



WORK SESSION

Thursday, November 06, 2025 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 2026 Board Meeting Calendar
- [2.2](#) Consider Discussion of Budget Retreat Information Format for Fiscal Year 2027 Budget Season
- [2.3](#) Consider Discussion of Priority Projects for Parks and Recreation, Including Landis Pool Area and S. Beaver Street Park
- [2.4](#) Consider Discussion of Design Options for the 2025 Board Christmas Card
- [2.5](#) Consider Discussion of the Agenda Packet for the November 10, 2025, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff
- [2.6](#) ADDED - Consider Approval to Award the New Town Hall Roof Project Bid to Carolina Construction Entities in the Amount of \$29,913 (Project #26-142)
- [2.7](#) ADDED - Consider Approval of Budget Amendment #11 to Allocate Funds for the New Town Hall Roof Project (Project #26-142)

3. CLOSING:

3.1 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: November 6, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of 2026 Board Meeting Calendar**

DETAILS:



2026 TOWN OF LANDIS SCHEDULE

Section 2, Item 2.1

JANUARY

S	M	T	W	TH	F	S
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FEBRUARY

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MARCH

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APRIL

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JUNE

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JULY

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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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20	21	22	23	24	25	26
27	28	29	30			

Key: Board of Alderman @ 6:00 PM (tan) Work Session @ 5:30PM (red) Event (green)
 Planning Board @ 6:00 PM (grey) DCFL Park Committee @ 6PM (purple) Holiday Observed (blue)



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: November 6, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Budget Retreat Information Format for Fiscal Year 2027 Budget Season**

DETAILS:



Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: November 6, 2025

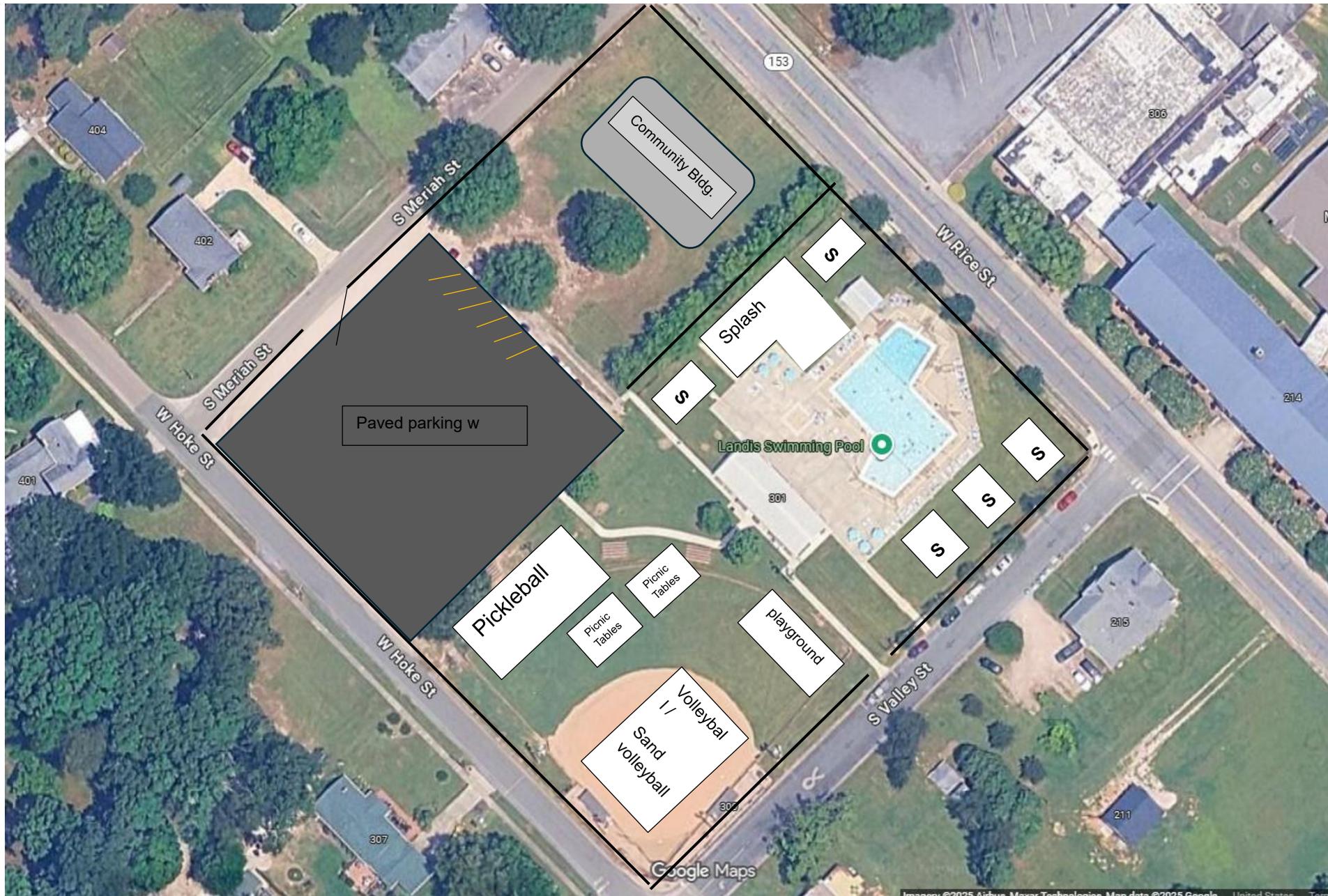
SUBMITTED BY: Jessica St. Martin, Parks & Recreation Director

