21

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____

Staff Use Only:
 Approved: _____
 Denied: _____
 Tabled: _____

PLANNING STAFF REPORT
 LANDIS PLANNING AND ZONING COMMISSION
 2/17/2026

Petition: RZON2026-00001 Rezoning

Applicant Information: Steve Ross, Dynamic Developers of the Carolinas LLC

Owner Information: Dynamic Developers of the Carolinas LLC

Existing Zoning: Single Family Residential (SFR-2)

Proposed Zoning: Mixed Use (MU-2)

Existing Permitted Uses: All uses permitted in the SFR-2 zoning district are permitted by right on the subject property.

Proposed Uses: All uses allowed in the MU-2 zoning district.

Parcel ID Number: 130 053

Property Addresses: 525 Kimball Road

Area in Acres: ± 11.57 ac

Site Description: Currently, a residence and several accessory structures occupy the subject property. The structures currently appear to be vacant. The subject property is not within a watershed. Grant’s Creek (a perennial stream) runs south to north approximately 120 feet to the west of the subject property.

Adjacent Land Use: The subject property is surrounded by vacant and residential (single family and multi-family) properties in all directions. A small business is located on the southeastern boundary of the subject property. (see Exhibit D)

Surrounding Zoning: North: Single Family Residential (SFR-2) and Mixed Use (MU-1)
 East: Single Family Residential (SR-2)
 South: Single Family Residential (SFR-2 & SFR-3)
 West: Single Family Residential (SFR-2)

Utility Service Provider: The subject property is currently served with Landis water and sewer.

Exhibits

EXHIBIT A – Staff Report
 EXHIBIT B – Application

- EXHIBIT C – Property Deed
- EXHIBIT D – Staff Maps
- EXHIBIT E – Use Comparison Table
- EXHIBIT F – Ordinance
- EXHIBIT G – Town of Landis Utility Records
- EXHIBIT H – Adjacent Property Owner Information
- EXHIBIT I – Neighborhood Meeting Information

Intent of Zoning Districts

PROPOSED DISTRICT: MIXED USE (MU-2)

The Mixed-Use District (MU-2) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Landis residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transit

EXISTING DISTRICT: Single Family Residential (SFR-2)

The Single-Family Residential District (SFR-2) provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Landis and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Landis prior to the effective date of these regulations.

Agency Review Comments

Planning Review:

Staff Report. Phillip Collins, Town of Landis Planning & Zoning

NCDOT Review:

No response. Philip Seitz, District Engineer, NCDOT

Fire Marshal Review:

No comments. Andrew King, Rowan County Fire Inspector/Investigator, Rowan County Fire Marshal

Fire Review:

No comments. Jason Smith, Fire Chief, Town of Landis Fire

Police Review:

No comments. Kevin Young, Assistant Police Chief, Town of Landis Police

Public Works Review:

No comments. Matthew Geelen, Public Works Director, Town of Landis Public Works

Soil and Erosion Review:

The subject property is not along a major thoroughfare (such as Hwy 29) that would normally have mixed uses and general retail and services. It is also completely surrounded by Neighborhood [recommended land use] according to the LUP so the change does not seem to fit the future zoning. Neither the future LUP nor the existing zoning seem to support the change in zoning to MU-2 which would open it up to an extensive use of services (see Exhibit E). Josh Canup, Environmental Compliance Specialist, Rowan County Planning & Development

Rowan County Addressing:

No response. Columbus Hawks, GIS Manager, Rowan County Information Technology/911

Land Use Plan Analysis

The subject property is located within an area recommended for neighborhood use by the Town of Landis 2040 Comprehensive Land Use Plan (Plan). The requested zoning designation is mixed use which would be compatible with the mixed use category of the Plan, not with the existing Plan recommendation. An amendment to the land use plan would be necessary should the rezoning request be approved. (see Exhibit D)

Conclusions

- The subject property is approximately 11.57 acres in size and surrounded by single family residential zoning on all sides, except two properties (approximately 1.6 acres) on the opposite side of Kimball Road that are zoned MU-1. However, spot zoning would not appear to be of concern with this request due to the size of the subject property.
- The subject property is currently occupied by a residence and several accessory structures. All structures appear to be vacant at this time. According to Landis utilities records, the property is served with Landis water and sewer; utilities are currently active.
- The applicant has stated their intention to develop the property with multi-family residential uses. However, the applicant is requesting a conventional rezoning to MU-2, therefore, any use permitted within the MU-2 district would be permitted.
- Kimball Road is listed in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP). However, there is no recommended increase in the

future width of the right of way. No right of way dedication will be required as the property develops.

This is a conventional rezoning request; therefore, all uses permitted in the MU-2 zoning district would be allowed on the subject property if approved. The Planning and Zoning Board should consider all the information provided and determine if the proposed rezoning is consistent with the Board's vision for this section of the Town of Landis.



PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF LANDIS, NORTH CAROLINA

Applicant/Owner(s):

Name(s)	Dynamic Developers of the Carolinas LLC (Steve Ross)
Address	210 Oak Ave, Kannapolis, NC 28081
Telephone	704-305-3794
E-Mail	Premiersr77@gmail.com

Project and Property Information:

Property Location/Address	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136
Existing Zoning Map District	SFR-2
Proposed Zoning Map District	MU-2

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are:

The current zoning designation restrictions not only limit the density but also require a lot width that is not feasible for maximum density of the parcel due to the shape and size. We would like to re-zone to MU to allow for more density and variety of use within the parcel (potential for townhomes). With the growing population in Landis and surrounding areas, this property is well suited for a higher density of residential development and is a prime opportunity to bring more families to the area.

The following are all the persons, firms, or corporations owning property:


- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

Parcel Number	Name of Property Owner	Mailing Address
130 052	DAVIS TERRY LEE & DAVIS BARBARA ANN	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 051	DEUCHERT ALEX	733 KIMBALL RD CHINA GROVE, NC 28023-7539
130 050A	DAVIS TERRY LEE	715 KIMBALL RD CHINA GROVE, NC 28023-7539
130 324	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
130 345	SNIDER JANE VAUGHN	465 KIMBALL LOOP CHINA GROVE, NC 28023-7533
130 344	TRICON AMERICAN HOLMES LLC	15771 RED HILL AVENUE SUITE 100 TUSTIN, CA 92780-7333
130 062	LOWDER BARRY DEAN	295 OLD STAGECOACH RD CHINA GROVE, NC 28023
130 054	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B126	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7536
123B125	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B117	KIMBALL BEN CLAY	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B121	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B114	KIMBALL BEN CLAY & WF KIMBALL LEE WRIGHT	465 KIMBALL RD CHINA GROVE, NC 28023-7539
123B113	THE LARRY W PAGE FAMILY LIMITED PARTNERSHIP	1135 KIMBALL RD CHINA GROVE, NC 28023-7539
123B119	DYNAMIC DEVELOPERS OF CAROLINAS LLC	210 OAK AVE KANNAPOLIS, NC 28081-4329

(Use additional sheets if necessary)

ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.

Applicant Printed Name(s): Applicant Address(es): Applicant Signature(s):

Dynamic Developers of the Carolinas LLC (Steve Ross)	525 Kimball Rd, 635 Kimball Rd, 639 Kimball Rd PIN 5626-14-43-1136	
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*A fee, as maintained by the adapted fee schedule, must accompany each proposed zoning map amendment at the time it is filed with the Town of Landis.

*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor's Office, Rowan County Office Building.)

For Office Use Only:

<u>Date of Filing:</u>	<u>Case Number:</u>

SEE ADDENDUM



Section 3, Item 3.1

Doc ID: 015300870023 Type: ~~Grant~~
Recorded: 05/25/2023 at 04:15:15 PM
Fee Amt: \$904.00 Page 1 of 23
Revenue Tax: \$850.00
Rowan, NC
J. E. Brindle Register of Deeds
BK 1423 PG 854

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:
Property Identification Number See Addendum
This is not a certification that the Rowan County Property Identification Number matches this Deed description.

B. Daniels 5-25-23 4:10 pm
on behalf of Tax Collector Date/Time

22/004
88

No opinion on title is expressed or implied by the preparer of this document.

Tax Map 130 Parcel 053
Tax Map 123B Parcel 119

Excise Tax: \$850.00

This instrument was prepared by, James Y. Faust, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon closing.

Brief description for index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of April, 2023, by and between:

GREGORY LEWIS GIBSON (Separated), individually and as Executor of the Estate of Euvalea K. Strickland; AMY G. JOHNSON and husband, BRANDON M. JOHNSON, BRADLEY L. GIBSON (Unmarried), GRANT E. GIBSON (Unmarried); CARRIE B. PHILLIPS and husband, PATRICK PHILLIPS; JASON R. BRAKE (Unmarried); MARIANNE LINN HAYWOOD, individually and as Administratrix of the Estate of James Wertz Kimball; and husband, BARRY WAYNE HAYWOOD; REID JEFFREY LINN and wife, SUSAN ALEXANDER LINN; ELEANOR KIMBALL BLACK and husband, THOMAS JERRY BLACK; HAROLD FRANK KIMBALL (Unmarried); ANN WESTBROOK REINERS and husband, ROCKFORD JONATHAN REINERS; IDA MARIE WESTBROOK (Unmarried), individually and as Executrix of the Estate of Ida K. Westbrook; SCARLOTT K. MUELLER and husband, JAMES MUELLER; and BEN CLAY KIMBALL, and wife, LEE ANN WRIGHT KIMBALL, collectively the "Grantor", and

DYNAMIC DEVELOPERS OF THE CAROLINAS, LLC, a North Carolina limited liability company, the "Grantee".

Grantor's Address: 4653 NC Hwy 67, Boonville, NC 27011

Grantee's Address: 210 Oak Ave., Kannapolis, NC 28081

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in China Grove Township, Rowan County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

The property herein described was acquired by Grantor by instrument recorded as follows:

Deed Book 1063, page 783, Rowan County Registry. Wertz Crawford Kimball died testate in Rowan County, NC on November 20, 1996 (Estate File 96 E 1012). Edith Goodman Kimball died testate in Rowan County on December 26, 2003 (Estate File 04 E 28) and was survived by seven (7) children: Helen Kimball Linn, James Wertz Kimball, Clay Crawford Kimball, Euvalea Kimball Strickland, Ida Kimball Westbrook, Eleanor Kimball Black and Harold Frank Kimball. Pursuant to the Order of Confirmation recorded in Book 1063, page 783, in the office of the Rowan County Register of Deeds, Clay Crawford Kimball had no interest in the property described in Exhibit A. Helen Kimball Linn died testate in Rowan County, NC on February 5, 2021 (Estate File 21 E 234). James Wertz Kimball died intestate in Rowan County, NC on March 24, 2022 (Estate File 22 E 687). Euvalea Kimball Strickland died testate in New Hanover County, NC on August 17, 2022 (Estate File No. 22 E 1144). Ida K. Westbrook died Testate in Palm Beach County, FL on March 29, 2021 (Estate File No. 502021 CP002293XXXXMB).

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 9995, page 1049.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

The above property is subject to any and all easements and rights of way of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Signatures and acknowledgments on the following eighteen (18) pages.

By: *Gregory Lewis Gibson* (SEAL)

Date: 5-15-2023

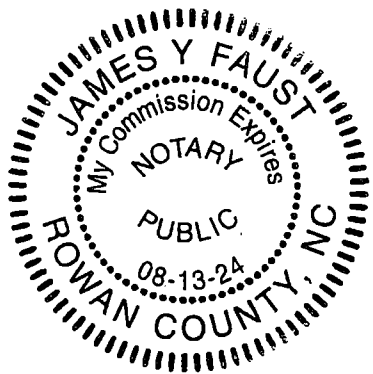
Gregory Lewis Gibson, Individually
and as Executor of the Estate of Euvalea Kimball Strickland

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Gregory Lewis Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument individually and as Executor of the Estate of Euvalea Kimball Strickland.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y. Faust
Notary Public

My Commission Expires: August 13, 2024

By: Amy G. Johnson (SEAL)
Amy G. Johnson

Date: 4/18/2023

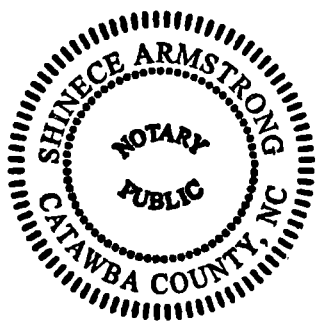
By: Brandon M. Johnson (SEAL)
Brandon M. Johnson

Date: 4/18/2023

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

SEAL--STAMP I, a Notary Public of the County and State aforesaid, certify that Amy G. Johnson and husband, Brandon M. Johnson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18th day of April, 2023.



Shinece Armstrong
Notary Public

My Commission Expires: 4/17/2027

By: Bradley L. Gibson (SEAL)
Bradley L. Gibson

Date: April 19, 2023

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Bradley L. Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.

Lindsay P. Cranford
Notary Public

My Commission Expires: 4/27/2024

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

By: *Grant E. Gibson* (SEAL)
Grant E. Gibson

Date: April 19, 2023

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Grant E. Gibson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.

Lindsay P. Cranford
Notary Public

My Commission Expires: 4/27/2024

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

By: Carrie B Phillips (SEAL)
Carrie B. Phillips

Date: 05/14/2023

By: Patrick Phillips (SEAL)
Patrick Phillips

Date: 05/14/23

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Carrie B. Phillips and husband, Patrick Phillips, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14 day of April, 2023.

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

Lindsay P. Cranford
Notary Public
My Commission Expires: 4/27/2024

By: Jason R Brake (SEAL)
Jason R. Brake

Date: 05/14/23

STATE OF NORTH CAROLINA
COUNTY OF Yadkin

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Jason R. Brake, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14 day of April, 2023.

LINDSAY P. CRANFORD
Notary Public
Yadkin County, NC
My Commission Expires 4/27/2024

Lindsay P. Cranford
Notary Public
My Commission Expires: 4/27/2024

By: Marianne Linn Haywood (SEAL)
 Marianne Linn Haywood Individually
 and as Administratrix of the Estate of James Wertz Kimball

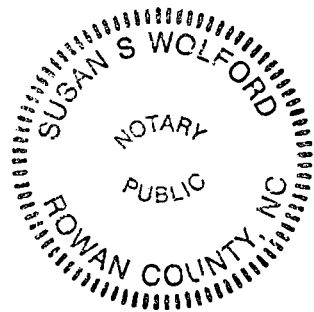
Date: 04/06/23

STATE OF NORTH CAROLINA
 COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Marianne Linn Haywood, both individually and as Administratrix of the Estate of James Wertz Kimball, personally appeared before me this day and acknowledged the execution of the foregoing instrument, as she is authorized to do, both individually and as Administratrix of said estate.

Witness my hand and official stamp or seal, this 6th day of April, 2023.



Susan S. Wolford
 Notary Public

My Commission Expires: 10-12-2025

By: Barry Wayne Haywood (SEAL)
Barry Wayne Haywood
By Gregory Lewis Gibson, Attorney-in-Fact

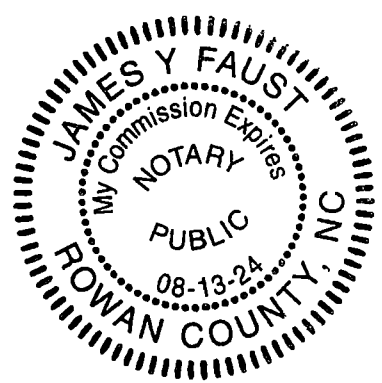
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Barry Wayne Haywood, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Barry Wayne Haywood and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 12th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 759, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Faust
Notary Public
My Commission Expires: August 13, 2024

By: Reid Jeffrey Linn (SEAL)
Reid Jeffrey Linn
By Gregory Lewis Gibson, Attorney-in-Fact

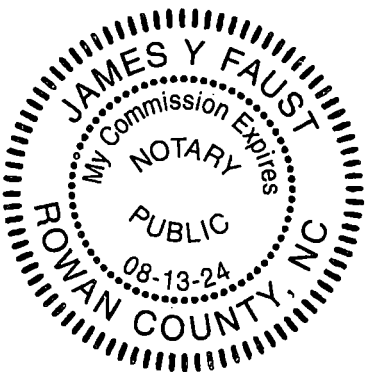
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Reid Jeffrey Linn, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Reid Jeffrey Linn and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 3rd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 749, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



[Signature]
Notary Public
My Commission Expires: August 13, 2024

By: Susan Alexander Linn (SEAL)
Susan Alexander Linn
By Gregory Lewis Gibson, Attorney-in-Fact

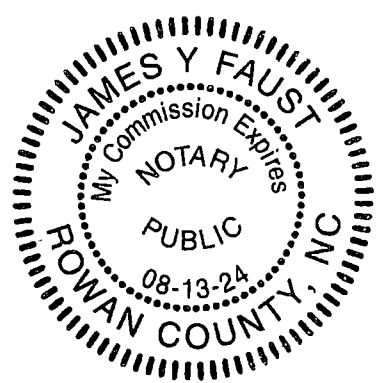
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Susan Alexander Linn, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact for Susan Alexander Linn and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 10th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 750, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

By: Eleanor Kimball Black (SEAL)
Eleanor Kimball Black
By Gregory Lewis Gibson, Attorney-in-Fact

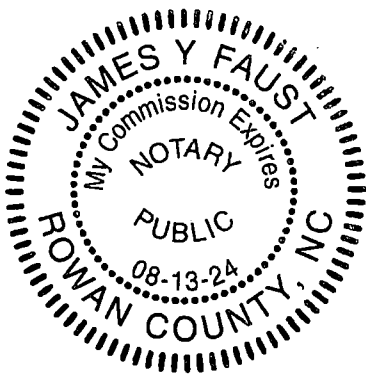
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Eleanor Kimball Black, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact Eleanor Kimball Black and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 29th day of October, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 754, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



J. W.
Notary Public
My Commission Expires: August 13, 2024

By: Thomas Jerry Black (SEAL)
Thomas Jerry Black
By Gregory Lewis Gibson, Attorney-in-Fact

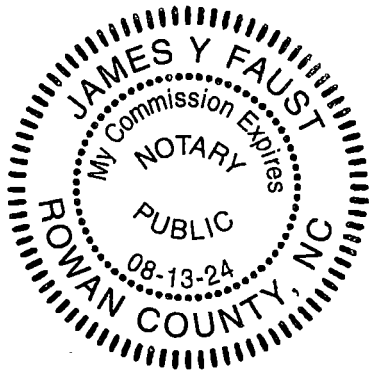
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Thomas Jerry Black, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Thomas Jerry Black and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 11th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 755, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

By: Harold Frank Kimball (SEAL)
Harold Frank Kimball
By Gregory Lewis Gibson, Attorney-in-Fact

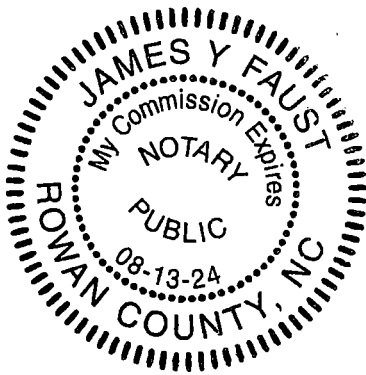
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Harold Frank Kimball, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Harold Frank Kimball and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 3rd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 756, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y. Faust
Notary Public

My Commission Expires: August 13, 2024

By: Ann Westbrook Reiners (SEAL)
Ann Westbrook Reiners
By Gregory Lewis Gibson, Attorney-in-Fact

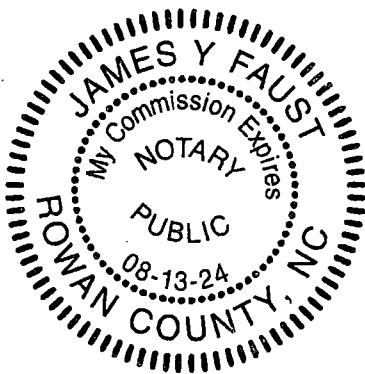
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Ann Westbrook Reiners, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact Ann Westbrook Reiners and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 2nd day of November, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 752, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



J-Y. Faust
Notary Public
My Commission Expires: August 13, 2024

By: Rockford Jonathan Reiners (SEAL)
Rockford Jonathan Reiners
By Gregory Lewis Gibson, Attorney-in-Fact

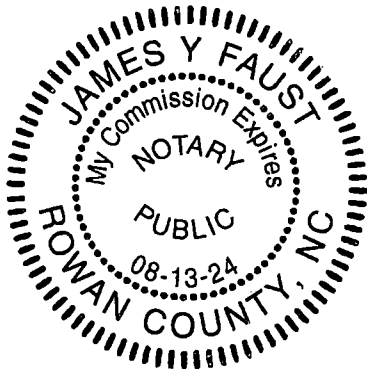
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Rockford Jonathan Reiners, the foregoing instrument was signed in his name by himself as the Attorney-In-Fact for Rockford Jonathan Reiners and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 12th day of January, 2022, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 753, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Faust
Notary Public
My Commission Expires: August 13, 2024

By: Ida Marie Westbrook (SEAL)
Ida Marie Westbrook

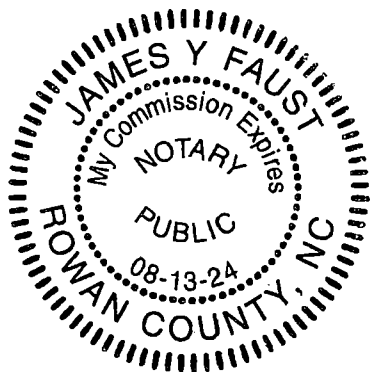
Date: 5-15-2023

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary of the County and State aforesaid, do hereby certify that Gregory Lewis Gibson, personally appeared before me this day and being, by me, duly sworn says that by authority duly given as the Attorney-In-Fact for Ida Marie Westbrook, the foregoing instrument was signed in her name by himself as the Attorney-In-Fact for Ida Marie Westbrook and that his authority to execute said instrument is contained in an instrument duly executed, State of North Carolina, on the 29th day of October, 2021, and recorded on the 8th day of February, 2022 in Deed Book 1394, at page 757, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 15th day of May, 2023.



