WORK SESSION

Thursday, June 04, 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 Ryan Nelms

Staff Present: Town Manager Michael Ambrose, Town Clerk Tori Martin, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Public Works Director Sean Taggart, Planning Director Phil Collins

1. INTRODUCTION:

1.1 Call Meeting to Order
Mayor Meredith Smith called the meeting to order at 5:36pm

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: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE 3.2 AND MOVE THAT TO JUNE 22ND AT 5PM.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE AGENDA ITEM 6.8-6.11 AND MOVE TO JUNE 22ND AT 5PM.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

ACTION: A MOTION WAS MADE TO AMEND THE AGENDA FOR MONDAY JUNE 8, 2026 TO REMOVE AGENDA ITEM 6.13 AND MOVE TO JUNE 4, 2026 FOR DISCUSSION.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

2. CONSIDERATIONS:

2.1 **Consider Discussion of the Agenda Packet for the June 08,2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

06/08/2026 Agenda Items Discussed: (The Agenda for 06/08/2026 was discussed sequentially, only the items that were deliberated will be mentioned below)

Town Manager Michael Ambrose provided highlights from the upcoming regular meeting agenda, noting it was particularly lengthy. Key items included:

2.5 **Consider Approval of Oldham Movers for Relocating the Historical Buildings in the DC & Frances Linn Park (Project# 25-21)**

Manager Ambrose stated that this item is being presented to the Board again due to a change in pricing from the quote previously approved in 2024. The original approved quote was $15,000; however, the updated quote reflects a cost of $16,500.

3.1 **Fiscal Year 2027 Budget Presentation, and Legislative Public Hearing**

Manager Ambrose discussed the budget presentation, which also included Chief of Police Matthew Geelen.

Police Chief Matthew Geelen presented the Landis Police Department's 2024–2025 Statistical Report, noting that the department maintained an average response time of 2.68 minutes, which was 90.8% faster than the Rowan County Sheriff's Office and 7.8% faster than the China Grove Police Department. He reported a 5.4% increase in calls for service, from 3,025 in 2024 to 3,189 in 2025, and reviewed increases in several crime categories, including violent crime, domestic violence, property crimes, sex crimes, crimes against children, financial crimes, and traffic accidents. Chief Geelen highlighted the department's 95.1% clearance rate and discussed the extensive investigative work involved in major cases, often requiring coordination with other agencies and specialized resources. He also noted the department's continued assistance to neighboring law enforcement agencies through mutual aid requests. Chief Geelen concluded by stating that call volume and investigative demands continue to rise and thanked Mayor

Smith and the Board of Aldermen for their ongoing support of the department's commitment to providing professional and responsive law enforcement services to the community.

3.2 Consider Approval of a Public Hearing for a Voluntary Annexation Petition for Contiguous Property - 220 Church Street (Rowan County Parcel ID: 133B12201) and Corresponding Ordinances #ANNEX-2026-06-08 and #ZMA-2026-06-08

Planning Director Phil Collins gave a brief overview of the property.

3.3 Consider Approval of Public Hearing for Zoning Map Amendment Ordinance #ZMA-2026-06-08-1 - Parcel ID 133A04703 - 2879 N. Cannon Boulevard - VSR - C-29

Planning Director Phil Collins gave a brief overview of the property.

6.3 Consider Discussion of a Citizen Request to Install a Speed Hump on S. Highland Avenue Between West Fifth Street and Airport Road

Manager Ambrose briefly discussed a citizen request for the installation of a speed hump on S. Highland Avenue. Mayor Smith inquired about traffic control measures at the intersection of S. Highland Avenue and W. Fifth Street. Following discussion, it was confirmed that the intersection is controlled by two (2) stop signs for traffic traveling on S. Highland Avenue approaching W. Fifth Street and is not a four-way stop.

2.2 Consider Approval of the Inclusion of Sam Deadmon's Statement in the Official Minutes of the Board of Aldermen Meeting of April 13, 2026.

Town Manager Ambrose Stated that Mr. Deadmon has provided a written statement by email outlining his account of the events referenced in the minutes and has requested that his statement be adopted as part of the official record of the April 13, 2026, Board of Aldermen meeting. Mayor Smith stated that she had not yet had a chance to read Mr. Deadmons email and asked if someone could read aloud the email. Town Manager Ambrose read Mr. Deadmons submission that includes explanations regarding his resignation from the Planning Board, his departure from the March 17, 2026, Planning Board meeting, and his subsequent withdrawal from consideration for appointment.

ACTION: A MOTION WAS MADE TO APPROVE SAM DEADMON'S WRITTEN STATEMENT REGARDING SECTION 6.12 OF THE APRIL 13, 2026, BOARD OF ALDERMEN MEETING MINUTES AS PART OF THE OFFICIAL RECORD.
Moved By: Ashley Stewart, Seconded By Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

3. CLOSING:

3.1 Board Comments

The board made no comments.

3.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:43 PM.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (2-0)
Voting For: Ashley Stewart, Ryan Nelms

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Victoria Martin

Town Clerk