



## BOARD OF ALDERMEN

Monday, July 15, 2024 at 6:00 PM

Landis Board Room

### AGENDA

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**PLEASE SILENCE ALL CELL PHONES**

#### 1. INTRODUCTION:

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

#### 2. CONSENT AGENDA:

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

***REQUESTED ACTION: Motion to Approve Consent Agenda as presented***

- [2.1](#) Consider Approval of Work Session meeting Minutes from June 6, 2024, and Regular Scheduled Meeting Minutes from June 10, 2024
- [2.2](#) Consider Approval of the 12KV Line Work Bid
- [2.3](#) Consider Approval for the Fire Department to Apply for the Colonial Pipeline Community Commitment Grant
- [2.4](#) Consider Approval for the Fire Department to Apply for the Norfolk Southern Public Safety Grant
- [2.5](#) Consider Approval of Workers Compensation FY25 Premium

#### 3. PUBLIC HEARINGS:

[3.1](#) Consider Concurrent Legislative Hearing and Approval of Annexation ANNEX-2024-07-15 and of Zoning Map Amendment ZMA-2024-07-15-1 - Two-Ten Concrete Plant Additional Parcels to Industrial (IND)

[3.2](#) Consider Public Legislative Hearing and Approval of Zoning Map Amendment ZMA-2024-07-15-2 - DC Linn Park - Akers Parcel To CIV

[3.3](#) Consider Public Legislative Hearing and Approval of Zoning Map Amendment ZMA-2024-07-15-3 - Golden - Coldwater at E. Mills to MU-2

#### **4. PRESENTATIONS:**

[4.1](#) Life Saving Award Presented to Officer Austin Gribble

[4.2](#) NCDOT Presentation - Traffic Study US 29 / Old Beatty Ford Road

#### **5. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

5.1 Citizens' Comments

#### **6. CONSIDERATIONS:**

[6.1](#) Consider Approval of NC StRAP Funding for Lake Landis Dam Restoration in the Amount of \$300,000

[6.2](#) Consider Approval of Lowering the Reserve for the 1996 Old Dominion Brush Co. Leaf Vac Machine from \$10,000 to \$4,000

[6.3](#) Consider Approval to Replace the Town's SCADA System for the Water System Communication Control

[6.4](#) Consider Approval of North Central Avenue Beautification Irrigation Project #10

[6.5](#) Consider Approval of South Central Avenue Beautification Irrigation Project #11

[6.6](#) Consider Approval of North Central Avenue Beautification Landscape Project #12

[6.7](#) Consider Approval of South Central Avenue Beautification Landscape Project #13

[6.8](#) Consider Approval of Moving the Board of Alderman November 11, 2024 Regular Scheduled Meeting to November 12, 2024 Due to Veteran's Day Holiday

#### **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

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Madison Stegall, HR Director/Town Clerk

**ITEM TYPE:** Meeting Minutes

**AGENDA SECTION:** Minutes

**SUBJECT:** Consider Approval of Work Session meeting Minutes  
from June 6, 2024, Regular Scheduled Meeting Minutes  
from June 10, 2024

**DETAILS:**



# WORK SESSION

Thursday, June 06, 2024 at 5:30 PM

Landis Board Room

## MINUTES

**PLEASE SILENCE ALL CELL PHONES**

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

**Absent:** Darrell Overcash

**Staff Present:** Town Manager Michael Ambrose, Finance Director Jeneen McMillen, Human Resources Director/Town Clerk Madison Stegall, Deputy Town Clerk Angie Sands, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks and Rec Director Jessica St. Martin, Lead Fellow Robert Shinn, Planning, Zoning, & Subdivision Administrator Rick Flowe

### INTRODUCTION:

**1.1 Call Meeting to Order**

Mayor Smith called the meeting to order at 5:32 PM.

**1.2 Welcome**

Mayor Smith Welcomed those in attendance.

**1.3 Adoption of Agenda**

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

Moved By: Ashely Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

## 2. CONSIDERATIONS:

**2.1 Consider Discussion of the Agenda Packet for the June 10, 2024, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

**2.2 Consider Approval to Purchase 50 Residential Water Meters and MXU Antennas**  
**ACTION: A MOTION WAS MADE TO AMEND AND ADOPT THE AGENDA WITH THE ADDITION OF ITEM 2.2 AND ADDITIONALLY TO APPROVE THE PURCHASE OF 50 RESIDENTIAL WATER METERS AND MXU ANTENNAS FROM FERGUSON WATERWORKS IN THE AMOUNT OF \$18350.00.**

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**06/10/24 Agenda Items Discussed: (The Agenda for 06/10/2024 was discussed sequentially, only items that were deliberated will be mentioned below.)**

## 3. PUBLIC HEARINGS:

**3.1 Consider Public Legislative hearing and Approval of Annexation for Keller Property on Mt. Moriah Church Road**

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Keller Property on Mt. Moriah Church Road. The frontage is in the town and the rear is outside of the town limits. The proposal is to annex the portion outside of the town that goes all the way back to our lake. The second part is to designate zoning on both portions of the property to MU1. What's behind that is the watershed regulations for the lake which will set a density regardless of the zoning district to the same thing. What the proposed MU1 does instead of them developing all the way back to the lake, is for them to save all the back property, and develop closer to Mt. Moriah Church Road. The Planning Board recommended MU1. The Developer originally requested MU2, which has no difference in the density or standards, but does limit the uses to more residential, with maybe a corner coffee shop.

Mayor Smith asked Mr. Flowe to explain what they're asking for zoning one more time.

Mr. Flowe gave a brief description of how right now part of the property is out in the County. We are asking for a mixed-use district, so they can meet the watershed rules in a more cost-effective way. The Planning Board supports this unanimously.

Mayor Smith asked if it was going to be a housing development.

Mr. Flowe responded yes.

Mayor Smith asked if Mr. Flowe knew what we were told it was going to be.

Mr. Flowe stated "This is a situation where I think the developers branding has cost him some perceptions. We've heard that stumps and other debris and hauling and grading equipment. That's not a listed use in that district by any means. Right now, keep in mind Mayor, the rear part of that property is out in the County, and this lessens the risk of anything like that happening.

Mayor Smith expressed that on social media the Town of Landis is getting a lot of flak about the apartments at the corner of Ryder and Mt. Moriah, everyone's talking about those, and they are DOT

roads. Have the developers reached out to DOT about those roads. The citizens are going to want to know about traffic. The people all think that the Keller property is going to be a quarry.

Mr. Flowe responded with “That’s not true. At least I say it’s not true if it is annexed into the Town of Landis. If it remains outside of the Town of Landis, we have no control over that. The watershed rules are not going to prevent a quarry. I’d have to check the County’s ordinance on it. Watershed rules regulate density and presence of sewer and certain industrial uses, but most of your mining and things of that nature are exempted. The option recommended by the Planning Board is by far the best option for the town to preserve and protect those neighbors in that area and to protect our water supply. It doesn’t matter what the developer even says himself, our zoning is not going to allow it. We have severe penalties on mass clearing and grading without approvals in fact it’s \$10,000 if they start cutting trees without approval. Back to the DOT aspects, any new subdivision is required to be submitted to DOT as part of our technical review process. We don’t set a separate standard for a traffic impact analysis. There is no reason to have a separate standard because the DOT manages that road. Even if it’s a subdivision that’s not on a state road it goes to DOT, that is the state law. When DOT receives the comment package, they will probably respond back to us that a traffic impact analysis is necessary. They will give us those parameters to provide to the developer. This is simply just the first step which brings the property under town control or not.”

The Board Members discussed among themselves and looked at the maps of the property surrounding Keller Property on Mt. Moriah Church Road.

Town Attorney Rick Locklear asked if this is a voluntary annexation, was the annexation requested conditioned upon a particular zoning.

Mr. Flowe responded with no they requested a zoning classification when they requested the annexation.

Mr. Locklear, if you vote down the zoning being requested, where does that leave the annexation.

Mr. Flowe said the annexation would become effective at the end of this month, immediately actually, but your taxes would be prorated in whole months. Mr. Flowe gave the recommendation to go ahead and apply zoning so at least it’s not under County zoning, make it consistent with what’s on the front and staff can get the developer back to the table to work out a conditional district that would be more acceptable.

Mayor Pro Tem Ashley Stewart asked if the property owner knew on Monday, and if he understands that these are two separate action items and that decisions are going to be made on both.

Mr. Flowe assured the Board that he had been told.

Mr. Locklear asked once an annexation occurs, what period are you required to designate it.

Mr. Flowe responded with 60 days. “If you don’t designate within the 60 days, the County’s zoning evaporates and there’s no zoning and then there’s your quarry. You don’t want to let it go past the 60 days and go without zoning. That would lock them in on land use entitlement.”

**4. CONSENT AGENDA:**

**4.3 Consider Approval of Amended Water and Sewer Ordinance #W&S-2024-06-10**

Town Manager Michael Ambrose gave a brief overview of the Amended Water and Sewer Ordinance #W&S 2024-06-10. This ordinance will add connection fees for developers. The developers install their own taps, and this is just a connection fee. Mr. Ambrose clarified to the Board that the blue highlighted areas are the new and the yellow highlighted areas are the existing.

**4.6 Consider Awarding Asphalt Repair Bid for Kimball Road**

Town Manager Michael Ambrose gave a brief overview of the repair needed to Kimball Road due to a utility mishap.

Mayor Smith asked if staff had received 3 bids.

Manager Ambrose answered yes and DW Castleberry is the lowest bidder at \$26,000.

Public Works Director Blake Abernathy gave a brief overview of the 3 quotes that were received on this bid. DW Castleberry \$26,000, Around Town Paving \$28,500, and Carolina Siteworks \$28,963. Director Abernathy gave the recommendation for DW Castleberry, who was the cheapest and has several recommendations from Cabarrus County, Town of Mount Pleasant, and Town of Granite Quarry. DW Castleberry is ready to go with the project.

Manager Ambrose added that the town usually uses Carolina Siteworks for this type of project, however they are backed up with work. DOT said they would need this roadway repaired before they were able to do that, and it would take away from Powell Bill funds. That’s the reason staff are asking to go forward with DW Castleberry verses Carolina Siteworks.

Director Abernathy gave a brief overview of the scope of the work and the reason for the cost of the project. The patch is expensive because it is a DOT road and will have to be a flowable fill. The road will have to be dug down to 36 inches, flowable fill put in place and it will have to set 24 – 36 hours. The contractors will place steel plates across the road to allow that to cure.

Mayor Smith asked if it would be possible to have the developer pay for some of the costs.

Manager Ambrose explained that was not an option considering it was a utility incident.

Alderman Nelms asked where on Kimball Road was this happening.

Manager Ambrose answered across from Kimball Landing.

**4.7 Consider Approval for the Police Department to Apply for a Gary Sinse Grant to Purchase Rifle Plates for Police Vests**

Police Chief Matthew Geelen gave a brief overview of the Grant. It is a 100% grant funded for rifle plates and carriers. These vests are different than ballistic vests. Ballistic vests are soft plates, and these plates are hard.

Mayor Pro Tem Ashley Stewart asked if the police department already had anything like that.

Chief Geelen replied “No Sir.”

Alderman Tony Corriher stated that he did not know that the regular vests would not stop a rifle bullet, and these plates will.

Manager Ambrose added that this is a 100% grant, and no matching would be required by the town.

**4.8 Consider Approval for the Fire Department to Apply for a Dickey Foundation Grant to Purchase Ten Sets of Fire Turnout Gear**

Fire Chief Jason Smith gave a brief overview of the Dickey Foundation Grant, and that it is a 100% grant requiring no match from the town. The Fire Department would be using this funding to purchase 10 sets of fire turnout gear.

**5. ORDINANCES/RESOLUTIONS:**

**5.1 Consider Approval of Annexation Initiation for Properties Located on Old Beatty Ford**

Mr. Flowe gave a brief overview of the properties on Old Beatty Ford Road; it is three parcels that the concrete plant has purchased with the intent to move their buffer over to get it further away from the concrete plant. There is not any physical expansion of the concrete plant, but they do want it zoned industrial.



**7. CONSIDERATIONS:**

**7.4 Consider Awarding Patterson Road/Flat Rock Road Waterline Project Bid**

Manager Ambrose gave a brief overview of the project.

Mayor Smith asked if the contractors could start and do all the dates that are needed and be able to get it done.

Manager Ambrose stated yes, but with limited issues to the school, they are looking at a day and a half without water.

**7.5 Consider Awarding FY24 Paving Project Bid**

Mr. Ambrose gave a brief overview of the paving project. The NJR Group is the contractors for the NCDOT, and our dollar amount went farther with them because they are already in the area with paving. We are getting 2 years' worth of roads paved without costs affecting us.

Mayor Smith asked if we could get an updated list from SEPI that would let us know what we have next year.

**3. CLOSING:**

**3.1 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN THE WORK SESSION AT 6:48 PM.**

Moved By: Ashely Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

Respectfully Submitted,

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Madison T. Stegall, Town Clerk



# BOARD OF ALDERMAN

Monday, June 10, 2024 at 6:00 PM  
Landis Board Room

## MINUTES

**PLEASE SILENCE ALL CELL PHONES**

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

**Staff Present:** Town Manager Michael Ambrose, Finance Director Jeneen McMillen, HR Director/Town Clerk Madison Stegall, Deputy Town Clerk Angie Sands, Town Attorney Rick Locklear, Planning, Zoning & Subdivision Administrator Rick Flowe, Police Chief Matthew Geelen, Fire Chief Jason Smith, Public Works Director Blake Abernathy, Parks & Recreation Director Jessica St.Martin, NC Lead Fellow Robert Shinn

**Absent:** Alderman Darrell Overcash

### 1. INTRODUCTION:

#### 1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 6:01 PM.

#### 1.2 Welcome

Mayor Smith welcomed those in attendance.

#### 1.3 Moment of Silence and Pledge of Allegiance

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

#### 1.4 Adoption of Agenda

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

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 3-0

Voting For: Tony Corriher, Ashley Stewart, Ryan Nelms

## 2. PRESENTATIONS:

### 2.1 Eagle Scout Project Recognition (Lachlan Jackling)

Parks and Rec Director Jessica St. Martin gave a brief overview of Lachlan Jackling's project that he completed at Lake Corriher Wilderness Park. Lachlan is a member of Troop 254 in Kannapolis. Lachlan fabricated and installed three metal signs centered on nature awareness for his Eagle Scout project, along with some help from his fellow Boy Scouts. These signs were placed throughout Lake Corriher Wilderness Park. Mayor Smith recited and presented Lachlan with a resolution to thank Lachlan for his contribution to Lake Corriher Wilderness Park and to congratulate him on his achievement of Eagle Scout.

## 3. PUBLIC HEARINGS:

### 3.1 Consider Public Legislative Hearing and Approval of Annexation and Zoning for Keller Property on Mt. Moriah Church Road

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Annexation and Zoning for Keller Property on Mt. Moriah Church Road. The property is about 22 acres. The front portion is already in the Town limits, and zoned SFR2. The petitioner applied for a MU2 designation. The Planning Board recommended MU1.

#### **ACTION: A MOTION WAS MADE TO OPEN PUBLIC HEARING OF ANNEXATION AND ZONING FOR KELLER PROPERTY ON MT. MORIAH CHURCH ROAD.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

#### **Public Hearing Comments:**

- Joseph Keller 5830 Wright Road- "Members of the Board, Mayor and citizens, I appreciate your time coming out tonight. We've had rumors of people saying we were going to open a quarry, and that's just far from the truth and we believe it's just vindictive. What we're planning on is making the highest and best use out of this property, it's just going to be great for the Town of Landis for homes, townhomes, it will be a great addition. I appreciate you guys accepting me."
- LuAnn Barnes 1245 Mt. Moriah Church Road- "Are we able to ask questions here in this or can we only speak?"  
Mayor Smith commented "Every Public Hearing is different. It's kind of to my discretion. We do not talk back during citizen comments. Public Hearing is a little different, because if you have questions Mr. Flowe may answer, the developer may answer, it really depends on what it is and if it's already been answered or outlined. You're more than welcome to ask the question and we can go from there. Just don't be offended if I can't answer the question right away."  
Luann Barnes- Can anyone explain what MU1 and MU2 in tells?

Mayor Smith made an announcement to those in attendance stating that "we worked hard in 2020, and when I say we, the previous Board along with Mr. Nelms, who has been on our Planning Board for quite some time. The town had zero standards when I was elected in 2019. We tried to make things look better. For example: if it was a single-family resident sitting on a one-acre lot, and the whole street looked like that, we kept it like that. We zoned it that way. I want the citizens to understand when

things are sold in town that are already zoned, it does not have to come before the Board to be zoned again. There is nothing we can do about that if it meets the requirements. We can't stop growth."

Mr. Flowe gave a brief overview of the differences between MU1 and MU2. He also spoke about watershed. The watershed regulations establish a maximum density in that area. The water reservoir is right on the back side of the property. MU1 and MU2 has no difference in the conventional criteria. MU2 has more rights for stores and shops, MU1 is predominately residential with some small-scale corner coffee shops. The watershed aspect sets the maximum number of units that you can do when you're a certain distance from the reservoir.

Mayor Smith gave a brief overview of the work that went into adopting the standards for development for the Town of Landis.

- Joshua Reynolds 1040 Lake Drive- "Hello, I'm Joshua Reynolds, I own property in Lakewood Acres, and I'm here kind of representing Mig Dial, what kind of timeline you are talking about, before you start working."

Joseph Keller stated, "That's not been determined yet."

Joshua Reynolds continued "Well I just wanted to speak out loud that if some way there's some consideration that could be made for a little bit of privacy during the construction for Miggie Dial. When South Rowan opened, she was one of the very first teachers there. She's been dedicated to this town beyond belief, she's such a super citizen, she should get a statue of herself. There's just a small window where there's open space there, but most of it the woods are blocking. I know he's a good contractor, I've done work in his house, Morgan Demolition vouches for him, he's got smart guys he can deal with the water, nothing's going to be dumping over in our land. I just would like some small considerations for her, it's just a tough situation, it's like one of her worst nightmares having a bunch of houses and apartments just come on her and she's at the end of life. So, just some type of cheap landscaping or some kind of barrier so it's not like forced in her face every second. That seems odd but I didn't know the timeline of the construction. There's one last elderly lady in the area if you could not bust the tree line completely out so she doesn't have a natural blockage. Those are just the small things I'd like to mention. I did a lot of research, I saw that the dominos are already falling, there's no reason to be a jerk about anything. It's all good intent, it is going to hurt a lot of people when it comes to property values getting raised considering the population is 89% just regular working-class folks. If you start popping the property rates up and we're rooted down, it hurts you bad."

Mayor Pro Tem Ashley Stewart asked Mr. Flowe to speak on standards and specifications on boarders, privacy, setbacks, landscaping standards, etc.

Mr. Flowe stated that "The governing Board does not exercise any discretion when selecting these sorts of materials. The Board sets the policy, and the bar has been set really high. The standards in the ordinance apply, regardless of who owns it or anything of that nature. We've not received any plans for this, there's nothing on paper that we've seen. There's not any need to worry that somethings going to get skipped."

- Tichicus Wilson 275 Rollingwood Ave.- “I just want to know how that is going to affect the area.” (a map of the property was presented, and participants pointed out the areas of discussion.)

Mayor Smith, I think that that is in the watershed area.

Mr. Flowe stated “yes, that is the watershed area and will be protected by the required buffers.”

**ACTION: A MOTION WAS MADE TO ADJOURN PUBLIC HEARING ANNEXATION AND ZONING FOR KELLER PROPERTY ON MT. MORIAH CHURCH ROAD.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ANNEX 2024-06-10 INCORPORATING KELLER PROPERTY ON MT. MORIAH CHURCH ROAD INTO VOLUNTARY ANNEXATION.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

Alderman Ryan Nelms asked if there had been a community meeting yet.

Mr. Flowe stated that that is a requirement for rezoning, but for initial zoning it has not been a requirement in the past. Any change would necessitate a rezoning and that’s what triggers the neighborhood meeting.

Mayor Pro Tem Ashley Stewart added on the topic of initial zoning. “With the zoning request from the Planning Board being MU1, and with the front Mt. Moriah Church Road facing property that’s currently within the bounds of the Town sitting as an SFR2, logically from a deduction standpoint what I personally think that would be a right move of consideration would be initially zoning the property as what the portion that is already within the Town limits is (SFR2), then go back to the Planning Board for reconsideration and rezoning to allow that opportunity to have the neighborhood meeting.”

Rick Flowe stated that is certainly an option. “That’s actually a good idea, what that would do is enable the applicant to look at any conditions that they are willing to self-impose on the property. We can’t impose conditions. Conditionally zoning is only available upon the request of the applicant. Usually when they want to get the density and are willing to forgo some other privileges to get the density. In this case, the zoning says spread it out, but the watershed rules say compact it, so, a mixed use with conditions might allow for the best of all worlds and avoid any fears that anyone has. That takes about 60-75 days.”

Mayor Pro Tem Ashley Stewart “I think that would be more diligent from a posturing standpoint within the community and would allow citizens time to gain more comfort with the intent of the property and the differences between SFR2 and MU1 along with the watershed. It’s my recommendation Mayor and Board that consistent with us annexing the property in tonight, that we set the initial zoning at SFR2.”

Alderman Ryan Nelms agreed with Mayor Pro Tem Stewart and added that “when looking at the neighborhoods around the property, with the lot sizes if they were being annexed into Landis, they

would also be SFR2. I think just like any neighbor coming in, meeting your neighbors will do some good and might help in the long run.”

Mayor Smith added that “The Board has done a lot of annexations and rezonings. One example of a rezoning is on Old Beatty Ford Road where there was 140 acres zoned industrial, and when everyone in the front sold out, we zoned it the same way, we didn’t change it. The Board zoned it to what it was matching up to. So, I do think this would be a little more aesthetically pleasing to people, and then the developer can come back in and make that zoning change if needed.”

**ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #ZMA-2024-06-10 ALLOCATING THE INITIAL ZONING FOR THE KELLER PROPERTY AS SFR2.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 3-0

Voting For: Ashely Stewart, Ryan Nelms, Tony Corriher

**3.2 Consider FY25 Budget Ordinance Public Legislative Hearing and Approval of FY25 Budget Ordinance**

Town Manager Michael Ambrose gave a brief overview of the proposed FY25 Annual Operating Budget.

**ACTION: A MOTION WAS MADE TO OPEN PUBLIC LEGISLATIVE HEARING FOR FY25 BUDGET ORDINANCE.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 3-0

Voting For: Ashley Stewart, Ryan Nelms, Tony Corriher

**Public Hearing Comments:**

- Nadine Cherry 410 West Garden Street- “As I remember back during the first Budget Hearing earlier this year the police officers were awarded a raise, which if I remember correctly started the next pay day regardless if I say I approve or disapprove this budget, you are going to pass it. I only received a copy of the proposed budget last Thursday and have not really had a chance or time to completely look over it.”

