



BOARD OF ALDERMEN

Thursday, August 06, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

- 1.1 Call Meeting to Order
- 1.2 Welcome
- 1.3 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 Minutes July 9, 2026, Regular Scheduled Meeting Minutes July 13, 2026**

[2.2](#) **Consider Approval of Resolution (# 2026-08-06-01) to Award the Bid to Elite Infrastructure Group, LLC for the Flat Rock Road Water Line Project (Project #25-07)**

Submitted by: Michael D. Ambrose, Town Manager

Details: The project was publicly bid in accordance with applicable North Carolina bidding requirements, and Elite Infrastructure Group, LLC submitted the lowest responsive and responsible bid. Approval of the resolution will authorize the award of the contract and allow the project to move forward in accordance with the bid documents and project schedule.

Recommended Action: Motion to Approve Resolution # 2026-08-06-01.
(Project #25-07)

2.3

**Consider Approval of the Amended Capital Project Ordinance
(Ordinance # 2026-08-06-02) for Patterson Road / Flat Rock Road
Waterline #SRP-D-134-003 (Project # 27-05)**

Submitted By: Carly Blackmon, Finance Director

Details: This Capital Project Ordinance reflects the current project budget and funding sources necessary for the completion of the waterline improvements. Approval of the amended ordinance will ensure the project budget accurately reflects all authorized revenues and expenditures and allows the Town to continue administering the project in accordance with applicable funding requirements.

Recommended Action: Motion to Approve the Amended Capital Project Ordinance (Ordinance# 2026-08-06-02) for Patterson Road / Flat Rock Road Waterline #SRP-D-134-003 (Project # 27-05)

2.4

**Consider Approval of Payment to the North Carolina Interlocal
Risk Management Agency (NCIRMA) Workers' Compensation
Fund in the Amount of \$133,251.37 Dollars**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Town has received an invoice from the North Carolina Interlocal Risk Management Agency (NCIRMA) for the Town's Workers' Compensation Fund coverage. Approval of this payment will ensure the Town remains current on its workers' compensation insurance obligations and maintains coverage for employees in accordance with the Town's participation in the NCIRMA Workers' Compensation Fund.

Recommended Action: Motion to Approve payment of the NCIRMA Workers' Compensation Fund invoice in the amount of \$133,251.37 Dollars.

2.5

**Consider Approval of Payment of the FY27 Blue Cross Blue Shield
Insurance Premium in the Amount of \$298,955.04 Dollars**

Submitted By: Carly Blackmon, Finance Director

Details: This payment covers the Town's FY27 employee health insurance premium for the year and is a routine operating expense budgeted within the Town's annual operating budget.

Recommended Action: Motion to approve Payment of the FY27 Blue Cross Blue Shield Insurance Premium in the Amount of \$298,955.04 Dollars.

[2.6](#) **Consider Approval to Renew the Town's FY27 Selective Insurance Policy in the Amount of \$159,832.36 Dollars (Project # 27-176)**

Submitted by: Carly Blackmon, Finance Director

Details: The policy provides insurance coverage for the Town's property, liability, automobile, public officials, law enforcement, and other applicable municipal risks. Renewal of the policy will ensure the Town maintains continuous insurance coverage and remains adequately protected against potential losses and liabilities in accordance with the Town's operational and legal requirements.

Recommended Action: Motion to Approve Renewing the Town's FY27 Selective Insurance Policy in the Amount of \$159,832.36 Dollars (Project # 27-176)

[2.7](#) **Consider Approval of Road Closure Ordinance #2026-08-06-01 for the Town of Landis 125 Celebration on August 29, 2026**

Submitted By: Michael D. Ambrose, Town Manager

Details: In preparation for the Town of Landis 125th Anniversary Celebration, temporary road closures will be necessary to ensure the safety of event participants, vendors, staff, and attendees. Portions of Main Street and other designated areas will be temporarily closed to accommodate event activities, vendor setup, pedestrian traffic, and event operations. The road closures will be coordinated with the appropriate Town departments and public safety personnel.

Recommended Action: Motion to Approval of Road Closure Ordinance #2026-08-06-01 for the Town of Landis 125 Celebration on August 29, 2026

[2.8](#) **Consider Approval of Resolution #2026-08-06-02 To Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Overtime Salaries (Project # 27-174)**

Submitted By: Carly Blackmon, Finance Director

Details: This Resolution will allow staff to receive and appropriate the \$12,500 Dollars Staffing Grant (from Rowan County) for the fire department to support personnel overtime salaries.

Recommended Action: Motion to Approve Resolution #2026-08-06-02, Which will Allow Staff to Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Overtime Salaries. (Project # 27-174)

[2.9](#) **Consider Approval to Award 3M Gates & Access Control, LLC the Pumpstation Fencing Project in the Amount of \$12,369.20 Dollars (Project # 27-171)**

Submitted By: Michael D. Ambrose, Town Manager

Details: Town staff obtained two quotes for the proposed Pumpstation fencing project. The project will include the installation of fencing to improve the security, safety, and protection of the pumpstation property and infrastructure.

Recommended Action: Motion to Award 3M Gates & Access Control, LLC the pumpstation Fencing Project in the Amount of \$12,369.20 Dollars. (Project # 27-171)

[2.10](#)

Consider Approval of Budget Amendment #2 to Receive and Appropriate Fire Department Staffing Grant Funds, Allocate Funds for Pump Station Fencing (Project #27-171), and Receive \$600,000 in State-Appropriation Funds for Sinkhole Repairs.

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to allow the Town to receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Overtime Salaries, to reallocate remaining FY26 125 Event Funds to FY27, and to allocate Funds for the Installation of fencing to improve the Security, Safety, and Protection of the Pump Station Property and infrastructure (Project #27-171), and to receive \$600,000 in state appropriation funds for Sinkhole Repairs.

Recommended Action: Motion to Approve Budget Amendment #2 to Receive and Appropriate Fire Department Staffing Grant Funds, Allocate Funds for Pump Station Fencing (Project #27-171), and Receive \$600,000 in State-Appropriation Funds for Sinkhole Repairs.

[2.11](#)

Consider the Approval of Renewing the Third Amendment to the Lease Agreement Between Rowan County and the Town of Landis

Submitted By: Michael D. Ambrose, Town Manager

Details: The Third Amendment to the Lease Agreement between Rowan County and the Town of Landis extends the lease term by providing three (3) successive one-year renewal terms beginning July 1, 2026. The amendment also allows Rowan County to terminate the lease for convenience during any renewal term with at least sixty (60) days' written notice to the Town.

Recommended Action: Motion to Approve the Third Amendment to the Lease Agreement Between Rowan County and the Town of Landis.

[2.12](#)

Consider the Approval of Change Order No. 25-04-03 for the Mount Moriah Church Road – North Main Street Waterline Expansion Replacements Project (Project # 25-04), Expanding the Project Scope Due to Increased State ARPA Funds.

Submitted By: Michael Ambrose, Town Manager

Details: The change order will allow the Town to utilize additional state funds to expand the project and complete additional waterline replacement work beyond the original project scope.

Recommended Action: Motion to Approve Change Order No. 25-04-03 for the Mount Moriah Church Road – North Main Street Waterline expansion Replacements Project (Project # 25-04) Expanding the Project Scope Due to Increased State ARPA Funds.

[2.13](#) **Consider Approval of Budget Amendment #3 to Allocate Funds for Elite Infrastructure for the Flat Rock / Patterson Rd Waterline Project #25-07**

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is to allocate funds for the BRS Change Order #25-04-03 project #25-04 and to allocate funds for Elite Infrastructure for the Flat Rock / Patterson Rd Waterline Project #25-07

Recommended Action: Motion to approve Budget Amendment #3 to Allocate Funds for Elite Infrastructure for the Flat Rock / Patterson Rd Waterline Project #25-07

[2.14](#) **Consider Approval to Award the South Beaver Street Playground Fencing Project Bid to "FenceItForU" in the Amount of \$6,120. Dollars (Project # 27-173)**

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

Details: The South Beaver Street Playground was recently relocated from inside the former tennis court to the shaded grassy area in front of the pavilion. The relocation was one of the first steps in the Town's ongoing efforts to renovate and improve this park area. To enhance the safety and functionality of the playground, Town staff obtained two quotes for the installation of aluminum ornamental fencing around the perimeter of the playground, including a self-latching entrance gate. The proposed fencing will provide an added level of safety for children using the playground while creating an enclosed area that will accommodate additional park amenities, including a picnic table, park bench, and trash can.

The Town received a quote from "FenceItForU" in the amount of \$6,120 Dollars and a quote from Southern Cut Design & Build in the amount of \$8,257.50 Dollars Staff reviewed both proposals and recommends awarding the contract to "FenceItForU" as the lowest responsive and responsible proposer.

Recommended Action: Motion to Award the South Beaver Street Playground Fencing Project Bid to "FenceItForU" in the Amount of \$6,120. Dollars (Project # 27-173)

2.15 **Consider Approval of Adding Angie Sands as the Replacement for the Vacancy on the Technical Coordinating Committee (TCC)**

Submitted By: Michael D. Ambrose, Town Manager

Details: Each year, the North Carolina Department of Transportation (NCDOT) requires the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) to submit an updated list of Transportation Coordinating Committee (TCC) representatives and their designated alternates.

Recommended Action: Motion to Approve Angie Sands as Alternate for the Technical Coordinating Committee (TCC).

[2.16](#) **Consider Approval of the Capital Project Ordinance (Ordinance # 2026-08-06-03) for the Sinkhole Repair Project (Project # 27-181)**

Submitted By: Carly Blackmon, Finance Director

Details: This Capital Project Ordinance authorizes the Sinkhole Repair Project to account for State-appropriated funds received for the purpose of repairing and restoring sinkholes and related infrastructure within the Town of Landis.

Recommended Action: Motion to Approve the Capital Project Ordinance (Ordinance # 2026-08-06-03) for the Sinkhole Repair Project. (Project # 27-181)

[2.17](#) **Consider Approval of Resolution #2026-08-06-03 Authorizing the Acceptance of State Appropriated Funds for the Stormwater Sink Hole Project (Project # 27-181)**

Submitted By: Carly Blackmon, Finance Director

Details: This Resolution will allow staff to receive and appropriate State Appropriation funds for the Stormwater Sink Hole Projects. The funding will be used for the repair and restoration of sinkholes and related stormwater infrastructure within the Town of Landis.

Recommended Action: Motion to Approve Resolution #2026-08-06-03, Authorizing the Acceptance of State Appropriation Funds for the Stormwater Sink Hole Project (Project # 27-181).

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

4. CONSIDERATIONS:

4.1 **Consider the Discussion of the Traffic Speed Study Conducted on all Roads Within The Oaks of Landis Subdivision**

Submitted By: Shawn Hill, Interim Police Chief

Details: The purpose of the study was to evaluate vehicle speeds throughout the subdivision and determine compliance with the posted speed limit. The results indicated an average vehicle speed of 23 mph on roads posted at 15 mph. The peak times for this study were 7:00 AM and 6:00 PM. The study was conducted on all through streets.

4.2 **Consider Approval of Two Locations Along US-29 for the Welcome Signs (Project # 27-177)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The Rowan County Tourism Development Authority has provided proposed designs and cost estimates for two welcome signs to be installed along US-29. These signs are similar in size to the Town's previous welcome signs and are part of the countywide wayfinding initiative.

Before fabrication can begin, the Town must identify two installation locations along US-29. Once the locations have been selected, the Town will be responsible for obtaining the necessary NCDOT approvals and encroachment agreements. After those requirements have been completed, the Rowan County Tourism Development Authority will proceed with fabrication and installation of the signs.

Recommended Action: Motion to Approve ____ and ____ as Locations for Two Welcome Signs to be Installed Along US-29. (Project # 27-177)

4.3 **Consider Approval of Extending the VC3 Contract**

Submitted By: Carly Blackmon, Finance Director

Details: This will allow the Town to extend the existing contract with VC3 to ensure uninterrupted IT services. The Town is in the process of soliciting bids during the current fiscal year, and staff anticipates bringing the competitive bid results to the Board for consideration in January 2027. VC3 has been notified of the Town's intent to complete the bidding process.

Recommended Action: Motion to approve extending the existing contract with VC3 through February 2, 2027.

4.4 **Consider Approval of Awarding Cost of Service Study Bid to Electricities In the Amount of \$29,900 Dollars (Project # 27-178)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The study will evaluate the cost of providing electric service to customers and analyze the current rate structure to determine whether rates accurately reflect the cost of service. The results of the study will provide recommendations to support equitable, financially sustainable, and defensible electric rates while assisting the Town with long-term financial planning.

Recommended Action: Motion to Award Electricities the bid to conduct a Cost of Service Study for the Town's Electric Department In the Amount of \$29,900 dollars. (Project # 27-178)

[4.5](#)

Consider Approval Authorizing Staff to Apply for the Electricities System Betterment Program Grant in the Amount of \$5,000 Dollars (Project # 27-179)

Submitted By: Carly Blackmon, Finance Director

Details: The System Betterment Program provides funding to support improvements to the Town's electric system, helping to enhance reliability, safety, and operational efficiency.

Recommended Action: Motion to Approve Authorizing Staff to Apply for the Electricities System Betterment Program Grant in the Amount of \$5,000 Dollars (Project # 27-179)

[4.6](#)

Consider Approval to Award the Purchase Materials for the Public Works Substation Feeder Line Project to Wesco in the Amount of \$7,124.40 Dollars, Plus Applicable Sales Tax; City Electric in the Amount of \$22,441.97 Dollars, Plus Applicable Sales Tax; and Border States in the Amount of \$3,559.95 Dollars, Plus Applicable Sales Tax.

Submitted By: Michael D. Ambrose, Town Manager

Details: As part of the Town's ongoing Public Works Substation Project, Southeastern Consulting Engineers solicited informal bids for the materials necessary to construct the feeder lines that will integrate and add electrical load to the new Public Works Substation. Three bids were received and evaluated based on pricing and timely delivery of the required materials. Following its evaluation, Southeastern Consulting Engineers recommended purchasing the selected materials from multiple vendors in order to obtain the best pricing for each item. The recommended purchases include materials from Wesco in the amount of \$7,124.40 dollars, plus applicable sales tax, City Electric in the amount of \$22,441.97 dollars, plus applicable sales tax, and Border States in the amount of \$3,559.95 dollars, plus applicable sales tax. Staff has reviewed the engineer's recommendation and concurs with awarding the purchases to each of the recommended vendors for a total material cost

of \$33,126.32 dollars, plus applicable sales tax, to support the construction of the feeder lines for the new Public Works Substation.

Recommended Action: Motion to Award the Bid of Materials for the Public Works Substation Feeder Line Project to Wesco in the Amount of \$7,124.40 Dollars, Plus Applicable Sales Tax; City Electric in the Amount of \$22,441.97 Dollars, Plus Applicable Sales Tax; and Border States in the Amount of \$3,559.95 Dollars, Plus Applicable Sales Tax.

[4.7](#)

Consider Approval to Establish Two Full-Time Parks and Recreation Attendant Positions at a Pay Grade 11

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

Details: Currently, the department relies heavily on a number of part-time attendants to assist in routine maintenance, handle facility operations, event support, and seasonal responsibilities. This has become increasingly difficult to manage due to inconsistent availability, scheduling conflicts, and seasonal turnover.

We are facing ongoing challenges of limited availability of part-time employees due to school, secondary employment, and personal schedules resulting in increased overtime and workload placed on existing staff to fill coverage gaps. Seasonal turnovers require continual time and costs related to recruitment, hiring and training. The department has and will be taking on more maintenance and responsibilities associated with the development of new parks, added amenities, future trails, greenways, programs, and community events.

Adding two full-time employees will provide reliable daily staffing, capable of maintaining facilities, responding to needs, and supporting department operations without relying heavily on numerous part-time employees.

Recommended Action: Motion to Approve the establishment of Two Full-Time Parks and Recreation Attendant Positions at a Pay Grade 11.

[4.8](#)

Consider Approval of Budget Amendment #5 to Reallocate Funds for Two Full-Time Park Attendant Positions

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment reallocates funds within the Parks Department budget by eliminating two part-time Park Attendant positions and transferring those funds to support two full-time Park Attendant positions. The amendment also adjusts the associated salary and benefit accounts, including Social Security, Retirement, 401(k), Health Insurance, and Other Insurance, to accurately reflect the personnel changes.

Recommended Action: Motion to Approve Budget Amendment #5 to Reallocate Funds for Two Full-Time Park Attendant Positions.

4.9 **Consider Motion to Enter Closed Session Pursuant to G.S. 143-318.11(a)(6) to Discuss about Personnel Matters**

5. REPORTS:

[5.1](#) **Code Enforcement Report** (Included in The Board Packet)

[5.2](#) **Fire Department Report** (Included in The Board Packet)

[5.3](#) **Fleet Report** (Included in The Board Packet)

[5.4](#) **Parks and Recreation Report** (Included in The Board Packet)

[5.5](#) **Planning Department Reports** (Included in The Board Packet)

[5.6](#) **Police Department Report** (Included in The Board Packet)

[5.7](#) **Public Works Report** (Included in The Board Packet)

6. REPORTS:

[6.1](#) **Financial Report** (Included in the Board packet)

[6.2](#) **Town Manager Report** (Included in the Board packet)

7. UPCOMING EVENTS:

[7.1](#) **Upcoming Events** (Included in the Board packet)

8. CLOSING:

8.1 **Board Comments**

8.2 **Motion to Adjourn**



WORK SESSION

Thursday, July 09, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

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

STAFF PRESENT: Town Manager Michael D. Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear

1. INTRODUCTION:

1.1 Call Meeting to Order

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

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Adoption of Agenda

Prior to adoption, Mayor Smith noted that an item needed to be added to the agenda regarding the rescheduling of the August Board of Aldermen meeting, which was designated as item 2.2 .

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA, ADDING ITEM 2.2 REGARDING THE RESCHEDULING OF THE AUGUST BOARD OF ALDERMEN REGULAR MEETING, AND MOVING AGENDA ITEMS 6.1 THROUGH 6.12 FROM THE REGULAR SCHEDULED MEETING TO THE WORK SESSION, WHERE THEY WILL REMAIN ACTION ITEMS FOR THE PURPOSE OF MAKING MOTIONS AND TAKING OFFICIAL BOARD ACTION.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2. CONSIDERATIONS:

- 2.1 **Consider Discussion of the Agenda Packet for the July 13, 2026, 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 Reschedule the Regularly Scheduled Board of Aldermen Meeting from August 10, 2026, at 6:00 p.m. to August 6, 2026, at 5:30 p.m.**

Mayor Smith explained that the rescheduling was necessitated by multiple conflicts on August 10th. She noted that school open houses for Landis Elementary (5:00–7:30 PM), Corriher-Lipe (6:00–8:00 PM), and South Rowan High School were all scheduled that evening, affecting both staff members with children and three Board members. Additionally, the Chamber of Commerce president's retirement party was scheduled from 5:00 to 7:00 PM that same evening at The Castle, 619 South Main Street. The proposed rescheduled Regular Meeting on August 6th at 5:30 PM would replace the previously scheduled Work Session on that date.

