



CANCELLED - WORK SESSION

Thursday, March 05, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 Adoption of Agenda

2. CONSIDERATIONS:

- 2.1 Consider Approval of Rescheduling Hosting OneBlood Blood Drive from March 3rd to March 31, 2026, for the Community and Employees and Additionally Consider Employee Incentive of 4-Vacation Hours for Donating

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: OneBlood Blood Drive was unable to come on March 3rd, and has requested to come on March 31, 2026.

Recommended Action: Motion to approve rescheduling hosting OneBlood Blood Drive from March 3rd to March 31, 2026, for the community and employees and approving an employee incentive of 4-vacation hours for donating.

- [2.2](#) Consider Discussion of the Agenda Packet for the March 16, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff

3. CLOSING:

- 3.1 Motion to Adjourn



BOARD OF ALDERMEN

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

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. PRESENTATIONS:

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

Submitted By: Madison Stegall, HR Director/Town Clerk

Details: The South Rowan Public Schools Bible Teaching Association has once again contacted the Town Clerk's Office to request assistance from the Town of Landis Fire and Police Departments in planning and coordinating the upcoming "Run for the WORD" 5K fundraiser. The event will be held at Trinity Lutheran Church in Landis on Saturday morning, September 12, 2026, in support of the Bible Teaching Ministry in our local public schools. The 5K Race will begin at 9:00 a.m., followed shortly thereafter by the Half-Mile Fun Run and the Awards Ceremony. All event activities are expected to conclude by approximately 10:45 a.m.

Recommended Action: Motion to approve the use of Town of Landis resources to assist the South Rowan Public Schools Bible Teaching Association with their "Run for the Word 5K" fundraiser on September 12, 2026.

3. PUBLIC HEARINGS:

3.1 Consider Public Hearing for Ordinance #2026-03-16-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

Submitted By: Matthew Geelen, Police Chief

Details: On February 21, 2025, the Town of Landis Code Enforcement Officer conducted an inspection of the non-residential structure and determined it to be unfit due to unmaintained deterioration and hazardous conditions, including roof damage and decay, possible roof leaks, and multiple nuisance, junk, and rubbish violations on the property. Multiple notices were issued to the property owner with no response.

A formal complaint and notice of hearing were served on April 30, 2025, and a duly noticed hearing was held on May 14, 2025, at Landis Town Hall. Following the hearing, the Code Enforcement Officer issued an Order on July 10, 2025, determining the structure to be deteriorated and dilapidated and ordering the owner to repair or remove/demolish the structure within fifteen (15) days. The property owner has failed to comply with the Order.

Pursuant to Landis Code of Ordinances § 95 and § 96 and N.C.G.S. § 160D-1203 authorize the Code Enforcement Officer to proceed with the closing and vacating of the non-residential structure. The ordinance further authorizes the placement of a placard declaring the structure unfit for human habitation, the recording of the ordinance with the Rowan County Registry, the assessment of associated costs as a lien against the property as permitted by law, and the levy of applicable civil penalties.

Recommended Action: Motion to Approve Ordinance #2026-03-16-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

5. ORDINANCES/RESOLUTIONS:

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

Submitted By: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment ZMA-2026-04-13 - Parcel #130 053 - 525 Kimball Road - SFR-3 to MU-2

Recommended Action: Motion to approve setting a public hearing for April 13, 2026, for Zoning Map Amendment ZMA-2026-04-13 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

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

Submitted By: Michael D. Ambrose, Town Manager

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

Recommended Action: Motion to approve the amended CIP for the Mt. Moriah Waterline Project and corresponding Resolution #2026-03-16-01.

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

Submitted By: Michael Ambrose, Town Manager

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

Requested Action: Approve Resolution #2026-03-16-02 authorizing the Town of Landis to submit the application for State loan and/or grant funding and designate the Town Manager as the Authorized Representative.

6. CONSIDERATIONS:

6.1 **Consider Approval of the Purchase of One (1) 2026 Ford F-150 4x4 SuperCrew Cab XL for Use by the Water Resources Department in the Amount of \$45,975.25 from Parks Ford**

Submitted By: Sean Taggart, Public Works Director

Details: This vehicle is equipped with a 5.0L V8 engine, electronic 10-speed automatic transmission, Tow/Haul Package with integrated trailer brake controller, electronic locking rear axle, spray-in bedliner, running boards, and related standard and fleet options.