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Priority Projects for Parks and Recreation, Including Landis Pool Area and S. Beaver Street Park**

DETAILS:





5505 Equipment Drive
Charlotte, NC 28262
Phone: 704-376-7535
Fax:

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

Proposal Submitted To: TOWN OF LANDIS Attn: JESSICA ST. MARTIN	Date 12/9/2024	Bid # ALAL22638
Street: PO BOX 8165	Job Name PARKING LOT AND POOL AREA	
City, State, and Zip Code LANDIS, NC 28088-8165	Job Location 301 WEST RICE RD, LANDIS, NC	
	Fax Number --	Job Phone 704-857-2411 ext-601

We hereby propose the following work:

To install 95' of 6' tall black commercial grade chain link fence with 8ga wire and 1-4' walk gate. sidewalk. 466' of 4' tall black commercial 3-rail flat top aluminum fence with 2 1/2" posts set in concrete footings, with 6-7 holes cored into sidewalk.. 1-24' slide gate in black aluminum with high use rollers. 1- Door King model 9150 1 hp side gate operator 1 photo safty eye 2 safty loop detectors 2 safty edges, free exit 1 goose neck stand and AK_11 key pad for entry 1-Knox fire box. TOTAL PRICE.....\$59,860.00

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.

Proposed By: Larry Sumner

Customer Acceptance: _____

Date: _____

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.

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

Customer Order -01/08/2025

Ship To		
Name Jessica St. Martin	Order # ODR-000126	
Billing Address 301 W Brice St		
City Landis	State NC	Zip Code 28088
Install Address 301 W Brice St		
City Landis	State NC	Zip Code 28088
Email jsmartin@townoflandisnc.gov	Phone #	Mobile # (704) 857-4114

Building Info	Size	Color	Anchoring & Site Preparation
Style: Commercial Buildings - 50 x 72 x 12	$\frac{50}{\text{Width}} \times \frac{72}{\text{Frame Length}} \times \frac{12}{\text{Height}}$	Roof Gray	Installation Surface: Concrete
Roof Overhang:		Trim: Gray	Power Available <input type="checkbox"/>
Roof Style: Vertical Roof		Gable End Siding White	Site Ready <input type="checkbox"/>
Gauge: 14		Side Wall Siding White	Jobsite Level <input type="checkbox"/>
Leg Style: Ladder Legs Baseraill			Warranty/Cert: Certification Package 115 MPH + 30 PSF

Description	Quantity	Amount
50X72' Vertical Roof Roof	1	\$40,401.80
12' Height (Ladder Legs Baseraill) (4ft on center)	1	\$3,751.00
Gauge : 14	1	\$0.00
Certification Package 115 MPH + 30 PSF	1	\$605.00
3/12' Roof Pitch	1	\$0.00
Front Wall Closed Vertical	1	\$5,075.95
Back Wall Closed Vertical	1	\$5,075.95
Left Closed Vertical	1	\$2,873.76
Right Closed Vertical	1	\$2,873.76
7x7 ft Garage Door Frameout (Roll-Up) on Front Wall	1	\$181.50
36x36 inch Window (Insulated Window) on Front Wall	4	\$1,815.00
36x80 inch Walk-in Door (9-Lite Window) on Right Wall	1	\$756.25
36x80 inch Walk-in Door (9-Lite Window) on Back Wall	1	\$605.00
36x36 inch Window (Insulated Window) on Back Wall	3	\$1,361.25
36x36 inch Window (Insulated Window) on Left Wall	4	\$2,420.00
36x36 inch Window (Insulated Window) on Right Wall	4	\$2,420.00
End Jtrim	1	\$0.00
Colored Screws Whole Building	1	\$0.00
Manufacturer Discount	1	\$14,043.24
Permit Required : Yes		
Equipment Rental : \$4,000.00		
Subtotal:		\$56,172.98
Sales Tax: 7%		\$3,932.11
Deposit Required to Order:		50%
Deposit Amount:		\$28,086.49
Dealer Deposit Collected		\$28,086.49
Remaining Balance Due at Installation (Amount to be paid to installer):		\$38,018.60
Total Order Amount:		\$64,105.09