James Y Faust
Notary Public

My Commission Expires: August 13, 2024

By: Scarlott K. Mueller (SEAL)
Scarlott K. Mueller

Date: 4/19/23

By: James Mueller (SEAL)
James Mueller

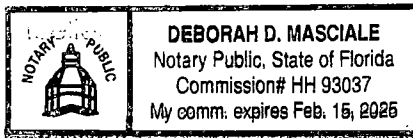
Date: 4/19/23

STATE OF FLORIDA
COUNTY OF Alachua

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Scarlott K. Mueller and husband, James Mueller, Grantor: personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of April, 2023.



Deborah D. Masciale

Notary Public

My Commission Expires: Feb 15, 2025

By: Ben Clay Kimball (SEAL)
Ben Clay Kimball

Date: 5-24-23

By: Lee Ann Wright Kimball (SEAL)
Lee Ann Wright Kimball

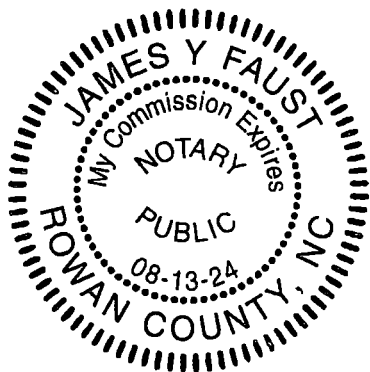
Date: 5/24/23

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

SEAL--STAMP

I, a Notary Public of the County and State aforesaid, certify that Ben Clay Kimball and wife, Lee Ann Wright Kimball, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 24th day of May, 2023.



James Y Faust
Notary Public
My Commission Expires: August 13, 2024

Exhibit A

TRACT 1: 525, 635 and 639 Kimball Rd., China Grove, NC 28023 (Tax Map 130, Parcel 053)

In China Grove Township and near China Grove, beginning at a stake at the South corner of Kimball Street on line of Lot No. 4, thence with line of Lot No. 4, N. 30 ½ W. 220 feet to a stake corner to Lot No. 41; thence S. 66 1/4 W. 975 feet to a stake to a stake corner to Lot No. 4 on line of Lot No. 3; thence N. 54 ½ W. 245 feet to a stake; corner to Lot No. 3 on line of Mt. Moriah Church property; thence N. 15 E. 122 feet to a stake; thence N. 16 E. 400 feet to a stake in Grants Creek; thence with said creek, N. 4 W. 206 feet to a stake in said creek Sechler's corner; thence N. 43 E. Leaving creek 400 feet to a stake in said creek; thence N. 59 E. 120 feet to a stake in said creek at Bridge; thence with public road S. 27 ½ E. 300 feet; thence S. 52 ½ E. 200 feet thence South about 55 E. 862 feet to a stake in said road at center of Kimball Street; thence with center of Kimball Street, 340 feet to the BEGINNING containing 24 acres, more or less.

LESS THAN AND EXCEPTING THE FOLLOWING FIVE (5) TRACTS:

TRACT I:

BEGINNING at a stake in center of Grants Creek at Bridge on Public Road, W. L. Kimball's corner; thence with center of Public Road, S. 27 ½ E. 308 feet to a stake in Public Road, W. C. Kimball's corner; thence S. 18 W. 1,229 feet to a stake Kimball's corner on the original line; thence N. 54 1/4 W. 120 feet to a stone on old line; thence with said line N. 15 E. 127 feet with Mt. Moriah Church Property; thence N. 16 E. 400 feet to a stake in Grant's Creek; thence with said Creek N. 4 W. 206 feet; thence N. 19 W. 139 feet; thence N. 4 W. 206 feet to a stake in creek; thence N. 43 E. leaving creek 400 feet to a stake in creek; thence N. 59 E. 120 feet to the BEGINNING, containing 8 ½ acres, more or less.

This parcel of land is part of the old Kimball Tract and is bounded on the North by W. L. Kimball, West by Fred Sechler and Mt. Moriah Church Property South, and East by C. W. Kimball and W. C. Kimball.

TRACT II:

Adjoining the lands of W. L. Kimball and L. A. Corriher;

BEGINNING at an iron stake in the edge of the Lucky Road W. L. Kimball corner and running thence with his line S. 56 ½ W. 442 feet to an iron stake in L. A. Corriher's line, thence with his line S. 19 ½ W. 392 feet to an iron stake in the edge of an unopened roadway; thence along the edge of said roadway N. 49 E. 796 feet to an iron stake in the edge of Lucky Road; thence along the edge of the road N. 50 W. 173 feet to the BEGINNING, containing 2 acres, more or less.

TRACT III:

BEING Lot No. 12 of the W. L. Kimball Estate, located on Kimball Road as shown on a Map of said

property made by Hudson & Almond from a physical survey by them in July and October, 1965, said Map being on file in the office of the Register of Deeds for Rowan County, North Carolina, in Book of Maps 9995 at Page 1049, and reference is hereby made to said Map for a more complete description of said property.

TRACT IV:

Adjoining the lands of Hubert Kimball, B. B. Deal and W. L. Kimball.

BEGINNING at an iron stake on the South side of the Lucky Public Road and on W. L. Kimball's line and runs thence said Road 138 feet to an iron stake Hubert Kimball's corner in center of Kimball Street, thence with Kimball Street, 345 feet to an iron stake Hubert Kimball's corner on B. B. Deal's line; thence with B. B. Deal's line N. 30 ½ W. 170 feet to an iron stake on said line, thence a new line 297 feet to the BEGINNING corner, containing one acre, more or less.

TRACT V:

Adjoining the lands of W. L. Kimball, Wertz, Kimball and B. B. Deal.

BEGINNING at a stone on south side of the Luckey Public Road and runs with said road 180 feet to a stone; thence with said Road, 130 feet to street, Wertz Kimball's corner; thence with said street and Wertz Kimball's line 340 feet to Wertz Kimball's corner on Kimball Street and B. B. Deal's line; thence with Kimball Street S. E. 160 feet to a stone; thence 355 feet to the BEGINNING corner, contains 2 acres more or less.

TRACT 2: 630 Kimball Rd., China Grove, NC 28023 (Tax Map 123B, Parcel 119)

BEING all of Lot Number 15 of the W. L. Kimball Estate, located on Kimball Road as shown on a map of said property made by Hudson & Almond from a physical survey by them in July and October 1965, said map being on file in the office of the Register of Deeds for Rowan County, North Carolina, in Book of Maps 9995 at page 1049 and reference is hereby made to said map for a more complete description of said property.

Rowan County Assessor's Office Multiple Parcel Identification

Tract/Lot 1 Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
130		053						23

Tract/Lot 2 Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
123	B	119						23

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

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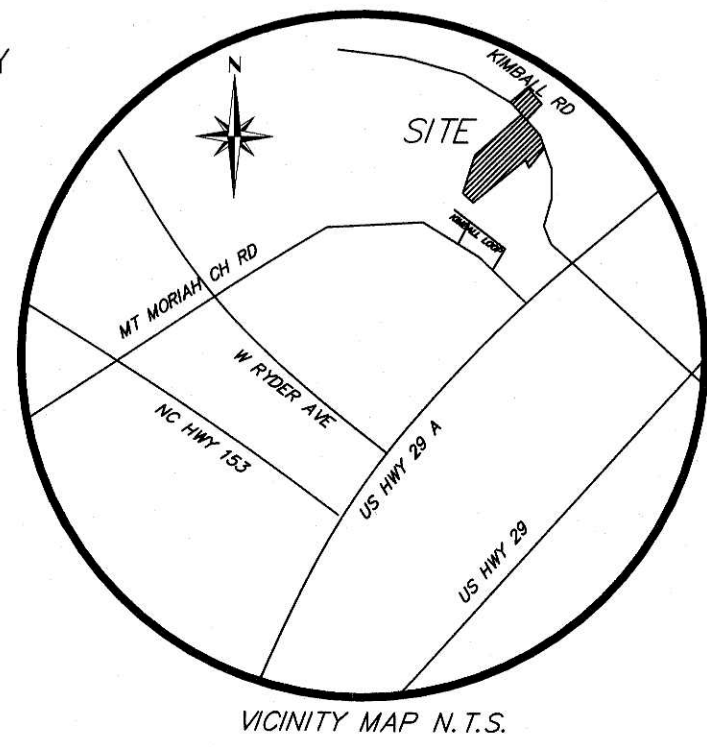
Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT

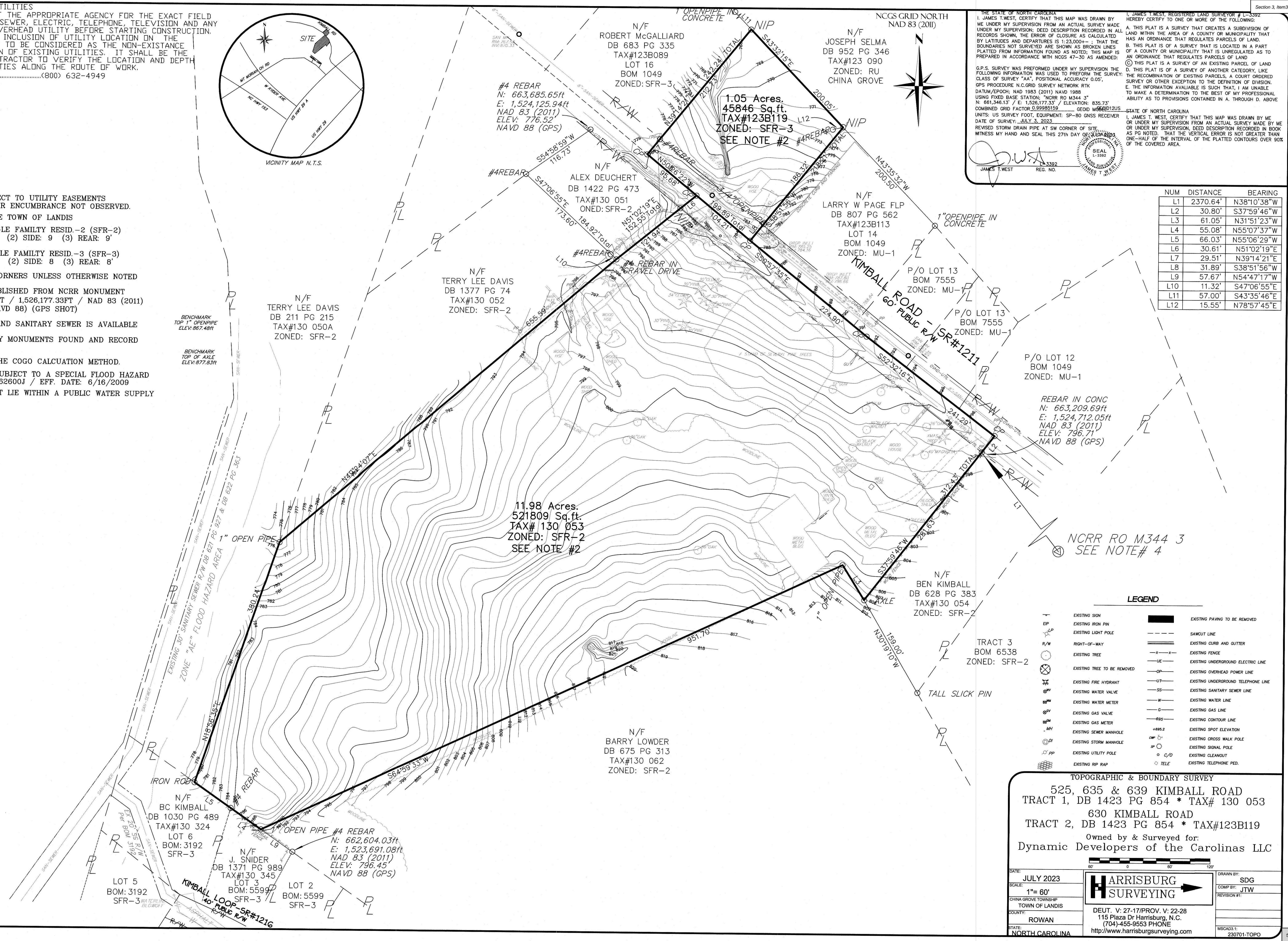
PROTECTION OF EXISTING UTILITIES
CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATION ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINATE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK.
CAROLINA ONE CALL.....(800) 632-4949



- NOTES:
- PROPERTY MAY BE SUBJECT TO UTILITY EASEMENTS RIGHTS-OF-WAY OR OTHER ENCUMBRANCE NOT OBSERVED.
 - ALL PARCELS ARE IN THE TOWN OF LANDIS
TAX# 130 053 ZONED SINGLE FAMILY RESID.-2 (SFR-2) SETBACKS (1) FRONT: 33' (2) SIDE: 9' (3) REAR: 9'
 - TAX# 123B119 ZONED SINGLE FAMILY RESID.-3 (SFR-3) SETBACKS (1) FRONT: 20' (2) SIDE: 8' (3) REAR: 8'
 - IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
 - NCGS COORDINATES ESTABLISHED FROM NCRR MONUMENT AS SHOWN: N: 661,346.13FT / 1,526,177.33FT / NAD 83 (2011) ELEVATION IS 835.97ft (NAVD 88) (GPS SHOT)
 - TOWN OF LANDIS WATER AND SANITARY SEWER IS AVAILABLE
 - BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
 - AREAS DETERMINED BY THE COGO CALCULATION METHOD.
 - THIS PROPERTY IS NOT SUBJECT TO A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. #3701562600J / EFF. DATE: 6/16/2009
 - THIS PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY WATERSHED.

BENCHMARK
TOP OF 1" OPENPIPE
ELEV: 867.48ft

BENCHMARK
TOP OF AXLE
ELEV: 877.83ft



THE STATE OF NORTH CAROLINA
I, JAMES T. WEST, REGISTERED LAND SURVEYOR #1-3392, CERTIFY THAT THIS MAP WAS DRAWN BY ME UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN ALL RECORDS SHOWN, THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000+/-; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND AS NOTED; THIS MAP IS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED;

G.P.S. SURVEY WAS PERFORMED UNDER MY SUPERVISION THE FOLLOWING INFORMATION WAS USED TO PREFORM THE SURVEY: CLASS OF SURVEY "AA", POSITIONAL ACCURACY 0.05", DATUM/PROJ: NAD 1983 (2011) NAVD 1988 USING FIXED BASE STATION: "NCRR M344 3" N: 661,346.13' / E: 1,526,177.33' / ELEVATION: 835.73' COMBINED GRID FACTOR: 0.999985159 GEOD M 66101205 UNITS: US SURVEY FOOT; EQUIPMENT: SP-80 GNSS RECEIVER DATE OF SURVEY: JULY 3, 2023 REVISED STORM DRAIN PIPE AT SW CORNER OF SITE WITNESS MY HAND AND SEAL THIS 27th DAY OF JULY 2023

JAMES T. WEST
REG. NO. 3392

STATE OF NORTH CAROLINA
I, JAMES T. WEST, REGISTERED LAND SURVEYOR #1-3392, HEREBY CERTIFY TO ONE OR MORE OF THE FOLLOWING:
A. THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
B. THIS PLAT IS OF A SURVEY THAT IS LOCATED IN A PART OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. THIS PLAT IS A SURVEY OF AN EXISTING PARCEL OF LAND.
D. THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, LIKE THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF DIVISION. E. THE INFORMATION AVAILABLE IS SUCH THAT, I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE.

NUM	DISTANCE	BEARING
L1	2370.64'	N38°10'38"W
L2	30.80'	S37°59'46"W
L3	61.05'	N31°51'23"W
L4	55.08'	N55°07'37"W
L5	66.03'	N55°06'29"W
L6	30.61'	N51°02'19"E
L7	29.51'	N39°14'21"E
L8	31.89'	S38°51'56"W
L9	57.67'	N54°47'17"W
L10	11.32'	S47°06'55"E
L11	57.00'	S43°35'46"E
L12	15.55'	N78°57'45"E

LEGEND

EXISTING SIGN	EXISTING IRON PIN	EXISTING PAVING TO BE REMOVED
EXISTING LIGHT POLE	EXISTING TREE	SAWCUT LINE
RIGHT-OF-WAY	EXISTING TREE TO BE REMOVED	EXISTING CURB AND GUTTER
EXISTING FIRE HYDRANT	EXISTING WATER VALVE	EXISTING FENCE
EXISTING WATER METER	EXISTING GAS VALVE	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GAS METER	EXISTING SEWER MANHOLE	EXISTING OVERHEAD POWER LINE
EXISTING SEWER MANHOLE	EXISTING STORM MANHOLE	EXISTING UNDERGROUND TELEPHONE LINE
EXISTING UTILITY POLE	EXISTING RIP RAP	EXISTING SANITARY SEWER LINE
		EXISTING WATER LINE
		EXISTING GAS LINE
		EXISTING CONTOUR LINE
		EXISTING SPOT ELEVATION
		EXISTING CROSS WALK POLE
		EXISTING SIGNAL POLE
		EXISTING CLEANOUT
		EXISTING TELEPHONE PED.

