



BOARD OF ALDERMEN

Monday, July 13, 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:

- 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**

Submitted By: Madison Stegall, Human Resources Director

Details: This correction is for the Part-Time Regular/Seasonal Parks and Recreation Attendant position. The midpoint and maximum hourly wage rates have been adjusted to reflect the 4% cost-of-living adjustment (COLA) approved by the Board, ensuring all employees in this position receive the authorized increase.

3. PRESENTATIONS:

- 3.1 Swearing in of Landis Police Officer (Jeffrey Squires)
- 3.2 Swearing in of Landis Police Officer (Pamela Kennedy)

- 3.3 Swearing in of Landis Police Officer (Dominic Pillo)
- 3.4 Swearing in of Landis Interim Police Chief (Shawn Hill)
- 3.5 Presentation of Appreciation Award to Police Chief Matthew Geelen

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**

Submitted by: Phil Collins, Planning Director

Details: Consider Zoning Map Amendment Ordinance #ZMA-2026-07-13 Parcel ID: 130 053 - 525 Kimball Road - SFR-2 to SFR-3

Recommended Action: Motion to Approve Zoning Map Amendment Ordinance #ZMA-2026-07-13 - 525 Kimball Road - SFR-2 to SFR-3

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

- 5.1 Citizens' Comments

6. CONSIDERATIONS:

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

Submitted By: Jason Smith, Fire Chief

Details: As the town continues to grow, the department is looking forward to adding more living space for a potential fourth person to be assigned to the fire engine. To be able to accommodate another firefighter, the department will need to remodel the current space to make it more functional and add sleeping quarters sufficient to house four personnel. The renovation would open the current dayroom kitchen area by removing the walls separating them from the current bedroom. This will create an open living area that will have a more spacious kitchen, dining area, and living room area. The department would like to utilize the space currently being used as the hallway next to the boardroom as a new sleeping quarters for three firefighters. The captain's office/bedroom will remain mostly unchanged.

Recommended Action: Motion to Approve Fire Department 44 Renovation plan.

- 6.2 **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)**

Submitted By: Jason Smith, Fire Chief

Details: The department is requesting support in applying for the FEMA Assistance to Firefighters Grant. This is a federally funded grant specifically directed towards fire and rescue agencies. This grant request would allow the department to purchase items to upfit Ladder 58. The grant request will include new Hurst Edrualic extrication tools (cutter, spreader, ram) to match those on Engine 441, a new MSA RIT pack which is used in firefighter rescue operations, a FAST rescue backboard, and two battery powered Super-Vac ventilation fans. The total amount of the request is \$72,083.12. The department is required to make a 5% match to the grant for a total of \$3,432.53. This grant would assist the department in upfitting and modernizing current equipment on Ladder 58.

Recommended Action: Motion 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)

6.3 **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)**

Submitted By: Jason Smith, Fire Chief

Details: The fire department requests your support to apply for the Norfolk Southern Safety-First Grant. This grant helps emergency services in the Norfolk Southern service area with the purchase of needed equipment. The department would like to request three AttackPro S thermal imaging cameras, batteries, and chargers in the grant request for a total of \$11,873.79. This is a 100% grant with no matching funds required. This grant would allow the department to put the latest state-of-the-art cameras on each truck, Engine 441 and 443 and Ladder 58. The current cameras are getting outdated and have had several issues that have affected performance and have required sending the cameras off for costly repairs. The new cameras will assist with firefighter safety, fire suppression activities, and rescue operations.

Recommended Action: Motion 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)

6.4 **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)**

Submitted By: Michael D. Ambrose, Town Manager

Details: The project was publicly advertised for sealed bids, and the Town received sealed proposals from Elite Infrastructure Group, LLC in the amount of \$1,089,313. Fuller & Company in the amount of \$1,575,555, GS Construction Service, Inc. in the amount of \$1,700,077, and BRS, Inc. in the amount of \$1,867,746.79. Staff has reviewed the submitted sealed bids and contacted project references provided by the lowest bidder, Elite Infrastructure Group, LLC. References reported satisfactory performance and indicated that projects were completed in a professional manner. Based on the bid review, reference checks, and recommendation of the project engineer, staff recommends awarding the contract to Elite Infrastructure Group, LLC as the lowest responsive and responsible bidder.

Recommended Action: Motion 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)

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

Submitted By: Michael Ambrose, Town Manager

Details: Carolina Siteworks, Inc. has submitted a proposal to perform the work, which includes edge milling as needed, placement of approximately 26,870 square yards of S9.5C asphalt, and adjustment of manholes and water valves. The estimated cost of the project is \$407,113.00, subject to asphalt binder index adjustments and any applicable fuel surcharge.

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

Submitted by: Phil Collins, Planning Director

Details: This is an Extension of the last Approval in Landis Ridge. This is the Final Phase 1 Dedication for Landis Ridge Roadway. This will be taking in the Road in Front of 1400 Armstrong to the Cul-de-sac.

Recommended Action: Motion to Approve Adopting Armstrong Street, and Corresponding Public Water, Sewer and Stormwater Utility Lines and Easements at Landis Ridge

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

Submitted By: Michael D. Ambrose, Town Manager

Details: The Rowan County Tourism Development Authority (RCTDA) recently completed its countywide wayfinding initiative in partnership with municipalities throughout Rowan County. As part of the project's

completion, RCTDA has provided a Transfer of Ownership Agreement prepared by its legal counsel to formally transfer ownership of the wayfinding signs located within the Town of Landis to the Town.

The agreement serves as an administrative measure to document ownership of the signs and establish the Town's responsibility for future maintenance and upkeep. Approval of this agreement will allow the Town of Landis to assume ownership of the wayfinding signage located within its municipal limits.

Recommended Action: Motion to Approve the Signing of the Wayfinding Sign Transfer of Ownership and Maintenance Agreement.

6.8 **Consider Discussion of Large 125 Fabricated Metal Sign (Project #27-171)**

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

Details: As requested, information and estimates have been received for a 9'x14' fabricated metal monument sign for the 125th Anniversary. One estimate from Signarama is in the amount of \$15,465.15 and another one from Diversified Signs in the amount of \$15,650. Both of these estimates were submitted for budgetary purposes and are not considered final totals. The estimates are based on standard ground conditions and does not include illumination or concrete pads. Proper measurements and surveys would be required when the sign location is determined. (Project #27-171)

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

Submitted By: Michael D. Ambrose, Town Manager

Details: This grant opportunity was given to all fire departments within the county to assist with staffing. If approved, this grant can go toward salary, overtime, or retention and will be added to last year (FY26) final budget. (Project #27-172)

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

Submitted By: Carly Blackmon, Finance Director

Details: This Resolution will allow staff to receive and appropriate the \$10,000 Staffing Grant (from Rowan County) for the fire department to support personnel salaries. This allocation will be placed back to fiscal year 2026 for those related costs.

Recommended Action: Motion to Approve Resolution #2026-07-13-01, Which will Allow Staff to Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Salaries.

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

Submitted By: Carly Blackmon, Finance Director

Details: This Budget Amendment is To Receive and Appropriate the \$10,000 Staffing Grant for the Fire Department to Support Personnel Salaries.

Recommended Action: Motion to Approve Budget Amendment #28 To Receive and Appropriate Staffing Grant Funds for the Fire Department to Support Personnel Salaries.

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)

10. CLOSING:

- 10.1 **Board Comments**
- 10.2 **Motion to Adjourn**