Titan Steele Structures: 79,500.00 Qu
Yates Rough Concrete Estimate: 25,000

Section 2, Item 2.3



1/17/24, 11:09 AM

bt309.infusionsoft.com/Invoice/Template/preview_content.jsp?invoiceId=35028&forward=true&print=true



Proposal

Date	Invoice #	Due Date
January 17, 2024	35028	01/17/2024

American Landscape Structures
 1002 Lititz Pike
 St. 208
 Lititz, Pennsylvania 17543
 United States

Jessica St Martin
 jstmartin@townoflandsinc.gov
 (704) 438-0610

TO: Jessica St Martin SHIP TO: Jessica St Martin

Qty	Description	Unit Price	Total
1	12x12 Vinyl A-Frame Pavilion - \$10,040.00	\$10,040.00	\$10,040.00
1	Exposed Wood #1 Grade Pressure Treated Southern Yellow Pine - \$0.00	\$0.00	\$0.00
1	Pressure Treated and Stained Tongue & Groove Roof Decking - Mahogany - \$0.00	\$0.00	\$0.00
4	6" Vinyl Posts Standard - \$0.00 (Qty 4)	\$0.00	\$0.00
1	Limited lifetime Warranty Architectural Asphalt Shingles - Color TBD - \$0.00	\$0.00	\$0.00
1	Installation by Factory Crew w/Overnights - \$3,863.00	\$3,863.00	\$3,863.00
1	Kit Delivery - \$1,967.00	\$1,967.00	\$1,967.00
1	Kit Includes - All materials needed to install, fasteners, bolts, screws, etc. - \$0.00	\$0.00	\$0.00
1	Sealed Drawings available upon request \$1,250 - \$0.00	\$0.00	\$0.00
Total Purchases			\$15,870.00

Product and crew from Lititz, PA 17543



Current lead time 8-10 weeks from order to delivery & assembly
 Will need 2 new concrete pads/ can use 2 existing



Town of Landis

Custom Court Proposal

Jessica,

Thank you for reaching out to Carolina Sport Court and sharing details about the court you're looking to build. Below you'll find a preliminary, turnkey proposal to build your 60'x120' court with the following sports: Basketball, Multi-Sport, Pickleball, Tennis.

In addition to the proposal to build your court, I've provided info on common upgrades, like lighting, ball containment, rebounders, and/or other upgrade items. Pricing for each of these is provided individually and for "a la carte" selection as desired.

I look forward to discussing this proposal with you soon.

Jay Sherrer, Operations Manager
Carolina Sport Court
919.702.3644
jay@carolinasportcourt.com

Town of Landis

Custom Court Proposal

COURT TOTAL: \$185,041.89

AMOUNT	QUANTITY	NAME	DESCRIPTION
\$9,072.00	7200	Grading	Level the location for the court
\$13,896.00	7200	4" Gravel	4" gravel subbase
\$5,904.00	7200	Moisture Barrier	10ml moisture barrier
\$7,920.00	7200	Steel Wire Mesh	Wire mesh provides strength to concrete slabs and helps prevent cracking
\$50,400.00	7200	Concrete	4" concrete slab with fiber
\$3,096.00	7200	Acid Wash	Etches and cleans concrete base
\$5,976.00	7200	Adhesion Promoter	Promotes adhesion of surface coatings to concrete base
\$9,000.00	7200	Resurfacer — 2 Coats	Reduces porosity, allowing even and full-depth color playing surface
\$12,744.00	7200	Acrylic Paint — 2 Coats	2 coats of acrylic paint in 1 color
\$936.00	7200	Acrylic Paint — Add Color(s)	2 coats of acrylic paint; additional color(s)
\$3,150.00	3	Game Lines	Paint game lines for chosen sport(s)



Future Projects & New Developments: Sample Images

Refreshed Vision for S.Beaver Shelter



Future Projects & New Developments: Sample Images

Refreshed Vision for S.Beaver Shelter



Summary of Citizen Engagement

- **Community Shelter or building available to 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 any other available areas in Landis.*
- **More lighting**

Some citizens living in that area stated they do not use the wilderness park for recreational activities and would like to see something to do 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 usage. People have been walking their dogs and will sometimes let them loose in the fenced area where the tennis court and playground is so their dogs can get off leash exercise.