ACTION: A MOTION WAS MADE TO RESCHEDULE THE REGULAR SCHEDULED BOARD OF ALDERMEN MEETING FROM **AUGUST 10, 2026, AT 6:00 P.M. TO AUGUST 6, 2026, AT 5:30 P.M.**, WITH THE REGULAR MEETING REPLACING THE PREVIOUSLY SCHEDULED WORK SESSION.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

- 2.3 **Consider Approval of the Fire Department Station 44 Renovation Plan (Project# 27-167)**

Fire Chief Jason Smith presented a concept plan for the renovation of Fire Station 44. He explained that the station was built approximately 20 years ago with a design oriented toward volunteer operations, and that the current layout does not adequately serve the department's growing full-time staff. The renovation would open the existing day room and current firefighter bedroom by removing separating walls to create a more spacious, open living area with a combined kitchen, dining, and living space. Additionally, underutilized hallway space would be converted into sleeping quarters to accommodate a third firefighter bunk, with the goal of eventually supporting a fourth full-time personnel position. The captain's office and bedroom would remain largely unchanged, and two existing bathrooms would be retained as-is.

Board members asked clarifying questions regarding the number of beds, bathroom configurations, and fire code compliance. Town Manager Ambrose confirmed that both the fire marshal and ADA consultants referred by staff had reviewed the plan and provided their assessments. It was emphasized that this was a concept plan only; upon approval, the project would be put out for bid, and the resulting bids would return to the Board for final approval.

ACTION: A MOTION WAS MADE TO APPROVE FIRE DEPARTMENT 44 RENOVATION PLAN.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

2.4 Consider Approval of the Fire Department Applying for the FEMA Assistance to Firefighters Five Percent (5%) Match Grant to Purchase Tools for Ladder 58 in the Amount of \$72,083.12 (Project #27-168)

Chief Smith requested Board authorization to apply for the FEMA Assistance to Firefighters Grant, a federally funded micro-grant with a 5% matching requirement. The grant would fund the purchase of hydraulic extrication tools (cutter, spreader, and ram) to match those on Engine 441, an MSA RIT pack for firefighter rescue operations, a FAST rescue backboard, and two battery-powered Super-Vac ventilation fans for Ladder 58. The total grant request was \$72,083.12, with the required 5% town match amounting to \$3,432.53, which Chief Smith confirmed was available within the department's existing budget. Chief Smith noted that he deliberately kept the request under \$75,000 to qualify it as a micro-grant, which carries a higher approval rate through FEMA. The purpose of the equipment was to standardize tools across apparatus, ensuring compatibility and interchangeability between Ladder 58 and the engine companies, in preparation for future expansion.

ACTION: A MOTION WAS MADE TO APPROVE THE FIRE DEPARTMENT APPLYING FOR THE FEMA ASSISTANCE TO FIREFIGHTERS 5% MATCH GRANT TO PURCHASE TOOLS FOR LADDER 58 IN THE AMOUNT OF \$72,083.12. (PROJECT#27-01)

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

2.5 Consider Approval of the Fire Department to Apply for the Norfolk Southern Safety-First 100% Grant to Purchase Three (3) Replacement Truck Cameras in the Amount \$11,873.79 for Engine 441, 443, and Ladder 58 (Project #27-169)

Chief Smith presented a request to apply for the Norfolk Southern Safety-First Grant, a 100% grant requiring no matching funds. The grant would fund the purchase of three AttackPro S thermal imaging cameras, along with associated batteries and chargers, for Engine 441, Engine 443, and Ladder 58. Chief Smith noted that the department's current cameras are outdated, have experienced performance issues, and have required costly off-site repairs. The new cameras would standardize thermal imaging equipment across all apparatus, improving firefighter safety, fire suppression capability, and rescue operations.

ACTION: A MOTION WAS MADE TO APPROVE THE FIRE DEPARTMENT TO APPLY FOR THE NORFOLK SOUTHERN SAFETY-FIRST 100% GRANT TO PURCHASE THREE (3) REPLACEMENT TRUCK CAMERAS IN THE AMOUNT \$11,873.79 FOR ENGINE 441, 443, AND LADDER 58 (PROJECT#27-02)

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

2.6 Consider the Approval of Awarding the Patterson/Flat Rock Road Bid to Elite Infrastructure Group LLC in the Amount of \$1,089,313 (Project# 25-07)

Town Manager Ambrose presented the results of the sealed bid process for the Patterson/Flat Rock Road water line project. Four bids were received: Elite Infrastructure Group, LLC at \$1,089,313; Fuller & Company at \$1,575,555; GS Construction Service, Inc. at \$1,700,077; and BRS, Inc. at \$1,867,746.79. Staff noted initial concern that the low bid came in significantly below the others, and confirmed that due diligence was performed, including positive reference checks for Elite Infrastructure Group. The total allocation available for this project was \$2,500,000, meaning the low bid of approximately \$1,089,313 leaves a substantial remaining balance. Town Manager Ambrose indicated that the remaining allocation could potentially be applied to other town infrastructure projects with funding shortfalls, such as the Mount Moriah Church Road project, in coordination with the state Department of Environmental Quality.

ACTION: A MOTION WAS MADE TO AWARD THE BID TO ELITE INFRASTRUCTURE GROUP, LLC FOR PATTERSON ROAD/FLAT ROCK ROAD WATER LINE PROJECT CONTRACT IN THE AMOUNT OF \$1,089,313. (PROJECT# 25-07)

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

2.7 Consider the Discussion of Replacing the Previously Approved Asphalt Overlay Project with a Paving Project (Project #27-170)

The Board engaged in an extended discussion regarding a staff recommendation to replace a previously approved asphalt surface treatment (AST) overlay project with a mill-and-fill asphalt paving project on nine town streets: East Mills Drive, East Ridge Avenue, Coldwater Street, Turner Street, Dow Street, Main Street, South Oak Frank Street, East Taylor Street, and Town Street. The estimated cost for the paving project was \$407,113, to be funded from fund balance.

Town Manager Ambrose explained that the AST had been applied to these streets just the prior month, per the recommendation of the town's engineering consultant, SEPI. However, almost immediately upon completion, the town began receiving citizen complaints about loose gravel, crumbling material at intersections, and concerns about vehicle damage. Mayor Smith read aloud a representative complaint from a resident on East Ridge Avenue describing the condition as unacceptable and requesting paving. Mayor Smith noted that multiple emails and social media posts had been received across the affected streets, including from residents on Coldwater Street, East Taylor Street, and Town Street.

Several Board members acknowledged the recurring nature of this issue, noting that a similar situation had occurred previously with AST applications on North Moriah Street and Laurel Street, which subsequently had to be repaved. Mayor Smith stated publicly that she accepted responsibility for not catching that AST had again been specified on this project, as she had been under the impression that the town had moved away from that treatment method following previous complaints.

Alderman Corriher argued that the complaints represented a small minority of residents relative to the town's overall population and that the AST treatment was performing its intended function as a road preservation measure — not a premium resurface — and would improve as the material cured with cooler temperatures. Police Chief Geelen also noted that Carolina Siteworks had attempted to sweep the residual gravel but that summer heat was causing the tar to remain unstable.

Mayor Pro-Tem Stewart acknowledged both sides but emphasized a forward-looking concern: several of the affected streets lack curb and gutter, which means the asphalt edge has no structural containment, making ongoing deterioration more likely. Mayor Pro-Tem Stewart suggested that

streets with existing curb and gutter are better candidates for mill-and-fill paving, while those without may still be appropriate for AST treatment in certain circumstances. The Board broadly agreed that future paving decisions should involve a more granular review of SEPI's recommendations — evaluating factors such as traffic volume, street width, and infrastructure context — before the full plan is formally adopted, so that the Board is not in a position of backtracking after work is already complete.

ACTION: A MOTION WAS MADE TO REPLACE THE PREVIOUSLY APPROVED ASPHALT OVERLAY PROJECT WITH A PAVING PROJECT (Project #27-170)

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-2)

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

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #1

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (3-2)

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

2.8 **Consider the Approval of Signing of the Wayfinding Sign Transfer of Ownership and Maintenance Agreement**

Town Manager Ambrose introduced this item, which pertains to the formal transfer of ownership of the countywide wayfinding signs from the Rowan County Tourism Development Authority (RCTDA) to the Town of Landis. The Board raised the question of whether all wayfinding signs designated for Landis had been received, specifically referencing two smaller signs planned for U.S. Highway 29 near the Oaks of Landis and near the Sonic location. It was confirmed that those signs had not yet been installed. Given that the agreement could not be fully executed while outstanding signs remained to be delivered, the Board agreed to table the item until the August 6, 2026 meeting.

ACTION: A MOTION WAS MADE TO TABLE THE WAYFINDING SIGN TRANSFER OF OWNERSHIP AND MAINTENANCE AGREEMENT TO THE AUGUST 6, 2026 MEETING.

Moved By: Ryan Nelms, seconded by Ashley Stewart

Motion Passed: (3-1)

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

2.9 **Consider the discussion of a fabricated metal monument sign for the 125th Anniversary**

Director St. Martin presented budgetary estimates for a 9-foot by 14-foot fabricated metal monument sign proposed for Landis's 125th Anniversary celebration. Two estimates were obtained: Signarama quoted \$15,465.15 and Diversified Signs quoted \$15,650. Both figures were noted as preliminary budgetary estimates only, not inclusive of illumination, concrete pads, or site-specific survey work. Director St. Martin also noted that Diversified Signs was the same company that fabricated a similar sign for Mooresville's anniversary. It was shared that Mooresville had recently updated their sign by swapping numerals, at a cost of approximately \$4,000, and that they were now uncertain what to do with the structure after their celebration year.

The discussion turned to the practical considerations of a permanent versus temporary installation, the limited remaining time before the 125th Anniversary event, and the fact that this expenditure would fall outside the existing \$60,000 event budget and require fund balance appropriation. Board members expressed concern about committing to a large, permanent sign so late in the calendar year and noted that a permanent structure of this scale should have longer-term relevance beyond the anniversary. Mayor Smith suggested an alternative concept — a permanent base structure with interchangeable seasonal or thematic elements — which would provide year-round community value. Director St. Martin was asked to explore whether that approach was feasible from a fabrication standpoint and to investigate more cost-effective, temporary focal point options suitable for the event itself that could be accommodated within the existing event budget.

The Board directed Town Clerk Tori Martin to remove this item from the July 13th Regular Meeting agenda and to return with updated information at a future meeting after the 125th Anniversary event, once a clearer long-term vision could be developed.

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF A FABRICATED METAL MONUMENT SIGN UNTIL THE OCTOBER 2026 MEETING.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2.10 Consider Approval of \$10,000 Dollar Staffing Grant from Rowan County for Landis Fire Department Employees (Project #27-172)

Town Manager Ambrose presented a \$10,000 staffing grant opportunity made available by Rowan County to all fire departments within the county. He explained that the grant is intended to assist with staffing levels and can be applied toward salary, overtime, or retention for fire department personnel, to be added to the FY26 final budget. Alderman Overcash sought clarification on the eligibility basis, noting that Landis operates a paid fire department rather than a purely volunteer organization. Town Manager Ambrose explained that the county's Eastland Volunteer Fire Department falls within the department's coverage area, which connects the town to the grant's intended purpose of supporting county-wide fire staffing.

ACTION: A MOTION WAS MADE TO APPROVE \$10,000 DOLLAR STAFFING GRANT FROM ROWAN COUNTY FOR LANDIS FIRE DEPARTMENT EMPLOYEES (PROJECT #27-172)

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2.11 Consider Approval of Resolution # 2026-07-13-01 to Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Salaries

Finance Director Carly Blackmon confirmed that this resolution was necessary to formally accept the staffing grant funds.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION # 2026-07-13-01 TO RECEIVE AND APPROPRIATE STAFFING GRANT FUNDS FOR THE FIRE DEPARTMENT TO SUPPORT PERSONNEL SALARIES

Moved By: Tony Corriher, seconded by Ashley Stewart

Motion Passed: (4-0)

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

2.12 Consider Approval of Budget Amendment #28 To Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Salaries

This budget amendment, submitted by Finance Director Blackmon, was presented as the corresponding appropriation action to receive and apply the \$10,000 Rowan County staffing grant within the fire department's personnel salary budget.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #28 TO RECEIVE AND APPROPRIATE STAFFING GRANT FUNDS FOR THE FIRE DEPARTMENT TO SUPPORT PERSONNEL SALARIES.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:40 PM

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

Tori Martin
Town Clerk



BOARD OF ALDERMEN

Monday, July 13, 2026 at 6:00 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

PRESENT: Mayor Meredith B. Smith, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

STAFF PRESENT: Town Manager Michael D. Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith, Public Works Director Sean Taggart

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Smith called the meeting to order at 6:02 PM

1.2 Welcome

Mayor Smith welcomed those in attendance.

1.3 Moment of Silence and Pledge of Allegiance

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

1.4 Adoption of Agenda

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

Moved By: Ryan Nelms, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

2. CONSENT AGENDA:

- 2.1 **Consider Approval of Work Session Minutes June 4, 2026, Regular Scheduled Meeting Minutes June 8, 2026, Special Called Meeting Minutes June 22, 2026**
- 2.2 **Consider Approval of FY27 Part-Time Payscale Correction for the Part-Time Regular/Seasonal Parks and Recreation Attendant Position**

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

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

3. PRESENTATIONS:

- 3.1 **Swearing in of Landis Police Officer (Jeffrey Squires)**
Officer Jeffrey Squires was called forward and administered the oath of office by Mayor Smith. Officer Squires duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Squires upon completion of the oath.
- 3.2 **Swearing in of Landis Police Officer (Pamela Kennedy)**
Officer Pamela Kennedy was called forward and administered the oath of office by Mayor Smith. Officer Kennedy duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Kennedy upon completion of the oath.
- 3.3 **Swearing in of Landis Police Officer (Dominic Pillo)**
Officer Dominic Pillo was called forward and administered the oath of office by Mayor Smith. Officer Pillo duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of a Landis Police Officer. Congratulations were extended to Officer Pillo upon completion of the oath.
- 3.4 **Swearing in of Landis Interim Police Chief (Shawn Hill)**
Shawn Hill was called forward and administered the oath of office by Mayor Smith. Mr. Hill duly swore to uphold the constitutions and laws of the United States, the State of North Carolina, and the Town of Landis, and to faithfully and impartially execute the duties of Interim Chief of Police for Landis. Congratulations were extended to Interim Chief Hill upon completion of the oath.
- 3.5 **Presentation of Appreciation Award to Police Chief Matthew Geelen**
Mayor Smith recognized outgoing Police Chief Matthew Geelen and presented him with an appreciation award. Mayor Smith acknowledged Chief Geelen's long history of service to the Town of Landis, noting that he first joined the department in 2014, served until 2020, and subsequently returned to serve as Chief of Police. Mayor Smith expressed deep appreciation on behalf of the Town for Chief Geelen's dedication, and noted that the community had formed a strong connection with him. Mayor Smith extended a standing invitation for Chief Geelen to return home and serve in any capacity should he wish to do so in the future.

Police Chief Geelen addressed the Board, town employees, and members of the community with prepared remarks.

“Good evening, Mayor, members of the Board, town employees, and members of our community. As many of you know, my time with the Town of Landis is coming to a close. Tonight, I want to take a few minutes to express my sincere gratitude for the honor and the opportunity to serve this community. I’ve had the privilege of serving this town in several capacities: as a police officer, detective sergeant, chief of police, fleet manager, interim public works director, and capital projects manager. Each of those roles gave me a unique opportunity to serve this community in different ways, and I will always be grateful for the trust that was placed in me. Serving as your Chief of Police for the last three years has been one of the greatest honors of my career. While my name may have been associated with many accomplishments during that time, the reality is that none of those successes belong to me alone. The true backbone of this town is the employees. Every day, our police officers, public works crews, utility employees, administrative staff, parks employees, and every other department come to work with one goal: to make Landis a better place. They often do so without recognition, without fanfare, and simply because they care about the community. I’ve been blessed to work alongside some of the most dedicated public servants anyone could ask for. To every employee, thank you. Thank you for believing in me, supporting me, challenging me, and standing beside me. You made me a better leader, and without your hard work, dedication, and commitment, I would not have experienced the successes that I have over the last three years. Every accomplishment we celebrated truly was a team accomplishment. I also want to thank this Board. Thank you for your confidence, your support, and for allowing me the opportunity to lead and serve. Your willingness to trust me with additional responsibilities throughout my time here is something I’ll never forget. Looking back, I am proud of what we accomplished together—not because of any one person, but because we worked as a team. More importantly, I leave knowing that the Town of Landis is in good hands because of the incredible employees who continue to serve this community every single day. Although I’m beginning a new chapter, a part of my heart will always remain here. The friendships, the memories, and the experiences I have gained while serving this town will stay with me for the rest of my life. Thank you for allowing me to serve this incredible community. May God continue to bless each of you, and may he continue to bless the Town of Landis. Thank you.”

4. PUBLIC HEARINGS:

4.1 Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-07-13 - Parcel ID 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Planning Director Phil Collins presented the item to the Board. He explained that the applicant intends to develop the approximately 11.59-acre property at 525 Kimball Road as a single-family detached residential development. Under the current SFR-2 zoning, the property could potentially accommodate 23 lots, while the proposed SFR-3 zoning would potentially permit up to 34 lots. Director Collins noted that the Planning Board had considered the request at its May 19th meeting and approved it unanimously. He also noted that because the parcel is approximately 11.59 acres in size, spot zoning was not a concern.

Director Collins provided context for the Board, noting that this request had originally been heard at the April Board of Aldermen meeting, at which time the applicant was instructed to reconsider the request. The applicant subsequently returned with the revised SFR-3 designation now before the Board.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3

Moved By: Ryan Nelms, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

ACTION: A MOTION WAS MADE TO APPROVE ZONING MAP AMENDMENT ORDINANCE #ZMA-2026-07-13 - 525 KIMBALL ROAD - SFR-2 TO SFR-3

Moved By: Tony Corriher, seconded by Darrell Overcash

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

Chris Watts addressed the Board regarding a permitting and communication issue he had encountered with Town staff in connection with the development of a residential lot at 601 Hillside Street. Mr. Watts provided a timeline of events beginning in February 2026, during which he and his son undertook site preparation — including grading work at an approximate cost of \$20,000 — following planning approval in March 2026. He recounted a June 3rd site visit with a Ron, during which the initial understanding was that the project would connect to an existing tap on Hillside Street and extend the line approximately 150 feet to the rear of the lot.

