



BOARD OF ALDERMEN

Monday, February 09, 2026 at 6:00 PM
Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. CONSENT AGENDA:

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

REQUESTED ACTION: Motion to Approve Consent Agenda as presented

- [2.1](#) Consider Approval of Hosting OneBlood Blood Drive March 3rd, 2026, June 11, 2026, and September 11, 2026, for the Community and Employees and Additionally Consider Employee Incentive of 4-Vacation Hours for Donating

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 3.1 Citizens' Comments

4. ORDINANCES/RESOLUTIONS:

- [4.1](#) Consider Approval to Adopt a Code of Ethics for the Board of Aldermen and Corresponding Ordinance #2026-02-09-01

[4.2](#) Consider Approval of Resolution #2026-02-09-03 to Accept and Terminate the Declaration of State of a Emergency

[4.3](#) Consider the Approval of Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

5. Old Business:

[5.1](#) Consider Approval of Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee

[5.2](#) Consider Approval of Awarding DCFL Survey to UTLEY Land Surveying, PLLC in the Amount of \$4,100.00 as Recommended by the DCFL Committee

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

6. CONSIDERATIONS:

[6.1](#) Consider Approval of Change Order #25-02-06 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

[6.2](#) Consider Approval of Amended Resolution #2022-12-12-1 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

[6.3](#) Consider Approval of Amended Capital Project Ordinance #2024-09-09 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

[6.4](#) Consider Approval of Budget Amendment #15 to Allocate Funds for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project Closeout (Project #25-02)

[6.5](#) Consider Approval of the Purchase and Installation of Two MATADOR 92 Wastewater Matting Eliminators in the Amount of \$17,995.50, from CITCO Water

[6.6](#) Consider Approval of the Purchase of 100 Upgraded Water Meters in the Amount of \$20,383.50 from Ferguson Waterworks

[6.7](#) Consider Approval of the Installation of a New Sewer Line and Corresponding Asphalt/Concrete Repair at Town Hall in the Amount of \$9,466.00 by William Mack Harrington

[6.8](#) Consider Approval of Budget Amendment #16 to Allocate Funds for the New Sewer Line at Town Hall and the DCFL Park Survey

[6.9](#) Consider Approval of the 125 Mural Shirt Design

[6.10](#) Consider Approval to Adopt Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge

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



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Consent Agenda

SUBJECT: **Consider Approval of Hosting OneBlood Blood Drive March 3rd, 2026, June 11, 2026, and September 11, 2026, for the Community and Employees and Additionally Consider Employee Incentive of 4-Vacation Hours for Donating**

DETAILS:

OneBlood of the Carolinas has requested that the Town of Landis assist them with hosting community blood drives scheduled for March 3rd, 2026, June 11, 2026, and September 11, 2026.

OneBlood will provide a mobile donation bus, which will be stationed in the large adjacent parking lot next to Town Hall. The blood drives will be open to all town employees, whether on or off duty, with department scheduling adjustments made as needed to ensure operational coverage while maximizing employee participation.

The events will also be open to the public and promoted locally through social media and other outlets to encourage broader community involvement. Each donor will receive a promotional item provided by OneBlood as a thank-you for their contribution.

Additionally, staff request approval to offer an incentive of four (4) hours of vacation leave for each donation to any town employee who donates during the events. This added benefit would further encourage participation in this important, potentially life-saving effort.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: Feburary 9, 2026

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider Approval to Adopt a Code of Ethics for the Board of Aldermen and Corresponding Ordinance #2026-02-09-01**

DETAILS:

Requested Action:
Motion to Adopt Code of Ethics for the Board of Aldermen and Corresponding Ordinance
#2026-02-09-01



**CODE OF ETHICS
OF THE
TOWN OF LANDIS BOARD OF ALDERMEN**

Section 1. Purpose

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the Town of Landis Board of Aldermen (the “Board”) and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member’s best judgement.

Section 2. General Principles Underlying the Code of Ethics

- A.** The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- B.** Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- C.** Board members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
- D.** Board members must always remain aware that at various times they play different roles:
 - i.** As advocates, who strive to advance the legitimate needs of their citizens;
 - ii.** As legislators, who balance the public interest and private rights in considering and enacting decisions, ordinances, and resolutions; and
 - iii.** As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.
- E.** Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.

- F. Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

Section 3. Obey the Law

Board members should obey all laws applicable to their official actions as members of the Board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

Section 4. Act with Civility

Board members should feel free to assert policy positions and opinions without fear of reprisal from fellow Board members or citizens. To declare that a Board member is behaving unethically because one disagrees with that Board member on a question of policy (and not because of the Board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Section 5. Maintain Integrity and Independence

Board members should act with integrity and independence from improper influence as they exercise the duties of their office. Characteristics and behaviors consistent with this standard include the following:

- A. Adhering firmly to a code of sound values.
- B. Behaving consistently and with respect toward everyone with whom they interact.
- C. Exhibiting trustworthiness.
- D. Living as if they are on duty as elected officials regardless of where they are or what they are doing.
- E. Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- F. Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others.
- G. In a quasi-judicial matter, disclosing contacts and information about issues that they receive outside of public meetings to the extent required by law.

- H. In a quasi-judicial matter, refraining from seeking or receiving information about the matter outside of the quasi-judicial proceeding itself to the extent required by law.
- I. Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions.
- J. Not reaching conclusions on issues until all sides have been heard.
- K. Showing respect for their office and not behaving in ways that reflect badly on those in office.
- L. Recognizing that they are part of a larger group and acting accordingly.
- M. Recognizing that individual board members are not generally allowed to act on behalf of the Board but may only do so if the Board specifically authorizes it, and that the Board must take official action as a body.

Section 6. Avoid Impropriety

- A. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this Board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the Board member's action would conclude that the action was inappropriate.
- B. If a Board member believes that his or her actions, while legal and ethical may be misunderstood, the member should seek the advice of the Board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 7. Faithfully Perform the Duties of Office

Board members should faithfully perform the duties of their office. They should act as especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, and in quasi-judicial matters they should be mindful of the need not to engage in communications outside of meetings. They should demand full accountability from those over whom the Board has authority. Board members should be willing to bear their fair share of the Board's workload. To the extent appropriate, they should be willing to put the Board's interests ahead of their own.

Section 8. Conduct the Business of Government in an Open and Public Manner

Board members should conduct the affairs of the Board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to Board members or their employees. In order to ensure strict compliance with the laws concerning openness, Board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delays in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the Board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section 9. Guidelines for Ethical Behavior

Local governing boards have no legal power to bring criminal charges against their members or otherwise to directly control one another's behavior. At the same time, board members should be familiar with laws that may affect them in their actions as elected local government officials, and they should take care to avoid common pitfalls. For example, some boards have found it useful in avoiding legal conflicts of interest to start each meeting by asking members to voluntarily inform the board if any matter on the agenda might present a conflict of interest or might require the member to be excused from voting.

The following guidelines are designed to translate current legal requirements into specific behaviors board members should avoid. While statutory provisions should be viewed as a minimum standard, board members should always consider whether there are ethical problems with others behaviors, even if such behavior does not violate criminal or other statutes dealing with conflicts of interest or other subjects.

1. Avoid deriving a direct benefit from contracts in which you are involved in making or administering on behalf of the public agency. (*§14-234(a)(1); criminal penalty; note defined terms in the statute; direct benefit, involved in making or administering a contract.*)
2. Avoid attempting to influence others involved in making or administering a contract on behalf of the public agency, even if you aren't involved, if you will derive a direct benefit from the contract. (*§14-234(a)(2); criminal penalty; note defined terms in the statute: direct benefit, involved in making or administering a contract.*)
3. Avoid soliciting or receiving any gift or reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency you serve. (*§14-234(a)(3); criminal penalty.*)

4. Consider the ethical and practical consequences of deriving a direct benefit from a contract authorized under any exception to the statute and weigh these considerations against the potential advantage to the public agency and to yourself. Follow reporting requirements to ensure transparency. (*§14-234(b); (d1).*)
5. Avoid participating in deliberations about or voting on a contract in which you have a direct benefit, when the contract is undertaken as allowed under any exception to the statute. (*§14-234(b1); criminal penalty.*)
6. Avoid using your knowledge of contemplated action by you or your unit, or information known to you in your official capacity and not made public, to acquire a financial interest in any property, transaction or to gain a financial benefit that may be affected by the information of contemplated action. Avoid intentionally aiding another to do any of these things. (*§14-234.1; criminal penalty.*)
7. Avoid receiving any gift or favor from a current, past, or potential contractor. (*§133-32(a); criminal penalty.*)
8. Consider the ethical and practical consequences of accepting a gift or favor under any exception to statutory prohibition and follow reporting requirements to ensure transparency. (*§133-32(d).*)
9. Avoid voting on matters involving your own financial interest or official conduct. Identify and disclose these matters in advance so your board can determine whether you have a conflict allowing you to be excused by the board from voting. When in doubt, obtain an opinion from your local attorney about whether you must vote or may be excused. (*§160A-75; 153A-44.*)
10. Avoid voting on any zoning map or text amendment where the outcome of the vote is reasonably likely to have a direct, substantial, and readily identifiable financial impact on you. (*§153A-340(g); §160A-381(d).*)
11. Do not participate in or vote on any quasi-judicial matter, including matters that come before the board when the board is acting in a quasi-judicial capacity under G.S. §153A-345 or G.S. §160A-388, if participation would violate affected persons' constitutional right to an impartial decision-maker. Impermissible conflicts under this statutory standard include "having a fixed opinion prior to hearing the matter that is not susceptible to change"; "undisclosed ex parte communications [communications between a board member and someone involved in the matter that occur outside the official quasi-judicial

proceeding]”; “a close familial, business, or other associational relationship with an affected person”; or “a financial interest in the outcome of the matter.” (§153A-345(e1), §160A-388(e1); violation of the constitutional standard by one member invalidates the entire vote.)

12. Fulfill your statutory obligation to vote on all matters that come before you even when there are appearances of conflict, and only refrain from voting when there is a legal basis for being or a requirement to be excused from voting. (§153A-44; §160A-75.)

