



BOARD OF ALDERMAN

Monday, November 10, 2025 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Moment of Silence and Pledge of Allegiance
- [1.4](#) 2025 Veterans Day Proclamation
- 1.5 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 Work Session Meeting Minutes from October 9, 2025, and Regular Scheduled Meeting Minutes from October 20, 2025
- [2.2](#) Consider Approval of Allowing the DCFL Foundation 501(c)(3) to Purchase All Old Street Name Signs, in Town, in the Amount of \$1.00 and Corresponding Resolution #2025-11-10-1
- [2.3](#) Consider Approval of 2025 Longevity Pay for Full-Time Employees

3. OLD BUSINESS:

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

4. PUBLIC HEARINGS:

- [4.1](#) Consider Public Legislative Hearing for Stormwater ERU Study and Corresponding Stormwater Fees

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. CONSIDERATIONS:

- [6.1](#) Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(6) to Consult with Town Attorney and to Discuss Personnel Matters
- [6.2](#) Consider Approval to Install an Automatic Entrance Gate with a Coded Keypad at the Lake Corriher Park Office and One Ornamental Decorative Gate at the Bridge Entrance of the Kimball Road Parking Lot
- [6.3](#) Consider Reallocation of ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)
- [6.4](#) Consider Approval of Budget Amendment #9 to Reallocate ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)
- [6.5](#) Consider Approval of Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee
- [6.6](#) Consider Approval of a Brick in Recognition of the DCFL Groundbreaking Photographer as Recommended by the DCFL Committee
- [6.7](#) Consider Approval to Award the Electric Substation Civil Site and Below Grade Construction to Draw Enterprises of Charlotte, NC in the Amount of \$713,465 (Project #25-68)
- [6.8](#) Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106115 - 0 W. Hoke Street - SFR-3 to RMST
- [6.9](#) Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment ZMA-2025-12-08-2 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to MU-1
- [6.10](#) Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-3 - Parcel #130331 - 0 W. Ryder Avenue - SFR-3 to MU-1
- [6.11](#) Consider Approval of Setting a Public Hearing for December 8, 2025, for Amending the Town of Landis LDO to Include a Traffic Impact

Analysis for Any Development that has 30 or More Front Doors as
Recommended by the Planning Board

7. REPORTS:

- [7.1](#) Departmental Reports (Included in the Board packet)
- [7.2](#) Financial Report (Included in the Board packet)
- [7.3](#) Town Manager Report (Included in the Board packet)

8. UPCOMING EVENTS:

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

9. CLOSING:

- 9.1 Board Comments
- 9.2 Motion to Adjourn



Proclamation

Veterans Day 2025

WHEREAS, Veterans Day is a time to honor and recognize the men and women who have served in the Armed Forces of the United States, defending our nation with courage, dedication, and sacrifice; *and*

WHEREAS, the freedoms and security we enjoy today are a direct result of the bravery and commitment of our veterans, who have stood ready to protect our country in times of both peace and conflict; *and*

WHEREAS, the Town of Landis deeply appreciates the bravery and selflessness of our veterans and their families, whose service has ensured the preservation of liberty and the continued strength of our nation; *and*

WHEREAS, it is fitting that we pause on this day to remember the extraordinary contributions of all who have worn the uniform of our country, to express our gratitude, and to reaffirm our commitment to supporting those who continue to serve; *and*

WHEREAS, Veterans Day serves not only as a day of remembrance but also as a reminder of our collective responsibility to advocate for the well-being, respect, and recognition of all who have given so much in defense of freedom.

NOW, THEREFORE, BE IT RESOLVED, I, Meredith Bare Smith, Mayor of the Town of Landis, North Carolina, do hereby proclaim November 11, 2025, as Veterans Day in the Town of Landis and call upon all citizens to join in recognizing and honoring the service and sacrifice of our veterans through appropriate ceremonies, activities, and expressions of appreciation.

I hereby set my hand and have caused the Seal of the Town of Landis, North Carolina, to be affixed this the 10th day of November 2025.

Meredith Bare Smith, Mayor

Attest:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Work Session Meeting Minutes from October 9, 2025, and Regular Scheduled Meeting Minutes from October 20, 2025**

DETAILS:



WORK SESSION

Thursday, October 09, 2025 at 5:30 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: HR Director/Town Clerk Madison Stegall, Attorney Rick Locklear

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 5:30 PM.

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: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

2. CONSIDERATIONS:

2.1 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(6) to Consider the Qualifications, Competence, Performance, Character, Fitness, or Conditions of Appointment, of an Individual Employee

A member of the public, Mr. Glenn Corriher, questioned whether he could be present during the closed session discussion about town employees. The Board explained that closed session was appropriate for personnel matters. The Town Attorney and Town Clerk confirmed the Board was following proper procedure per NC General Statutes.

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Closed Session Meeting Conducted.

ACTION: A MOTION WAS MADE TO EXIT CLOSED SESSION.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

Upon returning to open session, the Board took formal action on the matters discussed in closed session.

ACTION: A MOTION WAS MADE TO DIRECT THE TOWN CLERK TO INVESTIGATE A 360-PERFORMANCE REVIEW FOR THE TOWN MANAGER AND A REVIEW OF HR POLICIES WITH SUGGESTIONS AND ADDITIONALLY BRING PRICING INFORMATION FOR THESE SERVICES TO THE BOARD'S MEETING ON OCTOBER 20, 2025, IF FEASIBLE.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-1)

Voting For: Ashley Stewart, Darrell Overcash, Ryan Nelms

Voting Against: Tony Corriher

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN AT 6:58 PM.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk



BOARD OF ALDERMAN

Monday, October 20, 2025 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

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

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

1. INTRODUCTION:

1.1 Call Meeting to Order

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

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

2. CONSENT AGENDA:

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

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

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

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

3. PUBLIC HEARINGS:

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

Planning Director, Phil Collins, gave a brief overview of the voluntary annexation petition for property located at 1273 Cannon Farm Rd. He noted that the petition for annexation was in line with requirements for general statute 58.1, and this public hearing was for adoption of the annexation ordinance that would set the effective date immediately, as well as the rezoning to place the initial zoning of SFR3 on the property.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR NON-CONTIGUOUS PROPERTY - 1273 CANNON FARM ROAD, CHINA GROVE, NORTH CAROLINA 28023 (ROWAN COUNTY PARCEL ID: 132 170) CORRESPONDING ORDINANCES #ANNEX-2025-10-20 AND #ZMA -2025-10-20.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Public Comments:

- Nancy Helms – 550 Homer Corriher Rd. - Expressed opposition to the annexation, stating, "We don't want Landis running a water line down Homer Corriher Rd. We don't need you down Homer Corriher Rd." She expressed concerns that despite assurances to the contrary, Landis would eventually annex properties along Homer Corriher Rd.

Mayor Smith explained that NC state law does not allow forced annexation and that the water line in question was already installed in the early 1990's, extending to the bridge. Mr. Murdoch had paid for the water line for his development, but the economy crashed in 2008 and the development didn't happen.

- Arlene Lee – 560 Homer Corriher Rd. – Signed up to speak but did not.
- Jacob Helms – 1050 Shadywoods Rd. - Presented to the Board what he described as a Kannapolis-Landis Growth Agreement map showing potential future growth areas. He expressed concerns about future annexation plans and voiced his concern for this annexation.

Mayor Smith and Board members expressed that this was the Kannapolis-Landis growth agreement showing that IF anyone was wanting to annex into a city, they would have to annex into the corresponding city shown for their address on the map. This was not future plans of annexation.

The homeowners requesting annexation explained they were simply looking for city utilities, specifically "cheap water," as they knew there was already a hydrant at the front of their property.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR VOLUNTARY ANNEXATION PETITION FOR NON-CONTIGUOUS PROPERTY - 1273 CANNON FARM ROAD, CHINA GROVE, NORTH CAROLINA 28023 (ROWAN COUNTY PARCEL ID: 132 170) CORRESPONDING ORDINANCES #ANNEX-2025-10-20 AND #ZMA -2025-10-20.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #ANNEX-2025-10-20.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #ZMA-2025-10-20.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Assistant Police Chief Young presented information about the property at 205 Everhart Avenue, which was in violation of minimum housing standards. A notice of hearing was issued on September 22nd, 2025. The finding of fact was issued on October 3rd, 2025, due to exposed wood, fascia falling off, insulation exposed from the roofline, and exposed wood inside the carport. Photos taken that day were shared, showing the current status of the home, which was vacant.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR 205 EVERHART AVENUE TO CLOSE AND VACATE PROPERTIES AND CORRESPONDING ORDINANCE #HC-2025-10-20-1 (ROWAN COUNTY PARCEL ID: 130A08208).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

No comments were made.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR 205 EVERHART AVENUE TO CLOSE AND VACATE PROPERTIES AND CORRESPONDING ORDINANCE #HC-2025-10-20-1 (ROWAN COUNTY PARCEL ID: 130A08208).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO ADOPT ORDINANCE #HC-2025-10-20-1.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

4. OLD BUSINESS:

4.1 Consider Discussion of 1335 Mt. Moriah Church Road (Rowan County Parcel ID: 130B09601)

4.2 Consider Discussion of 0 W. Ryder Avenue (Rowan County Parcel ID: 130 331)

It was noted that items 4.1 and 4.2 (regarding 1335 Mt. Moriah Church Road and 0 W. Ryder Avenue) had been tabled from the previous month to give the applicant an opportunity to change the zoning. The items had been sent back to the planning board through the recommendation process. The applicant would need to refile, and the items would go back to the planning board before returning to the governing board. No action was needed at this time.

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

- Phil Austin – Jefferson Heights & Woodfield Dr. - Mr. Austin asked for an update on water issues he had previously discussed. He mentioned seeing someone walking around the area recently and wanted to know if progress was being made.

Town Manager Michael Ambrose responded that the ERU study was on tonight's meeting agenda and would go to a public hearing at the next meeting to impose a fee. Once that revenue is allocated, the Town would be able to address stormwater concerns, including those on Mr. Austin's list. Manager Ambrose confirmed that the person Mr. Austin saw was examining sinkholes and stormwater-related issues to create an inventory of problems that need attention.

- Shane Safrit – 502 Patterson St. – Mr. Safrit followed up on concerns he had raised at previous meetings regarding code enforcement at his parents' property. He expressed appreciation to board members who had reached out to him personally with empathy but noted that he still had unanswered questions. His primary concern remains that the code enforcement case involving his parents' property was not initially handled with empathy or consideration for the surrounding circumstances. He observed that some in the Town advocate for strict adherence to policy, while others emphasize context and compassion, and stated that he believes there is room for both. If the Town chooses to strictly follow policy, he said, that standard should apply consistently in all cases. Mr. Safrit also clarified his previous comments regarding the ambiguity surrounding code enforcement complaints, particularly those that led to the action at his parents' home. He cautioned against reliance on anonymous complaints and suggested adopting a policy, similar to other municipalities, that prioritizes written, signed complaints. Such a policy, he said, would not entirely disregard anonymous submissions but would promote greater transparency and fairness.