Mr. Watts stated that on June 8th, he was informed by Town Manager Ambrose that a full loop extension — adding approximately an additional 200 feet — would be required, bringing the total estimated cost of water and sewer infrastructure to between \$60,000 and \$90,000. He argued that this requirement made the single lot effectively unbuildable and served no benefit to the Town given that the lot in question was the only property that would be served. He indicated that on June 23rd, a meeting was held with the planning department during which a lot recombination was proposed as an alternative approach, and that his surveyor submitted a proposal to Town staff on June 25th. Mr. Watts expressed frustration that, as of the meeting date — 18 days later — he had not received a substantive response from the Staff Planner Sands.

Town Clerk Tori Martin noted that the three-minute time limit had been reached. Mayor Smith thanked Mr. Watts for bringing the matter forward. Mayor Smith advised Mr. Watts to submit a formal email requesting a follow-up meeting and indicated the matter would be taken up with the Town Manager.

Town Manager Ambrose stated that Staff Planner Angie Sands had been in communication with Mr. Watts and was working with Town Attorney Locklear, actively reviewing his proposal. Town Attorney Locklear noted that the Town had an obligation to ensure any water and sewer extension complied with all applicable environmental and regulatory standards. Town Manager Ambrose indicated the matter was expected to be resolved by the end of the week.

6. CONSIDERATIONS

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

Mayor Smith introduced this item, noting it had been discussed at the prior work session. It was explained that this action represents the final phase of the Phase 1 dedication for the Landis Ridge roadway, encompassing the road in front of 1400 Armstrong Street to the cul-de-sac, along with corresponding public water, sewer, and stormwater utility lines and easements. No questions were raised by the Board.

ACTION: A MOTION WAS MADE TO APPROVE ADOPTING ARMSTRONG STREET, AND CORRESPONDING PUBLIC WATER, SEWER AND STORMWATER UTILITY LINES AND EASEMENTS AT LANDIS RIDGE

Moved By: Darrell Overcash, seconded by Tony Corriher

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

7. REPORTS:

7.1 **Code Enforcement Report** (Included in The Board Packet)

7.2 **Fire Department Report** (Included in The Board Packet)

7.3 **Fleet Report** (Included in The Board Packet)

7.4 **Parks and Recreation Report** (Included in The Board Packet)

7.5 **Planning Department Reports** (Included in The Board Packet)

7.6 **Police Department Report** (Included in The Board Packet)

7.7 **Public Works Report** (Included in The Board Packet)

8. REPORTS:

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

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

9. UPCOMING EVENTS:

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

Mayor Smith reviewed upcoming events for the community. The following were noted:

- July 14: DCFL Committee Meeting at 5:30 PM
- July 17: Parks and Recreation Professional Day
- July 21: Planning Board Meeting at 6:00 PM

- August 6: Board of Aldermen Regular Scheduled Meeting (moved from the regular date of August 10 to accommodate school open houses)
- August 7: Cruise In
- August 11: DCFL Park Committee Meeting at 5:00 PM
- August 18: Planning Board Meeting at 6:00 PM
- September 25: National Night Out (downtown; noted as a correction from the board packet, which had listed an incorrect date)
-

10. CLOSING:

10.1 Board Comments

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:37 PM.

Moved By: Tony Corriher, seconded by Ryan Nelms

Motion Passed: (3-0)

Voting For: Ryan Nelms, Darrell Overcash, Tony Corriher

RESOLUTION # 2026-08-06-01

RESOLUTION OF TENTATIVE AWARD

WHEREAS, the **Town of Landis**, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the **Patterson Road / Flat Rock Road Waterline** (SRP-D-134-0003 / 25-07) and

WHEREAS, Town Staff and Municipal Engineering, Inc. (consulting engineers) have reviewed the bids; and

WHEREAS, Elite Infrastructure, LLC was the lowest responsive and responsible bidder for total bid in the total bid amount of \$1,089,313.00, and

WHEREAS, the consulting Engineers recommend **TENTATIVE AWARD** to the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED that **TENTATIVE AWARD** is made to the lowest bidder in the Total Bid Amount of \$1,089,313.00.

BE IT FURTHER RESOLVED that such **TENTATIVE AWARD** be contingent upon the approval of the North Carolina Department of Environmental Quality.

Duly adopted this the 8th of August 2026 at Landis, North Carolina.

Meredith Bare Smith, Mayor

Attest:

Tori Martin, Town Clerk



CAPITAL PROJECT ORDINANCE

Patterson Road / Flat Rock Road Waterline

DWI Funding #SRP-D-134-0003

Town of Landis Project #25-07

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

Section 1: The project authorized is the Patterson Road / Flat Rock Road Waterline to be funded by S.L. 2023-134 Appropriations Act Direct Project Earmark (SRP-D-134-0003).

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

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

Elite Infrastructure Group LLC	\$1,879,459.09
Ten Percent Contingency	\$54,495.91
Project Management	\$15,000
Design Survey and Base Mapping	\$36,000
Engineering Design	\$125,000
Permitting and Approvals	\$12,000
Bidding	\$10,000
Construction Administration	\$50,000
Construction Observation	\$132,095
Grant Administration	\$15,000
Total	\$2,329,050

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

S.L. 2023-134 Appropriations Act Direct Project Earmark (SRP-D-134-0003)	\$2,329,050
Total	\$2,329,050

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

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

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

Section 8: The Town Manager and Budget Officer is directed to include a detailed analysis of past and future costs and revenues related to this capital project in every budget submission made to this Board. Section 2, Item 2.3

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

Duly adopted this 6th day of August 2026

Meredith Bare Smith, Mayor

ATTEST:

Victoria Martin, Town Clerk

NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY
WORKERS COMPENSATION FUND

Page: 1
Section 2, Item 2.4

INVOICE

FOR INQUIRIES CONTACT:

North Carolina Interlocal Risk Management
P.O. Box 751473
Charlotte, NC 28275-1473
Telephone 800/228-0986
Fax: 919/715-6656

REMIT TO:

PO Box 751473
Charlotte, NC 28275

Town Of Landis
Phil Conrad
PO Box 8165
Landis, NC 28088-8165

CUSTOMER: 091
DATE: 7/1/2026 12:00:00 AM
INVOICE: I0043330

Due Date 7/21/2026
Terms Net Due 30 Days

Description

2026/2027 Annual Invoice

Total Price

133,251.37

Total: 133251.37

Payments must be received by 07/21/26 to avoid late penalties. Late payment charges of 1.5% per month will be assessed for payments received after 07/21/26.

PLEASE INCLUDE A COPY OF THIS INVOICE WITH YOUR PAYMENT
CUSTOMER COPY

NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY
WORKERS COMPENSATION FUND

Page: 1
Section 2, Item 2.4

INVOICE

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Charlotte, NC 28275

Town Of Landis
Phil Conrad
PO Box 8165
Landis, NC 28088-8165

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Terms Net Due 30 Days

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Payments must be received by 07/21/26 to avoid late penalties. Late payment charges of 1.5% per month will be assessed for payments received after 07/21/26.

PLEASE INCLUDE A COPY OF THIS INVOICE WITH YOUR PAYMENT
REMIT COPY



An Independent Licensee of the Blue cross and Blue Shield Association

Group Number: 14170397
Subgroup Number: 1001
Subgroup Name: Town of Landis

Town of Landis

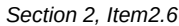
P.O. BOX 8165
Landis, NC 28088

MADISON STEGALL

Bill Generated: 07/12/2026
Paid Through: 05/31/2026
Billing Period: 08/01/2026 - 08/31/2026
Payment Due: 08/01/2026

Balance Forward: \$73,837.01
Current Month Due: \$24,912.92
Total Amount Due: \$98,749.93

	Retroactivity		Current		Total
	Subscriber Count	Total	Subscriber Count	Total	
Medical Admin Fee	-3	(\$59.36)	48	\$689.88	\$630.52
Medical Add-on Commission	-3	(\$96.00)	48	\$1,536.00	\$1,440.00
Specific Stop Loss	-3	(\$1,135.69)	48	\$13,427.46	\$12,291.77
Aggregate Stop Loss	-3	(\$162.54)	48	\$2,030.77	\$1,868.23
Maximum Expected Claims	-3	(\$1,814.40)	48	\$22,496.80	\$20,682.40
Administrative Credits	-	\$0.00	-	(\$12,000.00)	(\$12,000.00)
				Current month due:	\$24,912.92



Account name: TOWN OF LANDIS
Account number: 312-973-843

PREMIUM ACTIVITY

Prior Premium Balance	\$383.81
Premium Payment(s) Received	-\$383.81
New Premium Activity	\$159,832.36
Total Premium Balance	\$159,832.36

FEE ACTIVITY

To avoid late fees, be sure to pay by the due date.



Refer to the last page of this bill to view your upcoming payment schedule.

*Where permitted by law, credit card payments will incur a non-refundable pass-through fee of 2.70% from Selective's credit card processor.

HELPFUL TIPS



Paying by Card?

We accept American Express®,
Mastercard®, and Visa®*



Automatic Payments

Enroll at Selective.com



Go Paperless

You are set up. Thank you!

WAYS TO PAY



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800-735-3284



selective.com

☐ Pay by check

Page 1 of 3

CENTRAL CAROLINA INSURANCE AGENCY INC
PO BOX 4078
SALISBURY, NC 28145-4078

TOWN OF LANDIS
PO BOX 8165
LANDIS, NC 28088-8165



Account name	TOWN OF LANDIS
Account number	312-973-843
Account balance	\$159,832.36
Minimum payment	\$159,832.36
Due date	08/01/2026

Amount enclosed:

\$

[illegible]

SELECTIVE

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POLICIES ON THIS BILL**Commercial Package****Policy 1****S 2367029**Effective 07/01/2026 -
07/01/2027**Policy Payment Plan**
1-Pay**TOWN OF LANDIS****Location Address**

205 E RYDER AVE

301 S BEAVER ST

100 MAIN LANDIS MULTIPLE OUTDOOR LOCS

City

LANDIS

LANDIS

LANDIS

State

NC

NC

NC

Zip Code

28088

28088

28088

There are additional locations that are not displayed above.

Transaction Date	Description	Policy	Fees	Total Amount
	Prior Statement Balance			\$0.00
07/01/2026	Premium Activity	\$153,689.08		\$153,689.08
07/08/2026	Endorsement/Policy Change	\$6,143.28		\$6,143.28
	Statement Balance (including adjustments and fees)			\$159,832.36
	Minimum Payment			\$159,832.36

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SELECTIVE INSURANCE COMPANY OF AMERICA
BOX 371468
PITTSBURGH, PA 15250-7468

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UPCOMING PAYMENT SCHEDULE

There are no upcoming installments at this time.

PAYMENT ORDER

If multiple policies exist under a single account, payment is applied to the oldest outstanding amount first with the remainder, if any, apportioned among the other policies. Should you wish to have your payment applied in a different manner, please contact us.

Excludes PaySync® program.

LATE PAYMENTS

If two or more installment payments are late in a policy term, the full outstanding balance may be required for the policy to remain in effect or to reinstate coverage. You can avoid this action by making installment payments by the due date. Any payments that are not received by the due date may be subject to a late fee, which will appear on your next bill.

CONTACT US

SELECTIVE CUSTOMER CARE at 800-735-3284 or email us at Cust.Relations@selective.com or call CENTRAL CAROLINA INSURANCE AGENCY INC at 704-636-5311

PAYMENT BY CHECK

To pay by check, complete the tear off portion on the first page and return it with your payment in the enclosed envelope. Please make your check payable to Selective and include your account number on your check.

When you provide a check as payment, you authorize us to either use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

CANCELLATION NOTICES

In the event a notice of cancellation is issued, it will be sent to you separately. The amount on the cancellation notice must be satisfied by the specified date in order to prevent your policy from being cancelled.



AN ORDINANCE DECLARING ROAD CLOSURES FOR THE 2026 TOWN OF LANDIS 125TH ANNIVERSARY CELEBRATION

WHEREAS, the Town of Landis desires to celebrate its 125th Anniversary with a community event on Saturday, August 29th, 2026; and

WHEREAS, the Town of Landis Board of Aldermen finds that the celebration will provide cultural, historical, and recreational benefits to the citizens and visitors of the Town; and

WHEREAS, this celebration requires the closure of multiple roads, in order to provide adequate security and crowd control; and

WHEREAS, the proposed street closures are not likely to unreasonably interfere with public transportation and emergency services.

NOW, THEREFORE, BE IT ORDAINED by the Town of Landis Board of Aldermen pursuant to the authority granted by N.C.G.S. §160A-296(a)(4), that they do hereby declare a temporary road closure during the date and times set forth below on the following described portions of a State Highway System route:

Date: Saturday, August 29th, 2026

Time: 9:00 AM – 11:30 PM

Route Description: Closures from:

- S. Main St. / W. Rice St. (to) N. Main St. / W. Blume St.
- N. Central Ave. / E. Garden St. (to) S. Central Ave. / E. Mill St.
- W. Ryder Ave. / N. & S. Zion St. (to) E. Ryder Ave. / N. & S. Chapel St.

This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this 6th day of August 2026.

Meredith Bare Smith, Mayor

ATTEST:

Tori Martin, Town Clerk



**TOWN OF LANDIS RESOLUTION AUTHORIZING THE ACCEPTANCE
OF A STAFFING GRANT FROM THE COUNTY OF ROWAN FOR THE
TOWN OF LANDIS FIRE DEPARTMENT**

WHEREAS, the Town of Landis is committed to providing quality fire protection and emergency response services to the residents, businesses, and visitors of the Town of Landis; and

WHEREAS, the **County of Rowan** has awarded the Town of Landis Fire Department a **Staffing Grant** in the amount of **Twelve Thousand Five Hundred Dollars (\$12,500.00)** to assist with staffing costs and strengthen the department's ability to provide emergency services; and

WHEREAS, the Board of Aldermen of the Town of Landis recognizes the importance of investing in public safety and is grateful for the County of Rowan's continued support of local fire protection services; and

WHEREAS, acceptance of this grant will enhance the Town's ability to maintain adequate staffing levels and continue providing efficient and effective emergency response services.

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

The Town of Landis hereby accepts the **Staffing Grant** from the **County of Rowan** in the amount of **Twelve Thousand Five Hundred Dollars (\$12,500.00)** for the Town of Landis Fire Department.

The grant funds shall be used for eligible staffing-related expenses in accordance with the terms and conditions established by the County of Rowan.

The total project cost shall be appropriated from the Town of Landis General Fund, as recommended by the Finance Director, Carly L. Blackmon.

The Town Manager, Michael D. Ambrose, and Finance Director, Carly L. Blackmon, are hereby authorized to execute all documents and take all actions necessary to accept, administer, and comply with the requirements of the grant.

ADOPTED THIS THE 6TH DAY OF AUGUST 2026.

ATTEST:

Meredith Bare Smith, Mayor

Victoria Martin, Town Clerk

ESTIMATE

3M Gates & Access Control, LLC
13534 Plaza Road Ext Unit #116
Charlotte, NC 28215

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



Bill to
Ronald Grosvenor
The Town of Landis
Landis, NC 28088

Ship to
Ronald Grosvenor
The Town of Landis
Landis, NC 28088

Estimate details
Estimate no.: 53019
Estimate date: 05/15/2026
Expiration date: 06/12/2026

P.O. Number: Pump Stations Fencing

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Location 699 W Rice			
2.		Fencing	6' tall chain link fence with barb wire at the top. There will be a 6' opening which will have 2-3' gates. Price includes the fence, gates, hinges and installation.	1	\$3,730.00	\$3,730.00
3.			Location 1212 S. Poplar			
4.		Fencing	6' tall chain link fence with barb wire at the top. There will be a 6' opening which will have 2-3' gates. Price includes the fence, gates, hinges and installation.	1	\$3,960.00	\$3,960.00
5.			Location 402 Daybrook			
6.		Fencing	6' tall chain link fence with barb wire at the top. There will be 2- 6' opening which will have 2-3' gates at each location. Price includes the fence, gates, hinges and installation.	1	\$3,870.00	\$3,870.00

Subtotal \$11,560.00

Sales tax \$809.20

Note to customer

Equipment manufacturers carry their own warranty that is separate from 3M Gates. We will warranty our work on the install for 1 year from the install date. This will cover any problems that may occur as a direct result of the installation of the operator equipment. If warranty issues arise it is handled directly with the manufacturer and any

Total \$12,369.20

Expiry date 06/12/2026

labor by 3M Gates is not covered by the manufacturer and will incur a separate charge.

Accepted date

Accepted by



Section 2, Item 2.9
PO Box 5
Charlotte, NC 28256
Phone: 704-376-7535

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

Proposal Submitted To: TOWN OF LANDIS	Date 4/28/2026	Bid # ALAL25789
Attn: RGROSVENOR@townoflandisnc.gov	Job Name pump stations	
Street: PO BOX 8165	Job Location PO BOX 8165, LANDIS, NC	
City, State, and Zip Code LANDIS, NC 28088-8165	Fax Number	Job Phone 704-791-9173

We hereby propose the following work:

To install 135' of 6' tall chain link fence with barbed wire. Using 9ga wire 2" line posts and 2 1/2" terminal posts all set in concrete footings. 4 ea 3' walk gates and 4 holes to be cored in cement. TOTAL PRICE.....\$13,549.00

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

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

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

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

Proposed By: Larry Sumner

Customer Acceptance: _____

Date: _____

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

E-589CI Affidavit of Capital Improvement

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

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

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

Owner, Tenant, or Real Property Contractor

A TOWN OF LANDIS

Address

PO BOX 8165

City

LANDIS

ST

NC

ZIP

28088-8165

Real Property Contractor (General Contractor or Subcontractor)

B Allison Fence Company

Address

5505 Equipment Drive

City

Charlotte

ST

NC

ZIP

28262

Describe capital improvement to be performed:

New Fence Installation

Project Name

pump stations

Project Address

PO BOX 8165, LANDIS, NC

City

LANDIS

ST

NC

ZIP

28088-8165

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

Signature of Authorized Person:

Title:

Date:

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

Real Property Contractor

C

Address

City

ST

ZIP

Real Property Contractor or Subcontractor

D

Address

City

ST

ZIP

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

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

Signature of Authorized Person:

Title:

Date:

Town of Landis, NC
Budget Amendment #2
Monday, August 10, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-0000-4097	Grant Received	-	12,500		12,500
10-5200-5025	Overtime	25,000	12,500		37,500
10-0000-4999	Fund Balance Appropriated	617,216	3,993		621,209
10-5600-5315	Special Projects/Events	27,000	3,993		30,993
20-2000-4999	Fund Balance Appropriated	40,445	12,370		52,815
20-2000-5250	Professional Services	20,000	12,370		32,370
23-1500-4999	Fund Balance Appropriated	300,000	600,000		900,000
23-1500-5500	Grants Expensed	-	600,000		600,000
			1,200,000	-	1,500,000

To Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Overtime Salaries, To Reallocate Remaining FY26 125 Event Funds to FY27, To Allocate Funds for the Installation of Fencing to Improve the Security, Safety, and Protection of the Pump Station Property and Infrastructure (Project 27-171), and To Receive State Appropriation Funds for Sinkhole Repairs

Was presented to the Board of Aldermen and approved on:

Date:

Prepared by:

Date:

Reviewed by:

Date:

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

THIRD AMENDMENT TO LEASE

THIS THIRD AMENDMENT TO LEASE (“Amendment”) dated the __ day of _____, 2026, is between ROWAN COUNTY, a body politic (the “County”) and the TOWN OF LANDIS, a municipal corporation (“Town”) under the following circumstances:

WHEREAS, County and Town entered into that certain Lease Agreement for the Leased Premises as described therein dated on or about the 1st day of February, 2016 (the “Initial Lease”) together with that certain First Lease Amendment dated the 22 day of March, 2022 and the Second Amendment dated March 1, 2023 both for the sole purpose of extended the Lease Term (collectively the “Lease Amendment”); and

WHEREAS, the County and Town now desire to further amend the Lease and extend the Term as follows.