Mayor Smith – “Ms. Cherry, that was last fiscal year not this year for the police raises.”

Mayor Pro Tem Ashley Stewart asked Town Manager Michael Ambrose to give some key highlights on the budget.

Town Manager Michael Ambrose commented that “Last year the Town tax rate was reduced by .04 cents from .53 cents to .49 cents. This year the Town is keeping that same rate at .49 cents. The Town is not raising taxes and keeping the level of service. This budget ordinance recommended a 4% COLA, and a 2% Merrit increase. A couple of different things the Town has done this year is we’ve completed a lot of capital projects throughout the town. Next year we want to try to revamp the outside of the Town Hall building. There is still \$105,000 left in the old ARPA account. The Town wants to increase our Code Enforcement Clean up to make the Town look better. We are adding a Planning Technician Position as well. Again, not raising the tax rate for that. The Police have requested 2 additional new Police vehicles and will be increasing their training quality with the federal training standards, again

that's all being done with Grant money. We have increased our training and education with the Fire Department. The new Fire Engine is being contributed to with ARPA money as well. The Fire Department is getting a new washer and dryer for their turn out gear."

Mayor Pro Tem Ashley Stewart asked if both Police and Fire had a full roster.

Mr. Ambrose answered, "That's correct, we are at capacity for both departments." Manager Ambrose continued, "In our Street Department we will begin our sign change out. They replaced a lawn mower, increased our beautification in our downtown revitalization, and the Town has received a lot of State Appropriation money and grant funding this year and last year. The mayor has done a great job of helping us get there with that. Thank you, Mayor. The Waste Pro contract sanitation and landfill costs are increasing by \$2.00 per ton. Parks and Rec would like to add the mini splits to the cabins at Lake Corriher Park, replace pool concrete, and add new swings including an ADA approved swing set. We have a substantial amount of debt service \$780,000, 1.3 million for the Town Hall renovations done back in 2007 that the Town currently pays \$60,025 annually in principal and interest. Water and Sewer is our biggest issue right now. We are raising the rate by 50 cents just for outside the town limits citizens. SRU is increasing their costs by 3 1/2 %. Also, a connection fee will be added for developers to help the town offset those costs."

Alderman Ryan Nelms asked to clarify that the town is not raising any water rates for citizens.

Mr. Ambrose answered, "No water or sewer rates will increase for citizens living inside city limits."

Mayor Smith added, "And we are not raising taxes."

Mayor Pro Tem Ashley Stewart added, "And we have a long-term contract that is coming up for negotiation with SRU."

Mr. Ambrose stated "That's correct. The town's 40-year contract is coming up for renewal for SRU, we have already begun working on that as well. We have several bonds with our Water and Sewer Department. The Water bond is \$5 million, NCDEQ bond \$170,000 remaining, Sewer bond \$2.2 million with interest, and a Sewer Improvement which is \$46,970 remaining. Our Storm Water funds, the fees, will remain the same, \$5 for residential and \$10 for commercial. The electric funds, these rates are based on the cost-of-service study through Electricities. The average resident of the Town of Landis will receive a .03% increase to their tax bill for electric rates and that's per wattage. Following the cost-of-service study we are also requesting a new A class lineman for that position, that way we have two full crews when we have outages and line conversions. This will limit our down time, we can get back online faster with two crews, also do more line conversion work for 12kv which will reduce the cost to citizens once it gets completed. That started in 1980 and is looking to wrap up in 2026. This will substantially reduce the cost of power once that project gets completed."

Mayor Pro Tem Ashley Stewart asked where the town was at on the fund balance percentage to where we are entering in the new fiscal year.

Mr. Ambrose stated that when the Board members came into office the town was at a 6% fund balance, and the town is currently around 82% fund balance.

**ACTION: A MOTION WAS MADE TO CLOSE PUBLIC LEGISLATIVE HEARING FY25 BUDGET ORDINANCE.**

Moved by Ashley Stewart, seconded by Ryan Nelms  
Motion Passed: 3-0  
Voting For: Ashely Stewart, Ryan Nelms, Tony Corriher

**ACTION: A MOTION WAS MADE TO APPROVE THE FY25 ANNUAL OPERATING BUDGET ORDINANCE.**

Moved By: Ashley Stewart, seconded by Tony Corriher  
Motion Passed: 3-0  
Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**4. CONSENT AGENDA:**

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

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

Moved By: Ashley Stewart, seconded by Ryan Nelms  
Motion Passed: 3-0  
Voting For: Ashley Stewart, Ryan Nelms, Tony Corriher

- 4.1 Consider Approval of Regular Scheduled Meeting Minutes from May 13, 2024**
- 4.2 Consider Approval of FY25 Pay Scale with COLA Increases**
- 4.3 Consider Approval of Amended Water and Sewer Ordinance #W&S-2024-06-10**
- 4.4 Consider Approval of Budget Amendment #22 Reallocating Funds from the Police Foundation to the General Fund for the Shop with a Cop Event**
- 4.5 Consider Approval of the N Focus FY25 Contract**
- 4.6 Consider Awarding Asphalt Repair Bid for Kimball Road**
- 4.7 Consider Approval for the Police Department to Apply for a Gary Sinne Grant to Purchase Rifle Plates for Police Vests**
- 4.8 Consider Approval for the Fire Department to Apply for a Dickey Foundation Grant to Purchase Ten Sets of Fire Turnout Gear**



**5. ORDINANCES/RESOLUTIONS:**

**5.1 Consider Approval of Annexation Initiation for Properties Located on Old Beatty Ford Road**

Planning, Zoning, & Subdivision Administrator Rick Flowe gave a brief overview of the Annexation Initiation of Properties located on Old Beatty Ford Road. Two – Ten Investors purchased Parcel ID 133 236, 133 237, and 133 123. Two – Ten Investors purchased these properties so that they can move the buffer area into the area that had some big trees instead of having to plant and wait for them to grow.

**ACTION: A MOTION WAS MADE TO SCHEDULE PUBLIC LEGISLATIVE HEARING FOR JULY 15, 2024, AT 6:00 PM.**

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: 3-0

Voting For: Ashley Stewart, Ryan Nelms, Tony Corriher

**6. CITIZEN COMMENTS:**

*All citizen comments are limited to 3 minutes.*

**6.1 Citizens’ Comments**

- Nadine Cherry - 410 W. Garden Street:

“Mayor Smith, last Thursday during the Workshop meeting when the Fire Chief went to the podium to speak, he did not adjust the microphone to his height. So technically he was not speaking into the microphone and at that time I raised my hand signaling you. I could not hear, understand what he was saying. You totally disregarded my hand being raised. I alternated between having my left hand and right hand being raised. This went on for over an hour, my hand being raised. Before you adjourned the meeting you made the statement ‘At this time, I would like to make this very clear, in this board room if we as a board member can hear what is said at that microphone or by anyone speaking into a microphone it is going to stand as being heard.’”

**7. CONSIDERATIONS:**

**7.1 Consider Approval of Sanitation Contract**

**ACTION: A MOTION WAS MADE TO APPROVE WASTE PRO CONTRACT AT \$11.19 PER CAN.**

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**7.2 Consider Awarding Sidewalk Replacement Bid**

**ACTION: A MOTION WAS MADE TO AWARD THE SIDEWALK REPLACEMENT BID TO ROGER NEWTON CONCRETE IN THE AMOUNT OF \$51,250.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**7.3 Consider Awarding South Upright Street Basin Sanitary Sewer Rehabilitation Project Bid**

**ACTION: A MOTION WAS MADE TO AWARD SOUTH UPRIGHT STREET BASIN SANITARY SEWER REHABILITATION PROJECT TO LOCK-LANE \$1,698,220.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**7.4 Consider Awarding Patterson Road/Flat Rock Road Waterline Project Bid**

**ACTION: A MOTION WAS MADE TO AWARD MUNICIPAL ENGINEERING THE PATTERSON ROAD/FLAT ROCK ROAD WATERLINE PROJECT.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For Ashley Stewart, Tony Corriher, Ryan Nelms

**7.5 Consider Awarding FY24 Paving Project Bid**

Town Manager Michael Ambrose gave a brief overview of the project. Mr. Ambrose clarified that the project would be funded through Powell Bill Funds and the full amount of the project is \$217,233.19. The roads on this project were identified by our last SEPI review to be paved.

Mayor Pro Tem Ashley Stewart asked what procedure would be used for paving.

Public Works Director Blake Abernathy gave a brief overview of the scope of work that would be done. He explained that it will be the mill and fill process where an inch and a half to two inches of the existing surface layer would be removed (milled) and then filled with a new layer of asphalt and put fog seal down. There are some areas that will need a full fill to replace utility cuts and things of that nature so that the top layer that goes back on is smooth.

Mayor Pro Tem Stewart commented that would be much longer term than what was done a year or two ago on certain streets in town that were halted.

Public Works Director Abernathy stated that was correct and we are hoping for more longevity.

Town Manager Ambrose added that the work is projected to start September of 2024 and it could spill over into October based on their paving schedule.

Mayor Pro Tem Stewart asked if he mind speaking for the citizens as far as the streets that are allocated on this year’s allocation.

Public Works Director Abernathy gave a brief overview of the streets that are on the list. Tranquil Lake, Lake Drive, Lawing Dr, S. Moriah St., N. Moriah St.

Mayor Smith added that the DOT had reached out to Mr. Ambrose and herself about E. Ryder and W. Ryder and those roads will begin being worked on starting in September of 2024 as well. These two roads will be state DOT funded.

**ACTION: A MOTION WAS MADE TO AWARD FY24 PAVING PROJECT BID TO NJR GROUP.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

Mayor Smith added that the Patterson Road/Flat Rock Road Waterline Project is being funded by the state, no funds were coming from the town.

Town Manager Ambrose added that the vehicle tag fee is listed out separately in the budget this year, so there will be more sidewalks that will be able to be repaired. The citizens will actually be able to see exactly where their vehicle tag fee dollars are going now.

**7.6 Consider Approval of Installing 8 Sewer Taps for the Kimball Landing Townhomes**

Public Works Director Blake Abernathy gave a brief overview of installing 8 sewer taps for Kimball Landing Townhomes. Mr. Abernathy explained that the taps being installed are deeper than the town has the capacity to put them. They range from 8 – 12 feet deep, which exceeds our ability according to OSHA guidelines. Staff recommend Carolina Siteworks for this bid due to previous work they have done for the town.

Manager Ambrose added that this work will be paid for by the developer.

**ACTION: A MOTION WAS MADE TO AWARD INSTALLING 8 SEWER TAPS FOR KIMBALL LANDING TOWNHOMES BID TO CAROLINA SITEWORKS.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**ACTION: A MOTION WAS MADE FOR BUDGET AMMENDMENT #1-2025.**

Moved By Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

**8. REPORTS:**

**8.1 Departmental Reports (Included in the Board packet)**

**8.2 Financial Report (Included in the Board packet)**

**8.3 Town Manager Report (Included in the Board packet)**

**9. UPCOMING EVENTS:**

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

Mayor Smith gave a brief overview of upcoming events. We had a great Cruise In on Friday June 7<sup>th</sup>. The Planning Board Meeting was changed from June 11<sup>th</sup> to June 18<sup>th</sup> at 6:00 PM. The town will have a Blood Drive on Friday June 14<sup>th</sup> located in the Parkdale Parking lot. Landis Town Hall will be closing at 12 noon on June 28<sup>th</sup> to close the year.

**10. CLOSING:**

**10.1 Board Comments**

Mayor Smith commented that she appreciates all the work that went into the budget preparation. We appreciate staff working with Mr. Ambrose on the budget, I know it's not easy and it's tiresome, and you've put a lot of late nights in. We want to thank Mr. Ambrose, Mrs. McMillen, Ms. Stegall, and Ms. Sands. We are very grateful for the progress we have made in Landis; we have come a long way in 5 years. I am happy to report in Landis that good things are happening.

**10.2 Motion to Adjourn**

**ACTION: A MOTION WAS MADE TO ADJOURN AT 7:15 PM.**

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: 3-0

Voting For: Ashley Stewart, Tony Corriher, Ryan Nelms

Respectfully Submitted,

\_\_\_\_\_  
Madison T. Stegall, Town Clerk



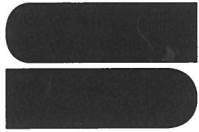
# Item Cover Page

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**MEETING TYPE:** Board of Alderman  
**DATE:** July 15, 2024  
**SUBMITTED BY:** Michael D. Ambrose, Town Manager  
**ITEM TYPE:** Consideration  
**AGENDA SECTION:** Consent  
**SUBJECT:** **Consider Approval of the 12KV Line Work Bid**

**DETAILS:**

Consider Approval of the 12KV Conversion Line Work Bid to continue our 12KV conversion on the East side of Town. Please see AJ Molnar's, the Town Contracted Engineer, memo regarding the bid recommendation.



# Southeastern Consulting Engineers, Inc.

July 9, 2024

Mr. Michael Ambrose  
Town Manager  
Town of Landis  
704 W. Blume Street  
Landis, North Carolina 28088-1247

Ref.: Electrical Distribution System Line Work  
4 KV Conversion

Dear Michael:

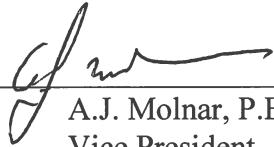
Four proposals were received from the twelve contractors solicited for the construction of the project referenced above in October 2023.

The lowest proposal was submitted by Lee Electrical Construction, Inc. of Aberdeen, North Carolina, in the amount of \$423,800.00. Although it has been almost nine months since the original bid, Lee has chosen to honor their unit prices submitted for this work. Lee has also previously done good work for the Town as well as many of our other clients.

We would therefor recommend that the Town accept the Lee proposal in the amount of \$423,800.00, and authorize us to prepare the necessary contract documents.

Very truly yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

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

AJM/lc



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Jason Smith, Fire Chief

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Consent Agenda

**SUBJECT:** **Consider Approval for the Fire Department to Apply for the Colonial Pipeline Community Commitment Grant**

**DETAILS:**

The Fire Department would like to request to apply for the Colonial Pipeline Community Commitment grant. Colonial Pipeline has a line that runs through the Enochville area, about 2.5 miles from Landis Town Hall. Colonial Pipeline assists emergency responders in its operations area with equipment for emergency incidents. They also donate older vehicles from their fleet to departments.

The request will be for Two Husqvarna Battery Powered Saws to place on our new fire engine. One is a Rotary Cut Off Saw and the other is a Chainsaw. This will include batteries and chargers as well. The Rotary saw is a K12 Pace 1, 14” saw. The Chainsaw is a Tempest Husqvarna 535i XP Battery Powered Fire Rescue Chain Saw. The grant amount will be requested at \$5000 dollars, which will cover 100% of the costs. This grant funding does not require a match from the Town.



## Item Cover Page

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<b>MEETING TYPE:</b>	Board of Alderman
<b>DATE:</b>	July 15, 2024
<b>SUBMITTED BY:</b>	Jason Smith, Fire Chief
<b>ITEM TYPE:</b>	Consideration
<b>AGENDA SECTION:</b>	Consent Agenda
<b>SUBJECT:</b>	<b>Consider Approval for the Fire Department to Apply for the Norfolk Southern Public Safety Grant</b>

**DETAILS:**

The Norfolk Southern Safety-First Grant provides grants to entities within their 22-State Network that have operations. This grant is open to Fire, EMS, and Police agencies and helps provide funding for training and equipment.

The Fire Department is requesting to apply for \$15,000 dollars in Grant Funding for scene lighting equipment, which includes a battery powered tripod, and a small portable light. The request also includes SuperVac's 16" DeWalt battery powered positive pressure ventilation fan. All these tools are compatible with our other DeWalt powered equipment currently used on our other trucks. This funding does not require a match on the Town's behalf. This equipment will be used to outfit the new fire engine.





# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Madison Stegall, HR Director/Town Clerk

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Consent Agenda

**SUBJECT:** **Consider Approval of Workers Compensation FY25 Premium**

**DETAILS:**

Please consider approval to pay our fiscal year 2025 North Carolina League of Municipalities Workers Compensation premium in the amount of \$120,095.05. This is a \$14,332.66 decrease in our Workers Compensation premium from fiscal year 2024.

# Workers' Compensation and Employers Liability Insurance Page Information Page

Section 2, Item 2.5

## North Carolina Interlocal Risk Management Agency

### Workers' Compensation Insurance Trust administered by the NC League of Municipalities

**Policy Number:** WC-P-91-2024

**Item 1.** Named Insured and Mailing Address: Town of Landis  
PO Box 8165  
Landis, NC 28088

**Item 2.** The policy period is from 7/1/2024 to 7/1/2025  
12:01 AM standard time at the insured's mailing address.

**Item 3.** **A.** Workers Compensation Insurance: Part One of the policy applies to the Workers Compensation Laws of the State of North Carolina.  
**B.** Employers Liability Insurance: Part Two of the policy applies to work in the State of North Carolina. The limits of our liability under Part Two are:

Bodily Injury by Accident	\$500,000	Each Accident
Bodily Injury by Disease	\$500,000	Each Employee
Bodily Injury by Disease	\$500,000	Policy Limit

**C.** Other States Insurance: Part Three of the policy applies to the states, if any, listed here:

None

**D.** Deductible: **\$500** Each Accident, Including Loss Adjustment Expense (LAE).

Deductible applies to both loss and loss adjustment expense (LAE), which includes defense cost, court costs, expert witnesses and other expenses related to defending you in the event of a claim or suit.

**E.** This policy includes the following endorsements:

Refer to NCIRMA Forms and Endorsements Schedule

**Item 4.** The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates, and Rating Plans. All information on the Extension of Information Page is subject to verification and change by audit.

**NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY**  
**Workers' Compensation Insurance Trust administered by the NC League of Municipalities**  
**Extension of Information Page**

Section 2, Item 2.5

Town of Landis  
 PO Box 8165  
 Landis, NC 28088

**For the Program Year:** 2024/2025  
**Effective Dates:** 7/1/2024 to 7/1/2025  
**Policy Number:** WC-P-91-2024

Code	Classification	Payroll	Rate	Premium
7539	Electric Light & Power Company - Includes clearing right of way	\$614,009	3.2200	\$19,771.09
7581	Water & Sewer Combined Operations/Line Maint.	\$216,064	1.6800	\$3,629.88
7704	Firefighters, Rescue Squad, EMTs	\$530,284	2.6000	\$13,787.38
7705	Volunteer Firefighters	\$3,000	6.3900	\$191.70
7720	Police Officers	\$788,163	2.4500	\$19,309.99
7721	Auxiliary Police	\$2,000	2.4500	\$49.00
8380	Garage Operations (Auto Repair)	\$64,367	1.8300	\$1,177.92
8810	Clerical	\$377,060	0.1400	\$527.88
9102	Parks and Recreation (not otherwise classified)	\$115,125	2.2900	\$2,636.36
9402	Street Cleaning & Sewer Line Cleaning	\$354,240	3.2200	\$11,406.53
9990	City Manager: office duties only	\$127,436	0.1400	\$178.41
9996	Mayor and Council	\$25,000	0.1400	\$35.00
<b>Totals:</b>		<b>\$3,216,748</b>		<b>\$72,701.14</b>

Premium	Limit	Rate	Result
Estimated Manual Premium:			\$72,701.14
Employers Liability: \$500,000/\$500,000/\$500,000		0.004000	+\$290.80
Employers Liability Minimum Premium Balance:			+\$0.00
Deductible: \$500		0.024000	-\$1,744.83
Estimated Subject Premium:			=\$71,247.11
Ex Mod (used):			x 1.8300
Estimated Modified Premium:			=\$130,382.21
Schedule Adjustment:		1.0000	+\$0.00
Schedule Adjusted Premium:			=\$130,382.21
Package Discount:		1.0000	+\$0.00
Package Adjusted Premium:			=\$120,095.05
WC Minimum Premium Balance:			+\$0.00
Expense Constant:			-\$0.00
Estimated Standard Premium:			=\$130,382.21
Premium Discount:		0.0789	-\$10,287.16
Expense Constant:			+\$0.00
Estimated Annual Premium:			=\$120,095.05
Pro-rata:			x 1.0000
Estimated Pro-rata Annual Premium:			=\$120,095.05
Estimated Final Premium:			=\$120,095.05

**Estimated Final Premium: \$120,095.05**



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Rick Flowe, Planning, Zoning, & Subdivision Administrator

**ITEM TYPE:** Public Hearing / Ordinances

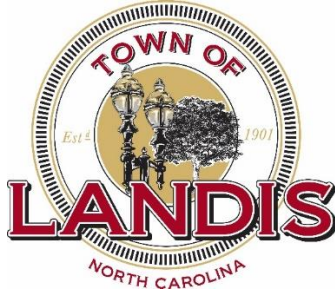
**AGENDA SECTION:** Public Hearings

**SUBJECT:** **Consider Concurrent Legislative Hearing and Approval of Annexation ANNEX-2024-07-15 and of Zoning Map Amendment ZMA-2024-07-15-1 - Two-Ten Concrete Plant Additional Parcels to Industrial (IND)**

**DETAILS:**

Concurrent Legislative Hearing - Consider Annexation ANNEX-2024-07-15 and Zoning Map Amendment ZMA-2024-07-15-1 - Two-Ten Concrete Plant additional parcels to IND.

1. **Overview from staff**
2. **Open Public Hearing**
3. **Comments by Public**
4. **Close Public Hearing**
5. **Ordinance #Annex-2024-07-15**
6. **Ordinance # ZMA 2024-07-15-1**



## MEMORANDUM TOWN OF LANDIS, N.C.

To: Mayor and Board of Aldermen

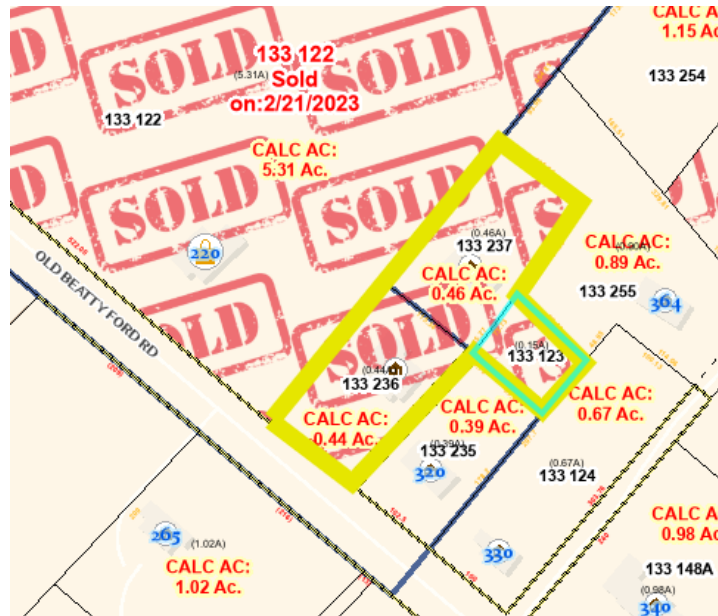
Date: June 19, 2024

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for contiguous property of Two-Ten Investors, Inc.