6. ORDINANCES/RESOLUTIONS:

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

Mayor Smith presented the road closure ordinance for the town's 125th celebration scheduled for May 2, 2026. She noted that staff were working on parking arrangements, reaching out to churches, businesses, and schools. Staff were also contacting Rowan County Tourism about trolleys to transport attendees to the festival. Efforts were being made to secure parking on both sides of the railroad tracks for shuttle services.

ACTION: A MOTION WAS MADE TO ADOPT ROAD CLOSURE ORDINANCE #2025-10-20 FOR THE TOWN OF LANDIS 125 CELEBRATION ON MAY 2, 2026.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

7. CONSIDERATIONS:

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

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS AT 6:30 PM.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

Closed Session Meeting Conducted

ACTION: A MOTION WAS MADE TO COME OUT OF CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(6) TO DISCUSS PERSONNEL MATTERS AT 7:10 PM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO DIRECT STAFF TO OBTAIN 3 QUOTES FOR AN HR POLICY REVIEW AND REWRITE FOR THE NOVEMBER 10, 2025, MEETING.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO DIRECT STAFF TO OBTAIN ICMA 360 REVIEW OPTIONS FOR THE NOVEMBER 10, 2025, MEETING.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO DIRECT STAFF TO OBTAIN AN EXAMPLE 360 REVIEW FROM THE MAPS GROUP FOR THE NOVEMBER 10, 2025, MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.2 Consider Discussion of an Update on the Foundations at DC and Frances Linn Park

Parks and Recreation Director Jessica St. Martin provided an update on the foundations at the DC and Frances Linn Park. Phase 1 of the development includes relocating the historical jail within the park. Piedmont Footings and Oldham Movers are working together to ensure proper alignment. Ramsey, Burgin, Smith (the architect firm) are working on submitting applications for Phase 1 to Rowan County Plan Review. The project is currently stalled awaiting civil plans. Once plan review is complete and civil plans are in hand, staff can apply for individual building permits for each job during the phases. No estimated start date is available yet, but Piedmont Footings is prepared to start within two weeks after notification.

7.3 Consider Approval of the Park Light Design and Lighting Package Recommended by the DCFL Committee

The board discussed the park light design and lighting package recommended by the DCFL Committee. It was noted that there was only one lamp or light option that would replicate those on Central Avenue. There was also a concern from a resident on North Chapel Street about potential light shining in their windows. A shade option is available for the light if needed. The recommendation from the engineering firm was for the RL-54 Type 5 Globe, with housing option "B" (round with scalloped petals), roof option "A" (Victorian), band option J (cage for wide body globe), without a finial. This is the only option that would match North Central Avenue and allow for a shade to be installed. The DCFL committee voted in favor of recommending this option to the Board for approval.

ACTION: A MOTION WAS MADE TO APPROVE THE PARK LIGHT DESIGN AND LIGHTING PACKAGE RL-54 TYPE 5 GLOBE, WITH HOUSING OPTION "B" (ROUND WITH SCALLOPED PETALS), ROOF OPTION "A" (VICTORIAN), BAND OPTION J (CAGE FOR WIDE BODY GLOBE), WITHOUT A FINIAL RECOMMENDED BY THE DCFL COMMITTEE.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

The town received four sealed bids through the RFP process for the Landis Pool Resurfacing Project, including submissions from Connor Construction, Caribbean Pool, Aquatic Design Incorporated, and Woodland Designs. Connor Construction provided the best price and timeline for the project. They visited the site and confirmed they could meet the deadline for the next pool season. The project cost is within the existing budget.

ACTION: A MOTION WAS MADE TO AWARD THE PROJECT BID TO CONNER CONSTRUCTION FOR THE LANDIS POOL RESURFACING PROJECT IN THE AMOUNT OF \$68,434.00 (PROJECT # 26-125).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-1 FOR LANDIS POOL RESURFACING PROJECT (PROJECT #26-125).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

The board discussed two change orders (25-02-04 and 25-02-05) for the South Upright Street Basin sanitary sewer rehabilitation project. Town Manager Michael Ambrose explained that some items not calculated in the original calculations were used and were given at the bid rate. There were both increases and decreases in the change orders, bringing the total project cost to approximately \$1.8 million, close to the original bid of \$1.75 million. The contingency funds would cover the difference, and the project was 100% funded by state ARPA dollars.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-02-04 FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-02-05 FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #8 TO ALLOCATE FUNDS FOR THE S. UPRIGHT ST BASIN SANITARY SEWER REHABILITATION PROJECT (PROJECT #25-02).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

The board discussed change order 25-18-01 for the utility lines for the roundabout project at Cannon Farm Road and West Rice Street (NC 153). The project was done in conjunction with the 12kV conversion project. The state agreed that the lines were present prior to starting their project and therefore agreed to pay the full balance of just over \$20,000 for this project. Approval was needed for the capital project ordinance and budget amendment to receive the funds and extend them to Lee Electrical. The state confirmed they would provide the funds by the end of the fiscal year.

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-18-01 TO ALLOCATE ADDITIONAL FUNDING FOR LEE ELECTRICAL TO MOVE UTILITY LINES FOR THE ROUND-A-BOUT PROJECT ON CANNON FARM ROAD AT W RICE STREET (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-2 FOR THE FY25 12KV ELECTRIC PROJECT (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #10 TO AUTHORIZE TOWN STAFF TO RECEIVE THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FUNDING FOR THE UTILITY RELOCATION AND 12KV CONVERSION OF LINES ON CANNON FARM ROAD AT W RICE STREET (PROJECT #25-18).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

The board discussed change order 25-04-01 for the Mount Moriah waterline project. The original project was to change out all water lines on West Rider, North Main Street, and back around to Mount Moriah to tie into the new elevated tank. However, bids came in higher than the fund allocations from state ARPA dollars. The scope was reduced to accommodate West Rider and North Main Street due to complications with Mount Moriah, where a gas line was placed exactly where the water line was supposed to go according to DOT allocations. This resulted in a reduction of \$151,923.55.

Town Manager Ambrose reported that additional state ARPA funds might become available in the amount of \$1,110,000 if they could utilize these funds quickly. Survey work was started the previous week after discussion with the state. The engineering firm and project contractor are prepared to move forward with the original scope of the project for West Rider and North Main Street by May, followed by Mount Moriah by August, ahead of the December 2026 deadline for ARPA funding. All funding is from state ARPA money, not town tax dollars

ACTION: A MOTION WAS MADE TO APPROVE CHANGE ORDER #25-04-01 TO REDUCE THE MOUNT MORIAH WATER LINE PROJECT ALLOCATIONS DUE TO THE PROJECT SCOPE CHANGE IN THE AMOUNT OF \$151,923.55 (PROJECT #25-04).

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

The board discussed awarding the FY25 paving project contract to Carolina Siteworks for \$667,474.00. Town Manager Ambrose explained that the project was bid out twice, with Carolina Siteworks being the only company to respond. The project includes FY22 and FY23 paving that was rolled into the FY25 paving contract. The town had previously been under contract with the state but severed that relationship in August to expedite the work. Carolina Siteworks indicated they could complete the project by the end of March.

ACTION: A MOTION WAS MADE TO APPROVE AWARDING THE FY25 PAVING PROJECT CONTRACT TO CAROLINA SITEWORKS IN THE AMOUNT OF \$667,474.00 (PROJECT #25-08).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO APPROVE CAPITAL PROJECT ORDINANCE #CPO-2025-10-20-3 FOR THE FY25 PAVING PROJECT (PROJECT #25-08).

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.15 Consider Approval of the Stormwater ERU Study Results and Setting a Public Hearing for November 10, 2025

The board discussed the stormwater ERU study results. Four options were presented:

- Option 1: Using the current rate (\$5 residential, \$10 commercial) charging every parcel rather than just active utility accounts and basing commercial properties on impervious area. This would yield approximately \$595,883.
- Option 2: Raising the residential rate to \$6.19 per parcel and the commercial rate to \$14.57 per impervious area. This would yield \$835,886 annually.
- Option 3: Setting an ERU rate of \$7 per parcel and a commercial rate of \$15 per impervious area, yielding \$879,069 annually.

- Option 4: Maintaining the current system, which generates about \$122,000 and only applies to active utility accounts.

Town Manager Ambrose recommended option 2 based on current needs and growing stormwater maintenance issues. There was discussion about how parcels would be charged, clarifying that if a residence sits on multiple parcels, each parcel would be charged separately. Board members noted that while residents might not be happy about the increased fees, the town's stormwater maintenance needs are significant and underfunded

ACTION: A MOTION WAS MADE TO SET A PUBLIC HEARING FOR THE STORMWATER ERU STUDY AT THE NOVEMBER 10, 2025, BOARD MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.16 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

The board briefly discussed scheduling ethics training for elected officials. The training does not need to be an open meeting and can be either in person or virtual. It can be done individually or as a group.

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF SETTING A DATE AND TIME FOR ELECTED OFFICIALS ETHICS TRAINING UNTIL THE NOVEMBER 10, 2025 BOARD MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

8. REPORTS:

8.1 Departmental Reports (Included in the Board packet)

8.2 Financial Report (Included in the Board packet)

8.3 Town Manager Report (Included in the Board packet)

9. UPCOMING EVENTS:

9.1 Upcoming Events (Included in the Board Packet)

Mayor Smith reviewed upcoming events, including:

- Planning Board Meeting on October 21, 2025, at 6:00 PM
- Fall Festival on October 25, 2025, from 2:00 to 6:00 PM
- Planned Electrical Outage on October 26, 2025, from 8:00 AM to 8:00 PM
- DC Francis Lynn Park Committee Meeting on October 27, 2025, at 6:00 PM
- Board of Aldermen Work Session on November 6, 2025
- Board of Aldermen Regular Meeting on November 10, 2025
- Town offices closed November 11, 2025, for Veterans Day
- Planning Board Meeting on November 18, 2025
- DC and Francis Lynn Park Committee Meeting on November 24, 2025
- Town Parade on November 25, 2025
- Town offices closed November 27-28, 2025, for Thanksgiving

10. CLOSING:

10.1 Board Comments

No comments made.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:43 PM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk

DRAFT



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Allowing the DCFL Foundation 501(c)(3) to Purchase All Old Street Name Signs, in Town, in the Amount of \$1.00 and Corresponding Resolution #2025-11-10-1**

DETAILS:

The D.C. and Frances Linn Foundation 501(c)(3) has requested the old street signs around town for a fundraising opportunity through the foundation. The request to the Town of Landis is for the Foundation to be able to purchase all the old street name signs that are currently being replaced in the amount of \$1 dollar payable to the town.



TOWN OF LANDIS RESOLUTION AUTHORIZING THE SALE OF SURPLUS STREET NAME SIGNS TO THE D.C.F.L. FOUNDATION, INC.

WHEREAS, the Town of Landis has replaced various street name signs throughout Town as part of its ongoing infrastructure and beautification efforts; and

WHEREAS, the replaced signs have been deemed surplus property and are no longer needed for municipal use; and

WHEREAS, the D.C.F.L. Foundation, a registered 501(c)(3) nonprofit organization, has expressed interest in purchasing the surplus street name signs for the purpose of resale, with proceeds benefiting developments at the D.C. & Francis Linn Park; and

WHEREAS, North Carolina General Statute §160A-266 and §160A-267 permit a governing body to authorize the sale of surplus property at private sale upon adoption of a resolution, provided the property value does not exceed five thousand dollars (\$5,000); and

WHEREAS, the total value of the surplus signs does not exceed the statutory threshold, and the Town Board of Aldermen finds that the sale to the D.C.F.L. Foundation for the amount of one dollar (\$1.00) serves a public purpose by supporting community enhancement and recreational development.