NOW THEREFORE, in consideration of the continuing obligations under the Lease, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, County and Town agree as follows:

1. Paragraph Second of the Initial Lease shall be amended to reflect an Additional Term of THREE (3) successive ONE (1) YEAR Additional Terms beginning July 1, 2026; provided however, County shall have the unilateral right to terminate for convenience at any time within any Additional Term for convenience with at least SIXTY (60) DAYS written notice to Town.
2. Except as specifically amended or replaced herein above, all terms and conditions of the Initial Lease Agreement dated February 1, 2015 shall remain in full force and effect.

{Signature Page Follows}

IN WITNESS WHEREOF, County and Town have caused this Amendment to be executed by their authorized representatives, the day and year first above written.

COUNTY:

BY: _____

Its: Chairman /Manager

TOWN:

BY: _____

Its: Mayor/Manager

ATTEST:

Clerk to the Board

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Rowan County Finance Office

CHANGE ORDER NO.: 3

SRP-D-ARP-0117 /

Owner: **Town of Landis** Owner's Project No.: **25-04-1**
 Engineer: **Municipal Engineering, Inc.** Engineer's Project No.: **G-22056**
 Contractor: **BRS, Inc.** Contractor's Project No.:
 Project: **Mount Moriah Church Road – North Main Street Waterline Replacements**
 Contract Name: **Mount Moriah Church Road – North Main Street Waterline Replacements**
 Date Issued: **7 August 2026** Effective Date of Change Order: **7 August 2026**

The Contract is modified as follows upon execution of this Change Order:

Install ±3,825 LF of PVC and DIP WL along Mount Moriah Church Road between North Meriah Street and South Main Street, per the approved plans sealed 6 May 2026.

The cost estimate is tabulated in the attached "Cost Estimate to Restore the Mount Moriah Church Road Waterline to the Contract".

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price – per Addendum #4:		Original Contract Times:	
\$ 1,978,711.45		Substantial Completion: 28 April 2026	
		Ready for final payment: 28 May 2026	
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 2		[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 2:	
\$ (151,923.55)		Substantial Completion: 14 days	
		Ready for final payment: 14 days	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,826,787.90		Substantial Completion: 12 May 2026	
		Ready for final payment: 11 June 2026	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 1,021,540		Substantial Completion: 157 days	
		Ready for final payment: 187 days	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 2,848,327.90		Substantial Completion: 16 October 2026	
		Ready for final payment: 15 December 2026	

Recommended by Engineer (if required)
 By: **Vincent J Tomaino** Digitally signed by Vincent J Tomaino
 Date: **2026.07.28 09:25:54 -04'00'**
 Title: **Principal Project Engineer**

Authorized by Owner

By: _____
 Date: _____
 Title: _____

Accepted by Contractor
Will Isenhour
 Vice President - BRS, INC
 7/29/2026

Approved by Funding Agency (if applicable)

By: _____
 Date: _____
 Title: _____

Cost Estimate to Restore the Mount Moriah Church Road Waterline to the Contract

Owner:	Town of Landis	Owner's Project No.:	SRP-D-ARP-0117
Engineer:	Municipal Engineering, Inc.	Engineer's Project No.:	G22056
Contractor:	BRS, Inc.	Contractor's Project No.:	
Project:	COST ESTIMATE to restore the Mount Moriah Church Road Waterline to the contract		
Contract:	Contract #1 / CO#3 Estimate		

Application No.:		Application Period:		From	to		Application Date:				
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	Mobilization (Maximum 2%)	1.00	EA	12,000.00	12,000.00		-		-	0%	12,000.00
2	6" PVC Water Line	3,715.00	LF	150.00	557,250.00		-		-	0%	557,250.00
3	8" PVC Water Line	-	LF	160.00	-		-		-		-
4	10" PVC Water Line	-	LF	230.00	-		-		-		-
5	6" DI Water Line	108.00	LF	170.00	18,360.00		-		-	0%	18,360.00
6	8" DI Water Line	-	LF	195.00	-		-		-		-
7	6" Gate Valve and Box	12.00	EA	3,750.00	45,000.00		-		-	0%	45,000.00
8	8" Gate Valve and Box	-	EA	5,000.00	-		-		-		-
9	10" Gate Valve and Box	-	EA	6,500.00	-		-		-		-
10	6" Tapping Sleeve and Valve w/Box	2.00	EA	7,500.00	15,000.00		-		-	0%	15,000.00
11	12" by 6" Tapping Sleeve and Valve w/Box	-	EA	8,500.00	-		-		-		-
12	8" by 6" Tapping Sleeve and Valve w/Box	-	EA	7,250.00	-		-		-		-
13	Class 350 Compct Ductile Iron Fittings	3,010.00	LBS	16.00	48,160.00		-		-	0%	48,160.00
14	New Fire Hydrant Assembly (6x6 Tee, GV, Leg, Hydrant)	3.00	EA	13,500.00	40,500.00		-		-	0%	40,500.00
15	Relocate or reconnect Existing Fire Hydrant Assembly or Auto Flusher	2.00	EA	5,500.00	11,000.00		-		-	0%	11,000.00
16	Abandon Existing Fire Hydrant Assembly or Auto Flusher	2.00	EA	1,500.00	3,000.00		-		-	0%	3,000.00
17	Connection to existing lines	9.00	EA	3,500.00	31,500.00		-		-	0%	31,500.00
18	Cut/Plug Existing 8-inch Water Line	-	EA	450.00	-		-		-		-
19	Cut/Plug Existing 6-inch Water Line	7.00	EA	425.00	2,975.00		-		-	0%	2,975.00
20	Cut/Plug Existing 2-inch Water Line	-	EA	275.00	-		-		-		-
21	Air Release Valve Abandonment	-	EA	2,500.00	-		-		-		-
22	Water Valve Abandonment	2.00	EA	450.00	900.00		-		-	0%	900.00
23	3/4-inch Water Service Lateral Replacement (trenchless)	20.00	EA	4,750.00	95,000.00		-		-	0%	95,000.00
24	3/4-inch Water Service Lateral Replacement (open cut)	11.00	EA	3,500.00	38,500.00		-		-	0%	38,500.00
25	Additional 3/4-inch HDPE Service Tubing (CTS)	-	LF	35.00	-		-		-		-
26	Steel encasement by Open Cut With Carrier Pipe	26.00	LF	485.00	12,610.00		-		-	0%	12,610.00
A-1	Asphalt Removal and Replacement (NCDOT Streets)	40.00	SY	145.00	5,800.00		-		-	0%	5,800.00
A-2	Asphalt Removal and Replacement (Town Streets)	60.00	SY	65.00	3,900.00		-		-	0%	3,900.00
A-3	Asphalt Milling and Overlay, 1.5 - 3.0 inch depth*	300.00	SY	32.00	9,600.00		-		-	0%	9,600.00
A-4	Removal and Replacement of Concrete Drives, Sidewalk, and Flatwork	40.00	SY	105.00	4,200.00		-		-	0%	4,200.00
A-5	Aggregate Base Course for Restoration of Gravel Areas	35.00	SY	15.00	525.00		-		-	0%	525.00
A-6	Asphalt Driveway Removal and replacement	35.00	SY	45.00	1,575.00		-		-	0%	1,575.00
A-7	Select Backfill	30.00	CY	75.00	2,250.00		-		-	0%	2,250.00
A-8	Stone Screenings for Asphalt Protection	250.00	LF	2.00	500.00		-		-	0%	500.00
A-9	Extra Stone Stabilization	20.00	Ton	42.00	840.00		-		-	0%	840.00
A-10	Curb & Gutter Repair	10.00	LF	42.00	420.00		-		-	0%	420.00
A-11	Traffic Control	1.00	LS	20,000.00	20,000.00		-		-	0%	20,000.00
S-1	Clearing and Grubbing	1.00	LS	8,500.00	8,500.00		-		-	0%	8,500.00

Cost Estimate to Restore the Mount Moriah Church Road Waterline to the Contract

Owner:

Town of Landis

Engineer:

Municipal Engineering, Inc.

Contractor:

BRS, Inc.

Project:

COST ESTIMATE to restore the Mount Moriah Church Road Waterline to the contract

Contract:

Contract #1 / CO#3 Estimate

Owner's Project No.:

SRP-D-ARP-0117

Engineer's Project No.:

G22056

Contractor's Project No.:

Application No.:

Application Period:

From

to

Application Date:

A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)					
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
S-2	Silt Fencing	3,000.00	LF	2.75	8,250.00		-		-	0%	8,250.00					
S-3	Wattle Bags	60.00	EA	95.00	5,700.00		-		-	0%	5,700.00					
S-4	Stone Inlet Protection Devices		EA	155.00	-		-		-		-					
S-5	Cloth & Gravel Inlet Protection Devices	2.00	EA	250.00	500.00		-		-	0%	500.00					
S-6	Handicap/Wheelchair Access Curb Ramp	-	EA	1,500.00	-		-		-		-					
S-7	Cleanup, Seeding, and Mulching	6,500.00	SY	2.65	17,225.00		-		-	0%	17,225.00					
S-8	ARPA Project Sign	-	LS	480.00	-		-		-		-					
ADD4-1	Cut Plug Existing 10-inch Waterline	-	EA	500.00	-		-		-		-					
Original Contract Totals					\$	1,021,540.00		\$	-	\$	-	\$	-	0%	\$	1,021,540.00

Cost Estimate to Restore the Mount Moriah Church Road Waterline to the Contract

Owner:

Town of Landis

Engineer:

Municipal Engineering, Inc.

Contractor:

BRS, Inc.

Project:

COST ESTIMATE to restore the Mount Moriah Church Road Waterline to the contract

Contract:

Contract #1 / CO#3 Estimate

Owner's Project No.:

SRP-D-ARP-0117

Engineer's Project No.:

G22056

Contractor's Project No.:

Application No.:

Application Period:

From

to

Application Date:

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
2					-		-		-		-
3					-		-		-		-
4					-		-		-		-
5					-		-		-		-
6					-		-		-		-
7					-		-		-		-
9					-		-		-		-
11					-		-		-		-
13					-		-		-		-
14					-		-		-		-
Change Order Totals					\$ -		\$ -	\$ -	\$ -	0%	\$ -
Original Contract and Change Orders											
Project Totals					\$ 1,021,540.00		\$ -	\$ -	\$ -	0%	\$ 1,021,540.00

Town of Landis, NC
Budget Amendment #3
Thursday, August 6, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
73-7300-4097	Grants Received	1,590,615	1,021,540		2,612,155
73-7300-5990	Capital Outlay	1,434,469	1,021,540		2,456,009
75-7500-4097	Grants Received	2,462,500	1,089,313		3,551,813
75-7500-5990	Capital Outlay	2,067,405	1,089,313		3,156,718
			2,043,080	-	5,068,164

To Allocate Funds for the BRS Change Order #25-04-03 and To Allocate Funds for Elite Infrastructure for the Flat Rock / Patterson Rd Waterline Project #25-07

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

Prepared by:_____Date:_____

Reviewed by:_____Date:_____



Fenceitforu
1517 Industrial Drive | Matthews, North Carolina 28105
980-225-1699 | fenceitforu@gmail.com | www.fenceitforu.com

RECIPIENT:

Jessica St. Martin
South Beaver Street
Landis, North Carolina 28088

Quote #12141	
Sent on	Jul 20, 2026
Total	\$6,120.00

Product/Service	Description	Qty.	Total
5' Aluminum Fence	5' high Black Flat Top Aluminum Fence	211	\$5,820.00*
5' Aluminum Gate	5' x 4' wide Aluminum Gate	1	\$416.00*
Magna Latch	Magna Latch to meet pool code requirement	1	\$68.00*

* Non-taxable

Subtotal	\$6,304.00
Discount	- \$184.00
Total	\$6,120.00

Discount reflects paying via check, Shannon approved 25% deposit.
This quote is valid for the next 5 days, after which values may be subject to change.



Southern Cut Design and Build

www.southerncutfencing.com

corey@southerncut.com

[704-520-6149](tel:704-520-6149)

19109 West Catawba Avenue suite 110

Cornelius, NC, 28031

Date 07-16-2026

Client Details

Jessica St Martin

[704-857-2411 ext 601](tel:704-857-2411)

jstmartin@townoflandisnc.gov

604 e mills dr

Landis, NC

We propose to install the following:

- 210.0 ft Residential - 5' Aluminum
- 5.0 Corner Post - 5'
- 1.0 Gate - 5'H x 5'W

Total Project Cost: **\$8,257.50**

Warranty: We install to the manufacturers requirements, most aluminum and vinyl fence's have a lifetime warranty. Lifetime workmanship warranty and lifetime gate adjustments. All post are set in concrete.

Terms & Conditions

A deposit is be required to schedule work and purchase materials, with the remaining balance due upon completion unless otherwise stated. Customer is responsible for confirming property lines, obtaining any required permits or HOA approvals, and identifying private underground utilities such as irrigation, invisible pet fences, water lines or lighting. Utility locates will be requested through North Carolina 811 prior to digging.

Fence installation may encounter rocks, roots, or other underground obstructions which may require additional labor and charges. Fences are installed following the natural grade of the land; slight height variations or gaps under the fence may occur due to terrain.

Wood is a natural product and may vary in color, grain, and knots and may experience normal warping, cracking, or shrinking over time. Workmanship is warranted for 5 year(s) but does not cover damage caused by weather, ground movement, misuse, or lack of maintenance.

By accepting this proposal, the customer agrees to these terms. All agreements are governed by the laws of the State of North Carolina.

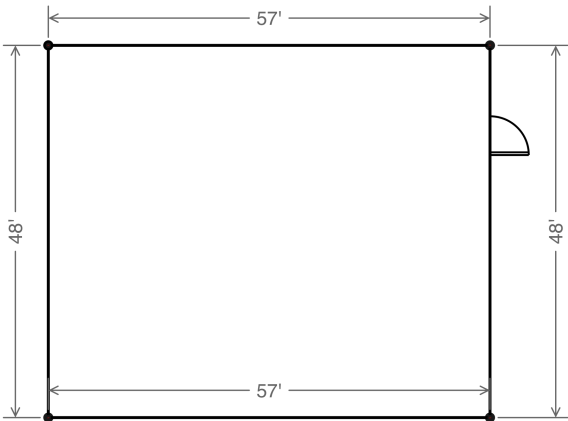
Payment

Deposit	\$4,128.75
Balance	\$4,128.75
Payment Terms:	
Payment Upon Completion	

Additional Information

Detail Plan

Legend	
 Corner Post - 5'	 Gate - 5'H x 5'W
 Residential - 5' Aluminum	



We can start as soon as first week of august.

5' gate will swing out away from playground
Gate will have magnalatch hardware

Customer Signature

Date

Authorized Rep. Signature

Date



METRO FENCING

FREE ESTIMATES!

704-737-1700

Metro Fencing aluminum gates are offered in multiple fence section styles, heights and picket configurations. Gates are available in Straight Top, Arched Top, Rainbow Arch and Estate Top styles. All styles can be fabricated as Single or Double Gates in sizes up to 20 feet with a 72" height.

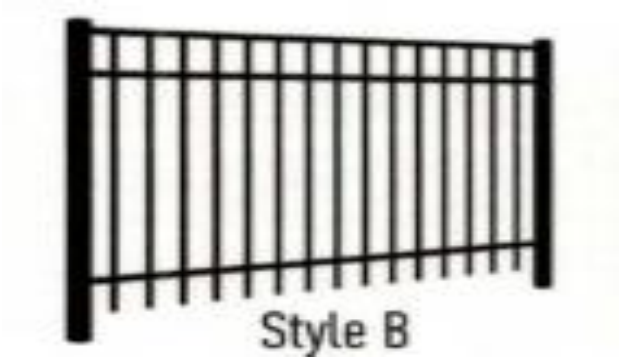
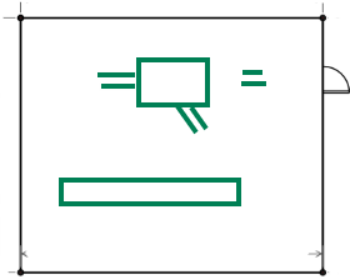


Gate Specifications

- 6063-T5 Aluminum
- Limited Lifetime Warranty
- TGIC Polyester Powder Coating
- Welded Construction

All Metro Fence sections, posts and gates are proudly Made in the USA with American Materials







CAPITAL PROJECT ORDINANCE
STATE APPROPRIATION FUNDS FOR
STORMWATER SINKHOLE REPAIRS
Town of Landis Project #27-181

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

Section 1: The project authorized is the Sinkhole Repair Project to account for State appropriation funds received for the purpose of repairing and restoring sinkholes and related infrastructure within the Town of Landis.

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

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

Grant Expense	\$600,000
Total	\$600,000

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

State Appropriation Funds	\$600,000
Total	\$600,000

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

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

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

Duly adopted this 6th day of August 2026

ATTEST:

Meredith Bare Smith, Mayor

Victoria Martin, Town Clerk



**TOWN OF LANDIS RESOLUTION AUTHORIZING THE ACCEPTANCE
OF STATE APPROPRIATION FUNDS FOR THE
STORMWATER SINK HOLE PROJECT**

WHEREAS, the State of North Carolina has appropriation funds to the Town of Landis for the repair of sinkholes and related infrastructure improvements within the Town; and

WHEREAS, the Town of Landis has been awarded **State Appropriation Funds in the amount of Six Hundred Thousand Dollars (\$600,000)** for this purpose; and

WHEREAS, the Board of Aldermen finds that it is necessary and in the best interest of the Town to establish a Capital Project Ordinance to account for the receipt and expenditure of these funds in accordance with the North Carolina Local Government Budget and Fiscal Control Act; and

WHEREAS, Chapter 159, Section 13.2 of the North Carolina General Statutes authorizes local governments to establish project ordinances for capital projects financed by grants and other dedicated funding sources.