Statements have been made that the area has been neglected and has become an eyesore and that the Town does not prioritize or care about that side.



Construction Entities, LLC

Date: 10-27-2025

Email: todd@carolinaconstructionent.com

Todd Drolshagen

704-237-7610

Subject: Parks and Rec
Pavillion on Beaver St.

Client: City of Landis

Dear Ms. St. Martin,

Carolina Construction Entities LLC is pleased to submit our proposal for the above project.

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the following detailed scope of work at the stated location

DOCUMENTS

Drawings:

Dated:

Walked with Jessica St. Martin

SCOPE OF WORK

Carolina Construction Entities LLC scope of work is limited to the following:

- Demolition interior of concession stand (wall/ ceiling covering)
- Demolition of window covers and windows
- Demolition of Doors
- Demolition of counter tops
- R and R restroom doors Wood – Metal is unavailable for this size
- Install new counter tops in concession stand area
- Install new drywall in concession stand area
- Install new hardware in concession stand area
- Paint inside of concession stand area
- Paint flooring in concession stand area
- Power wash entire structure and concrete
- Paint all areas in Pavillion
- Clean fireplace
- Repair wall in roof area
- Install covers for window areas

Construction Entities, LLC

- Install new concrete slab near rest room to make it ADA – 3’ x 20’
- Removal of drinking fountain piping

LUMP SUM PRICING

- Scope of work.....\$ 103,892.00

CONDITIONS / ASSUMPTIONS

This proposal and its listed clarifications, conditions and exclusions will be included as part of any mutually agreed upon contract generated from the offer.

- All work will be performed in one (1) mobilization, additional mobilization will be billed at \$2,500 each.
- All utility disconnects by others.
- Testing is to be a visual test
- This proposal contains no provisions for the handling or disposal of hazardous materials other than what has been listed.
- Removal, protection, storage and/or reinstallation of any item(s) to be salvaged for reuse or relocation are specifically excluded from this proposal.
- Carolina Construction Entities LLC will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled.
- There is no retainage being held on this project.
- MEP’s will be performed by Landis per Jessica

EXCLUSIONS

Standard:

- Bonds, Permits, taxes, engineering, Shoring, Prep for finish installation, Flooring other than what is listed, Wall coverings other than what is listed, Ceilings other than what is listed, as-builts, shop drawings, staking, site security / fencing, weather protection, protective covers, liquidated damages, hazardous materials – lead, pcb’s and etc., unforeseen conditions, removal of contaminated or debris laden soil, lagging, underpinning, bracing, dewatering, pedestrian barricades, sidewalk closures, off-site work, prevailing wage rates, standby time due to owner/contractor delays, termination of utility accounts, salvage of items to be relocated or reused, specialty insurance items not listed in this proposal.

Construction Entities, LLC

SCHEDULE

This project schedule will be based on 40-hour workdays from 8am to 5pm Mon.-Fri. retaining Saturday as optional workdays if needed

TERMS

Deposit of a minimum of 30% due before arrival to job site, Progress payments if needed will be due within 7 days & final payment is due within 7 days upon completion (per North Carolina laws), whether or not customer has received payment from another party. Carolina Construction Entities LLC reserves the right to pursue interest of 5% monthly at a minimum for all overdue payments.

Upon commencement of work, this proposal shall become a binding contract between both parties.

Sincerely,



Todd Drolshagen

Please sign below as authorization to proceed and return by email:

Agreed and accepted by: Print/Sign

Date

[THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS]





Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: November 6, 2025

SUBMITTED BY: Madison Stegall, HR Director/Town Clerk

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of Design Options for the 2025 Board Christmas Card**

DETAILS:

WISHING YOU

Section 2, Item 2.4



*Merry
Christmas*

& HAPPY NEW YEAR

ON BEHALF OF
THE TOWN OF LANDIS,
WE WISH YOU A
MERRY CHRISTMAS AND A
PROSPEROUS NEW YEAR.



