



BOARD OF ALDERMEN

Monday, March 16, 2026 at 6:00 PM

Landis Board Room

MINUTES

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 Ambrose, HR Director/Town Clerk Madison Stegall, HR Generalist Caroline Kruger, Finance Director Carly Blackmon, Town Attorney Rick Locklear, Police Chief Matthew Geelen, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith, Public Works Director Sean Taggart

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Meredith Smith called the meeting to order at 6:00 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 Ryan Nelms

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.

2.1 Consider Approval of Budget Amendment #20 To Reallocate Funds to Match Updated Capital Project Ordinance for the Mount Moriah Waterline Project (Project 25-04)

This budget amendment will reallocate funds to match the Capital Project Ordinance for the Mount Moriah Waterline Project (Project 25-04) that is fully funded by State ARPA Grant dollars.

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

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

3. PRESENTATIONS:

3.1 Consider Approval of Request by the South Rowan Public Schools Bible Teaching Association to Assist with the "Run for the Word 5K" to be held on September 12, 2026

David Roberts, representing the South Rowan Public Schools Bible Teaching Association, presented the request for town assistance with their fourth annual 5K fundraiser. Roberts, who lives at 506 North Central Avenue in Landis, explained that he was part of the leadership team.

Roberts detailed that the Bible Teaching Association supports three full-time bible teachers whose salaries are not paid by the school system but must be funded through fundraising efforts. These teachers serve at five schools: Corriher Lipe High School, Corriher Lipe Middle School in Landis, Southeast Middle School, China Grove Middle School, and Carson High School.

The proposed race route would follow the same path as previous years, starting about half a block up from Trinity Lutheran Church on Zion Street, going around the pool area, by the Middle School, down Main Street to the carpentry shop, then returning to Trinity. The event is planned for September 12, 2026, using Trinity Lutheran Church as the staging area.

Roberts requested town approval for fire and police department assistance to secure the route for safety, as well as permission to put up promotional banners approximately one week before the race.

Town Manager Ambrose clarified that banner permits would need to go through the planning department and must comply with site distance requirements to ensure they don't block visibility for drivers.

Roberts acknowledged they had previously encountered issues with banner size blocking sight lines and had to relocate those banners to other locations like Mount Moriah Lutheran Church.

ACTION: A MOTION WAS MADE TO APPROVE THE USE OF TOWN OF LANDIS RESOURCES TO ASSIST THE SOUTH ROWAN PUBLIC SCHOOLS BIBLE TEACHING ASSOCIATION WITH THEIR "RUN FOR THE WORD 5K" FUNDRAISER ON SEPTEMBER 12, 2026.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

4. PUBLIC HEARINGS:

4.1 Consider Public Hearing for Ordinance #2026-03-16-01 Ordering the Closing and Vacating of a Non-Residential Structure Located at 2570 South US 29 Highway

Police Chief Matthew Geelen reported that the location at 2570 South US 29 Highway had been brought up to meet minimum standards and was no longer in violation. Mayor Smith clarified that while the structure wasn't completed, everything the town had requested had been completed.

ACTION: A MOTION WAS MADE TO OPEN THE PUBLIC HEARING FOR ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

Shane Safrit of 502 Patterson Street, China Grove, spoke during the public hearing, noting that the agenda packet had recommended proceeding with the closing and vacating, but Chief Geelen's comments indicated the property was now in compliance. He urged the board to vote against the closing and vacating since the property was now compliant.

ACTION: A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING FOR ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Darrell Overcash, seconded by Ashley Stewart

Motion Passed: (4-0)

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

Town Manager Michael Ambrose clarified that staff recommend motions to be made in the affirmative to avoid confusion later, even though the circumstances had changed, the Board is able to vote "no" to the affirmative motion.