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

- The Board hereby declares the old street name signs created prior to January 1, 2025 as surplus property.
- The Board authorizes the sale of all surplus street name signs to the D.C.F.L. Foundation, Inc. (a 501(c)(3) nonprofit organization) for the total amount of one dollar (\$1.00).
- The D.C.F.L. Foundation intends to resell the signs, with all proceeds benefiting the D.C. & Francis Linn Park improvements and community programs.
- The Town Manager is authorized to execute any and all documents necessary to complete the sale and ensure the proper transfer of property.

ADOPTED THIS THE 10TH DAY OF NOVEMBER 2025.

ATTEST:

Meredith Bare Smith, Mayor

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Madison Stegall, HR Director/Town Clerk
ITEM TYPE: Consideration
AGENDA SECTION: Consent Agenda
SUBJECT: **Consider Approval of 2025 Longevity Pay for Full-Time Employees**

DETAILS:

Consider Approval of 2025 Longevity Pay for Full-Time Employees in accordance with Article III, Section 16 of the Town of Landis Personnel Policy, as amended on December 13, 2021 (Longevity Pay Amendment). This item has been fully budgeted for and will not require a budget amendment.

Years of Service	Longevity Amount
1 to 4	\$300
5 to 9	\$500
10 to 14	\$750
15 plus	\$1000



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: October 20, 2025

SUBMITTED BY: Madison Stegall, Town Clerk/HR Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training**

DETAILS:

During the September Board of Aldermen meeting, the Board approved participation in the On-Demand Ethics Training Course offered by the UNC School of Government. Consider discussion of setting a date for completion of this required Ethics for Elected Officials Training.

Requested Action: Motion to Approve a Date and Time for Elected Officials Ethics Training utilizing the On-Demand Ethics Training Course offered by the UNC School of Government.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Michael D. Ambrose, Town Manager
ITEM TYPE: Public Hearing
AGENDA SECTION: Public Hearings
SUBJECT: **Consider Public Legislative Hearing for Stormwater ERU Study and Corresponding Stormwater Fees**

DETAILS:

Consider Public Legislative Hearing for Stormwater ERU Study and Corresponding Stormwater Fees.

- Open Public Hearing
- Public Comments
- Close Public Hearing
- Stormwater Fees Selection



Proposed Storm Water Fee Options:

Option 1:

Residential - \$5	\$49,657 - Monthly
Commercial - \$10	\$595,883 - Yearly

Option 2:

Residential - \$6.19	\$69,657 - Monthly
Commercial - \$14.57	\$835,886 - Yearly

Option 3:

Residential - \$7	\$73,256 - Monthly
Commercial - \$15	\$879,069 - Yearly

Option 4 (Current):

Residential - \$5	\$10,167 - Monthly
Commercial - \$10	\$122,000 - Yearly



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(6) to Consult with Town Attorney and to Discuss Personnel Matters**

DETAILS:



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

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

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval to Install an Automatic Entrance Gate with a Coded Keypad at the Lake Corriher Park Office and One Ornamental Decorative Gate at the Bridge Entrance of the Kimball Road Parking Lot**

DETAILS:

This new gate will be replacing the current manual swing gate that locks with chain and padlock. Specific staff ID badges will be assigned to gain entry, eliminating the need for numerous keys throughout the departments. This system will also have a photo eye sensor to allow park vehicles that may get locked inside the gate after the office closes, the ability to exit without having to call for assistance. This will also include a decorative latching gate on the walkway entrance coming in from the Kimball Road parking lot. The Town received quotes from Allison Fencing in the amount of \$19,935.00, 3M Gates & Access Control in the amount of \$15,068.94, and B&H Fencing in the amount of \$10,597.00. The B&H quote does not include the automatic sensors and openers. They do not provide that service and it would need to be outsourced from a third party. I recommend 3M Gates & Access Control for the amount of \$15,068.94 based on cost efficiency and their availability.

Recommended Action: Motion to Approve 3M Gates & Access Control For the Amount of \$15, 068.94 Based on Cost Efficiency and Their Availability.



ESTIMATE

3M Gates & Access Control, LLC
 13534 Plaza Road Ext Unit #109
 Charlotte, NC 28215

3mgatesoffice@gmail.com
 +1 (980) 297-3152
 WWW.3MGATES.COM

Bill to
 Jessica Martin
 Town of Landis
 265 Tranquil Lake Drive
 Landis, NC 28088

Ship to
 Jessica Martin
 Town of Landis
 265 Tranquil Lake Drive
 Landis, NC 28088

Estimate details

Estimate no.: 52258
 Estimate date: 10/03/2025
 Expiration date: 11/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		GATE-STL	Black chain link driveway gate for a 20' opening that will be 6' tall. The estimate includes the gate, mounting post, rollers and installation.	1	\$8,200.00	\$8,200.00
2.		All-SI 100	All-O-Matic SL 100 FP DC Brushless Motor Platinum Series Slider Gate Operator 2000LB with UPS battery Back Up, Loop rack 115/220 selectable incoming power switch Lockable Foot Pedal Release WITH BOLT ON CHAIN BRACKET. Includes RED-EYE photoeye	1	\$2,427.75	\$2,427.75
3.		All- PS-90/100/300	All O Matic Pipe Stand fits 90 /100DC slider and 300 DC swinger.	1	\$180.33	\$180.33
4.		VA-SURGEPROAC	VA-SURGEPROAC Viking surge ac line in 120/230 VAC protector	1	\$82.56	\$82.56
5.		GNB-72-9C-IN	72" In-ground Gooseneck Stand w/ Hardware	1	\$193.31	\$193.31
6.		LINEAR-AK11	Linear Keypad 480 Code (ACP00748)	1	\$316.68	\$316.68
7.		850LM	LM Universal Receiver for easy entrance and exit.	1	\$117.00	\$117.00
8.						

	811LMX	LM 1-Button Visor Remote Control Security+ 2.0, 315 MHz, and 390 MHz	10	\$29.36	\$293.60
					<i>Section 6, Item 6.2</i>
9.	Optex-OVS 02GT	The Virtual Loop 2.0: 26' Range Vehicle Presence Sensor	1	\$527.80	\$527.80
10.	PD-Gate	Black aluminum Pedestrian Gate for walk bridge. The gate will be 5' tall and 77" wide. It will be mounted on a 4"x4" post with hinges.	1	\$550.54	\$550.54
11.	Installation	Professional installation of an AOM SL 100 DC slide gate operator. Includes installation of accessories listed on this estimate plus complete system setup for optimal performance. All installations require 50% deposit with remainder due upon completion.	1	\$1,730.00	\$1,730.00

Subtotal \$14,619.57

Sales tax \$449.37

Note to customer

Equipment manufacturers carry their own warranty that is separate from 3M Gates. We will warranty our work on the install for 1 year from the install date. This will cover any problems that may occur as a direct result of the installation of the operator equipment. If warranty issues arise it is handled directly with the manufacturer and any labor by 3M Gates is not covered by the manufacturer and will incur a separate charge.

Total \$15,068.94

Expiry date 11/07/2025

Accepted date

Accepted by



5505 Eq
 Charlott Section 6, Item 6.2
 Phone: 704-376-7535
 Fax:

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

Proposal Submitted To: TOWN OF LANDIS Attn: Jessica st. Martin	Date: 9/30/2025 Bid # ALAL22638 Job Name: ENTRANCE TO OFFICE. Below camp ground Job Location: , LANDIS , NC Fax Number: -- Job Phone: 704-857-2411-601
Street : PO BOX 8165 City, State, and Zip Code: LANDIS, NC 28088-8165	

We hereby propose the following work:

To install 1-20' black chain link slide gate with high use rollers and 4" gate posts. 1-Door King 9150 with photo eye end free exit safty loops 1-Ak11 key pad for entry. Remove old gate and haul away. 1-5' wide walk gate and 2-6x6 gate post with latch that is pad lockable. TOTAL PRICE.....\$19,935.00

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

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

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

Proposed By: Larry Sumner

Customer Acceptance: _____

Date: _____

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

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

E-589CI Affidavit of Capital Improvement

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

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

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

Owner, Tenant, or Real Property Contractor			Real Property Contractor (General Contractor or Subcontractor)			
A	TOWN OF LANDIS		B	Allison Fence Company		
	Address			Address		
	PO BOX 8165			5505 Equipment Drive		
	City	ST	ZIP	City	ST	ZIP
	LANDIS	NC	28088-8165	Charlotte	NC	28262

Describe capital improvement to be performed:

[Redacted]

New Fence Installation

Project Name

PARKING LOT AND POOL AREA

Project Address	City	ST	ZIP
301 WEST RICE RD, LANDIS , NC	LANDIS	NC	28088-8165

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

Signature of Authorized Person: _____ Title: _____ Date: _____

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

Real Property Contractor			Real Property Contractor or Subcontractor			
C	[Redacted]		D	[Redacted]		
	Address			Address		
	[Redacted]			[Redacted]		
	City	ST	ZIP	City	ST	ZIP
	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

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

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

Signature of Authorized Person: _____ Title: _____ Date: _____

From: William & Jenny Rutan <bandhfencing@yahoo.com>
Sent: Tuesday, December 24, 2024 11:40 AM
To: Jessica St.Martin <jstmartin@townoflandisnc.gov>
Subject: Re: Future Projects-Town of Landis

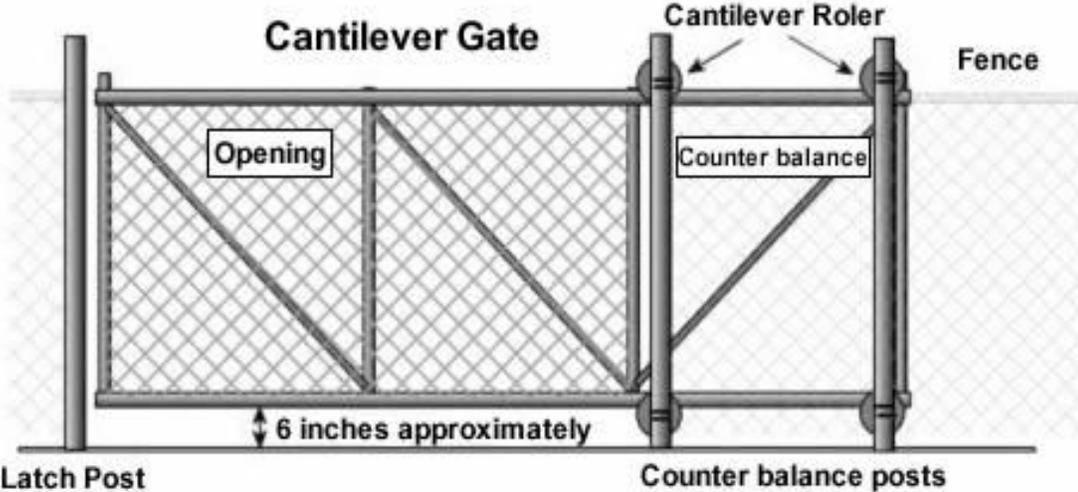
The total for the cantilever and ornamental gates comes to \$10,597.00 installed. Remember no openers but it will be completely set up for openers. I haven't received the quote for the ornamental fencing at the pool yet but will get it to you as soon as I get it. Thank you