### BACKGROUND

On May 10, 2024, Two-Ten Investors, Inc. the owner of property located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 1.066 acres. Location Map from Rowan County GIS:



**FINDINGS AND CONCLUSIONS**

The standards for annexation require that the property must be contiguous to the “primary corporate limits”. The fact that the property lies within an area bounded on two sides by the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Landis. The property will need to have a Town of Landis zoning designation upon annexation.

**FISCAL IMPACT**

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

**RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING**

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Board of Aldermen.

**THE ACTIONS TAKEN AT THE June 10, 2024 MEETING INCLUDED:**

- a. **Petition for voluntary contiguous annexation.**
- b. **Directed (by Resolution #2024-06-10-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. **Clerk presents “Certification of Sufficiency” to the Board**
- d. **Called (by Resolution #2024-06-10-2) for public hearing on July 15, 2024.**

**ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS**

While the Mayor and Board of Aldermen undertake the process of annexation, the Planning Board initiated the process of amending the Official Zoning Map per 160D-204 to run concurrent with the annexation process. The property lies adjacent to an area designated in the Town of Landis Comprehensive Land Use Plan (the Plan) Future Land Use Map adopted May 10, 2021 for employment/manufacturing use to the west and north is consistent with the principles of the Plan so anticipate a recommendation for the owner’s requested Industrial (IND) zoning designation from the Planning Board. Here is how these steps align:

- 1. During the **June 18, 2024 Planning Board** meeting the Planning board voted unanimously to recommend the designation of Industrial (IND) zoning district;
- 2. Advertised for a **Public Legislative Hearing scheduled for July 15, 2024 before the Mayor and Board of Aldermen** on the subjects of 1) annexing the property and 2) amending the Town of Landis’s Official Zoning Map, of the Landis Development Ordinance (LDO); and

**NEXT STEPS BY MAYOR AND BOARD OF ALDERMEN - THE ACTIONS THAT MAY BE TAKEN AT THE July 15, 2024 REGULAR MEETING INCLUDE:**

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property concurrently with the required Zoning Map Amendment Public Legislative Hearing for the purpose of receiving comment from citizens and/or persons owning an interest in the subject property and the designation of an initial zoning district.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-07-15 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-07-15-1 Amending the Official Zoning Map (initial zoning) and the Town Plan 2040 - Future Land Use Map for the newly annexed property.

**FINAL STEPS FOLLOWING ANNEXATION AND ZONING**

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk’s record, Administrator’s record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site plan(s) for any future project;
6. Process zoning permit application and issue permit(s) upon compliance with the Landis Development Ordinance (LDO).

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF LANDIS and  
INCORPORATE BY ANNEXATION A CONTIGUOUS AREA INTO THE  
TOWN OF LANDIS, NORTH CAROLINA**

**Ordinance #ANNEX 2024-07-15**

**WHEREAS**, a Petition signed by Two-Ten Investors, Inc. the owner of property located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Landis. The property consists of approximately 1.066 acres, as shown on the map and description appearing in Attachment A attached hereto, was received by the Town of Landis on May 10, 2024; and,

**WHEREAS**, the owner Petitioned that said area be annexed into the corporate limits of the Town of Landis, North Carolina, as authorized by Part 1, Article 4A, Chapter 160A of the General Statutes of North Carolina; and,

**WHEREAS**, the Petition was presented to the Mayor and Board of Aldermen during the regular meeting of June 10, 2024; and,

**WHEREAS**, on June 10, 2024 the Mayor and Board of Aldermen directed, by Resolution duly adopted, the Town Clerk of the Town of Landis, North Carolina, to investigate the sufficiency of said Petition and to certify the results to the Mayor and Board of Aldermen; and,

**WHEREAS**, at the regular meeting of the Mayor and Board of Aldermen held on June 10, 2024, a Certificate of Sufficiency from the Town Clerk of the Town of Landis was presented to the Mayor and Board of Aldermen wherein the Town Clerk certified that upon due investigation found the above individuals who signed the aforementioned Petition constitute the owners of the land within the boundaries described in said Petition and, as hereinafter described, that said boundaries are contiguous to the present Town limit primary boundaries, and are eligible to be annexed pursuant to G.S. 160A-31, et seq. of the General Statutes of North Carolina; and,

**WHEREAS**, following the receipt by the Mayor and Board of Aldermen of the Town of Landis, North Carolina, of a Certificate of Sufficiency from the Town Clerk of the Town of Landis, said information and due consideration thereof by the Board, passed a motion to adopt a Resolution whereby a public hearing upon the question of such annexation was called to be had before the Mayor and Board of Aldermen of the Town of Landis at 6:00 p.m. on the 15<sup>th</sup> day of July 2024; and,



**WHEREAS**, the Town Clerk was duly authorized and did so cause notice of such public hearing to be published in the Salisbury Post, a newspaper having general circulation in the Town of Landis, North Carolina, at least ten (10) days prior to the date of such public hearing, such notice contained Rowan County property identification numbers of the areas proposed to be annexed as set forth in the Petition; and,

**WHEREAS**, it appears to the Mayor and Board of Aldermen from the publisher's Affidavit with clipping attached thereto, duly filed with the Town Clerk, that a notice of such public hearing as directed by the Mayor and Board of Aldermen was duly published in the Salisbury Post in its issue of the \_\_\_ of July and the \_\_\_ day of July, 2024, which date of publication was at least ten (10) days prior to the date set for such public hearing; and,

**WHEREAS**, a public hearing was held by the Mayor and Board of Aldermen of the Town of Landis on the 15<sup>th</sup> day of July 2024 at the stated time and place where the petitioners and any other residents of the Town of Landis were given an opportunity to appear and be heard on the question of the sufficiency of the Petition and the desirability of the annexation; and,

**WHEREAS**, the Mayor and Board of Aldermen, after due deliberation and consideration during the regular Mayor and Board of Aldermen meeting held on July 15, 2024, now finds that the Petition meets the requirements of G.S. 160A-31, et seq. of the General Statutes of North Carolina, that the Petition contained the signatures of the owners of the real property within the area proposed for annexation, that the Petitions are otherwise valid and that the public health, safety and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation through the expansion, now or in the future, of essential public services provided by the Town.

**NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED** by the Mayor and Board of Aldermen of the Town of Landis, North Carolina, in regular meeting assembled the 15<sup>th</sup> day of July 2024, hereby adopts this ordinance as follows:

**SECTION 1:** That the area described in the Petition for contiguous annexation be and the same is hereby annexed to and is made a part of the corporate limits of the Town of Landis, North Carolina, the areas being described in Attachment "A" hereto.

**SECTION 2:** From and after the effective date of this Ordinance, the territory so annexed and the property therein located shall be subject to all debts, laws, ordinances and regulations in force in the Town of Landis, North Carolina, and shall be entitled to the privileges and benefits available to other parts of the municipality. The newly annexed territory shall be subject to municipal taxes levied as provided in Section 160A-58.10 of the General Statutes of North Carolina.

**SECTION 3:** It shall be the duty of the Mayor of the Town of Landis to cause an accurate map of such annexed territory, together with a copy of this Ordinance duly certified, to be recorded in the office of the Register of Deeds of Rowan County, North Carolina, and in the office of the Secretary of State of North Carolina.

**SECTION 4:** This Annexation shall become effective upon adoption.

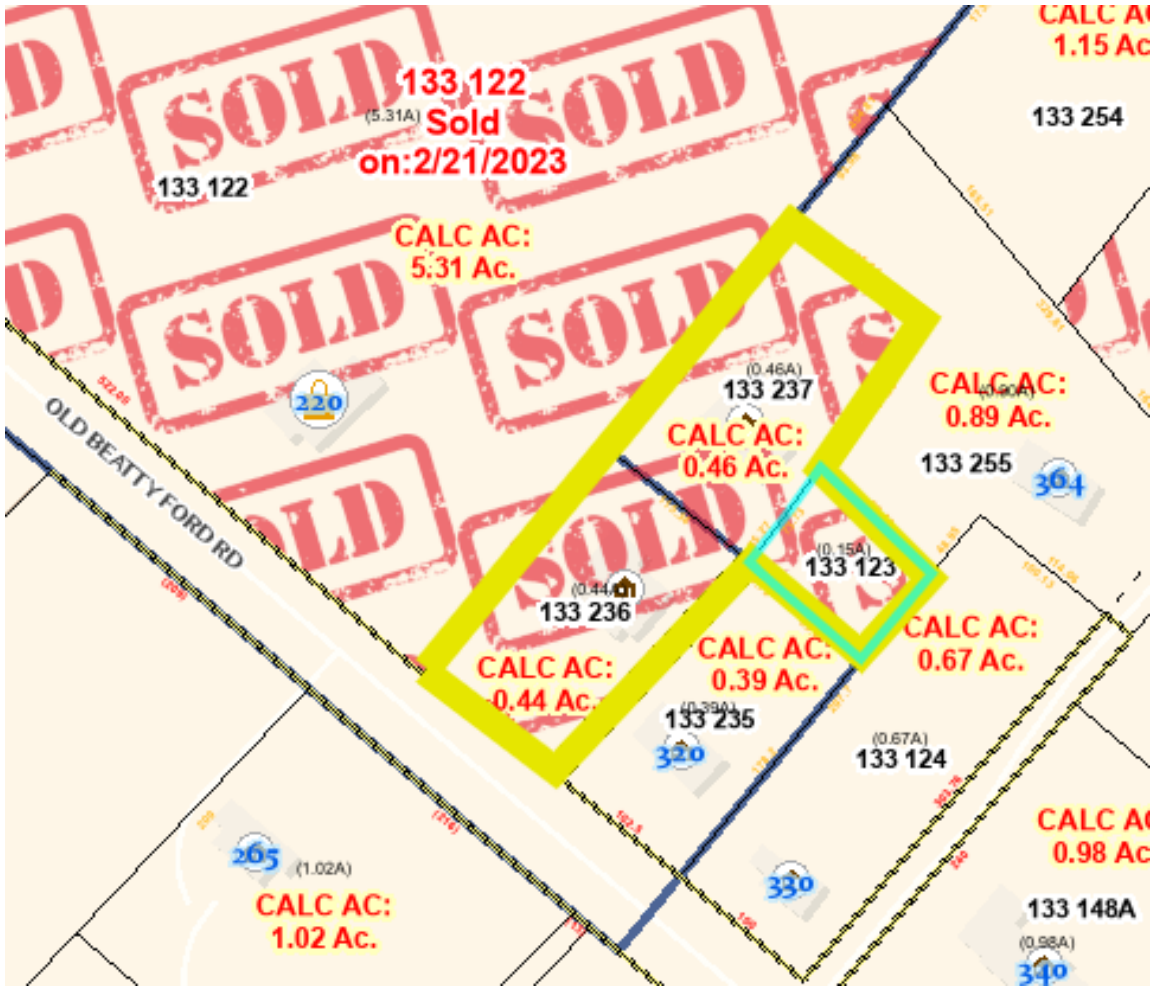
Adopted this 15<sup>th</sup> day of July 2024.

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

s/ \_\_\_\_\_  
**Madison Stegall, Town Clerk**

# ATTACHMENT "A"

Location Map from Rowan County GIS showing parcels located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123):



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

Ordinance #ZMA-2024-07-15-1

**BE IT ORDAINED** by the Mayor and Board of Aldermen of the Town of Landis, North Carolina that the Official Zoning Map (OZM) of the Landis Development Ordinance (LDO) be amended in accordance with Article 6 of G.S. 160D. The subject property of located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123) lying outside the Town Limits of the Town on the north side of Old Beatty Ford Road and described with illustration in Attachment “A” attached hereto be designated upon the OZM as follows:

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

The Board of Aldermen finds that a zoning map amendment applicable to the subject property, establishing a zoning designation in accordance with G.S. 160D-604(a) of “Industrial District” (IND) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) and the “Employment/Manufacturing” designation upon the adjacent property appearing on its “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the growth and expansion of the local economic base of the Town while improving access to local jobs to improve the quality of life for Landis residents by enabling additional business opportunities developed in accordance with the LDO.

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

That Rowan County Parcel located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123), as shown in Attachment “A” attached hereto shall be designated “Industrial District” (IND) on the Official Zoning Map.

**Part 4. Amendment of Future Land Use Map.**

That Rowan County Parcel ID numbers 133 236, 133 237, & 133 123 as shown in Attachment “A”, attached hereto, shall be designated “Employment/Manufacturing” on the Future Land Use Map.

**Part 5. Effective Date.**

This Ordinance shall be effective immediately upon its adoption.

Adopted the 15<sup>th</sup> day of July 2024.

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

s/ \_\_\_\_\_  
**Madison Stegall, Town Clerk**

Attachment "A"

Location Map from Rowan County GIS showing parcels located at 270 & 280 together with a parcel located directly behind 320 OLD BEATTY FORD RD, Landis, NC 28088 (Rowan County Parcel ID numbers 133 236, 133 237, & 133 123):





# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Rick Flowe, Planning, Zoning, & Subdivision Administrator

**ITEM TYPE:** Public Hearing / Ordinances

**AGENDA SECTION:** Public Hearings

**SUBJECT:** **Consider Public Legislative Hearing and Approval of Zoning Map Amendment ZMA-2024-07-15-2 - DC Linn Park - Akers Parcel to CIV**

**DETAILS:**

Legislative Hearing – Consider Zoning Map Amendment ZMA-2024-07-15-2 - DC Linn Park - Akers Parcel to CIV.

- 1. **Overview from Staff**
- 2. **Open Hearing**
- 3. **Comments by Public**
- 4. **Close Hearing**
- 5. **Ordinance #ZMA 2024-07-15-2**

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

Ordinance #ZMA-2024-07-15-2

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

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

The Board of Aldermen finds that the zoning map amendment to the property of Town of LANDIS, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 109 008 (PIN 5625-05-17-7618) located at the western corner of East Garden Street and North Chapel Street and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Civic” (CIV) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies adjacent on two sides to the “Civic” designation on both the adopted Future Land Use Map contained within the Plan and the current Official Zoning Map.

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the growth and expansion of civic uses such as parks and parking lots for citizens and businesses through the provision of diverse land use types supporting both the local economic base and employment needs of the Town for Landis residents, as required by G.S. 160D-605(b).

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

That Rowan County Tax Parcel ID 109 008 (PIN 5625-05-17-7618) described in Attachment “A” attached hereto shall be designated “Civic” (CIV) on the Official Zoning Map.

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

The Board of Aldermen further ordains the properties consisting of Rowan County Parcel ID 109 008 (PIN 5625-05-17-7618) described in Attachment “A” attached hereto shall be designated in the “Civic” future land use category, in accordance with G.S. 160D-605(a) upon the Future Land Use Map in the Plan.

**Part 5. Effective Date.**

This Ordinance shall be effective immediately upon its adoption.

Adopted this 15<sup>th</sup> day of July 2024.

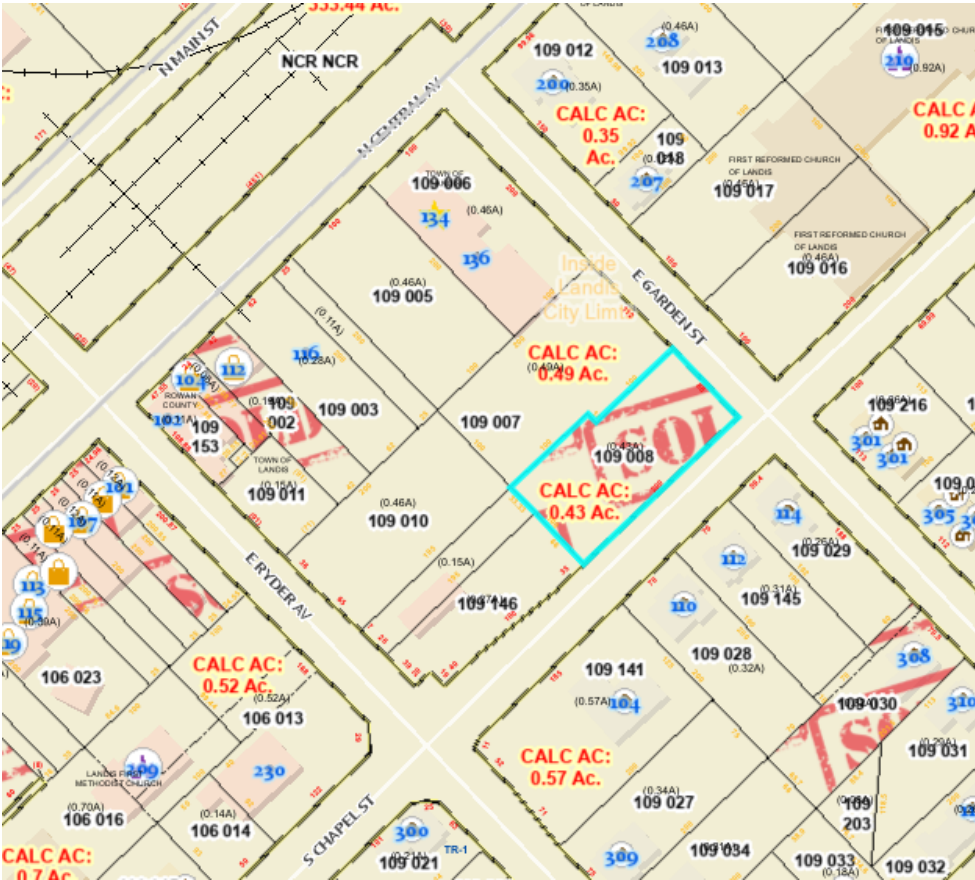
s/ \_\_\_\_\_  
**Meredith Bare Smith, Mayor**

s/ \_\_\_\_\_  
**Madison Stegall, Town Clerk**

Attachment "A"

One lot lying in the Town of Landis, N. C.; Beginning at the intersection of Chapel and Garden Streets; thence with Garden Street North 44 deg. West 88 feet to a stake a new corner; thence a new line South 46 deg. West 100 feet to a stake, another new corner; thence North 47 deg. West 12 feet to a stake on line of G. C. Turner; thence with Turner's line South 46 deg. West 100 feet to a stake; thence South 44 deg. East 100 feet to a stake on Chapel Street; thence with Chapel Street North 46 deg. East 200 feet to the point of beginning.

Enlarged Area Map for Reference





# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Rick Flowe, Planning, Zoning & Subdivision Administrator

**ITEM TYPE:** Public Hearing / Ordinances

**AGENDA SECTION:** Public Hearings

**SUBJECT:** **Consider Legislative Hearing and Approval of Zoning Map Amendment ZMA-2024-07-15-3 - Golden - Coldwater at E. Mills to MU-2**

**DETAILS:**

Legislative Hearing - Zoning Map Amendment ZMA-2024-07-15-3 - Golden - Coldwater at E. Mills to MU-2.

1. **Overview from Staff**
2. **Open Hearing**
3. **Comments by Public**
4. **Close Hearing**
5. **Ordinance #ZMA 2024-07-15-3**



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

Ordinance #ZMA-2024-07-15-3

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

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

The Board of Aldermen finds that the zoning map amendment to the property of STABLE-1 LLC, 15135 RAMAH CHURCH RD., HUNTERSVILLE, NC 28078-4015, being the owner(s) of the certain land areas hereinafter described as Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) located at the northeastern corner of Coldwater Street and East Mills Drive and further described in Attachment “A” attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(b) of “Mixed-Use 2” (MU-2) is consistent with the Town’s 2040 Comprehensive Land Use Plan (the Plan) Future Land Use Map, as required by G.S. 160D-605(a) in that it lies within the “Commercial” designation on the adopted Future Land Use Map contained within the Plan and is presently designated “US Highway 29 Commercial District” (C-29) on the current Official Zoning Map.

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the growth and expansion of residential and non-residential uses through the provision of diverse land use types supporting both the local residential and employment needs of the Town for Landis residents, as required by G.S. 160D-605(b).

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

That Rowan County Tax Parcel ID 133 002A (PIN 5625-10-25-9872) described in Attachment “A” attached hereto shall be designated “Mixed-Use 2” (MU-2) on the Official Zoning Map.

**Part 4. Effective Date.**

This Ordinance shall be effective immediately upon its adoption.

Adopted this 15<sup>th</sup> day of July 2024.

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

s/ \_\_\_\_\_  
**Madison Stegall, Town Clerk**

Attachment "A"

BEING Lot No. 2 as shown on Sheet No. 2, Map of the Division of Mrs. E. G. Mills Estate, Rowan County, NC made by Thomas Hudson and J. F. Almond, Surveyors, December 1959 and recorded in Book of Maps 9995, Page 935-A in the Rowan County Register of Deeds Office, reference to which is hereby made.

Enlarged Area Map for Reference





## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

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

**ITEM TYPE:** Life Saving Award

**AGENDA SECTION:** Presentations

**SUBJECT:** **Life Saving Award Presented to Officer Austin Gribble**

**DETAILS:**

On May 3, 2024, Officer Gribble responded to a distress call regarding a dog attack. Upon arriving at the scene, Officer Gribble immediately assessed the situation and took swift action to neutralize the threat posed by the aggressive dog.

With complete disregard for his own safety, Officer Gribble drew his firearm and shot the dog, thereby ending the attack and preventing further harm to the victim.

Once the dog was neutralized, Officer Gribble turned his attention to the victim, who was suffering from severe injuries. He quickly assessed their condition and applied a tourniquet to their leg, thereby stopping the life-threatening bleeding.

Officer Gribble's quick thinking and decisive action undoubtedly saved the lives of the victims, who would have otherwise succumbed to their injuries. His bravery and selflessness in the face of danger are a testament to his unwavering commitment to serving and protecting his community.



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Presentation

**AGENDA SECTION:** Presentations

**SUBJECT:** **NCDOT Presentation – Traffic Study US 29/Old Beatty Ford Road**

**DETAILS:**



**NORTH CAROLINA**  
Department of Transportation

# Reduced Conflict Intersections (RCI)

US 29 / Cannon Boulevard and Old Beatty Ford Road – Landis, NC

July 15<sup>th</sup>, 2024

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

## What is a Reduced Conflict Intersection?

A geometric design for four-lane highways that aims to improve safety and traffic flow by reducing the number of potential conflict points for drivers and pedestrians.