Section 10. Censure Procedures

If a majority of the board has reason to believe that one of its members has violated a provision of this Code of Ethics, it may open an investigation into the matter to determine whether probable cause exists to initiate censure proceedings against the member. All information compiled, including the grounds for any finding of probable cause, shall be shared with the member when it is received. All information pertaining to the case shall be open to public inspection and copying pursuant to the North Carolina public records statutes. If upon investigation the board concludes that a violation of a criminal law may have occurred, it shall refer the matter to the local district attorney.

Should the board determine that it wishes to proceed further with censure proceedings, it shall call for a hearing to be held at a regular meeting or at a special meeting convened for that purpose. Notice of the hearing stating its time, place and purpose shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the jurisdiction. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included. Alternatively, the hearing shall be advertised on the jurisdiction’s website for the same period of time, up to and including the date of the hearing. The notice shall state that a detailed list of the allegations against the member is available for public inspection and copying in the office of the clerk or secretary to the board.

The hearing shall be convened at the time and place specified. The hearing and any deliberations shall be conducted in open session in accordance with the North Carolina open meetings statutes.

The accused board member shall have the right to have counsel present, to present and cross-examine expert and other witnesses, and to offer evidence, including evidence of the bias of any other board member or the presiding officer. An audio or video and audio tape of the proceedings shall be prepared. Any and all votes during the hearing shall be taken by the ayes and noes and recorded in the board’s minutes.

Once the hearing is concluded, it shall be closed by vote of the board. The presiding officer shall next entertain a motion to adopt a non-binding resolution censuring the member based on specified violations of the code of ethics. Any motion made must be an affirmative one in favor of adopting a non-binding resolution of censure. If the motion or resolution does not state particular grounds for censure under the code of ethics, the presiding officer shall rule it out of order.

If a motion to adopt a non-binding resolution of censure stating particular grounds under the code of ethics has been made, the board shall debate the motion. The accused member shall be allowed to participate in the debate but shall not vote on the motion to adopt the resolution.

At the conclusion of the debate, the board shall vote on the resolution. If the motion to adopt the non-binding resolution of censure is approved by a three-fourths vote of those present and voting, a quorum being present, the motion passes and the non-binding resolution of censure is adopted.

The text of the non-binding resolution of censure shall be made a part of the minutes of the board. Any recording of the board's proceedings shall be approved by the board as a permanent part of the minutes. The proceedings shall then be considered concluded, the board having done all it legally can with respect to the matter in question.

DRAFT



**ACKNOWLEDGMENT
OF THE
CODE OF ETHICS
FOR THE
TOWN OF LANDIS BOARD OF ALDERMEN**

I, _____, a member of the Town of Landis Board of Aldermen, do hereby acknowledge that I have received and reviewed a copy of the Code of Ethics of the Town of Landis Board of Aldermen in accordance with North Carolina G.S. §160A-86.

Signature

Date

Notary Acknowledgment:

North Carolina

County

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20 ____.

(Official Seal)

Notary Public Signature

My commission expires _____, 20 ____.



**AN ORDINANCE ADOPTING A CODE OF ETHICS
FOR THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS**

WHEREAS, the Constitution of North Carolina, Article I, Section 35, provides that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty"; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto, *Esse Quam Videri*, "To be rather than to seem"; and

WHEREAS, N.C.G.S. § 160A-86 requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials, the members of the Board of Aldermen are charged with upholding the trust of the citizens of the Town of Landis and with obeying the law;

NOW, THEREFORE BE IT ORDAINED, by the Town of Landis Board of Aldermen that in recognition of the obligations assumed by Board Members as public officials representing the citizens of the Town of Landis, and acting pursuant to the requirements of G.S. § 160A-86, that:

1. The attached Code of Ethics titled *Code of Ethics of the Town of Landis Board of Aldermen* is hereby adopted.
2. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.
3. This ordinance shall become effective upon adoption.

Adopted this the 9th day of February 2026.

Meredith Bare Smith, Mayor

Attest:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Consideration

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider Approval of Resolution #2026-02-09-03 to Accept and Terminate the Declaration of State of a Emergency**

DETAILS:

Requested Action:
Motion to approve Resolution #2026-02-09-03 to Accept and Terminate the Declaration of State of a Emergency



TOWN OF LANDIS, N.C.
RESOLUTION OF A STATE OF EMERGENCY

WHEREAS, on January 24, 2026, at 2:30 PM, Mayor Meredith Bare Smith of the Town of Landis declared that a State of Emergency existed within the Town of Landis, North Carolina; and

WHEREAS, the conditions necessitating that declaration continued to impact the Town through February 9, 2026; and

WHEREAS, the Board of Aldermen finds that the Mayor's declaration of a State of Emergency from January 24, 2026, through February 9, 2026, was necessary and appropriate to protect the health, safety, and welfare of the public; and

NOW, THEREFORE, the Board of Aldermen of the Town of Landis hereby affirms, accepts, and ratifies the Mayor's declaration of a State of Emergency for the period beginning January 24, 2026, and ending February 9, 2026, including all actions taken and restrictions imposed pursuant thereto.

BE IT FURTHER RESOLVED, that the State of Emergency is declared terminated effective February 9, 2026, and all emergency restrictions and orders issued under that declaration are hereby lifted as of that date.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Matthew Geelen, Interim Public Works Director

ITEM TYPE: Consideration

AGENDA SECTION: Ordinances/Resolutions

SUBJECT: **Consider the Approval of Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway**

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.

Requested Action:

Motion to Approve Setting a Public Hearing for the Board of Aldermen Meeting on March 9, 2026, for Ordinance #2026-03-09-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

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

Owner(s): **Joseph L. Rojas**
 Case Number: **202503018**
 PIN: **5625 -10- 35 -5801**



**AN ORDINANCE ORDERING THE TOWN OF LANDIS CODE
 ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE PURPOSE OF
 THE LANDIS HOUSING CODE AND G.S.
 § 160D-1203.**

WHEREAS, on 02/21/2025 the Town of Landis Code Enforcement Officer conducted a thorough inspection of the Non-residential structure located on the property identified in the Rowan County Tax Record **PID 133 143** having a street address of **2570 S US 29 HWY, Landis NC**, "the property". Said property is owned by Rojas, Joseph J. by that Parcel ID recorded in the Rowan County Registry as 133 143 and Deed reference book and page: 0632/0004; and

WHEREAS, the Town of Landis Code Enforcement Officer found that the Non-residential structure was unfit for human habitation as a result of unmaintained deterioration of the structure rendering it in a hazardous condition due to roof damage and decay and possible roof leaks along with multiple areas of Nuisance/Junk and rubbish on the property and multiple Notices were sent with no response from the property owner, and

WHEREAS, on 04/30/2025 the Town of Landis Code Enforcement Officer served upon the Owner and parties of interest in such Non-residential structure a complaint stating the charges in that respect and containing a notice of a Hearing to be held before the Officer; and

WHEREAS, a duly noticed Hearing was held on 05/14/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 07/10/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

Repair the Non-residential structure within 15 days.

Remove or demolish the Non-residential structure within 15 days.

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

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

By virtue of the authority granted by Landis of Ordinances §§ 95, 96 *et. seq.*, "Housing and Building Code", and by G.S. § 160D-1203, the Town of Landis Enforcement Officer is hereby ordered to cause the Non-residential structure to be repaired, vacated, and closed, or removed or demolished, as provided in the original Order of the Officer.

The Town of Landis Code Enforcement Officer shall place a placard on such dwelling with the following words: "This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful".

This ordinance shall be recorded in the Rowan County Registry; and

As provided by Landis Code of Ordinances §§ 95, 96 and by G.S. § 160A-443 (5) &(6), the cost of any vacation, closing and/or demolition of the residential structure caused to be made by the Officer shall be a lien against the real property upon which such cost was incurred and upon any other real property of the Owner located within the Town limits, except for the Owner's primary residence.

Civil Penalties. The Landis Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Landis Code of Ordinances Chapter § 96.99. and G.S. § 14-4.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this 9th day of March 2026.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9th, 2026

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

ITEM TYPE: Considerations

AGENDA SECTION: Old Business

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

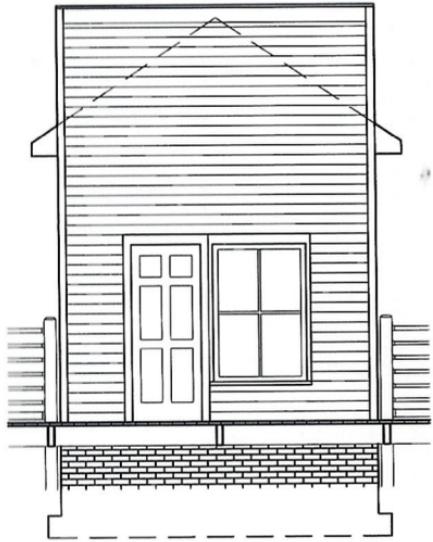
DETAILS:

During the November DCFL Meeting, Architecture Ramsay Burgin presented to the committee a group layout option for the DCFL Park's Restroom Facility. This group layout option consists of two open rooms with stalls on separate sides for men and women. This differed from the original layout where each restroom was its own individual room and would accommodate either men or women.

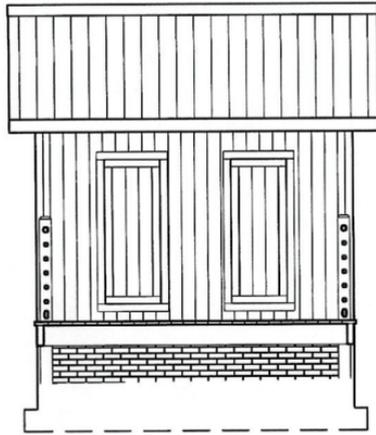
Mr. Burgin explained to the committee that this layout did not produce anymore fixtures or toilets but did change the layout. Each plan still consists of (6) toilets. He also stated there is a trend to migrate toward the single rooms due to the enhanced security and the ability to close or open rooms accordingly, unlike the group layout where both rooms and all the stalls will be open.

The open plan with stalls will add approximately 200 square feet adding additional costs. This was rediscussed in the DCFL committee in November 2025. After much discussion addressing security issues, additional costs, and maintenance, the committee still recommends the original plan of the (6) individual restrooms.