The total vehicle price is \$45,975.25, utilizing State Contract pricing, which provides cost savings over standard retail pricing. This vehicle will support Water Resources operations by providing a reliable and capable fleet asset for towing, hauling, and daily fieldwork.

Staff recommend approval of this purchase based on operational necessity, fleet reliability, and favorable State Contract pricing.

Recommended Action: Motion to Approve the Purchase of One (1) 2026 Ford F-150 4x4 SuperCrew Cab XL for Use by the Water Resources Department in the Amount of \$45,975.25 from Parks Ford.

6.2 **Consider Approval of the Purchase of One (1) 2026 Ford F-250 4x4 Super Duty Regular Cab 8' Box (F2B) with Knapheide 8' Service Body for Use by the Water Department in the Amount of \$54,085.40 from Parks Ford**

Submitted By: Sean Taggart, Public Works Director

Details: This vehicle is equipped with a 6.8L V8 gas engine, 10-speed automatic transmission, heavy-service suspension package, 250-amp alternator, upfitter switches, 360-degree LED warning strobes, and a fully installed Knapheide 8' service body to support daily water system operations, field repairs, emergency response, and infrastructure maintenance. Approval of this purchase will ensure the Water Department has reliable and properly equipped transportation necessary to maintain service delivery and respond to water-related issues efficiently.

Recommended Action: Motion to approve the purchase of the 2026 Ford F-250 4x4 Super Duty Regular Cab with Knapheide 8' Service Body for the Water Department from Parks Ford in the amount of \$54,085.40.

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

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

Details: The automatic gate will replace the current utility gate located at the service road on Tranquil Lake Drive. This road serves as the access to Lake Corriher along with the cabins and campsites. The automatic gate with keypad will allow park staff, police and fire to enter easily with their employee badges without the worry of keys with the current padlock. Authorized campers can receive gate codes to avoid their vehicles being locked in or out after hours. Quotes were received from 3M Gates & Access Control in the amount of \$9,904.05 and from Allison Fencing in the amount of 17,842.00. I recommend 3M Gates & Access Control due to cost efficiency and their timeline of completion.

Recommended Action: Motion to approve installing the automatic entrance gate to the campsites at Lake Corriher Wilderness Park in the amount of \$9,904.05 from 3M Gates & Access Control.

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

Submitted By: Matthew Geelen, Police Chief

Details: This renewal provides for continued body-worn camera deployment, unlimited Axon Evidence storage, Evidence.com licensing, extended warranties, and full hardware refresh throughout the 60-month term under the Technology Assurance Plan. The total contract amount for the 60-month term is \$178,926.30.

Payments are structured over the five-year term as follows: \$1,237.71 due in June 2026; \$34,101.85 due in July 2026; \$35,896.69 due in July 2027; \$35,896.69 due in July 2028; \$35,896.69 due in July 2029; and \$35,896.67 due in July 2030

This contract renewal ensures continued compliance with body-worn camera best practices, maintains secure unlimited digital evidence storage, provides predictable annual budgeting, and guarantees equipment replacement and refresh during the contract period.

Recommended Action: Motion to approve the five-year Axon Body-Worn Camera contract renewal in the total amount of \$178,926.30.

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

Submitted By: Michael Ambrose, Town Manager

Details: The Fire Department Relief fund requires two members, who are appointed by the Board of Aldermen, to serve on the Firefighter's Relief Board of Trustees. These members are typically elected officials, but can be anyone the board nominates.

Recommended Action: Motion to appoint _____ and _____ to service on the Firefighter's Relief Board of Trustees.

6.6 **Consider Discussion of 125 Event Details**

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

Details: Update on 125 event.

7. DEPARTMENT REPORTS:

7.1 Code Enforcement Report

7.2 Customer Service Report

- 7.3 Fire Report
- 7.4 Parks & Recreation Report
- 7.5 Planning and Zoning Reports
- 7.6 Police Report
- 7.7 Public Works Report
- 7.8 Fleet Report

8. REPORTS:

- 8.1 Finance Report
- 8.2 Manager Report

9. UPCOMING EVENTS:

- 9.1 Upcoming Events (Included in the Board packet)

10. CLOSING:

- 10.1 Board Comments
- 10.2 Motion to Adjourn

DRAFT