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Dec 23, 2024 at 3:49 PM, Jessica St.Martin <jstmartin@townoflandisnc.gov> wrote:
Let's go with black

Jessica St. Martin | Director of Parks & Recreation

Phone: 704-857-2411 ext.601
Email: jstmartin@townoflandisnc.gov
312 N Main St. Landis, NC 28088
<https://www.townoflandisNC.gov>





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

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

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Reallocation of ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)**

DETAILS:

Due to the Mt Moriah Church's logging project being completed, Town Staff have identified several areas of the park which have been left in a mess, and the loss of several trails. Town Staff have consulted with our Attorney, Mr. Locklear, regarding the matter, and his suggestion was to get this surveyed by a third party, prior to clean up, or re-routing new trails. Town Staff have been working to gather quotes on a new survey that will be performed that will permanently mark all the shared lines and properties will be clearly distinguished. The survey report will also include any relevant matters of records discovered through the research, evidence of occupation including fences, timber lines, or other markers, and notations of any discrepancies or ambiguities that may be found. Staff will work with outside third party surveyors, from out of town to ensure there's not bias on any part of the surveying. Based on the quotes we have received for the project, staff are requesting to reallocate \$5,000 dollars from the old ARPA account to pay for this survey. Consider reallocating ARPA funds to the Parks and Recreation Department to perform a partial boundary survey focused on the shared line between Lake Corriher Park and Mt. Moriah Church.

Recommended Action: Motion to Approve the Reallocation of ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #9 to Reallocate ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)**

DETAILS:

In correlation with the request of Parks and Recreation's Survey Project, the finance team has crafted Budget Amendment #9 to move \$5,000 dollars, which is the estimated cost of this project. This budget amendment will allow staff to reallocate funds from the old ARPA account (in the 10 fund) to the Parks and Recreation professional services line item for payment once the surveyor is procured, and the survey has been completed.

Requested Action: Motion to Approve Budget Amendment #9 to Reallocate ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey.

Town of Landis, NC
Budget Amendment #9
Monday, November 10, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
10-5000-6100	Capital Projects-ARPA Res	70,284.00	-	5,000.00	65,284.00
10-5600-5250	Professional Services	-	5,000.00	-	5,000.00
			5,000.00	5,000.00	

To reallocate funds for Boundary Survey for Lake Corriher

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

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

ITEM TYPE: Consideration

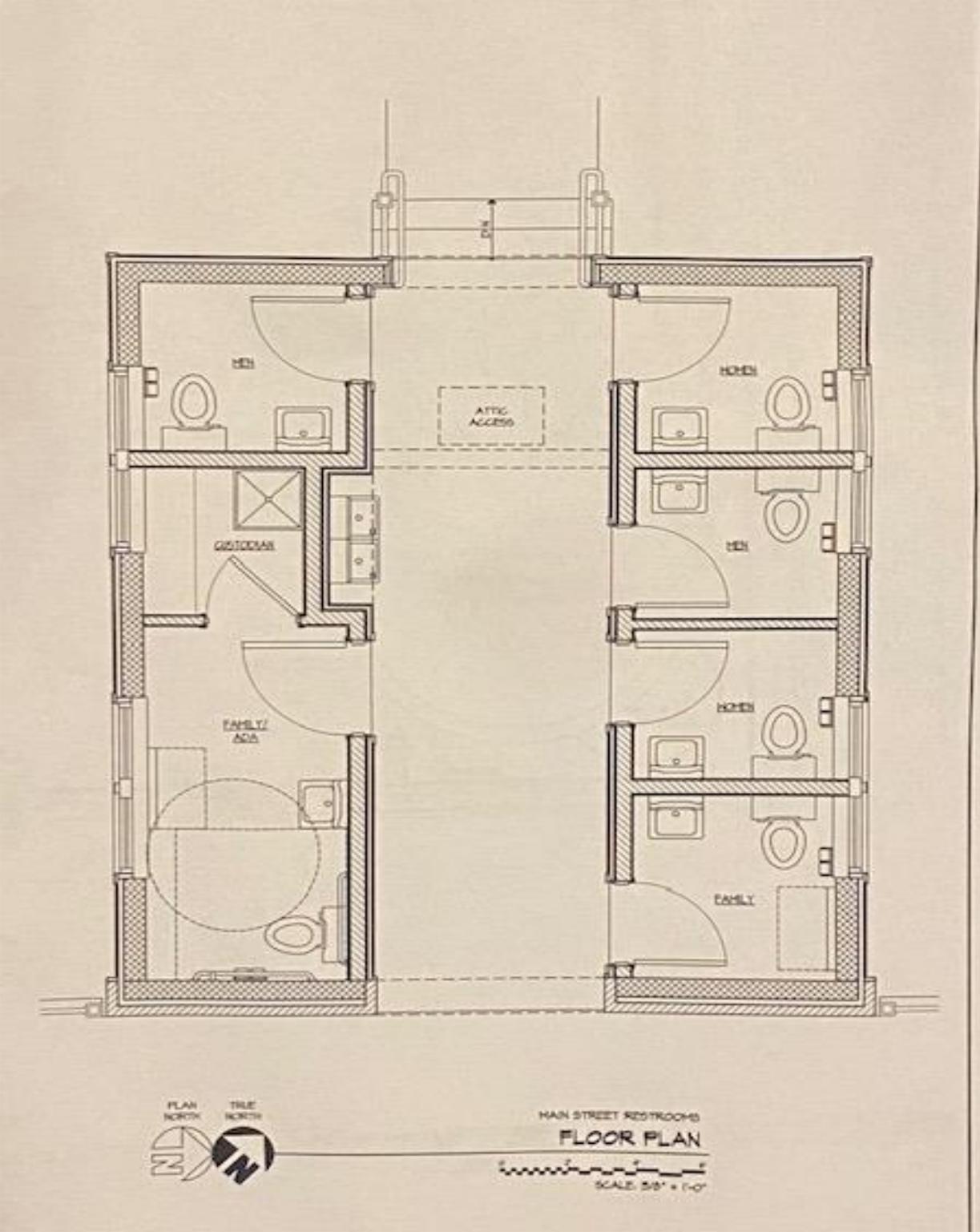
AGENDA SECTION: Considerations

SUBJECT: **Consider Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee**

DETAILS:

The DC and Frances Linn Committee met regarding the bathroom designs for the DC and Frances Linn Park. The plans were presented by Bill Burgin for the restrooms shows private rooms with single toilets. After the options were discussed a motion was made to recommend that the facility houses one handicap accessible room, one family room, and the other four being accessible to men or women as opposed to men or women only.

Recommended Action: Motion to Approve One Handicap Accessible Room, One Family Room, and the Other Four Being Accessible to Men or Women as Opposed to Men or Women Only.





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

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

ITEM TYPE: Considerations

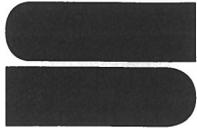
AGENDA SECTION: Consideration

SUBJECT: **Consider Approval of a Brick in Recognition of the DCFL Groundbreaking Photographer as Recommended by the DCFL Committee**

DETAILS:

The DC and Frances Linn Park Committee met on October 27, 2025, and as a part of their they recommended purchasing a brick in recognition of the DCFL Groundbreaking Photographer, Ken Thomas in the amount of \$1 dollar. The committee made this decision due to Mr. Thomas' generous contribution of services during the DCFL Park Groundbreaking Event. The request is for this brick to be placed in the DCFL Park and presented to Mr. Ken Thomas at a later date.

Recommended Action: Motion to Approve the purchase of a Brick in Recognition of the DCFL Groundbreaking Photographer, Ken Thomas, as Recommended by the DCFL Committee in the amount of \$1.00.



Southeastern Consulting Engineers, Inc.

October 15, 2025

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

Ref.: Site Construction of Public Works Substation

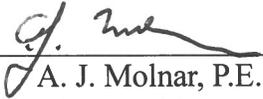
Dear Michael,

The Town received three formal bids from contractors on October 14, 2025, for civil site and below grade construction for the Public Works Substation. A tabulation of bids received is attached.

The most attractive bid was submitted by Draw Enterprises of Charlotte, North Carolina, in the amount of \$713,465.00. Draw has recently completed successful projects with our firm in Huntersville and Cornelius. We therefor recommend the Town award the contract to Draw Enterprises.

Very Truly Yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

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

AJM/lc

BID TABULATION
Site Construction of Public Works Substation

Town of Landis
Landis, North Carolina

Date: October 14, 2025
Time: 2:00 PM, EST

<u>Bidder</u>	<u>Draw Enterprises Charlotte, NC</u>	<u>Ike's Construction Concord, NC</u>	<u>Hux Contracting Charlotte, NC</u>	<u>_____</u>
I. Erosion and Sedimentation Control Measures (LS)	\$ <u>10,600.00</u>	\$ <u>15,422.00</u>	\$ <u>90,000.00</u>	\$ <u>_____</u>
II. Site Clearing and Demolition (LS)	<u>17,500.00</u>	<u>11,615.00</u>	<u>220,000.00</u>	<u>_____</u>
III. Site Development (LS)	<u>133,200.00</u>	<u>260,358.00</u>	<u>350,000.00</u>	<u>_____</u>
IV. Landscaping (LS)	<u>9,800.00</u>	<u>13,966.00</u>	<u>23,500.00</u>	<u>_____</u>
V. Fencing (LS)	<u>44,300.00</u>	<u>37,950.00</u>	<u>57,350.00</u>	<u>_____</u>
VI. Foundations				
A. Structure:				
1. P1 (4)	<u>23,180.00</u>	<u>39,856.00</u>	<u>21,200.00</u>	<u>_____</u>
2. P2 (2)	<u>10,868.00</u>	<u>19,928.00</u>	<u>9,900.00</u>	<u>_____</u>
3. P3 (10)	<u>58,710.00</u>	<u>104,830.00</u>	<u>54,250.00</u>	<u>_____</u>
4. P4 (5)	<u>26,790.00</u>	<u>35,985.00</u>	<u>24,750.00</u>	<u>_____</u>
B. Circuit Switcher (2)	<u>12,920.00</u>	<u>15,462.00</u>	<u>15,400.00</u>	<u>_____</u>
C. Transformer (1)	<u>62,358.00</u>	<u>66,091.00</u>	<u>81,000.00</u>	<u>_____</u>
D. Equipment House (1)	<u>15,143.00</u>	<u>18,872.00</u>	<u>19,000.00</u>	<u>_____</u>
E. Circuit Breakers (4)	<u>11,096.00</u>	<u>12,472.00</u>	<u>30,600.00</u>	<u>_____</u>