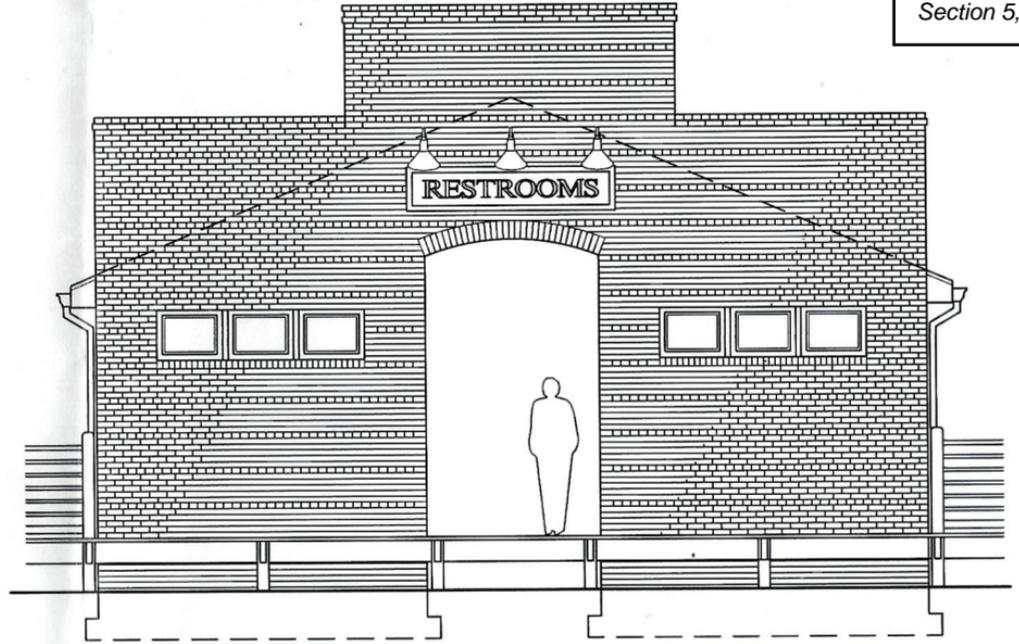
Requested Action:
Motion to approve _____ restroom facility type for the DCFL park.



DOCTOR'S OFFICE



JAIL



RESTROOMS

10'-0"

10'-0"

MAIN STREET
ELEVATION

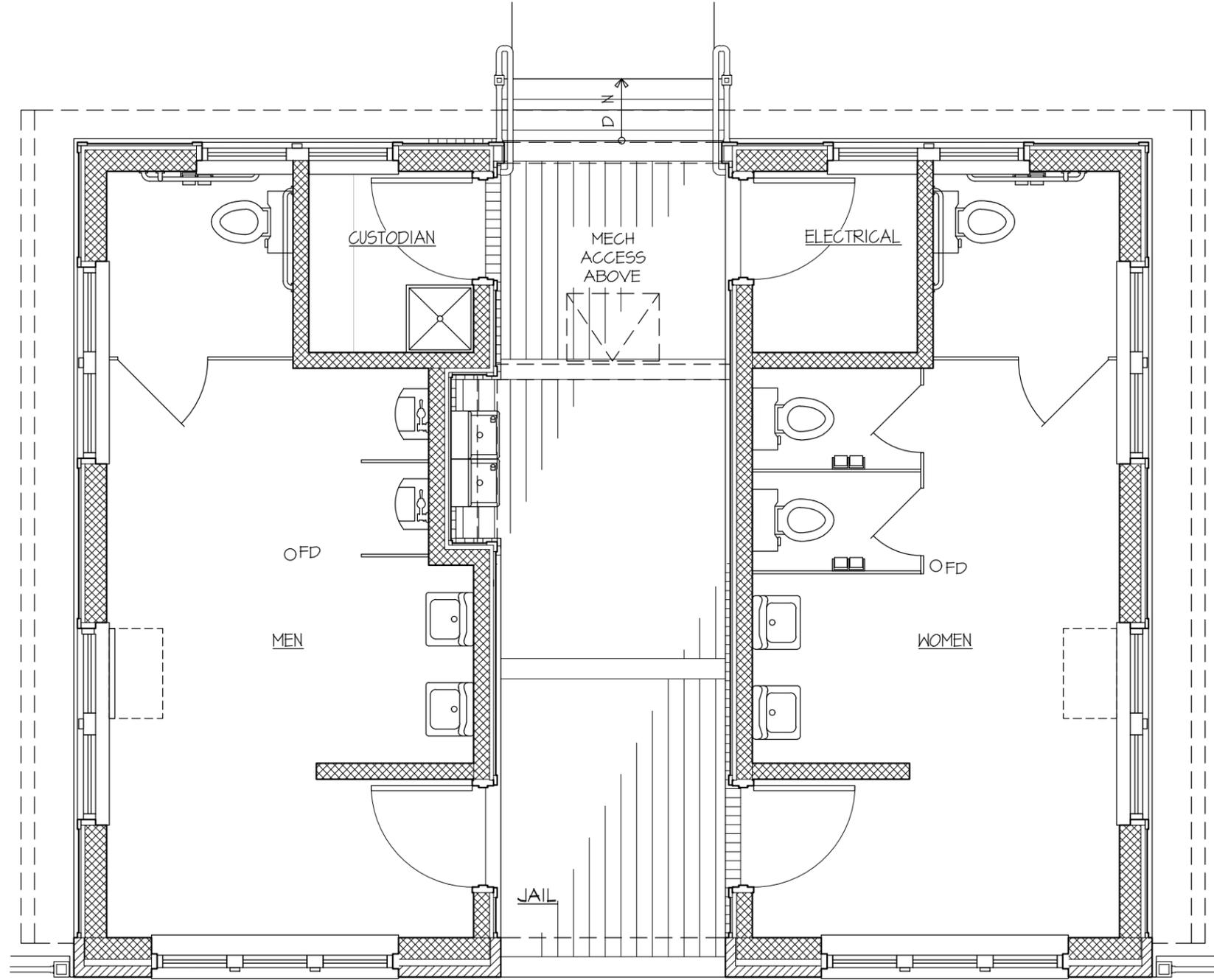
SCALE: 1/8" = 1'-0"



SMITH ARCHITECTS

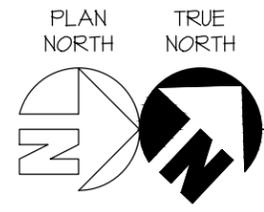
225 NORTH MAIN STREET - SUITE 501
SALISBURY, NORTH CAROLINA 28144
Phone: (704) 655-9121 Email: rboese@smitharch.com
Website: smitharch.com

PUBLICATION OR REUSE OF THESE DRAWINGS
OR ANY DETAILS THEREFROM MUST BE WITH
THE WRITTEN CONSENT OF THE ARCHITECT



RESTROOMS GROUP TOILET PLAN

DC AND FRANCIS LINN
LINN PARK
NORTH CENTRAL AVE.
LANDIS, NC



GROUP TOILETS FLOOR PLAN



DRAWN BY _____
CHECKED BY _____
DATE _____
CONCL. NO. _____

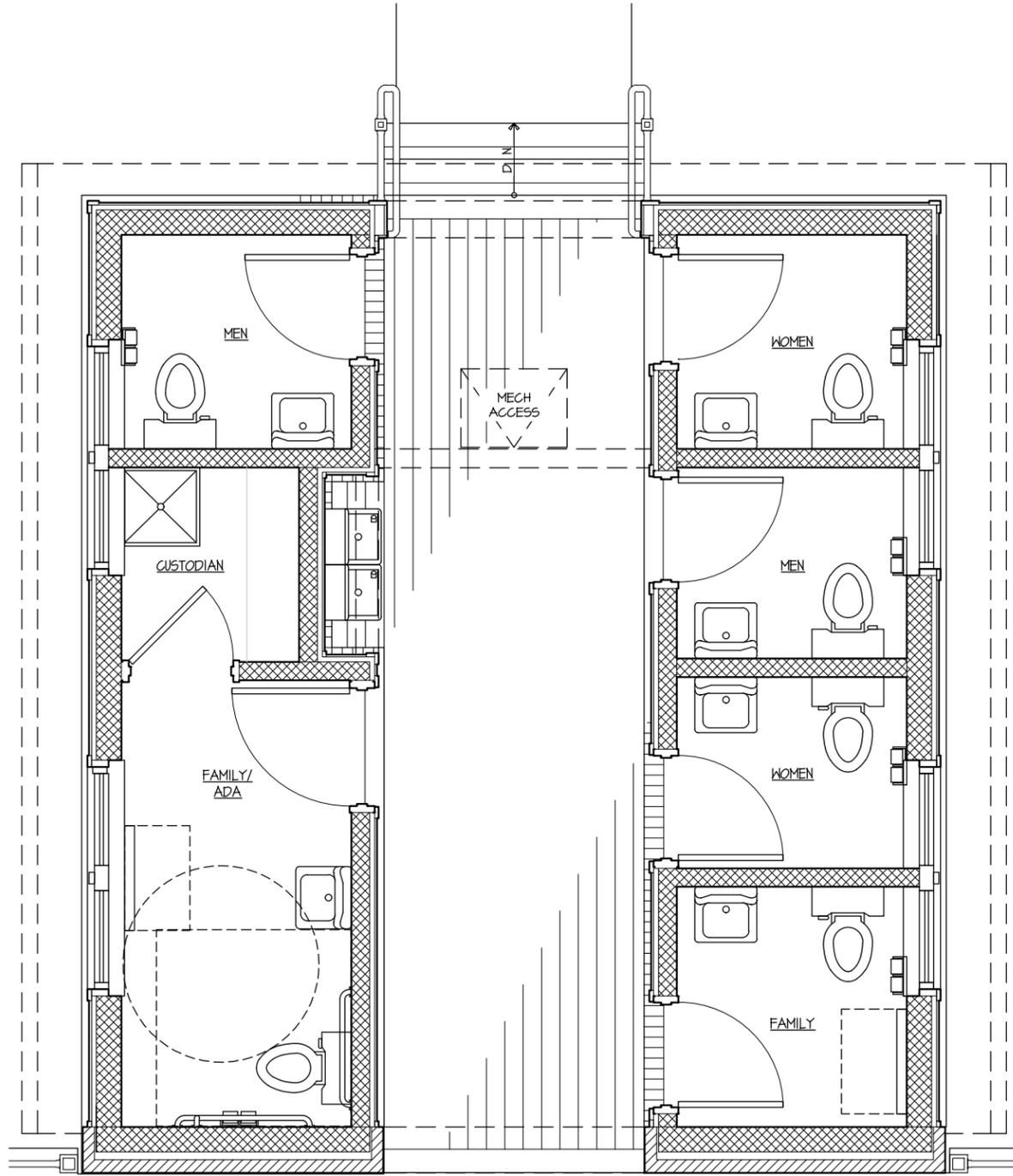
SHEET NO.
OF **22**



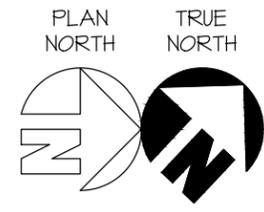
SMITH ARCHITECTS

225 NORTH MAIN STREET - SUITE 501
SALISBURY, NORTH CAROLINA 28144
Phone: (704) 655-9121 Email: rrose@smitharch.com
Website: www.smitharch.com

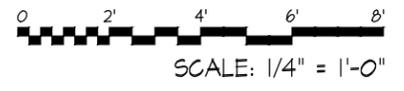
PUBLICATION OR REUSE OF THESE DRAWINGS
OR ANY DETAILS THEREFROM MUST BE WITH
THE WRITTEN CONSENT OF THE ARCHITECT



RESTROOMS
TOILET ROOMS



TOILET ROOMS
FLOOR PLAN



DC AND FRANCIS LINN
LINN PARK
NORTH CENTRAL AVE.
LANDIS, NC

DRAWN BY _____
CHECKED BY _____
DATE _____
CONS. NO. _____

SHEET NO.