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

The Board of Aldermen hereby approves and adopts the **Capital Project Ordinance for the State-Appropriation Sinkhole Repair Project** in the total project amount of **\$600,000**.

The Capital Project Ordinance shall establish a project budget consisting of:

- **Revenues:** State Appropriated Funds – **\$600,000**
- **Expenditures:** Infrastructure improvements and other eligible project costs – **\$600,000**

The total project cost shall be appropriated from the Town of Landis Stormwater: Grant Expenditure Account as recommended by the Finance Director, Carly L. Blackmon.

The Town Manager, Michael D. Ambrose, and Finance Director, Carly L. Blackmon, are hereby authorized to execute all documents and take all actions necessary to accept, administer, and comply with the requirements of the grant.

ADOPTED THIS THE 6TH DAY OF AUGUST 2026.

ATTEST:

Meredith Bare Smith, Mayor

Victoria Martin, Town Clerk

Summary of Violators
Oaks of Landis

from Mon-Jun-29-2026-04-00-PM to Mon-Jul-06-2026-09-59-AM

Section 4, Item 4.1

Starting Hour	Count	Average Speed of all Traffic	Violator Counts	Average Speed of Violators
00:00:00	53	23.4	53	23.4
01:00:00	19	21.4	17	22.3
02:00:00	21	20.8	19	21.5
03:00:00	11	21.6	11	21.6
04:00:00	18	23.7	17	24.2
05:00:00	47	22.6	45	23.1
06:00:00	57	22.8	55	23.1
07:00:00	98	24.0	96	24.2
08:00:00	128	23.9	123	24.3
09:00:00	99	23.7	94	24.2
10:00:00	104	24.1	103	24.2
11:00:00	134	23.6	129	24.0
12:00:00	153	24.1	150	24.3
13:00:00	150	23.2	145	23.6
14:00:00	126	23.4	123	23.6
15:00:00	167	23.8	158	24.5
16:00:00	229	23.6	222	23.9
17:00:00	166	22.5	161	22.8
18:00:00	196	22.5	184	23.1
19:00:00	166	23.0	157	23.5
20:00:00	167	21.9	157	22.5
21:00:00	117	21.5	113	21.8
22:00:00	89	21.8	80	22.9
23:00:00	60	23.4	60	23.4



1 S/F POST AND PANEL
SCALE: 3/4" = 1' - 0"

Section 4, Item 4.2

1000 Blacayne Drive, Concord, NC 28027
704.788.7097
www.rilelitesigns.com

Client:



Job Location:

204 East Innes Street
Salisbury, NC 28144-5189

Designer:

SR

Salesperson:

RH

Project #

27846

Date:

19 June 2024

Revision Date:

26 June 2024	SR	24 Oct 2024	TB
26 June 2024	SR	26 Nov 2024	TW
19 Jul 2024	TW	27 Jan 2025	SR
21 Aug 2024	SR	4 Feb 2025	TW
28 Aug 2024	TB	18 Mar 2025	TW
19 Sept 2024	SR	2 Apr 2025	TW
27 Sept 2024	SR		
30 Sept 2024	SR		
1 Oct 2024	SR		
8 Oct 2024	SR		

File Location:

ART0004R\Rowan County\Welcome Signs 27846

Customer Approval:

Date:

Land Lord Approval:

Date:

Architect Approval:

Date:

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SHO

56

Town of Landis, NC

Modern Office Advantage Work Order

Under the Master Services Agreement dated:

1301 Gervais Street Suite 1800 | Columbia, SC 29201 | (800) 787-1160

2021.01.28.v5



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Overview of Work Order

This Work Order is part of, and incorporated into, the Master Services Agreement between Town of Landis, NC and VC3, Inc. and is subject to the terms and conditions of the agreement and any definitions contained in the Agreement. If any provision of this Work Order conflicts with the Agreement, the terms and conditions of the Agreement shall control.

Summary of Scope of Services & Fees

VC3 will provide the following services listed in Tables A and B. Recurring services, if included, shall be provided for 60 Months, starting from the date of the first recurring invoice (Effective Services Start Date), unless terminated in accordance with the terms of this work order or the Master Services Agreement.

VC3 will audit the Client’s usage of units on a monthly basis; for each unit found in excess of the amount listed in Table A, VC3 will increase the monthly fee by the corresponding amount indicated in Table A. Reductions in Units above the minimum threshold will be reflected on the invoice within 30 days of service removal. Additional services may be added at any time during the life of this contract at the unit rates listed below.

(See tables on next page)



Work Order

Town of Landis, NC

Table A: Services & Fees

Description	Units	Unit Price	Monthly Fee	One-Time Fee	Annual Fee
MOA Seat - Office 365 E3 <i>Includes Microsoft Office 365 E3 license and VC3 provided workstation.</i>	29.00	\$139.06	\$4,032.74	\$0.00	\$0.00
Laptop Upgrade <i>Laptop, I3/Ryzen3 class, USB Dock, Wired Mouse, Wired Keyboard, Windows Professional OS</i>	7.00	\$29.83	\$208.81	\$0.00	\$0.00
Additional Supported Device	6.00	\$53.05	\$318.30	\$0.00	\$0.00
Server(s) <i>Physical or virtual server that is running a server operating system.</i>	2.00	\$197.27	\$394.54	\$0.00	\$0.00
Additional Exchange Online Plan 1 <i>For users without MOA Seat.</i>	10.00	\$6.70	\$67.00	\$0.00	\$0.00
Credit for Customer Owned Device	6.00	(\$10.00)	(\$60.00)	\$0.00	\$0.00
Total Services Monthly:		\$4,961.39			

Notes:

- Prices shown above are valid for 30 days from date of work order.
- Unit price is based on current Microsoft MSRP and will be adjusted if Microsoft pricing changes during the course of this term.
- Credit for Customer Owned Devices is for 6 Police MDTs

Table B: Summary of Fees

One-Time Fees*	Monthly Fees	Annual Fees
\$9,922.78	\$4,961.39	\$0.00

* One-Time fees may include implementation if required.



Deliverables & Services

Modern Office Advantage

Included Devices: 'Included Devices' will be defined as applicable devices associated with the unit quantities stated in Table A.

VC3 will provide the following functions and services as part of this Work Order:

A. General:

1. For each supported seat, VC3 will provide the client with a Microsoft Office 365 license.
2. For each seat, VC3 will provide a complete client package of one per Seat (client package includes: PC, keyboard, monitor and mouse). Support and replacement of client hardware is included within pricing. VC3 will make arrangements to repair or replace the failed component in the event of failure. Once the hardware has been replaced, client is responsible for returning the replaced device to VC3 within 7 business days. Failure to return said device within 7 business days will result in a replacement charge for the item.

B. Deployment & Migration Services:

VC3 will provide the client with migration services for their data into the new environment:

1. Configure a Microsoft AD domain and synchronize users.
2. Join supported workstations to the Microsoft AD Domain.
3. Implement performance monitoring of client's network prior to and during implementation. If potential issues are discovered, make the client aware of those issues and provide options to resolve them.
4. Provide end-user training documentation on the cloud environment, Microsoft Office, and how to obtain support.
5. Provide Day 1 onsite support.



Work Order

Town of Landis, NC

6. Optional services include onsite client training, full-service migration of PC settings by VC3 staff and migration of additional third-party application data sets that are available upon request via a Change Order.

C. Microsoft Office 365

VC3 will perform the following:

1. Activate Microsoft Office 365 license for each seat (managed device).
2. Migrate user home directories to Microsoft OneDrive.
3. Migrate organization's file share to SharePoint.
4. Provision Microsoft Office 365 Cloud-based services.
5. Migrate existing environment to Microsoft Office 365.
6. Migrate email into Microsoft Exchange Online environment.
7. Upgrade Microsoft Office to current version if applicable for user primary devices.
8. VC3 will provide documentation for your users to access "Files on Demand" (allowing access to SharePoint via Windows File Explorer).

D. 24x7 Monitoring and Incident Response Services:

1. Provide 24X7 Incident response services for all included devices.
2. Track all incidents through an ITIL (Information Technology Infrastructure Library) based Service Desk system. All requests will be prioritized and processed per the 'Priority' guidelines listed in Addendum A.
3. Provide 24x7 collection of performance data for the client's included server and network devices per VC3's best practices.
4. Provide 24X7 response to critical event driven Incidents.
5. Utilize industry best practices for remote access, control and management of all devices.
6. VC3 First Call Resolution Center (FCR) is staffed from 7:00am to 6:00pm Monday through Friday.

E. Application Support:

1. Provide support client licensed 3rd party applications. If it is determined from the initial discovery and/or from third-party application vendors that an application



requires additional servers, licensing or support resources, additional monthly costs may be required before the application can be supported.

F. Proactive Services:

1. **Backup Management:** Provide, monitor, and maintain backups for included devices. VC3 will minimally maintain two weeks of daily backups (Monday-Friday).
2. **Patch Management:** Perform maintenance activities on included devices such as the application of vendor provided software and firmware updates.
3. **Antivirus and Support Tools:** Deploy VC3 Remote Support and Anti-Virus agents to all applicable included devices.
4. **Anti-Spam:** Provide Spam filtering for all inbound mail.

G. VCIO Services:

VC3 will provide the client with a named 'VCIO' or Virtual Chief Information Officer.

1. **Budgeting:** The VCIO will work with the client to develop an annual technology budget for recurring expense items and new capital requirements in alignment with organizational goals.
2. **Strategic Planning:** The VCIO will recommend technology solutions as well as provide roadmaps that support key business processes in order to help the client leverage technology appropriately. The VCIO will work with the client as part of the annual planning process to understand the current business drivers and goals and make recommendations targeted toward maximizing the effectiveness of the client's technology investment.
3. **Analyze IT Health data:** The VCIO will perform a periodic analysis of the data collected by VC3's monitoring systems to proactively resolve issues and assess potential risks within the environment. The VCIO will make this analysis available to key stakeholders and provide direction on business decisions regarding the level of investment.

H. Hardware as a Service



Work Order

Town of Landis, NC

1. Seats can be increased or decreased to reflect staff headcount changes. If a seat is dropped within the first twelve months of activation a drop fee of three times unit cost will be assessed.
2. Packages can be upgraded, and unit counts will be updated accordingly.
3. Devices will be replaced based on the refresh cycle selected for that device and when the device was put into service.
4. VC3 will provide replacement components with substantially same or better performance as the original for failures on Hardware-as-a-Service equipment that occur because of internal equipment defects or end of life failure. The model and manufacturer of replacement devices may vary depending on device availability and lifecycle.
5. For mobile computers ie. Laptops, accidental replacement coverage is included with a limit of one replacement per refresh cycle. For all other devices client is responsible for cost of replacement or repair where damage is due to any factors other than internal defects or end of life failure – including abuse, accident, or environmental factors (for example, fire or flood damage).

Exclusions

Items other than those included above are expressly excluded from the Services provided within this Work Order. The following exclusions and clarifications are intended to clarify the scope of services for this work order:

- A. Excluded services are those related to functionality upgrades, such as those required to evaluate, specify, purchase, and implement client system or server upgrades such as operating systems, Microsoft Office suite software unless included with a specific VC3 product, third party software deployments or upgrades, or equipment related to these services whose scope exceeds that defined above. VC3 will provide these services to the client on a Time & Materials Work Order basis at the rates outlined in the Master Services Agreement. If modification or replacement of a hardware device or component



Work Order

Town of Landis, NC

is required, client is responsible for all hardware and hardware vendor services costs, excluding VC3 owned hardware explicitly provided through this work order.

- B. Software development, training and project work, including client-owned PC upgrades and non-patch upgrades of software, are not included.
- C. When client requests services by VC3 not explicitly included in this agreement, they are agreeing to invoicing of said services per the terms outlined in the Master Services Agreement. For all services which incur additional hourly fees, VC3 will notify the client that these services are outside the scope of this work order and will receive approval from client prior to rendering these additional services.

Client Responsibilities

- A. Client will provide a primary point of contact for VC3 to work with on all services provided in this Work Order.
- B. Client is responsible for authorizing access for VC3 to sites that are owned / controlled by third parties.
- C. Client is responsible for proper disposal of client-owned devices.
- D. Client will make a best effort to maintain the minimum infrastructure requirements as defined by VC3.
- E. Client will maintain both hardware and software maintenance agreements with the source Vendor whenever possible to allow for ongoing access to security updates and to provide quick replacement of non-functioning components.
- F. Client must assign VC3 as their Microsoft Partner of record.
- G. Client is responsible for procurement and ownership of all licenses, maintenance, and vendor support agreements required for support of their third-party applications, excluding the Microsoft licensing explicitly included in the per seat packages identified in Table A.
- H. Client shall ensure minimally acceptable bandwidth; client sites should have a minimum bandwidth of 100 Mbps (download). Migration/onboarding requires 5 Mbps per 400GB of data (upload). Any site not meeting the minimum bandwidth should be upgraded prior to moving this solution into production.



Work Order

Town of Landis, NC

- I. Third party tool licensing may be required for additional cost.

Assumptions

- A. The Work Order will not become effective unless and until it is agreed upon and signed by the Client and VC3.
- B. If VC3 is providing or managing Client 's Microsoft Licenses, then Client agrees to the Microsoft terms and conditions as stated in the Microsoft Customer Agreement found here: <https://www.microsoft.com/licensing/docs/customeragreement>
- C. VC3 will make reasonable efforts to resolve all issues remotely prior to dispatching an engineer onsite. Travel hours incurred will be invoiced according to the Master Services Agreement.
- D. VC3 assumes that the Clients' business applications can be consolidated to the number of virtual servers specified in Table A. Should additional servers be required to support the Clients' business applications, additional charges will be incurred at the rates listed in Table A.



Work Order

Town of Landis, NC

Invoicing

VC3 will invoice Client per Table C. VC3 will invoice the Client a pro-rated monthly fee based on any partial month of service plus the first full month of service on the effective services start date. All subsequent service months will be invoiced at the start of the month in which services are to be rendered. Services activated after the first of month may be invoiced on a pro rata basis the following month. Any taxes related to services purchased or licensed pursuant to this Work Order shall be paid by Client or Client shall present an exemption certificate acceptable to the taxing authorities. Applicable taxes and freight charges shall be billed as a separate item on the invoice.

Unit rates will increase 3.00% annually on the anniversary of the Effective Services Start Date.

The terms of this work order will automatically renew for an additional term of equivalent length to the current active term unless notice of termination is provided to VC3 no fewer than 90 calendar days prior to expiration of the current active term.

Table C

Milestone Billing	Milestone Description / Date	Invoice Amount
One-Time Fees	Invoiced at signing of the Work Order.	\$9,922.78
Monthly Fee (60 Months)	Invoicing to begin when recurring services begin.	\$4,961.39
Annual Fee (60 Months)	Invoiced at signing of the Work Order.	\$0.00

**Refer to Table B for implementation fee and monthly fee amounts.*

VC3, Inc

By:

Name:

HUNTER M. LINDSAY

Title:

VP. of Business Dev

Date:

2/3/21

Town of Landis, NC

By:

Name:

LEONARD BAREFOOT

Title:

TOWN MANAGER

Date:

February 2, 2021

1/29/2021

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer

Page 11 of 16

This instrument has been prepared in the
manner required by the Local Government
Budget and Fiscal Control Act.

Finance Officer



Addendum A – Service Desk Priorities

Incidents and Service Requests are triaged and prioritized to effectively resolve the most important issues in a timely manner. VC3 utilizes the following priorities, criteria and response metrics:

A. Priority 1:

- System/device/service down causing work to cease and critical impact to the organization or a whole department; no workaround available; Client is in danger of or is experiencing a financial loss or the ability to make strategic business decisions is impaired; begin resolution activities immediately.
- **24x7 Support:** Priority 1 incidents will be addressed on a 24 hours a day, 7 days a week basis including holidays.

B. Priority 2:

- System/device/service down causing work to cease and potential business impact for an individual user; no workaround available.
- Level of service degraded causing impact to the organization or a whole department; no workaround available.
- **24x7 Support:** Priority 2 incidents will be addressed on a 24 hours a day, 7 days a week basis including holidays.

C. Priority 3:

- Level of service degraded causing impact to an individual user; no work around available.
- Operational impact to the organization or a whole department though work continues as a result of implementing a workaround or use of other system/device/service.
- A request to enable or configure a system/device/service within 2 business days.
- Incidents related to Backup system failures.
- **Business Hours Support:** Priority 3 incidents will be addressed during normal business hours Monday-Friday, 8:00am to 5:00pm excluding holidays.

D. Priority 4:

- Operational impact to the organization, department or user exists though work continues as a result of implementing a workaround or use of another system/device/service.
- A request to enable or configure a system/device/service within 5 business days.
- **Business Hours Support:** Priority 4 incidents will be addressed during normal business hours Monday-Friday, 8:00am to 5:00pm excluding holidays.

E. Priority 5:

- Operational impact to the organization, department or user is minimal or is mitigated by a reliable workaround.



Work Order

Town of Landis, NC

- A request to enable or configure a system/device/service beyond 5 business days from the date of the request.
- Requests that have longer lead times to implement than possible within 5 business days.
- **Business Hours Support:** Priority 5 incidents will be addressed during normal business hours Monday-Friday, 8:00am to 5:00pm excluding holidays.

Call Priority	Initial Client Contact Guidelines	Initial Client Contact Percentages
1	30 Min	95%
2	60 Min	95%
3	4 business hours	95%
4	8 business hours	95%
5	8 Business Hours	95%



Addendum B – Maintenance Windows

All work performed within VC3's Hosting Infrastructure is a form of maintenance. Such work may or may not result in a disruption of service depending on the scope of the activity.

1. **Scheduled Maintenance:** All planned work performed on VC3's Hosting Infrastructure by VC3 engineers or staff is defined as "Scheduled Maintenance".
During Scheduled Maintenance, some or all of VC3's Hosting Infrastructure may be out of service and therefore may not be accessible to users. Regularly Scheduled Maintenance will occur on Mondays between 2 AM and 5 AM. A 15-minute downtime is expected during this window. If Client has a business need to avoid said outage, they must provide their request via the VC3 Service Desk ten business days in advance.
 - a. **Notification:** If VC3 decides to perform Scheduled Maintenance beyond the standard 15-minute downtime, Client will be notified via email ten business days before the Scheduled Maintenance window.
2. **Emergency Maintenance:** All work performed in response to a disruption or a threat to the availability of a component of VC3's Hosting Infrastructure within the control of VC3 is defined as "Emergency Maintenance".
Emergency Maintenance will be conducted based upon the timeframe that the emergency exists. Normal business hours will see an immediate response. For issues that occur during non-business hours, the impact of the event will be evaluated as soon as possible, and appropriate measures taken to return the system to normal availability.
 - a. **Notification:** Client will be notified via email should Emergency Maintenance be necessary.
3. The VC3 Hosting Infrastructure includes is not limited to the following areas: E-mail hosting, server hosting, website hosting, Content Management System, Hosted Applications, Internet Service Provider, Hosted Voice, and custom application hosting.