BID TABULATION (Continued)
Site Construction of Public Works Substation

Town of Landis
Landis, North Carolina

Date: October 14, 2025
 Time: 2:00 PM, EST

<u>Bidder</u>	<u>Draw Enterprises Charlotte, NC</u>	<u>Ike's Construction Concord, NC</u>	<u>Hux Contracting Charlotte, NC</u>	<u>_____</u>
VII. Install Owner Furnished Grounding and Bonding System (LS)	\$ <u>57,000.00</u>	\$ <u>103,926.00</u>	\$ <u>47,000.00</u>	\$ <u>_____</u>
VIII. Install Owner Furnished Cable Trench, and furnish and install Conduit, and Oil Containment System (LS)	<u>170,000.00</u>	<u>108,542.00</u>	<u>189,550.00</u>	<u>_____</u>
IX. Quality Control (Incidental to all other units)	<u>Included</u>	<u>Included</u>	<u>Included</u>	<u>Included</u>
X. Change Order Allowance	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>	\$ <u>50,000.00</u>
Total, Construction	\$ <u>713,465.00</u>	\$ <u>915,275.00</u>	\$ <u>1,283,500.00</u>	\$ <u>_____</u>
Option 1. Equipment Building Offload (LS)	\$ <u>9,500.00</u>	\$ <u>15,000.00</u>	\$ <u>12,500.00</u>	\$ <u>_____</u>
Bid Bond	<u>5%</u>	<u>5%</u>	<u>5%</u>	<u>_____</u>



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Phil Collins, Planning Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106115 - 0 W. Hoke Street - SFR-3 to RMST**

DETAILS:

Consider Approval of Setting a Public Hearing for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106 115 - 0 W. Hoke Street - SFR-3 to RMST

Requested Action: Motion to Set Public Hearing for December 8, 2025, Board of Alderman Meeting for a Zoning Map Amendment #ZMA-2025-12-08-1 for Parcel #106 115 - 0 W. Hoke Street - SFR-3 to RMST

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 106 115

Tax Map: 106 Parcel : 115

BEING designated as Lot 1, on a Plat as recorded in the Rowan County Register of Deeds Office in Book 9995 Page 10971. The same consisting of .49 acres and being 21,549 square feet, according to a survey prepared by Control Point, Inc.





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Phil Collins, Planning Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment ZMA-2025-12-08-2 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to MU-1**

DETAILS:

Consider Approval of Setting a Public Hearing for Zoning Map Amendment #ZMA-2025-12-08-2 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to MU-1

Requested Action: Motion to set Public Hearing for December 8, 2025, Board of Alderman Meeting for Zoning Map Amendment #ZMA-2025-12-08-2 - for Parcel #130B09601 - 1335 Mt. Moriah Church Road SFR-2 to MU-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 Dynamic Developers of the Carolinas LLC, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 130B09601 and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed Use-1” (MU-1) is not consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within an area designated as “Neighborhood”. However, the proposed zoning designation would allow development of the subject property in a manner consistent with the existing development pattern of properties to the east, south and west.

Part 2. Statement of Reasonableness.

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

Part 3. Designation of Zoning Designation.

That Rowan County Tax Parcel ID 130B09601 described in Attachment “A” attached hereto shall be designated “Mixed Use -1” (MU-1) on the Official Zoning Map.

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

The Board of Aldermen further ordains the property consisting of Rowan County Parcel ID 130B09601 described in Attachment “A” attached hereto shall be designated in the “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 THIS THE 8TH DAY OF DECEMBER 2025.

s/
Meredith Bare Smith, Mayor

s/
Madison Stegall, Town Clerk

Attachment "A"

Location Map from Rowan County GIS Showing Parcel 130B09601

All that parcel of land situated in the City of China Grove, Rowan County, North Carolina and more particularly described as follows:

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

BEGINNING at an iron in the south margin of the Tuckassegee Ford Road, the northeast corner of the property of the Landis Baptist Church, and runs thence with the margin of said road, North 62 deg. 14 min. East 200 feet to an iron, the northwest corner of the Leach property; thence with the line of the said Leach property, South 27 deg. 15 min. East 200 feet to an iron in the line of the property of the Landis Baptist Church; thence with the line of said Church's property, South 63 deg. 31 min. West 200 feet to an iron in the said church's property, thence with the line of said church property, North 27 deg. 17 min. West 195.5 feet to the BEGINNING, as shown on the map of the property of Mr. W.B. Aull and others, dated October 22, 1973, by A.C. Brown, Registered Surveyor.





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Phil Collins, Planning Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-3 - Parcel #130331 - 0 W. Ryder Avenue - SFR-3 to MU-1**

DETAILS:

Consider Approval of Setting a Public Hearing for Zoning Map Amendment #ZMA-2025-12-08-3 - Parcel #130331- 0 W. Ryder Avenue from SFR-3 to MU-1

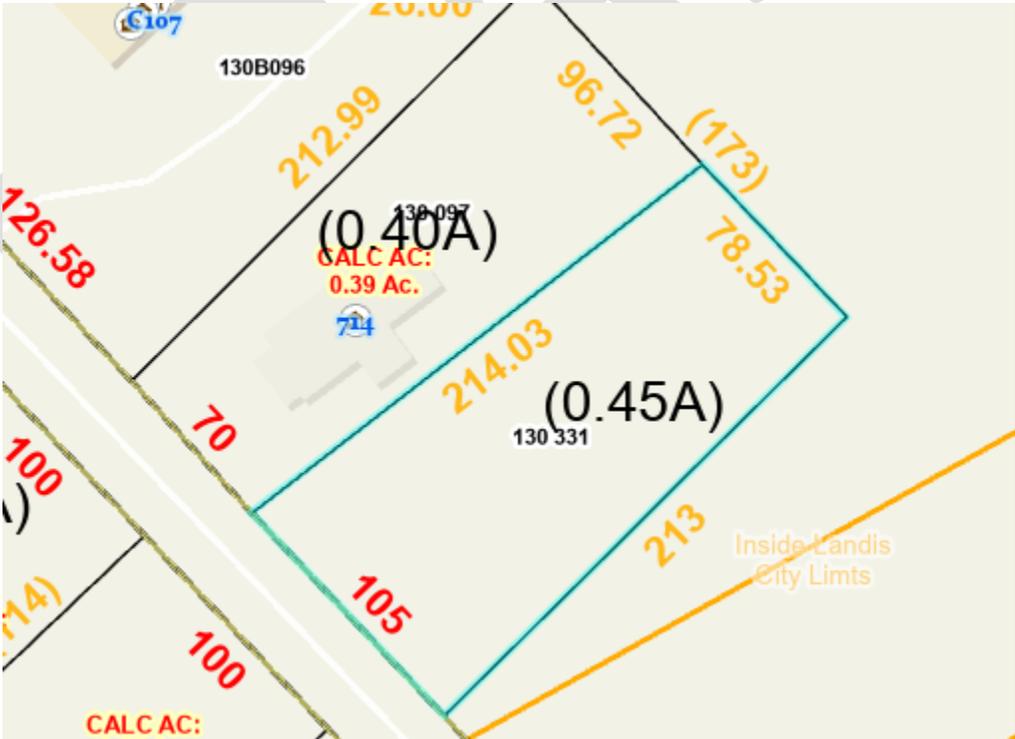
Requested Motion: Motion to set Public Hearing for December 8, 2025, Board of Alderman Meeting for Zoning Map Amendment #ZMA-2025-12-08-3 - for Parcel #130331 - 0 W. Ryder Avenue - SFR-3 to MU-1

Attachment "A"

Location Map from Rowan County GIS showing Parcel 130 331

TRACT TWO:

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





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Phil Collins, Planning Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Setting a Public Hearing for December 8, 2025, for Amending the Town of Landis LDO to Include a Traffic Impact Analysis for Any Development that has 30 or More Front Doors as Recommended by the Planning Board**

DETAILS:

Consider approval of setting a Public Hearing for December 8, 2025, to amend the Town of Landis Land Development Ordinance (LDO) to include a requirement for a Traffic Impact Analysis (TIA) for any development proposing 30 or more front doors. This amendment aims to ensure that future developments of significant size are evaluated for their potential impact on traffic flow and public safety prior to approval. The Planning Board unanimously recommended this amendment at its September 2025 meeting, recognizing the importance of proactive transportation planning and coordination with NCDOT to support sustainable growth within the Town.

Recommended Action: Motion to Set a Public Hearing for December 8, 2025, to amend the Town of Landis Land Development Ordinance (LDO) to include a requirement for a Traffic Impact Analysis (TIA) for any development proposing 30 or more front doors.



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Staff
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Departmental Reports**

DETAILS:

Reports in Order:

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



Code Enforcement Report

09/25/2025 - 10/25/2025

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments	Work Date Closed
3330	9/30/2025	Minimum Housing Code Violation	211 West Rice St.	N/A	1. Internal	MINIMUM HOUSING. RETAINING WALL LOCATED AT THE STREET IS DETERIOATED AND A POTENTIAL SAFETY HAZARD. SPOKE WITH THE OWNER WHO STATED HE JUST PURCHASED THE PROPERTY. HE SAID TREE ROOTS ARE CAUSING THE WALL TO BE PUSHED OUT AND THAT HE WILL BE HAVING THE TREE CUT DOWN AND WOULD BE REPLACING THE WALL. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.	
3329	9/30/2025	Junk Vehicles	1145 Kimball Rd.	N/A	1. Internal	OVERGROWN GRASS AND SEVERAL JUNK VEHICLES ON PROPERTY. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 11/05/25.	

3326	9/30/2025	Minimum Housing Code Violation	207 W Garden St	N/A	2. Citizen	OVERGROWN LOT, TRASH, DEBRIS AND JUNK BEING STORED ON THE FRONT PORCH AND AROUND THE PROPERTY.	
3081	9/3/2025	Junk Vehicles	214 S UPRIGHT ST	N/A	1. Internal	JUNK PROPERTY BEING STORED IN THE YARD. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025. NO VISIBLE SIGNS OF CHANGE.	
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE.	
2689	7/29/2025	Minimum Housing Code Violation	303 W HOKE ST	N/A	1. Internal	SPOKE WITH THE OWNER, THE CONTRACTOR WILL BE ON SITE THIS WEEK TESTING FOR ASBESTOS AND WILL BE DEMOLISHING THE HOUSE. SPOKE WITH THE HOMEOWNER, SOME ASBESTOS WAS FOUND. GETTING ESTIMATES FOR REMOVAL.	
2496	7/11/2025	Junk Vehicles	806 S ZION ST	N/A	1. Internal	JUNK VEHICLES. NOTICE OF HEARING PREPARED. HEARING SCHEDULED FOR 10/08/2025. FINDING OF FACT PREPARED.	
1800	5/16/2025	Junk Vehicles	104 W ROUND ST	N/A	2. Citizen	PROGRESS CONTINUES TO BE MADE. HEARING SCHEDULED FOR 11/05/25.	