Known by several names – Superstreets, Median U-turns, J-turns, Michigan lefts, RCUTs



Visual Examples or Video

<https://www.youtube.com/watch?v=nzpdTdXDfRw>





US 64 at Parks Crossroads  
Church Road - Ramseur, NC



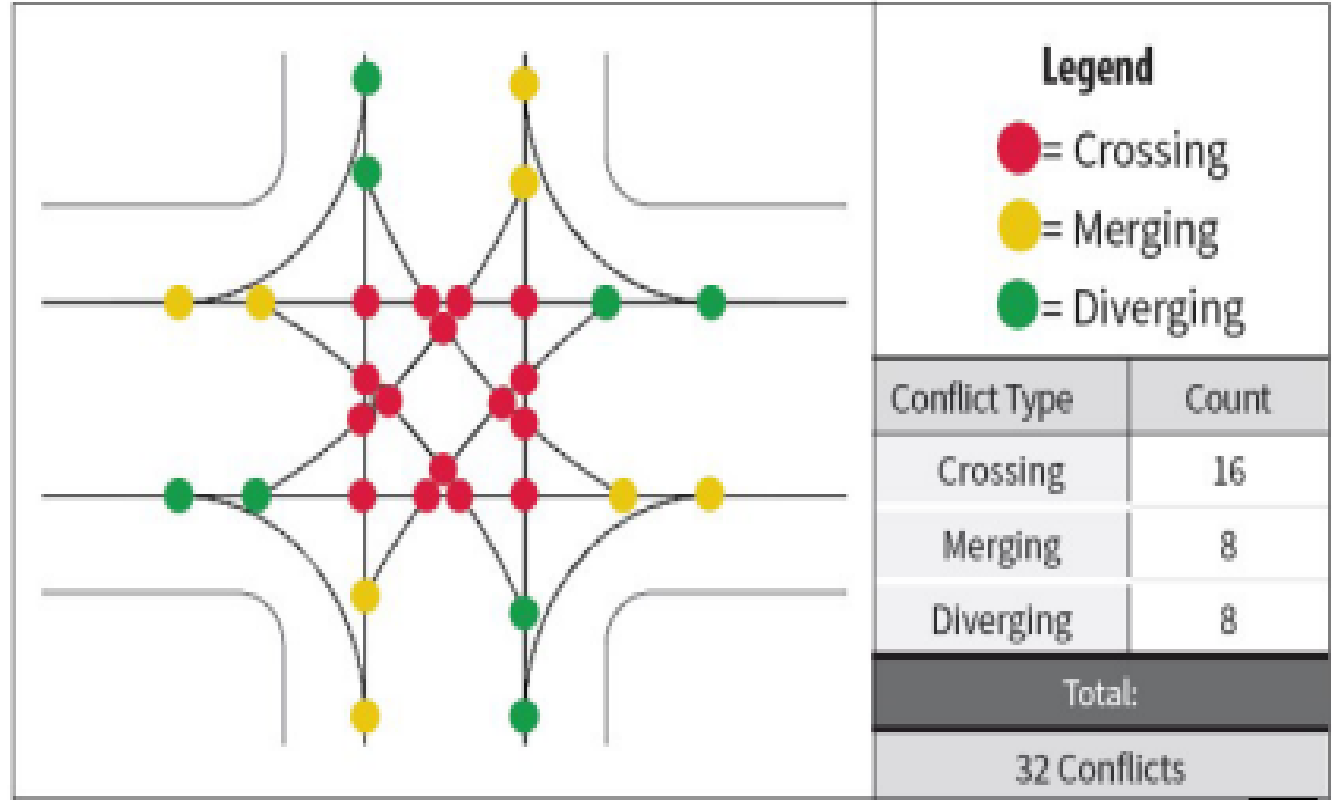


US 29 Concord Parkway near  
George W Liles Parkway

# Safety and Operation Benefits of an RCI

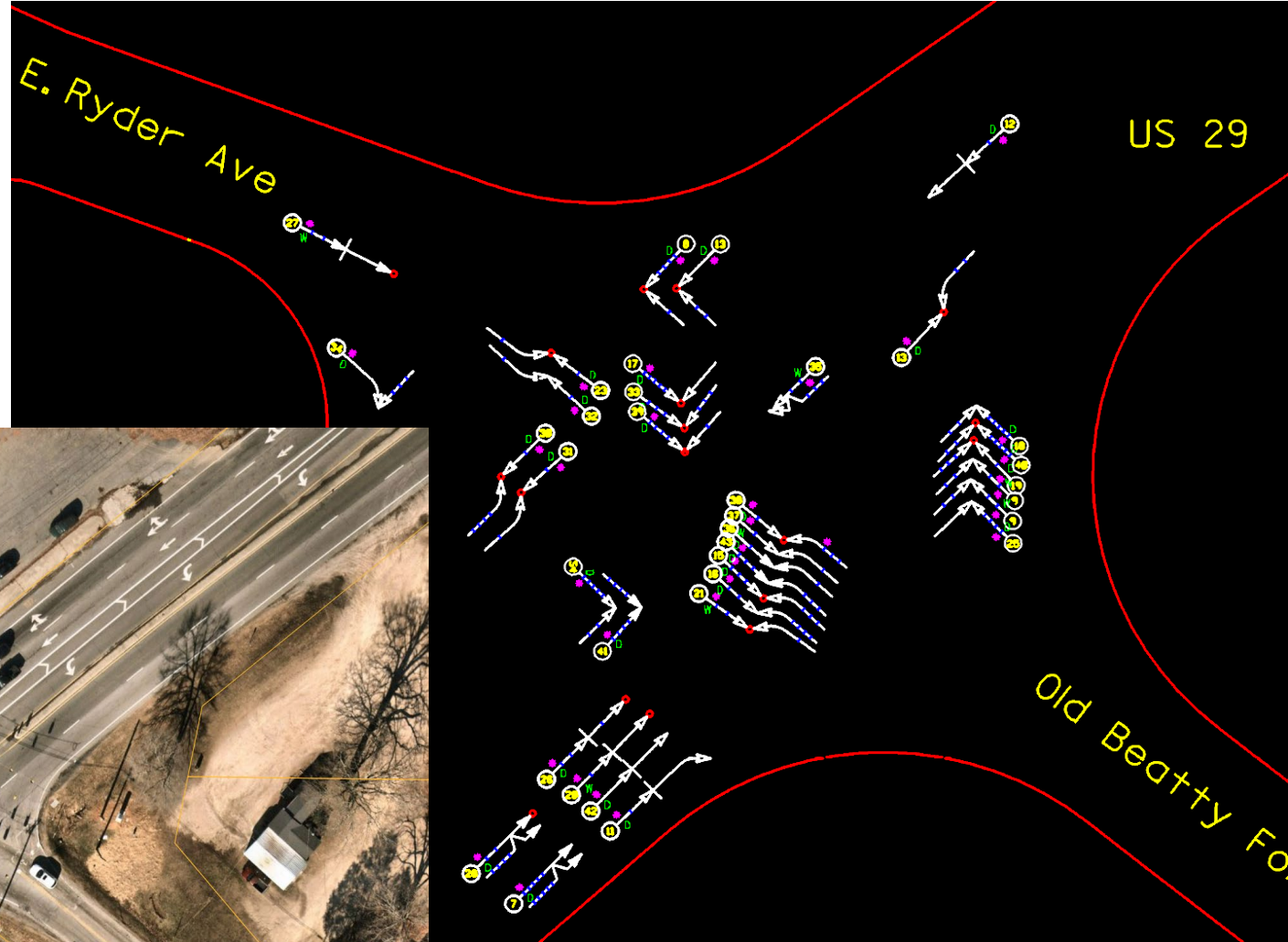
- Reduces conflicts points in conventional intersection from 32 to 14
- 93 RCI installed in North Carolina have shown a 59% reduction in crashes
- Works across large range of traffic volumes
- FHWA Study showed a 70% reduction in fatal crashes and 42% reduction in injury crashes

**Conventional Intersection: Conflict Points**



# US 29 – Ryder – Old Beatty Ford Road

- 36 accidents in a 5-year period (4/2019-4/2024)
- 22 Collisions could have been prevented by a RCI design
- Predominate crash pattern is angle accidents and left turn collisions



# Proposed Conceptual Sketch of RCI Design





**NORTH CAROLINA**  
Department of Transportation

# Question?

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

# Contact Us

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Pat Ivey, PE

[pivey@ncdot.gov](mailto:pivey@ncdot.gov)

336-747-7800

 [ncdot.gov](http://ncdot.gov)

 [@NC DOT](https://twitter.com/NC DOT)

 [ncdotcom](https://www.instagram.com/ncdotcom)

 [NC DOTcommunications](https://www.youtube.com/NC DOTcommunications)

 [ncdotcom](https://www.soundcloud.com/ncdotcom)

 [@NC DOT](https://www.facebook.com/NC DOT)

 [NC DOT](https://www.linkedin.com/company/NC DOT)

 [NC DOTcommunications](https://discord.com/invite/NC DOTcommunications)

 [View All Channels](#)

# Thank you!

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## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of NC StRAP Funding for Lake Landis Dam Restoration in the Amount of \$300,000**

**DETAILS:**

Please consider accepting funds, in which the Town was awarded, from the NC Soil and Water Conservation Commission, NC StRAP Funding Grant. In March 2024, Town Staff, with assistance from Alliance Integrated Solutions Inc, submitted a NC Strap grant funding application to NC Soil and Water Conservation Commission for the Lake Landis Dam Issues. This funding was awarded to the Town in June 2024 in the amount of \$300,000. If approved, this funding will allow the Town to move forward with removing vegetation and repairing parts of the Lake Landis Dam. The Town is still seeking other funding sources to complete all needed repairs to each of the Lake Dams.

This acceptance of funds would require a budget amendment (proposed budget amendment#2), so those funds can be formally accepted, and allocated to this project.



Town of Landis, NC  
 Budget Amendment  
 Monday, July 15, 2024  
 Amendment #2

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
20-0000-4097	Grant Received		300,000.00		
20-1000-5990	Capital Outlay		300,000.00		
		-	-	-	-
					-
					-
					-
			600,000.00	0.00	

To receive funding for StRAP for the Landis Lake Dam, project #14.

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

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

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



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Blake Abernathy, Public Works Director

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of Lowering the Reserve for the 1996 Old Dominion Brush Co. Leaf Vac Machine from \$10,000 to \$4,000**

**DETAILS:**

Consider Approval of lowering the reserve previously set on the 1996 Old Dominion Brush Company Leaf Vacuum Machine from \$10,000 to \$4,000. This leaf vacuum has been through three auctions, on Gov Deals, since it was last in front of the Board of Aldermen, without a bid meeting the reserve amount. I make the recommendation to lower the reserve to \$4,000.

## Photos of Leaf Vac for Surplus



## Photos of Leaf Vac for Surplus





## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Blake Abernathy, Public Works Director

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval to Replace the Town’s SCADA System for the Water System Communication Control**

**DETAILS:**

Consider approval for the replacement of the Town’s Supervisory Control and Data Acquisition (SCADA) System, which is used for our public water supply. The Programmable Logic Controller (PLC) in our SCADA System is unable to be repaired, and is outside of its original warranty, therefore causing this system to be replaced. The Town currently has an employee checking this station, 7 days a week, along with a temporary SCADA system in place. Three quotes were received to replace the system, and the value of our newer system will give access to real-time water levels, control of pumps, alarms for emergencies, and can expand as the system grows. Quotes were received from Dorsett Controls in the amount of \$36,577, Gopher Utility Services, Inc. in the amount of \$21,882.57, and LKC Services in the amount of \$17,215.76. I make the recommendation that this project be awarded to LKC Services, based on prior experience, and cost effectiveness.

# LKC Services

140 Aqua Shed Court  
 Aberdeen, NC 28315  
 Phone: 910-420-1437 Fax:910-637-0096

**DATE** 7/11/2024  
**Quotation #** 2452  
**Customer ID** Landis

**Quotation For:**

Town of Landis  
 Blake Abernathy

*Quotation valid until: 7/31/2024*

*Prepared by: Jason Caviness*

**Comments or Special Instructions:** This quote is for two Mission 850 Mydro Units with Tank control, and Labor to install, set up and training. This will reuse the existing transducer at the tank. Future connections to chemical feed will be available with this package.

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
					Due upon Completion

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
1	Mission Tank and well system	\$ 16,904.30	T	\$ 16,904.30
1	Primex Pump control board	\$ 575.00		\$ 311.46

SUBTOTAL	\$ 17,215.76
TAX RATE	7.00%
SALES TAX	\$ 1,183.30
SHIPPING CHGS	\$ 50.00
<b>TOTAL</b>	<b>\$ 18,449.06</b>

If you have any questions concerning this quotation, Jason Caviness, phone 910-638-1428, jason@lkceengineering.com.

**THANK YOU FOR YOUR BUSINESS!**



# Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081  
704-298-0513

Section 6, Item 6.3

Dear Customer,

Please note that, due to price instability for materials and equipment, quotes are only valid for 10 days. If a quote has expired, a new quote will need to be generated due to changes in pricing and availability. If you would like to order equipment at the time the quote is received, we will require a deposit that will be determined based on the quoted amount.

Thank you for your understanding.

Gopher Utility Services



# Gopher Utility Services, Inc.

1101 W C Street Kannapolis, NC 28081  
704-298-0513

Section 6, Item 6.3

## Q24-2957

Date: 5/29/2024

Expiration Date: 6/08/2024

**TO: Blake Abernathy  
Town of Landis**

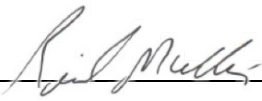
We hereby submit these quotes for labor and material for installing radio controls & telemetry at the water tower. These quotes include tax.

**1. Point Watch Unit - \$12,166.97**

The unit will monitor water tower level & power at the water tower. Pump runs from the Booster Station allowing phone, PC or iPad access when the operator has internet. Alarms can be configured as needed. Please note, this system has an annual monitoring fee of \$420.00.

**2. Hot Shot System - \$9715.60**

This will connect Booster Station to run pumps in digital signal from Hot Shot units existing and get feedback to the water tower unit. It will also run chlorine when the pump runs. No proportional feed, it is set by the operator. If proportional feed is needed we will work up a quote for that.

Authorized Signature  Reid Mullis Date May 29, 2024

Tax is calculated for materials and labor. North Carolina requires an E-589CI, Affidavit of Capital Improvement to be supplied to us to avoid tax on labor.

**NET 30:** All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

**Acceptance of Proposal:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Note:** This proposal may be withdrawn by us if not accepted within 10 days.

**Warranty:** Issues that arise from workmanship are covered for 1 (one) year from the date of project completion. Materials are covered under the original manufacturer's warranty.

**THANK YOU FOR THE OPPORTUNITY!**

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_





**Ryan Scott**  
Inside Sales Representative

June 12<sup>th</sup>, 2024

Town of Landis  
312 S Main Street  
Landis, NC 28088

Reference: Tank and Booster Pump Station SCADA Project

Dear Mr. Abernathy,

Dorsett Controls is pleased to provide a scope and cost proposal to design, build, and install SCADA at the Town of Landis Tank and Booster Pump Station (BPS). This proposal includes pricing for both locations hardware and associated programming.

The proposal is based off information given to Dorsett by the town's personnel, and an onsite visit, to determine the Sequence of Operations for each location. A RTU will be installed at each location of this project: Elevated Tank and BPS.

Based on the discovery process and SOO given, Dorsett has established a working I/O summary provided in Appendix A. Further clarifications on specific set points will be needed from the Landis team at time of programming. If the points list changes, a revision will need to be made to the proposal.

This project will be utilizing our secure cloud based hosted server solution. Dorsett Controls' hosted server will include our InfoScan top end software.

All remote sites will communicate with the cloud based InfoScan server via a cellular private network (CPN). Each location will have a 4G cellular modem to handle remote communication. Each field modem will communicate directly to the cloud-based server through the CPN. Each remote cell modem will be accompanied with a \$15 per month re-occurring charge. The cloud-based server will be accompanied by a \$100 per month re-occurring charge.

Dorsett's scope of work does not include the electrical installation of the RTU. The electrical installation will consist of the following: all labor and materials required in the mounting and installation of the new RTU, all wire and conduit labor and material per the required I/O summary, introducing the existing 120v power to the RTU, and terminating all field connections per the I/O summary. Dorsett Controls will land all conductors on the SCADA controller and startup and checkout the system.

The Town of Landis new Tank and BPS SCADA graphics will be depicted in our crystal-clear 3D graphics format. Landis will be afforded two revisions of graphics before final rendering, if needed.

This project includes 8 hrs. of training once the system is complete. Dorsett Controls trains our customers on the product for as long as they own and operate the system. If additional training is required, our remote training sessions and our learning center can be deployed. The hardware design consists of one RTU at each location; one single card MS5-UNV RTU. The hardware design is based on the approved I/O list. Please see Appendix A.

Dorsett Controls offers 24/7/365 remote support. Dorsett boastfully can say that 98% of service calls in 2022 were done over the phone and free of charge to our customers. Our continuous support for our clients is one of our top priorities.

### **Materials:**

- Elevated Tank
  - (1) MS5 UNV Controllers
  - (1) Single Card SCADA Control Panel – Stainless Steel
  - (1) 4G Cell Modem + Antenna Kit
  - 3D Graphics
  - Database Management
  - Engineering, programming, and startup/checkout
  
- BPS
  - (2) MS5 UNV Controllers
  - (1) Two Card SCADA Control Panel – Stainless Steel
  - (1) 4G Cell Modem + Antenna Kit
  - 3D Graphics
  - Database Management
  - Engineering, programming, and startup/checkout

### **Scope of Work:**

Within the scope of work for this project, Dorsett Controls will provide and/or accomplish the following:

- Build, test, and supply controllers for the Elevated Tank and BPS
- Install the panel and introduce the existing 120v power to the RTU
- Land all wires inside the previously mounted panel once electrical work is complete
- Assign labor to establish communications connectivity from the remote site to the server
- Assign labor to establish graphics, database management, and programming of the approved points list
- Assign labor to accomplish all onsite start-up and check-out efforts
- Provide required submittals and complete SCADA system as-built drawings

The proposed project delivery is relevant to the customers' needs and time frames. We can meet your needs depending on urgency. The following is a preliminary schedule that can be negotiated based on your requirements:

- Within two weeks of the executed contract- Preconstruction meeting for coordination and design.
- One week-System Design
- Twelve weeks- materials order and delivery
- One week-Construct and assembly
- One week-Installation, commissioning, and performance verification

Total Estimated Time: 12-16 Weeks

**Terms of Sale**

- Price Valid for 60 days from the date of proposal.
- Out of Scope Engineering Project Cost- Additional programming and engineering outside of the scope illustrated above will be handled through a separate work order. All engineering services for this project will be based out of the Winston-Salem, NC office.
- The customer is responsible for paying waiting time if Dorsett Controls personnel are prevented from working due to unavailability or lack of progress of other vendors.

In closing, Dorsett Controls looks forward to providing a sustainable SCADA solution for the Town of Landis. Thank you for the opportunity and we look forward to getting started.

**Cost Summary**

**Total Price: \$36,577**

**Monthly Reoccurring Costs:**

**\$15 a month for remote sites (x2)**

**\$100 a month for Cloud Hosted Server (x1)**

This proposal and associated terms and conditions accepted by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

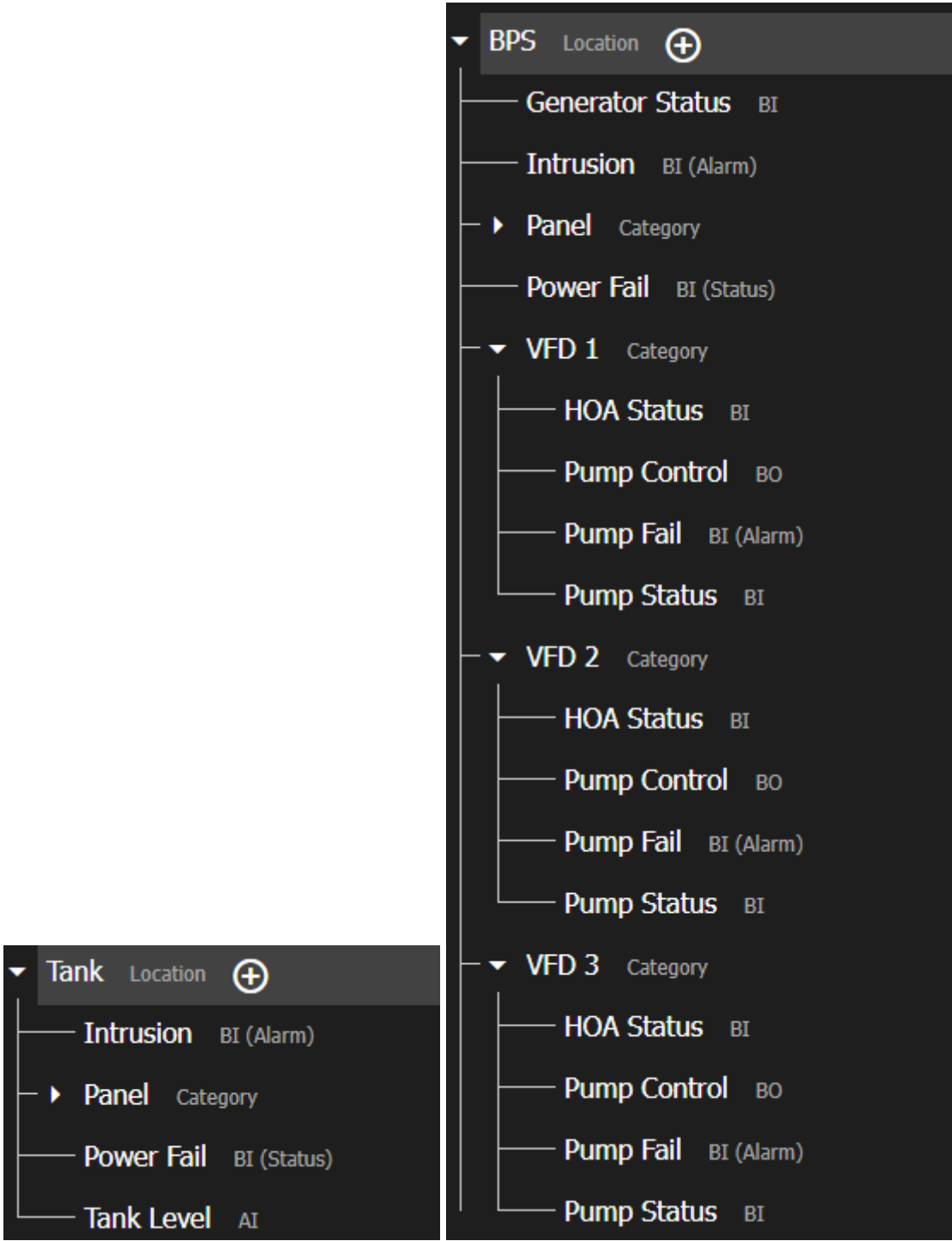
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Respectfully,

Ryan Scott  
Inside Sales Representative  
Office: 336-518-1308  
Cell: 801-403-4939  
Website: [www.Dorsettcontrols.com](http://www.Dorsettcontrols.com)

Appendix A: IO List





**Dorsett Controls** STANDARD TERMS & CONDITIONS OF SALE - 2/01/2020

1. **ACCEPTANCE** - No proposal made by *Dorsett Technologies, Inc.* (hereinafter "DTI"), (dba Dorsett Controls) shall be binding upon DTI until accepted and acknowledged by DTI, subject to these terms and conditions. Sales Representatives are not authorized to bind DTI. Orders are subject to acceptance within thirty days from the date of the proposal's issuance and the prices are subject to change without notice prior to acceptance by the Buyer. **No alteration, modification or change of such terms as may appear on the Buyer's purchase order or on the reverse side thereof shall be binding upon DTI unless expressly agreed by DTI in writing.** The prices stated herein may have been increased to the prevailing prices effective on the date of shipment unless prices are stated to be firm on the face of DTI's proposal. The conditions for firm pricing must have included a release for immediate production and shipment. Any delay in shipment caused by Buyer's actions will subject prices to increase to the prevailing prices during that period of delay. In no event will delays in shipment on firm price orders justify a decrease in prices accepted.