TOPOGRAPHIC & BOUNDARY SURVEY
525, 635 & 639 KIMBALL ROAD
TRACT 1, DB 1423 PG 854 * TAX# 130 053
630 KIMBALL ROAD
TRACT 2, DB 1423 PG 854 * TAX#123B119
Owned by & Surveyed for:
Dynamic Developers of the Carolinas LLC

DATE: JULY 2023
SCALE: 1" = 60'
CHINA GROVE TOWNSHIP
COUNTY: ROWAN
STATE: NORTH CAROLINA

DRAWN BY: SDG
COMP BY: JTW
REVISION #1:

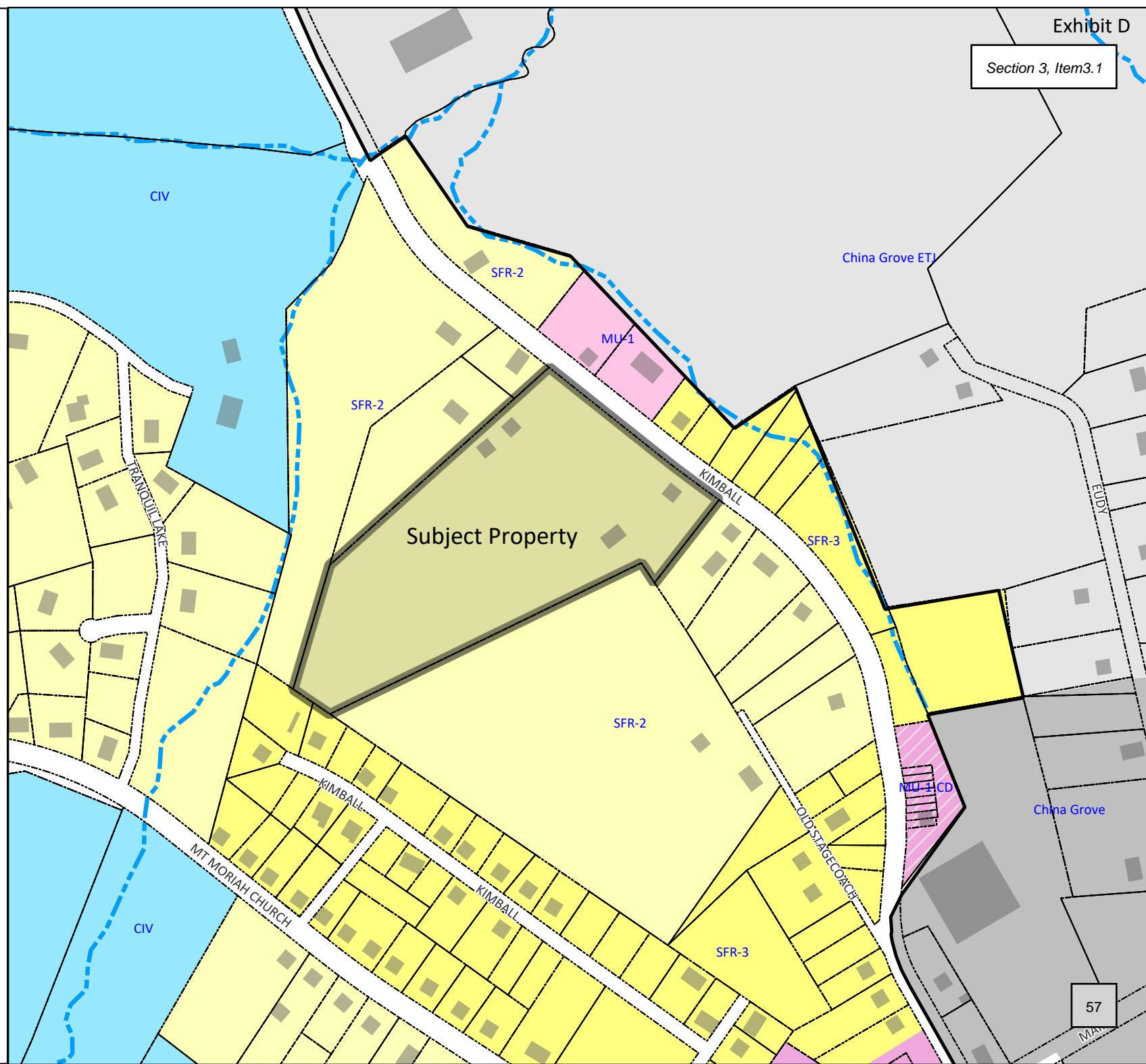
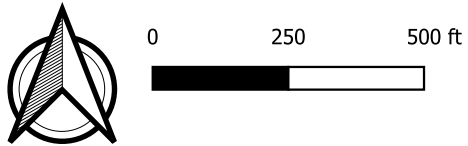
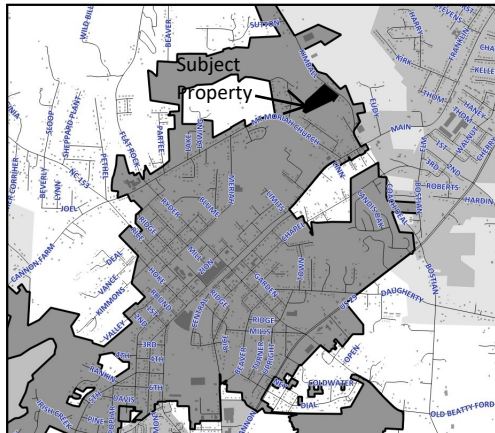
HARRISBURG SURVEYING
DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr. Harrisburg, N.C.
(704)-455-9553 PHONE
http://www.harrisburgsurveying.com

MISCAD3.1: 230701-TOPO



Town of Landis
Zoning Map Amendment
RZON2026-00001

Applicant: Dynamic Developers of the Carolinas LLC (Steve Ross)
Owner: Dynamic Developers of the Carolinas LLC
Address: 525 Kimball Road
Rowan Parcel ID: 130 053
Request: Single Family Residential (SFR-2) to Mixed Use (MU-2)

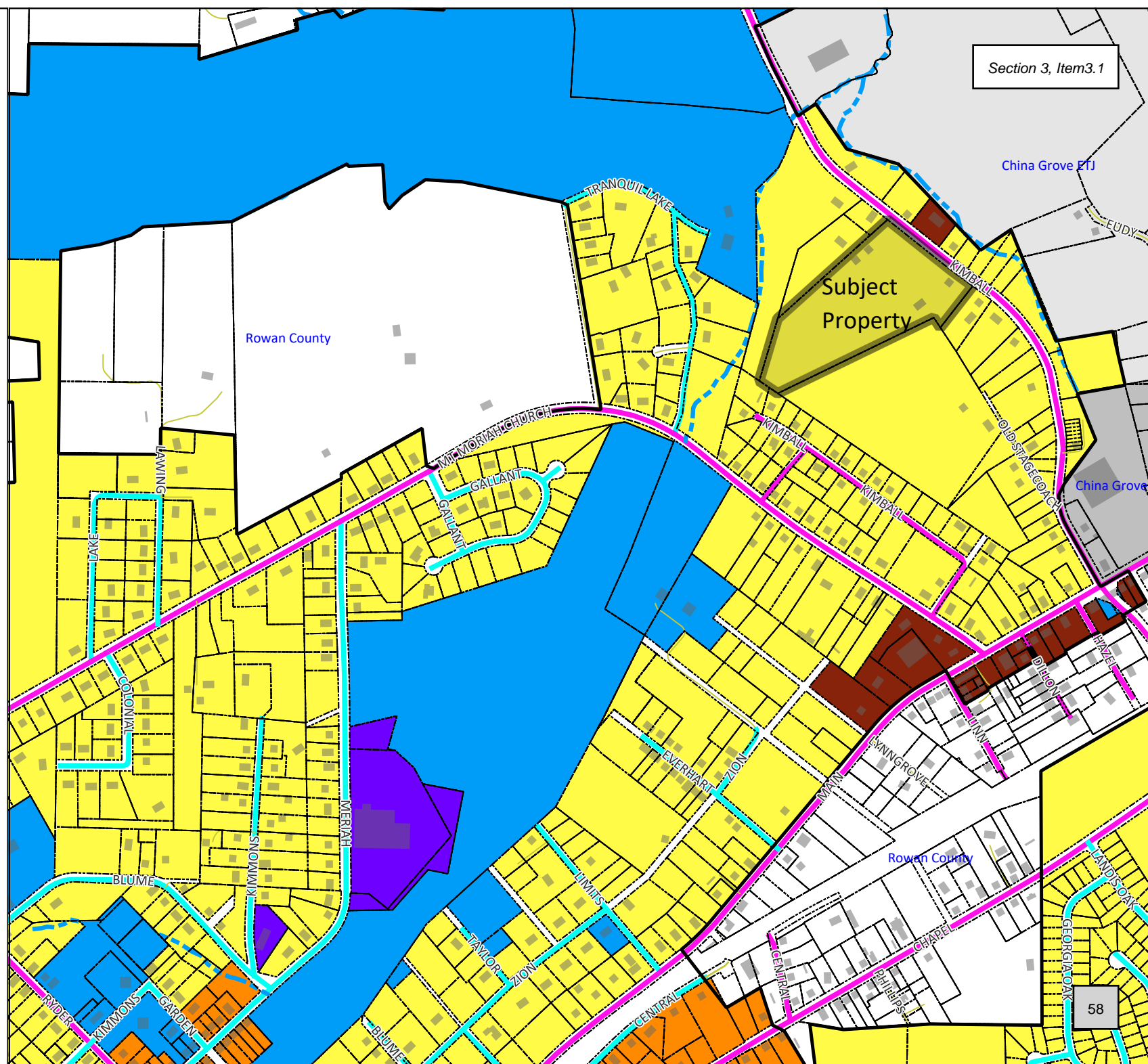


Section 3, Item 3.1



Town of Landis
Future Land Use Plan
RZON2026-00001

- PANDZ
- Corporate Limits
 - Landis Town
 - Tax Parcels
 - All Buildings
 - Rowan Stream Data
- PowellBill
 - SecondaryRoute
 - PowellBill
 - Centerlines
- FutureLandUsePlan
 - Civic
 - Neighborhood
 - MixedUse
 - TransitionalNeighborhood
 - EmploymentManufacturing
- Corporate Limits copy
 - China Grove ETJ
 - China Grove Town



Section 3, Item 3.1



Town of Landis
RZON2026-00001
Aerial Map

Section 3, Item 3.1



Subject Property

KIMBALL

KIMBALL

OLD STAGE COACH

Use Comparison Table

Section 3, Item 3.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
General Uses			
Accessory Dwelling Unit - A (10.1-3)		A	A
Athletic Fields		L	L
Family Care Facility (Family Care Home)		L	L
Group Care Facility - S (10.2-8)		S	S
Home Occupation - A (10.1-21)		A	A
Home Occupation - A (10.1-21)		A	A
Parks and Recreation Facilities, Public - A (10.1-26)	7990	A	A
Dwelling, Accessory Unit - A (10.1-3)		A	A
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L
Temporary Family Health Care Structure (per G.S. 160D-914(a)(5))		L	L
Satellite Dish As Accessory Use		L	L
Sign (Accessory Use as permitted by Article 17)		L	L
Swim and Tennis Club - A (10.1-29)	7998	A	A
Swimming Pool As Accessory Use		L	L
Temporary Construction Storage and/or Office - A (10.1-30)		A	A
Utility Metering Station - A (10.1-37)		A	A
Utility Pumping Station - A (10.1-37)		A	A
Utility Substation - A (10.1-37)		A	A
Wireless Facility, Micro A (10.1-32)		A	A
Wireless (telecommunication) Facilities, Concealed - A (10.1-33)		A	A
Agricultural Production (Crops only)		L	
ABC Store (liquor sales)	5921		L
Alteration, Clothing Repair			L
Ambulance, Fire, Rescue Station			L
Antique Store	5932		L
Apparel Sales (Clothing, Shoes, Accessories)	5600		L
Appliance Repair, Refrigerator or Large - A (10.1-37)	7623		A
Appliance Store - A (10.1-37)	5722		A
Arts and Crafts Store			L
Auditorium, Coliseum or Stadium			L
Auto Supply Sales - A (10.1-37)	5531		A
Automobile Rental or Leasing	7510		L
Bakery	5461		L
Bank, Savings and Loan, or Credit Union - A (10.1-6)	6000		A
Barber Shop	7241		L
BarA (with/without Beverage Production Accessory Use)	5813		L
Batting Cage, Indoor			L
Batting Cages, Outdoor - A (10.1-7)	7999		A
Beauty Shop	7431		L
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence") - A (10.1-8)	7011		A

Use Comparison Table

Section 3, Item 3.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Bicycle Assembly (Bike Shop) - A (10.1-37)	3751		A
Billiard Parlors	7999		L
Bingo Games	7999		L
Bookstore	5942		L
Bowling Lanes (bowling alley)	7933		L
Bulk Mail and Packaging	4212		L
Bus Terminal	4100		L
Camera Store	5946		L
Candy Store	5441		L
Car Wash - A (10.1-9)	7542		A
Clothing, Shoe and Accessory Store	5600		L
Club or Lodge - A (10.1-12)	8640		A
Coin Operated Amusement	7993		L
Communication or Broadcasting Facility, without Tower	4800		L
Computer Sales and Service			L
Convenience Store (with gasoline pumps)	5411		L
Convenience Store (without gasoline pumps)	5411		L
Country Club with or without Golf Course - A (10.1-13)	7997		A
Dance School	7911		L
Day Care Center for Children or Adults (6 or more) - A (10.1-14)	8322		A
Day Care Center, Home Occupation for less than 6 children - A (10.1-15)			A
Department, Variety or General Merchandise Store	5300		L
Drive Through Window as Accessory Use - A (10.1-17)			A
Drugstore/Pharmacy, without Drive Through Window	5912		L
Equipment Rental & Leasing (no outside storage)	7350		L
Equipment Rental (w/fenced outside storage) - A (10.1-37)	7350		A
Event and Wedding Venue			L
Fabric or Piece Goods Store	5949		L
Farmers Market			L
Fire, Ambulance, Rescue Station			L
Floor Covering, Drapery, and/or Upholstery Sales - A (10.1-37)	5710		A
Florist	5992		L
Funeral Home without Crematorium	7261		L
Furniture Framing - A (10.1-37)	2426		A
Furniture Repair Shop - A (10.1-37)	7641		A
Furniture Sales - A (10.1-37)	5712		A
Game Room, Video Game Room, Coin Operated - S (10.2-15)	7993		S
Garden Center or Retail Nursery - A (10.1-37)	5261		A
Gift or Card Shop	5947		L
Golf Course (See Country Club with Golf Course) - A (10.1-13)	7992		A
Golf Course, Miniature	7999		L
Golf Driving Range - A (10.1-19)	7999		A
Grocery Store - A (10.1-37)	5400		A

Use Comparison Table

Section 3, Item 3.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Hardware Store - A (10.1-37)	5251		A
Hobby Shop	5945		L
Home Furnishings Sales - A (10.1-37)	5719		A
Hospital	8062		L
Hotel or Motel	7011		L
Jewelry Store	5944		L
Kennels or Pet Grooming, No Outdoor Pens or Runs			L
Laboratory, Medical or Dental	8071		L
Laundromat, Coin-Operated	7215		L
Laundry or Dry Cleaning	7211		L
Lighting Sales and Service - A (10.1-37)			A
Manufactured Home/Dwelling Sales	5271		L
Market Showroom (Furniture, Apparel etc.) - A (10.1-37)			A
Martial Arts Instructional Schools	7999		L
Medical, Dental or Related Office	8000		L
Motion Picture and/or Television Production - A (10.1-37)	7810		A
Moving and Storage Service - A (10.1-37)	4214		A
Museum or Art Gallery	8412		L
Musical Instrument Sales	5736		L
Newsstand	5994		L
Nursing Home, Assisted Living - A (10.1-25)	8050		A
Office Machine Sales	5999		L
Accounting, Auditing or Bookkeeping Services	8721		L
Administrative or Management Services	8740		L
Advertising Agency	7310		L
Architect, Engineer or Surveyor's Office	8710		L
Dental, Medical or Related Office	8000		L
Employment Agency, Personnel Agency	7360		L
Finance or Loan Office	6100		L
Government Office	9000		L
Insurance Agency (w/on-site claims inspections)	6300		L
Insurance Agency (without on-site claims inspections)	6411		L
Law Office	8111		L
Medical, Dental or Related Office	8000		L
Office Uses Not Otherwise Classified			L
Real Estate Office	6500		L
Stock, Security or Commodity Broker	6200		L
Travel Agency	4720		L
Optical Goods Sales	5995		L
Paint and Wallpaper Sales - A (10.1-37)	5231		A
Parking Lots or Structures			L
Pet Store	5999		L
Pharmacy/Drugstore	5912		L

Use Comparison Table

Section 3, Item 3.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Photofinishing Laboratory	7384		L
Photography, Commercial	7335		L
Photography Studio	7221		L
Physical Fitness Center, Health Club	7991		L
Police Station			L
Post Office			L
Printing and Publishing Operation - A (10.1-37)	2700		A
Printing, Photocopying and Duplicating Services - A (10.1-37)	7334		A
Recorded Media Sales (Record/Compact Disc/Tape)	5735		L
Dwelling, Attached House (incl. term "Townhouse")			L
Dwelling, Multifamily 8 Units or Less - A (10.1-24)			A
Dwelling, Multifamily (apartments or condominiums) - A (10.1-24)			A
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812		L
Retail Sales Not Otherwise Listed - A (10.1-37)			A
Service Station (Automobile Repair Services, Minor) - A (10.1-4)	5541		A
Shoe Repair or Shoeshine Shop	7251		L
Shooting Range, Indoor - S (10.2-13)	7999		S
Shopping Center - A (10.1-37)			A
Sign fabricating - A (10.1-37)	7312		A
Sporting Goods Store - A (10.1-37)	5941		A
Sports and Recreation Clubs, Indoor	7997		L
Stationery Store	5943		L
Taxidermist	7699		L
Television, Radio or Electronics Sales & Repair			L
Theater (indoor)	7832		L
Towers, Telecommunications and/or Broadcast - S (10.2-14)			S
Truck and Utility Trailer Rental and Leasing - A (10.1-37)			A
Vending Machine - Outdoor (with or without advertising)			L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs			L
Video Media Rental and Sales	7841		L
Vocational, Business or Secretarial School	8240		L
Warehouse (Self-storage with outdoor storage) - A (10.1-37)	4225		A
Wedding and Events Venue			L
Wireless (telecommunication) Facilities, Collocated - A (10.1-34)			A
Wireless Support Structure (telecommunication tower) - S (10.2-14)			S

Light Industrial Uses			
Assembly of components manufactured off-site, Final			L
Audio, Video and Communications Equipment	3600		L
Bakery, Soap & Wax/Candle Products	2050		L
Computer and Office Equipment	3570		L
Medical, Dental and Surgical Equipment	3840		L

Use Comparison Table

Section 3, Item 3.1

L=listed use S=special use A=use listed with additional standards	SIC	SFR-2	MU-2
Photographic Equipment and Supplies			L
Wholesale with Outdoor Storage			
Hardware, Wholesale Dealer	5072		L



**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 “Mixed Use -2” (MU-2) is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area planned for Neighborhood uses by the adopted Plan.

Part 2. Statement of Reasonableness.

This amendment is reasonable because it would allow for growth and the possibility of uses beyond those of the current “Neighborhood” designation supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Landis residents through the development process in accordance with the LDO.

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130 053 described in Attachment “A” attached hereto shall be designated “Mixed Use -2” (MU-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 Town County Parcel ID 130 053 described in Attachment “A” attached hereto shall be designated in the “Mixed Use” future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

Part 5. Effective Date.

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

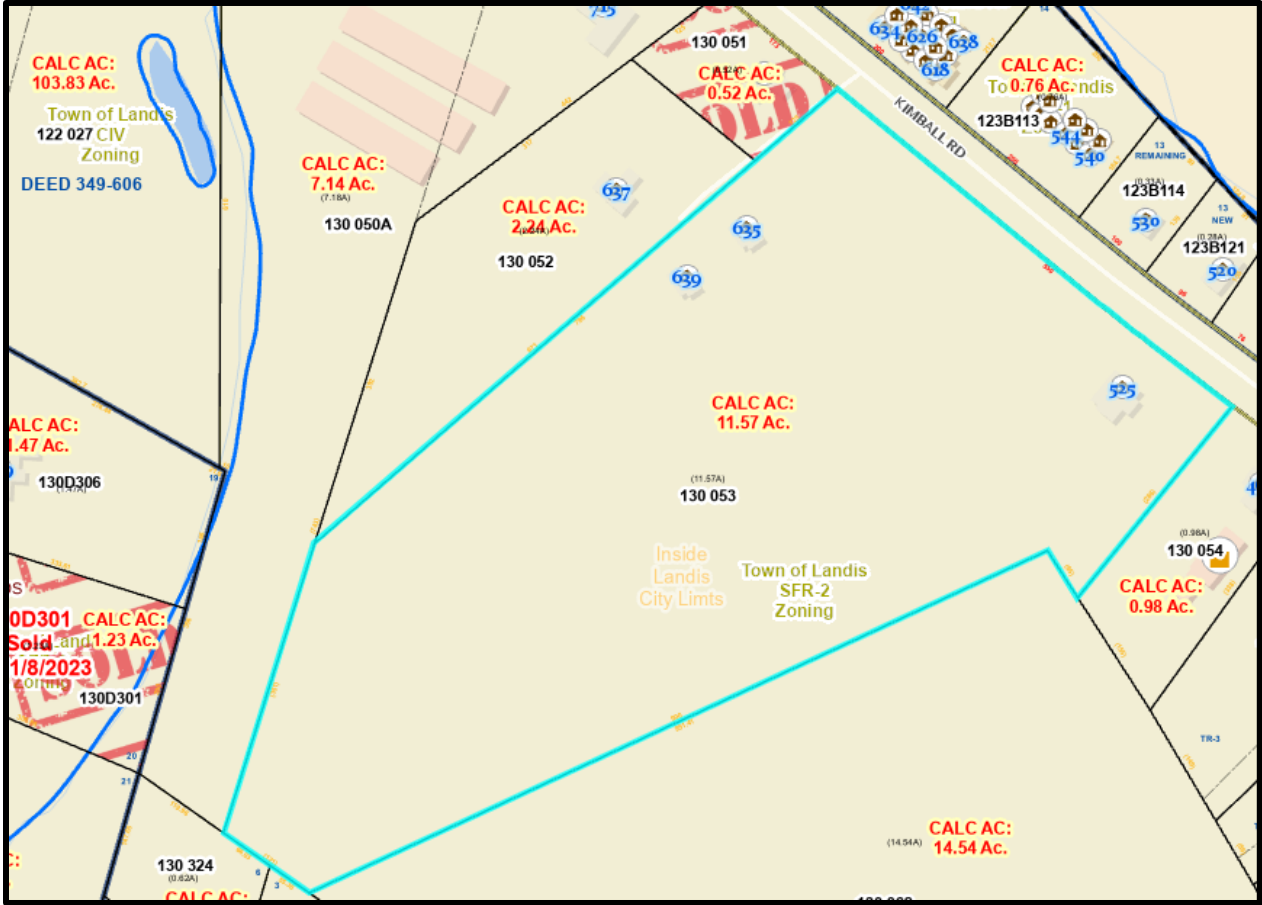
s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

Attachment "A"
Legal Description

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.