Work Order

Town of Landis, NC



January 31, 2021

Dear Town of Landis, NC,

As an important client to VC3, Inc., we would like to invite you to participate in our payment plan using the Automated Clearing House (ACH). In lieu of cutting a check or processing a credit card transaction for goods and/or services, your company's payment will be drafted via electronic transfer and automatically debited from your account at your financial institution. ACH will be used for all invoices, including new and previous agreements, and time and material invoices with VC3. The ACH Payment program has proven to be an efficient and cost-effective mechanism for making payments, increasing payment security, and for eliminating the time lag caused by standard mail. In addition, outstanding invoices are paid without any manual hassles.

You will still receive an invoice as usual. Upon receipt of your invoice, your company will have 15 calendar days to review the outstanding payable. If no changes are needed, an ACH bank draft will be initiated on the next scheduled bank draft day after the 15th calendar day review period (typically the following Thursday).

If there is a dispute on a charge, please email the invoice number and issue at hand to finance@vc3.com. This will freeze your automated ACH payment until the dispute is settled.

For your convenience we have enclosed an ACH Payment Authorization Form. Please use this agreement as consent for VC3 to directly withdraw funds from your financial institution.

Sincerely,

VC3, Inc.

1/29/2021

Page 15 of 16



Work Order

Town of Landis, NC



ACH Payment Authorization Agreement

Company Name: Town of Landis, NC

We hereby authorize VC3, Inc., to initiate debit entries out of our checking account indicated below at the depository financial institution named below, hereafter called Depository. VC3, Inc. acknowledges that the origination of ACH transactions out of the account must comply with the provisions of U.S. law.

Bank Name: _____

City: _____ State: _____ Zip: _____

Routing Number: _____ Account Number: _____

Account Type: _____

This authorization is to remain in full force and effect until VC3, Inc. has received written notification of its termination, in such time and in such manner as to afford VC3, Inc. a reasonable opportunity to act on it.

Name: _____ Title: _____

Signature: _____ Date: _____

Remittance Contact: _____

Contact Email: _____



Cost of Service Study

For Town of Landis

July 22, 2026

Cost of Service Study

Scope:

- Executive Summary for Management and the Board of Directors
 - a. Cost of service identifying cost to serve each class of customers
 - b. Minimum system analysis to identify cost to recover in customer charges
 - c. Load research development on how customers use electricity
 - i. Load Factors
 - ii. Contribution to system peak demands
 - iii. Peak demand of each class of customers
 - d. Power Supply cost breakdown by class
 - i. By season, demand and energy
 - e. Distribution breakdown of costs
 - iv. Customer charge
 - v. Distribution charges at voltage (service) level
- Financial Projection and long-term rate track
 - a. Development of five-year financial projection
 - b. Identification of long-term rate adjustments
 - c. Identification of projected debt coverage ratios
 - d. Minimum cash reserve for the utility to maintain
 - e. Identification of target operating income
- Rate Design for one year at current rate structure
 - a. Impact of rate designs at various usage levels within each class
 - b. Movement of rate toward cost of service
- Detailed report for Management
 - a. Identifying process and result of study
- Presentation to Management and the Board of Directors/Town Council
 - a. Presentation of results via MS Teams included, on-site optional
 - b. Training at the presentation on financial targets and how to consider looking at costs
- Input from Board/Council on rate adjustments and movement toward cost of service
- Fees by number of customers. Fees below include an MS Teams presentation, on-site optional.

Time to Complete:

3-6 months after receipt of data

ElectriCities Role:

ElectriCities will partner with Utility Financial Solutions (UFS) to provide the above deliverables. ElectriCities staff will assist by reviewing data inputs, analysis and reports; facilitating meetings; and providing information and guidance regarding NCPA1 wholesale power costs and retail rate design objectives.

Project Cost (a):

Cost Quote (a):	\$29,900
Less System Betterment Allocation (b):	\$ 5,000
Net Cost to Town:	\$24,900

- (a) Quoted price is effective until February 28, 2027.
- (b) The Town may elect to reduce the cost of this service by utilizing \$5,000 of funding available from the ElectriCities System Betterment Program if not already designated for other purposes.

Available Grants & Rebates

Title	Qualifying Agency	Amount	Description	Contact
Customized City Projects	NCEMPA NCMPA1	In-kind hours vary by project	ElectriCities' Customized City Projects program helps members develop projects that advance public power and public power providers through education, branding, and/or promotion. The program taps the expertise of our Corporate Communications team that includes marketing and communication strategists, graphic designers, and writers. Each year, we select up to six projects (three projects from each Power Agency) that promote the value of public power and can be completed that year. The submission window opens in January of each year.	For more information, contact ElectriCities Corporate Communications: communications@electricities.org . Click Here to Apply
Industrial Electrification & Efficiency Grant	Commercial & Industrial Customers of NCMPA1	\$20,000 max/project	This grant program is available to commercial and industrial customers served by members of NCMPA1 to help offset the cost of upgrading their facilities with new energy-efficient and/or beneficial electrification equipment. The submission window opens as funds become available. To qualify, the customer's aggregate monthly facility demand should be 500 kW or higher.	For more information, contact Dale Odom, Manager Retail Energy Services: dodom@electricities.org .

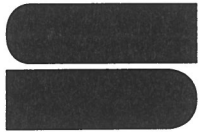
Title	Qualifying Agency	Amount	Description	Contact
Smart Communities Grant	NCEMPA NCMPA1	\$5,000 matching	The Smart Communities grant helps members attract and retain commercial and industrial customers. Members are eligible to receive up to a \$5,000 matching grant to be used toward specific economic development projects. The submission window opens in January of each year.	For more information contact Casey Verburg, Sr. Economic Developer-Industrial: cverburg@electricities.org . Click Here to Apply
Downtown Revitalization Grant	NCEMPA NCMPA1	\$10,000	The Downtown Revitalization Grant requires no match and is available to a member city or town once every three years. Proceeds from the grant may be used for a wide range of purposes, so long as that purpose advances the downtown revitalization goals of the member community.	For more information contact Carl Rees: crees@electricities.org . Click Here to Apply
System Betterment Funds	NCEMPA NCMPA1	\$5,000	System Betterment Funds are available to Power Agency members working on projects to improve the reliability and efficiency of their electric utility program. Funding is available on a yearly basis and may not exceed \$5000. One application per member is allowed. Examples of projects that qualify for the grant include load management, cyber security, rate studies, billing system audits and energy efficiency. Additional project options are available.	For more information or to apply, contact Gregg Welch, VP of Member Outreach and Education: gwelch@electricities.org .

For use of ElectriCities members only. This document is not intended for public distribution.

Title	Qualifying Agency	Amount	Description	Contact
Lighting Rebates	NCMPA1	Varies based on wattage saved.	Available to Commercial and Industrial customers served by members of NCMPA1, this rebate is calculated based on wattage saved between the old lighting system and the new, lower wattage system. Pre-approval is required for all projects.	For more information or to apply, contact Emily Lowry: elowry@electricities.org .
P4 Funds	NCEMPA NCMPA1	\$1,500 - \$2,500 reimbursement, depending on number of customers served.	P4—provides funds that can be used to promote public power utilities in their communities. P4 is an annual reimbursement program that restarts annually on January 1. The amount a Power Agency member is eligible for each year depends on the number of customers that utility serves.	For more information, contact ElectriCities Corporate Communications: communications@electricities.org . Click Here to Submit Reimbursements with Documentation
Residential Rebate Program	NCMPA1	\$150 - \$500 bill credit or reimbursement, depending on member utility specifications.	The Residential Rebate program promotes installation of high-efficiency heat pumps and electric water heaters in the residential market. Based on the equipment installed and type of housing (existing home or new construction), the member utility provides a bill credit or check reimbursement after confirmation of installation and receipt of a customer application. ElectriCities will reimburse the member utility in the form of a credit on their wholesale power bill. Eligibility requirements must be met. Inspection qualifications and permitting rules vary by member utility.	For more information, contact John Keever, ElectriCities Lead Energy Services Specialist: jkeever@electricities.org

Title	Qualifying Agency	Amount	Description	Contact
Energy Star® New Home Rebates	NCMPA1	\$500/home	The Energy Star New Home Rebates program provides \$500 to member utility customers who get their new home Energy Star certified by a qualified Home Energy Rating System (HERS) inspector. The program is open to homeowners (for custom homes) and builders (for spec homes), and the home must have an index rating of 75 or less. Member utilities are reimbursed by ElectriCities for the rebate they provided to a customer in the form of a credit on their wholesale power bill.	For more information, contact John Keever, ElectriCities Lead Energy Services Specialist: jkeever@electricities.org

To review your membership classification with ElectriCities, click here: (requires login to the member portal): [Member Directory](#)



Southeastern Consulting Engineers, Inc.

July 23, 2026

Ms. Victoria Martin
 Town of Landis
 P.O. Box 8165
 Landis, North Carolina 28088

Ref.: Material for Feeders Line Work

Dear Victoria,

Southeastern solicited informal bids for the materials needed to construct power lines to integrate and add load to the new Public Works Substation. The bid deadline was July 17, 2026. The Town received three bids. We have evaluated the bids for price and timely delivery and are recommending purchase of the highlighted items on the attached spreadsheet.

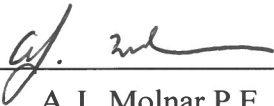
If the Town agrees, please issue the following purchase orders:

Wesco - Mocksville, NC	\$7,124.40 plus tax
City Electric - Kannapolis, NC	\$22,441.97 plus tax
Border States - Greenville, SC	\$3,559.95 plus tax

Send a copy of these P.O.s to me and I will distribute to the vendors and confirm order acknowledgement.

Very Truly Yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

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

AJM/lc



Town of Landis
List of Classifications Arranged by Grade Order
FY27

SALARY GRADE	CLASSIFICATION	FLSA	<i><u>Annual Wage</u></i>			
			NEW HIRE	MINIMUM	MID-POINT	MAXIMUM
10			\$ 38,038.25	\$ 39,940.16	\$ 49,925.20	\$ 59,910.24
11	Parks & Recreation Attendant		\$ 39,940.16	\$ 41,937.17	\$ 52,421.46	\$ 62,905.76

Town of Landis, NC
Budget Amendment #5
Thursday, August 6, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-5600-5010	Salaries	208,458	69,385		277,843
10-5600-5030	Social Security	24,286	5,308		29,594
10-5600-5040	Retirement	32,836	10,477		43,313
10-5600-5045	401K	10,873	3,469		14,342
10-5600-5060	Health Insurance	32,100	21,400		53,500
10-5600-5070	Insurance Other	36,000	20,000		56,000
10-0000-4999	Fund Balance Appropriated	1,024,329		130,039	894,290
			130,039	130,039	1,368,882

To Reallocate Funds by Eliminating Two Part Time Park Attendant Positions and Move the Funds to Support Two Full Time Park Attendant Positions.

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

Prepared by:_____Date:_____

Reviewed by:_____Date:_____



Code Enforcement Report

01/01/2025 - 07/31/2026

Work Order #	Work Date	Work Type	Location of Issue	Business Name	Request Type	Notes/Comments
1479	4/15/2025	Code Enforcement - Minimum Housing Code Violation	217 S BEAVER ST	N/A	2. Citizen	REINSPECTION, NO VISIBLE SIGNS OF CHANGE. SCHEDULE A NEW NOTICE OF HEARING FINDING OF FACT PREPARED. PROGRESS BEING MADE. REACHED OUT TO OWNER AND LEFT VOICEMAIL. SENT NOTICE OF PENALTY. TRUCK ONSITE WITH JUNK LOADED IN IT. FINDING OF FACT BEING COMPLETED. JUNK HAS BEEN MOVED TO THE STREET AGAIN. REINSPECTION APPEARS

SEVERAL PEOPLE
ARE | *Section 5, Item 5.1*
GRASS HAS BEEN
MOWED.

4016	12/17/2025	Code Enforcement - Other Violation	107 N MERIAH ST	N/A	2. Citizen	TRASH, JUNK, DEBRIS AND OPEN STORAGE ALL OVER THE PROPERTTY. NOTICE OF HEARING PREPARED. SOME PROGRESS BEING MADE. REINSPECTION, PROGRESS CONTINUES. REINSPECTION, CLEANUP IS ALMOST COMPLETE. MORE JUNK HAS BEEN REMOVED. PROGRESS CONTINUES. REINSPECTION, APPEARS MORE JUNK HAS BEEN BROUGHT IN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4151	1/2/2026	Code Enforcement - Other Violation	401 W RICE ST	N/A	1. Internal	MINIMUM HOUSING, SOFIT FALLING DOWN, FASCIA AND GARAGE DOOR DETERIORATED. NEEDS NOTICE OF VIOLATION. NOTICE OF VIOLATION PREPARED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEAR

						SCHEDULED REINS PROGRESS CONTINUES. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED.
4173	1/7/2026	Code Enforcement - Other Violation	525 KIMBALL RD	N/A	1. Internal	SOFIT FALLING OFF LEFT SIDE OF STRUCTURE; FASCIA DETERIORATED; GARAGE DOOR DETERIORATED. PORPERTY HAS BEEN BUSH HOGGED. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
4376	1/7/2026	Code Enforcement - Other Violation	702 DIAL ST	N/A	1. Internal	MINIMUM HOUSING, TRAILER APPAEARS ABANDONED. MISSING STEPS, TRAILER SKIRT AND ISULATION FALLING DOWN. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PREPARED

Section 5, Item 5.1

ORDINANCE

Section 5, Item 5.1

4722	2/25/2026	Code Enforcement - Other Violation	100 S MAIN ST	N/A	1. Internal	ZONING VIOLATION, WATER TOWER HAS SEVERE AMOUNTS OF RUST. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. PROPERTY HAS BEEN PUT UP FOR SALE BY ANOTHER COMPANY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE, WILL REACH OUT TO THE ATTORNEY AGAIN. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED.
5438	4/27/2026	Code Enforcement - Other Violation	602 NORTH CHAPEL ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. REINSPECTION, NO VISIBLE SIGNS OF CHANGE. HEARING HELD, NO ONE PRESENT. TOWN IS SUPPOSED TO BE REPAIRING SINK HOLE.
5439	4/27/2026	Code Enforcement - Other Violation	316 EAST CORRIHER ST	N/A	1. Internal	TWO SINK HOLES ON PROPERTY. SPOKE WITH SURVEYOR WHO IS TRYING TO CREATE AN EASMENT FOR THE TOWN, REFERRED HIM

						THE ZONING DEPT HEAR Section 5, Item 5.1 ONE PRESENT. OWNER STATED TOWN IS SUPPOSED TO BE REPAIRING SINK HOLE.
5663	5/13/2026	Code Enforcement - Minimum Housing Code Violation	311 E GARDEN ST	N/A	1. Internal	MINIMUM HOUSING, STRUCTURE IS UNSECURED, FASCIA AND SOFFIT DETERIORATED. SPOKE WITH OWNER WHO ADVISED IT IS IN PROBATE AND SHOULD BE OUT IN JULY. ADVISED SHE WOULD MAKE THE MINIMUM REPAIRS WHEN IT IS OUT OF PROBATE AND WILL BE PUT ON THE MARKET. HEARING SCHEDULED. REINSPECTION, NO VISIBLE SIGNS OF CHANGE.
6042	6/9/2026	Code Enforcement - High Grass Complaint	805 Coldwater St Ext	Dollar General	1. Internal	NEEDS NOTICE OF VIOLATION
6315	6/23/2026	Code Enforcement - High Grass Complaint	PID 133 165 EAST RYDER AVE	N/A	1. Internal	HIGH GRASS. REINSPECTION, NO CHANGE. PREPARED WORK ORDER.
6318	6/23/2026	Code Enforcement - Minimum Housing	209 WEST TAYLOR ST	N/A	1. Internal	CASE WAS PREVIOUSLY OWNED AND T 87 SOLD. OLD CASE

		Code Violation				CLOSED AND NEW CASE Section 5, Item 5.1 NEW OWNER. MINIMUM HOUSING, HAD PREVIOUSLY BURNED. WINDOWS BOARDED UP, DOOR OPEN AND UNSECURED. SEVERE OVERGROWTH AROUND STRUCTURE. TRASH, DEBRIS, JUNK IN CARPORT AND AROUND PROPERTY. NEW OWNER NOTICE OF VIOLATION COMPLETED. REINSPECTION, APPEARS MORE OVERGROWTH HAS BEEN CUT.
6933	7/29/2026	Code Enforcement - High Grass Complaint	511 S. Zion	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
6949	7/30/2026	Code Enforcement - Junk In Yard	111 RANKIN RD	N/A	2. Citizen	JUNK IN YARD
6962	7/31/2026	Code Enforcement - High Grass Complaint	2270 WEST A ST	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION PREPARED. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED.
6963	7/31/2026	Code	309 EAST	N/A	1. Internal	STRUCTURE

		Enforcement - Minimum Housing Code Violation	RIDGE AVE			APPEARS TO BE ABANDONED SEVERE OVERGROWTH ON THE STRUCTURE. NEEDS NOTICE OF VIOLATION. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED. Section 5, Item 5.1
6964	7/31/2026	Code Enforcement - Junk In Yard	401 EAST RIDGE AVE	N/A	1. Internal	TRASH, JUNK AND DEBRIS BEING STORED ON FENCE LINE WITH SEVERE OVERGROWTH. NEEDS NOTICE OF VIOLATION.
6965	7/31/2026	Code Enforcement - Junk In Yard	416 EAST RICE ST	N/A	1. Internal	OPEN STORAGE OF TRASH, JUNK AND DEBRIS IN THE BACKYARD AND CARPORT AND ALSO HIGH GRASS. NOTICE OF VIOLATION PREPARED. REINSECTION, APPEARS NO PROGRESS HAS HAPPENED.
6966	7/31/2026	Code Enforcement - Junk In Yard	413 EAST RICE ST	N/A	1. Internal	OPEN STORAGE OF TRASH AROUND THE PROPERTY. NOTICE OF VIOLATION PREPARED. HOMEOWNER STATED HIS TENANT WOULD CLEAN IT UP. REINSPECTION, APPEARS SOME

						JUNK HAS BEEN REMOVED Section 5, Item 5.1
6967	7/31/2026	Code Enforcement - Junk In Yard	312 BUFORD DR	N/A	2. Citizen	TRASH BEING STORED BEHIND THE STRUCTURE. NOTICE OF VIOLATION PREPARED. REINSPECTION, APPEARS NO PROGRESS HAS HAPPENED.
6968	7/31/2026	Code Enforcement - High Grass Complaint	705 EAST MILLS DR	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
6969	7/31/2026	Code Enforcement - High Grass Complaint	600 SOUTH CHAPEL ST	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
6970	7/31/2026	Code Enforcement - High Grass Complaint	201 EAST RICE ST	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.
6971	7/31/2026	Code Enforcement - High Grass Complaint	205 EAST RICE ST	N/A	1. Internal	HIGH GRASS. NEEDS NOTICE OF VIOLATION.

