



Town Manager Report Month of August 2025

We have completed the eighth month of the calendar year. I want to continue giving an overview as part of my manager's report.

1. The pool has closed with a successful 2025 season. I appreciate all the seasonal, part time, and full time Parks and Recreation staff that have helped to make this a great pool season.
2. Town Staff are continuing to work with Landis Ridge, Irish Creek, and other developments to ensure we are prepared to provide utility service, and ensure the town is in front of development in our area. Landis Ridge Development is expected to dedicate roads, and utility infrastructure by the end of August, or first of September 2025.
3. Town Staff are working with Lee Electric to assist us with the cutover from 4Kv to 12KV, which is the reason for the isolated power outage October 27, 2025, from 8am-8pm. This outage will only affect a small portion of the town's system and should not last the entire twelve hours. Staff will restore power to homes as soon as their transformer is converted. Landis Ridge Development will be without power the longest as they are at the farthest end of the line.
4. The Town's Wayfinding Sign Project is almost complete with a few more signs to be installed. The large "Welcome to Landis" sign will be installed on N Main Street across from Lynngrove Lane in the Town's right of way.
5. The South Main Street/Upright Street Sewer Line Replacement Project should be completed by the end of September based on the weather conditions we have been experiencing.
6. The Stormwater ERU study is now complete, and staff are finalizing the results to bring to the board in October. This project will assist the Town in assessing ERU fees for commercial businesses, to generate more revenue for the stormwater department. This revenue will aid the Town in being able to address sink hole issues and remain proactive in stormwater maintenance which will benefit all citizens, businesses, and visitors.
7. The electric substation project has been authorized to begin the bidding portion of the project. This project bid should be presented to the board by November 2025 for consideration.

Please stop by my office or contact me directly if you have any issues or concerns.

Thank you,

Michael D. Ambrose