Location Map from Rowan County GIS Showing Parcel 130 053





AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST INTERESTS OF THE TOWN OF LANDIS TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1

WHEREAS, the Town of Landis (the “**Municipality**”) and North Carolina Municipal Power Agency Number 1 (“**Power Agency**”) entered into a Project Power Sales Agreement, Catawba Nuclear Project (the “**Power Sales Agreement**”), dated as of the first day of May, 1978, pursuant to which Power Agency provides, or causes to be provided, the Municipality with power and energy from the Catawba Project; and

WHEREAS, the Board of Directors of ElectriCities of North Carolina, Inc., on January 23, 2026, adopted (i) Resolution BDR-1-26 (the “**Resolution**”), which, among other things, (i) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and (ii) authorizes Power Agency to execute and deliver to each Participant an Amended and Restated Supplemental Power Sales Agreement (“**Amended and Restated SPSA**”) and to take such actions as are necessary, advisable or convenient to obtain the consent of each Participant to, and the approval of each Participant of, the consummation of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA; and

WHEREAS, Power Agency has caused GDS Associates, Inc., Power Agency’s Consulting Engineer, to prepare an economic analysis of the projected impact of the transactions contemplated by the Amended and Restated PPSA and Amended and Restated SPSA on Power Agency’s wholesale power costs and proposed full requirements wholesale rates (the “**Economic Analysis**”); and

WHEREAS, Power Agency has caused to be furnished to the Municipality each of the following: (i) the Amended and Restated PPSA, (ii) Amended and Restated SPSA, (iii) Resolution BDR-1-26, (iv) an executed Amended and Restated PPSA, dated as of January 23, 2026, (v) an executed Amended and Restated SPSA, dated as of January 23, 2026, and (vi) the Economic Analysis; and

WHEREAS, the Board of Aldermen of the Municipality (the “**Governing Body**”) has taken into consideration the benefits which might be achieved by (i) approving, executing and delivering the Amended and Restated PPSA and (ii) approving, executing and delivering the Amended and Restated SPSA.

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

1. After due consideration of the contents of each of the preambles set forth above and to each of the documents referred to in such preambles, the Governing Body hereby finds and determines that it is in the best interests of the Municipality to enter into the Amended and Restated PPSA and the Amended and Restated SPSA.

2. The Governing Body hereby authorizes and directs that the Amended and Restated PPSA and the Amended and Restated SPSA be executed for and on behalf of the Municipality by the Mayor and Clerk, sealed with the seal of the Municipality and

delivered to the Power Agency in the form and substance of the Amended and Restated PPSA and the Amended and Restated SPSA presented at this meeting.

3. The Governing Body hereby directs the Clerk to furnish or cause to be furnished to Power Agency a certified copy of this ordinance together with the executed Amended and Restated PPSA and the executed Amended and Restated SPSA.

4. The Governing Body hereby directs the Clerk to file with the minutes of this meeting (i) Resolution BDR-1-26, (ii) the proposed Amended and Restated PPSA, (iii) the proposed Amended and Restated SPSA, and (iv) the Economic Analysis as presented and available at this meeting.

5. This Ordinance shall become effective upon its adoption.

ADOPTED this 13th day of April, 2026.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk

(SEAL)

CLERK’S CERTIFICATE

I, Madison Stegall, Clerk of the Town of Landis, North Carolina (the “**Municipality**”), DO HEREBY CERTIFY as follows:

1. To the date of this Certificate, the Board of Aldermen of the Municipality (“the **Governing Body**”) has adopted no ordinance, resolution or rule regulating the procedure to be followed or observed by the Governing Body in the adoption of ordinances or resolutions which is not included in the Municipality’s Charter, as amended to date.

2. As of the date of this Certificate and the date of introduction and adoption of the Ordinance hereinafter described, the Governing Body of the Municipality consisted of three (3) members, all of whom have been duly elected and qualified.

3. Meredith Bare Smith was the duly elected and qualified Mayor of the Municipality at the time of the introduction and adoption of the Ordinance hereinafter described and at the time of the execution of the documents hereinafter described by the Municipality.

4. The undersigned Clerk has been duly appointed by the Governing Body as Clerk of the Municipality to hold office at the pleasure of the Governing Body, and the appointment as Clerk predated the introduction and adoption of the Ordinance hereinafter described and remains in full force and effect.

5. The seal, an impression of which appears below, is the corporate seal adopted by the Municipality.

6. The undersigned, as Clerk, is charged with the duty of keeping custody of the minutes and official records of the proceedings of the Governing Body.

7. At a regular meeting of the Governing Body conducted on the 13th day of April, 2026, the ordinance entitled “AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS, NORTH CAROLINA, DETERMINING THAT IT IS IN THE BEST

INTERESTS OF THE TOWN OF LANDIS TO APPROVE AND AUTHORIZE THE EXECUTION AND DELIVERY OF, AMONG OTHER DOCUMENTS, AN AMENDED AND RESTATED PROJECT POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1 AND AN AMENDED AND RESTATED SUPPLEMENTAL POWER SALES AGREEMENT WITH NORTH CAROLINA MUNICIPAL POWER AGENCY NUMBER 1,” a full, true and complete copy of which is attached hereto and made a part of this Certificate (the “**Ordinance**”), was introduced and, after consideration by the Governing Body, was duly adopted by the Governing Body by a vote of _____ yeas and _____ nays. The Ordinance was thereafter duly recorded in the ordinance book of the Municipality and the municipal journal, if any. A copy of the minutes of said meeting is attached hereto.

8. The meeting referred to in this Certificate was a duly called and held regular meeting of the Governing Body, open to the public, and a quorum of the Governing Body was present and acting throughout; the copy of the minutes attached hereto has been compared by the undersigned with the original thereof that is on file and of record in the office of the undersigned and it is a full, true and complete copy of said original; and the copy of the Ordinance attached hereto has been compared by the undersigned with the original thereof that is on file in the ordinance book (and municipal journal, if any) and it is a full, true and complete copy of said original. The Ordinance has not been amended, modified, superseded or repealed and is in full force and effect as of the date hereof.

9. The Amended and Restated Project Power Sales Agreement (“**Amended and Restated PPSA**”) and the Amended and Restated Supplemental Power Sales Agreement (“**Amended and Restated SPSA**”) referred to in the Ordinance have been filed in the Clerk’s office with the minutes of the proceedings at which the Ordinance was adopted.

10. Each execution copy of the Amended and Restated PPSA and the Amended and Restated SPSA being furnished to North Carolina Municipal Power Agency Number 1 by the undersigned has been duly executed by the Mayor of the Municipality and attested by the undersigned as Clerk of the Municipality, all pursuant to authority granted by the Ordinance.

11. Since August 24, 2023, the Governing Body of the Municipality has not amended, revised or altered the Charter of the Municipality pursuant to legislative action, Section §160A-101 et seq. of the North Carolina General Statutes, or in any other manner whatsoever, except as such may have been amended, revised or altered by the document(s), if any, attached hereto; a copy of such document(s) was compared by me with the original(s) thereof on file and of record in the offices of the undersigned and it is a full, true and complete copy of said original(s); and such document(s) has not been amended, modified, superseded or repealed (except as reflected in the documents attached hereto) and is/are in full force and effect as of the date of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Town of Landis, this the _____ day of _____, 2026.

Madison Stegall, Town Clerk

(Impress Seal Here)

- Attachments:
- Ordinance
- Minutes
- Charter Amendments, if any



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31**

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at 312 S. Main Street, Landis, NC 28088 at 6:00 PM on May 11, 2026.

Section 2. The area proposed for annexation is described as follows:
See attached Map showing the parcel(s) lying outside of the Town Limits (Attachment A)

Section 3. Notice of the public hearing shall be published once in the Salisbury Post, a newspaper having general circulation in the Town of Landis, at least ten (10) days prior to the date of the public hearing.

ADOPTED this 13th day of April 2026

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk

ATTACHMENT A

Location Map from Rowan County GIS showing parcel 133 053





RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31

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

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

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

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

ADOPTED this 13th day of April 2026

s/ _____
 Meredith Bare Smith, Mayor

s/ _____
 Madison Stegall, Town Clerk



NOTICE OF PUBLIC HEARING ON
REQUEST FOR ANNEXATION

The Town of Landis received a petition from the owner of property located at 715 S. Chapel Street, China Grove, NC 28023 (Rowan County Parcel ID: 133 053) for the voluntary contiguous annexation into the Town of Landis corporate limits. The property consists of approximately 0.84 acres. The request is for “Residential Main Street Transition (RMST) zoning designation for the subject property.

The Mayor and Board of Aldermen invite you to attend the zoning hearing to start your comments on the proposed amendment to be held on Monday May 11, 2026, at 6:00 PM or as early thereafter as the agenda progression allows, at the Landis Town Hall, 312 S. Main Street, Landis, NC 28088.

Hearing impaired persons requiring assistance should contact the Town Clerk (704) 857-2411 at least 24 hours prior to the hearing to request special accommodations.

Ordinance #ANNEX – 2026-05-11

**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 a public hearing on the question of this annexation was held at 312 S. Main Street at 6:00 PM on May 11, 2026, after due notice by Salisbury Post on April 26, 2026, and May 5, 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 May 11, 2026:

Legal Description – 715 S. Chapel Street

BEGINNING at an iron pipe in the southern edge of Beaver Street, the southwest corner of the property of Robert J. Phillips (formerly Mills property) and runs thence S. 30-45 W. 193.8 feet to a new iron in the eastern edge of Chapel Street; thence S. 69 E. 196.5 feet to an existing iron pin at the scrap blade, a corner of Linn Bros. property; thence with the line of Linn Bros. N. 8-22 E. 225.5 feet to an existing iron pin at a scrape blade, a corner of Robert J. Phillips; thence with the line of Phillips N. 83-14 W. 118.0 feet to the point of **BEGINNING**.

Section 2. Upon and after May 11, 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 11th day of May 2026

Town Clerk, Madison Stegall

Mayor, Meredith Bare Smith

DRAFT



Ordinance #ZMA-2026-05-11

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

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property is located at 715 S. Chapel Street, Landis, NC 28088 (Rowan County Parcel ID: 133 053) lying outside the Town Limits of the Town on the east side of S. Chapel Street and described with illustration I Attachment “A” attached hereto be designated upon the OZM as follows:

PART 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Residential Main Street Transition” (RMST) is consistent with the Town of Landis 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 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 133 053 described in Attachment “A” hereto shall be designated “Residential Main Street Transition” (RMST) 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 133 053 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.

This Ordinance shall be effective immediately upon its adoption.

Adopted on this 11th day of May 2026.

s/ _____
Meredith Bare Smith, Mayor

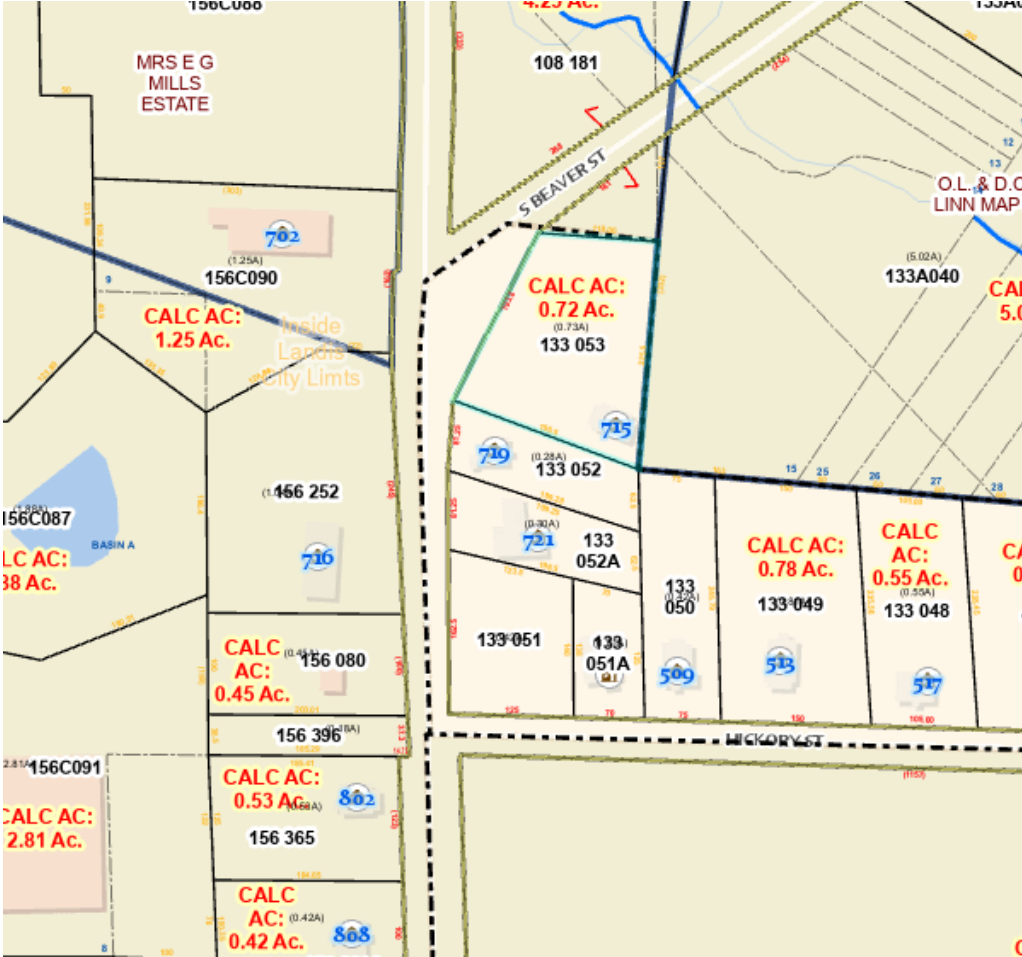
s/ _____
Madison Stegall, Town Clerk



Attachment "A"

Lying and being in China Grove Township, Towan County, North Carolina, at the southeast intersection of Beaver Street and chapel Street, adjoining the property of Robert J. Phillips and Linn Bros. and being that property as shown on a plat of the property of Bobby R. Reece, Sr., and wife, Martha H. Reece as surveyed September 13, 1979, by A.C. Brown and Being more particularly described as follows:

BEGINNING at an iron pipe in the southern edge of Beaver Street, the southwest corner of the property of Robert J. Phillips (formerly Mills property) and runs thence S. 30-45 W. 193.8 feet to a new iron in the eastern edge of Chapel Street; thence S. 69 E. 196.5 feet to an existing iron pin at the scrape blade, a corner of Linn Bros. property; thence with the line of Linn Bros. N. 8-22 E. 225.5 feet to an existing iron pin at a scrape blade, a corner of Robert J. Phillips; thence with the line of Phillips N. 83-14 W. 118.0 feet to the point of BEGINNING.





CERTIFICATE OF SUFFICIENCY

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

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

715 S. Chapel Street, China Grove, NC 28023 (Rowan County Parcel ID: 133 053 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 13th day of April 2026.

(SEAL)

Town Clerk



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

WHEREAS, a petition requesting annexation of the not-contiguous area described herein has been received; and

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

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

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

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at Landis Town Hall at 6:00 PM on May 11, 2026.

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

Lying and being in the City of Kannapolis, Rowan County, State of North Carolina and being known as Rowan County GIS parcel number 133A102 and addressed as 1139 Dial Street, Kannapolis, NC 28083, and more particularly described as follows:

Being Lots Nos. 203, 204, 205 and 206 as shown on Map No.5 of Property of O.L. & D.C. Linn made by G. Sam Rowe, Reg. C.E. dated 5-10-50, recorded in Book of Maps at Page 775 in the office of the Register of Deeds for Rowan County, North Carolina.

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

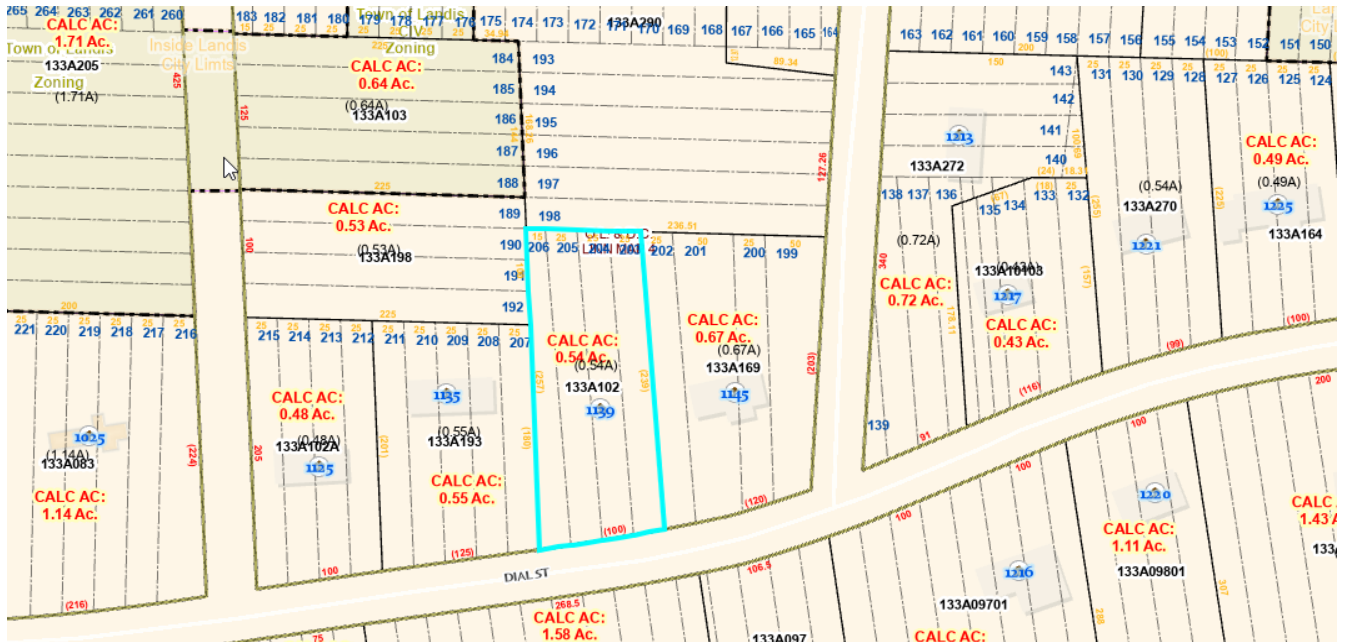
Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 133A102





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

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 11, 2026, by the Board of Aldermen; and

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

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

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

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

ADOPTED this 13th day of April 2026.

ATTEST:

Madison Stegall, Town Clerk

Meredith Bare Smith, Mayor



**NOTICE OF PUBLIC HEARING ON REQUEST
FOR NON-CONTIGUOUS ANNEXATION**

The public will take notice that the Board of Aldermen of the Town of Landis has called a public hearing at 6:00 PM on Monday May 11, 2026, at Landis Town Hall on the question of annexing the following described non-contiguous territory, requested by the petition filled pursuant to G.S. 160A-58.1:

Lying and being in the City of Kannapolis, Rowan County State of North Carolina and being known as Rowan County GIS parcel number 133A102 and addressed as 1139 Dial Street, Kannapolis, NC 28083, and more particularly described as follows:

BEING Lots Nos. 203, 204, 205 and 206 as shown on Map No. 5 of Property of O.L. & D.C. Linn made by G. Sam Rowe, Reg. C.E., dated 5-10-50, recorded in Book of Maps at Page 775 in the office of Register of Deeds for Rowan County, North Carolina.

Hearing impaired persons requiring assistance should contact the Town Clerk (704) 857-2411 at least 24 hours prior to the hearing to request special accommodation.



Ordinance #ANNEX – 2026-05-11-1

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing The question of this annexation was held at 312 S. Main Street, Landis, NC at 6:00 PM on May 11, 2026, after due notice by Salisbury Post on April 28, 2026, and May 5, 2026; and

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

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the Town [or indicate that, although closer to another municipality, there is an annexation agreement in place that allows the annexation of the proposed satellite];
- c. The area described is so situated that the Town will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town [or indicate that the municipality has a modification to this requirement by virtue of an act of the General Assembly]; and

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Landis, as of May 11, 2026.

Legal Description

BEING Lots Nos. 203, 204, 205 and 206 as shown on Map No.5 of Property of O.L. & D.C. Linn made G. Sam Rowe, Reg. C.E., dated 5-10-50, recorded in Book of Maps at Page 775 in the office of the Register of Deeds for Rowan County, North Carolina. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1230, Page 240. A map showing the above-described property is recorded in Map 995, Page 775.