Merry Christmas

*Warmest thoughts and best wishes for a wonderful
Christmas and a Happy New Year.*

Section 2, Item 2.4

**THE TOWN OF LANDIS MAYOR
AND BOARD OF ALDERMAN**





Merry Christmas

MAY YOUR HEART BE FILLED WITH LOVE
AND YOUR HOME BE FILLED WITH LAUGHTER

*Warmest thoughts and best wishes for a wonderful
Christmas and a Happy New Year.*





Item Cover Page

MEETING TYPE: Board of Alderman Work Session

DATE: November 6, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Discussion

AGENDA SECTION: Considerations

SUBJECT: **Consider Discussion of the Agenda Packet for the November 10, 2025, 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 ALDERMAN

Monday, November 10, 2025 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 2025 Veterans Day Proclamation
- 1.5 Adoption of Agenda

2. CONSENT AGENDA:

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

REQUESTED ACTION: Motion to Approve Consent Agenda as presented

- 2.1 Consider Approval of Work Session Meeting Minutes from October 9, 2025, and Regular Scheduled Meeting Minutes from October 20, 2025
- 2.2 Consider Approval of Allowing the DCFL Foundation 501(c)(3) to Purchase All Old Street Name Signs, in Town, in the Amount of \$1.00 and Corresponding Resolution #2025-11-10-1
- 2.3 Consider Approval of 2025 Longevity Pay for Full-Time Employees

3. OLD BUSINESS:

- 3.1 Consider Discussion of Setting a Date and Time for Elected Officials Ethics Training

4. PUBLIC HEARINGS:

- 4.1 Consider Public Legislative Hearing for Stormwater ERU Study and Corresponding Stormwater Fees

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. CONSIDERATIONS:

- 6.1 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3)(6) to Consult with Town Attorney and to Discuss Personnel Matters
- 6.2 Consider Approval of 2026 Board Meeting Calendar
- 6.3 Consider Approval to Install an Automatic Entrance Gate with a Coded Keypad at the Lake Corriher Park Office and One Ornamental Decorative Gate at the Bridge Entrance of the Kimball Road Parking Lot
- 6.4 Consider Reallocation of ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)
- 6.5 Consider Approval of Budget Amendment #9 to Reallocate ARPA Funds to the Parks & Recreation Department to Perform a Partial Boundary Survey (Project #26-129)
- 6.6 Consider Approval of Restroom Types for the Facility in the DCFL Park as Recommended by the DCFL Committee
- 6.7 Consider Approval of a Brick in Recognition of the DCFL Groundbreaking Photographer as Recommended by the DCFL Committee
- 6.8 Consider Approval to Award the Electric Substation Civil Site and Below Grade Construction to Draw Enterprises of Charlotte, NC in the Amount of \$713,465 (Project #25-68)
- 6.9 Consider Approval to Award the New Town Hall Roof Project Bid to Carolina Construction Entities in the Amount of \$29,913 (Project #26-142)
- 6.10 Consider Approval of Budget Amendment #11 to Allocate Funds for the New Town Hall Roof Project (Project #26-142)
- 6.11 Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-1 - Parcel #106115 - 0 W. Hoke Street - SFR-3 to RMST

- 6.12 Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment ZMA-2025-12-08-2 - Parcel #130B09601 - 1335 Mt. Moriah Church Road - SFR-2 to MU-1
- 6.13 Consider Approval of Setting a Public Hearing for December 8, 2025, for Zoning Map Amendment #ZMA-2025-12-08-3 - Parcel #130331 - 0 W. Ryder Avenue - SFR-3 to MU-1
- 6.14 Consider Approval of Setting a Public Hearing for December 8, 2025, for Amending the Town of Landis LDO to Include a Traffic Impact Analysis for Any Development that has 30 or More Front Doors as Recommended by the Planning Board

7. REPORTS:

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

8. UPCOMING EVENTS:

- 8.1 Upcoming Events (Included in the Board Packet)

9. CLOSING:

- 9.1 Board Comments
- 9.2 Motion to Adjourn



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval to Award the New Town Hall Roof Project Bid to Carolina Construction Entities in the Amount of \$29,913 (Project #26-142)**

DETAILS:

The flat portion of the Town Hall roof has been leaking off and on for some time, and staff have been working with Carolina Construction to get these leaks repaired. The current roof has been patched several times, and the building still leaks during inclement weather. Due to this issue, Town Staff have recently requested several informal bids on the project. The only successful bid received thus far was from Carolina Construction Entities in the amount of \$29,913 dollars. This will include a warranty, and will include the parapet walls on the roof as well.