OF 23



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michelle Gray, DCFL Committee Chair

ITEM TYPE: Consideration

AGENDA SECTION: Old Business

SUBJECT: **Consider Approval of Awarding DCFL Survey to UTLEY Land Surveying, PLLC in the Amount of \$4,100.00 as Recommended by the DCFL Committee**

DETAILS:

To (Client):

Town of Landis
Attn: Jessica St. Martin
312 N Main Street
Landis, NC 28088
(704) 857-2411 ext. 601
jstmartin@townoflandis.com

From (Surveyor):

Utley Land Surveying, PLLC
746 Edgemoor Drive
Mooresville, NC 28115
(704) 798-9715
utleylandsurveying@gmail.com

Proposal For Surveying Services

Date: 12/19/2025

Scope of Services – Boundary Survey

Utley Land Surveying, PLLC will perform a Boundary Survey for Rowan County Tax Parcels 109 003, 109 004, 109 005, 109 006, 109 007, 109 008, 109 009, 109 110, 109 111, and 109 146. See Exhibit A for project area.

Boundary Survey will consist of the following:

1. Establishing GPS control within the project area.
2. Locating existing property corners for the subject parcel and adjoining parcels.
3. Locating visible evidence of occupation along the subject parcel lines.
4. Locating visible above ground utility appurtenances.
5. Locating and mapping visible improvements located on the subject parcels and within road rights-of-way abutting subject parcels.
6. Processing and mapping field data.
7. Deed research for subject parcel and adjoining parcels.
8. Road rights-of-way will be defined based on publicly available records and field located features.
9. Boundary analysis and determination.

Upon completion of the scope of services outlined above, the surveyor will deliver to the client a signed PDF of the results of the survey. If the client requests additional deliverables, it may incur an additional fee.

Scope of Services – Recombination Plat

Utley Land Surveying, PLLC will prepare a Recombination Plat for Rowan County Tax Parcels 109 003, 109 004, 109 005, 109 006, 109 007, 109 008, 109 009, 109 110, 109 111, and 109 146. See Exhibit A for project area.

Details:

1. Recombination plat will utilize the herein described boundary survey scope as the basis of design.
2. Recombination plat will meet minimum standards as outlined in North Carolina State Statutes and be prepared in accordance with local guidelines and regulations.
3. Upon client and surveyor approval, the recombination plat will be submitted to the appropriate local organization for preliminary review.
4. Upon completion of preliminary review, the plat will be submitted to the appropriate County Register of Deeds for recordation.

OUT OF SCOPE ITEMS

The following items are out of the scope of services rendered:

- 1. Legal Services
- 2. Resolution of boundary conflicts, gaps, overlaps, and parcel encroachments
- 3. Title searches or abstracting
- 4. Shipping and/or delivery fees
- 5. Recording fees

Schedule

Utley Land Surveying, PLLC will complete the scope of services outlined herein within an estimated 3 weeks from the first site visit from the surveyor. Client acknowledges that Surveyor may not be able to complete the project by the estimated completion date for various reasons including, without limitation, unforeseen weather conditions or occurrences, access limitations, and/or site conditions that may affect the pace of fieldwork.

Fee - \$4,100.00

Utley Land Surveying, PLLC will complete the scope of services outlined herein for a fixed fee total of \$4,100.00. See below for individual item breakdown.

Boundary Survey: \$3,300.00

Recombination Plat: \$800.00

If conditions are encountered that require additional surveying services beyond the scope of services outlined herein, we will contact you regarding such conditions and obtain your approval before performing any such service and/or exceeding the above cost. Costs for any additional services will be negotiated between the surveyor and the client and agreed to in writing before such services are rendered.

Utley Land Surveying, PLLC thanks you for your consideration of survey services.

Sincerely,



J. Tyler Utley
Member/Manager
Utley Land Surveying, PLLC
NC Firm # P-3240

Client Name: _____

Client Signature: _____

Date: _____

This proposal is valid for 30 calendar days.

Exhibit A



RE: DC & Frances Linn Park

From: Tyler Wiethorn <tyler@whitehallsurvey.com>
Sent: Wednesday, August 27, 2025 2:05 PM
To: Jessica St. Martin <jstmartin@townoflandisnc.gov>
Subject: DC & Frances Linn Park

Jessica, thanks again for reaching out on this. Per our discussion, I just wanted to summarize what I understand to be the scope and intent of what you're needing for DC & Frances Linn Park:

We will perform a boundary and physical survey of all of the parcels owned by Town of Landis on the block bound by Central, Garden, Chapel, and Ryder. It's a total of 10 parcels, one of which is the Police and Fire Station, another which has the water tower.

Includes these PIN #'s:

- 109 003
- 109 004
- 109 005
- 109 006
- 109 007
- 109 008
- 109 009
- 109 110
- 109 111
- 109 146

We would complete a boundary survey that describes all these parcels as one contiguous tract, roughly shown here:



We would record this map, which should in effect combine them into a single parcel. The survey would show existing improvements (such as structures, above-ground utilities, and paving) but would not be a topographic or tree survey.

Our fee would be \$4,250 (plus a \$21 recording fee paid to Rowan County). I would expect we could complete this within around 8 weeks.



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.

February 9, 2026:

Requested Action: Motion to Approve Elected Officials Ethics Training Utilitizing the On-Demand Ethics Training Course Offered by the UNC School of Gocernment on _____ date at _____ time.



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Change Order #25-02-06 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)**

DETAILS:

The Town's Upright Sewer Rehabilitation Project has been successfully completed, and the final amount of underruns have been received by Staff. Budget Amendment #15 will lower the project cost by \$122,042.18, which will make the project overall net increase of \$70,107.82.

Requested Action:
Motion to Approve Change Order #25-02-06 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)

BID ITEM FINAL QUANTITY RECONCILIATION (Overruns/Underruns)

Description:

1. **Increase Bid item quantities already in the contract: \$23,700.70**
 - a. Bid Item 3: Gravity Sewer- 8" PVC 6-8' Deep
 - i. Add 42 LF to contract
 1. \$97 LF. Total added to contract: \$4,074
 - b. Bid Item 5: Full 100% reinstatement of active service laterals.
 - i. Add 22 EA to contract
 1. \$300 EA. Total added to contract: \$6,600
 - c. Bid Item 13: Manhole Removal and Disposal.
 - i. Add 1 EA to contract
 1. \$7,460 Ea. Total added to contract: \$7,460
 - d. Bid Item 21: Removal and Replacement of Concrete Curb and Gutter
 - i. Add 16 LF to contract
 1. \$295.00 LF. Total added to contract: \$4,720
 - e. Bid Item 31: Cleanup, Seeding, and Mulching
 - i. Add 705.58 SY to contract
 1. \$1.20 SY. Total added to contract: \$846.70

TOTAL OVERRUNS: \$23,700.70

2. **Decrease Bid items to deduct from contract: \$145,742.88**
 - a. Bid item 9: Manhole bottom / bench / invert Re-Construction
 - i. Deduct 1 EA from contract
 - a. \$3,970. Total deducted from contract: \$3,970
 - b. Bid item 10: Connection of existing sewer to new manhole
 - i. Deduct 1 EA from contract
 - a. \$2,788 EA. Total deducted from contract: \$2,788
 - c. Bid item 15: Sanitary sewer service lateral replacement. 4" Lateral to sewer main
 - i. Deduct 13 EA from contract
 1. \$2,750 EA. Total deducted from contract: \$35,750
 - d. Bid item 16: Sanitary sewer service lateral replacement. 4" Lateral to Manhole
 - i. Deduct 8 EA from contract
 1. \$3,070 EA. Total deducted from contract: \$24,560
 - e. Bid item 17: Additional 4" sanitary sewer lateral pipe
 - i. Deduct 500 LF from contract
 1. \$34 LF. Total deducted from contract: \$17,000
 - f. Bid item 20: Asphalt driveway removal and replacement
 - i. Deduct 100 SY from contract
 1. \$96 SY. Total deducted from contract: \$9,600
 - g. Bid item 25: Restoration of gravel area
 - i. Deduct 121.67 SY from contract
 1. \$34 SY. Total deducted from contract: \$4,136.78
 - h. Bid item 26: Select Backfill
 - i. Deduct 149.71 CY from contract
 1. \$110 Total deducted from contract: \$16,468.10
 - i. Bid item 27: Extra stone stabilization
 - i. Deduct 200 Ton from contract

- 1. \$65 Ton. Total deducted from contract: \$13,000
- j. Bid item 28: Stone screening for asphalt protection
 - i. Deduct 640 LF from contract
 - 1. \$20 LF. Total deducted from contract: \$12,800
- k. Bid item 30: Inlet Protection
 - i. Deduct 2 EA from contract
 - 1. \$550 EA. Total deducted from contract: \$1,100
- l. Bid item 34: 6" Sanitary sewer service lateral replacement. 6" Lateral to sewer main
 - i. Deduct 1 EA from contract
 - 1. \$4,570 EA. Total deducted from contract: \$4,570

TOTAL UNDERRUNS: \$145,742.88

SUMMARY – Final Adjusting Change Order No. 6

Overruns (-): \$ 23,700.70
Underruns (+): \$145,742.88
TOTAL: \$122,042.18 (Underrun)

Original Construction Contract Amount:	\$ 1,698,220.00
Changer Orders 1 - 5:	192,150.00
Final Adjusting Change Order 6:	(122,042.18)
Revised Final Construction Costs:	\$ 1,768,327.82



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Amended Resolution #2022-12-12-1 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)**

DETAILS:

Requested Action:
Motion to Approve Amended Resolution #2022-12-12-1 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)



**SOUTH UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION
RESOLUTION (PROJECT 25-02)**

WHEREAS, the Town of Landis has qualified for the Viability Utility Reserve (VUR) designation associated with the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$1,768,327.82 to perform work detailed in the submitted application; and

WHEREAS, the Town of Landis intends to perform said project in accordance with the agreed scope of work; and

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

That Town of Landis does hereby accept the American Rescue Plan Grant offer of \$1,768,327.82.