Section 2. Upon and after May 11, 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 11th day of May 2026

Town Clerk, Madison Stegall

Mayor, Meredith Bare Smith



Ordinance #ZMA-2026-05-11-1

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 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 11th day of May 2026.

s/ _____
Meredith Bare Smith, Mayor

s/ _____
Madison Stegall, Town Clerk



Attachment "A"

BEING Lots Nos. 203, 204, 205 and 206 as shown on Map No. 5 of Property of O.L. & D.C. Linn made by G. Sam Rowe, Reg. C.E., dated 5-10-50, recorded in Book of Maps at Page 775 in the office of Register of Deeds for Rowan County, North Carolina. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1230, Page 240. A map showing the above-described property is recorded in Map 995, Page 775.





CERTIFICATE OF SUFFICIENCY

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

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

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Landis, this 13th day of April 2026.

(SEAL)

Madison Stegall, Town Clerk



**A RESOLUTION SUPPORTING A FUNDING REQUEST FOR THE
CONSTRUCTION OF A REGIONAL WASTEWATER TREATMENT PLANT
IN PARTNERSHIP WITH THE CITY OF KANNAPOLIS**

- WHEREAS,** the Town of Landis and the City of Kannapolis are experiencing sustained economic growth and increased interest in residential, commercial, and industrial development; and
- WHEREAS,** adequate and reliable wastewater treatment capacity is essential to protecting public health, supporting responsible growth, and ensuring environmental stewardship; and
- WHEREAS,** both the Town of Landis and the City of Kannapolis currently face limitations in available and financially sustainable wastewater treatment capacity; and
- WHEREAS,** the Town of Landis and the City of Kannapolis have established a collaborative partnership to plan for and develop a new regional wastewater treatment facility that will serve the long-term needs of both communities; and
- WHEREAS,** the proposed project will expand infrastructure capacity, enable economic development opportunities, increase housing availability, and strengthen the regional tax base; and
- WHEREAS,** the total cost of constructing a new wastewater treatment plant exceeds the financial capacity of the local governments without assistance; and
- WHEREAS,** securing funding from the State of North Carolina is critical to advancing this project in a timely and fiscally responsible manner.

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

1. That the Town of Landis formally requests state funding assistance in the amount of \$51,874,000 for the planning, design, and construction of a new regional wastewater treatment plant in partnership with the City of Kannapolis.
2. The Town of Landis Board of Aldermen affirms its commitment to working collaboratively with the City of Kannapolis to develop, construct, operate, and maintain the proposed facility.
3. The Town of Landis will continue to pursue all available funding opportunities and allocate local resources, as appropriate, to support the successful completion of this project.
4. The Town of Landis Board of Aldermen respectfully urges members of the North Carolina General Assembly and relevant state agencies to give full and favorable consideration to this funding request.

BE IT FURTHER RESOLVED that this resolution shall be included as part of the Town’s formal funding request submission to the State of North Carolina.

ADOPTED this the 13th day of April 2026.

Meredith Bare Smith, Mayor
Town of Landis

ATTEST:

Madison Stegall, Town Clerk

QUOTE

QUOTE #02031

PREPARED FOR

Town of Landis

312 S Main St
Landis, NC 28088

PREPARED DATE

Feb 6, 2026

EXP. DATE

March 31, 2026

SOFTWARE ITEM	QTY	PRICE	TOTAL
Included Features: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Activity Registration<input checked="" type="checkbox"/> Program Management<input checked="" type="checkbox"/> Facility Scheduling & Management<input checked="" type="checkbox"/> Membership Enrollment & Management<input checked="" type="checkbox"/> League Scheduling & Management<input checked="" type="checkbox"/> Standard Website Design<input checked="" type="checkbox"/> Point of Sale<input checked="" type="checkbox"/> Financial Reporting<input checked="" type="checkbox"/> Demographic Reporting<input checked="" type="checkbox"/> Invoicing/ Billing	1	\$4,800	\$4,800
Premium Hosting on AWS Cloud	-	\$0	\$0
Software Training and Implementation	-	\$0	\$0

Year 1 Software Subscription \$4,800

*Renewal subject to up to 5% COLT increase

PAYMENT PROCESSING ITEM	QTY	PRICE
Per sale transaction	-	\$0.25
Mastercard-Visa-Discover-AMEX acquired gross purchase sale %	-	3.25%
ACH fee per sale transaction	-	\$0.10
ACH gross purchase sale %	-	1.00%
RecDesk Payments Monthly Fee per Merchant Account (MID fee)	2x	\$25.00

Optional Premium Addons:

Enhanced Residency Enforcement - \$1,500 one-time

Household Data Migration - \$1,500 one-time

Custom Financial Report - \$1,500 one-time

Credit Card Terminals:

[Ingenico Lane 3600](#) \$528

[Ingenico Link 2500](#) \$490



CivicPlus

302 South 4th St. Suite 500
 Manhattan, KS 66502
 US

Quote #:
Date:
Expires On:

Statement of Work
 Q-114722-1
 1/7/2026 10:09 AM
 3/8/2026

Client:
 Town of Landis, NC

Bill To:
 LANDIS TOWN, NORTH CAROLINA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Tye Lydon		tye.lydon@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Recreation Management Standard	Standard package -Project Coordination -Branded Public Portal -Help Center Access
2.00	Recreation Management Virtual Training (Half Day Block)	Training (Virtual) - half day, up to 4 hours
1.00	Recreation Management Virtual Consulting (Half Day Block)	Consulting (Virtual) - half day, up to 4 hours
1.00	CivicPlus Payments	CivicPlus Payments to be applied to product
1.00	Terminal Ingenico Link 2500	Terminal Ingenico Link 2500
1.00	Recreation Management Virtual Training (Half Day Block)	Training (Virtual) - half day, up to 4 hours

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Recreation Management Annual Fee	Recreation Management Annual Fee
1.00	CivicPlus Payments - Merchant Fees (MFTCPA)	Per Tran .30 ACH 1% ACH Max \$5 ACH Reject \$15 CC 3% AMEX 3.5% Dispute \$15
1.00	Terminal Support Annual Fee	Terminal Service Annual Fee -Per Terminal

Total Investment - Initial Term	USD 8,918.00
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Annual Recurring Services (Subject to Uplift)	USD 3,620.00
Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date
Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-114722-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)



DCFL Customized Merchandise List

- 2” Vinyl Logo Stickers \$38.55 plus tax, set up, and shipping
- Short Sleeve, Tri-blend T Shirts \$825.00 plus tax, set up and shipping
- Water Bottles w/ Wrist Strap \$159.45 plus tax, set up and shipping
- Canvas Shopping Tote \$675.00 plus tax, set up and shipping
- Wooden Train Whistle \$423.36 plus tax, set up and shipping

All merchandise items have been quoted with the required minimum quantities and customized with the DCFL Logo.

The DCFL merchandise items are being purchased for resale during community events and will also be available for purchase at Town Hall, the Park Office, and eventually at the DCFL park. The committee is requesting the use of Passive Park Funds in the amount of \$2,500.00 to cover the costs of the merchandise items along with the estimated tax, set up fees and shipping.



Items Pictured are for sample purposes only. All items will be customized with the DCFL Logo.





PO Box 1469 Hickory, NC 28603
 Phone: (828) 855-3182 Fax: (828) 855-3183
 www.clearwaterinc.net

Section 6, Item 6.3

Quote

Date	Estimate #
2/24/2026	20260956

Name / Address
Town of Landis Chris Ritchie 312 S Main Street Landis, NC 28088

Ship To
Town of Landis 136 North Central Avenue Landis, NC 28088 Attn: Matthew Geelen mgeelen@townoflandisnc.gov

Requestor	Phone	Email	Prepared By	Terms	Lead Time
Matthew Geelen	704-857-2129 x4...		Debra Gillard	Net 30	3-4 Weeks ARO

Item	Description	Qty	Cost Each	Sell Total
M852LT	Water Tower Mission Application: Mission Wireless Real-Time Alarm System with Streaming Data in Large NEMA 4X Enclosure (13" W x 15" H x 6.74" D). Outdoor enclosure; includes all parts for standard installation. Base unit has 8 DI, 2 AI, 3 Relay Outputs	1	2,949.00	2,949.00T
SP850-12	Service Package, MyDro M850 Series, 1 Year.	1	563.40	563.40T
SP587-12	Tank and Well Control Service Package - 1 Year	1	450.00	450.00T
Freight	Freight	1	25.00	25.00T
Start Up	Site visit for Start Up and Programming	1	2,000.00	2,000.00T
	NC 7% Sales Tax		7.00%	419.12

			Total	\$6,406.52
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REMIT TO:	Hickory Office: PO Box 1469 Hickory, NC 28603 (828) 855-3182	Richmond Office: 502 Research Road N. Chesterfield, VA 23236 (804) 378-3550	Quote Valid for 30 days. A 3% fee will be added for credit card fees. Freight is prepaid and added unless quoted.
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This quote does not include any surcharges for future tariffs that may be imposed by our vendor at time of shipment.

Town of Landis, NC
Budget Amendment #23
Monday, April 13, 2026

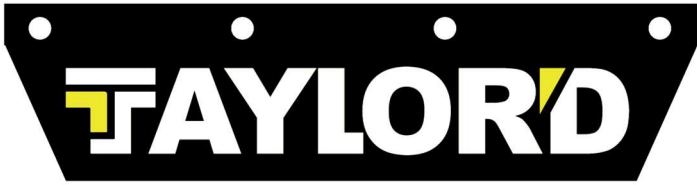
Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
72-7200-4999	Fund Balance Appropriated	-	5,988	-	5,988
72-7200-5250	Professional Services	141,049	5,988		147,037
			11,976	-	153,025

To Allocate Funds for the Clearwater SCADA System Monitoring for the Elevated Water Tank Project 25-05

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

Prepared by: _____ Date: _____

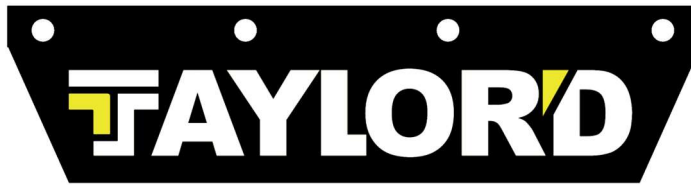
Reviewed by: _____ Date: _____



Taylor'd Series 12

The Taylor'd Series 12 is a unique, compact, and mobile training device designed for fire stations to use on-site. With a footprint of just 12' x 8' x 8'6", it offers a versatile range of training scenarios. The device includes a forcible entry door with both inner and outer swing options, a ground-level window for rebar cutting, sash breaking, ventilation, and Denver Drill exercises. It features an adjustable pitch roof with five variations for roof ventilation training, and a second-story setup for ladder work, bailout windows, and high point rescues. Additionally, it offers roof hatch training, ceiling ventilation, tripod work, and through-the-floor rescue exercises. The Taylor'd Series 12 also supports confined space drills, entanglement exercises, hose management, Mayday training, garage door simulations, wall breaches, and an optional staircase upgrade or customized trailer for transport.





Date **4/7/25**

Quote Number

Customer Name **Landis Fire Department**

250407ER3

Delivery Address **312 S. Main Street**

Phone Number

City, State, Zip **Landis, NC 28088**

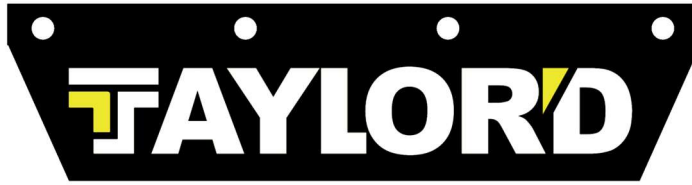
980-866-6280

Email **jsmith@townflandisnc.gov**

Thank you for allowing Taylor'd Systems, LLC to help with your on-site training. The following serves as a quote, valid for 30 days. The current estimated lead time is 8-10 months from order deposit. Lead times are confirmed at the time of first deposit.

Quantity: - Taylor'd Prop – Series 12 _____ \$59,850.00

- Forcible entry doors (inner and outer swing)
- Adjustable pitch roof
 - 12' wide (Roof receiver and roof slide)
 - Extension arms for flat roof training
- Ground level window (Rebar, sash, and ventilation)
 - Denver drill insert
 - Adjustable wall insert to simulate hallway
 - OSB window cover
- 2nd Story bailout window
 - Wood frame holder
 - Rotatable D-ring for tie off
- Wall breach and garage door simulation receivers
 - Holds a framed wall
 - Holds 2 sheets of OSB or like material
- 30" x 30" man hatch
 - Holds OSB or sheetrock for push/pull drill
- Confined space and entanglement
 - Two wall sets (2 floor and 2 ceiling catches)
 - Floors predrilled with zerks
- Safety rails and chain
- Wheel set and manual crank jack
 - 4 pivoting casters with pivot locks
 - Fork pockets
- Ladder to 2nd story
- Exterior and accessories power coated
- Floors coated with anti-slip coating
- Custom department badge decal
- Storage box for prop components and assembly basic tool kit



Optional Upgrades

- Quantity: 0 Staircase with 90 degree turn that interchanges with roof prop _____ \$ 15,500.00
- 0 22' Hydraulic tilt trailer equipped with winch _____ \$ 19,800.00
- 0 Tru Blue IQ prop attachment _____ \$ 3,925.00

Delivery _____ \$ 4,000.00

- Note: This is an estimate based on current transportation cost.

Total Prop Quote _____ **\$ 63,850.00**

(Sales tax excluded)

Prop Clarifications:

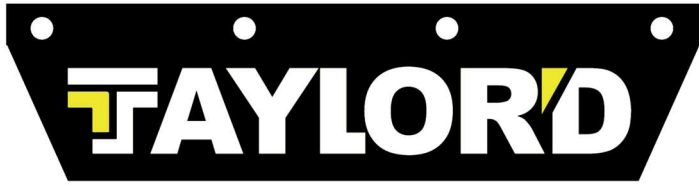
- Price does not include the cost of equipment for offload. Forklift needs to have minimum 6' long forks and be rated at 8,000 lbs or greater.
- The customer is responsible for any local laws or ordinances pertaining to the Taylor'd Prop.
- To secure an order, half down is required. The remaining half is due before the order ships.
- Delivered size for Series 12: 12'6" L x 8' W x 8'10" H, area needed for training 17' L x 14' W X 15'9" H. Approximate weight 5,000 lbs.
- Sales tax is excluded. Customer to provide a tax-exempt certificate or tax will be added.

I agree to the above pricing and clarifications:

Signature: _____

Print Name: _____

Date: _____



Buyer understands that the intended use of Taylor'd System's (hereafter "Seller") goods involves risks and dangers which include, without limitation, the potential for serious bodily injury, disability, paralysis and loss of life, loss of or damage to equipment/property, exposure to extreme conditions and circumstances, accidents, inadequate safety measures, participants of varying skill levels, and other undefined risks and dangers which may not be readily foreseeable or are, or otherwise may be, presently unknown. Buyer understands and expressly assumes all such risks and responsibility for any damages, liabilities, losses, or expenses, which directly or indirectly arise from the inherently dangerous nature of Buyer's fire training or related activities, and/or the use of the goods identified within the attached quote or purchase order. Buyer hereby releases, waives, and covenants not to sue Seller for claims or liability related to Buyer's use of the Seller's goods. Further, by accepting the quote attached hereto, or by submitting a purchase order for the same, Buyer agrees to indemnify, defend and hold Seller harmless from any liability, claims, demands, and damages resulting from personal injury and/or property damage to third parties, of any kind or nature which may arise out of, result from, or relate to Buyer's or any other party's use of the goods in the attached quote or purchase order. Buyer specifically agrees to indemnify, defend and hold Seller and its officers, directors, partners, members, agents, employees, affiliates, (collectively "Seller's Indemnified Parties") harmless from and against any and all liabilities, claims, damages, costs, expenses, suits or judgments paid or incurred by any of Seller's Indemnified Parties arising from or related to the purchase of Seller's Props and/or the goods identified within the attached quote or purchase order. Buyer shall not be obligated to defend or indemnify Seller for claims arising out of the sole negligence or willful misconduct of the Seller or its agents or employees.

The undersigned certifies that the obligations herein were mutually negotiated and agreed to.

Buyer's Signature: _____

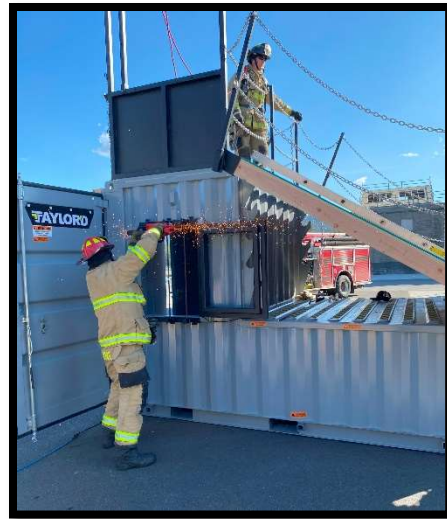
Buyer's Printed Name: _____

Date: _____

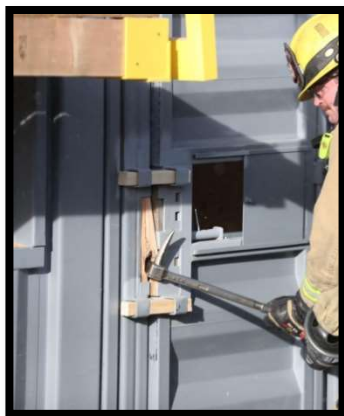
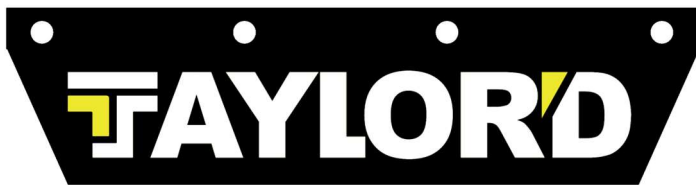


Taylor'd Prop Apparatuses:

- Forcible entry door
 - Inner swing
 - Outer swing
- Ground level window
 - Rebar cutting
 - Sash breaking
 - Ventilation
 - Denver Drill
- Adjustable pitch roof
 - Five pitch variations
 - Roof ventilation
- Second story
 - Ladder work
 - Bailout window
 - High point rescue
- Roof hatch training
 - Ceiling ventilation
 - Tripod work
 - Through-the-floor rescue
 - Push/pull material slides
- Confined Space
 - Entanglement
- Hose management
- Mayday training
- Garage door simulation
- Wall breach
- Staircase



The Taylor'd Prop currently has over twenty training setups and is developing more for on-site training. Utilizing a repurposed shipping container, it has dimensions of 12 ft. x 8 ft. x 8.5 ft. tall and weighs around 5,000 lbs. Constructed from Corten steel, known for its weather-resistant properties, the container ensures durability. The Prop is powder-coated from top to bottom and has slip resistant floors.



Force Doors: The setup includes two steel doors, one swinging outwards and the other inwards. These doors are equipped with a standard 2 in. x 6 in. wooden piece featuring two 1 in. holes and small sections of 2 in. x 4 in. wood. This design allows trainees to practice prying techniques with tools like the Halligan while maintaining door integrity. The wooden sections can be easily replaced after

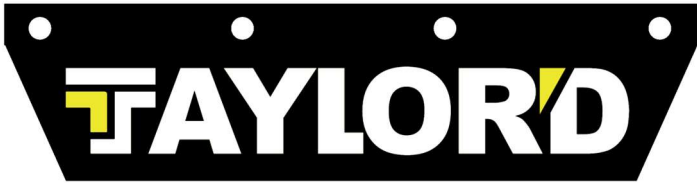
use, ensuring continuous firefighter training. Additionally, the forcible entry door features a sliding cover to close the opening, enabling departments to simulate smoke scenarios (without live fires) for enhanced training. Inside the setup, walls can be collapsed to a width of 28 in. to simulate confined space forcible door entries. Both doors are equipped with two brackets for sliding a 1 in. x 1 in. wooden piece across, increasing the difficulty of entry.



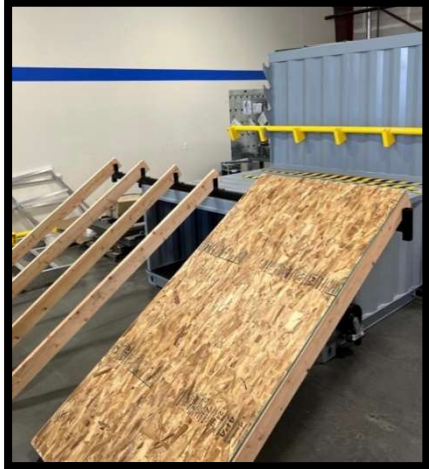
Force Window: This part of the setup features various training elements. Each unit includes a detachable attachment designed to hold three standard rebar pieces using a hand-twist knob and a sheet of forcible material (such as glass, OSB, or sheetrock). This attachment can be removed to facilitate window hanging drills. The rebar and forcible material can be swiftly replaced, allowing trainees to practice these drills continuously with minimal interruption. The slide for holding OSB



incorporates holes for screwing boards into place for transportation or sealing the setup. Additionally, the window includes a Denver Drill insert mounted on hinges, limiting the window's dimensions to 20 in. wide x 28 in. tall for Denver Drill practice. It also features a slot for sliding a 1.5 in. x 1.5 in. piece of wood on the container's interior to replicate a window sash.