Recommended Action: Motion to Approve the New Town Hall Roof Project Bid (Project #25-121) to Carolina Construction Entities in the Amount of \$29,913.

CAROLINA

Construction Entities, LLC

Date: 10-15-25

Email: todd@carolinaconstructionent.com

Todd Drolshagen

704-237-7610

Subject: Town Hall

Client: City of Landis

Dear Mr. Ambrose,

Carolina Construction Entities LLC is pleased to submit our proposal for the above project.

Our proposal includes all necessary supervision, labor, equipment, and materials to perform the following detailed scope of work at the aforementioned stated location

DOCUMENTS

- Drawings:

Dated:

- Walked with Michael Ambrose

SCOPE OF WORK

Carolina Construction Entities LLC scope of work is limited to the following:

- Install new roofing over existing roofs
- Install new flashing
- Install new covering for the Paripit wall

LUMP SUM PRICING

- Scope of work.....\$ 29,913.00

CONDITIONS / ASSUMPTIONS

This proposal and its listed clarifications, conditions and exclusions will be included as part of any mutually agreed upon contract generated from the offer.

- All work will be performed in one (1) mobilization, additional mobilization will be billed at \$2,500 each.
- All cutting and capping of MEP's by others.
- All utility disconnects by others.
- Testing is to be a visual test

Construction Entities, LLC

- This proposal contains no provisions for the handling or disposal of hazardous materials other than what has been listed.
- Removal, protection, storage and/or reinstallation of any item(s) to be salvaged for reuse or relocation are specifically excluded from this proposal.
- Carolina Construction Entities LLC will be given adequate site access for personnel and equipment including parking to allow uninterrupted performance of the work as scheduled.
- There is no retainage being held on this project.

EXCLUSIONS

Standard:

- Bonds, Permits, taxes, engineering, Shoring, Prep for finish installation, Flooring other than what is listed, Wall coverings other than what is listed, Ceilings other than what is listed, as-builts, shop drawings, staking, layout, site security / fencing, weather protection, protective covers, liquidated damages, hazardous materials – lead, pcb's and etc., unforeseen conditions, removal of contaminated or debris laden soil, lagging, underpinning, bracing, dewatering, pedestrian barricades, sidewalk closures, off-site work, prevailing wage rates, standby time due to owner/contractor delays, termination of utility accounts, salvage of items to be relocated or reused, specialty insurance items not listed in this proposal.

SCHEDULE

This project schedule will be based on 40-hour work days from 8am to 5pm Mon.-Fri. retaining Saturday as optional work days if needed

Construction Entities, LLC

TERMS

Deposit of a minimum of 30% due before arrival to job site, Progress payments if needed will be due within 7 days & final payment is due within 7 days upon completion (per North Carolina laws), whether or not customer has received payment from another party. Carolina Construction Entities LLC reserves the right to pursue interest of 5% monthly at minimum for all overdue payments.

Upon commencement of work, this proposal shall become a binding contract between both parties.

Sincerely,

Todd Drolshagen

Please sign below as authorization to proceed and return by email:

Agreed and accepted by: Print/Sign

Date

[THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS]



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: November 10, 2025

SUBMITTED BY: Michael D. Ambrose, Town Manager

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT: **Consider Approval of Budget Amendment #11 to Allocate Funds for the New Town Hall Roof Project (Project #26-142)**

DETAILS:

The Town Hall Roof is leaking and was not apart of the Town's Original Fiscal Year 26 Budget, however their are still some funding in our old ARPA account. This budget amendment will authorize staff to move funds from the Old ARPA Account to the Administration Department to complete the replacement of the flat portions of the roof.

Recommended Action: Motion to Approve Budget Amendment #11 to Allocate Funds for the New Town Hall Roof Project (Project #26-142).

Town of Landis, NC
Budget Amendment #11
Monday, November 10, 2025

Account Number		Current Amount	Increase	Decrease	Adjusted Budget
10-5000-5990	Capital Outlay	20,000.00	29,913.00	-	49,913.00
10-5000-6100	Capital Projects-ARPA Res	70,284.00		29,913.00	40,371.00
			29,913.00	29,913.00	

To fund the Town Hall Flat Roof.

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

Prepared by: _____ Date: _____

Reviewed by: _____ Date: _____