



WORK SESSION

Thursday, February 05, 2026 at 5:30 PM

Landis Board Room

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. CONSIDERATIONS:

- [2.1](#) Consider Discussion of the Parks and Recreation Budget Retreat
- [2.2](#) Consider Discussion of the Agenda Packet for the February 9, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff
- [2.3](#) Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(4)(6) to Consult with the Town Attorney, to Discuss Matters Related to Economic Development, and to Discuss Personnel Matters

3. CLOSING:

- 3.1 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: February 5th, 2026

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

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: Consider Discussion of the Parks and Recreation Budget Retreat

DETAILS:



Parks & Recreation Budget Workshop

Landis Pool 2026

Members Only-Current Fees

- Landis Resident Individual: \$160.00
- Landis Resident Family (up to 4): \$260.00
- Additional Family Add-on (up to 2): \$40.00

- Non-Resident Individual: \$315.00
- Non-Resident Family (up to 4): \$465.00
- Additional Family Add-on (up to 2): \$40.00

- Member's Guest Daily Admission: \$14.00 Adult \$8.00 Child
- Private Party Rental After Hours: \$550.00
- Summer Programs Group Admission: \$8.00/per person

Monday-Saturday: 10:00am-6:00pm Sunday: 12:00pm-6:00pm

Consider cashless sales/card only on site for concessions and guest admissions.