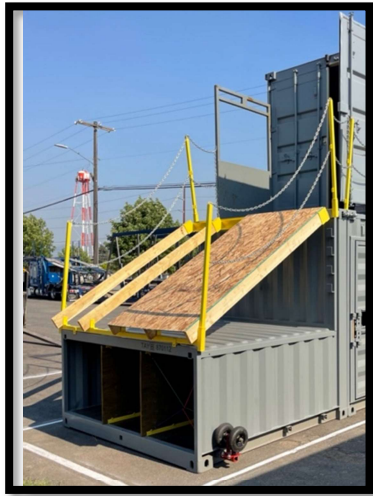


Adjustable Pitch Roof: This feature of the setup offers five different pitches: 8/12, 6.5/12, 5/12, 3/12, and flat. By inserting 2 in. x 6 in. beams into designated slots and securing them in place with screws, standard 4 ft. x 8 ft. OSB sheets can be attached. Moreover, the 2 in. x 6 in. beams can extend from above the confined space to the ground, allowing less



experienced trainees to work closer to the ground level. The Taylor'd Prop comes with a 12 ft. wide support. The 12 ft. roof is popular because it provides nearly 100 sq. ft. of space and can accommodate up to five firefighters. For flat roof training, training officers simply attach the "L" shaped receiver, which adjusts

the pitch, is crafted from aluminum, facilitating pitch adjustments with just one trainee. Each setup includes railing posts and chains to encircle the adjustable pitch roof, helping prevent falls.

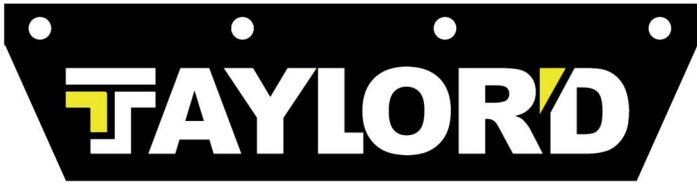


Second Story Bailout Window: This section primarily serves as a training platform for fire departments to practice ladder maneuvers on a second-story window. The window is adjustable, allowing for various inner width and height dimensions.



Additionally, the second-story bailout window features a D-ring rated for a 10,000 lb. load capacity and a working load of 300 lbs, suitable for ladder or man hatch training. Positioned above the first-floor window, it facilitates high point rescue drills. When not in use, the window can be laid flat with hinges on top of the setup for transportation or storage purposes.





Man Hatch: Positioned atop the setup, this 30 in. x 30 in. opening serves various purposes. Similar to the first-story window, it features a sliding sash to accommodate a 1.5 in. x 1.5 in. piece and slides capable of receiving sheetrock or OSB. These features facilitate ceiling ventilation, with the 1 in. x 1 in. acting as a ceiling joist. The man hatch also serves for through-the-floor or tripod training.



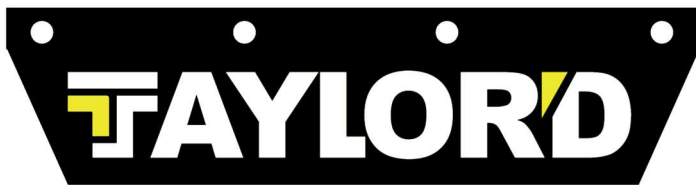
Larger tripods can be utilized by placing one of the legs on the adjustable pitch roof. Additionally, an unattached flat cover accompanies the man hatch for safe roof training on the setup.



Confined Space: Positioned under the adjustable pitched roof, the confined space comes standard with four pieces of Unistrut to create two OSB walls. The Unistrut is bolted to the ground and to the ceiling which can be easily moved with a drill. The confined space section was designed to have endless iterations to keep trainees from getting used to the configuration. The front of the confined space has slides which



allows for a sheet of OSB to cover the front. This is for transportation and to enhance the complexity of the confined space. By completely sealing off the container the prop can also quickly be smoked out. The confined space goes completely through the prop and can be connected to the collapsible walls of the Denver Drill allowing for multilevel decks leading to the man hatch. The last benefit of the Prop's confined space is hose management training.



Wall Breach: Four individual attachments insert into receiver pockets. These attachments can support a 2 in. by 6 in. wooden



framed wall, which may include OSB or sheet rock on either side.



This setup allows for training while container doors are opened or closed.

Staircase System (upgrade): Constructed from aluminum in three main sections, this staircase is designed for easy assembly by two individuals. All railings are detachable, and the larger sections feature wheels for mobility. The staircase attaches securely to the top of the prop using two bolts and is intended for stairwell-style rescue training. It provides access to the top of the prop for the man hatch or the second-story bailout window. The entire staircase system can be collapsed into the prop for convenient storage or transport. Please note that the staircase system cannot be used when the adjustable pitch roof is in place.



Casters and jack: Each Taylor'd Prop includes four high-quality shop-grade casters and a manual jack as standard features. The manual jack can be inserted into the front or back side to elevate the prop, allowing the casters to easily lock into place. This setup enables one or two trainees to move the prop effortlessly on hard surfaces. Each caster is equipped with a swivel lock to assist in maneuvering the prop.

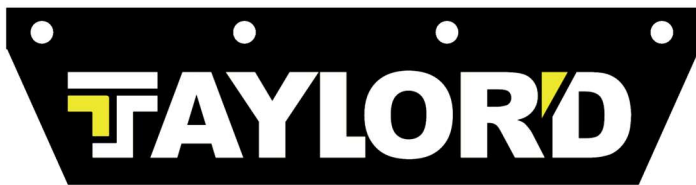


Trailer System (Upgrade): Equipped with a custom trailer, transporting the Taylor'd Prop between departments is now more convenient than ever. This option is particularly beneficial for rural departments looking to share the prop with neighboring stations. It also serves as a practical solution for departments located far from the nearest training tower, bridging the gap between training sessions.



TruBlue IQ Auto Belay (Upgrade): TruBlue IQ is a precision-controlled descent device designed for firefighter training at height. It provides a superior fall protection system, allowing trainees to practice realistic escape scenarios without unnecessary downtime or the risk of injury from improper belays, sliding ladders, or unexpected falls. The TruBlue IQ features an attachment point at the top of the bailout window and can be adjusted to multiple positions for use in training scenarios involving the pitched roof, man hatch, or second-story window. Please note, the unit must be sent to the manufacturer for annual service to maintain both the warranty and certification. The cost of this service is not included with the unit and should be arranged directly with Headrush Technologies each year.





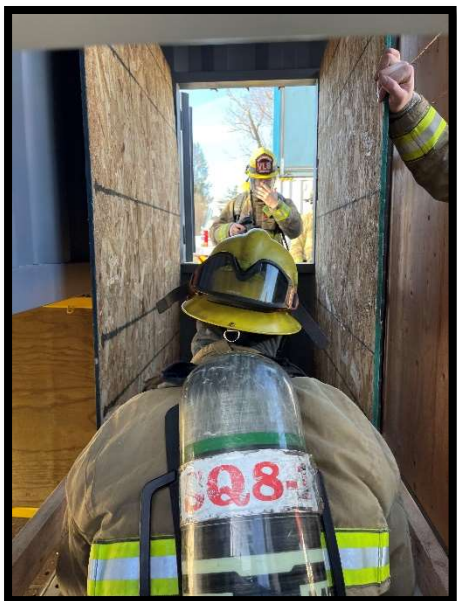
Why Taylor'd Prop:

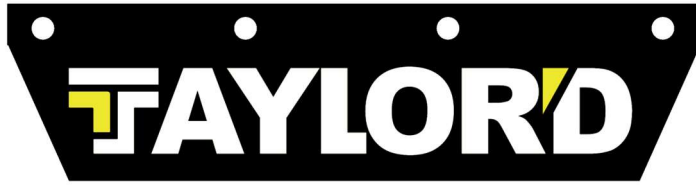
When considering products to enhance firefighter training, the market offers numerous options. The Taylor'd Prop stands out for its cost-effectiveness and comprehensive range of training features. While most products include standard training devices like forcible doors, rebar cutting tools, roof cutting, and wall breach equipment, the Taylor'd Prop goes further by incorporating additional apparatuses such as the second-story bailout window, confined space simulations, and a man hatch.

All Taylor'd apparatuses are designed to fit within a compact footprint, facilitating easy storage and indoor use. Constructed from recycled shipping containers, the Prop is built to endure any weather conditions. In contrast, many departments opt for wooden training props to save costs, but these often lack durability and pose storage challenges.

Using shipping containers as modular building blocks, fire departments can create diverse training layouts affordably. Unlike conventional training facilities, which can be prohibitively expensive, the Taylor'd Prop combined with shipping containers allows departments to establish their own training facility at a fraction of the cost. Depending on local regulations, containers may even be exempt from permitting requirements due to their classification as mobile structures.

The Taylor'd team continually enhances the Prop, incorporating universal parts to introduce new apparatuses seamlessly. This approach allows departments with existing Props to easily upgrade with new features. These ongoing improvements ensure the Prop remains a versatile on-site tool, preparing firefighters effectively for the challenges they may encounter.





Taylor'd Prop Compliance

The Taylor'd Prop is a unique piece of training equipment, specifically designed to make training available for all fire departments. The Taylor'd Prop was designed using the guidelines from NFPA 1402 making training more affordable and available for any department. NFPA 1402, "Standard on Facilities for Fire Training and Associated Props", became a Standard in 2019. Below are the key items Taylor'd Systems focused on to achieve the Taylor'd Prop Design.

NFPA 1402 sets Standards on Facilities for Fire Training and Associated Props.

3.3.28 Mobile Training Prop. A training prop intended to be transported over roads for conducting fire, rescue, hazmat, or related training evolutions on a repetitive basis, whether including life fire or not, at different locations.

3.3.31 Portable Training Prop. A training prop that is not permanently mounted to a trailer or fixed to the ground and can be moved around the training site. Transportation on the roadways requires a trailer or transport vehicle.

3.3.35 Training Prop. A facility utilized for conducting fire, rescue, hazmat, or related training evolutions on a repetitive basis, whether including live fire or not.

6.2.2 Training structures and props shall be designed for loading from wind, earthquakes, snow, ice, retained soil, floor, operations, equipment, and any other applied loading.

6.1.3 Training structures and props shall be designed and built for exposure to weather and seasonal temperature changes.

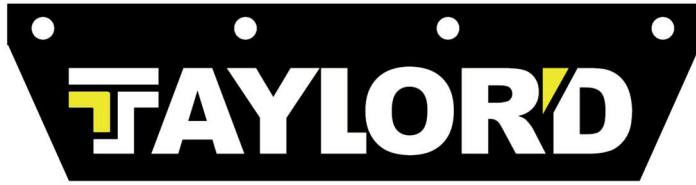
6.1.4 Depending on their intended use, training structures and props shall be designed and built for exposure to training water and impact forces inherent in training, such as impact from high pressure hose streams, tools, and self-contained breathing apparatus (SCBA) tanks.

6.1.5 Stairs in or adjacent to training structures and props shall meet requirements of the building code for tread and riser dimensions, stair and landing widths, and railing heights and strengths.

6.1.6 Guardrails and handrails at training structures and props shall be provided at locations required by the building code for occupied buildings and shall meet the building code requirements for height and loading.

6.1.7 Where railings would prohibit the intended use of the training structure or prop, such as pitched roofs of training structures simulating residential occupancy or the wing of a simulated aircraft prop, railings shall be permitted to be optional.

6.1.8 Floors and roofs of training structures and props shall be designed to support dead loads plus a minimum live load of 50 lb/ft² unless heavier live loads are anticipated or required by the building code or AHJ.



11.3.1 A confined space prop shall have immediate access to the outside of the prop at intervals not exceeding 50 ft.

A.10.1 The following is a list of benefits for using mobile training units:

1. Where the personnel to be trained are spread over a large geographical area, a mobile training unit could be an alternative to transporting the personnel to a permanent training center.
2. Mobile training units could be customized to address the specific needs of a training course of the personnel to be trained.
3. Mobile training units could decentralize the training programs of a training center, thereby supplementing the training conducted at the center.
4. Mobile training units could bring training to personnel who ordinarily would not or could not travel to a training center
5. Mobile training units could contribute to the ability to provide in-service training to personnel, thereby keeping personnel near their duty station and available for emergency service.
6. Mobile training units could provide an opportunity to publicize a training program because of their high visibility, mobility and usually large surface areas that could graphically transmit a message to the bystander.
7. Graphic designs and lettering could indicate to the general public that there is an active training program and that fire fighters are actively training. The message that is delivered could be a fire safety message using the vehicle as a rolling billboard.

The types of units could be divided into the following two broad categories:

1. Vehicles that serve as the training device.
2. Vehicles that transport one or more training props or scenarios.

A.11.3 A Training prop designed to facilitate training to the confined space rescue awareness level of NFPA 1006 should include the following:

1. A horizontal entry point larger than 30 in.
2. A vertical entry point larger than 30 in.

A training prop designed to facilitate training to the Confined Space Rescue Operations level of NFPA 1006 Should include items (1) and (2) above and the following:

1. A space just inside the prop large enough to hold three people, visible from the opening.
2. An area on top of the prop large enough to accommodate a tripod and associated rigging.



3. Multiple openings, vertical and horizontal, consistent with the type of openings found in the local area.
4. An area to perform lock out.

A training prop designed to facilitate training to the Confined Space Rescue Technician level of NFPA 1006 should include items (1) and (2) from the first list above and items (1) through (4) from the second list above and the following:

1. Adjoining voids, connected by different diameter pipes or passageways.
2. Internal configurations requiring the use of internal riggings such as vertical drops, corners, and different sized openings.
3. Elevated entry points.
4. Angled pipes or passageways.

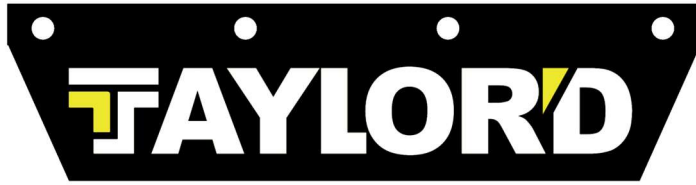
A.11.3.1 A confined space prop should be designed so that a person can escape or be retrieved from any part of a confined space by means of a door, walkout, access hatch, direct pull from a safety line, or other means of egress or escape. The intent of the committee is to avoid complicated rescues in the event a participant in the prop requires rescuing.

OSHA Guidelines

Please note: Firefighters are generally public employees (employees of a State, County or City). The Occupational Safety and Health Administration (OSHA) does not cover the public sector employees, paid or otherwise. However, the public employees are required to be covered in States that have an OSHA approved State plan.

The Taylor'd Prop guardrail system meets or exceeds OSHA requirement for guardrails.

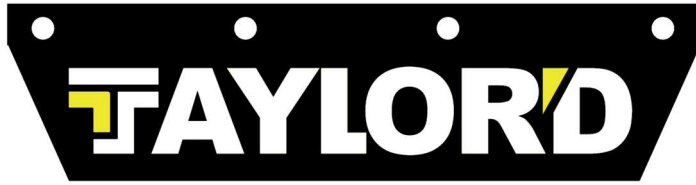
1926.502(b)(3) Guardrail systems shall be capable of withstanding, without failure, a force of at least 200 lbs applied within 2 inches of the top edge in any outward or downward direction, at any point along the top edge.



Taylor'd Prop Series 12 Drills

- Vertical Vent, Angled Roof
- Vertical Vent, Flat Roof
- Confined Space Rescue
- SCBA Confidence Maze
- Entanglement Prop
- Thru the floor rescue – Hoseline
- Thru the floor rescue – Rope
- Thru the floor rescue – Ladder
- Denver Drill – Traditional
- Denver Drill – High Anchor Point
- Forcible Entry – Outward Swinging Door
- Forcible Entry – Inward Swinging Door
- Forcible Entry in confined space – Narrow walls
- VES, through window
- Window Bailout – on rope
- Window Bailout – on ladder
- Rappel – on rope
- Ladder throws, multiple
- High Point Anchor – for Rope Rescue (Highline)
- Garage Door Cut prop
- Wall Breaching
- Stud Wall Swim
- Window Bar cuts
- Window Sash removal
- Interior Ceiling Punch
- Confined Space, Tri-Pod Rescue
- Window Hang
- Peek-Out window entry

*This list was provided by a local Fire Department using the Series 12 as a tool in their training division.
This is not a comprehensive list of all drills that can be performed on the Taylor'd prop*



Benefits of On-Site Training

We want you to get the most out of your Taylor'd Prop. These guidelines illustrate basic recommendations for safe use of the Taylor'd Prop. They do not replace education and training in firefighting fundamentals or standard safety requirements. We suggest referring to the National Fire Protection Association's (NFPA) guidelines for the standard in safe training.

Fire departments and emergency services training with the Taylor'd Prop can:

- Reduce the number of injuries and deaths of firefighters and civilians
- Reduce property damage
- Increase fire department efficiency and morale
- Improve training capability of fire department
- Improve public image of the fire department
- Improve volunteer department recruitment and retention
- Contribute to a continuation of an effective volunteer fire service
- Reduce lost time injuries and compensation claims
- Reduce property loss and business interruption resulting from fire

Contact Information:

Taylor'd Systems, LLC

taylord.com

Office Phone: +1 (509) 919-2527

Email: sales@taylord.com

12802 E. Indiana Ave. Spokane Valley, Washington 99216



Landis Fire Department

From Rikki Bowen <rbowen@garysinisefoundation.org>
Date Fri 12/12/2025 1:20 PM
To Jason Smith <jsmith@townoflandisnc.gov>
Cc pulse-9259042254@gsfoutreach.us.monday.com <pulse-9259042254@gsfoutreach.us.monday.com>

Jason,

It was nice chatting with you today. Per our conversation, your department's grant application has been approved. To move forward with payment, we will need the following from the vendor:

- 1. 2024 W9 (please note that the IRS released a revised version in March 2024 and must be signed and dated in 2025, link below, and we now require that version to make any payments)
a. https://www.irs.gov/pub/irs-pdf/fw9.pdf
2. Invoice

Once those are sent to me, we will make payment directly to the vendor within 10 days. Feel free to connect me with the vendor if you'd like and if any questions or concerns come up, please don't hesitate to reach out.

Thanks,
Rikki



Rikki Bowen | First Responder Outreach Manager
Main ph: (615) 575-3500
Direct ph: 615-575-3528
GarySiniseFoundation.org



TAYLOR'D SYSTEMS LLC
 12802 E Indiana Ave
 Spokane Valley, WA 99216-2707
 USA
 +15099192527
 invoicing@taylord.com
 Taylord.com

Invoice

Section 6, Item 6.5



BILL TO
 LANDIS FIRE DEPARTMENT
 312 S. MAIN STREET
 LANDIS, NC 28088 USA

SHIP TO
 LANDIS FIRE DEPARTMENT
 312 S. MAIN STREET
 LANDIS, NC 28088 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
211027JR3688	12/15/2025	\$4,469.51	01/01/2026	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
TAYLORD PROP SERIES 12	<ul style="list-style-type: none"> - Forcible Entry Doors (Inner and Outer Swing) - Adjustable Pitch Roof - 12' Wide Set (Roof Receiver and Roof Slide) - Extension Arms for Flat Roof - Ground Level Window (Rebar, Sash and Ventilation) - Denver Drill Insert - 2nd Story Bail Out Window - 2x Vertical and 1x Horizontal Bars to Change Window Dimensions - Wall Breach Simulation Receivers - Holds a Framed Wall - Garage Door Simulation Receivers - Holds x2 Sheets of OSB - 30" x 30" Man Hatch - Confined Space and Entanglement - Two Wall Sets (x2 Floor and x2 Ceiling Catches) - Safety Rails and Chain - Wheel Set and Manual Crank Jack - x4 Pivoting Caster with Pivot Locks - Ladder to second story - Exterior and accessories powder coated - Floors coated with anti-slip coating - Custom department badge decal - Storage box for prop components and assembly basic tool kit 	1	59,850.00	59,850.00
DELIVERY FEE - PROP		1	4,000.00	4,000.00
PROP CLARIFICATIONS	<p>PROP CLARIFICATIONS: PRICE DOES NOT INCLUDE THE COST OF EQUIPMENT FOR OFFLOAD. FORKLIFT NEEDS TO HAVE A MINIMUM 6' LONG FORKS AND BE CAPABLE OF LIFTING 8000 LBS AT A 4' CENTER. CUSTOMER IS RESPONSIBLE FOR ANY LOCAL LAWS OR ORDINANCES PERTAINING TO THE TAYLOR'D PROP. TO SECURE AN ORDER, HALF DOWN IS REQUIRED AND REMAINING</p>	1	0.00	0.00

ITEM	DESCRIPTION	QTY	R	T
Sales Tax	BALANCE DUE BEFORE ORDER SHIPS. Sales Tax calculated by AvaTax for 50559-V4 at Mon Dec 29 11:36:32 UTC 2025	1	4,469.51	4,469.51

SUBTOTAL	68,319.51
TAX	0.00
TOTAL	68,319.51
PAYMENT	63,850.00
BALANCE DUE	\$4,469.51

Pay invoice



TOWN OF LANDIS RESOLUTION ACCEPTING THE DONATION OF THE TRAINING PROP FROM THE GARY SINISE FOUNDATION

- WHEREAS,** The Town of Landis has been awarded a training prop for the Fire Department from the Gary Sinise Foundation,
- WHEREAS,** The Gary Sinise Foundation has offered a training prop valued in the amount of \$63,850 for the Fire Department.
- WHEREAS,** the Town of Landis has offered a local match funding in the amount of \$4,469.56 to cover the tax portion,
- WHEREAS,** The Town of Landis intends to utilize for further professional training opportunities;

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

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

ADOPTED THIS THE 13TH DAY OF APRIL 2026.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk



CAPITAL PROJECT ORDINANCE

Landis Fire Training Prop (26-156)

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

Section 1: The authorized project is to allow the Town of Landis Fire Department to receive a Taylor'd Systems Series 12 Training Prop will include over ten training apparatuses, such as window training, roof ventilation, forcible entry, roof hatch/floor hole exercises, bailout window training, wall breaching, confined space training, and entanglement drills.