Showing 1 to 24 of 24 entries

07/31/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: July 31, 2026

SUBMITTED BY: Jason Smith, Fire Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: Monthly Report

DETAILS:

FIRE DEPARTMENT MONTHLY REPORT

Emergency Calls for Service:	
<i>Calls in District</i>	55
EMS (Including: Strokes, Falls, Diabetics, CPR, and Other Medical Needs)	31
Fire Alarms	11
MVA	6
Structure Fires	4
Move Ups	3
Mutual Aid Given	25
Mutual Aid Received	12

Enochvill	
Cancelled En-Route	0
MVA's	0
Structure Fires	0
Public Service/Assist	0
<i>Total Calls to Enochville</i>	0
China	
Cancelled En-Route	11
MVA's	0
Structure Fires	1
Public Service/Assist	2
<i>Total Calls to China</i>	14
Atwell	
Cancelled En-Route	2
MVA's	1
Structure Fires	0
Public Service/Assist	1
<i>Total Calls to Atwell</i>	4

Kannapoli	
Cancelled En-Route	1
MVA's	0
Structure Fires	3
Public Service/Assist	0
<i>Total Calls to Kannapolis</i>	4
Bostian	
Cancelled En-Route	0
MVA's	0
Structure Fires	2
Public Service/Assist	0
<i>Total Calls to Bostian</i>	2
Other	
Cancelled En-Route	1
MVA's	0
Structure Fires	0
Public Service/Assist	0
<i>Total Calls</i>	1



Monthly Fleet Report

Department	Unit Number	Year	Make	Model	Mileage	Category
Electric	14	2015	RAM	5500	119250.00	Vehicle
Electric	15	2016	FREIGHTLINE R	M2	189654.00	Vehicle
Electric	16	1992	CHEVROLET	C7	23362.80	Vehicle
Electric	2	2009	FORD	F-250	176174.00	Vehicle
Electric	3	2022	FORD	F-150	78564.00	Vehicle
Electric	33	2011	FORD	F-150	190434.00	Vehicle
Electric	45	2024	FORD	F-550	9806.00	Vehicle
Electric	46	2025	FORD	F-150	7779.00	Vehicle
Electric	5	2022	FORD	F-150	48836.00	Vehicle
Electric	50	2015	FREIGHTLINE R	M2	5765.00	Vehicle
Electric	502	2020	ALTEC INDUSTRIES	Altec Industries	0.00	
Electric	51	2025	CHEVROLET	Silverado	13355.00	Vehicle
Electric	511	2023	Kaufman	Trailer	0.00	Trailer
Electric	516	1988	Butler	Trailer	0.00	Trailer
Electric	550	2013	John Deere	Backhoe	0.00	Tractor
Electric	552		Bobcat	Excavator	0.00	Tractor
Electric	553		Bobcat	Skid Steer	0.00	Tractor
Electric	554		Ditch Witch	Trencher	0.00	Tractor
Electric	595		Light Tower		0.00	
Electric	597	2018	Generac Magnum	Generator	0.00	
Fire	43	2018	FORD	F-150	146439.90	Vehicle
Fire	44	2010	DODGE	Charger	146589.00	Vehicle
Fire	440	2021	RAM	1500	35976.00	Vehicle
Fire	441	2024	Spartan	Pumper	14692.00	Vehicle
Fire	442	1986	SEAGRAVE	FIRE ENGINE	37020.00	Vehicle

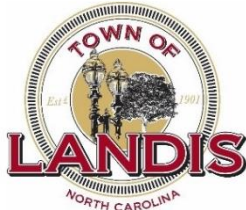
Department	Unit Number	Year	Make	Model	Mileage	Cate
Fire	443	2005	PIERCE MANUFACTURING	Arrow XT	113553.00	Vehicle
Fire	58	2006	HME	Fire Truck	30465.00	Vehicle
Fire	580	1947	LaFrance		30465.00	Vehicle
Fire	581	1998	FREIGHTLINER	FL80	1.00	Vehicle
Parks and Recreation	1	2023	CHEVROLET	Silverado	72855.00	Vehicle
Parks and Recreation	520		Exmark	Lazer Z 60" Mower	0.00	Tractor
Parks and Recreation	6	1997	FORD	F-250	170428.00	Vehicle
Parks and Recreation	61	2006	FORD	F-250	171957.00	Vehicle
Police	1000	2026	Explorer	FORD	3639.00	Vehicle
Police	101	2010	DODGE	Charger	109781.00	Vehicle
Police	131	2013	CHEVROLET	Tahoe	110955.00	Vehicle
Police	151	2015	DODGE	Charger	85233.00	Vehicle
Police	161	2016	FORD	Explorer	87196.00	Vehicle
Police	171	2017	DODGE	Charger	101156.00	Vehicle
Police	173	2017	FORD	Explorer	85125.00	Vehicle
Police	174	2017	FORD	Explorer	93883.00	Vehicle
Police	175	2017	FORD	Explorer	100188.00	Vehicle
Police	176	2017	FORD	Explorer	99166.00	Vehicle
Police	177	2017	FORD	Explorer	101265.00	Vehicle
Police	212	2021	RAM	1500	39594.00	Vehicle
Police	231	2023	FORD	Explorer	82232.00	Vehicle
Police	232	2023	FORD	Explorer	23998.00	Vehicle
Police	233	2024	CHEVROLET	Silverado HD	29441.00	Vehicle
Police	234	2025	FORD	Explorer	19120.00	Vehicle
Police	235	2025	FORD	Explorer	17647.00	Vehicle
Police	235	2026	Explorer	FORD	14647.00	Vehicle
Police	80	2008	FORD	Crown Victoria	154652.00	Vehicle
Public Works	513	1990	TEXA	Trailer	0.00	Trailer
Public Works	514	2023	Kaufman	Trailer	0.00	Trailer
Public Works	515	2015	CTS	Utility Trailer	0.00	Trailer
Public Works	555	1978	Ford	Tractor	0.00	Tractor
Streets	1003	2026	FORD	F-150	0.00	

Department	Unit Number	Year	Make	Model	Mileage	Cate
Streets	1005	2026	F-550	Ford	0.00	
Streets	12	2000	CHEVROLET	GMT-400	191730.00	Vehicle
Streets	18	2023	FREIGHTLINE R	M2	3807.00	Vehicle
Streets	22	2000	FORD	F-750	51867.00	Vehicle
Streets	31	2016	KENWORTH	T3 Series	102527.00	Vehicle
Streets	32	2013	INTERNATIO NAL	MA065	29874.00	Vehicle
Streets	42	2022	FORD	F-550	29162.00	Vehicle
Streets	503	2018	Spartan	Leaf Pro	0.00	Trailer
Streets	504	1196	OBD	Leaf Vac	0.00	Vehicle
Streets	510	2014	Kaufman	Trailer	81052.90	Trailer
Streets	521		Exmark	Lazer Z Mower	0.00	Tractor
Streets	522		Exmark	Lazer 72" Mower	0.00	Tractor
Streets	593	2016		Pro Patch	0.00	Trailer
Streets	598	2018	Hyster	Forklift	0.00	
Streets	7	2012	FORD	F-250	110908.00	Vehicle
Streets	9	2022	FORD	F-150	38098.50	Vehicle
Town Hall	1001	2026	TOYOTA	HIGHLANDER	0.00	
Town Hall	52	2020	FORD	Explorer	84965.00	Vehicle
Water Resources		2026	WATER	F250	500.00	
Water Resources	10	2019	FORD	F-250	45568.00	Vehicle
Water Resources	1004	2026	F150	Ford	0.00	
Water Resources	1006	2026	F250	Ford	0.00	
Water Resources	17	2011	FORD	F-350	94160.00	Vehicle
Water Resources	21	1996	FORD	F-800	51720.00	Vehicle
Water Resources	25	2018	FREIGHTLINE R	114SD	3293.00	Vehicle
Water Resources	512	2019	Kaufman	Trailer	0.00	Trailer
Water Resources	551		CAT	Excavator	0.00	Tractor

Department	Unit Number	Year	Make	Model	Mileage	Cate
Water Resources	594			Air Compressor	0.00	
Water Resources	599		Jet Machine		0.00	

Total Records: 86

7/31/2026



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: August 6th, 2026

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

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: **Monthly Report**

DETAILS:

Events

- The Senior Luncheon scheduled for August 5th will be hot dogs, chips, and dessert.
- Cruise In on August 7th. DJ, Harper's Happy Hour, KC's Kitchen, Terry's Dawgs, and Gold Hill Slushies scheduled to attend.
- 125 Anniversary Event is scheduled for August 29th from 4:00-10:00. Gary Lowder and Smoking Hot Band will perform from 7:00-10:00. We have a total of 25 craft and sales vendors, 10 food and specialty item vendors, and the Grove Cartel Brewery. Free activities include a Fun House, Rock Climbing Wall, Ferris Wheel, Face Painting, Balloon Twisting, and 9 hole mini golf. Mobile Gem Mining and Mobile Build A Buddy will be available for a fee. Magician Fletcher Roberts will perform two (30) minute shows, and Gary Lowder and Smoking Hot will perform from 7:00-10:00. F&M Trolley will be available for shuttles to the event from parking at The Landis Pool, Town Hall, Parkdale, and Corriher Lipe. There will be historical artifacts and photos on display along with a decorated photo-op area.

Event Calendar 2026

125th Celebration- August 29th

National Night Out /Touch A Truck- September 25th

Fall Fest / Trunk or Treat- October 24th

South Rowan Parade / Tree Lighting- November 24th

Campfire Christmas- December 12th

Cruise In Dates: August 7th, September 4th

Senior Lunch & Bingo Dates: August 5th, October 7th, December 2nd

Park Operations

- The park staff continues routine maintenance on trails and campsites. Park Staff is taking over mowing and grounds keeping at Linn and Graham Fields, and Landis Pool.
- Beaver St. Playground has been relocated from the old tennis court area to its new shaded, grassy location and the mulch has been refreshed. New benches and trashcans will be added and quotes have been received for new fencing.
- Staff is working on the plans and designs for the future dog park.

Pool Operations:

- Current Total Memberships: 106 Current Total Members: 448
- Current Daily Occupancy- Lowest: 31 (weather related) Highest: 115
- Total Private Party Bookings: 8
- Reminder beginning the week of August 10th, staffing becomes extremely limited. Lifeguards have left to return to school and attendants enrolled in local high schools will resume that week. The pool hours will be Thursday-Sunday 12:00-6:00. The facility will be staffed with an attendant, supervisor, and limited lifeguarded hours. In past years, after school starts back, the pool only opened on Saturday and Sundays. This schedule will allow members to have additional days before the pool closes on September 7th.

Community Engagement / Staff Interactions:

Park Office Walk In – 1,658

Park Office Call In – 212

Apps/emails – 15

Issues / Complaints – 0

Campsite Reservations: 27	Shelter Rentals: 1	Daily Fishing Passes Sold: 644
Annual Passes Sold: 3	NC State License: 8	Boat Registration: 13



Active Permit Report

01/01/2026 - 07/31/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-26-130	1/6/2026	Residential	205 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-131	1/6/2026	Residential	209 S. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	PRESPRO LLC	Building Construction
ZN-26-133	1/6/2026	Residential	207 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS LLC	Building Construction
ZN-26-134	1/6/2026	Residential	211 S CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/A	J2 LAND INVESTMENTS, LLC	Building Construction
ZN-26-142	1/7/2026	Temporary Use	632 KIMBALL RD	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTI-FAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-26-146	1/23/2026	Residential	125 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-147	1/23/2026	Residential	135 COLDWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JDL HOMES INC	Building Construction
ZN-26-150	1/28/2026	Non-Residential	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC,LLC	Building Construction
ZN-26-151	1/28/2026	Driveway	1600 PINNACLE WAY DR.	09. CONSTRUCTION ADMINISTRATION	PINNACLE LOT 9	PHC, LLC	Building Construction
ZN-26-159	4/21/2026	Residential	601 HILLSIDE STREET	02. WAITING ON PAYMENT/CONTRACTOR	N/A	WATTS, PACEY	Waiting on Payment
ZN-26-160	6/8/2026	Residential	304 E. GARDEN ST	09. CONSTRUCTION ADMINISTRATION	N/A	KANNAPOLIS PROPERTIES LLC	Building Construction
ZN-26-162	4/21/2026	Fence	Old Beatty Ford Rd.	13 - PROJECT NOT APPROVED BY STAFF	N/A	HATLEY, MICHAEL	
ZN-26-165	4/10/2026	Deck	250 TRANQUIL LAKE DRIVE	09. CONSTRUCTION ADMINISTRATION	N/A	CHRIS HOLMES	Building Construction
ZN-26-169	4/13/2026	Accessory Building	503 W. 5TH STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HUMBLE, PAM	Building Construction
ZN-26-170	4/16/2026	Residential Addition	509 W. RYDER AVENUE	09. CONSTRUCTION ADMINISTRATION	N/A	NICKELSON, JEREMIAH	Building Construction

							Section 5, Item 5.5
ZN-26-173	4/16/2026	Temporary Use	0 E Ridge, E Rice, S Central, E Rice, Hillside	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Construction
ZN-26-174	4/16/2026	Temporary Use	Dogwood Dr, Colonial Dr, N Meriah St, Gallant Cir, Lake Dr	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER INSTALL	KINETIC	Building Construction
ZN-26-175	5/27/2026	Temporary Use	0 AVIATION DR/CANNON BLVD	09. CONSTRUCTION ADMINISTRATION	KINETIC FIBER LINES	Kinetic	Building Construction
ZN-26-176	4/24/2026	Fence	430 TRANQUIL LAKE DR	09. CONSTRUCTION ADMINISTRATION	N/A	SWARTHOUT, CONSTANCE	Building Construction
ZN-26-177	5/6/2026	Accessory Building	414 E. RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	KATIE CHEN	Building Construction
ZN-26-178	5/6/2026	Accessory Building	414 E RICE STREET	09. CONSTRUCTION ADMINISTRATION	N/A	CHEN, KATIE	Building Construction
ZN-26-179	4/24/2026	Sign	124 W. RYDER AVE	02. WAITING ON PAYMENT/CONTRACTOR	N/A	SOUTHROWAN COMMUNITY CHURCH	Planning Director Review
ZN-26-186	5/14/2026	Sign	1425 MT. MORIAH CHURCH RD	09. CONSTRUCTION ADMINISTRATION	N/A	SANDY RIDGE METHODIST CHURCH	Building Construction
ZN-26-197	6/12/2026	Driveway	203 ENGLISH OAK LANE	09. CONSTRUCTION ADMINISTRATION	N/A	COGGINS, LARRY	Building Construction
ZN-26-206	6/17/2026	Accessory Building	130 PIN OAK CT	09. CONSTRUCTION ADMINISTRATION	THE OAKS OF LANDIS	VENABLE, STEVEN	Building Construction
ZN-26-207	6/17/2026	Temporary Use	0 GEORGIA OAK LN, LANDIS OAK WAY, SAWTOOTH	09. CONSTRUCTION ADMINISTRATION	WINDSTREAM	LAST NAME, FIRST NAME	Building Construction
ZN-26-208	6/22/2026	Non-Residential	2410 US HWY 29 S	09. CONSTRUCTION ADMINISTRATION	OCAMPO	OCAMPO, TRIXI	Building Construction
ZN-26-221	6/30/2026	Residential Addition	702 W MILL STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-223	6/29/2026	Residential	0 W ROUND STREET	09. CONSTRUCTION ADMINISTRATION	NA	DAVE BROWN	Clearing/Grubbing
ZN-26-224	6/30/2026	Pool	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-88	1/6/2026	Residential	632 Kimball Rd.	09. CONSTRUCTION ADMINISTRATION	LANDIS MULTIFAMILY	DYNAMIC DEVELOPERS	Building Construction
ZN-27-226	7/9/2026	Non-Residential	205 RICHWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-227	7/10/2026	Demolition	209 W TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	JOHN AUSTIN BUILDERS	Demolition
ZN-27-229	7/13/2026	Residential	123 S BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PANEPINTO	Building Construction
ZN-27-230	7/27/2026	Residential	1308 JEFFERSON ST	09. CONSTRUCTION ADMINISTRATION	N/A	FAGGART, JOHNNY RAY	Building Construction

ZN-27-231	7/22/2026	Pool	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Section 5, Item 5.5
ZN-27-232	7/27/2026	Demolition	602 N. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/Z	GRANADOS, FRANCISCO	Demolition
ZN-27-233	7/23/2026	Fence	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Building Construction

Total Records: 38



Permits Issued Report

06/26/2026 - 07/31/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
PF-27-225	7/6/2026	Pool Fill	320 DAYBROOK DR	11. COMPLETE	N/A	CHAPMAN, ANTHONY	Complete
ZN-26-221	6/30/2026	Residential Addition	702 W MILL STREET	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-26-223	6/29/2026	Residential	0 W ROUND STREET	09. CONSTRUCTION ADMINISTRATION	NA	DAVE BROWN	Clearing/Grubbing
ZN-26-224	6/30/2026	Pool	702 W MILL ST	09. CONSTRUCTION ADMINISTRATION	N/A	HERNANDEZ, KATHERINE	Building Construction
ZN-27-226	7/9/2026	Non-Residential	205 RICHWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-227	7/10/2026	Demolition	209 W TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	JOHN AUSTIN BUILDERS	Demolition
ZN-27-228	7/8/2026	Demolition	0 W ROUND ST	11. COMPLETE	N/A	BROWN, DAVE	Demolition
ZN-27-229	7/13/2026	Residential	123 S BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PANEPINTO	Building Construction
ZN-27-230	7/27/2026	Residential	1308 JEFFERSON ST	09. CONSTRUCTION ADMINISTRATION	N/A	FAGGART, JOHNNY RAY	Building Construction
ZN-27-231	7/22/2026	Pool	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Clearing/Grubbing
ZN-27-232	7/27/2026	Demolition	602 N. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/Z	GRANADOS, FRANCISCO	Demolition
ZN-27-233	7/23/2026	Fence	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Building Construction