ACTION: A MOTION WAS MADE TO APPROVE ORDINANCE #2026-03-16-01 ORDERING THE CLOSING AND VACATING OF A NON-RESIDENTIAL STRUCTURE LOCATED AT 2570 SOUTH US 29 HIGHWAY.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Failed: (0-4)

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

5. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

5.1 Citizens' Comments

- **Shane Safrit - 502 Patterson Street, China Grove** - addressed the board regarding his ongoing concerns about code enforcement timelines. He specifically requested documentation showing complaint dates and letters sent regarding code enforcement matters to establish a complaint-to-notice timeline and verify whether there is a 90-day standard. Mr. Safrit explained that since his original public records request in August of the previous year, he had received only high-level summary materials rather than specific records showing complaint intake dates, complaint documentation, and the notice process timeline for properties where code enforcement action was initiated, including his parents' property.

He expressed concerns about a statement from Manager Ambrose indicating that no physical or digital code enforcement records exist prior to the implementation of the iWorQ system in June of the previous year, despite board meeting materials appearing to reference inspections and enforcement actions during that period.

Mr. Safrit requested records showing how complaints are received and documented (whether citizen complaints or anonymous complaints), copies of letters sent by the town (whether courtesy notices or formal notices of violation), and documentation of the complaint-to-notice timeframe application.

Town Manager Ambrose responded that all public information requests go through the clerk's office, noting there were over 5,000 communications regarding Mr. Safrit's previous employment with the town. The IT department pulls everything, which takes considerable time to review, but Manager Ambrose had searched SharePoint and provided available information within the same day, responding multiple times.

Mr. Safrit acknowledged his original requests were broad and remained open to clarifying communication to help narrow the scope without unduly burdening staff while still obtaining the necessary documentation.

6. ORDINANCES/RESOLUTIONS:

6.1 Consider Approval of Setting a Public Hearing for April 13, 2026, for Zoning Map Amendment ZMA-2026-04-13 -Parcel ID 130 053 - 525 Kimball Rd - SFR-2 - MU-2

Planning Director Phil Collins presented the request to rezone 11.5 acres on Kimball Road from SFR-2 (single family residential) to MU-2 (mixed use). He noted the request wasn't necessarily in line with the land use plan and that MU-2 permits quite a few uses not allowed in SFR-2, with different dimensional standards. The planning board had unanimously voted down the request in February.

Board members asked about the applicant's intentions, with Director Collins explaining they had planned for single family detached with the option for single family attached (townhomes), strictly residential use. When asked why MU-2 versus MU-1, Director Collins wasn't certain of the applicant's reasoning.

Planning board member Glenn Corriher explained they had spent considerable time reviewing the request at the planning board meeting. The property is located on Kimball Road before the bridge. Planning board member Corriher noted concerns about adding 17 more houses in a dead curve area of the road, which contributed to their unanimous rejection.

Mayor Smith reminded the board that the planning board had put considerable time into reviewing the request and had voted it down unanimously.

ACTION: A MOTION WAS MADE TO APPROVE SETTING A PUBLIC HEARING FOR APRIL 13, 2026, FOR ZONING MAP AMENDMENT ZMA-2026-04-13 -PARCEL ID 130 053 - 525 KIMBALL RD - SFR-2 - MU-2.

Moved By: Darrell Overcash, seconded by Ryan Nelms

Motion Passed: (4-0)

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

6.2 Consider Approval of the Amended CIP for the Mt. Moriah Waterline Project and Corresponding Resolution #2026-03-16-01 (Project 25-04)

Town Manager Ambrose explained the updated Water Distribution System 10-year Capital Improvement Plan is up for review, and the only change made from the original plan is two additional water tanks for the East Landis area, and the south end of Town. The Town is applying for a NC Division of Water Infrastructure Grant to receive state funds for the projects.