That the Town of Landis does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That Michael D. Ambrose, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project, to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 9th day of February 2026.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Amended Capital Project Ordinance #2024-09-09 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)**

DETAILS:

Requested Action:
Motion to Approve Amended Capital Project Ordinance #2024-09-09 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)



AMENDED CAPITAL PROJECT ORDINANCE
Landis S. Upright Street Basin Sanitary Sewer Rehabilitation
(Project 25-02)

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

Section 1: The project authorized is the Landis S. Upright Street Sanitary Sewer rehabilitation to be funded by American Rescue Plan Earmarks (SRP-W-ARP-0184) and Clean Water State Revolving Fund (CS370652-03).

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

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

Locke-Lane Construction, Inc.	\$1,768,327.82
Contingency	\$ 84,911.00
Planning & Design	\$ 227,000.00
Construction Admin/Observation	\$ 200,000.00
Closing Fee	\$ 10,000.00
Legal, Bidding, Etc.	\$ 10,000.00
Funding Administration	\$ 18,000.00
<u>Easement Survey/Plat Preparation</u>	<u>\$ 55,000.00</u>
Total Project Costs	\$2,278,327.82

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

American Resue Plan (Earmark)	\$1,768,327.82
Clean Water SRF (Principal Forgiveness Funds)	\$ 500,000.00
<u>Closing Fee (Local Funds)</u>	<u>\$ 10,000.00</u>
Total	\$2,278,327.82

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

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

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each Project element in Section 3 and on the total grant/loan revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues related to this capital project in every budget submission made to this Board.

Section 9: Copies of this Capital Project Ordinance shall be furnished by the Clerk to the Governing Board, to the Budget Officer, and the Finance Officer for direction in carrying out this project.

Duly adopted this 9th day of February 2026.

Meredith Bare Smith, Mayor

ATTEST:

Madison Stegall, Town Clerk



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #15 to Allocate Funds for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project Closeout (Project #25-02)**

DETAILS:

The Town's Upright Sewer Rehabilitation Project has been completed, and the final amount of underruns have been received by Staff. This budget amendment will lower the project cost by \$122,042.18, which will make the project overall net increase of \$70,107.82.

I make the recommendation to approve budget amendment #15 to close out this project.

Requested Action:
Motion to Approve Budget Amendment #15 to Allocate Funds for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project Closeout (Project #25-02).

Town of Landis, NC
Budget Amendment #15
Monday, February 9, 2026

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
71-7100-4097	Grants Received	1,890,370.00		122,042.18	1,768,327.82
71-7100-5990	Capital Outlay	1,862,770.00		122,042.18	1,740,727.82
				-	244,084.36

To Reallocate Runds for Sewer Rehab Project 25-02 in Occordance to Change Order 25-02-06

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: February 9, 2026

SUBMITTED BY: Matthew Geelen, Interim Public Works Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Purchase and Installation of Two MATADOR 92 Wastewater Matting Eliminators in the Amount of \$19,255.19 from CITCO Water**

DETAILS:

Staff are requesting two MATADOR 92 Wastewater Matting Eliminators, designed to agitate wastewater with high grease content, improving flow and minimizing the solidification of grease within our wastewater lift stations. These units are a sole source product, from Citco Water, with a total cost of \$19,255.19.

The Matador units are proposed for the North US 29 Lift Station and the Town Street Lift Station, both of which consistently receive wastewater with elevated grease levels. Each station has tested a Matador unit for approximately six months, and the trial resulted in significant improvements in performance and a substantial reduction in grease accumulation.

Based on these successful results and the operational benefits observed, staff recommend this purchase, from Citco Water, to enhance system reliability, reduce grease buildup, and extend the life of the lift-station equipment.

Requested Action:

Motion to Approve the Purchase and Installation of Two MATADOR 92 Wastewater Matting Eliminators in the Amount of \$19,255.19 from CITCO Water

Town of Landis, NC
7/31/2025
RE: Sole Source Provider - CITCO Water



This letter is to confirm that the following equipment item(s) are sole source products that are manufactured, sold and distributed exclusively by CITCO Water:

- Matador - Wastewater Matting Eliminator

No division of CITCO Water, nor any other company, manufactures this wastewater treatment device. This product must be purchased directly by institutions from CITCO Water at the address listed below:

CITCO Water
111 Patton Ct.
Nicholasville, KY 40356
(859) 881-5422

There are no additional agents or dealers authorized to represent this product.

Sincerely,



Jesse Chula
Director of Marketing
CITCO Water
859.881.5422
jesse.chula@citcowater.com



CITCO Water
 3482 SC-51
 FORT MILL, SC 29715
 Phone 704-248-8100
 Fax

Quotation Section 6, Item 6.5

EXPIRATION DATE	QUOTE NUMBER
12/20/2025	S100323054
CITCO Water 3482 SC-51 FORT MILL, SC 29715 Phone 704-248-8100 Fax	PAGE NO.
	1 of 1

QUOTE TO:

SHIP TO:

TOWN OF LANDIS
 PO BOX 8165
 312 SOUTH MAIN STREET
 LANDIS, NC 28088-8165

TOWN OF LANDIS
 PUBLIC WORKS
 704 WEST BLUME STREET
 LANDIS, NC 28088-8165

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
36966			Tricia Haler	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Brian Dangelmaier	ACSSYS	NET 30 DAYS	11/18/2025	No
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
2ea	MATADOR 92 WASTEWATER MATTING ELIMINATOR			
14ea	HOUR LABOR BY CITCO SERVICEMAN KEVIN CASE			
880ea	TRAVEL CHARGE PER MILE			
1ea	MISC SERVICE DEPARTMENT PRODUCT MEALS AND LODGING FOR ONE TECHNICIAN FOR ONE NIGHT			
	Subtotal -----			17995.50

IMPORTANT NOTICE: DUE TO UNPRECEDENTED SUPPLY CHAIN DISRUPTIONS WE ARE UNABLE TO PROVIDE FIRM PRICING FOR ANY LENGTH OF TIME. ALL PRICES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND MARKET PRICING AT TIME OF SHIPMENT. THIS NOTICE SUPERCEDES ALL PREVIOUS TERMS.

Subtotal	17995.50
S&H Charges	0.00
Estimated Tax	1259.69
Amount Due	19255.19



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Matthew Geelen, Interim Public Works Director

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of the Purchase of 100 Upgraded Water Meters in the Amount of \$20,383.50 from Ferguson Waterworks**

DETAILS:

The Town ' s current water meters are at the end of their service life and require replacement. The proposed meters are an upgrade from the existing technology and will allow for remote activation and deactivation of water service. This upgrade will improve operational efficiency, reduce staff time spent on manual meter operations, and enhance overall water system management.

Requested Action:
Motion to Approve the purchase of 100 Upgraded Water Meters in the Amount of \$20,383.50 from Ferguson Waterworks

January 12, 2026

Re: Sole Source

To Whom It May Concern:

Sensus, a Xylem brand, recognizes Ferguson Enterprises as the Authorized Distributor of Sensus products for the state of North Carolina including but not limited to Sensus Analytics Software, iPERL meters, aLLY meters, Omni meters, CordoneL meters and Sensus transmitters. Purchasing Sensus products from an authorized distributor in your area ensures that your products will be properly supported and warranted. Please contact Ferguson Enterprises for all of your Sensus needs.

We look forward to providing your business with quality water products and service in the near future. Please feel free to contact me if you have any questions.

Sincerely,

Trena Simmons

Trena Simmons
Partner Success Specialist
Sensus, Xylem Brand

639 Davis Drive
trena.simmons@xylem.com
sensus.com
Morrisonville, NC 27560 USA
T: 919.538.2098

Section 6, Item 6.6

Deliver To: From: Bryan Jones bryan.jones2@ferguson.c...	Section 6, Item 6.6
Comments:	

FERGUSON ENTERPRISES WW
Price Quotation
Phone: 252-321-1132
Fax: 252-321-1945

Bid No: B823808
Bid Date: 01/27/26
Quoted By: BJ

Cust Phone: 704-857-2411
Terms: NET 10TH PROX

Customer: TOWN OF LANDIS
METERS
PO BOX 8165
LANDIS, NC 28088

Ship To: TOWN OF LANDIS
METERS
PO BOX 8165
LANDIS, NC 28088

Cust PO#:

Job Name: IPERL METERS

Item	Description	Quantity	Net Price	UM	Total
SI5S1GAXX	LF 5/8X3/4 IPERL TRPL MTR USG *X	100	190.500	EA	19050.00

Net Total: \$19050.00
Tax: \$1333.50
Freight: \$0.00
Total: \$20383.50

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=1856&on=89129>



Item Cover Page

MEETING TYPE:	Board of Alderman
DATE:	February 9, 2026
SUBMITTED BY:	Matthew Geelen, Interim Public Works Director
ITEM TYPE:	Consideration
AGENDA SECTION:	Considerations
SUBJECT:	Consider the Approval of Sewer Line Repair at Town Hall

DETAILS:

The sewer line serving Town Hall has a failed section that requires replacement to restore proper operation and prevent future issues. This line runs from the drop box area to the main underneath South Main Street.