2. **PERFORMANCE** - DTI shall be obligated to furnish only the goods described in: DTI's published submittal data (if such data is issued in connection with the order), DTI's currently published price list, or website, as described in the attachments or on the reverse side hereof.

3. **PRICES** - Unless otherwise specified, all prices are **F.O.B. DTI's factory in NC**, and are subject to withdrawal or change without notice at anytime prior to DTI's receipt of a purchase order. After acknowledgment, prices are subject to the timely receipt of all required information from the Buyer, and the timely approval of submittal data and a notice to proceed (NTP). DTI's receipt and acceptance of NTP will not indicate or imply acceptance of the purchase order, without having formally acknowledged the purchase order. **The Buyer's agreement to these "Standard Terms & Conditions of Sale" will be evidenced by their instructions to ship the product or their submittal approval and/or NTP.**

4. **TITLE TRANSFER and SHIPPING DAMAGE INSURANCE** - Because DTI has no control over the acceptance of goods delivered damaged or the identification of and claim for any damage done during shipment, the risk of loss most appropriately belongs with the consignee. Therefore, the Buyer shall assume all risk of loss of goods in transit. DTI's liability as to delivery shall terminate upon delivery to the carrier at the shipping point, with the carrier acting as the Buyer's Agent.

5. **PAYMENT** - Standard payment terms for goods shipped hereunder will be "cash in advance of shipment." However, in most situations, open account credit terms of "Net cash 30 days" from invoice date will apply, pending credit approval, unless alternate terms appear on the face hereof or unless expressly agreed to in writing by DTI. A prompt-payment discount of 0.5%-10 days NET 30 may be available to pre-approved customers. When open account terms are approved and agreed, DTI reserves the right to add to any account outstanding for more than 60 days from date of invoice or more than 30 days past due, whichever occurs first, a finance charge of 2.5 % of the principal amount due at the end of each 30 day period thereafter. Accounts referred to an outside collection agency will be subject to an additional collection fee of 20% plus any additional direct costs of collection, related fees or charges. Otherwise, all collection costs, court costs and attorney's fees will be included in the total amount due.

6. **FORCE MAJEURE** - The duty to perform under any purchase order on the part of DTI and the price thereof is subject to the approval by DTI and is also contingent upon strikes, accidents, fires, the inability to procure materials from the usual sources of supply, the requirements of the United States Government; (through the use of priorities or preference or in any other manner), DTI diverts either the material or the finished product to the direct or indirect benefit of the Government or upon any like or unlike cause beyond the control of DTI. Upon disapproval by DTI or upon the occurrence of any such event as aforesaid mentioned DTI may delay performance or at its option, renegotiate prices, terms and/or conditions of sale with the Buyer. If DTI elects to renegotiate and if DTI and the Buyer are unable to agree on revised prices or terms, the order shall be canceled without any liability.

7. **SHIPMENT DATES** - **Shipment dates proposed with the order acknowledgment are estimates only.** No contract will be made to ship within a specified time unless specified in writing and signed by an officer of DTI.

8. ....Column Break.....**SHIPPING TERMS** - **The costs for shipping are not included with the F.O.B. prices quoted or acknowledged for the products ordered.** These costs will normally be **PREPAID & ADDED to the invoice** by DTI. The Buyer is solely responsible for payment of all shipping costs added to their invoice. Requests for alternate shipping methods or use of specific carriers may be considered, when requested and if appropriate. UPS Standard Delivery, FedEx Ground or the equivalent from another domestic package delivery service will be used, wherever possible. Should shipment size, weight, content or other limitations be exceeded, then domestic LTL common carrier transport will be used. The selection of the carrier or transportation service will be at the sole discretion of DTI.

9. **TAXES** - To the prices and terms stated herein, the Buyer must add any manufacturer's gross receipts, sales or use tax, or any other applicable tax, either Federal, State, or Local, payable on the transaction under any applicable statute. **DTI does not collect any applicable taxes.**

10. **CHANGES** - If, following acceptance of DTI's proposal by the Buyer, all or any portion of this order was changed by the Buyer without default on the part of DTI or without DTI's written consent, the Buyer shall be liable to DTI for all charges including, but not limited, to DTI's incurred costs and such profit as would have been realized by DTI from the transaction had the agreement not been changed or terms breached by the Buyer.

11. **CANCELLATION** - The **buyer may not cancel all or any part of this order**, except upon written consent of DTI and the payment of such cancellation or change order charges as may be determined by DTI.

12. **RETURNS - Product may not be returned without explicit permission of DTI** as evidenced by DTI's authorization in the issuance of an RMA number and shipping instructions to the Buyer. Authorized returns for credit will be subject to discounts and physical inspection when received. Unauthorized returns or returns with freight collect or charged to DTI without permission will be refused and returned to the Buyer, at the Buyer's expense. Customized products are non-cancellable and non-returnable.

13. **AGREEMENT** - This agreement shall be governed by the laws of the State of North Carolina (NC) and any action for breach hereof shall be maintained in the NC courts. DTI, at its option, may require that any action relating to the breach of this agreement be resolved by binding arbitration pursuant to the rules of the American Arbitration Association.

14. **WAIVER & MODIFICATION** - No waiver or modification of any of DTI's *Standard Terms and Conditions* shall be effective unless such waiver or modification is in writing and signed by an authorized representative at the office of DTI in Winston-Salem, North Carolina.

15. **STANDARD LIMITED WARRANTY** - DTI warrants all its **products** covered by the order are free from defects in material and workmanship for a period of thirteen **(13) months from the date of shipment**. DTI may from time-to-time offer specific further warranty protection on an optional extra cost basis or as a condition of contract. Any further warranty must be in writing and signed by an officer of DTI. DTI's obligations and liabilities under these warranties are limited to the bench-repair or supply of replacement materials for any DTI products or parts of products not conforming to this warranty. Warranty coverage applies only to those products which have been returned to DTI freight prepaid; provided that notice has been given promptly for any claim of defect or nonconformity, and that DTI is given a reasonable opportunity to inspect same. Failure to give reasonable notice shall result in all equipment to be deemed, in all respects, in accordance with the sale contract. No liability whatever shall attach to DTI until invoices for said products have been satisfied in full and then Buyer's total claim shall be limited to the purchase price of the equipment determined to be defective. No claims shall be allowed for the cost of any unauthorized labor expended for the removal and/or reinstallation of such equipment. "Replacement" as used herein does not include the cost of materials or labor to remove, reinstall or reconstruct any other equipment or system within or to which the product covered by the order may be attached or installed.

**The warranty and liability set forth herein are IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, whether in contract or in negligence, express or implied, in law or in fact, and specifically excludes without limitation, implied warranties of marketability, merchantability and fitness for a particular purpose. IN NO EVENT SHALL DTI BE LIABLE FOR ANY BACK-CHARGES, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.**



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of North Central Avenue Beautification Irrigation Project #10**

**DETAILS:**

Consider Approval of North Central Avenue Irrigation Project (Landis Project 10). This project is to provide irrigation for the sod and plants for the North Central Avenue Landscape Project. This project is ready to be funded through our State Appropriations for Downtown Revitalization. Since this is a State Appropriation, funds have already been acquired ahead of time, and work must be complete by June 2025. The Town has consulted with several landscapers for the project and was only able to yield two quotes for the project. Additionally, in the Town discussions with the landscapers, they advised us they could complete this project between August and September, and the project would take one week to complete. Blake Abernathy, Public Works Director, did confirm the water availability for this project, and determined where the taps would need to be made. This doesn't require a budget amendment, since the funds were collected, and accounted for in the original budget ordinance. After reviewing the contracts, I make the recommendation to award the bid to Webster Landscaping in the amount of \$14,897.00.





5771 Old Salisbury Section 6, Item 6.4  
 Kannapolis, NC 28083  
 704.939.1911  
 www.websterlandscaping.com

July 9, 2024

**Town of Landis**

Attention: Michael Ambrose

Thank you for this opportunity to bid your landscaping project. Please find included our detailed proposal. I am available to you throughout the entire process of selection, installation and maintenance, so please feel free to call me with any questions, comments or concerns. This proposal includes excavation, materials, equipment and labor to complete the project.

**Re: North Central Ave**

**Work to be performed includes:**

**Landscaping**

**\$17,567.00**      Initials: /

10 varieties / 315 count, includes pine bark mulch  
 To include approximately 300 – 4” annuals

Description	Size	Count
Little Gem Magnolia	8'	3
Emily Bruner Holly	8'	6
Green Mountain Boxwood	24"	9
American Goldrush Rudbeckia	1 gal	84
Crocosmia	1 gal	36
Ruby Stella Daylily	1 gal	72
Six Hills Giant Catmint	1 gal	66
Dwarf Yaupon Holly	3 gal	15
Osio Easy Double Red Rose	3 gal	12
Tide Hill Boxwood	7 gal	12

**\*Note:**

- Nursery substitutions may be required
- Site must be to grade, within +/- .10
- Soil from onsite storage

Landscape maintenance not included, watering required by others

**NOTE: Pricing is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment, the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.**



5771 Old Salisbury Section 6, Item 6.4  
Kannapolis, NC 28083  
704.939.1911  
www.websterlandscaping.com

**Irrigation**

**\$14,897.00\*** Initials: /

To install irrigation system to include:

Hunter Pro C Controller with Mini Klik Rain Sensor. Hunter Pgv valves

Hunter 1806 pro sprays, 110 ct

Hunter drip valve assemblies, 1 for annuals, 1 for shrubbery and perennials

10" NDS valve boxes

16 ga. direct burial wire

\*Meter, Backflow & Electrical service to be provided by others, not included in proposal

\*Based on 1" water connection at 48 psi

At Webster Landscaping, Inc. we work very hard to make sure that we are meeting and exceeding your expectations. Our #1 goal is that you would refer us to a friend. We want to be very approachable and flexible to help you meet your landscaping dreams and budgetary goals so please feel free to be open and discuss the proposal and any areas of concern.

Thank you very much for your consideration, we look forward to working with you.

Sincerely,

Sean Webster, President  
Webster Landscaping, Inc.

Initials Initials 74



Please note the following:

- Scheduling is based on a 1<sup>st</sup> come 1<sup>st</sup> served basis upon receipt of signed agreement and deposit. Special timing *can* be considered, please discuss as soon as aware.
- Weather delays can and will cause scheduling changes
- Homeowner responsible for marking all underground lines, utility company and private
- Homeowner responsible for HOA approval if required. Assistance is available upon request
- Homeowner is responsible for contacting water authority regarding meter requirements and pricing prior to installation of irrigation
- For retaining walls over 4' high, engineering is required, assistance is available
- Nursery may make plant and material substitutions based on availability
- Sod, seeding and/or grassing not covered by any warranty
- If electrical, water or gas services are required, must be provided by licensed professionals, not included in pricing unless specified
- No walking/standing on hardscaping surfaces for 24-48 hours after installation
- For fire pits / fireplaces, no burning for minimum of 28 days to allow mortar to cure. Weather conditions may alter time frame.
- All measurements are approximate but are not to exceed given quantities
- Pricing for retaining wall(s) is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.
- Landscape Warranty Agreement supplied upon request
- Job site areas to receive seed & straw at completion of project
- All work materials are property of Webster Landscaping, Inc until paid in full
- Contract to be considered in place upon receipt of signed/initialed documents from all property owners
- **\*\*\* Due to current market volatility and product availability, proposal pricing will be honored for 7 days from proposal date. Pricing subject to change until contract is executed and deposit received.**
- **\*\*\* Product & plant material availability subject to change until installation due to manufacturer limitations to include variety and size. \*\*\***

**MENENDEZ LAWN & LANDSCAPE, LLC**  
 316 Cedar Dr Ext, Salisbury, NC 28147  
 Tel 704-232-9066



**Terms: Due Upon Receipt**

INVOICE #1	7.11.2024
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**BILL TO**

Town Of Landis  
 Central Ave  
 Landis, NC

Please make check payable to: **Menendez Lawn & Landscape LLC**

DESCRIPTION	PRICE
<b>Irrigation Install-</b>	
- 19 Zone Installation	
- Irrigation design is based on the contractor providing a 1" meter on 15gpm at 48 PSI	
- Irrigation meter and backflow preventer to be provided by others.	\$30,400.00
- A power supply for the irrigation clock to be provided by others.	
- Proposal does not include any boring	
(S. Central- <b>\$14,400</b> )	
(N. Central- <b>\$16,000</b> )	
<b>*If work is done separately, there will be an extra charge for main line addition*</b>	
<b>65% DEPOSIT</b>	\$19,760.00
Remaining balance after deposit	\$10,640.00



DESCRIPTION	PRICE
SUBTOTAL: \$30,400.00	

**Thank you for your  
business!**



## Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of South Central Avenue Beautification Irrigation Project #11**

**DETAILS:**

Consider Approval of South Central Avenue Irrigation Project (Landis Project 11). This project is to provide irrigation for the sod and plants for the South Central Avenue Landscape Project. This project is ready to be funded through our State Appropriations for Downtown Revitalization. Since this is a State Appropriation, funds have already been acquired ahead of time, and work must be complete by June 2025. The Town has consulted with several landscapers for the project and was only able to yield two quotes for the project. Additionally, in the Town discussions with the landscapers, they advised us they could complete this project between August and September, and the project would take one week to complete. Blake Abernathy, Public Works Director, did confirm the water availability for this project, and determined where the taps would need to be made. This doesn't require a budget amendment, since the funds were collected, and accounted for in the original budget ordinance. After reviewing the contracts, I make the recommendation to award the bid to Webster Landscaping in the amount of \$13,825.00.



5771 Old Salisbury  
 Kannapolis, NC 28083  
 704.939.1911  
 www.websterlandscaping.com

Section 6, Item 6.5

July 2, 2024

Town of Landis South Central Ave

Attention: Michael Ambrose

Thank you for this opportunity to bid your landscaping project. Please find included our detailed proposal. I am available to you throughout the entire process of selection, installation and maintenance, so please feel free to call me with any questions, comments or concerns. This proposal includes excavation, materials, equipment and labor to complete the project.

**Work to be performed includes:**

**Landscaping** **\$14,651.00** Initials:   
 8 varieties / 315 count, includes pine bark mulch (to raise beds 4" – 5")  
 To include approximately 260 sq ft annuals

Description	Size	Count
Emily Bruner Holly	8' – 10'	6
Rose Hybrid Double Red	3 gal	12
Dwarf Yaupon Holly	3 gal	15
Green Mountain Boxwood	24"	8
Rudbeckia	1 gal	92
Crocosmia	1 gal	46
Ruby Stella Daylily	1 gal	68
Six Hills Giant Cat Mint	1 gal	68

**Irrigation** **\$13,825.00\*** Initials:

To install irrigation system to include:  
 Hunter Pro C Controller with Mini Klik Rain Sensor. Hunter Pgv valves  
 Hunter 1806 pro sprays with 15' variable arch nozzle, 100 ct  
 Hunter drip valve assemblies, 1 for annuals, 1 for shrubbery and perennials  
 10" NDS valve boxes  
 16 ga. direct burial wire  
 \*Meter, Backflow & Electrical service to be provided by homeowner, not included in proposal  
 \*Based on 1" water connection at 48 psi



5771 Old Salisbury Section 6, Item 6.5

Kannapolis, NC 28083

704.939.1911

[www.websterlandscaping.com](http://www.websterlandscaping.com)

***NOTE: Pricing is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment, the homeowner will be notified, and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.***

At Webster Landscaping, Inc. we work very hard to make sure that we are meeting and exceeding your expectations. Our #1 goal is that you would refer us to a friend. We want to be very approachable and flexible to help you meet your landscaping dreams and budgetary goals so please feel free to be open and discuss the proposal and any areas of concern.

Thank you very much for your consideration, we look forward to working with you.

Sincerely,

Sean Webster, President  
Webster Landscaping, Inc.





Please note the following:

- Scheduling is based on a 1<sup>st</sup> come 1<sup>st</sup> served basis upon receipt of signed agreement and deposit. Special timing *can* be considered, please discuss as soon as aware.
- Weather delays can and will cause scheduling changes
- Homeowner responsible for marking all underground lines, utility company and private
- Homeowner responsible for HOA approval if required. Assistance is available upon request
- Homeowner is responsible for contacting water authority regarding meter requirements and pricing prior to installation of irrigation
- For retaining walls over 4' high, engineering is required, assistance is available
- Nursery may make plant and material substitutions based on availability
- Sod, seeding and/or grassing not covered by any warranty
- If electrical, water or gas services are required, must be provided by licensed professionals, not included in pricing unless specified
- No walking/standing on hardscaping surfaces for 24-48 hours after installation
- For fire pits / fireplaces, no burning for minimum of 28 days to allow mortar to cure. Weather conditions may alter time frame.
- All measurements are approximate but are not to exceed given quantities
- Pricing for retaining wall(s) is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.
- Landscape Warranty Agreement supplied upon request
- Job site areas to receive seed & straw at completion of project
- All work materials are property of Webster Landscaping, Inc until paid in full
- Contract to be considered in place upon receipt of signed/initialed documents from all property owners
- **\*\*\* Due to current market volatility and product availability, proposal pricing will be honored for 7 days from proposal date. Pricing subject to change until contract is executed and deposit received.**
- **\*\*\* Product & plant material availability subject to change until installation due to manufacturer limitations to include variety and size. \*\*\***

**MENENDEZ LAWN & LANDSCAPE, LLC**  
 316 Cedar Dr Ext, Salisbury, NC 28147  
 Tel 704-232-9066



**Terms: Due Upon Receipt**

INVOICE #1	7.11.2024
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**BILL TO**

Town Of Landis  
 Central Ave  
 Landis, NC

Please make check payable to: **Menendez Lawn & Landscape LLC**

DESCRIPTION	PRICE
<b>Irrigation Install-</b>	
- 19 Zone Installation	
- Irrigation design is based on the contractor providing a 1" meter on 15gpm at 48 PSI	
- Irrigation meter and backflow preventer to be provided by others.	\$30,400.00
- A power supply for the irrigation clock to be provided by others.	
- Proposal does not include any boring	
(S. Central- <b>\$14,400</b> )	
(N. Central- <b>\$16,000</b> )	
<b>*If work is done separately, there will be an extra charge for main line addition*</b>	
<b>65% DEPOSIT</b>	\$19,760.00
Remaining balance after deposit	\$10,640.00



DESCRIPTION	PRICE
SUBTOTAL: \$30,400.00	

**Thank you for your  
business!**



## Item Cover Page

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<b>MEETING TYPE:</b>	Board of Alderman
<b>DATE:</b>	July 15, 2024
<b>SUBMITTED BY:</b>	Michael Ambrose, Town Manager
<b>ITEM TYPE:</b>	Consideration
<b>AGENDA SECTION:</b>	Considerations
<b>SUBJECT:</b>	<b>Consider Approval of North Central Avenue Beautification Landscape Project #12</b>

**DETAILS:**

Consider Approval of North Central Avenue Landscape Project (Landis Project 12). This project is to provide a new landscape for North Central Avenue. This project will include the attached drawings which were presented to the Board of Aldermen in April 2024. This project is ready to be funded through our State Appropriations for Downtown Revitalization. Since this is a State Appropriation, funds have already been acquired ahead of time, and work must be complete by June 2025. The Town has consulted with several landscapers for the project and was only able to yield two quotes for the project. Additionally, in the Town discussions with the landscapers, they advised us they could complete this project between August and September, and the project would take one week to complete. This doesn't require a budget amendment, since the funds were collected, and accounted for in the original budget ordinance. After reviewing the contracts, I make the recommendation to award the bid to Webster Landscaping in the amount of \$17,567.00.



5771 Old Salisbury Section 6, Item 6.6

Kannapolis, NC 28083

704.939.1911

www.websterlandscaping.com

July 9, 2024

**Town of Landis**

Attention: Michael Ambrose

Thank you for this opportunity to bid your landscaping project. Please find included our detailed proposal. I am available to you throughout the entire process of selection, installation and maintenance, so please feel free to call me with any questions, comments or concerns. This proposal includes excavation, materials, equipment and labor to complete the project.

**Re: North Central Ave**

**Work to be performed includes:**

**Landscaping**

**\$17,567.00**

Initials:  /

10 varieties / 315 count, includes pine bark mulch  
To include approximately 300 – 4” annuals

Description	Size	Count
Little Gem Magnolia	8'	3
Emily Bruner Holly	8'	6
Green Mountain Boxwood	24"	9
American Goldrush Rudbeckia	1 gal	84
Crocosmia	1 gal	36
Ruby Stella Daylily	1 gal	72
Six Hills Giant Catmint	1 gal	66
Dwarf Yaupon Holly	3 gal	15
Osio Easy Double Red Rose	3 gal	12
Tide Hill Boxwood	7 gal	12

**\*Note:**

- Nursery substitutions may be required
- Site must be to grade, within +/- .10
- Soil from onsite storage

Landscape maintenance not included, watering required by others

**NOTE: Pricing is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment, the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.**

Initials   
Initials  85



5771 Old Salisbury Section 6, Item 6.6  
 Kannapolis, NC 28083  
 704.939.1911  
 www.websterlandscaping.com

**Irrigation**

**\$14,897.00\*** Initials: /

To install irrigation system to include:

Hunter Pro C Controller with Mini Klik Rain Sensor. Hunter Pgv valves

Hunter 1806 pro sprays, 110 ct

Hunter drip valve assemblies, 1 for annuals, 1 for shrubbery and perennials

10" NDS valve boxes

16 ga. direct burial wire

\*Meter, Backflow & Electrical service to be provided by others, not included in proposal

\*Based on 1" water connection at 48 psi

At Webster Landscaping, Inc. we work very hard to make sure that we are meeting and exceeding your expectations. Our #1 goal is that you would refer us to a friend. We want to be very approachable and flexible to help you meet your landscaping dreams and budgetary goals so please feel free to be open and discuss the proposal and any areas of concern.

Thank you very much for your consideration, we look forward to working with you.