Total Records: 12

7/31/2026



Active Permit Report

07/01/2026 - 07/31/2026

City Permit #	Permit Date	Permit Type	Site Address	Main Status	Project Name	Owner	Stage of Construction
ZN-27-226	7/9/2026	Non-Residential	205 RICHWATER ST	09. CONSTRUCTION ADMINISTRATION	N/A	JSC-CCI LANDIS I LLC	Building Construction
ZN-27-227	7/10/2026	Demolition	209 W TAYLOR ST	09. CONSTRUCTION ADMINISTRATION	N/A	JOHN AUSTIN BUILDERS	Demolition
ZN-27-229	7/13/2026	Residential	123 S BEAVER ST	09. CONSTRUCTION ADMINISTRATION	N/A	MARK PANEPINTO	Building Construction
ZN-27-230	7/27/2026	Residential	1308 JEFFERSON ST	09. CONSTRUCTION ADMINISTRATION	N/A	FAGGART, JOHNNY RAY	Building Construction
ZN-27-231	7/22/2026	Pool	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Clearing/Grubbing
ZN-27-232	7/27/2026	Demolition	602 N. CHAPEL ST	09. CONSTRUCTION ADMINISTRATION	N/Z	GRANADOS, FRANCISCO	Demolition
ZN-27-233	7/23/2026	Fence	1040 IRISH CREEK DR	09. CONSTRUCTION ADMINISTRATION	N/A	FEDELE, GREGORY	Building Construction

Total Records: 7



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: July 31, 2026

SUBMITTED BY: Shawn Hill, Interim Police Chief

ITEM TYPE: Report

AGENDA SECTION: Departmental Reports

SUBJECT: Monthly Report

DETAILS:

POLICE DEPARTMENT MONTHLY REPORT

Emergency Calls for Service:	
Self-Initiated Calls	989
Calls for Service	158
Traffic Stops	139
Traffic Accidents	7
<i>Total calls for Service (Including Self-initiated calls)</i>	1147

Arrest Info	
Total Persons Arrest/Charged with Felony:	0
Total Persons Arrest/Charged with Misdemeanor:	5
<i>Total Arrest/Charges</i>	5

Assist Info	
Assist to Rowan County	0
Assist to China Grove	0
Assist with Other/State Law Enforcement	0
<i>Total Calls</i>	0



Item Cover Page

MEETING TYPE: Board of Aldermen
DATE: July, 27 2026
SUBMITTED BY: Sean Taggart, Public Works Director Report
ITEM TYPE: Department Reports
AGENDA SECTION: Monthly Report
SUBJECT:

DETAILS:

PUBLIC WORKS MONTHLY REPORT

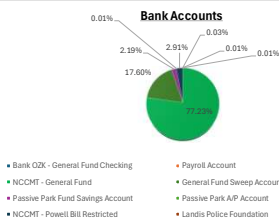
Water Resources	
Work Orders Completed	157
Start Services	34
Stop Services	13
Disconnects	14
Outages	1
Meter/MXU Change Outs	6
Sewer Lift Station Checks	24
Hydrant Routes (Water Quality Flushing)	8
Water Pump Station Checks	20
Stormwater Department	
Work Orders Completed	5
Preventative Maintenance (e.g. Ditch Cleaning, Culvert Jetting, etc.)	1
Street Department	
Work Orders Completed	40
Rowan County Dump Runs	8
Bulk Trash/Debris Routes	26

Electric Department	
Work Orders Completed	198
Start Services	25
Stop Services	14
Disconnects	4
New Temp Service	2
Street/Security Lights Install/Repair	9
Pole Repair/Replace	1
Outages:	
Environmental	4
Load Demand	13
Vehicle Collison	0
Total Outages	17
Reporting Made By	
Go Gov	6
Walk In	73
Phone Call	200



July 2026 Financial Report

Operating Budget Revenues	Budgeted FY27	This Month	FY27 YTD	%
Property Tax - Current	\$2,601,079	\$0	\$0	0%
Tax Collection - Prior Years	\$62,391	\$0	\$0	0%
Vehicle Interest	\$2,153	\$0	\$0	0%
Interest and Penalties	\$10,000	\$0	\$0	0%
Property Tax Auto - Current	\$256,715	\$0	\$0	0%
Vehicle Tag Fee	\$75,000	\$0	\$0	0%
Building Rental Fees	\$8,500	\$575	\$575	7%
Sponsorships	\$0	\$0	\$0	0%
Interest on Investments	\$259,876	\$0	\$0	0%
Miscellaneous Income	\$0	\$0	\$0	0%
Police Fees & Fines	\$0	\$0	\$0	0%
First Responder	\$3,000	\$135	\$135	5%
Grant Received	\$0	\$0	\$0	0%
Excise Tax on Piped Gas	\$32,000	\$0	\$0	0%
Franchise Tax on Electric PO	\$298,943	\$0	\$0	0%
Sales Tax on Telecommunications	\$11,604	\$0	\$0	0%
Sales Tax on Video Programming	\$9,598	\$0	\$0	0%
Local Government Sales & Use Tax	\$1,493,451	\$0	\$0	0%
ABC Revenue - County	\$18,500	\$0	\$0	0%
Court Cost	\$300	\$41	\$41	14%
Sales Tax Refund	\$85,000	\$0	\$0	0%
Planning/Zoning Fees	\$94,000	\$2,308	\$2,308	2%
Code Enforcement Clean-up	\$30,000	\$0	\$0	0%
Garbage Collection Fees	\$360,000	\$0	\$0	0%
Resource Officer Reimburse	\$305,000	\$0	\$0	0%
EMS Utility Reimbursement	\$8,000	\$110	\$110	1%
ABC Profits - State	\$15,000	\$0	\$0	0%
Solid Waste Disposal Tax	\$3,100	\$0	\$0	0%
East Landis Property Tax	\$75,457	\$0	\$0	0%
St Utilities Coll County	\$0	\$0	\$0	0%
East Landis Tax - Prior Years	\$1,500	\$0	\$0	0%
East Landis Penalties and Interest	\$4,500	\$0	\$0	0%
East Landis - Motor Vehicles	\$7,209	\$0	\$0	0%
Debt Setoff	\$10,000	\$0	\$0	0%
Police Service Reimbursement	\$1,500	\$0	\$0	0%
Fire Service Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$0	\$0	\$0	0%
Other Finance Sources = Other Debt	\$0	\$0	\$0	0%
Other Finance Sources = Leases	\$0	\$0	\$0	0%
Sale of Fixed & Surplus Assets	\$60,000	\$0	\$0	0%
Rowan Municipal Association	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$1,024,329	\$0	\$0	0%
Administrative Service Charges	\$2,110,033	\$0	\$0	0%
Vendor Reimbursement - Geni Over/Short	\$0	\$1,649	\$1,649	0%
Park Revenues	\$166,600	\$16,333	\$16,333	10%
Water Service	\$1,406,675	\$0	\$0	0%
East Landis Water	\$0	\$0	\$0	0%
Reconnect Fees	\$41,275	\$13,490	\$13,490	33%
Water Tap Access Fee	\$0	\$0	\$0	0%
Interest on Investments	\$44,000	\$0	\$0	0%
Miscellaneous Income	\$0	\$0	\$0	0%
Tap Fees - Water	\$32,000	\$0	\$0	0%
Grant - Water	\$0	\$0	\$0	0%
Planning Review Fees	\$73,000	\$0	\$0	0%
Debt Setoff	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$40,445	\$0	\$0	0%
Sewer Service Fees	\$1,435,736	\$-651	\$-651	0%
Sewer Impact Fees	\$15,000	\$0	\$0	0%
Interest on Investments	\$0	\$0	\$0	0%
Tap Fees	\$51,000	\$0	\$0	0%
Planning Review Fees	\$10,000	\$0	\$0	0%
Grant Received-Sewer	\$0	\$0	\$0	0%
Fund Balance Appropriated	\$40,445	\$0	\$0	0%
Stormwater Fees	\$371,723	\$0	\$0	0%
Interest on Investments - Stormwater	\$3,000	\$0	\$0	0%
Planning/Zoning Fees	\$35,000	\$0	\$0	0%
RE Appropriated - Stormwater	\$300,000	\$0	\$0	0%
Other Financial Sources = Leases	\$0	\$0	\$0	0%
Electricity Fees	\$7,231,900	\$39,228	\$39,228	1%
Penalties - Electric	\$112,400	\$375	\$375	0%
Reconnect Fees	\$0	\$-190	\$-190	0%
Meter Tampering Fees	\$1,000	\$924	\$924	92%
Pole Attachments	\$12,000	\$0	\$0	0%
Interest on Investments - Electric	\$80,000	\$0	\$0	0%
Miscellaneous Income	\$0	\$0	\$0	0%
Underground Service	\$1,000	\$0	\$0	0%
Payment Return Fees	\$3,000	\$0	\$0	0%
Grant Received-Electric	\$0	\$0	\$0	0%
Debt Setoff	\$3,000	\$567	\$567	19%
Sale of Surplus Assets - Electric	\$0	\$0	\$0	0%
Vendor Reimbursement	\$0	\$0	\$0	0%
Insurance Proceeds	\$0	\$0	\$0	0%
RE Appropriated - Electric	\$0	\$0	\$0	0%
	\$20,848,437	\$74,964	\$74,964	0%



Bank Balances		
Bank OZK - General Fund Checking	\$1,000	0.01%
Payroll Account	\$1,032	0.01%
NCCMT - General Fund	\$9,066,412	77.23%
General Fund Sweep Account	\$2,066,438	17.60%
Passive Park Fund Savings Account	\$257,141	2.19%
Passive Park A/P Account	\$1,000	0.01%
NCCMT - Powell Bill Restricted	\$242,157	2.91%
Landis Police Foundation	\$3,983	0.03%
TOTAL	11,739,162	100%

Operating Budget Expenditures	FY27 Budget	This Month	FY27 YTD	%
Board of Aldermen	\$67,500	\$0.00	\$0.00	0%
Administration	\$1,645,952	\$38,288.21	\$44,698.98	3%
Police Department	\$2,148,061	\$24,769.29	\$24,769.29	1%
Fire Department	\$1,577,550	\$22,459.59	\$29,373.72	2%
Streets Department	\$1,451,003	\$13,099.14	\$15,827.71	1%
Sanitation Department	\$360,000	\$22,785.51	\$22,785.51	6%
Finance Department	\$877,876	\$9,112.09	\$9,112.09	1%
Parks and Recreation	\$741,379	\$19,336.92	\$28,869.78	4%
Public Works Department	\$410,995	\$3,431.24	\$8,431.24	2%
Electric Department	\$7,444,300	\$377,509.09	\$451,345.35	6%
Water Department	\$1,448,577	\$7,554.87	\$57,975.88	4%
Sewer Department	\$1,434,999	\$85,965.89	\$150,136.90	10%
Storm Water Department	\$709,723	\$4,547.06	\$4,547.06	1%
Debt Service - Municipal Loan/Copiers	\$224,522	\$126,279.71	\$126,279.71	56%
Debt Svc-USDA Bonds/Sewer Eq/Srf Loan	\$306,000	\$0.00	\$0.00	0%
Total Expenditures	\$20,848,437	\$755,139	\$974,153	5%

Landis Police Foundation	Balance	Allocated	Received This Month	FY27 TOTAL
Revenues - Sponsorships & Interest	\$3,983	\$0	\$0	\$0
Expenditures		Allocated	Expensed	Completed
		\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0

Passive Park Fund	Balance	Allocated	Received This Month	FY27 TOTAL
Revenues - Sponsorships & Interest	\$257,140	\$55,825	\$75	\$75
Expenditures		Allocated	Expensed This Month	Completed
To move two small historic buildings		\$37,850	\$0	\$0
Totals	\$37,850	\$0	\$0	\$0

Restitution Funds	Balance	Allocated	Received This Month	FY27 TOTAL
Revenues	\$	\$0	\$0	\$143,262
Expenditures		Allocated	Expensed This Month	Completed
		\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0

Powell Bill - 70 FUND	Total Budget	Allocated	Received This Month	FY27 TOTAL
Revenues	\$321,749	\$321,749	\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
Professional Services		\$0	\$13,955	\$13,955
Totals	\$0	\$13,955	\$13,955	\$13,955

S. Main Sewer Project - 71 FUND	Total Budget	Allocated	Received This Month	FY27 TOTAL
Revenues	\$480,894	\$480,894	\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
		\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0

Elevated Water Tank Project - 72 FUND	Total Budget	Allocated	Received This Month	FY27 TOTAL
Revenues	\$512,596	\$373,586	\$139,010	\$139,010
Expenditures		Allocated	Expensed This Month	Completed
Contract for Engineering and Construction Observation		\$78,644	\$0	\$0
Water Tank Construction - Pay App		\$433,952	\$0	\$0
Totals	\$512,596	\$0	\$0	\$0

Mt Moriah/N Main/Ryder Waterline Project - 73 FUND	Total Budget	Allocated	Received This Month	FY27 TOTAL
Revenues	\$1,590,615	\$1,046,707	\$543,908	\$543,908
Expenditures		Allocated	Expensed This Month	Completed
Contract for Engineering and Construction Observation		\$8,662	\$0	\$0
W Ryder Ave Waterline Replacement Contract		\$906,434	\$0	\$0
Totals	\$915,096	\$0	\$0	\$0

Electric Substation Project - 74 FUND	Total Budget	Allocated	Received This Month	FY26 TOTAL
Revenues	\$3,179,005	\$3,179,005	\$0	\$0
Expenditures		Allocated	Expensed This Month	Completed
Contract for Engineering and Construction Observation		\$0	\$15,703	\$150,404
Substation Construction - Pay App #3		\$494,664	\$0	\$0
Totals	\$494,664	\$15,703	\$150,404	\$150,404

Flat Rock/Patterson Water- 75 FUND	Total Budget	Allocated	Received This Month	FY27 TOTAL
Revenues	\$2,462,500	\$2,289,237	\$173,263	\$173,263
Expenditures		Allocated	Expensed This Month	Completed
Contract for Engineering and Construction Observation		\$395,095	\$0	\$0
Substation Construction		\$2,067,405	\$0	\$0
Totals	\$2,462,500	\$0	\$0	\$0



Item Cover Page

MEETING TYPE: Board of Aldermen
DATE: August 6, 2026
SUBMITTED BY: Carly Blackmon, Finance Director
ITEM TYPE: Director Report
AGENDA SECTION: Department Reports
SUBJECT: **Monthly Report**

DETAILS:

FINANCE CUSTOMER SERVICE MONTHLY REPORT

Finance Customer Service	
Cash Payments	354
Credit Card Payments	1408
Check Payments	921
Bank Draft Payments	504
Customer Usage Portal	1102
Disconnect Calls	421
Disconnections	135
Account Service Changes	124

Town of Landis, NC
Budget Amendment #4
Thursday, August 6, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-5000-5990	Capital Outlay	73,398		8,000	65,398
10-5300-5990	Capital Outlay	90,000	8,000		98,000
			8,000	8,000	163,398

To Reallocate Funds from Admin Capital Outlay to Streets Capital Outlay

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

Prepared by:_____Date:_____

Reviewed by:_____Date:_____

Town of Landis, NC
Budget Amendment #1
Monday, July 13, 2026

Account Number	Description	Current Amount	Increase	Decrease	Adjusted Budget
10-0000-4999	Fund Balance Appropriated	617,216	407,113		1,024,329
10-5300-5250	Professional Services	5,000	407,113		412,113
			814,226	-	1,436,442

To Allocate Funds to Replace the Previously Approved Asphalt Overlay Project (Project #27-170)

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

Prepared by:_____Date:_____

Reviewed by:_____Date:_____



Town Manager Report Month of July 2026

As we begin Fiscal Year 2027, staff remain focused on advancing key capital projects, maintaining essential services, and implementing operational improvements to enhance service delivery throughout the Town. Highlights of this reporting period include:

- **State Appropriations:** The Town will receive **\$600,000** in State funding for sinkhole repairs. This item is on the agenda for the August 6, 2026, Board of Aldermen Regular Meeting for review. The Town extends its sincere appreciation to Senator Ford and Representative Campbell for their efforts in securing this funding.
- **Lifeguard Appreciation Day:** July 31, 2026, was Lifeguard Appreciation Day, and we would like to express our gratitude to our lifeguards for their dedication to keeping our patrons safe throughout another successful pool season.
- **Police Department:** Interim Police Chief Hill was officially appointed as Interim Police Chief on July 13, 2026. Chief Hill has served with the Landis Police Department since 2019 and brings extensive law enforcement and leadership experience to the role. Recruitment for the permanent Police Chief position will begin this week and remain open through August 7, 2026. Staff anticipate completing the selection process and presenting a recommendation for a permanent appointment by September 30, 2026.
- **Municipal Pool:** Beginning the week of August 10, 2026, the Municipal Pool will operate Thursday through Sunday from 12:00 p.m. to 6:00 p.m. Due to ongoing lifeguard staffing limitations, the facility will operate with a combination of lifeguarded and non-lifeguarded swim periods. Daily schedules will be posted at the facility.
- **Annual Backflow Testing:** The Town has initiated its annual backflow prevention compliance program. Notification letters are being distributed to applicable residential and commercial customers. All required testing will be coordinated and reported through the Town's BSI Services compliance system.
- **Street Paving:** Carolina Site Works has advised that the east side paving project is expected to begin on August 10, 2026.
- **Public Works:** Public Works crews have rented a forestry machine and have begun clearing water and sewer outfalls to improve system maintenance and drainage.

Staff appreciate the continued support of the Mayor and Board as we begin the new fiscal year. Please contact me if you have any questions regarding these or any other Town initiatives.

Thank you,

Michael D. Ambrose

2026

AUGUST



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	28 JULY	29 JULY	30	31	1
2	3	4	5 Senior Luncheon 12:00 Noon @ Trinity Lutheran Church	6 Board of Aldermen Regular Scheduled Meeting: 5:30PM	7 Downtown Cruise In: 5 - 9 PM	8
9	10	11 DCFL Park Committee Meeting: 5:30 PM	12	13	14	15
16	17	18 Planning Board Meeting: 6:00 PM	19	20	21	22
23	24	25	26	27	28	29 Town of Landis 125 th Anniversary Celebration 4 PM - 10 PM
30	31	1 SEPTEMBER	2 SEPTEMBER	3 SEPTEMBER	4 SEPTEMBER	5 SEPTEMBER

NOTE

Celebrating
125
YEARS

TOWN OF
LANDIS
Be a Landis Original

March 28th: Easter Egg-Stravaganza

August 29th: 125th Anniversary Celebration

September 25th: National Night Out

September 25th: Touch-A-Truck

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

November 24th: Christmas Parade & Tree Lighting

December 12th: Campfire Christmas Santa at the L

FOR MORE INFORMATION VISIT: TOWNOFLANDISNC.GOV

2026

SEPTEMBER



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
23	24	25	26	27	28	29
30	31	1	2	3	4 Downtown Cruise In: 5 - 9 PM	5
6	7 Town Offices Closed in Observance of Labor Day ----- Last Day of Pool Season	8 DCFL Park Committee Meeting: 5:30 PM	9	10 Board of Aldermen Work Session Meeting: 5:30 PM	11	12
13	14 Board of Aldermen Regular Scheduled Meeting: 6:00 PM	15 Planning Board Meeting: 6:00 PM	16	17	18	19
20	21	22	23	24	25 National Night Out and Touch-A-Truck 5 PM - 7 PM	26
27	28	29	30	1	2	3

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