The scope of work includes NC811 utility locates and coordination with Town officials for logistics and scheduling. Work will involve saw cutting and removal of approximately 3' x 60' of asphalt driveway and 3' x 14' of concrete sidewalk, with all debris loaded onto Town-supplied trucks for disposal. The project also includes trench excavation with spoils loaded onto Town-supplied trucks, removal and replacement of approximately 75'–125' of sewer line, installation of new 4" PVC DWV Schedule 40 pipe with required fittings and tracer wire, and backfilling with Town-supplied ABC aggregate compacted to grade and ready for asphalt patching.

Additional work includes replacing concrete removed for trenching, constructing a 3' x 4' x 6" concrete pad around the sewer cleanout near the payment drop box using approximately one cubic yard of Town-supplied concrete, installation of required safety measures, and general cleanup upon completion. Quotes received for this project are \$12,166.00 from Service HQ Inc., and \$9,466.00 from William Harrington.

Requested Action:
Motion to Approve the estimate from William Harrington in the amount of \$9,466, for sewer line replacement and associated repair work at Town Hall.

**William Mack Harrington
5495 Enochville School Rd.
China Grove, North Carolina 28023
Telephone: 704-791-5987**

February 5, 2026

PROPOSAL

To: Matthew Geelen

Project: Landis Town Hall Sewer Line Rehabilitation

Utility locate by NC811

Meet with town officials to discuss logistics, coordination with town employees, and job schedule

Cut and remove 3' x 60' of asphalt driveway, 3' x 14' of concrete sidewalk and load on truck supplied by town for removal

Excavate soils in trench and load on truck supplied by town

Remove and re-lay new 4" PVC DWV Sch.40 pipe with all fittings and tracer wire

Backfill with ABC aggregate, supplied by town, and compact up to grade ready for patching of asphalt (asphalt by others)

Place and finish concrete that will be removed for trenching, place and finish 3' x 4' x 6" pad around sewer cleanout at area near payment drop box (concrete to be supplied by town) (approximately 1 yard)

Caution tape in areas needed

General cleanup

Total Proposed Cost: \$9,466.00

NOTE: No provision has been made for extra labor and resources for unseen conditions (rock and or buried objects underground). No signage included in this quote.

This is a proposed cost

Respectfully submitted,

William M. Harrington

Accepted as Contract:



ESTIMATE	Section 6, Item 6.7
ESTIMATE DATE	Jan 20, 2026
EXPIRATION DATE	Apr 15, 2026
TOTAL	\$12,166.00

Town of Landis
 312 South Main Street
 Landis, NC 28088

(980) 825-8206
 mgeelen@townoflandisnc.gov

CONTACT US

2450 Mt Pleasant Rd S
 Mount Pleasant, NC 28124

(704) 579-1651
 servicehqinc@gmail.com

Service completed by: Ricky Ferland

ESTIMATE

Services	amount
New Sewer Line Install (75' - 125')	\$8,800.00
New Sewer Line Install (75' - 125') as follows:	
<ul style="list-style-type: none"> - Supply utility locates - Supply labor - Supply excavation equipment - Saw cut and remove section of 3'x60' asphalt near curb - Saw cut and remove section of concrete sidewalk - Machine excavate section of bad sewer line - Remove faulty section of line from rear cleanout located on corner of building to cleanouts in grass area - Install new sewer line as needed for proper fall - Make necessary connections - Bed sewer line as needed - Partially backfill sewer ditch - Supply walk board for removed section of sidewalk - Set removed concrete/asphalt in area of minimal inconvenience - Cone and caution tape area off 	

NOTE: Scope of work upon approval will be completed efficiently alongside of Sub MW WORKS. We will coordinate to have minimal down time.

Exclusions: Not responsible for irrigation damage. Not responsible for any unmarked utilities. Does not include any additional work beyond work quoted.

Asphalt / Concrete Repairs (MACHINERY / LABOR ONLY)	\$2,750.00
Repairs as follows:	
<ul style="list-style-type: none"> - Supply labor - Supply machinery - Load city dump trucks with spoils (removed dirt / asphalt / concrete) - City to provide ABC or similar rock fill - Use machinery to spread rock throughout ditch - Use packing equipment - City to provide concrete - Supply labor to pour concrete/finish/joint - City to provide asphalt - Supply labor to set asphalt 	

NOTE: Scope of work to make repairs to removed section of asphalt/concrete from plumbing repairs. This portion of estimate will be completed by MW WORKS.

Subtotal

Section 6, Item 6.7

Tax (NC State Tax 7%)

\$616.00

Total

\$12,166.00

At Service HQ we strive to provide quality services you can trust time and time again! Providing services to the Charlotte and surrounding areas for over 5+ Years.

Service HQ provides residential and light commercial plumbing solutions, concrete, masonry and asphalt repairs/installation.

For any questions, comments or concerns please feel free to call us at 704-579-1651!



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #16 to Allocate Funds for the New Sewer Line at Town Hall and the DCFL Park Survey**

DETAILS:

Town of Landis, NC
 Budget Amendment #16
 Monday, February 9, 2026

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
10-0000-4999	Fund Balance Appropriated	265,159.00	10,000.00	-	275,159.00
62-6200-4999	Retained Earnings	-	4,100.00	-	4,100.00
10-5000-5216	Facility Improvements	5,000.00	10,000.00	-	15,000.00
62-6200-5250	Professional Services	-	4,100.00	-	4,100.00
			28,200.00	-	298,359.00

To Replace The Sewer Line at Town Hall and Allocating Funds for DCFL Going Into One Parcel

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: February 9, 2026
SUBMITTED BY: Madison Stegall, HR Director/Town Clerk
ITEM TYPE: Consideration
AGENDA SECTION: Considerations
SUBJECT: **Consider Approval of the 125 Mural Shirt Design**

DETAILS:

Campus Creations has prepared a mock-up of the 125 mural T-shirt design for your review. Staff need confirmation on the shirt color for printing. They recommend using white, as it best complements the colors in the mural design.

Requested Action:
Motion to Approve the 125 Mural Shirt Design on T-shirt color _____.



CAMPUS CREATIONS

LANDIS 125TH

Section 6, Item 6.9





Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval to Adopt Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge**

DETAILS:

Landis Ridge Development Phase One build out has been completed. Landis Ridge is requesting to dedicate Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements.

This dedication has been accepted by staff, and a road maintenance bond will be accepted by the town prior to dedication. This road maintenance bond will allow assure the town coverage of the roadways for one calendar year. This project has been certified by the applicant's engineer, and has been inspected multiple times, during various phases of the project, by our staff.

If accepted, Armstrong Street, Richwater Street, and Ridgeview Street will be added to the Town's Powell Bill for more maintenance funding going forward in FY27.

Requested Action:

Motion to Adopt Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: February 9, 2026
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
- Monthly Fleet Report



Code Enforcement Report

1/1/2023 - 01/25/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
4376	1/7/2026	Code Enforcement - Other	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN.
4173	1/7/2026	Code Enforcement - Other	521 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED
4151	1/2/2026	Code Enforcement - Other	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED
4016	12/17/2025	Code Enforcement - Other	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. MORE JUNK HAS BEEN REMOVED
3591	10/27/2025	Code Enforcement - Other	513 S VALLEY ST	N/A	1. Internal	HIGH GRASS, JUNK VEHICLES, JUNK PROPERTY ON FRONT PORCH. NEEDS FINDING OF FACT BEING PREPARED. SOME SIGNS OF PROGRESS BEING MADE. MORE JUNK HAS BEEN REMOVED.
2690	7/29/2025	Minimum Housing Code Violation	402 E RYDER AVE	N/A	2. Citizen	MORE PROGRESS HAS BEEN MADE.

1479	4/15/2025	Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE CHANGE. SCHEULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LFT VOICEMAIL
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. REIINSPECTION, MORE SIDING HAS BEEN REPLACED. REINSPECTION, NO CHANGE. REACHED OUT TO THE OWNER'S ATTORNEY. AN ORDINACE IS PREPARED TO GO BEFORE THE BOARD OF ALDERMAN IN FEBRUARY

Total Records: 8

1/30/2026



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: February 9, 2025
SUBMITTED BY: Jason Smith, Fire Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Reports
SUBJECT: **Fire Department January Monthly Report**

DETAILS:

MONTHLY STATS

MEDICAL: 55
FIRE: 25
TRAFFIC ACCIDENT: 6
MUTUAL AID GIVEN: 23
MUTUAL AID RECEIVED: 6
TOTAL CALLS: 86

VEHICLE MILAGE

ENGINE 443: 115770
ENGINE 442: 37009
ENGINE 441: 11261
LADDER 58: 23640
CAR 44: 140710
CHIEF 440: 31840



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: February 9th, 2026

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **January Report**

DETAILS:

Events

- Senior Lunch/Bingo will be held Wednesday, February 11, 2026, at Noon, at Trinity Lutheran Church on W Rice Street.
- The 125 Event is still accepting applications for craft and sales vendors. We have secured Specialized Light and Sound Company to provide staging, lights, sound, equipment, and staffing for Friday and Saturday Events.
- Staff is planning for the upcoming Spring Events, such as the Easter Egg-Stravaganza in March and the First Cruise-In starting in April 2026.

Park Operations

- Tim Drye accepted the position as the Park Facilities Coordinator as of January 5th, 2026.
- The park staff continues routine maintenance on trails and campsites.
- The weather has caused delays in the office gate installation. The new poles have been set and an install date will be determined when the snow and ice has melted.
- The park office had their gutters cleaned and roof washed.
- Utley Surveying completed their survey at the Wilderness Park and submitted his report and disturbance exhibit. The Property Lines and corners have all been staked. This information has been sent to Attorney Locklear for review.

Pool Operations:

- The pool resurfacing project has been completed. New plaster, waterline tiles, skimmer flaps baskets, return and main drain covers have all been replaced. The walls and floors are brushed daily and the water and chemicals are monitored and balanced weekly during the curing process. In the upcoming weeks all the sand filters will be emptied, cleaned, sanitized, and new sand will be replaced.
- Weather permitting, the pool deck, shelters, and lobby entrance is scheduled to be cleaned and pressure washed the first week of February.