Sincerely,

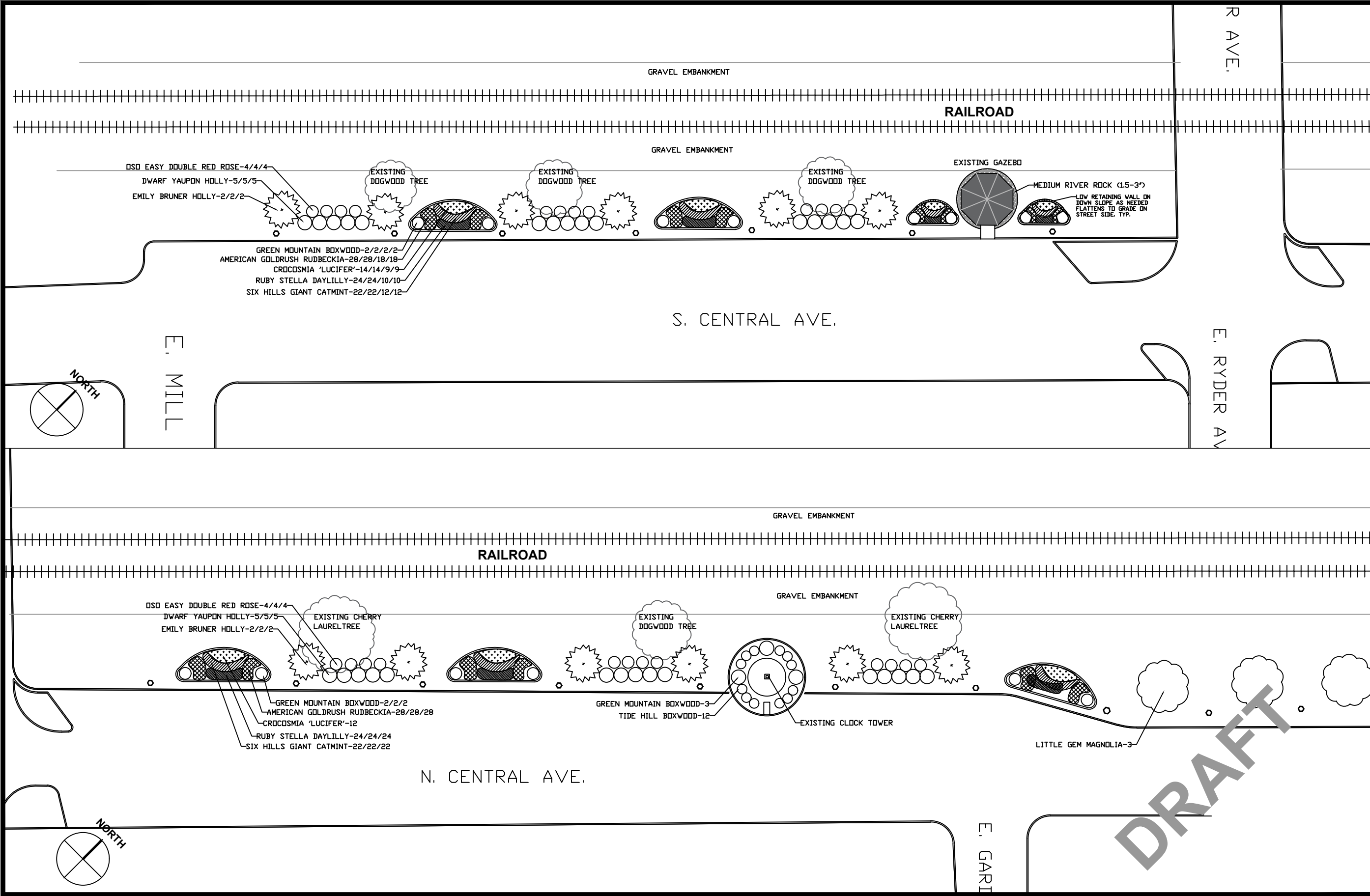
Sean Webster, President  
 Webster Landscaping, Inc.

Initials \_\_\_\_\_  
 Initials \_\_\_\_\_ 86

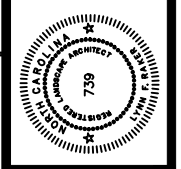


Please note the following:

- Scheduling is based on a 1<sup>st</sup> come 1<sup>st</sup> served basis upon receipt of signed agreement and deposit. Special timing *can* be considered, please discuss as soon as aware.
- Weather delays can and will cause scheduling changes
- Homeowner responsible for marking all underground lines, utility company and private
- Homeowner responsible for HOA approval if required. Assistance is available upon request
- Homeowner is responsible for contacting water authority regarding meter requirements and pricing prior to installation of irrigation
- For retaining walls over 4' high, engineering is required, assistance is available
- Nursery may make plant and material substitutions based on availability
- Sod, seeding and/or grassing not covered by any warranty
- If electrical, water or gas services are required, must be provided by licensed professionals, not included in pricing unless specified
- No walking/standing on hardscaping surfaces for 24-48 hours after installation
- For fire pits / fireplaces, no burning for minimum of 28 days to allow mortar to cure. Weather conditions may alter time frame.
- All measurements are approximate but are not to exceed given quantities
- Pricing for retaining wall(s) is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.
- Landscape Warranty Agreement supplied upon request
- Job site areas to receive seed & straw at completion of project
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- Contract to be considered in place upon receipt of signed/initialed documents from all property owners
- **\*\*\* Due to current market volatility and product availability, proposal pricing will be honored for 7 days from proposal date. Pricing subject to change until contract is executed and deposit received.**
- **\*\*\* Product & plant material availability subject to change until installation due to manufacturer limitations to include variety and size. \*\*\***



TOWN OF LANDIS  
CENTRAL AVE. PLANTING PLAN



LYNN RAKER  
LANDSCAPE ARCHITECT  
266 PEARSON DRIVE  
ASHEVILLE, NORTH CAROLINA 28801  
LYNN.RAKER@GMAIL.COM 336.596.1263

NO.	DATE

DATE: 3/29/2024  
DRAWN BY: LR  
CHECKED BY:  
SCALE: 1"=40'  
PROJECT: LANDIS  
DRAWING: PLANTING PLAN  
SHEET: 1 OF 1

DRAFT



**MENENDEZ LAWN & LANDSCAPE, LLC**  
 316 Cedar Dr Ext, Salisbury, NC 28147  
 Tel 704-232-9066



**Terms: Due Upon Receipt**

INVOICE #1 7.11.2024

**BILL TO**

Town Of Landis  
 Central Ave  
 Landis, NC

Please make check payable to: **Menendez Lawn & Landscape LLC**

DESCRIPTION	PRICE
<p><b>Plant Material- (Specified In Plan)</b></p> <ul style="list-style-type: none"> <li>- Install <u>15</u> 8-10ft trees</li> <li>- Install <u>66</u> 3gal shrubs</li> <li>- Install <u>17</u> 5gal shrubs</li> <li>- Install <u>532</u> 1gal plants</li> </ul> <p style="text-align: right;"><b>\$31,666.00</b></p> <p><b>(90-Day Warranty included)</b></p> <p>(S. Central- <b>\$14,161</b>)                      (N. Central- <b>\$17,505</b>)</p>	
<p><b>Bed Preparation- (All planting beds)</b></p> <ul style="list-style-type: none"> <li>- Till 8"-10" of existing soil</li> <li>- Add 4" of PermaTill on soil</li> <li>- Till PermaTill into existing soil</li> </ul> <p style="text-align: right;"><b>\$33,700.00</b></p> <p>(S. Central- <b>\$16,850</b>)                      (N. Central- <b>\$16,850</b>)</p>	
<p><b>Mulch-</b></p> <ul style="list-style-type: none"> <li>- Install mulch to landscape beds</li> </ul> <p style="text-align: right;"><b>\$10,400.00</b></p> <p>(S. Central- <b>\$5,400</b>)                      (N. Central- <b>\$5,000</b>)</p>	
<p><b>Edge-</b></p> <ul style="list-style-type: none"> <li>- Edge all landscape beds with a bed edger machine</li> </ul> <p style="text-align: right;"><b>\$1,850.00</b></p>	



DESCRIPTION	PRICE
(S. Central- \$925)	
(N. Central- \$925)	
<b><u>SEPARATED TOTALS-</u></b>	
(S. Central- \$37,336.00)	
(N. Central- \$40,280.00)	
<b>OPTIONAL-</b>	
Add 2" of compost to all landscape beds	<b>\$12,000.00</b>
(S. Central- \$6,000)	
(N. Central- \$6,000)	
*Seed & Fertilizer is NOT Included*	
<b>65% DEPOSIT REQUIRED</b>	\$50,450.40 <b>(Without Compost)</b>
<b>SUBTOTAL: \$77,616.00</b>	

**Thank you for your  
business!**



# Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael Ambrose, Town Manager

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of South Central Avenue Beautification Landscape Project #13**

**DETAILS:**

Consider Approval of South Central Avenue Landscape Project (Landis Project 13). This project is to provide a new landscape for South Central Avenue. This project will include the attached drawings which were presented to the Board of Aldermen in April 2024. This project is ready to be funded through our State Appropriations for Downtown Revitalization. Since this is a State Appropriation, funds have already been acquired ahead of time, and work must be complete by June 2025. The Town has consulted with several landscapers for the project and was only able to yield two quotes for the project. Additionally, in the Town discussions with the landscapers, they advised us they could complete this project between August and September, and the project would take one week to complete. This doesn't require a budget amendment, since the funds were collected, and accounted for in the original budget ordinance. After reviewing the contracts, I make the recommendation to award the bid to Webster Landscaping in the amount of \$14,651.00.



5771 Old Salisbury  
 Kannapolis, NC 28083  
 704.939.1911  
 www.websterlandscaping.com

Section 6, Item 6.7

July 2, 2024

Town of Landis South Central Ave

Attention: Michael Ambrose

Thank you for this opportunity to bid your landscaping project. Please find included our detailed proposal. I am available to you throughout the entire process of selection, installation and maintenance, so please feel free to call me with any questions, comments or concerns. This proposal includes excavation, materials, equipment and labor to complete the project.

**Work to be performed includes:**

**Landscaping** **\$14,651.00** Initials:   
 8 varieties / 315 count, includes pine bark mulch (to raise beds 4" – 5")  
 To include approximately 260 sq ft annuals

Description	Size	Count
Emily Bruner Holly	8' – 10'	6
Rose Hybrid Double Red	3 gal	12
Dwarf Yaupon Holly	3 gal	15
Green Mountain Boxwood	24"	8
Rudbeckia	1 gal	92
Crocosmia	1 gal	46
Ruby Stella Daylily	1 gal	68
Six Hills Giant Cat Mint	1 gal	68

**Irrigation** **\$13,825.00\*** Initials:

To install irrigation system to include:  
 Hunter Pro C Controller with Mini Klik Rain Sensor. Hunter Pgv valves  
 Hunter 1806 pro sprays with 15' variable arch nozzle, 100 ct  
 Hunter drip valve assemblies, 1 for annuals, 1 for shrubbery and perennials  
 10" NDS valve boxes  
 16 ga. direct burial wire  
 \*Meter, Backflow & Electrical service to be provided by homeowner, not included in proposal  
 \*Based on 1" water connection at 48 psi



5771 Old Salisbury Section 6, Item 6.7

Kannapolis, NC 28083

704.939.1911

[www.websterlandscaping.com](http://www.websterlandscaping.com)

***NOTE: Pricing is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment, the homeowner will be notified, and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.***

At Webster Landscaping, Inc. we work very hard to make sure that we are meeting and exceeding your expectations. Our #1 goal is that you would refer us to a friend. We want to be very approachable and flexible to help you meet your landscaping dreams and budgetary goals so please feel free to be open and discuss the proposal and any areas of concern.

Thank you very much for your consideration, we look forward to working with you.

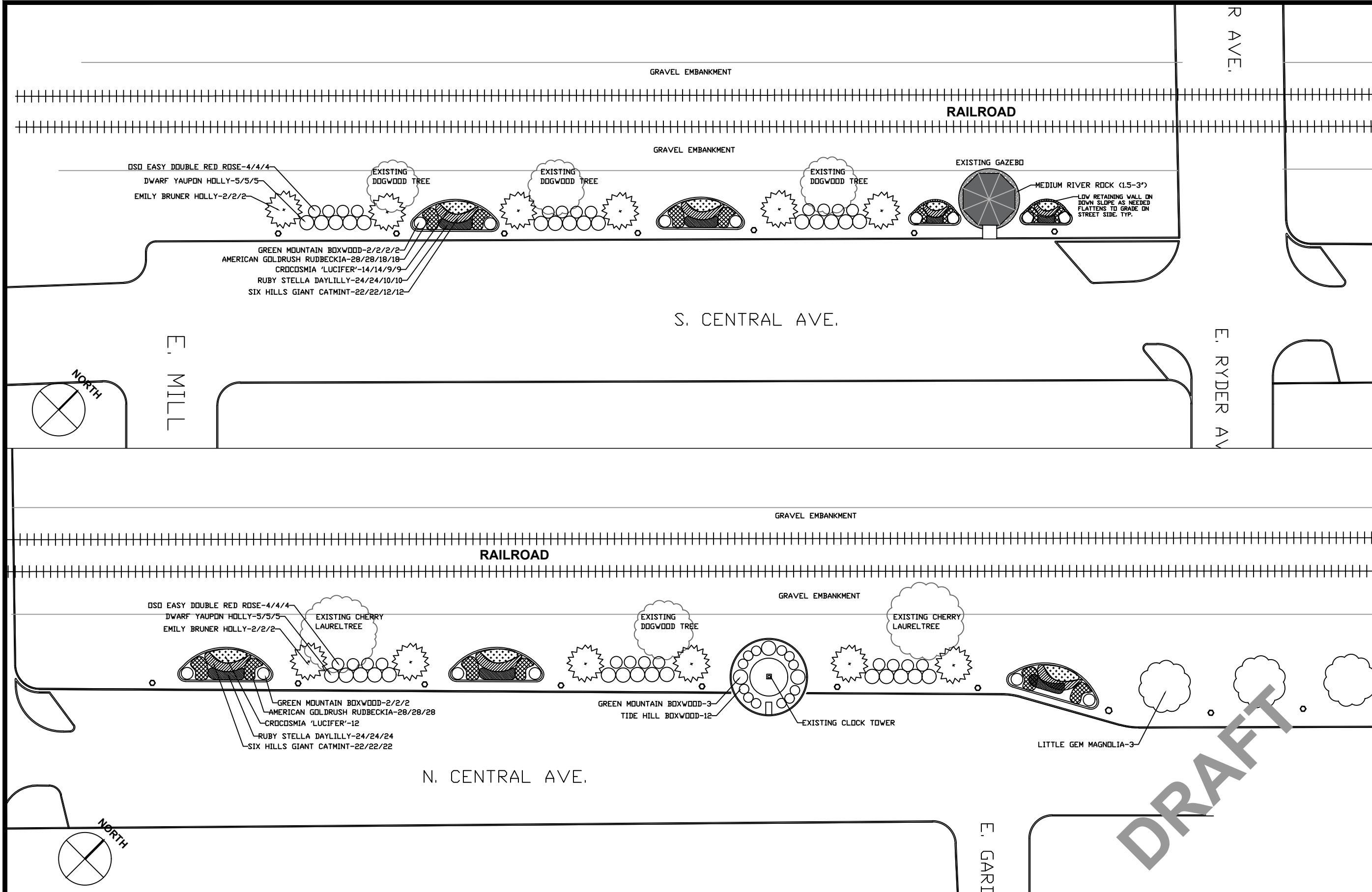
Sincerely,

Sean Webster, President  
Webster Landscaping, Inc.

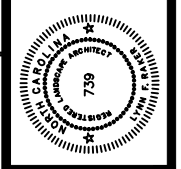


Please note the following:

- Scheduling is based on a 1<sup>st</sup> come 1<sup>st</sup> served basis upon receipt of signed agreement and deposit. Special timing *can* be considered, please discuss as soon as aware.
- Weather delays can and will cause scheduling changes
- Homeowner responsible for marking all underground lines, utility company and private
- Homeowner responsible for HOA approval if required. Assistance is available upon request
- Homeowner is responsible for contacting water authority regarding meter requirements and pricing prior to installation of irrigation
- For retaining walls over 4' high, engineering is required, assistance is available
- Nursery may make plant and material substitutions based on availability
- Sod, seeding and/or grassing not covered by any warranty
- If electrical, water or gas services are required, must be provided by licensed professionals, not included in pricing unless specified
- No walking/standing on hardscaping surfaces for 24-48 hours after installation
- For fire pits / fireplaces, no burning for minimum of 28 days to allow mortar to cure. Weather conditions may alter time frame.
- All measurements are approximate but are not to exceed given quantities
- Pricing for retaining wall(s) is for favorable working conditions. If conditions such as rock formations, high water table or any other unforeseen problems requiring additional materials, time and labor or equipment the homeowner will be notified and additional costs could be incurred to include labor, materials and/or additional equipment. Additional pricing to be documented by Change Order, signed by homeowner prior to additional work beginning. Additional deposit may also be required.
- Landscape Warranty Agreement supplied upon request
- Job site areas to receive seed & straw at completion of project
- All work materials are property of Webster Landscaping, Inc until paid in full
- Contract to be considered in place upon receipt of signed/initialed documents from all property owners
- **\*\*\* Due to current market volatility and product availability, proposal pricing will be honored for 7 days from proposal date. Pricing subject to change until contract is executed and deposit received.**
- **\*\*\* Product & plant material availability subject to change until installation due to manufacturer limitations to include variety and size. \*\*\***



TOWN OF LANDIS  
CENTRAL AVE. PLANTING PLAN



LYNN RAKER  
LANDSCAPE ARCHITECT  
266 PEARSON DRIVE  
ASHEVILLE, NORTH CAROLINA 28801  
LYNN.RAKER@GMAIL.COM 336.596.1263

NO.	DATE

DATE: 3/29/2024  
DRAWN BY: LR  
CHECKED BY:  
SCALE: 1"=40'  
PROJECT: LANDIS  
DRAWING: PLANTING PLAN  
SHEET: 1 OF 1

DRAFT

**MENENDEZ LAWN & LANDSCAPE, LLC**  
 316 Cedar Dr Ext, Salisbury, NC 28147  
 Tel 704-232-9066



**Terms: Due Upon Receipt**

INVOICE #1 7.11.2024

**BILL TO**

Town Of Landis  
 Central Ave  
 Landis, NC

Please make check payable to: **Menendez Lawn & Landscape LLC**

DESCRIPTION	PRICE
<b>Plant Material- (Specified In Plan)</b>	
- Install 15 8-10ft trees	
- Install 66 3gal shrubs	
- Install 17 5gal shrubs	
- Install 532 1gal plants	<b>\$31,666.00</b>
<b>(90-Day Warranty included)</b>	
(S. Central- \$14,161)	
(N. Central- \$17,505)	
<b>Bed Preparation- (All planting beds)</b>	
- Till 8"-10" of existing soil	
- Add 4" of PermaTill on soil	
- Till PermaTill into existing soil	<b>\$33,700.00</b>
(S. Central- \$16,850)	
(N. Central- \$16,850)	
<b>Mulch-</b>	
- Install mulch to landscape beds	<b>\$10,400.00</b>
(S. Central- \$5,400)	
(N. Central- \$5,000)	
<b>Edge-</b>	
- Edge all landscape beds with a bed edger machine	<b>\$1,850.00</b>





DESCRIPTION	PRICE
(S. Central- \$925)	
(N. Central- \$925)	
<b><u>SEPARATED TOTALS-</u></b>	
(S. Central- \$37,336.00)	
(N. Central- \$40,280.00)	
<b>OPTIONAL-</b>	
Add 2" of compost to all landscape beds	<b>\$12,000.00</b>
(S. Central- \$6,000)	
(N. Central- \$6,000)	
*Seed & Fertilizer is NOT Included*	
<b>65% DEPOSIT REQUIRED</b>	\$50,450.40 <b>(Without Compost)</b>
<b>SUBTOTAL: \$77,616.00</b>	

**Thank you for your  
business!**



# Item Cover Page

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**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Madison Stegall, HR Director/Town Clerk

**ITEM TYPE:** Consideration

**AGENDA SECTION:** Considerations

**SUBJECT:** **Consider Approval of Moving the Board of Alderman November 11, 2024 Regular Scheduled Meeting to November 12, 2024 Due to Veteran's Day Holiday**

**DETAILS:**



# Item Cover Page

**MEETING TYPE** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Staff

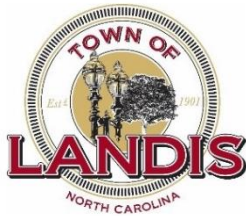
**ITEM TYPE:** Report

**AGENDA SECTION:** Reports

**SUBJECT:** **Departmental Reports**

**DETAILS:** Reports in Order:

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



## Item Cover Page

**MEETING TYPE:** Board of Alderman

**DATE:** July 15th, 2024

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

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Reports

**SUBJECT:** **June Report**

### **DETAILS:**

#### **Events:**

The Cruise-In on June 7th was another great event with several craft vendors participating. I am collecting feedback to see if this is something vendors would be interested in doing for future Cruise-Ins. The next one is July 5<sup>th</sup>. This event will welcome Glen Shelton, Country Music Artist, performing from 6:00-9:00pm.

Senior Lunch and Bingo was Wednesday June 5<sup>th</sup> @ 12:00 – Trinity Lutheran Church. Landis PD and FD visited and spoke with the guests.