ACTION: A MOTION WAS MADE TO APPROVE THE AMENDED CIP FOR THE MT. MORIAH WATERLINE PROJECT AND CORRESPONDING RESOLUTION #2026-03-16-01.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

6.3 Consider Approval of Resolution #2026-03-16-02 Authorizing the Town of Landis to Apply for State Loan and/or Grant Funding for the Mt. Moriah Waterline Project Revisions and Two (2) New Water Tanks (Project 25-04)

Manager Ambrose explained Resolution #2026-03-16-02 provides authorization to apply for State Loan and/or Grant Funding for the Mount Moriah Church Road waterline revisions and the construction of two new water tanks and authorizes the Town Manager office to execute and submit the necessary application and documentation on behalf of the Town.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION #2026-03-16-02 AUTHORIZING THE TOWN OF LANDIS TO SUBMIT THE APPLICATION FOR STATE LOAN AND/OR GRANT FUNDING AND DESIGNATE THE TOWN MANAGER AS THE AUTHORIZED REPRESENTATIVE.

Moved By: Ashley Stewart, seconded by Tony Corriher

Motion Passed: (4-0)

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

7. CONSIDERATIONS:

7.1 Consider Approval of the Purchase of One (1) 2026 Ford F-250 4x4 Super Duty Regular Cab 8' Box (F2B) with a Service Bed for Use by the Water Department in the Amount of \$57,445.01 from Parks Ford

Town Manager Ambrose presented the request for a new truck for the water department to replace a vehicle that had gone to the street department. This vehicle is equipped with a 6.8L V8 gas engine, 10-speed automatic transmission, heavy-service suspension package, 250-amp alternator, upfitter switches, 360-degree LED warning strobes, and a service bed to support daily water system operations, field repairs, emergency response, and infrastructure maintenance. Approval of this purchase will ensure the Water Department has reliable and properly equipped transportation necessary to maintain service delivery and respond to water-related issues efficiently.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF THE 2026 FORD F-250 4X4 SUPER DUTY REGULAR CAB WITH SERVICE BED FOR THE WATER DEPARTMENT FROM PARKS FORD IN THE AMOUNT OF \$57,445.01.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (0-4)

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

7.2 Consider the Approval of Installing the Automatic Entrance Gate to the Campsites at Lake Corriher Wilderness Park in the Amount of \$9,904.05 from 3M Gates & Access Control

Parks & Recreation Director Jessica St. Martin explained that the automatic gate would replace the current manual utility gate at the service road, allowing campers to enter and exit without being locked in, and enabling staff to access using their badges. Two quotes were received: 3M Gates at \$9,904.05 and Allison Fencing at \$17,842.00. The recommendation was for 3M Gates due to cost efficiency and their successful work on the entrance gate at the park office.

ACTION: A MOTION WAS MADE TO APPROVE INSTALLING THE AUTOMATIC ENTRANCE GATE TO THE CAMPSITES AT LAKE CORRIHER WILDERNESS PARK IN THE AMOUNT OF \$9,904.05 FROM 3M GATES & ACCESS CONTROL.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (0-4)

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

7.3 Consider Approval to Award Five (5) Year Contract Renewal to Axon Body-Worn Camera Program in the Amount of \$178,926.30

Police Chief Matthew Geelen explained that this continues the current contract voted on in 2021, providing equipment enhancement for two years into the plan and upgrading equipment to maintain standards. The contract also provides new Taser X10s that allow real-time data collection during use of force incidents. Town Manager Ambrose clarified this is actually a 59-month contract as required by state law, not 60 months. The total contract amount for the 59-month term is \$178,926.30. Payments are structured over the five-year term as follows: \$1,237.71 due in June 2026; \$34,101.85 due in July 2026; \$35,896.69 due in July 2027; \$35,896.69 due in July 2028; \$35,896.69 due in July 2029; and \$35,896.67 due in July 2030

ACTION: A MOTION WAS MADE TO APPROVE THE FIVE-YEAR AXON BODY-WORN CAMERA CONTRACT RENEWAL IN THE TOTAL AMOUNT OF \$178,926.30.