1479	4/15/2025	Minimum Housing Code Violation	217 SOUTH BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEULE A NEW NOTICE OF HEARING.
1164	3/10/2025	Code Enforcement - Other	990 COLONIAL DR	N/A	2. Citizen	NOTICE OF VIOLATION HAS BEEN SENT FOR ANIMAL
38	9/24/2024	Minimum Housing Code Violation	214 EVERHART AVE	N/A	1. Internal	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED FOR 10/22/25.
31	9/24/2024	Minimum Housing Code Violation	205 EVERHART AVE	N/A	1. Internal	PUBLIC HEARING SET FOR OCTOBER 20TH. STRUCTURE MISSING FACIA BOARD AROUND THE FRONT. PORCH SUPPORT RAILES DETERIORATED CAUSING POTENTIAL DANGER. SIDING MISSING, BROKEN, BARE WOOD EXPOSED. ROOF NEEDS TO BE REPLACED OR REPAIRED. NOTICE OF HEARING PREPARED AND SCHEDULED FOR 10/03/2025. BOARD OR ALDERMAN VOTED TO CONDEM STRUCTURE ON 10/20/25. POSTED NOTIFICATION. FINDING OF FACT POSTED AND MAILED.

9	9/23/2024	Minimum Housing Code Violation	2570 N CANNON BLVD	CORNER MART	1. Internal	MORE SIDING HAS BEEN REPLACED AND PROGRESS IS BEING MADE. REINSPECTION, MORE SIDING HAS BEEN REPLACED. REINSPECTION, NO CHANGE. REACHED OUT TO THE OWNER'S ATTORNEY.	
5	9/23/2024	Minimum Housing Code Violation	111 EVERHART AVE	N/A	1. Internal	PREPARED ORDINANCE. HOUSE TO BE DEMOLISHED BY OWNER.	

Total Records: 14

10/27/2025



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: 11/10/2025
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: **Monthly Report**

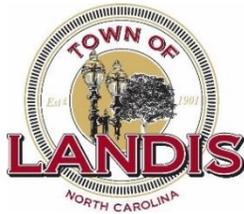
DETAILS:

MONTHLY STATS

MEDICAL: 32
FIRE: 34
TRAFFIC ACCIDENT: 7
MUTUAL AID GIVEN: 22
MUTUAL AID RECEIVED: 10
TOTAL CALLS: 73

VEHICLE MILAGE

ENGINE 443: 115626
ENGINE 442: 37003
ENGINE 441: 8789
LADDER 58: 23636
CAR 44: 140327
CHIEF 440: 29856



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10th 2025

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **October Report**

DETAILS:

Events:

- Rowan County Creek Week was October 11th-October 18th. Saturday October 11th Lake Corriher offered "Fish for Free" for kids age 12 and under. We had 8 kids attend and receive treat bags that included bobbers from Stormwater management, and other promotional items from the county.
- There was another huge turnout for The Landis Fall Festival on October 25th. There was an estimate of 4,000 people in attendance. Food vendors were selling out and most craft vendors were very pleased with their sales. Event Sponsors this year along with the Town of Landis were Rowan Tourism, Pinnacle Corrugated, and Clint Miller Exterminating. The additional Trunk or Treat Participants were Multiply Church, Brooke Church, RH Produce, Newshades Pressure Washing Service, Cannon Chiropractic, and Deborah & Gary Martin. Candy donations were provided by Kannapolis Women of the Moose.
- The Christmas Parade and Tree Lighting Event will be on November 25th. Native Burger and Carolina Craft BBQ will be attending this event.

Park Operations

- The park staff continues routine maintenance and leaf blowing trails, campsites, and picnic areas.
- Lake Corriher Park hosted a disc golf tournament on October 19th by AHA Shack. There were 30 registered players at this event.

Pool Operations:

- The Pool resurfacing project has been awarded to Conner Construction. When the start date has been determined, we will begin to drain and prep the pool for this project.

Campsite Reservations: 26 **Shelter Rentals:** 1 **Daily Fishing Passes Sold:** 383
Annual Passes Sold: 3 **NC State License:** 24 **Boat Registration:** 4



Active Permit Report

08/26/2025 - 09/29/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVUE ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-112	9/29/2025	Driveway	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction

ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Bl Construction

Section 7, Item 7.1

Total Records: 15



Permits Issued Report

01/01/2025 - 09/29/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025		1600 PINNACLE WAY DR	3. SITE DEVELOPMENT REVIEW	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-25-01	1/6/2025	Residential	225 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Complete
ZN-25-02	1/6/2025	Residential	229 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-03	1/6/2025	Residential	233 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-04	1/6/2025	Residential	237 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-05	1/6/2025	Residential	241 E RICE ST	6. COMPLETE	RICE ROAD TOWNHOMES	J2 LAND INVESTMENTS	Building Construction
ZN-25-06	1/9/2025	Residential Addition	215 CHURCH ST	6. COMPLETE	N/A	HUIZAR, BERNARDO	Complete
ZN-25-07	1/15/2025	Accessory Building	2220 WEST A ST	6. COMPLETE	N/A	WOODWARD, SONNY	Building Construction
ZN-25-08	1/27/2025	Residential	304 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-09	1/27/2025	Residential	306 BUFORD DR	6. COMPLETE	N/A	J2 LAND INVESTMENTS	Complete
ZN-25-10	1/31/2025	Fence	1030 CHERRY BARK PLACE	6. COMPLETE	N/A	KOWALSKI, NICOLE	Building Construction
ZN-25-11	2/5/2025	Fence	1055 KIMBALL RD	6. COMPLETE	N/A	SELLERS, CRAIG	Building Construction

ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-13	2/13/2025	Accessory Building	1055 WOODFIELD DR	5. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-14	2/13/2025	Residential	819 IRISH CREEK DR	6. COMPLETE	IRISH CREEK PHASE 1	NIBLOCK HOMES, LLC	Building Construction
ZN-25-15	2/26/2025	Sign	1685 S MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-16	3/6/2025	Accessory Building	985 MT. MORIAH CHURCH RD	6. COMPLETE	N/A	GODBEE, JAMES	Clearing/Grubbing
ZN-25-17	3/11/2025	Driveway	609 S. VALLEY ST	6. COMPLETE	N/A	FREEMAN, RHETT	Complete
ZN-25-18	3/12/2025	Driveway	1055 WOODFIELD DR	6. COMPLETE	N/A	ADNER, BRIAN	Complete
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-20	3/13/2025	Sign	1705-A S. MAIN ST	6. COMPLETE	N/A	JOHNSON, RUBY	Complete
ZN-25-21	3/13/2025	Pool	920 TAMARY WAY	6. COMPLETE	IRISH CREEK PHASE 1	PRUETTE, TAYLOR	Complete
ZN-25-22	3/20/2025	Temporary Use	0 Edgewater Park CT	6. COMPLETE	The Brook Church	The Brook Church	Complete
ZN-25-23	3/24/2025	Temporary Construction Trailer	1400 ARMSTRONG ST	6. COMPLETE	LANDIS RIDGE PHASE 2-A - BEACON	1400 ARMSTRONG LANDIS, LLC	Complete
ZN-25-24	3/27/2025	Driveway	212 W. LIMITS ST	6. COMPLETE	N/A	LAST NAME, FIRST NAME	Building Construction
ZN-25-25	4/1/2025	Sign	119 S CENTRAL DR	6. COMPLETE	FLETCHER & GAINES	PHILCOX PROPERTIES LLC	Complete
ZN-25-26	4/2/2025	Fence	103 N MERIAH ST	6. COMPLETE	N/A	GORE, JAREES	Complete
ZN-25-27	4/4/2025	Demolition	314 E RYDER ST	6. COMPLETE	N/A	LAMBERT, SAMATHA	Complete
ZN-25-28	4/14/2025	Fence	1205 S HIGHLAND AVE	6. COMPLETE	N/A	SANDIFER, BRYAN	Complete

ZN-25-29	4/23/2025	Driveway	120 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ZAGATA, PATRICIA	Complete
ZN-25-30	4/23/2025	Driveway	250 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLENN CORRIHER	Building Construction
ZN-25-31	4/23/2025	Driveway	320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	MARLOWE, JERRY	Building Construction
ZN-25-32	4/23/2025	Driveway	430 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LINN, THOMAS	Building Construction
ZN-25-33	4/23/2025	Driveway	440 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HULL, MARK	Building Construction
ZN-25-34	4/23/2025	Driveway	450 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ALVAREZ, MARI A	Building Construction
ZN-25-35	4/23/2025	Driveway	520 MT. MORIAH CHRUCH RD	6. COMPLETE	ENBRIDGE GAS NC	GLOVER, JAMES	Building Construction
ZN-25-36	4/23/2025	Driveway	530 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROACH, MELANIE	Building Construction
ZN-25-37	4/23/2025	Driveway	770 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	HANCOCK, PATRICK	Complete
ZN-25-38	4/23/2025	Driveway	790 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BYERS, JAMES	Complete
ZN-25-39	4/23/2025	Driveway	810 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	EDWARDS, CONSTANCE	Complete
ZN-25-40	4/23/2025	Driveway	820 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	ROBERTS, SHANE	Complete
ZN-25-41	4/23/2025	Driveway	940 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BARE CARL	Complete
ZN-25-42	4/23/2025	Driveway	950 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	WILHOIT, PAUL	Complete
ZN-25-43	4/23/2025	Driveway	960 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	CUELLO, SARIEL	Complete

ZN-25-44	4/23/2025	Driveway	1130 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	REED, ROBERT	Complete
ZN-25-45	4/23/2025	Driveway	1170 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	LOVER, PAUL	Complete
ZN-25-46	4/23/2025	Driveway	1290 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SEXTON, CHRISTOPHER	Complete
ZN-25-47	4/23/2025	Driveway	1320 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	SALAZAR, ANAY	Complete
ZN-25-48	4/23/2025	Driveway	1340 MT. MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	BROWN, CLARA	Complete
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-50	4/25/2025	Fence	120 W GARDEN ST	5. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-51	4/25/2025	Driveway	784 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS NC	STEFANICK, ANDREW	Building Construction
ZN-25-52	4/25/2025	Driveway	970 MT MORIAH CHURCH RD	6. COMPLETE	ENBRIDGE GAS, NC	ALMANZA, JOSE & MARTA	Complete
ZN-25-53	4/25/2025	Driveway	304 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-54	4/25/2025	Driveway	306 BUFORD DR	6. COMPLETE	N/A	PRESPRO, LLC	Complete
ZN-25-55	4/29/2025	Sign	512 W. RYDER AVE	6. COMPLETE	N/A	LANDIS BAPTIST CHURCH	Complete
ZN-25-56	5/2/2025	Accessory Building	770 MT. MORIAH CHURCH RD	5. CONSTRUCTION ADMINISTRATION	N/A	HANCOCK, NEIL	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	5. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-59	5/12/2025	Temporary Use	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-61	5/15/2025	Driveway	315 W. HOKE ST	6. COMPLETE	N/A	BROWN, DAVE	Complete