#### Additional 2024 Event Dates:

- Cruise-Ins- 7/5, 8/3, 9/6
- National Night Out- 8/6
- Touch-A-Truck- 9/20
- Fall Festival/Trunk or Treat- 10/26
- Christmas Parade/ Tree Lighting- 11/26
- Campfire Christmas by the Lake- 12/14

#### **Park Operations:**

- Trail repair and maintenance
- Routine grounds maintenance.
- Collaborating with Cheryl Peeler, from Tranquil Soul Yoga, on hosting a site for a 6 week “Yoga & You” summer session at the lake. This session dates will be determined soon and classes will be held on Tuesday & Thursday mornings @ 9am, and 6pm.
- New park signs were installed on 6/4

**Ballfield Rentals:** Reservations have started for July-October.

**Pool Operations:**

- (3) Lifeguard water saves – No medical Attention required
- ADA pool chair lift repaired
- Routine cleaning ,monitoring, and balancing chemicals.
- Lifeguard refresher course held on 6/12
- 40 additional pool loungers delivered on 6/6
- Private Pool Party Rentals Total for June: 4

**Campsite Reservations: 35   Shelter Rentals: 5   Daily Fishing Passes Sold: 809   State License: 49**

**Boat Registration: 10   2020 Ford Explorer Mileage: 170245   Ford F250 Mileage: 53923**





## Item Cover Page

**MEETING TYPE:** Board of Alderman  
**DATE:** July 15, 2024  
**SUBMITTED BY:** Carly Loflin, Utility Billing/Accounts Receivable Coordinator  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Department Reports  
**SUBJECT:** **Monthly Report**

**DETAILS:**

### Utility Services Monthly Report

<b>CASH PAYMENTS</b>	353
<b>CREDIT CARD PAYMENTS</b>	1119
<b>CHECK PAYMENTS</b>	1174
<b>BANK DRAFT PAYMENTS</b>	435
<b>DISCONNECTIONS</b>	37
<b>AMI ELECTRICAL METERS</b>	3278
<b>REMAINING MANUAL METERS</b>	26
<b>WATER METERS</b>	2171
<b>CUSTOMER USAGE PORTAL</b>	468



## Item Cover Page

**MEETING TYPE:** Board of Alderman  
**DATE:** July 15, 2024  
**SUBMITTED BY:** Blake Abernathy, Public Works Director  
**ITEM TYPE:** Report  
**AGENDA SECTION:** Department Reports  
**SUBJECT:** Monthly Report

**DETAILS:**

### PUBLIC WORKS MONTHLY REPORT

<b>Water - Sewer</b>	
Taps	3
Irrigation Taps	4
Water Main Breaks	0
Meter Box Replacement	0
Hydrant (Water Quality Flushing) Routes	Complete
Meter/MXU Change Out	2
Water Pump Station (quantity 1) Quality	Daily
Sewer Lift Station (quantity 10)	Daily
Monitoring and Repairs Needed for Sewer Lift Station	0
Customer Calls/Resident Needs	
New/Current Resident Work Orders, Start & Stop Service	29
<b>Stormwater</b>	
Requested Repair Quotes Requested for Attached Maps	2
Storm Drain Repair and Maintenance (All Public Works Employees Help)	0

<b>Electricity</b>	
Current/New Resident Work Orders	49
New (Temp) Service	4
Disconnects	33
Streetlights	22
Security Lights	1
Pole Repair/Replace	6
<b>Outages</b>	
Environmental:	0
Load Demand:	3
Vehicle Wreck:	0
Other:	0
<b>Streets</b>	
Weekly Schedule: Mon-Wed Bulk Pick up, Thurs-Fri Chipping/Leaves	
Rowan County Dump Runs	9
Customer Calls	41
Work Orders	0
Go Gov	0





# Department Report

**MEETING TYPE:** Board of Alderman

**DATE:** July 15, 2024

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

**ITEM TYPE:** Report

**AGENDA SECTION:** Departmental Report

**SUBJECT:** **June Report**

**DETAILS:**

Total Calls for Service (Including Self-initiated calls) – 1,569

Self-Initiated Calls – 1,397

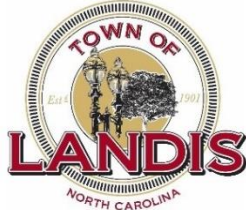
Calls for Service – 168

Traffic Stops - 196

Traffic Accidents – 13

**Vehicle Mileage:**

LPD-081: 140,325	LPD-173: 76,213	LPD-212: 22,740
LPD-101: 105,750	LPD-174: 68,897	LPD-231: 2,955
LPD-151: 70,766	LPD-175: 70,808	LPD-232: 6,145
LPD-161: 72,968	LPD-176: 66,120	
LPD-171: 69,208	LPD-177: 81,741	



# Item Cover Page

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

**DETAILS:**

**MONTHLY STATS**

**MEDICAL:** 31  
**FIRE:** 41  
**TRAFFIC ACCIDENT:** 6  
**MUTUAL AID GIVEN:** 29  
**MUTUAL AID RECEIVED:** 14  
**TOTAL CALLS:** 121

**VEHICLE MILAGE**

**ENGINE 443:** 101314  
**ENGINE 442:** 36891  
**ENGINE 581:** 28766  
**LADDER 58:** 22702  
**CAR 44:** Out of Service  
**CHIEF 440:** 19269

**Town of Landis**  
**Division of Land Use**  
**Zoning Permits Issued – Year 2024**

Section 7, Item 7.1

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Job Address</b>	<b>Permit Use</b>
ZN-24-01	01-03-24	NIBLOCK	2411 CALLAGHAN CT	NEW SFR
ZN-24-02	01-09-24	JAMES/PAR 3	112 N CENTRAL AVE #ZN-23-40 REVISED.W/TOWN AGREEMENT – ADDITION	
ZN-24-03	01-10-24	TARLTON	109 S CORRELL ST	ACCESS. BLDG
ZN-24-04	01-10-24	ADKINS	400 N BEAVER ST	NEW DECK
ZN-24-05	01-11-24	LESARGE	510 N CENTRAL AVE	FENCE
ZN-24-06	01-11-24	ROBLES	212 W LIMITS ST	NEW SFR
ZN-24-07	01-17-24	TRINITY LUTHERAN	108 W RICE ST	NEW SIGN
ZN-24-08	01-23-24	SOTELO	1020 LINN ST	REMODEL & ADDITION
ZN-24-09	02-07-24	NIBLOCK	959 TAMARY WAY	NEW SFR
ZVL-24-01	02-07-24	PZR.COM	OLD BEATTY FORD RD PROJ.	ZONING VERIF. LETTER
ZN-24-10	02-08-24	RUTLEDGE	503 S CENTRAL AVE	REMODEL
ZN-24-11	02-08-24	JOURNEY CAP	207 E RICE ST	TOWNHOME
ZN-24-12	02-08-24	JOURNEY CAP	209 E RICE ST	TOWNHOME
ZN-24-13	02-08-24	JOURNEY CAP	211 E RICE ST	TOWNHOME
ZN-24-14	02-08-24	JOURNEY CAP	215 E RICE ST	TOWNHOME
ZN-24-15	02-08-24	JOURNEY CAP	219 E RICE ST	TOWNHOME
ZVL-24-02	02-14-24	STANDARD TITLE	PARKDALE MILL PROP	ZONING VERIF. LETTER
ZN-24-16	02-15-24	NIBLOCK	1060 IRISH CREEK DR	NEW SFR
ZN-24-17	02-27-24	EASTER	503 WINDWARD LN	ACCESS.- DECK
ZN-24-18	03-07-24	REAUME	115 W GARDEN ST	NEW BUSINESS
ZN-24-19	03-21-24	CAROLINA BUILDERS	220 W LIMITS ST	NEW SFR
ZN-24-20	03-27-24	KRAVICE	703 S MAIN ST	FENCE
ZVL-24-03	04-17-24	HICKS & WOOLFORD	130 OVERCUP CT	ZONING VERIF. LETTER
ZN-24-21	04-23-24	NIBLOCK	2440 CALLAGHAN CT	NEW SFR
ZN-24-22	04-23-24	NIBLOCK	2420 CALLAGHAN CT	NEW SFR
ZN-24-23	04-24-24	SHIRLEY	1015 WOODFIELD DR	FENCE
ZN-24-24	04-24-24	FRAMPTON CONST.	619 OLD BEATTY FORD RD.	TEMP. PORTABLE OFFICE (LANDIS RIDGE)
ZN-24-25	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-26	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-27	05-01-24	JSC-CCI LANDIS I, LLC	619 OLD BEATTY FORD RD.	IND SITE BLDG #1A (LANDIS RIDGE)
ZN-24-28	05-01-24	WOODWARD	2220 WEST A STREET	FENCE
ZN-24-29	05-23-24	LANDIS APTS.	1365 MT. MORIAH CHURCH RD	APARTMENTS
ZVL-24-04	05-30-24	LUCK	412 E TAYLOR ST	ZONING VERIF. LETTER
ZN-24-30	05-30-24	ADNER	1055 WOODFIELD DR	NEW SFR
ZN-24-31	06-04-24	NIBLOCK	1040 IRISH CREEK DR	NEW SFR

ZN 24-32	06-05-24	SIDES	405 RICE STREET	NEW DECK	Section 7, Item 7.1
ZN-24-33	06-12-24	SIMMONS	307 W DAVIS STREET	NEW DRIVE	
ZN-24-34	06-27-24	PRUETTE	920 TAMARAY WAY	NEW SFR	

LANDIS DEVELOPMENT PLANS UNDER REVIEW


Section 7, Item 7.1

Application #	Name (surveyor & owner)	Job Address	Type/# of lots	Status FEES PD
<p><b>SITE-07-21</b>  <b>PLANNER OFFICE</b>                      (GRAY FILE DRAWER) WAS  <a href="#">JOHNSON/WOOD- NEW</a>  <a href="#">NAME: VILLAS AT LANDIS</a>  <b>RYDER PLACE</b>  <b>(11-8-22)</b></p>	<p>Yarbrough-Williams &amp; Hoyle                      (Nest Communities, LLC/Johnson Wood Townhomes)                      FEES PD:</p>	<p>Corner of E. Ryder Ave &amp; Upright Streets                      Map 109 149 &amp; 133 165</p>	<p>Major                      Subdivision                      Duplex,                      Townhomes, SF</p>	<p>10-11-21 Application/sketch rec'd  <b>10/11/21 \$100 SKETCH REVIEW</b>                      10-12-21 sketch plan reviewed by RF  <b>11-16-21 \$100</b> rec'd for review  <b>11-29-21 \$2,092.11</b> rec'd for technical review of plans.                      12-8-21 TECH REV TEAM MTG                      3-29-22 Zoning verification letter                      4-12-22 Received updated infrastructure information- Capacity Analysis                      6-2-22 PLANS REC'D                      6-21-22 TRC REVIEW of PLANS                      8-10-22 PL. BD REV. *SITE DEV PLAN APPROVED AS NOTED- NEXT STEP: CONSTRUCTION PLANS                      8-23-22 email with St. light update to plan  <b>9/20/22 \$22,026.16 CONSTRUCTION PLANS REC'D WITH CALCULATIONS (BESIDE MAP CAGE)</b>                      11-15-22 ENGINEER memorandum rec'd.                      11-28-22 emailed-waiting on water/sewer plans                      12-6-22 Water/sewer plans emailed, waiting on hard copies-                      REC'D 12-7-22                      12-8-22 NCDOT driveway permit completed and rec'd.                      12-15-22 final initial comments on w/s notified applicant to p/up their set of plans w/comments ✓                      12-19-22 PICKED UP                      1-3-23 ACTIVE FILE                      1-5-23 REC'D NCDOT DRIVEWAY PERMIT W/CONDITIONS                      2-2-23 REC'D REQ. FOR HIGH DENSITY DEV. AGR.                      3-20-23 PUB. HEARING FOR DEV. AGREEMENT                      3-20-23 Board Approved Dev. Agreement                      4-12-23 revised plans rec'd                      4-26-23 RF reviewed plans, waiting on stormwater review. (Tristin is aware)                      5-16-23 Stormwater review completed.                      NEXT STEP CONSTRUCTION CONFERENCE date: 05-24-23 @ 2pm                      5-17-23 DEV. PLANS &amp; DEV. AGR P/UP                      5-23-23 1<sup>st</sup> submittal POST DEV. PLAN, NCDEQ FORM, DEEDS, USGS MAP, WETLAND DELINEATION</p>

<p>(CONT.) #07-21 RYDER PLACE</p>				<p>5-24-23 Pre-Construction meeting - **Construction authorized upon completion of fees and several other requirements. 5-30-23 Operation and Maintenance Agreement rec'd 6-6-23 Sent Zoning Permit Application 6-16-23 Stormwater Report From Alley William Carmen &amp; King 7-5-23 Rec'd water system specs. 8-9-23 Stormwater specs reviewed ready for pickup. 8-10-23 stormwater reviews p/up by courier. 12-7-23 Dev. Petition to NCDEQ for w/s regulation exception 1-25-24 issued Willingness to Serve for electricity 2-13-24 Rec'd NCDEQ Auth. For water system 2-20-24 Issued Willingness to Serve water and waste</p>
<p>SITE 11-21 FILE DRAWER NEW NAME: <u>LANDIS APARTMENTS</u></p>	<p>Steve Ross – Dynamic Developers of the Carolinas, LLC Mark Siemieniec- Architect</p>	<p>716 W. Ryder Ave &amp; Mt. Moriah Ch. Rd Map 130b 096</p>	<p>PROPOSED TOWNHOMES APARTMENTS</p>	<p>12-22-21 PAYMENT: \$100 SKETCH PLAN REV. 12-28-21 RF to Engineer, email with comments re sketch plan layout. 2-8-22 R. Flowe mtg w/Developer Engineer 5-16-22 DEV. MTG WITH R FLOWE SKTECH PLAT REV. 7-5-22 PAYMENT \$100 FOR 5-16-22 REVIEW 7-15-22 REC'D 2 COPIES OF PRELIMINARY SITE PLAN- <i>Location: floor beside map cage</i> <i>Payment: site plan rev. \$388.25</i> 8-10-22 PL. BD REVWD. PLAN REJECTED. DEV WILL SUBMIT ANOTHER SITE PLAN 10-19-22 rec'd revised plan 11-8-22 OVERVIEW W/PL. BD. 11-16-22 MTG W/FLOWE &amp; MNGR- WILL RE-SUBMIT PLANS NO TRC ON CURRENT PLANS. 12-6-22 REC'D REVISED PLANS. R FLOWE COMMENTED. EMAILED ARCHITECT W/COMMENTS 12-21-22 re-sent email of 12-6-22 to architect/confirmed recpt. 1-3-23 ACTIVE FILE 2-8-23 revised plan sent by email- next step is site dev. Plan rev. 2-28-23 PLAN HARD COPIES REC'D 2-28-23 PAYMENT: \$388.25 site plan rev. 3-2-23 REC'D REVISED SITE PLAN 3-15-23 Revised Site Plan approved- next step-construction plans &amp; review</p>

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<p>#11-21 LANDIS APTS</p>				<p>5-17-23 SC spoke w/Arch. M. SIEMIENIEC- Construction plans to be del <del>today</del> 5-18-23 per M.Siemieniec. plan del delay 5-24-23 CONSTRUCTION PLANS REC'D 5-31-23 FEES PAID FOR REVIEW. \$10,266.55 **Fees include zoning permit application when ready **=PLAN REVIEW(RD,PARK/LOAD/DRAINAGE,W/S LINES, STORMWATER, PERMIT APPLICATION) 6-23 &amp; 28<sup>th</sup> TRC REVIEW OF PLANS- NOTES ADDED- DEV. P/UP THEIR SET OF PLANS W/NOTES 7-25-23 REC'D 2 SETS OF REVISED CONST PLANS 7-27-23 R FLOWE REVIEWED PLANS- ISSUED EMAIL TO TECH. REV. COMM. TO REVIEW PLANS IN T.HALL 8-3-23 Fire Marshal reviewed plans 8-9-23 Plans ready for p/up, emailed Engineer. ✓ 11-08-23 Rec'd Erosion &amp; Soil Sedim. From County 11-8-23 Pre-const. mtg set for 12-13-23 @ 9a.m.✓ 12-13-23 Stormwater calcs needed. 5-21-24 Groundbreaking Ceremony on site 5-23-24 Permit issued 6-13-24 Requested addresses from County GIS 6-27-24 Emailed request for Const. Admin Fees</p>
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<p> <b>YEAR 2022</b></p>				
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Application #	Name (surveyor &/OR owner)	Job Address	Type/# of lots	Status FEES PD
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<p><b>SITE DEV 09-22</b> <u>IRISH CREEK PREL. PLAT</u> <u>LANDIS PORTION PHASE</u> <u>2&amp;4</u></p>	<p>LENNAR CAROLINAS – LAND DESIGN ENGINEER NOTICE OF INTENT FOR NEW DEVELOPER- SHEA HOMES</p>	<p>CANNON FARM RD</p>	<p>430 LOTS- MU-1 &amp; SFR-2 CZ</p> <p><b>ZMA 24-04-08-1</b> <b>MU-1 TO SFR-3</b></p>	<p>9-6-22 REC'D PLAT W/\$3,000 9-13-22 REC'D MASTER PLAN PRELIMINARY PLAT W/\$5,140 AND \$4,580 TOTAL \$12,720 9-13-22 PLAT OVERVIEW W/PL BD. ✓ 12-6-22 ACTIVE FILE 3-7-23 NO ACTIVITY 7-25-23 NOTICE OF NEW DEVELOPER INTENT FROM ATLANTIC AMERICAN PROP. 9-5-2023 MTG W/PL. DIR. W/NEW DEV. 9-25-23 MTG W/PL DIR. FLOWE 9-28-23 REC'D MEETING NOTES 12-12-23 Rec'd form w/ZMA request no funds rec'd 12-19-23Rec'd partial fee for ZMA request 1-3-24 Rec'd full funds for ZMA request- March BOA mtg 2-13-24 Planning Bd did not meet- April BOA mtg</p>
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<p><b>SITE DEV 09-22</b>  <u>IRISH CREEK PREL. PLAT</u>  <u>LANDIS PORTION PHASE</u>  <u>2&amp;4</u></p>				<p>2-15-24 Utilities meeting with Dev.&amp; Land Design                  2-26-24 Neighborhood Meeting for Phase II Site                  3-6 &amp; 3-7 Water/Sewer Plans rec'd                  4-08-2024 PUB. HRNG ZMA- approved                  4-16-24 Irish Crk Development Team met with P/Z                  5-10-24 rec'd revised lot drawing</p>	
<p><b>SITE DEV #10-22-</b>  <b>LANDIS RIDGE</b>  <del>LANDIS 85</del>  <del>OLD BEATTY FORD RD</del>  <del>INDUSTRIAL SITE</del></p> <p><b>NAME CHANGE:</b>  <u>LANDIS RIDGE</u>  <u>LANDIS 85</u></p> <p><u>DEV #10-22</u>  <u>LANDIS RIDGE</u></p> <p><del>OLD BEATTY FRD RD</del>  <del>IND. SITE</del>  <u>LANDIS 85</u></p>	<p>RYAN BEADLE/JACKSON-SHAW-                  LIPE, MILLS, DEAL                  PROPERTIES</p>	<p>OLD BEATTY                  FORD RD                  INDUSTRIAL SITE</p>	<p><u>ANNEX &amp; ZMA</u>  <u>LOTS:</u>                  MAP 140,                  PARCELS:                  003,167, 138,                  169 &amp; 170                  11-14-22- BD                  APPROVED                  ANNEXATION                  ZONING: IND                  2-13-23 BD TO                  CONSIDER                  ANNEXATION                  WITH PUB.                  HEARING ON                  MARCH 20, 2023                  -BD APPROVED</p>	<p><b>9-13-22 REC'VD PAYMENT \$600 ZMA REQ.</b> ANNEX W/ ZMA                  NOV.8 &amp; 14 2022 MTGS                  11-14-22 <b>BD</b> APPROVED ANNEX &amp; IND ZONING                  12-6-22 ACTIVE SITE- PLANS DEVELOPING                  12-8-22 NCDOT TRAFFIC IMPACT STUDY CHECKLIST REC'D                  12-20-22 2 CHECKS OF \$875 REC'D = \$1,750 FOR:                  1) ZMA W/ANNEX APPL. (APPL. REC'D 12-15-22)                  2) &amp; ZTA (TEXT AMEND.)  <b>1-3-2023 ACTIVE FILE</b>                  1-09-23 ANNEXATION REQ. TABLED UNTIL FEB                  2-13-23 ZTA APPROVED ANNEX AND MAP AMEND SET                  FOR MARCH PUB HEARING.                  3-1-23 SITE PLAN REV. W/ DEV &amp; PUB. WORKS                  3-14-23 FUNDS REC'D FOR: SITE PLAN REVIEW &amp; PREL PLAT                  REVIEW: \$4,801.75</p> <p><b>3-20-23</b> Pub. Hearing Annexation additional properties, req.                  IND zoning. <b>BOARD APPROVED</b>                  4-11-23 Plan revisions received.                  4-26-23 Plan review completed with comments.                  4-27-23 R Beadle picked up Dev. Copy with comments.                  5-25-23 Zoom mtg w/R Flowe                  6-13-23 NCDOT scoping documents received                  8-2-23 rec'd updated site dev. Plans from Developer                  8-2-23 rec'd NCDOT updated TIA scoping docs link                  9-19-23 REC'D REVISED SITE PLAN PGS 3,4 &amp; 5                  ON REVIEW TABLE FOR TRC- REVIEWED                  10-18-23 REC'D W/S WILLINGNESS TO SERVE REQUEST                  10-23-23 PLANNING BOARD MTG UPDATE ✓                  11-14-23 Mtg req. by Developer- ZOOM W/RFLOWE                  11-21-23 FUNDS REC'D FOR SITE PLAN REVIEW                  11-30-23 WAITING ON CONSTRUCTION PLANS                  12-21-23 Rec'd revised Const. plans &amp; all documents                  12-21-23 FUNDS REC'D \$36,136 FEES.                  1-2-24 DIGITAL FILES REC'D</p>	



LANDIS DEVELOPMENT PLANS UNDER REVIEW

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<p><b>DEV #10-22</b> <b>LANDIS RIDGE</b></p>				<p>1-24-24 TRC mtg held – examined plans                  2-13-24 Meeting with Developer and Eng. Review                  2-14-24 Address from Rowan Cty GIS for constr.: #619                  3-12-24 REC'D REV. CONST. PLANS &amp; CALCS                  WAITING ON ENG. REVIEW                  3-27-24PRE-CONSTRUCTION MEETING HELD                  4-24-24 PERMIT FOR TEMP CONST. OFFICE                  5-1-24 PERMIT FOR BLDGS 1A, 1B, &amp; 2                  5-8-24 STORMWATER AUTHORIZATION TO PROCEED                  6-13-24 rec'd Eng. Water Main report &amp; 2 complete sets of partial revisions to plans.                  6-18-24 RF accepted the partial plans                  6-20-24 Developer p/up their plan set                  6-27-24 Emailed request for Const. Admin Fees</p>
<p><b>2023</b> ALL 2023                  PROJECTS. NOW IN CONSTRUCTION PHASE</p>				
<p><b>2024</b></p>	<p><b>2024</b></p>	<p><b>2024</b></p>	<p><b>2024</b></p>	<p><b>2024</b></p>
<p>Application/ Site #</p>	<p>Name (surveyor &amp; owner)</p>	<p>Job Address</p>	<p>Type/# of lots</p>	<p>Status, FEES PD</p>
<p><b>SITE 01-24</b></p>	<p>DOMINION ENERGY</p>	<p>MT MORIAH CH RD</p>		<p>UTILITY – GAS LINE INSTALLATION ON TOWN EASEMENT/ FLOODWAY/FLOODPLAIN                  2-7-24 PLANS REC'D                  5-2-24 R.O.W PERMIT REQUESTED                  5-28-24 REC'D HARD COPY OF PLANS                  5-30-24 EMAILS TO INCLUDE PUB. WORKS                  6-4-24 REC'D UPDATED PLANS BY EMAIL</p>
<p><b>SITE 02-24</b></p>	<p>OCAMPO- Owner WEITHORN-Surveyor</p>	<p>2410 US 29</p>	<p>BUILDING EXPANSION/ IMPROVEMENTS</p>	<p>2-28-24-ELECTRONIC SITE PLAN REC'D                  3-5-24 REC'D \$325 SITE PLAN REVIEW FEE                  4-3-24 Rec'd hard copies of site plan- waiting on building elevations</p>