Moved By: Ashley Stewart, seconded by Darrell Overcash

Motion Passed: (4-0)

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

7.4 Consider Approval of Appointing Two (2) Members to the Fire Relief Board

Town Manager Ambrose explained that the Fire Relief Board requires two Board of Aldermen members to serve on the five-member board of trustees. The other members are elected by the fire department, with one appointed by the state fire marshal's office.

Fire Chief Smith explained the board meets on a needs basis rather than regular intervals, with a minimum once-yearly requirement. The fund assists firefighters who encounter financial issues through no fault of their own, or in cases of line of duty death or illness.

ACTION: A MOTION WAS MADE TO APPOINT MAYOR MEREDITH SMITH AND MAYOR PRO-TEM ASHLEY STEWART TO SERVE ON THE FIREFIGHTER'S RELIEF BOARD OF TRUSTEES.

Moved By: Darrell Overcash, seconded Ashley Stewart

Motion Passed: (4-0)

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

7.5 Consider Approval of the Usage of Passive Park Funds to South Rowan's Masonry Program for the Brickwork of the New DCFL Signs

Parks & Recreation Director St. Martin presented the request from the March DCFL Park meeting to use South Rowan Masonry students to build new brick signs. The committee requested \$3,239 from passive funds: \$889 for materials and \$2,350 as a donation to the program. The donation would help cover entry fees to the NC Skills USA competition in Greensboro and travel expenses, with winners advancing to nationals in Atlanta, Georgia.

Extensive discussion followed about the timing and placement of the signs. Mayor Smith expressed concern about installing brick signs before other park infrastructure was completed, questioning whether it made sense to install signs when major construction hadn't begun and sidewalk work was still planned.

Alderman Nelms raised concerns about the sign size and impact, particularly for the corner of Chapel and Ryder, suggesting it should be larger and more impactful than the current design. Discussion centered on whether the current design would be sufficient to drive excitement and attention.

The board debated the wisdom of putting up signs before the rest of the park development was complete, with concerns about potential damage during construction or the need to relocate them if sidewalk work interfered.

DCFL committee chair Michelle Gray provided additional context about the masonry program's limited availability, noting students could only do the work on specific dates in April and that this would provide practice before state competition.

After extensive discussion about design, placement, timing, and the need for a more comprehensive approach to the signage, the board decided to defer the item to a later time to allow for better planning and coordination with the overall park development timeline.

ACTION: A MOTION WAS MADE TO DEFER THE CONSTRUCTION OF THE DCFL BRICK SIGNS BY THE SOUTH ROWAN HIGH SCHOOL'S MASONRY PROGRAM UNTIL A LATER TIME.

Moved By: Ashley Stewart, seconded Ryan Nelms

Motion Passed: (3-1)

Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash

Voting Against: Tony Corriher

7.6 Consider Approval of Budget Amendment #21 to Reallocate Funds from DCFL Secured Funding to Pay for the Sign Project and Donation to South Rowan High School Masonry Program

Since item 7.5 was deferred, this corresponding budget amendment was also deferred.

ACTION: A MOTION WAS MADE TO DEFER BUDGET AMENDMENT #21.

Moved By: Ashley Stewart, seconded Ryan Nelms

Motion Passed: (4-0)

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

7.7 Consider Discussion of 125 Event Details

Parks & Recreation Director St. Martin provided a comprehensive overview of the 125th anniversary celebration event itinerary.

Friday, May 1st activities include a cruise-in from 5-9 PM with the Almost Classic Band performing from 6-9 PM. Several food vendors will participate, including Grove Cartel.

Saturday, May 2nd will feature road closures from 9 AM to 11 PM. Main Street will remain open, with closures primarily affecting North Central Avenue to East Garden Street, South Central to East Mills, East Garden to North Chapel, East Rider to North Chapel, and East Rider to Maine - essentially creating a cross pattern.