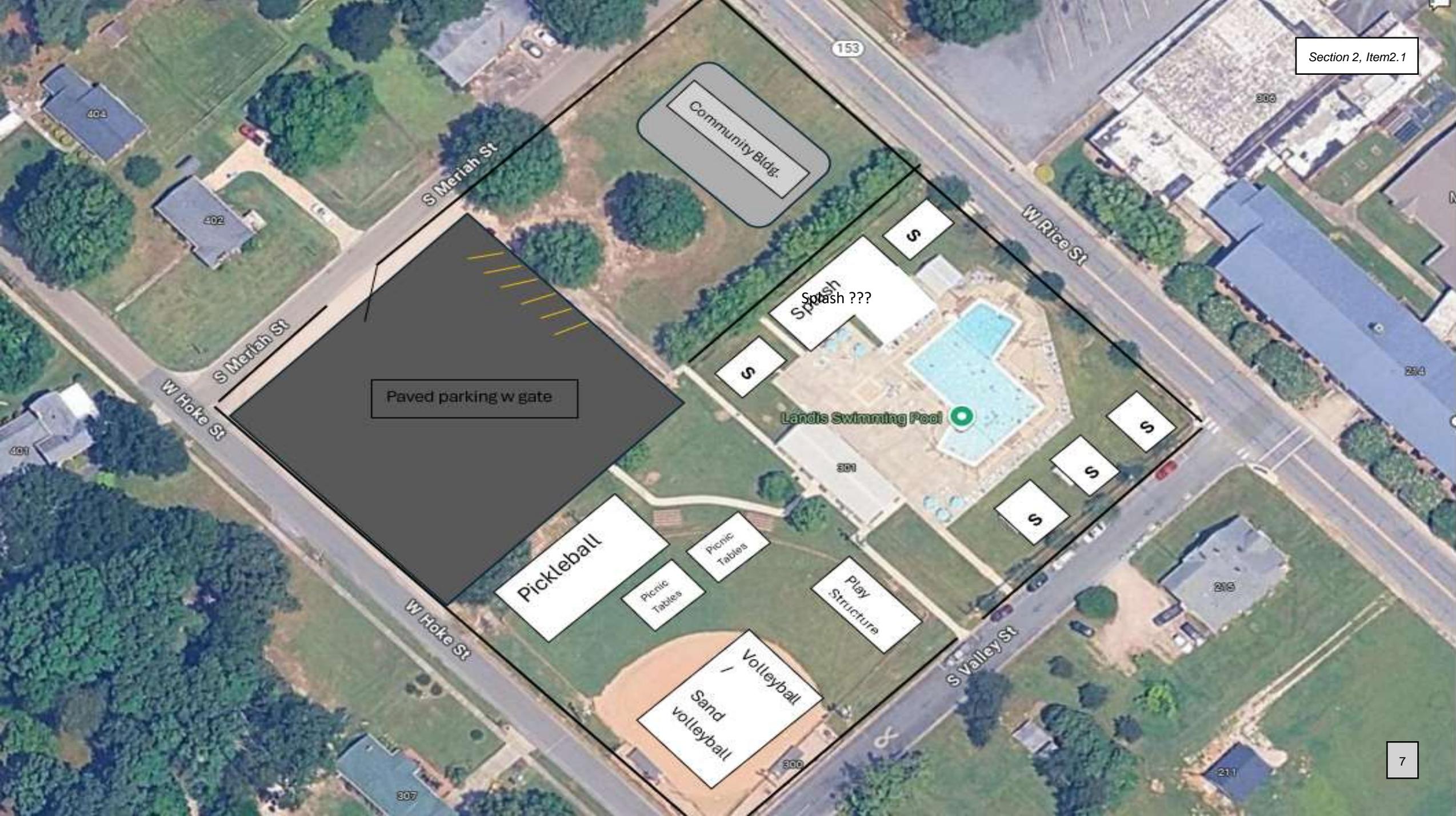
Landis Pool 2026

Other Potential Revenue

- Small Group or Private Swim Lessons
- Aquatic Exercises

Landis Pool & Recreation Area

- Paved Parking Lot: \$120,000
- Fence and Gate: \$65,000
- Building Awnings Front and Back: \$25,000
- Replace (2) and add (3) Additional Picnic Shelters: \$90,000
- Pickleball (1) Standard 30x60: \$50,000
- Volleyball: \$20,000
- Play Structure: \$40,000
- Community Building: \$300,000
- Replace & Upgrade Lights Around Field: \$24,000



Paved parking w gate

Community Bldg.

Splash ???

Lands Swimming Pool

Pickleball

Picnic Tables

Picnic Tables

Play Structure

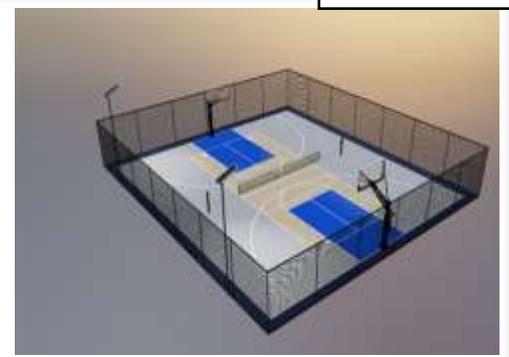
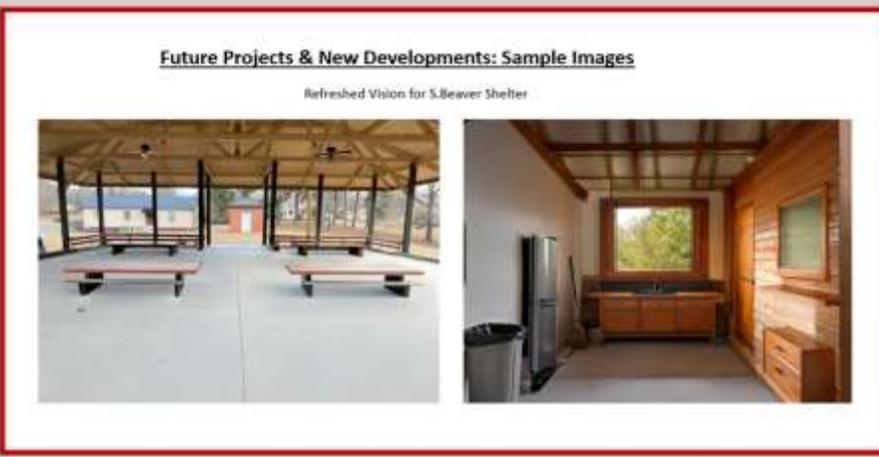
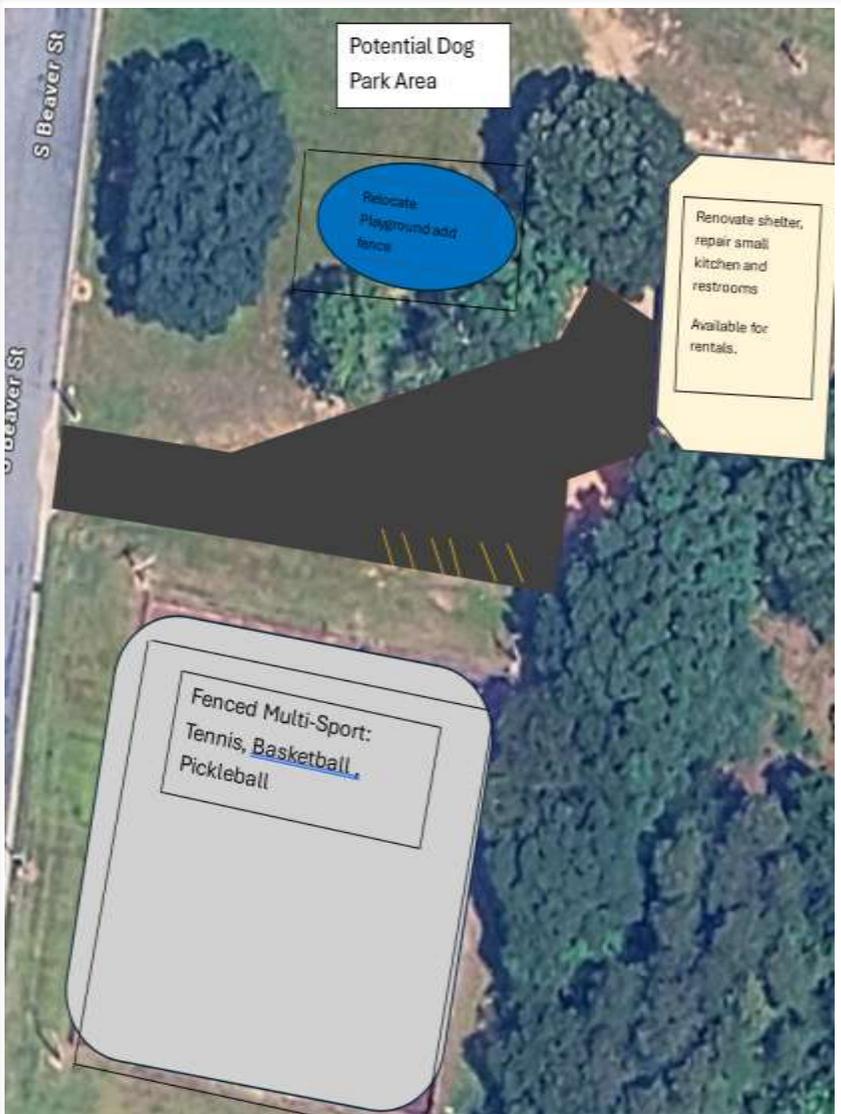
Sand volleyball