<p>Exemption Recombination 7-15-24 PUB. HRNG</p>	<p>CRETE SOLUTIONS &amp; TWO-TEN PROPERTIES</p>	<p>220 OLD BEATTY FORD RD</p>	<p>COMBINING OF 3 SMALLER LOTS WITH 1 LARGE LOT</p>	<p>ANNEXATION AND RECOMBINATION</p>
<p><b>PLANS IN CONSTRUCTION/ REVIEW</b></p>				
<p><b>SITE 02-23 CONCRETE PLANT- NEW OWNERSHIP/ NEW PLANS- ZONING PERMIT ISSUED 5-17-23</b></p>	<p><b>William N. West Owner Crete Solutions</b></p>	<p>220 OLD BEATTY FORD RD</p>	<p><u>CONCRETE PLANT</u></p> <p><u>ANNEX REQ. FOR 7-15-24 PUB. HRNG</u></p>	<p>04-11-2023 PD \$6,188.83 NEW SITE PLANS, STORMWATER, CALCS. 4-26-23 RF review &amp; staff rev. complete comments on plans 4-27-26 Owner/Dev. Bill West p/up set w/comments. 5-9-23 Rec'd partial set of plans- advised need complete sets. 5-10-23 rec'd 2 complete sets of plans w/revisions 5-17-23 R. Flowe to Developer West, plan set – scale is off. West to deliver a new complete plan set to NFocus Office this day. Flowe to review and sign zoning permit application if plans are approved. 5-17-23 Plans rec'd. R. Flowe approved plans for site construction. Zoning Permit #ZN-23-27 issued. <b>Site work active.</b> 3-27-24 POSSIBLE SITE REVISION 4-3-24 REVISED SITE PLAN \$525 PD 5-10-24 Request ANNEXATION AND RECOMB. FOR 7-15-24 HRG 6-11-24 RF conducted site inspection</p>
<p><b>SITE 01-23 BYRNE PROP KIMBALL RD PERMIT ISSUED 11-30-23</b></p>	<p><b>SHANNON SPARKS SURVEYOR BYRNE PROP. INC</b></p>	<p>KIMBALL ROAD MAP 123B 115</p>	<p><u>TOWNHOMES 9 PROPOSED</u></p> <p>9-11-23 BD ALD APPROVED DEV. AGREEMENT</p>	<p>2-2-23 SKETCH PLAT REVIEW &amp; CONSULT 2-2-23 PD \$245 SKETCH PLAT REV. &amp; CONSULT 4-13-23 PD \$1085 FOR SITE PLAN REVIEW 4-26-23 Plans Reviewed by RF- approved. TRC &amp; PL BD. (JUNE 21,2023) 6-27-23 owner paid for all tap fees \$45,000 6-29-23 rec'd updated plans 8-1-23 rec'd revised plan 8-8-23 Pl. Bd to review Dev. Agreement for Kimball Landing 9-11-23 BD ALD. Pub. Hearing for Dev. Agreement- APPROVED 9-27-23 DEV. AGREEMENT SIGNATURE BY DEV. 10-18-23 CONSTR. PLANS REC'D.</p>

				<p>10-18-23 PAYMENT OF \$325 PARTIAL CONSTR PLA</p> <p>10-18-23 PAYMENT OF \$680 (8 TWNHMS- zoning permit)</p> <p>10-19-23 RFLOWE REVIEWED. NEED UPDATED BUILDING ELEVATIONS TO CURRENT PLAN.</p> <p>10-24-23 DEVELOPER AWARE OF PLANS NEEDED.</p> <p>10-26-23 UPDATE CONST. PLANS REC'D</p> <p>10-26-23 PAYMENT OF \$627- REMAINDER OF CONST REVW FEES PD.</p> <p>11-29-23 PRE-CONST MTG</p> <p>11-29-23 PLANS APPROVED FOR CONSTRUCTION</p> <p>11-30-23 PERMIT ISSUED FOR SITE WORK</p> <p>3-13-24 BUILDING BEGINNING</p>
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<p><b>SITE DEV 04-22</b></p> <p><b>RICE RD TOWNHOMES</b></p> <p>PERMIT ISSUED 12-28-22 FOR SITE DEV.</p>	<p>JOURNEY CAPITAL, LLC</p> <p>ANDREW WALTZ 704-453-2700</p> <p>RICE RD TOWNHOMES</p> <p>ACTIVE FOR REVIEWS</p>	<p><b>221 E RICE STREET</b></p>	<p>TOWNHOMES</p>	<p>1-12-22 MTG R FLOWE</p> <p>PAYMENTS: 5-11-22: \$325, 5-17-22: \$1,812</p> <p>6-21-22 TRC MTG TO REVIEW</p> <p>PLAN- Location: IN map cage</p> <p>8-10-22 PL. BD REV. -DEV/ENGINEER NEED TO MEET TO DISCUSS WITH R FLOWE</p> <p>9-1-22 MTG W/FLOWE NEXT STEP: SUBMITTAL OF REVISED SITE</p> <p>11-3-22 REVISED PLANS REC'D</p> <p>11-8-22 PL BD OVERVIEW</p> <p>11-22-22 TRC COMMENTS COMPLETE</p> <p>11-30-22 PLANS W/COMMENTS READY FOR P/UP</p> <p>12-5-22 plans p/up by developer for review/revisions</p> <p>12-13-22 REC'D REVISED PLANS</p> <p>12-15-22 PLANS REVIEWD BY RFLOWE APPROVED AS NOTED READY FOR PICK UP (EMAILED)</p> <p>12-19-22 PICKED UP by developer</p> <p>12-19-22 rec'd zoning permit appl by email.</p> <p>12-28-22 rec'd address from county</p> <p>12-28-22 issued zoning permit # ZN-22-81</p> <p>4-18-23 Rec'd 1 new page to plans.</p> <p>4-26-23 RF review, waiting on stormwater review, still need correct buildings sheet.</p> <p>5-2-23 STORMWATER REVIEWED</p> <p>5-3-23 Emailed screenshot of comments- Waiting on corrected buildings sheet.</p> <p>5-16-23 REC'D 2 COMPLETE SET OF PLANS</p> <p>5-16-23 PLANS APPROVED -DEV. To p/up <b>NEXT STEP:</b> PRE-CONST. CONF. SET 05-24-23 @ 3:30 PM</p> <p>5-19-23 PLANS P/UP</p>
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#04-22 RICE ST. TWNHMS  
CONT.

5-24-23 Pre-Construction meeting - \*\*Construction authorized upon completion of fees and several other requirements

6-6-23 Const. Admin Fees Pd: \$1,180.50

6-30-23 UPDATED PLANS REVIEWED-APPROVED

7-6-23 REC'D MATERIALS LIST

SITE DEV # 04-22 RICE STREET TOWNHOMES CONT.

REVIEW OF W/S, BLDG ELEVATION

FEES PD:

PREL PLAT \$450, SKETCH PLAN \$100, UNITS \$100

SITE WORK ACTIVE

10-11-23 REC'D UTILITY AS BUILTS

10-16-23 PLANS ACCEPTED BY R FLOWE

10-17-23 EMAILED DEV. READY FOR PICK UP

10-18-23 FINAL PLAT- MYLAR REC'D

10-19-23 R FLOWE SIGNED PLAT

10-25-23 ENGINEER W.WEBB REVIEWING FOR SIGNATURE

10-31-23 MORE INFO NEEDED- EMAILED DEVELOPER- as-built drawings, construction certifications from the design engineer, and cad files for the water, sewer, and storm drainage locations

11-8-23 Rec'd mylar – waiting on State permits

11-16-23 mtg w/state rep re approvals

11-20-23 application submitted with NCDEQ

11-21-23 REC'D \$350 FINAL PLAT FEE

12-5-23 final plat rec'd

12-13-23 NOTICE OF VIOLATION (NCDEQ REQ.)

12-21-23 Rec'd Subdivision Bond copy

2-7-24 REC'D PERMIT FEES FOR 10 TOWNHOMES (10X\$50)

2-8-24 PER UNIT FEES PD FOR 10 TOWNHMS (10 X \$35)

2-8-24 PERMIT ISSUED FOR 5 TOWNHMS

2-14-24 Rec'd NCDEQ permit to construct water system.

2-14-24 Rec'd NCDEQ water system approval

2-21-24 NCDEQ permit to construct wastewater system.

3-27-24 VIOLATION NOTICE TO DEVELOPER \$9,654.66

4-29-24 SEWER CERT REQUEST

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>MINIMUM HOUSING</b>			
HC-20-02	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (Ryder Place Development)	abandoned dilapidated mobile office or classroom structures. Both units have been demolished, awaiting completion of clearance of all debris.
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Full inspecton conducted. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close to be presented at the July 8 Council meeting.
HC-21-08	317 East Corriher Street	Gail D Jackson	unsafe and unsanitary conditions inside and outside the house. CLOSED
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.



# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Research completed, will schedule inspection with warrants soon.. Preparing Warrants and related documentation.
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Working on the inspection report and will schedule the hearing soon.
HC-24-20	103 Church Street	Stephen A & Paatricia G Stancil	Substandard housing conditions. Conducted inspection. Working on the inspection report and will schedule the hearing soon.
<b>NUISANCES</b>			
PN-23-04	210-214 Rankin Road	Mary Theresa Martin	Various forms of trash, debris and similar materials. Met on site with the owner and he has begun abatement actions. Notice issued with new deadline off 06-16-24 and have noted some progress. Scheduled for follow up again on July 2nd.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-18a	316 North Beaver Street, accessed from North Upright	Villas at Landis Ddevelopment LLC	demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. Dumping continues to grow. In conversation with developer.
PN-23-20	504 East Corriher Street	Edwin Ray Jones	report of dumping of concrete and similar materials in the gully behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property. Notice to be issued on July 2nd. Pending.
PN-23-22	209 West Hoke Street	Margaret Morris Lisk	various forms of trash and debris. Abated by owners. CLOSED 06-06-24.
PN-24-01	property near intersection of East Ryder Avenue and Coldwater Street	Villas at Landis Development LLC (new owners)	abandoned dilapidated mobile office or classroom structures. Notice issued, communication with developers and structures were demolished. Developer to remove debris soon. Grass has been recently mowed. Pending.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-24-02	404 Blume Street	Straight Path Real Estate Solutions LLC	Erosion control issue causing mud slides and damage to the adjoining property. Additional research completed, without clear violation of ordinance determined. CLOSED
PN-24-05	107 North Meriah Street	James A Hall Jr Heirs	trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with deadline of 06-30-24.
PN-24-06	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Notice issued with deadline of 06-30-24.
PN-24-07	1106 South Highland Ave	Elizabeth Beaver Tapp	Nuisance issues. Pending investigation.
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Pending investigation.
<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>			
<b>ZONING</b>			

Case Number	Violation Address	Owner or Occupant	Status or Conditions
Z-23-02	303 Buford Drive	Fon Ernest	Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measured. Will initiate further enforcement actions as needed.
Z-24-02	512 West Blume Street	Next Project LLC c/o Rosa Quijada	construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor.
<b>Non-Residential Buildings</b>			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convience store. Severe defects and dilapidation. Inspection conducted on 04-02-24. Pending report completion and scheduling of hearing.
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted on 04-02-24. Pending report and scheduling of hearing.

# TOWN OF LANDIS

Case Number	Violation Address	Owner or Occupant	Status or Conditions



# Item Cover Page

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**MEETING TYPE** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Jeneen McMillen, Finance Director

**ITEM TYPE:** Report

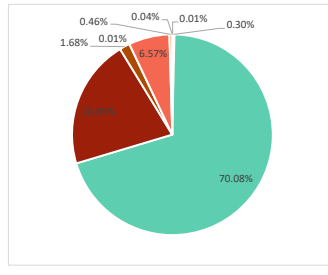
**AGENDA SECTION:** Reports

**SUBJECT:** **Financial Dashboard**

**DETAILS:**

Town of Landis  
FY 24 Monthly Summary  
June 2024

Operating Budget Revenues	Budgeted FY24	June	FY24 YTD	%
Annual Sales Tax from Rowan County	-	-	26,155	0%
Property Tax - Current (Monthly)	2,127,862	9,924	2,133,053	100%
Tax Collection - Prior Years (Monthly)	35,000	1,112	26,475	76%
Vehicle Interest	1,400	148	1,926	138%
Interest and Penalties	10,000	653	11,345	113%
Property Tax Auto - Current (Monthly)	212,977	18,404	209,289	98%
Vehicle Tag Fee	63,000	5,810	63,210	100%
Building Rental Fees	7,200	1,175	10,500	146%
Sponsorships	1,500	-	225	15%
Medical Stipend Rowan County	-	-	1,030	0%
Interest on Investments	57,000	21,026	203,627	357%
Interest on Investments - Powell Bill	-	3,043	33,838	0%
Miscellaneous Income	-	0	5,074	0%
Police Fees & Fines	780	5	1,026	131%
First Responder	1,320	-	1,250	95%
Downtown Revitalization Grant Rev'd	100,000	-	100,000	100%
Excise Tax on Piped Gas	10,500	8,676	13,647	130%
Franchise Tax on Electric PO	273,000	76,262	293,138	107%
Sales Tax on Telecommunications	10,500	2,833	9,334	89%
Sales Tax on Video Programming	9,100	2,362	9,596	105%
Local Government Sales and Use Tax	990,000	119,635	989,746	100%
Powell Bill Revenues	117,500	-	131,310	112%
ABC Revenue - County	14,000	-	15,898	114%
Court Cost	400	90	225	56%
EMT Monies from Rowan County	-	-	1,030	0%
Planning/Zoning Fees	50,000	562	62,608	125%
Garbage Collection Fees	305,000	27,434	307,305	101%
Fire Dept Grant Received	6,195	-	6,195	100%
Resource Officer Reimburse	175,000	-	162,077	93%
EMS Utility Reimbursement	7,500	110	3,060	41%
ABC Profits - State	14,000	-	18,707	134%
Solid Waste Disposal Tax	1,800	-	3,030	168%
East Landis Property Tax	25,000	464	36,405	146%
East Landis Tax - Prior Years	200	45	114	57%
State Utilities Collection by County	-	-	359	0%
East Landis Penalties and Interest	2,000	139	1,621	81%
East Landis - Motor Vehicles	3,500	423	4,714	135%
Debt Setoff - 10 Fund	-	-	15	0%
Sales Tax Refund	-	-	65,975	0%
Sale of Fixed & Surplus Assets	11,500	-	1,925	17%
Vendor Reimbursement	-	-	491	0%
Insurance Proceeds	-	-	32,242	0%
Restitution	-	-	20,000	0%
Fund Balance Appropriated	839,948	-	-	0%
Administrative Service Charges	725,331	-	727,673	100%
Park Revenues	128,100	49,931	189,306	148%
Water Service	1,100,000	102,733	1,083,608	99%
Construction Services - Water	-	-	1,850	0%
Interest on Investments	6,888	6,659	82,973	1205%
Miscellaneous Income	-	-	4,342	0%
Tap Fees - Water	48,000	10,000	53,550	112%
Debt Setoff - 20 Fund	-	-	214	0%
Insurance Proceeds	-	-	3,314	0%
East Landis Water	-	-	(336)	0%
Sewer Service Fees	993,000	88,374	986,025	99%
Sewer Impact Fees	-	8,904	26,712	0%
Tap Fees	30,000	20,000	52,436	175%
Stormwater Fees	115,000	10,086	112,023	97%
Interest on Investments - Stormwater	1,200	231	2,799	233%
Construction Services - Electric	3,000	-	-	0%
Electricity Fees	5,900,000	511,460	5,592,860	95%
Penalties - Electric	70,000	6,712	95,352	136%
Reconnect Fees	65,000	3,075	50,820	78%
Meter Tampering Fees	-	400	1,200	0%
Pole Attachments	8,000	-	1,025	13%
Interest on Investments - Electric	20,000	7,069	87,776	439%
Miscellaneous Income	1,500	-	221	15%
Underground Service	-	-	450	0%
Payment Return Fees	2,000	90	2,610	131%
Sale of Scrap Metal	-	-	1,524	0%
Debt Setoff	1,500	-	2,553	170%
Sales Tax Refund	50,000	-	-	0%
Sale of Surplus Assets - Electric	-	-	3,580	0%
Over/Short	-	-	(1,704)	0%
Retained Earm Appropriated - Electric	136,181	-	-	0%
<b>TOTAL</b>	<b>15,118,813</b>	<b>1,126,058</b>	<b>14,183,545</b>	<b>94%</b>



Account	Balance	Percentage
Bank OZK - General Fund	\$1,000	0.01%
Payroll Account	\$37,972	0.36%
NCCMT - General Fund	\$8,268,944	77.31%
General Fund Sweep Acct	\$1,487,490	13.91%
Passive Park Fund Savings	\$178,936	1.67%
Passive Park A/P Acct	\$1,000	0.01%
NCCMT - Powell Bill	\$713,359	6.67%
USDA Acet Closed 3/7/24	\$0	0.00%
Landis Police Foundation	\$6,491	0.06%
<b>TOTAL</b>	<b>\$10,695,191</b>	<b>100%</b>

Bank Balances		
Bank OZK - General Fund	\$1,000	0.01%
Payroll Account	\$37,972	0.36%
NCCMT - General Fund	\$8,268,944	77.31%
General Fund Sweep Acct	\$1,487,490	13.91%
Passive Park Fund Savings	\$178,936	1.67%
Passive Park A/P Acct	\$1,000	0.01%
NCCMT - Powell Bill	\$713,359	6.67%
USDA Acet Closed 3/7/24	\$0	0.00%
Landis Police Foundation	\$6,491	0.06%
<b>TOTAL</b>	<b>\$10,695,191</b>	<b>100%</b>

Operating Budget Expenditures	Budgeted FY24	June	FY24 YTD	%
Administration	\$1,366,062	\$79,378	\$1,177,367	86%
Police Department	\$1,441,198	\$96,756	\$1,176,895	82%
Fire Department	\$1,437,882	\$63,580	\$1,012,064	70%
Streets Department	\$1,165,400	\$51,239	\$711,066	61%
Sanitation Department	\$259,300	\$21,209	\$242,029	93%
Parks and Recreation	\$522,247	\$71,585	\$472,101	90%
Electric Department	\$6,609,151	\$539,984	\$5,741,226	87%
Water Department	\$797,640	\$93,825	\$672,875	84%
Sewer Department	\$1,041,970	\$153,845	\$1,006,164	97%
Storm Water Department	\$118,939	\$21,586	\$91,417	77%
Debt Service - Municipal Loan/Copiers	\$60,025	\$798	\$58,511	97%
Debt Service-USA Bonds/Sewer Equip /Srf Loan	\$299,000	\$239,132	\$296,184	99%
<b>Total Expenditures</b>	<b>\$15,118,813</b>	<b>\$1,432,917</b>	<b>\$12,657,899</b>	<b>84%</b>

Landis Police Foundation	June	FY24 YTD
Balance as of 7/1/2023	\$411	
<b>Revenues</b>		
Sponsorships	\$560	\$13,543
Interest	\$0	\$3
<b>Total Revenues</b>	<b>\$560</b>	<b>\$13,546</b>
<b>Expenditures</b>		
Shop with a Cop, Checks, National Night Out	\$0	\$7,466
<b>Total Expenditures</b>		
<b>Current balance</b>		<b>\$6,491</b>

Passive Park	June	FY24 YTD
Balance as of 7/1/2023	\$212,620	
<b>Revenues</b>		
Interest	\$15	\$202
<b>Total Revenues</b>	<b>\$15</b>	<b>\$202</b>
<b>Expenditures</b>		
Architect, Akers demolition	\$0	\$32,887
<b>Total Expenditures</b>		<b>\$32,887</b>
<b>Current balance</b>		<b>\$179,936</b>





# Item Cover Page

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**MEETING TYPE** Board of Alderman

**DATE:** July 15, 2024

**SUBMITTED BY:** Michael D. Ambrose, Town Manager

**ITEM TYPE:** Report

**AGENDA SECTION:** Reports

**SUBJECT:** **Managers Report**

**DETAILS:**





## Town Manager Report Month of June 2024

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

1. The Town has received some quotes from vendors on the Downtown Revitalization Project involving the plants and irrigation on North and South Central. This project should be underway this fall.
2. The Mount Moriah Church Road/West Ryder Avenue water line, and the elevated water tank grant projects have been approved by the North Carolina Department of Environmental Quality and are out for bid. This project should be able to move along to construction by the end of the year.
3. Stormwater drainage issues on N Meriah Street at W Blume Street, and on Kimball Road at the YMCA have been repaired this month.
4. The Town 2024 Paving is on schedule for around September 2024 to be complete. We will post the effected streets on our website, and social media outlets around that timeframe, so citizens will be aware of any detours.
5. The Town has received \$300,000 from the NC Streamflow Rehabilitation Assistance Grant Program to help with some of our PL-566 Watershed Dam challenges at Lake Landis. These challenges were identified by our recent NCDEQ inspection. Once these funds are approved, we will begin the procurement process to have the vegetation removed from the Dam and continue finding other funding sources for the remainder of the work to be completed.
6. The North Central Clock is expected to be repaired in July, or August, according to our vendor.
7. NCDOT Traffic Study was completed, at the request of the Town, due to a traffic collision concern at US 29/E Ryder Avenue/E Mills Drive. This study will be presented to the Board of Aldermen at our July meeting.
8. Our Public Water SCADA System needs replacement, and the town has procured a solution for this change. Since the town has identified this need, we had town staff monitor the system 7 days a week. If approved, the new SCADA system is set for install on July 16, 2024.

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

Thank you,  
*Michael D. Ambrose*  
Michael D. Ambrose



2024

# AUGUST

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
28	29	30	31	1	2 Downtown Cruise-In 5-9PM	3	
4	5	6 National Night Out 6-9PM	7	8 Board of Aldermen Work Session Meeting: 5:30PM	9	10	
11	12 Board of Aldermen Regular Scheduled Meeting: 6:00PM	13 Planning Board Meeting: 6:00PM	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	
1 Town Hall Closed Labor Day	SEPT						7 EMBER

**NOTE**

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## COMMUNITY EVENTS

2023-2024



312 S. Main St.  
704-857-2411  
www.townoflandisnc.gov

- 11/21/2023 : Christmas Parade
- 11/21/2023 : Downtown Tree Lighting Event
- 12/9/2023 : Campfire Christmas with Santa
- 3/23/2024 : Easter EGG-stravaganza
- 4/5/2024 : Downtown Car Cruise-In (also held on 5/3/2024, 6/7/2024, 7/5/2024, 8/2/2024, and 9/6/2024)
- 8/6/2024 : National Night Out
- 9/20/2024 : Touch-A-Truck Event
- 10/26/2024 : Fall Festival/Trunk or Treat
- 11/26/2024 : Christmas Parade
- 11/26/2024 : Downtown Tree Lighting Event
- 12/14/2024 : Campfire Christmas by the Lake