ZN-25-62	5/28/2025	Residential	310 N CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction
ZN-25-63	5/28/2025	Residential	312 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES LLC	Building Construction
ZN-25-64	6/3/2025	Residential	314 N. CORRELL ST	5. CONSTRUCTION ADMINISTRATION	N/A	BETTER PATH HOMES	Building Construction
ZN-25-65	5/22/2025	Fence	713 E MILLS DR	6. COMPLETE	N/A	PROPST, CYNTHIA	Complete
ZN-25-66	5/23/2025	Fence	1215 DOGWOOD CT	5. CONSTRUCTION ADMINISTRATION	N/A	MORGAN, JEFFREY & ALLISON	Building Construction
ZN-25-67	5/23/2025	Deck	1215 DOGWOOD DR	5. CONSTRUCTION ADMINISTRATION	N/A	PROPST, ALISON	Building Construction
ZN-25-68	5/27/2025	Accessory Building	111 CHURCH ST	6. COMPLETE	N/A	RIVERA, MANUAL	Complete
ZN-25-69	6/5/2025	Residential	820 IRISH CREEK DR	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-25-71	6/6/2025	Demolition	3015 N CANNON BLVD	6. COMPLETE	N/A	SYKES, TONYA	Complete
ZN-25-72	6/9/2025	Temporary Use	209 E MILL ST	6. COMPLETE	N/A	WATTS, NIKKI	Complete
ZN-25-73	6/11/2025	Residential	506 AIRPORT RD	5. CONSTRUCTION ADMINISTRATION		GANN, CINDY	Building Construction
ZN-26-100	8/15/2025	Driveway	709 W. RIDGE AVE	6. COMPLETE	N/A	HUZIAR, BERNARDO	Complete
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVIEW ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction

ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction
ZN-26-112	9/29/2025	Driveway	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-74	7/2/2025	Driveway	304 E TAYLOR ST	6. COMPLETE	N/A	MASON, ELIZABETH	Building Construction
ZN-26-75	7/7/2025	Accessory Building	304 E TAYLOR ST	5. CONSTRUCTION ADMINISTRATION	N/A	ELZABETH, MASON	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	5. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-77	7/14/2025	Demolition	616 S. MAIN ST	6. COMPLETE	N/A	CROUCH, DWAYNE & ARNOLD	Demolition
ZN-26-78	7/14/2025	Demolition	202 EVERHART AVE	6. COMPLETE	N/A	MARY GRAY HILTON	Complete
ZN-26-79	7/14/2025	Demolition	207 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-80	7/14/2025	Demolition	807 N. ZION ST	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	5. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-82	7/16/2025	Fence	608 S. VALLEY ST.	5. CONSTRUCTION ADMINISTRATION	N/A	MELENDEZ, MERCEDES	Building Construction

ZN-26-83	7/21/2025	Fence	323 EDGEWOOD PARK CT	5. CONSTRUCTION ADMINISTRATION	N/A	CEDENO, KHATERINE	Building Construction
ZN-26-84	7/21/2025	Fence	712 S. ZION ST	5. CONSTRUCTION ADMINISTRATION	N/A	STAUFFER, JOHN	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	5. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-86	7/28/2025	Pool	317 W. DAVIS ST	5. CONSTRUCTION ADMINISTRATION	N/A	LAMBERT, ERIC & LORI	Building Construction
ZN-26-87	7/28/2025	Demolition	209 EVERHART AVE	6. COMPLETE	N/A	HILTON, MARY GRAY	Complete
ZN-26-88	8/1/2025	Residential		2. WAITING ON PAYMENT/CONTRACTOR	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-89	7/31/2025	Demolition	314 TOWN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CAROLINA BUILDERS OF CABARRUS INC	Demolition
ZN-26-90	7/31/2025	Fence	315 W. HOKE ST	6. COMPLETE	N/A	CORBITT, KERRI	Complete
ZN-26-91	8/4/2025	Demolition	215 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	MARY, HILTON	Demolition
ZN-26-92	8/8/2025	Demolition	217 EVERHART AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HILTON, MARY	Demolition
ZN-26-93	8/7/2025	Home Occupation	130 PIN OAK CT	6. COMPLETE	N/a	VENABLE, AKEILA	Complete
ZN-26-94	8/19/2025	Demolition	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES LLC	Demolition
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	0 W. RYDER AVE	5. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-97	8/12/2025	Demolition	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA1 LLC	Demolition
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	2. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	5. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction



Permits Issued Report

08/26/2025 - 09/29/2025

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZMA-26-117	9/9/2025		0 W HOKE ST	1. NEW	N/A	BROWN, DAVE	
ZN-26-101	8/29/2025	Residential	508 PINE ST	5. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	5. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIGEVIEW ST	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	5. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-107	9/18/2025	Fence	406 S. Correll ST	5. CONSTRUCTION ADMINISTRATION	N/A	SANDOVAL, ISABEL	Building Construction
ZN-26-108	9/18/2025	Accessory Building	407 N MERIAH ST	5. CONSTRUCTION ADMINISTRATION	N/A	JUNE, AMY	Building Construction
ZN-26-109	9/19/2025	Pool	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Building Construction
ZN-26-110	9/19/2025	Fence	1055 KIMBALL RD	5. CONSTRUCTION ADMINISTRATION	N/A	SELLERS, LYNN	Clearing/Grubbing
ZN-26-111	9/22/2025	Accessory Building	609 N. MAIN ST	5. CONSTRUCTION ADMINISTRATION	N/A	RITCHIE, TRISHA	Building Construction

ZN-26-112	9/29/2025	Driveway	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	5. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction
ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	5. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	Building Construction

Total Records: 15

10/7/2025



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Matthew Geelen, Police Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT:

DETAILS:

Total Calls for Service (Including Self-initiated calls) - 885

Self-Initiated Calls – 749

Calls for Service – 138

Traffic Stops - 64

Traffic Accidents - 6



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Matthew Geelen, Interim Public Works Director
ITEM TYPE: Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

PUBLIC WORKS MONTHLY REPORT

Water Resources	
Work Orders Completed	63
Start Services	23
Stop Services	24
Disconnects	4
Outages	2
Meter/MXU Change Outs	5
Sewer Lift Station Checks	6
Hydrant Routes (Water Quality Flushing)	8
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	1
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	1
Street Department	
Work Orders Completed	64
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	132
Start Services	34
Stop Services	32
Disconnects	60
New Temp Service	1
Street/Security Lights Install/Repair	13
Pole Repair/Replace	2
Outages:	
Environmental	11
Load Demand	0
Vehicle Collison	1
<i>Total Outages</i>	12
Reporting Made By	
Go Gov	3
Walk In	49
Phone Call	143



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Gitza Ocasio Perez, Finance Director
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Report**

DETAILS:

UTILITY SERVICES MONTHLY REPORT

Utility Services	
Cash Payments	322
Credit Card Payments	1,349
Check Payments	999
Bank Draft Payments	468
Disconnections	64
Customer Usage Portal	1,012



Monthly Fleet Report

Department	Unit Number	Year	Make	Model	Mileage	Category
Electric	14	2015	RAM	5500	117568.00	Vehicle
Electric	15	2016	FREIGHTLINER	M2	2929.00	Vehicle
Electric	16	1992	CHEVROLET	C7	23290.00	Vehicle
Electric	2	2009	FORD	F-250	169098.00	Vehicle
Electric	3	2022	FORD	F-150	55123.00	Vehicle
Electric	33	2011	FORD	F-150	180436.00	Vehicle
Electric	45	2024	FORD	F-550	6032.00	Vehicle
Electric	46	2025	FORD	F-150	143.00	Vehicle
Electric	50	2015	FREIGHTLINER	M2	5298.00	Vehicle
Electric	51	2025	CHEVROLET	Silverado	6050.00	Vehicle
Fire	43	2018	FORD	F-150	0.00	Vehicle
Fire	44	2010	DODGE	Charger	139638.00	Vehicle
Fire	440	2021	RAM	1500	27655.00	Vehicle
Fire	441	2024	Spartan	Pumper	6057.00	Vehicle
Fire	442	1986	SEAGRAVE	FIRE ENGINE	36987.00	Vehicle
Fire	443	2005	PIERCE MANUFACTURING	Arrow XT	114725.00	Vehicle
Fire	58	2006	HME	Fire Truck	30334.00	Vehicle
Fire	580	1947	LaFrance		30334.00	Vehicle
Parks and Recreation	52	2020	FORD	Explorer	71558.00	Vehicle
Parks and Recreation	61	2006	FORD	F-250	171957.00	Vehicle
Police	101	2010	DODGE	Charger	108649.00	Vehicle
Police	151	2015	DODGE	Charger	81266.00	Vehicle
Police	161	2016	FORD	Explorer	82287.00	Vehicle
Police	171	2017	DODGE	Charger	88285.00	Vehicle
Police	173	2017	FORD	Explorer	82663.00	Vehicle
Police	174	2017	FORD	Explorer	85767.00	Vehicle
Police	175	2017	FORD	Explorer	90271.00	Vehicle

Police	176	2017	FORD	Explorer	86193.00	Vehicle
Police	177	2017	FORD	Explorer	99623.00	Vehicle
Police	212	2021	RAM	1500	31929.00	Vehicle
Police	232	2023	FORD	Explorer	15638.00	Vehicle
Police	233	2024	CHEVROLET	Silverado HD	19995.00	Vehicle
Police	234	2025	FORD	Explorer	2000.00	Vehicle
Police	235	2025	FORD	Explorer	276.00	Vehicle
Police	80	2008	FORD	Crown Victoria	149.00	Vehicle
Streets	12	2000	CHEVROLET	GMT-400	184729.00	Vehicle
Streets	18	2023	FREIGHTLINER	M2	2531.00	Vehicle
Streets	22	2000	FORD	F-750	50374.00	Vehicle
Streets	31	2016	KENWORTH	T3 Series	93297.00	Vehicle
Streets	32	2013	INTERNATIONAL	MA065	27614.00	Vehicle
Streets	42	2022	FORD	F-550	22544.00	Vehicle
Streets	6	1997	FORD	F-250	168742.00	Vehicle
Streets	7	2012	FORD	F-250	109190.00	Vehicle
Streets	9	2022	FORD	F-150	29682.00	Vehicle
Town Hall	1	2023	CHEVROLET	Silverado	64021.00	Vehicle
Town Hall	131	2013	CHEVROLET	Tahoe	107999.00	Vehicle
Water Resources	10	2019	FORD	F-250	40579.00	Vehicle
Water Resources	17	2011	FORD	F-350	88660.00	Vehicle
Water Resources	21	1996	FORD	F-800	51070.00	Vehicle
Water Resources	25	2018	FREIGHTLINER	114SD	2923.00	Vehicle
Water Resources	5	2022	FORD	F-150	32507.00	Vehicle

Total Records: 51

10/30/2025



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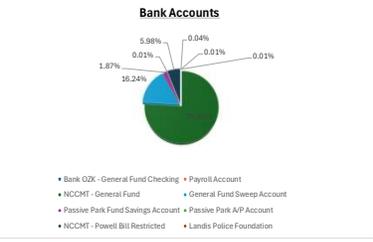
MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Gitza Ocasio Perez, Finance Director
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Financial Dashboard**

DETAILS:



October 2025 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
Property Tax - Current	\$2,344,149	\$35,094	\$1,786,002	76%
Tax Collection - Prior Years	\$65,000	\$5,008	\$16,657	26%
Vehicle Interest	\$1,500	\$198	\$927	62%
Interest and Penalties	\$10,000	\$346	\$2,872	29%
Property Tax Auto - Current	\$236,880	\$19,650	\$94,463	40%
Vehicle Tag Fee	\$71,000	\$6,070	\$25,170	35%
Building Rental Fees	\$7,200	\$1,150	\$3,450	48%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$312,000	\$26,303	\$78,293	25%
Interest on Investments - Powell Bill	\$0	\$0	\$2,537	0%
Miscellaneous Income	\$0	\$0	\$12	0%
Police Fees & Fines	\$300	\$30	\$250	83%
First Responder	\$3,000	\$135	\$1,290	43%
Grant Received	\$21,200	\$0	\$60,074	283%
Excise Tax on Piped Gas	\$13,000	\$0	\$0	0%
Franchise Tax on Electric PO	\$298,943	\$0	\$83,802	28%
Sales Tax on Telecommunications	\$9,358	\$0	\$0	0%
Sales Tax on Video Programming	\$9,598	\$0	\$0	0%
Local Government Sales & Use Tax	\$1,493,451	\$118,855	\$483,710	32%
ABC Revenue - County	\$15,000	\$3,858	\$3,858	26%
Court Cost	\$300	\$304	\$457	152%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$1,700	\$24,583	28%
Code Enforcement Clean-up	\$30,000	\$206	\$2,753	9%
Garbage Collection Fees	\$360,000	\$33,761	\$101,267	28%
Revenue Officer Reimburse	\$200,000	\$0	\$0	0%
EMS Utility Reimbursement	\$5,000	\$110	\$330	7%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$2,538	\$50,029	59%
St Utilities Coll County	\$0	\$0	\$0	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$52	\$289	6%
East Landis - Motor Vehicles	\$5,248	\$610	\$2,259	43%
Debt Setoff	\$10,000	\$0	\$0	0%
Police Service Reimbursement	\$1,500	\$0	\$110	7%
Fire Service Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$0	\$0	\$2,680	0%
Other Finance Sources = Other Debt	\$0	\$0	\$0	0%
Other Finance Sources = Leases	\$0	\$0	\$0	0%
Sale of Fixed & Surplus Assets	\$40,000	\$0	\$0	0%
Rowan Municipal Association	\$2,500	\$0	\$396	16%
Fund Balance Appropriated	\$252,409	\$0	\$0	0%
Administrative Service Charges	\$881,800	\$0	\$0	0%
Vendor Reimbursement - Geni	\$0	\$0	\$45	0%
Over/Short	\$0	\$0	\$485	0%
Park Revenues	\$147,100	\$7,739	\$63,851	43%
Water Service	\$1,236,675	\$106,135	\$325,416	26%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$30,700	\$5,270	\$17,680	58%
Water Tap Access Fee	\$0	\$0	\$1,284	0%
Interest on Investments	\$44,000	\$2,821	\$8,654	20%
Miscellaneous Income	\$32,000	\$0	\$14,277	45%
Tap Fees - Water	\$2,634,042	\$0	\$649,820	25%
Grant - Water	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Sewer Service Fees	\$1,130,000	\$90,403	\$267,214	24%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,821	\$8,654	0%
Tap Fees	\$51,000	\$0	\$4,257	0%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Stormwater Fees	\$136,500	\$10,055	\$30,105	22%
Interest on Investments - Stormwater	\$3,000	\$205	\$614	20%
Planning/Zoning Fees	\$0	\$0	\$12,135	0%
Fund Balance Appropriated	\$20,675	\$0	\$0	0%
Other Financial Sources = Leases	\$0	\$0	\$0	0%
Electricity Fees	\$7,121,900	\$508,624	\$1,798,184	25%
Penalties - Electric	\$112,400	\$8,791	\$24,167	20%
Reconnect Fees	\$0	\$0	\$0	0%
Meter Tampering Fees	\$1,000	\$1,760	\$1,760	176%
Pole Attachments	\$12,000	\$0	\$9,460	79%
Interest on Investments - Electric	\$80,000	\$6,175	\$18,963	24%
Miscellaneous Income	\$0	\$0	\$0	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	0%
Debt Setoff	\$3,000	\$0	\$365	12%
Sale of Surplus Assets - Electric	\$0	\$0	\$0	0%
Vendor Reimbursement	\$0	\$30	\$30	0%
Insurance Proceeds	\$13,900	\$2,794	\$20,763	149%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
TOTAL	\$20,224,046	\$1,009,597	\$6,115,640	30%



Bank Balances	
Bank OZK - General Fund Checking	\$1,000 0.01%
Payroll Account	\$1,000 0.01%
NCCMT - General Fund	\$11,395,054 82.59%
General Fund Sweep Account	\$1,388,579 10.06%
Passive Park Fund Savings Account	\$266,787 1.93%
Passive Park A/P Account	\$1,000 0.01%
NCCMT - Powell Bill Restricted	\$741,015 5.37%
Landis Police Foundation	\$3,522 0.03%
TOTAL	13,797,956 100%

Operating Budget Expenditures	FY26 Budget	This Month	FY26 YTD	%
Administration	\$1,724,270	\$77,327.25	\$511,064.24	30%
Police Department	\$1,733,218	\$104,457.22	\$553,616.04	32%
Fire Department	\$1,267,430	\$66,241.61	\$345,014.36	27%
Streets Department	\$1,045,085	\$55,622.90	\$273,645.53	26%
Sanitation Department	\$349,500	\$44,737.77	\$70,242.84	20%
Parks and Recreation	\$751,408	\$45,951.00	\$263,186.52	35%
Electric Department	\$7,792,518	\$499,725.62	\$2,643,624.44	34%
Water Department	\$3,529,897	\$48,411.54	\$327,733.34	9%
Sewer Department	\$1,420,520	\$103,403.13	\$300,376.97	21%
Storm Water Department	\$160,175	\$2,652.18	\$50,546.34	32%
Debt Service - Municipal Loan/Copiers	\$144,025	\$836.16	\$129,624.38	90%
Debt Svc-USA Bonds/Sewer Eq/Srf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$20,224,046	\$1,049,566	\$5,468,675	27%

Landis Police Foundation	Balance	Allocated	Received This Month	FY26 TOTAL
Revenues - Sponsorships & Interest	\$3,521.68	\$0	\$0	\$76
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	\$266,787.01	\$0	\$362	\$1,048
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	\$664,430.00	\$0	\$73,595	\$79,590
Expenditures		Allocated	Expensed	Completed
Totals		\$0	\$0	\$1,100

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,899,370.00	\$0	\$0	\$0
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Construction Observation		\$736,720	\$771,103	\$771,103
Easement Survey/Plat Preparation				
Engineering Costs - Pay App #6 and #7				
Totals		\$736,720	\$771,103	\$771,103

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,395,621.00	\$0	\$527,967	\$527,967
Expenditures		Allocated	Expensed	Completed
Contract for Engineering and Tank Build		\$1,395,621	\$9,000	\$9,000
Tank Build Partial - Pay App #4 and #5			\$500,453	\$500,453
Engineering Costs - Pay App #4 and #5				
Totals		\$1,395,621	\$509,453	\$1,037,420

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$1,976,755.00	\$0	\$0	\$0
Expenditures		Allocated	Expensed	Completed
W Ryder Ave Waterline Replacement Contract		\$203,850	\$0	\$0
Totals		\$203,850	\$0	\$0

Electric Substation Project - 74 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$3,835,268.00	\$0	\$0	\$0
Expenditures		Allocated	Expensed	Completed
Substation Equipment		\$2,142,893	\$0	\$0
Substation Structure		\$372,426	\$0	\$0
Substation Design		\$247,042	\$8,958	\$15,958
Totals		\$2,762,361	\$8,958	\$15,958



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: November 10, 2025
SUBMITTED BY: Michael D. Ambrose, Town Manager
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Town Manager Report**

DETAILS:



**Town Manager Report
Month of October 2025**

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

1. The New Water Tank at the Public Works Facility will be erected in the next 30 days with substantial completion by March 2026.
2. There is a section of W Rice Street closed near Landis Fire Department for resident wall repair. The sidewalk will reopen once the project is completed.
3. The paving contracts are being signed and should be completed paving by March 2026. The Town is working with Transystems Inspectors and Engineers to ensure the project is successful for years to come.
4. South Main Street Sewer Line Project has been completed, and staff is processing the final paperwork for the vendors, and the state.
5. W Ryder Avenue will have some water line work going on beginning October 9, 2025. This project will replace the waterlines on W Ryder Avenue, and N Main Street, which will strengthen the town’s water quality and pressure in this area. These lines will intersect with the new water tank that is currently under construction at the Public Works Facility. Residents will see some road closures as a part of this project, and temporary water outages. Staff is committed to ensuring the residents know of the outages as soon as possible.
6. The power outage went as well, and all work was completed in less time than anticipated. All power was restored to residents by noon on October 27, 2025. Landis Ridge was able to be tied to the electric system to sustain the proper load for the new building at the back of the complex, and for future development.
7. Staff are continuing to work on digitalizing all department records through the Laserfiche system. Residents can expect to see more digital forms to complete, which should make it easier for the residents to get their utility and planning paperwork processed. Staff are attempting to get this project completed by the end of the fiscal year.

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

Thank you,
Michael D. Ambrose

2025

NOVEMBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
OCTOBER						
2	3	4	5	6 Board of Aldermen Work Session Meeting: 5:30PM	7	8
9	10 Board of Aldermen Regular Scheduled Meeting: 6:00PM	11 Town Offices Closed in Observance of Veterans Day	12	13	14	15
16	17	18 Planning Board Meeting: 6:00PM	19	20	21	22
23	24 DCFL Park Committee Meeting: 6:00PM	25 Christmas Parade & Downtown Tree Lighting 4PM - 7PM Town Offices Closing 10AM	26	27 Town Offices Closed in Observance of Thanksgiving	28 Town Offices Closed in Observance of Thanksgiving	29
30	1	2	3	4	5	6
DECEMBER						

NOTE

EVENTS 2024 - 2025

UPCOMING

NOV 26	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 14	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE
APR 04	DOWNTOWN CAR CRUISE-IN BEGINS*
APR 12	EASTER EGG-STRAVAGANZA
AUG 5	NATIONAL NIGHT OUT
SEPT 12	TOUCH A TRUCK EVENT
OCT 25	FALL FESTIVAL AND TRUNK OR TREAT
NOV 25	CHRISTMAS PARADE AND DOWNTOWN TREE LIGHTING EVENT
DEC 13	CAMPFIRE CHRISTMAS WITH SANTA BY THE LAKE

FOR MORE INFORMATION VISIT
WWW.TOWNOFLANDISNC.GOV



2025

DECEMBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
23	24	25	26	27	28	29
30	1	2	3 Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	4 Board of Aldermen Work Session Meeting: 5:30PM	5	6
7	8 Board of Aldermen Regular Scheduled Meeting: 6:00PM	9	10	11	12	13 Campfire Christmas with Santa by the Lake 4 - 6 PM
14	15	16 Planning Board Meeting: 6:00PM	17	18	19	20
21	22 DCFL Park Committee Meeting: 6:00 PM	23	24 Town Offices Closed in Observance of Christmas	25 Town Offices Closed in Observance of Christmas	26 Town Offices Closed in Observance of Christmas	27
28	29	30	30	1	2	3

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