Volleyball



South Beaver Street Recreation Area

- Relocate the Playground: \$ TBD- Labor Costs
- Playground Fencing: \$8,500
- Multi Sport Court: \$ 150,000
- Renovate the Pavilion, including restrooms and kitchenette, and bringing it ADA compliant: \$120,000
- Dog Park: \$25,000
- Paved Parking Lot: \$ 22,500
- Landscaping: \$20,000



Summary of Citizen Engagement South Beaver Street

- **Community Building or other Shelters available for Rent.** *The park office gets on average 2/3 calls each month from people interested in renting the shelter on Beaver St. or the Fire Hut.*
- **A Sport court that would offer other activities other than tennis.** *Pickleball and Basketball have been requested. A dog park has been requested for this area or other available areas in Landis.*
- **More lighting.** *Adequate lighting to the area for safety and a deterrent for vandalism.*

Citizens living in that area stated they do not use the wilderness park for recreational activities and would like to see areas they can take advantage of on their side of town. There are currently no other recreational areas for them to access easily and utilize. Neighbors in the area state the playground does get daily usage. People have been walking their dogs and will sometimes let them loose in the fenced area where the tennis court and playground are so their dogs can get off leash exercise, expressing the need for a dog park. Statements have been made that the area has been neglected and has become an eyesore. They feel the Town does not prioritize or care about that side.

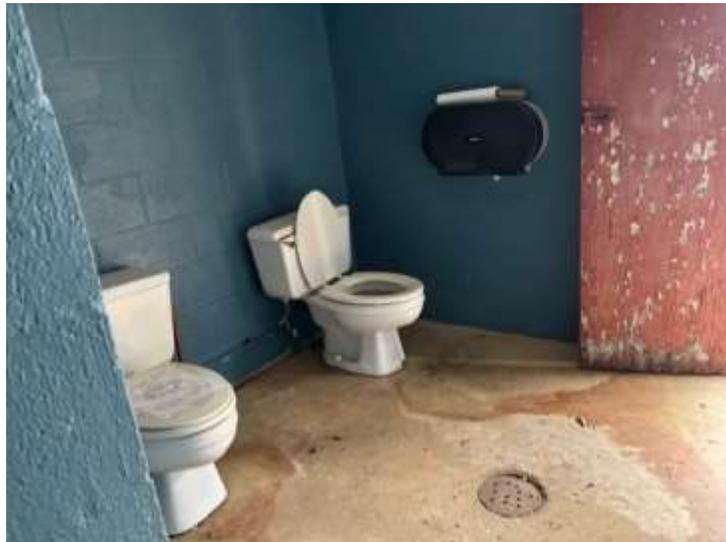
Linn Field

- Replace and Upgrade Lighting: \$45,000
- Replace Rotten Roof, Paint Building Exterior, Restore Restrooms, Replace Doors: \$ 40,000

Plenty of additional space to potentially add batting cages or another practice field.