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

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

Taylor'd Systems Series 12 Training Prop	\$ 63,850.00
Town of Landis	\$ 4,470.00
Total Project Costs	\$ 68,320.00

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

Gary Sinise Foundation	\$ 63,850.00
Town of Landis General Fund	\$ 4,470.00
Total	\$ 68,320.00

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

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

Section 7: Copies of this Capital Project Ordinance shall be furnished by the Clerk to the Governing Board, to the Budget Officer, and the Finance Officer for direction in carrying out this project

DULY ADOPTED THIS 13TH DAY OF APRIL 2026.

Meredith Bare Smith, Mayor

ATTEST:

[SEAL]

Madison Stegall, Town Clerk

Town of Landis, NC
Budget Amendment #24
Monday, April 13, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-0000-4540	Contributions/Donations	-	63,850	-	63,850
10-5200-5990	Capital Outlay	9,200	63,850		73,050
			127,700	-	136,900

To Account for the Donation of the Training Prop Through the Gary Sinise Foundation

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____

Town of Landis



MODERN TOYOTA (32111)
3178 PETERS CREEK PARKWAY
WINSTON-SALEM, NC 27127
(336) 785-3100 Main
(336) 785-3100 Fax

Add additional customer notes...

150 characters remaining.

2026 Grand Highlander

6722- 4 Door AWD Hybrid XLE SUV (CVT)

NC State Pricing STC 2510A
2026 Fleet Vehicles



Not Actual Image/color

Model: 6722
Engine: 2.5L 4-Cyl. A25A
Transmission: CVT

Exterior Color

Blueprint 08X8

Interior Color



Requester Matthew Geelen

FUEL ECONOMY

Vehicle Base Model \$46,531.00

Total Installed Packages & Accessories \$1,033.20

Delivery Processing and Handling

Total ✓ **\$47,564.20**

NaN MPG Combined City/Hwy	MPG	MPG
	City	Highway

* Fuel Economy Estimates are established by the EPA. For further information visit www.fueleconomy.gov. Actual mileage will vary.

* Total SRP excludes any dealer fees; sales taxes; license, registration and title fees. Actual dealer price may vary. Pricing, specifications, standard features, and available equipment are based on information available when this page was produced and subject to change without notice.

INSTALLED PACKAGES & ACCESSORIES

All Weather Floor Mats with All Weather Cargo Mat \$499

LED Cargo Light	\$49	Section 6, Item 6.9
Mudguards	\$150	
50 STATE EMISSION	\$0	
6-Gallons of Gas	\$0	
Total Optional Equipment	\$1,148	
	Includes 10% NC State Discount	\$1,033.20

FEATURES

Audio Multimedia

- 12.3-in. Toyota Audio Multimedia touchscreen with wireless Apple CarPlay® [carplay_wireless] & Android Auto™ [android_auto_wireless] compatibility, SiriusXM® 3-month trial subscription. [siriusxm] See toyota.com/audio-multimedia for details.
- 6-speaker audio system

Exterior

- 18-in. multi-spoke silver wheels
- Acoustic noise-reducing front windshield and front side windows
- Black front lower bumper
- Black rear lower bumper
- Black-painted front grille
- Color-keyed outside door handles
- Daytime Running Lights (DRL) with on/off feature
- Heated power outside mirrors with blind spot warning indicators [bsm]
- Height-adjustable power liftgate with jam protection
- LED headlights
- LED taillights
- Privacy glass on rear side, quarter and liftgate windows
- Rear liftgate windshield defogger
- Rear liftgate windshield washer and backup camera [camera] washer
- Rear spoiler with LED center high-mount stop light
- Silver-painted roof rails
- Windshield wiper de-icer

Interior

- 13 cup and bottle holders
- 7-passenger seating with second-row fold-down captain's chairs and fold-down inboard armrests, adjustable headrests and two cup holders mounted on the floor; and 60/40 split, fold-down third-row seats with sliding headrests and recline function
- Auto-dimming rearview mirror with HomeLink® [homelink] universal garage door opener
- Combination meter with analog gauges and 7-in. color Multi-Information Display (MID) with fuel economy, Driver Assist, vehicle/trip information, and warning messages

- Digital Key [digital_key] capability — Digital Key [digital_key] enables smartphone to be used instead of a physical key (Remote Connect [remote_connect_21mm] subscription required)
- Dual sun visors with sliding function and illuminated vanity mirrors
- Leather-trimmed tilt/telescopic steering wheel with audio, Multi-Information Display (MID), *Bluetooth*® [bluetooth] hands-free phone, voice command, Dynamic Radar Cruise Control (DRCC), [drcc] Lane Departure Alert (LDA), [lda] Lane Steering Assist (LSA) [lda_sa] and multimedia information controls
- Manual second-row retractable rear window sunshades
- Overhead console with sunglasses storage and maplights
- Power door locks with shift-linked automatic lock/unlock feature
- Power windows with auto up/down in all positions and jam protection
- Predictive Fuel-Efficient Drive [predictive]
- Qi-compatible wireless smartphone charging [qi_wireless] with charge indicator light
- Seven USB-C ports [usb] (one media port and six charging ports) and two 12V outlets [12v]
- Silver-painted dashboard trim and matte-gray metallic door trim
- Smart Key System on all doors and liftgate with Push Button Start, remote keyless entry system with lock, unlock, panic and liftgate functions
- SofTex®-trimmed front-, second- and third-row seats; heated front seats; 10-way power-adjustable driver's seat including power lumbar support; 8-way power-adjustable front passenger seat
- Soft-touch roll-top center console with removable utility tray
- Three-zone automatic climate control with air filter, separate second-row control panel, individual temperature settings for driver, front passenger and rear-seat passengers, and second- and third-row vents

Safety/Convenience

- **Toyota Safety Sense™ 3.0** (TSS 3.0) [tss] — Pre-Collision System with Pedestrian Detection (PCS w/PD), [pcs_pd_3] Full-Speed Range Dynamic Radar Cruise Control (DRCC), [fsdrcc] Lane Departure Alert with Steering Assist (LDA w/SA), [lda_sa] Lane Tracing Assist (LTA), [lta] Road Sign Assist (RSA), [rsa] Automatic High Beams (AHB), [auto_highbeam] Proactive Driving Assist (PDA) [pda]
- 3-point seatbelts for all seating positions; driver's-side Emergency Locking Retractor (ELR) and Automatic/Emergency Locking Retractor (ALR/ELR) on all passenger seatbelts
- Adjustable front seatbelt shoulder anchors and driver and front passenger seatbelt pretensioners with force limiters
- Anti-theft system with alarm and engine immobilizer [engine_immob]
- Backup camera [camera] with dynamic gridlines
- Blind Spot Monitor (BSM) [bsm] with Rear Cross-Traffic Alert (RCTA) [rcta]
- Child-protector rear door locks and power window lockout control
- Downhill Assist Control (DAC) [dac]
- Driver and front passenger seatbelt warning
- Eight airbags [airbag]—driver airbag, front passenger airbag, driver knee airbag, seat cushion airbag (passenger), front side airbags, curtain shield airbags
- Hill Start Assist Control (HAC) [hac]

- LATCH (Lower Anchors and Tethers for CHildren) includes lower anchors and tethers on outboard second-row seats and tether anchor on third-row seats
- Rear-passenger seatbelt reminder
- Safe Exit Alert (SEA) [safe_exit_alert]
- Star Safety System™ — includes Electronically Controlled Braking (ECB), Enhanced Vehicle Stability Control (VSC) [vsc] Traction Control (TRAC), Anti-lock Brake System (ABS), Electronic Brake-force Distribution (EBD), Brake Assist (BA) [brake_asst] and Smart Stop Technology® (SST) [smart_stop_tech]
- Tire Pressure Monitor System (TPMS) [tpms] (individual tires)

Section 6, Item 6.9

THIS DOCUMENT IS NOT A PRICE OFFER

Although every reasonable effort has been made to ensure the accuracy of the information contained on this site, absolute accuracy is not guaranteed and Toyota Motors North America, Inc., Southeast Toyota Distributors, LLC., and dealer assumes no responsibility for errors or omissions, and all information and materials appearing on it, are presented to the user "as is" without warranty of any kind, either express or implied.

This document is only representative of some of the information contained on an actual window sticker, and is not meant to replace or substitute the actual window sticker on the vehicle. Please see your retailer for further information.

Town of Landis, NC
Budget Amendment #25
Monday, April 13, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-0000-4999	Fund Balance Appropriated	275,159	47,564		322,723
10-5000-5990	Capital Outlay	30,932	47,564	-	78,496
			95,128	-	401,219

To Allocate Funds for the Purchase of an Admin Vehicle

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____

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

April 2, 2026

To: Michael Ambrose

Project: Additional Patching Asphalt

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.

Saw cut edge and excavate damaged asphalt and dispose of material off-site. Patch areas with a nominal compacted depth of 4" to 6" of I19.0C asphalt approx. 220 tons at the contracted price of \$275.00/ton. This additional asphalt patching quantity reflects the areas recently painted by the town's inspector, Chris Corriher.

ESTIMATED TOTAL: \$60,500.00

The 220 tons of patching asphalt quoted in this change order is in addition to the 100 tons of patching asphalt quoted in the original base bid.

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

NOTE: Price based on measurements taken from a site visit. **Final invoice to be calculated from asphalt plant tickets of actual tons used.** All repair areas were painted by a Town of Landis representative. In areas where tree root involvement may exist, Carolina Siteworks, Inc. will not be held responsible for the life of the trees. 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. Items not included in price: additional depth patching over the quoted depth, 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.



Board and Committee Application

Name Randall F. Peterman

Physical Address [REDACTED]

Mailing Address same

Phone Number [REDACTED]

Email rpeterman@carolina.rr.com

Occupation retired

Are you currently serving on a Town of Landis Board or Committee Yes No

If so, please provide the name of the Board or Committee D.C. and Frances Linn Park

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

- Planning Board
- Zoning Board of Adjustment
- D.C and Frances Linn Park
- Fundraising

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
too many to list	(it's complicated)		
2004-2006	Gulf Coast Council, BSA	District Executive	3-county area for Boy Scouts
1981-2002	U.S. Air Force (Retired, E-7)	Intelligence Analyst	Senior Analyst; Work Ctr Supervisor
1978-1981	various	Auto Mechanic	Fixed cars and trucks

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Rowan Cabarrus Comm College	Diploma	Mech Drafting & Design
Univ of West Florida	BSBA	Management
USAF Prof Military Education (3 courses)	none	Comm, HR, Supervision

Why do you feel you are qualified for this appointment?

Prior experience; Concord P&Z Comm 2010-2015

Board/Committees on which you have served (list municipalities and dates)

Town of Landis, D.C. and Francis Linn Park Planning Comm; Nov '23 - present
 Concord NC; Planning & Zoning Commission; 2010-2015
 Church Council 2014-2017; Property Care Committee 2014-2021

Have you ever been convicted of a Felony? Yes No If yes, state details:

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Randall F. Steeman

Signature

2/23/2026

Date

Applicants may email board/committee applications to townclerk@townoflandisnc.gov, deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.



Board and Committee Application

Name S. Michelle Gray
 Physical Address [REDACTED]
 Mailing Address same
 Phone Number (704) 798-6376
 Email ellegray227@gmail.com
 Occupation small business owner

Are you currently serving on a Town of Landis Board or Committee Yes No
 If so, please provide the name of the Board or Committee D.C. & Frances Linn Community Park

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

- | | |
|---|-------------------------------------|
| <u>1</u> Planning Board | <u>2</u> Zoning Board of Adjustment |
| <u> </u> D.C and Frances Linn Park | <u> </u> Fundraising |

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
2018-Current	MADE for you	Founder/Owner	
2019-2021	Main Street Mission	Community Engagement Advocate	
2017-2018	The Marketplace	Product Design & Development, Store/Employee Management	
2014-2017	Rowan Helping Ministries	Crisis Assistance	

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Stanly Community College	AAS	Human Services

Why do you feel you are qualified for this appointment?

I have been a citizen of Landis since June of 2019. I have enjoyed seeing the town develop and, as a result, getting to know the community.

My previous work & DCFL park chair experience has developed a skill set beneficial for facilitating community meetings, understanding intentional community development focused on inclusion as well as understanding necessary community resources for the health and wellbeing of its citizens.

Board/Committees on which you have served (list municipalities and dates)

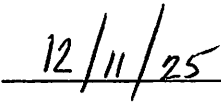
Landis, NC 2024-Current: D. C. & Frances Linn Community Park Committee Chair

Have you ever been convicted of a Felony? Yes No If yes, state details:

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.



Signature



Date

Applicants may email board/committee applications to townclerk@townoflandisnc.gov, deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.



Board and Committee Application

Name Marshall Sam Deadmon

Physical Address [REDACTED]

Mailing Address [REDACTED]

Phone Number 704 979 6499 [REDACTED]

Email sdeadmon1@yahoo.com

Occupation Retired

Are you currently serving on a Town of Landis Board or Committee Yes No

If so, please provide the name of the Board or Committee _____

I am interested in serving on the following Board or Committees (please number up to three applicable committees in order of preference)

- Planning Board
- Zoning Board of Adjustment
- D.C and Frances Linn Park
- Fundraising

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

MARSHALL S. DEMMON

02/03/2026

Signature

Date

Applicants may email board/committee applications to townclerk@townoflandisnc.gov, deliver them in person to Town Hall at 312 S. Main Street, or mail them to P.O. Box 8165 Landis NC, 28088.

Work Experience (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name	Position	Job Description
4/2006 to 9/2021	Creech & Assoc. Architects	Construction Contract Administrator	See comments below
09/2002 to 03/2006	FWA Group Architects	Construction Contract Administrator	See comments below
02/2000 to 08/2002	Kirco Construction	General Superintendent	On-site superintendent
09/1983 to 03/2003	Facility Constructors	Field Superintendent	On-site superintendent

Education (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Construction Specifications Institute	Construction Documents Technologist	Construction Contracts
Rowan Technical Institute	2-year degree	Engineering design
South Rowan High School	Diploma	Technical curriculum

Why do you feel you are qualified for this appointment?

I have lived in Landis since 1949 and have a love of this town and want to see what is right for the citizens, not necessarily for developers and contractor. Not against growth but want to see it is done by following the LDO and what is right for the town in general. My career was spent in design and construction with my last 20 years spent working for two medium size architectural firms. The last firm designed many civic buildings in NC and SC (town halls, police stations etc.) and the North Carolina Research Campus and Kannapolis City Hall along with RCCC, Data Chambers, Medical Office Building and Curb Motorsports. I feel my experience allows me to see and appreciate how growth can be both good and sometimes not so good if not controlled.

Board/Committees on which you have served (list municipalities and dates)

Town of Landis Planning Board in 2022

Job Description Comments From Above: Worked with architect, engineers, Owners, contractors and local municipalities to insure projects were constructed as designed using specified building materials. Reviewed submittals, pay applications and work-in-place. Clients included City of Kannapolis, Castle & Cooke and NC Cities of Albemarle, Huntersville, Indian Trail, Matthews, Mint Hill, Pineville, Laurinburg, High Point, Charlotte also UNCC, Winthrop University, Charlotte Catholic Diocese and Sullivan's Island, SC.

Have you ever been convicted of a Felony? Yes No If yes, state details:

Madison Stegall

From: Pack, Sarah M <Sarah.Pack@rowancountync.gov>
Sent: Wednesday, March 11, 2026 10:52 AM
To: Jessica McPherson
Subject: Landis School Building

Good morning,

In response to our phone conversation, the Board is not prepared to consider or make any decisions regarding the school building at this time. The matter has been brought before the Board during meetings several times, but further discussion is tabled for the foreseeable future.

Thank you,



***Be an original.* Sarah Pack, CMC, NCCCC, MPA | Clerk to the Board**

Rowan County Board of Commissioners

130 W. Innes St. | Suite 202 | Salisbury NC 28144

[p] 704-216-8181 [c] 980-944-2998

www.rowancountync.gov



Code Enforcement Report

01/01/2020 - 03/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
4723	2/25/2026	Code Enforcement - Other	1109 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, OPERATING A BUSINESS WITHOUT PROPER PERMITS. OPEN STORAGE OF TRACTOR TRAILERS AND BUSES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4722	2/25/2026	Code Enforcement - Other	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 FOR 4/15/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4721	2/25/2026	Code Enforcement - Other	106 W FIRST ST	N/A	1. Internal	MINIMUM HOUSING, MISSING SIDING ON FRONT OF STRUCTURE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4719	2/25/2026	Code Enforcement - Other	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.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4718	2/25/2026	Code Enforcement - Other	205 EVERHART AVE	N/A	1. Internal	OPEN STORAGE OF TRASH, DEBRIS AND JUNK DRIVEWAY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/15/2026.
4647	2/18/2026	Code Enforcement - Other	214 EVERHART AVE	N/A	2. Citizen	MOLD IN HOUSE AND IN CRAWLSPACE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4480	2/4/2026	Code Enforcement - Other	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.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4477	2/4/2026	Code Enforcement - Other	400 S UPRIGHT ST	N/A	1. Internal	TRASH, DEBRIS, JUNK AND OPEN STORAGE AROUND THE TRAILER PARK. DOORS FALLING OFF, ROOF DAMAGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/1/2026.
4376	1/7/2026	Code Enforcement - Other	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 FOR 4/1/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4173	1/7/2026	Code Enforcement - Other	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 FOR 4/1/2026.
4151	1/2/2026	Code Enforcement - Other	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 4/01/2026.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
4016	12/17/2025	Code Enforcement - Other	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTIO N, PROGRESS CONTINUES. REINSPECTIO N, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED.
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE. ANOTHER SECONDARY STRUCTURE HAS BEEN DEMOLISHED AND EVERYTHING IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED.

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes
1479	4/15/2025	Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTIO N, 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.

