



BOARD OF ALDERMEN

Thursday, August 06, 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, Interim Police Chief Shawn Hill, Parks & Rec Director Jessica St. Martin, Fire Chief Jason Smith, Public Works Director Sean Taggart, Human Resources Director Madison Stegall

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 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 Tony Corriher

Motion Passed: (4-0)

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

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.

Prior to the vote on the Consent Agenda, Alderman Nelms sought clarification on two items. Regarding item 2.7 (Road Closure Ordinance for the 125th Celebration), Alderman Nelms inquired specifically about the closure of Main Street. Town Manager Ambrose explained that the closure was optional and included to provide flexibility for traffic control related to trolleys and event operations, though it was not anticipated to be activated. Regarding item 2.11 (Third Amendment to the Lease Agreement), Alderman Nelms noted that the lease document as presented did not specifically identify the subject property or include an address, and sought clarification. Town Manager Ambrose confirmed that the lease pertains to the EMS building (Station 58).

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

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

The following items were approved as part of the Consent Agenda:

- 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)**
- 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)**
- 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**
- 2.5 **Consider Approval of 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)**
- 2.7 **Consider 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)**
- 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)**
- 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.**
- 2.11 **Consider the Approval of Renewing 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.**
- 2.13 **Consider Approval of 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)**
- 2.15 **Consider Approval of Adding Angie Sands as the Replacement for the Vacancy on 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)**
- 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)**

3. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

3.1 Citizens' Comments

No citizen comments were made.

4. CONSIDERATIONS:

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

Interim Police Chief Shawn Hill and Public Works Director Sean Taggart presented the findings of a traffic speed study conducted throughout the Oaks of Landis subdivision. The study found that during peak hours of 7:00 AM to 6:30 PM, the average vehicle speed was 23 mph on roads posted at 15 mph, with the highest recorded speed being 28 mph. Out of 2,575 observed vehicles, only approximately 4 percent complied with the posted 15 mph limit.

The Board engaged in substantial discussion regarding the context behind the 15 mph speed limit. Mayor Smith explained that the limit had been lowered by prior Board action, upon recommendation from emergency services, due to the substandard road widths and inadequate parking infrastructure within the development — conditions that were attributed to the Town's Land Development Ordinance requirements at the time the subdivision was built. Narrow roads, insufficient driveway lengths, and on-street parking had combined to create safety concerns for emergency vehicle access, which prompted the reduction from 25 mph. Mayor Smith emphasized that increasing the speed limit back to 25 mph was not advisable given these conditions.

Alderman Overcash questioned whether raising the speed limit would be more practical, noting that the data showed residents were naturally driving between 20 and 25 mph regardless of the posted limit. This perspective was countered by Mayor Smith that the physical constraints of the subdivision warranted the lower limit and that compliance issues do not justify raising it.

The Board discussed several potential remedies. Interim Chief Hill noted that the current 15 mph signage exists only at the two subdivision entrances and that no interior signs are posted, which may contribute to lack of awareness among drivers unfamiliar with the subdivision. Staff was directed to obtain pricing for an estimated six 15 mph signs. Additionally, the Board discussed borrowing a speed feedback trailer from a neighboring jurisdiction to conduct a follow-up speed study and assess whether the trailer's presence deters speeding. Interim Chief Hill also committed to scheduling increased enforcement presence at peak traffic times. The HOA's preference for speed humps was noted, though staff did not recommend that approach at this time given the limited statistical evidence of accidents or injuries.

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF THE TRAFFIC SPEED STUDY WITHIN THE OAKS OF LANDIS SUBDIVISION TILL SEPTEMBER 14, 2026 BOARD OF ALDERMEN MEETING.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

Town Manager Ambrose presented two proposed installation locations for new welcome signs along US-29, to be provided by the Rowan County Tourism Development Authority as part of a countywide wayfinding initiative. The two locations identified were: one near the Sonic restaurant at the southern entrance to Landis, and one near the entrance of the Oaks of Landis subdivision at the northern entrance,

each positioned at or near the town's city limit. It was noted that the Town does not currently have welcome signs at these locations, though the city limit signs are in the process of being properly repositioned.