Campsite Reservations: 2 Shelter Rentals: 0 Daily Fishing Passes Sold: 75
Annual Passes Sold: 2 NC State License: 1 Boat Registration: 0





Active Permit Report

12/26/2025 - 01/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction

ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Section 7, Item 7.1 Construction
ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction

Total Records: 17



Active Permit Report

01/01/2025 - 01/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
SP-26-116	7/17/2025	Site Plan	1600 PINNACLE WAY DR	08 - PRECONSTRUCTION SCHEDULED	PINNACLE CORRUGATED LOT 9	PINNACLE CORRUGATED	
ZN-25-12	2/13/2025	Fence	1055 WOODFIELD DR	09. CONSTRUCTION ADMINISTRATION	N/A	ADNER, TAMMY	Building Construction
ZN-25-19	3/17/2025	Industrial	1400 ARMSTRONG ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - BEACON	1400 ARMSTRONG LANDIS, LLC	Building Construction
ZN-25-49	4/24/2025	Accessory Building	120 W GARDEN ST	09. CONSTRUCTION ADMINISTRATION	RACE TEAM	REAUME, JOSH	Building Construction
ZN-25-57	5/5/2025	Residential Addition	514 BLUME ST	09. CONSTRUCTION ADMINISTRATION	N/A	Garcia, Juan	Building Construction
ZN-25-58	5/15/2025	Pond	ARMSTRONG ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE - POND 3	JSC-CCI LANDIS II, LLC	Building Construction
ZN-25-60	5/15/2025	Residential Addition	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL G	Building Construction
ZN-25-70	6/3/2025	Residential	2400 CALLAGHAN CT	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK	NIBLOCK HOMES	Building Construction
ZN-26-101	8/29/2025	Residential	508 PINE ST	09. CONSTRUCTION ADMINISTRATION	N/A	WISE 1 LLC	Building Construction
ZN-26-102	9/12/2025	Residential	135 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-103	9/12/2025	Residential	127 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-104	9/12/2025	Residential	125 S. BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	SHIFA 1 LLC	Clearing/Grubbing
ZN-26-105	9/18/2025	Sign	1205 RIDGEVIEW ST	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI LANDIS 1 LLC	Building Construction
ZN-26-106	9/18/2025	Sign	619 OLD BEATTY FORD RD	09. CONSTRUCTION ADMINISTRATION	LANDIS RIDGE	JSC-CCI 1 LANDIS LLC	Building Construction
ZN-26-113	9/29/2025	Fence	818 GEORGIA OAK LN	09. CONSTRUCTION ADMINISTRATION	N/A	JON ROBINSON	Building Construction

ZN-26-114	9/29/2025	Accessory Building	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, JULIAN	B Construction
ZN-26-121	10/14/2025	Residential	325 N CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PROPST	Building Construction
ZN-26-124	10/21/2025	Residential	205 E RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-125	10/21/2025	Residential	201 E. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	RBM PROPERTY INVESTMENTS LLC	Building Construction
ZN-26-127	10/27/2025	Residential	314 N. CENTRAL AVE	09. CONSTRUCTION ADMINISTRATION	N/A	PROPST, MARK	Building Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction

ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-76	7/8/2025	Residential Addition	514 W. BLUME ST.	09. CONSTRUCTION ADMINISTRATION	N/A	H4F INVESTMENTS, LLC	Building Construction
ZN-26-81	7/16/2025	Accessory Building	608 S. VALLEY ST	09. CONSTRUCTION ADMINISTRATION	N/A	MERCEDEZ MELENDEZ	Building Construction
ZN-26-85	7/23/2025	Residential	839 TAMARY WAY	09. CONSTRUCTION ADMINISTRATION	IRISH CREEK PHASE I	GIBBONS, MATTHEW	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-95	8/7/2025	Residential	619 N. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	CASTRO PROPERTIES, LLC	Building Construction
ZN-26-96	8/19/2025	Residential	407 W. RYDER AVE	09. CONSTRUCTION ADMINISTRATION	N/A	BDM BUILDERS LLC	Building Construction
ZN-26-98	8/13/2025	Residential Addition	411 S. BEAVER ST.	02. WAITING ON PAYMENT/CONTRACTOR	N/A	OROS, ROBERT	
ZN-26-99	8/15/2025	Accessory Building	709 W. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	HUIZAR, BERNARDO	Building Construction

Total Records: 44



Permits Issued Report

12/26/2025 - 01/26/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-135	1/6/2026	Temporary Use	716 S MAIN ST	11. COMPLETE	N/A	ENGLEHARDT, BRENT	Complete
ZN-26-136	1/20/2026	Residential Addition	904 S MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	MORENO, RAFAEL	Building Construction
ZN-26-137	12/30/2025	Residential Addition	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-138	12/30/2025	Temporary Use	211 W. RICE ST	09. CONSTRUCTION ADMINISTRATION	N/A	CAD COMMUNITY DEVELOPMENT	Building Construction
ZN-26-139	1/12/2026	Driveway	2400 CALLAGHAN CT	11. COMPLETE	IRISH CREEK	NIBLOCK HOMES, LLC	Complete
ZN-26-140	1/12/2026	Driveway	820 IRISH CREEK DR	11. COMPLETE	IRISH CREEK	NIBLOCK HOMES, LLC	Complete
ZN-26-141	1/5/2026	Accessory Building	321 E TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	BROOKS, RANDY	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction

ZN-26-143	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Construction
ZN-26-144	1/20/2026	Accessory Building	904 S. MAIN ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, RAFAEL	Building Construction
ZN-26-145	1/21/2026	Fence	609 E. RIDGE AVE	09. CONSTRUCTION ADMINISTRATION	N/A	LEAL, MARCIO	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-148	1/23/2026	Accessory Building	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-149	1/23/2026	Sign	115 W. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	REAUME PROPERTIES LLC	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction

Total Records: 20

1/27/2026



Department Report

MEETING TYPE: Board of Aldermen
DATE: February 9, 2026
SUBMITTED BY: Matthew J. Geelen, Police Chief
ITEM TYPE: Report
AGENDA SECTION: Departmental Report
SUBJECT: **Monthly Report**

DETAILS:

Total Calls for Service (Including Self-Initiated Calls) – 964

Self-Initiated Calls – 798

Calls for Service – 166

Traffic Stops - 78

Traffic Accidents - 4



Item Cover Page

MEETING TYPE: Board of Alderman
DATE: February 9, 2025
SUBMITTED BY: Matthew Geelen, Interim Public Works Director
ITEM TYPE: Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

PUBLIC WORKS MONTHLY REPORT

Water Resources	
Work Orders Completed	70
Start Services	20
Stop Services	5
Disconnects	6
Outages	3
Meter/MXU Change Outs	9
Sewer Lift Station Checks	4
Hydrant Routes (Water Quality Flushing)	2
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	29
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	56
Start Services	44
Stop Services	5
Disconnects	103
New Temp Service	5
Street/Security Lights Install/Repair	20
Pole Repair/Replace	1
Outages:	
Environmental	3
Load Demand	1
Vehicle Collison	0
<i>Total Outages</i>	4
Reporting Made By	
Go Gov	1
Walk In	36
Phone Call	148



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	140382.00	Vehicle
Fire	440	2021	RAM	1500	30049.00	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	82740.00	Vehicle
Police	161	2016	FORD	Explorer	82287.00	Vehicle
Police	171	2017	DODGE	Charger	91630.00	Vehicle
Police	173	2017	FORD	Explorer	83033.00	Vehicle
Police	174	2017	FORD	Explorer	88865.00	Vehicle
Police	175	2017	FORD	Explorer	90271.00	Vehicle

Police	176	2017	FORD	Explorer	99060.00	Vehicle
Police	177	2017	FORD	Explorer	99623.00	Vehicle
Police	212	2021	RAM	1500	34533.00	Vehicle
Police	232	2023	FORD	Explorer	18060.00	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	150265.00	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	65430.00	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

1/30/2026



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MEETING TYPE: Board of Alderman

DATE: February 9, 2026

SUBMITTED BY: Gitza Ocasio Perez, Finance Director

ITEM TYPE: Report

AGENDA SECTION: Reports

SUBJECT: **Monthly Financial Dashboard and Customer Service Report**

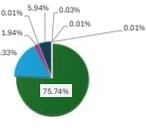
DETAILS:



January 2026 Financial Report

Operating Budget Revenues	Budgeted FY26	This Month	FY26 YTD	%
An Sales Tax Rowan County	\$0	\$5,996	\$6,312	100%
Property Tax - Current	\$2,344,149	\$229,644	\$2,118,886	90%
Tax Collection - Prior Years	\$65,000	\$1,171	\$25,429	39%
Vehicle Interest	\$1,500	\$213	\$1,568	105%
Interest and Penalties	\$10,000	\$6,076	-\$2,148	-21%
Property Tax Auto - Current	\$236,880	\$18,880	\$147,598	62%
Vehicle Tag Fee	\$71,000	\$5,520	\$40,770	57%
Building Rental Fees	\$7,200	\$575	\$6,930	96%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$212,000	\$21,358	\$147,617	70%
Interest on Investments - Powell Bill	\$0	-\$2,537	\$2,388	0%
Miscellaneous Income	\$0	\$0	\$12	0%
Police Fees & Fines	\$300	\$0	\$250	83%
First Responder	\$3,000	\$135	\$1,830	61%
Grant Received	\$21,200	\$0	\$62,793	296%
Excise Tax on Piped Gas	\$13,000	\$0	\$983	8%
Franchise Tax on Electric PO	\$298,943	\$0	\$178,846	60%
Sales Tax on Telecommunications	\$9,358	\$0	\$2,394	26%
Sales Tax on Video Programming	\$9,598	\$0	\$1,897	20%
Local Government Sales & Use Tax	\$1,493,451	\$117,007	\$838,821	56%
ABC Revenue - County	\$15,000	\$0	\$7,640	51%
Court Cost	\$300	\$36	\$590	197%
Sales Tax Refund	\$70,000	\$0	\$0	0%
Planning/Zoning Fees	\$89,000	\$4,192	\$33,552	38%
Code Enforcement Clean-up	\$30,000	\$0	\$2,753	9%
Garbage Collection Fees	\$360,000	\$33,199	\$201,933	56%
Reimburse Officer Reimburse	\$200,000	\$0	\$195,438	98%
EMS Utility Reimbursement	\$5,000	\$110	\$770	15%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$84,400	\$10,579	\$62,970	75%
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	\$61	\$571	13%
East Landis - Motor Vehicles	\$5,248	\$753	\$4,772	91%
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	\$48	\$600	24%
Fund Balance Appropriated	\$265,159	\$0	\$0	0%
Administrative Service Charges	\$894,459	\$0	\$447,230	50%
Vendor Reimbursement - Geni	\$0	\$0	\$1,161	0%
Over/Short	\$0	\$0	-\$585	0%
Park Revenues	\$147,100	\$1,417	\$70,453	48%
Water Service	\$1,236,675	\$90,123	\$617,012	50%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$30,700	\$9,435	\$31,535	103%
Water Tap Access Fee	\$0	\$5,136	\$6,420	0%
Interest on Investments	\$44,000	\$2,667	\$17,056	39%
Miscellaneous Income	\$0	\$0	\$0	0%
Tap Fees - Water	\$32,000	\$21,084	\$59,692	187%
Grant - Water	\$2,634,042	\$33,000	\$1,396,113	53%
Planning Review Fees	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$0	\$0	\$0	0%
Sewer Service Fees	\$1,130,000	\$85,473	\$525,323	46%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$2,667	\$17,056	0%
Tap Fees	\$51,000	\$28,304	\$49,605	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	\$375,029	\$47,379	\$97,489	26%
Interest on Investments - Stormwater	\$3,000	\$191	\$1,209	40%
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	\$548,484	\$3,224,498	45%
Penalties - Electric	\$112,400	\$7,719	\$57,175	51%
Reconnect Fees	\$0	\$0	\$0	0%
Meter Tampering Fees	\$12,000	\$0	\$1,760	176%
Pole Attachments	\$1,000	\$0	\$9,460	79%
Interest on Investments - Electric	\$80,000	\$5,792	\$37,314	47%
Miscellaneous Income	\$0	\$0	\$0	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	0%
Grant Received-Electric	\$0	\$5,000	\$5,000	100%
Debt Setoff	\$3,000	\$0	\$626	21%
Sale of Surplus Assets - Electric	\$0	\$0	\$863	0%
Vendor Reimbursement	\$0	\$0	\$62,346	0%
Insurance Proceeds	\$13,900	\$0	\$20,763	149%
RE Appropriated - Electric	\$444,318	\$0	\$0	0%
TOTAL	\$20,487,984	\$1,334,775	\$10,866,264	53%