Activities and rides will run from 4-8 PM, with food vendors operating from 4-10 PM. The F&M trolley will provide pickup and drop-off service at designated stations including First Reform Church, Landis Pool, the Old Parkdale lot, and the school.

The stage will be positioned at the end of North Central at East Garden (in front of the police station). The event timeline includes opening remarks at 4 PM with special guests and acknowledgments by the Mayor and Town Manager, followed by local entertainment including dance studios and pageant singers, two magician shows, and concluding with the Band of Oz performing from 7-10 PM.

Discussion arose about stage placement, with some board members suggesting placement between the sheriff's department and another building on Ryder, though Director St. Martin explained this would require closing that area Friday and Saturday for setup. The current location provides wider space for spectators.

Board members discussed traffic flow, with clarification that traffic would be routed down to Coach Dale Road during closures, similar to China Grove's Farmers Day event which closes streets from Friday evening through Saturday afternoon.

Alderman Nelms suggested moving town department tents from in front of the park across the street to keep the green space more open and accessible. Director St. Martin agreed to utilize both sides depending on vendor needs and explained that departments were requested to create more nostalgic displays with pictures and memorabilia rather than just promotional materials.

The board discussed adding park benches as displays for the event, leading to discussion about ordering benches for the DCFL park. After determining that benches had an approximate 6-8 week lead time and cost between \$2,500-\$3,000 each, the board decided to order three benches that could be displayed at the event and later installed in the park.

ACTION: A MOTION WAS MADE TO PURCHASE 3 BENCHES FOR THE 125TH CELEBRATION FOR THE DCFL PARK, NOT TO EXCEED \$10,000.

Moved By: Ashley Stewart, seconded Darrell Overcash

Motion Passed: (4-0)

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

ACTION: A MOTION WAS MADE TO RESTRUCTURE THE PREVIOUSLY MENTIONED BUDGET AMENDMENT #21 IN ORDER TO ALLOCATE FUNDING FOR THREE BENCHES FOR DCFL FROM THE PASSIVE PARK FUND NOT TO EXCEED \$10,000.

Moved By: Ashley Stewart, seconded Darrell Overcash

Motion Passed: (4-0)

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

7.8 Consider Motion to Enter Closed Session Pursuant to N.C.G.S.143-318.11(a)(3) For Attorney Client Privilege Regarding Legal Claims of Case 25CVS000947-790

ACTION: A MOTION WAS MADE TO ENTER CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) FOR ATTORNEY CLIENT PRIVILEGE REGARDING LEGAL CLAIMS OF CASE 25CVS000947-790 AT 7:00 PM.

Moved By: Ashley Stewart, seconded Darrell Overcash

Motion Passed: (4-0)

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

Closed Session was held.

ACTION: A MOTION WAS MADE TO END CLOSED SESSION PURSUANT TO N.C.G.S.143-318.11(A)(3) FOR ATTORNEY CLIENT PRIVILEGE REGARDING LEGAL CLAIMS OF CASE 25CVS000947-790 AT 7:23 PM.

Moved By: Ashley Stewart, seconded Tony Corriher

Motion Passed: (4-0)

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

8. DEPARTMENT REPORTS:

8.1 Code Enforcement Report

8.2 Customer Service Report

8.3 Fire Report

8.4 Parks & Recreation Report

8.5 Planning and Zoning Reports

8.6 Police Report

8.7 Public Works Report

8.8 Fleet Report

9. REPORTS:

9.1 Finance Report

9.2 Manager Report

10. UPCOMING EVENTS:

10.1 Upcoming Events (Included in the Board packet)

11. CLOSING:

11.1 Board Comments

No comments were made.

11.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 7:24 PM.

Moved By: Darrell Overcash, seconded Ashley Stewart

Motion Passed: (4-0)

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

Respectfully Submitted,

Madison T. Stegall, Town Clerk