ACTION: A MOTION WAS MADE TO APPROVE THE LOCATION NEAR SONIC ON US-29 AND LOCATION NEAR THE ENTRANCE OF THE OAKS OF LANDIS ON US-29 AS LOCATIONS FOR TWO WELCOME SIGNS TO BE INSTALLED ALONG US-29. (PROJECT # 27-177)

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

4.3 Consider Approval of Extending the VC3 Contract

Town Manager Ambrose reported that the existing IT services contract with VC3 had auto-renewed in February 2026. A one-year extension was presented with staff committing to issue a Request for Proposals (RFP) and bring a new contract recommendation to the Board before January 2027.

ACTION: A MOTION WAS MADE TO APPROVE EXTENDING THE EXISTING CONTRACT WITH VC3 THROUGH FEBRUARY 2, 2027.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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

Town Manager Ambrose presented the award of an electric cost of service study to ElectriCities in the amount of \$29,900 dollars. The study will evaluate the Town's cost of providing electric service and current rate structure for the purpose of informing rate-setting decisions over the next five years. It was noted that Item 4.5 includes a companion \$5,000 dollars grant from ElectriCities that would offset a portion of this cost. Town Manager Ambrose confirmed the study is a one-time engagement covering a five-year horizon.

ACTION: A MOTION WAS MADE 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)

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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)

ACTION: A MOTION WAS MADE TO APPROVE AUTHORIZING STAFF TO APPLY FOR THE ELECTRICITIES SYSTEM BETTERMENT PROGRAM GRANT IN THE AMOUNT OF \$5,000 DOLLARS (PROJECT # 27-179)

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

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.

Town Manager Ambrose presented the award of materials for the Public Works Substation Feeder Line Project to multiple vendors following a competitive bid process, per engineer recommendations. The three recommended vendors and amounts were: WESCO at \$7,124.40, City Electric at \$22,441.97, and Border States at \$3,559.95, all plus applicable sales tax. It was noted that the Town typically recovers sales tax. All expenditures are charged to the substation project within the electric fund.

ACTION: A MOTION WAS MADE 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.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

Parks and Recreation Director St. Martin presented a request to establish two full-time Parks and Recreation Attendant positions at Pay Grade 11. Director St. Martin explained that the department has experienced significant challenges maintaining consistent coverage due to the unreliability and high turnover of seasonal and part-time staff. Full-time positions would provide stable staffing, reduce overtime demands on existing full-time employees, and improve the department's ability to maintain daily park operations.

Town Manager Ambrose clarified that establishing these two full-time positions would be accompanied by the elimination of two existing part-time positions. The department would retain three remaining part-time employees, who would assist primarily with weekends, events, and peak seasonal periods. Mayor Pro-Tem Stewart noted that, in the long run, two reliable full-time employees may be more cost-effective than managing multiple part-time staff who frequently create scheduling gaps. Funding would be drawn from the general fund balance.

ACTION: A MOTION WAS MADE TO APPROVE THE ESTABLISHMENT OF TWO FULL-TIME PARKS AND RECREATION ATTENDANT POSITIONS AT A PAY GRADE 11.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

Town Manager Ambrose confirmed that this budget amendment reallocates funds by eliminating the two part-time positions and transferring those appropriations to support the salaries and benefits associated with the two new full-time attendant positions, drawing from the general fund (Fund 10).

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #5 TO REALLOCATE FUNDS FOR TWO FULL-TIME PARK ATTENDANT POSITIONS.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

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

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION AT 6:00 PM.

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 CONVENE THE CLOSED SESSION AT 6:45 PM.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (3-2)

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

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**

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:46 PM.

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

Victoria Martin
Town Clerk