Bank Accounts



- Bank OZK - General Fund Checking • Payroll Account
- NCCMT - General Fund • General Fund Sweep Account
- Passive Park Fund Savings Account • Passive Park A/P Account
- NCCMT - Powell Bill Restricted • Landis Police Foundation

Bank Balances

Bank Account	Balance	%
Bank OZK - General Fund Checking	\$1,000	0.01%
Payroll Account	\$1,000	0.01%
NCCMT - General Fund	\$10,456,481	75.74%
General Fund Sweep Account	\$2,255,134	16.33%
Passive Park Fund Savings Account	\$267,610	1.94%
Passive Park A/P Account	\$1,000	0.01%
NCCMT - Powell Bill Restricted	\$819,604	5.94%
Landis Police Foundation	\$4,023	0.03%
TOTAL	13,805,852	100%

Operating Budget Expenditures

	FY26 Budget	This Month	FY26 YTD	%
Board Of Aldermen	\$44,000	\$4,804.92	\$41,159.02	94%
Administration	\$1,700,679	\$150,480.57	\$874,191.98	51%
Police Department	\$1,733,218	\$138,651.38	\$893,203.80	52%
Fire Department	\$1,267,430	\$104,241.59	\$585,887.89	46%
Streets Department	\$1,045,085	\$64,758.46	\$449,642.11	43%
Sanitation Department	\$349,500	\$25,294.10	\$146,172.87	42%
Parks and Recreation	\$756,408	\$64,046.89	\$372,583.90	49%
Electric Department	\$7,792,518	\$436,560.00	\$4,102,415.83	53%
Water Department	\$3,529,897	\$62,404.73	\$588,683.09	17%
Sewer Department	\$1,420,520	\$87,616.14	\$581,664.80	41%
Storm Water Department	\$398,704	\$3,680.20	\$72,731.09	18%
Debt Service - Municipal Loan/Copiers	\$144,025	\$836.17	\$132,132.85	92%
Debt Svc-USA Bonds/Sewer Eq/Srf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$20,487,984	\$1,138,570	\$8,799,310	43%

Landis Police Foundation

Balance	Allocated	Received This Month	FY26 TOTAL
Balance	\$4,022.57	\$0	\$500
Revenues - Sponsorships & Interest	\$0	\$500	\$577
Expenditures	Allocated	Expensed	Completed
Rental For National Night Out	\$0	\$0	\$2,449
Totals	\$0	\$0	\$2,449

Passive Park Fund

Balance	Allocated	Received This Month	FY26 TOTAL
Balance	\$268,610.43	\$0	\$128
Revenues - Sponsorships & Interest	\$0	\$128	\$1,468
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
Balance	\$143,261.74	\$0	\$0
Revenues	\$0	\$0	\$143,262
Expenditures	Allocated	Expensed	Completed
Totals	\$0	\$0	\$0

Powell Bill - 70 FUND

Total Budget	Allocated	Received This Month	FY26 TOTAL
Total Budget	\$807,048	\$0	\$79,522
Revenues	\$0	\$79,522	\$161,616
Expenditures	Allocated	Expensed	Completed
Rental of Street Sweeper for Christmas Parade	\$0	\$4,725	\$4,725
Paint Stripping for South Central Ave	\$0	\$1,400	\$1,400
Totals	\$0	\$4,725	\$5,825

S. Main Sewer Project - 71 FUND

Total Budget	Allocated	Received This Month	FY26 TOTAL
Total Budget	\$1,890,370.00	\$0	\$144,273
Revenues	\$0	\$144,273	\$1,716,089
Expenditures	Allocated	Expensed	Completed
Contract for Engineering and Construction Observation	\$89,368	\$430,632	\$430,632
Sewer Line Construction - Pay App 3-6	\$598,073	\$1,292,297	\$1,292,297
Totals	\$687,442	\$574,905	\$2,146,721

Elevated Water Tank Project - 72 FUND

Total Budget	Allocated	Received This Month	FY26 TOTAL
Total Budget	\$1,395,621.00	\$0	\$0
Revenues	\$0	\$0	\$1,337,809
Expenditures	Allocated	Expensed	Completed
Contract for Engineering and Construction Observation	\$90,673	\$240,327	\$240,327
Water Tank Construction - Pay App 3,4,5,7	\$599,742	\$1,125,258	\$1,125,258
Totals	\$90,673	\$1,365,585	\$2,703,394

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND

Total Budget	Allocated	Received This Month	FY26 TOTAL
Total Budget	\$1,976,755.00	\$0	\$165,520
Revenues	\$0	\$165,520	\$165,520
Expenditures	Allocated	Expensed	Completed
Contract for Engineering and Construction Observation	\$168,650	\$164,350	\$164,350
W Ryder Ave Waterline Replacement Contract	\$1,723,115	\$0	\$0
Totals	\$1,891,765	\$0	\$0

Electric Substation Project - 74 FUND

Total Budget	Allocated	Received This Month	FY26 TOTAL
Total Budget	\$3,835,268.00	\$3,835,268	\$3,835,268
Revenues	\$3,835,268	\$3,835,268	\$3,835,268
Expenditures	Allocated	Expensed	Completed
Contract for Engineering and Construction Observation	\$247,042	\$0	\$15,958
Substation Construction	\$2,927,763	\$644,505	\$644,505
Totals	\$2,927,763	\$644,505	\$644,505



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MEETING TYPE: Board of Aldermen
DATE: February 9, 2026
SUBMITTED BY: Gitza Ocasio Perez, Finance Director
ITEM TYPE: Director Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

FINANCE CUSTOMER SERVICE MONTHLY REPORT

Finance Customer Service	
Cash Payments	360
Credit Card Payments	1,384
Check Payments	1,105
Bank Draft Payments	490
Disconnections	109
Customer Usage Portal	1,054



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MEETING TYPE: Board of Alderman
DATE: February 9, 2026
SUBMITTED BY: Michael D. Ambrose, Town Manager
ITEM TYPE: Report
AGENDA SECTION: Reports
SUBJECT: **Monthly Town Manager Report**

DETAILS:



**Town Manager Report
Month of January 2026**

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

1. The Landis Pool resurfacing project is complete and has a great new look for summer.
2. Landis C.A.R.E.S. (Citizens Academy Resource Education Series) will begin February 24, 2026. Staff have received overwhelming participation for the program. Those citizens who were unable to make the first academy will be eligible to join the next academy.
3. I am continually working with our engineers to ensure wastewater infrastructure needs. This has led to two projects for S Upright Lift Station Upgrade, and a force main to connect US 29 Lift Station to the outfall. Staff are exploring grant opportunities and working on solutions for both projects.
4. Lake Wilderness Park has a new automatic gate, currently being installed, at the park office. This gate will allow cars out that are left in the lot after hours and will allow keycard access for employees after hours.
5. The paving contracts are signed and should be completed paving by March 31, 2026. The Town is working with Transystems Inspectors and Engineers to ensure the project is successful for years to come.
6. W Ryder Avenue Water Lines are installed and all taps are online. Crews have begun working on N Main Street and will replace the waterlines toward Mt Moriah Church Road. Residents will see some road closures as a part of this project, and temporary water outages. Staff are committed to ensuring the residents know of the outages as soon as possible.
7. The Town’s Financial Audit is reaching the finish line and is expected to be completed by February 12, 2026. This delay in getting this audit completed was due to the Federal Grant Spending Requirements, which was held up by the government shut down in fall 2024.
8. Suncap is entering their final stages of Project Beacan at Landis Ridge. This project will be completed by the end of January 2026 and should start employing folks soon.

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

Thank you,
Michael D. Ambrose



2026

FEBRUARY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	31
1	2	3	4	5 Board of Aldermen Work Session Meeting: 5:30PM	6	7
8	9 Board of Aldermen Regular Scheduled Meeting: 6:00PM	10	11 Rescheduled: Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	12	13	14 Valentine's Day
15	16	17 Planning Board Meeting: 6:00PM	18 Budget Retreat 9 AM - 11 AM	19	20	21
22	23 DCFL Park Committee Meeting: 6:00PM	24 Landis C.A.R.E.S 6 PM- 8 PM	25	26	27	28
1	2	3	4	5	6	7

NOTE



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