Linn Field Concession Building & Restrooms



Lake Corriher Wilderness Park

- Replace Gate at Campsite Entrance: \$15,000
- Shower house: \$ 95,000
- Office Building Exterior Stain: \$ Pending Quotes
- Covered Patio: \$ Pending Quotes
- Covered Car Port/Storage: \$ Pending Quotes
- Kimball Landscaping/Office: \$ 15,000
- Replace old or damaged Kayaks, Seats, & Lifejackets: \$6,000



Department Needs

- **ATV: \$18,000** The Kawaski Mule is over 10 years old. Most replacement parts are being discontinued and harder to obtain resulting in difficult and timely repairs. Neither the Mule or our Gator has adequate windshields or sides to protect staff from the elements while needing to drive them in inclement weather.
- **Mower: \$15,000** The Park Department inherited the 2003 Exmark 60" Mower from the Public Works Department. The Department has never purchased its own Commercial Grade mower. Newer reliable equipment will be necessary as we gain additional recreational and green spaces.

As we envision the growth of the Parks and Recreation Department, we see a future filled with opportunity and transformation. By enhancing community engagement, upgrading and expanding accessible facilities, and continuing to add adequate staffing, the department can continue to be a cornerstone of wellness, connection, and joy for all residents. With a commitment to sustainability, improvements, and creativity, the potential for growth is limitless. Together, we can update and create spaces that energize our community for generations to come.







Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: February 5th, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of the Agenda Packet for the February 9, 2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

DETAILS:



BOARD OF ALDERMEN

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

AGENDA

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

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

2. CONSENT AGENDA:

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

REQUESTED ACTION: Motion to Approve Consent Agenda as presented

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

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 3.1 Citizens' Comments

4. ORDINANCES/RESOLUTIONS:

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

- 4.2 Consider Approval of Resolution #2026-02-09-03 to Accept and Terminate the Declaration of State of a Emergency
- 4.3 Consider the Approval of Ordinance #2026-02-09-02 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

5. Old Business:

- 5.1 Consider Approval of Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee
- 5.2 Consider Approval of Awarding DCFL Survey to UTLEY Land Surveying, PLLC in the Amount of \$4,100.00 as Recommended by the DCFL Committee
- 5.3 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

6. CONSIDERATIONS:

- 6.1 Consider Approval of Change Order #25-02-06 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)
- 6.2 Consider Approval of Amended Resolution #2022-12-12-1 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)
- 6.3 Consider Approval of Amended Capital Project Ordinance #2024-09-09 to Complete the S. Upright Street Basin Sanitary Sewer Rehabilitation (Project 25-02)
- 6.4 Consider Approval of Budget Amendment #15 to Allocate Funds for the S. Upright Street Basin Sanitary Sewer Rehabilitation Project Closeout (Project #25-02)
- 6.5 Consider Approval of the Purchase and Installation of Two MATADOR 92 Wastewater Matting Eliminators in the Amount of \$17,995.50, from CITCO Water
- 6.6 Consider Approval of the Purchase of 100 Upgraded Water Meters in the Amount of \$20,383.50 from Ferguson Waterworks
- 6.7 Consider Approval of the Installation of a New Sewer Line and Corresponding Asphalt/Concrete Repair at Town Hall in the Amount of \$9,466.00 by William Mack Harrington
- 6.8 Consider Approval of the 125 Mural Shirt Design
- 6.9 Consider Approval to Adopt Armstrong Street, Richwater Street, Ridgeview Street, and Corresponding Public Water, Sewer, and Stormwater Utility Lines and Easements at Landis Ridge

7. REPORTS:

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

8. UPCOMING EVENTS:

- 8.1 Upcoming Events (Included in the Board packet)

9. CLOSING:

- 9.1 Board Comments
- 9.2 Motion to Adjourn

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MEETING TYPE: Board of Alderman Work Session

DATE: February 5th, 2026

SUBMITTED BY: Michael D. Ambrose, Town Manager

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