Total Records: 14

3/26/2026



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: April 13, 2026
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: Monthly Report

DETAILS:

FIRE DEPARTMENT MONTHLY REPORT

Emergency Calls for Service:	
<i>Calls in District</i>	47
EMS (Including: Strokes, Falls, Diabetics, CPR, and Other Medical Needs)	40
Fire Alarms	3
MVA	3
Structure Fires	0
Move Ups	1
Mutual Aid Given	31
Mutual Aid Received	8

Enochville:	
Cancelled En-Route	0
MVA's	0
Structure Fires	1
Public Service/Assist	1
Total Calls to Enochville	2
China Grove:	
Cancelled En-Route	0
MVA's	3
Structure Fires	13
Public Service/Assist	5
Total Calls to China Grove	21
Atwell:	
Cancelled En-Route	0
MVA's	0
Structure Fires	1
Public Service/Assist	2
Total Calls to Atwell	3

Kannapolis:	
Cancelled En-Route	0
MVA's	0
Structure Fires	5
Public Service/Assist	0
Total Calls to Kannapolis	5
Bostian Height:	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	0
Total Calls to Bostian Height	0
Other:	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	0
Total Calls	0



Monthly Fleet Report

Department	Unit Number	Year	Make	Model	Mileage	Category
Electric	14	2015	RAM	5500	119050.00	Vehicle
Electric	15	2016	FREIGHTLINE R	M2	189654.00	Vehicle
Electric	16	1992	CHEVROLET	C7	23308.00	Vehicle
Electric	2	2009	FORD	F-250	174660.00	Vehicle
Electric	3	2022	FORD	F-150	75838.00	Vehicle
Electric	33	2011	FORD	F-150	180436.00	Vehicle
Electric	45	2024	FORD	F-550	9138.00	Vehicle
Electric	46	2025	FORD	F-150	4786.00	Vehicle
Electric	50	2015	FREIGHTLINE R	M2	5696.00	Vehicle
Electric	51	2025	CHEVROLET	Silverado	10500.00	Vehicle
Fire	43	2018	FORD	F-150	145456.70	Vehicle
Fire	44	2010	DODGE	Charger	145407.00	Vehicle
Fire	440	2021	RAM	1500	33350.00	Vehicle
Fire	441	2024	Spartan	Pumper	12318.30	Vehicle
Fire	442	1986	SEAGRAVE	FIRE ENGINE	37013.00	Vehicle
Fire	443	2005	PIERCE MANUFACTURING	Arrow XT	116306.00	Vehicle
Fire	58	2006	HME	Fire Truck	30334.00	Vehicle
Fire	580	1947	LaFrance		30334.00	Vehicle
Parks and Recreation	52	2020	FORD	Explorer	81069.00	Vehicle
Parks and Recreation	6	1997	FORD	F-250	169883.00	Vehicle
Parks and Recreation	61	2006	FORD	F-250	171957.00	Vehicle
Police	101	2010	DODGE	Charger	109262.00	Vehicle
Police	151	2015	DODGE	Charger	84361.00	Vehicle
Police	161	2016	FORD	Explorer	85855.00	Vehicle
Police	171	2017	DODGE	Charger	966511.00	Vehicle

Department	Unit Number	Year	Make	Model	Mileage	Category
Police	173	2017	FORD	Explorer	83603.00	Vehicle
Police	174	2017	FORD	Explorer	93135.00	Vehicle
Police	175	2017	FORD	Explorer	99924.00	Vehicle
Police	176	2017	FORD	Explorer	99166.00	Vehicle
Police	177	2017	FORD	Explorer	99623.00	Vehicle
Police	212	2021	RAM	1500	37477.00	Vehicle
Police	232	2023	FORD	Explorer	20409.00	Vehicle
Police	233	2024	CHEVROLET	Silverado HD	25585.00	Vehicle
Police	234	2025	FORD	Explorer	16667.50	Vehicle
Police	235	2025	FORD	Explorer	9653.00	Vehicle
Police	80	2008	FORD	Crown Victoria	152068.00	Vehicle
Streets	12	2000	CHEVROLET	GMT-400	189787.00	Vehicle
Streets	18	2023	FREIGHTLINE	M2	2531.00	Vehicle
Streets	22	2000	FORD	F-750	51801.00	Vehicle
Streets	31	2016	KENWORTH	T3 Series	100031.00	Vehicle
Streets	32	2013	INTERNATIONAL	MA065	28887.00	Vehicle
Streets	42	2022	FORD	F-550	27250.00	Vehicle
Streets	7	2012	FORD	F-250	110647.00	Vehicle
Streets	9	2022	FORD	F-150	35712.00	Vehicle
Town Hall	1	2023	CHEVROLET	Silverado	70460.00	Vehicle
Town Hall	131	2013	CHEVROLET	Tahoe	110057.00	Vehicle
Water Resources	10	2019	FORD	F-250	43960.00	Vehicle
Water Resources	17	2011	FORD	F-350	93085.00	Vehicle
Water Resources	21	1996	FORD	F-800	51562.00	Vehicle
Water Resources	25	2018	FREIGHTLINE	114SD	3248.00	Vehicle
Water Resources	5	2022	FORD	F-150	46055.00	Vehicle

Total Records: 51

3/27/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: April 13th, 2026

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **Monthly Report**

DETAILS:

Events

- The Easter Egg Event on March 28th was held from 11:00am-1:00pm in the DC & Frances Linn Park. Children exchanged their eggs with the Easter Bunny for a Fun Treat Bag. We went through 250 treat bags. Future Hope Farms brought bunnies, chicks, goats, and more.
- Senior Lunch and Bingo held on Wednesday April 1st. Chicken & Dumplings were catered by Springtime’s Sweet Treats.
- The first Cruise In of the Season is Friday April 3rd. Food Vendors in attendance are Native Burger, Tacos Dona Zena, Kona Ice, and Harper’s Happy Hour.
- The 125 Event deadline for vendors is April 10th.
Current Total number of craft vendors: 22
Current Total of Food/Specialty vendors: 10
- Parks and Recreation’s Landis C.A.R.E.S class held on April 14th.

Event Calendar 2026

Easter Egg-Stravaganza- March 28th
 125th Celebration- May 1st & 2nd
 National Night Out /Touch A Truck- September 25th
 Fall Fest / Trunk or Treat- October 24th
 South Rowan Parade / Tree Lighting- November 24th
 Campfire Christmas- December 12th

Cruise In Dates: April 3rd, May 1st, June 5th, July 3rd, August 7th, September 4th
 Senior Lunch & Bingo Dates: February 4th, April 1st, June 3rd, August 5th, October 7th, December 2nd

Park Operations

- Park hours of operation transitioned to 8:00am-8:00pm April 1st.
- The park staff continues routine maintenance on trails and campsites.
- The automatic gate and access control to the campsites at Lake Corriher Park is in progress.
- Kayak Rentals have resumed.
- Lake Corriher hosted a Muddy Sneakers Event on March 19th.
- Lake Corriher was the host site for the bird watching event, “ Flock Together” organized by Rowan Public Library and NC SCIFEST on April 11th.

Pool Operations:

- Staff completed fresh paint in the lobby, concession area and exterior doors and trim. The restrooms will also be getting a refreshed look.
- Staff is prepping for re painting the boundary line around the pool deck.
- Staff is working to finish up pressure washing and painting the shelters.
- Routine chemical balancing and pool maintenance.
- Continued process of hiring seasonal staff and lifeguards.

Community Engagement / Staff Interactions:

Walk In – 1,327

Call In – 181

Apps – 2

Issues / Complaints – 1

Campsite Reservations: 16	Shelter Rentals: 1	Daily Fishing Passes Sold: 521
Annual Passes Sold: 1	NC State License: 14	Boat Registration: 11



Active Permit Report

01/01/2025 - 03/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025	Site Plan	1600 PINNACLE WAY DR	09. CONSTRUCTION ADMINISTRATION	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025	Zoning Map Amendment	0 W HOKE ST	12 - PROJECT NOT APPROVED BY GOVERNING BOARD	N/A	BROWN, DAVE	
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	09. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	09. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-26-101	8/29/2025	Residential	508 PINE ST	09. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	09. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building 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-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	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-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	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

ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	09. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	09. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 44



Permits Issued Report

02/28/2026 - 03/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON,THELMA	Building Construction
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Building Construction

Total Records: 2

3/30/2026



Permits Issued Report

02/28/2026 - 03/28/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-154	3/3/2026	Residential Addition	806 E. MILLS DR	09. CONSTRUCTION ADMINISTRATION	N/A	HILTON, THELMA	Building Construction
ZN-26-155	3/4/2026	Driveway	314 N. CENTRAL AVE	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-156	3/4/2026	Driveway	325 N CHAPEL ST	11. COMPLETE	N/A	PROPST, MARK	Complete
ZN-26-157	3/6/2026	Driveway	211 W RICE ST	11. COMPLETE	N/A	CAD COMMUNITY DEVELOPMENT	Complete
ZN-26-158	3/9/2026	Deck	600 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MK CONSTRUCTION LLC	Building Construction

Total Records: 5

3/30/2026



Department Report

MEETING TYPE: Board of Alderman
DATE: April 13, 2026
SUBMITTED BY: Matthew Geelen, Police Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Report
SUBJECT:

DETAILS:

Total Calls for Service (Including Self-initiated calls) – 969

Self-Initiated Calls – 794

Calls for Service – 208

Traffic Stops - 100

Traffic Accidents – 2

Citizen Contacts: 310

Community Outreach Events: 1



Item Cover Page

MEETING TYPE: Board of Aldermen
DATE: April 13, 2026
SUBMITTED BY: Sean Taggart, Public Works Director Report
ITEM TYPE: Department Reports
AGENDA SECTION: Monthly Report
SUBJECT:

DETAILS:

PUBLIC WORKS MONTHLY REPORT

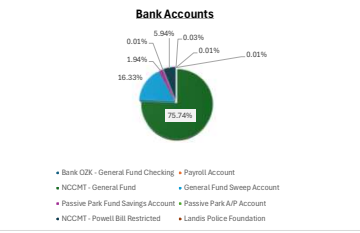
Water Resources	
Work Orders Completed	101
Start Services	21
Stop Services	2
Disconnects	4
Outages	7
Meter/MXU Change Outs	25
Sewer Lift Station Checks	6
Hydrant Routes (Water Quality Flushing)	8
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	1
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	3
Street Department	
Work Orders Completed	57
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	121
Start Services	39
Stop Services	8
Disconnects	52
New Temp Service	1
Street/Security Lights Install/Repair	13
Pole Repair/Replace	2
Outages:	
Environmental	9
Load Demand	10
Vehicle Collison	1
<i>Total Outages</i>	19
Reporting Made By	
Go Gov	2
Walk In	32
Phone Call	182



March 2026 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
An Sales Tax Rowan County	\$0	\$0	\$24,892	100%
Property Tax - Current	\$2,344,149	\$26,915	\$2,282,804	97%
Tax Collection - Prior Years	\$65,000	\$981	\$33,107	51%
Vehicle Interest	\$1,500	\$191	\$2,013	134%
Interest and Penalties	\$10,000	\$852	\$493	5%
Property Tax Auto - Current	\$236,880	\$20,420	\$191,622	81%
Vehicle Tag Fee	\$71,000	\$5,460	\$52,610	74%
Building Rental Fees	\$7,200	\$1,150	\$9,230	128%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$19,298	\$188,046	89%
Interest on Investments - Powell Bill	\$0	\$0	\$2,388	0%
Miscellaneous Income	\$0	\$0	\$12	0%
Police Fees & Fines	\$300	\$50	\$300	100%
First Responder	\$3,000	\$135	\$2,100	70%
Grant Received	\$21,200	\$8,072	\$70,865	334%
Excise Tax on Piped Gas	\$13,000	\$1,902	\$2,884	22%
Franchise Tax on Electric PO	\$298,943	\$73,485	\$252,331	84%
Sales Tax on Telecommunications	\$9,358	\$2,278	\$4,672	50%
Sales Tax on Video Programming	\$9,598	\$1,829	\$3,727	39%
Local Government Sales & Use Tax	\$1,493,451	\$133,241	\$1,092,422	73%
ABC Revenue - County	\$15,000	\$0	\$12,240	82%
Court Cost	\$300	\$59	\$658	219%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$1,052	\$36,278	41%
Code Enforcement Clean-up	\$30,000	\$0	\$2,753	9%
Garbage Collection Fees	\$360,000	\$34,004	\$269,769	75%
Resource Officer Reimburse	\$200,000	\$0	\$195,438	98%
EMS Utility Reimbursement	\$5,000	\$110	\$990	20%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$848	\$68,708	81%
St Utilities Coll County	\$0	\$0	\$755	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$133	\$833	19%
East Landis - Motor Vehicles	\$5,248	\$746	\$6,499	124%
Debt Setoff	\$10,000	\$0	\$0	0%
Police Service Reimbursement	\$1,500	\$0	\$110	7%
Fire Service Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$0	\$0	\$2,680	0%
Contributions/Donations	\$63,850	\$63,850	\$63,850	100%
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	\$275,159	\$0	\$0	50%
Administrative Service Charges	\$894,459	\$0	\$447,230	0%
Vendor Reimbursement - Geni	\$0	\$3,891	\$5,052	0%
Over/Short	\$0	\$0	\$-585	56%
Park Revenues	\$147,100	\$8,964	\$82,283	65%
Water Service	\$1,236,675	\$98,364	\$804,378	0%
East Landis Water	\$0	\$0	\$0	139%
Reconnect Fees	\$30,700	\$5,270	\$42,585	0%
Water Tap Access Fee	\$0	\$0	\$6,420	50%
Interest on Investments	\$44,000	\$2,334	\$21,975	0%
Miscellaneous Income	\$0	\$0	\$0	187%
Tap Fees - Water	\$32,000	\$0	\$59,692	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	62%
Sewer Service Fees	\$1,130,000	\$90,536	\$701,181	0%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,334	\$21,975	0%
Tap Fees	\$51,000	\$0	\$49,605	0%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	51%
Stormwater Fees	\$375,029	\$47,711	\$192,882	52%
Interest on Investments - Stormwater	\$3,000	\$169	\$1,561	0%
Planning/Zoning Fees	\$0	\$0	\$12,135	0%
Fund Balance Appropriated	\$20,675	\$0	\$0	0%
Other Financial Sources - Leases	\$0	\$0	\$0	63%
Electricity Fees	\$7,121,900	\$743,947	\$4,519,578	58%
Penalties - Electric	\$112,400	\$8,957	\$65,245	0%
Reconnect Fees	\$0	\$-85	\$85	214%
Meter Tampering Fees	\$1,000	\$0	\$2,135	79%
Pole Attachments	\$12,000	\$0	\$9,460	60%
Interest on Investments - Electric	\$80,000	\$5,060	\$47,994	0%
Miscellaneous Income	\$0	\$0	\$-233,330	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	100%
Grant Received-Electric	\$0	\$0	\$6,500	49%
Debt Setoff	\$3,000	\$622	\$1,475	0%
Sale of Surplus Assets - Electric	\$0	\$296	\$1,159	0%
Vendor Reimbursement	\$0	\$0	\$62,346	149%
Insurance Proceeds	\$13,900	\$0	\$20,763	0%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
TOTAL	\$18,099,334	\$1,415,429	\$13,457,042	74%



Bank Balances	
Bank OZK - General Fund Checking	\$1,000 0.01%
Payroll Account	\$1,000 0.01%
NCCMT - General Fund	\$10,868,469 77.96%
General Fund Sweep Account	\$1,585,254 14.24%
Passive Park Fund Savings Account	\$267,754 1.92%
Passive Park A/P Account	\$1,000 0.01%
NCCMT - Powell Bill Restricted	\$812,711 5.83%
Landis Police Foundation	\$3,742 0.03%
TOTAL	\$13,940,930 100%

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Board Of Aldermen	\$48,538	\$185.00	\$43,715.50	90%
Administration	\$1,706,141	\$103,853.06	\$1,082,585.02	63%
Police Department	\$1,733,218	\$140,553.57	\$1,101,469.64	64%
Fire Department	\$1,331,280	\$130,713.50	\$810,198.01	61%
Streets Department	\$1,045,085	\$61,593.94	\$643,231.27	62%
Sanitation Department	\$349,500	\$22,903.92	\$170,748.61	49%
Parks and Recreation	\$756,408	\$34,153.87	\$467,530.42	62%
Electric Department	\$7,792,518	\$143,259.86	\$4,363,757.66	56%
Water Department	\$1,117,397	\$100,447.51	\$654,751.08	59%
Sewer Department	\$1,370,520	\$175,226.72	\$872,809.19	64%
Storm Water Department	\$398,704	\$4,023.13	\$76,824.31	19%
Debt Service - Municipal Loan/Copiers	\$144,025	\$845.92	\$133,824.68	93%
Debt Svc-USA Bonds/Sewer Eq/Saf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$18,099,334	\$917,575	\$10,377,730	57%

Landis Police Foundation	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$3,741.67	\$0	\$0	\$577
Expenditures		Allocated	Expensed	Completed
Rental for National Night Out		\$0	\$0	\$2,449
Totals		\$0	\$0	\$2,449

Passive Park Fund	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$267,753.78	\$0	\$88	\$1,671
Expenditures		Allocated	Expensed	Completed
To move two small historic buildings		\$15,000	\$0	\$0
Totals		\$15,000	\$0	\$0

Restitution Funds	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues	\$143,261.74	\$0	\$0	\$143,262
Expenditures		Allocated	Expensed	Completed
Totals		\$0	\$0	\$0

Powell Bill - 70 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$807,048	\$0	\$2,244	\$163,860
Expenditures		Allocated	Expensed	Completed
Rental of Street Sweeper for Christmas Parade		\$0	\$0	\$4,725
Paint Striping for South Central Ave		\$0	\$0	\$1,100
Totals		\$0	\$0	\$5,825

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,646,285.64	\$0	\$0	\$2,114,648
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation Sewer Line Construction - Pay App 3-6		\$89,368	\$0	\$430,632
Totals		\$89,368	\$0	\$1,292,297

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$2,142,250	\$0	\$284,293	\$1,622,102
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation Water Tank Construction - Pay App 3,4,5,7		\$90,673	\$13,960	\$284,287
Totals		\$90,673	\$13,960	\$3,001,647

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,976,755.00	\$0	\$0	\$165,520
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation W Ryder Ave Waterline Replacement Contract		\$168,650	\$140,485	\$304,835
Totals		\$168,650	\$140,485	\$245,656

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		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation Substation Construction		\$245,042	\$4,915	\$20,853
Totals		\$2,927,763	\$150,718	\$795,233

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



Item Cover Page

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

DETAILS:

FINANCE CUSTOMER SERVICE MONTHLY REPORT

Finance Customer Service	
Cash Payments	378
Credit Card Payments	1,416
Check Payments	1,120
Bank Draft Payments	488
Disconnections	56
Customer Usage Portal	1,070

Town of Landis, NC
Budget Amendment #22
Monday, April 13, 2026

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
10-4000-5290	Mayor/Aldermen Expenses	15,000	4,538	-	19,538
10-5000-5990	Capital Outlay	42,913		4,538	38,375
			4,538	4,538	57,913

To Allocate Funds for The Board of Aldermen Budget

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



**Town Manager Report
Month of March 2026**

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

1. Landis C.A.R.E.S. (Citizens Academy Resource Education Series) began in February 2026, and the group has been very involved with the program. Staff are developing the dates for the fall session now. Those citizens who were unable to make the first academy will be eligible to join the next academy.
2. Lake Wilderness Park has a new automatic gate at the park office. This gate will allow vehicles to let themselves out that are left in the lot after hours and will allow keycard access for employees after hours.
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. Crews are continuing to replace the water line down North Main Street and will replace the water lines toward Mt Moriah Church Road. Residents will see some road closures as a part of this project, and temporary water outages. Staff are committed to ensuring the residents know of the outages as soon as possible.
5. The budget process is almost complete, and the recommended budget will be presented to the Board at the May 2026 work session. The public hearing is expected to be at the Board of Aldermen Meeting in June 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.

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

Thank you,
Michael D. Ambrose



2026

APRIL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 MARCH	30	31	1 Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	2	3 Town Offices Closed In Observance of Good Friday ----- Downtown Cruise-In 5-9 PM	4
5 Easter Sunday	6	7 Landis C.A.R.E.S 6 PM - 8 PM	8	9 Board of Aldermen Work Session Meeting: 5:30 PM	10	11
12	13 Board of Aldermen Regular Scheduled Meeting: 6:00 PM	14 DCFL Park Committee Meeting: 5:30 PM ----- Landis C.A.R.E.S 6 PM - 8 PM	15	16	17	18
19	20	21 Planning Board Meeting: 6:00 PM ----- Landis C.A.R.E.S 6 PM - 8 PM	22 Administrative Officials Day	23	24	25
26	27	28 Landis C.A.R.E.S 6 PM - 8 PM	29	30	1	2
3 MAY	4	5	6	7	8	9

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

MAY



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
	APRIL				Downtown Cruise-In 5 - 9 PM	125 th Anniversary Celebration 4 PM - 10 PM N. Central Ave
3	4	5	6	7	8	9
Water Resource Professionals Week	Businesses with Badges Central Ave 5 - 7 PM	Pizza With Public Works N. Central Ave 5 - 7 PM	Firefighter Funday N. Central Ave 5 - 7 PM	Talk with Town Hall 312 S. Main St 5 - 7 PM Board of Aldermen Work Session Meeting: 5:30 PM	Kids Fish Free Friday Lake Corriher Park 5 - 7 PM	Shred it Event @ Town Hall 9 AM - 12 PM
10	11	12	13	14	15	16
Mother's Day ----- National Police Week	Board of Aldermen Regular Scheduled Meeting: 6:00 PM	DCFL Park Committee Meeting: 5:30 PM				
17	18	19	20	21	22	23
National Public Works Week		Planning Board Meeting: 6:00 PM				
24	25	26	27	28	29	30
	Town Offices Closed in Observance of Memorial Day					
31	1	2	3	4	5	6
	JUNE					

NOTE

Celebrating
125
YEARS

TOWN OF LANDIS
Be a Landis Original

March 28th: Easter Egg-Stravaganza

May 2nd: 125th Anniversary Celebration

August 4th: National Night Out

September 25th: Touch-A-Truck

October 24th: Fall Fest/Trunk-or-Treat

November 24th: Christmas Parade & Tree Lighting

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FOR MORE INFORMATION VISIT: TOWNOFLANDISNC.GOV