WORK SESSION

Thursday, September 10, 2026 at 5:30 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

Present: Mayor Pro-Tem Ashley Stewart, Alderman Tony Corriher, Alderman Ryan Nelms, Alderman Darrell Overcash

Absent: Mayor Meredith B. Smith

Staff Present: Town Manager Michael Ambrose, HR Director Madison Stegall, Deputy Finance Officer Ashley Burn, Town Attorney Rick Locklear, Parks & Rec Director Jessica St. Martin, Planning Director Phil Collins, Fire Chief Jason Smith, Interim Police Chief Shawn Hill, Public Works Director Sean Taggart

1. INTRODUCTION:

1.1 Call Meeting to Order

Mayor Pro Tempore Ashley Stewart called the meeting to order at 5:30 PM

1.2 Welcome

Mayor Pro Tempore Stewart welcomed those in attendance.

1.3 Proclamation: Patriot Day 2026

Mayor Pro Tempore Stewart read aloud the Patriot Day 2026 Proclamation, recognizing the grievous losses suffered by the United States on September 11, 2001, honoring the nearly 3,000 individuals who lost their lives, and acknowledging the selflessness and bravery of first responders, passengers, colleagues, and strangers who gave their lives to save others. The proclamation designated September 11, 2026, as Patriot Day in the Town of Landis and urged all residents to honor those who made the ultimate sacrifice.

1.4 9/11 Remembrance

Ringing of the bell in remembrance of those who lost their lives on September 11, followed by a moment of silence to honor the victims, survivors, first responders, and all those affected.

Fire Chief Jason Smith led the 9/11 Remembrance. Chief Smith provided remarks recounting the events of September 11, 2001, noting that more than 3,100 people lost their lives, including 343 firefighters and 60 police officers. Chief Smith explained the tradition of bell ringing in the fire service, noting that

the sequence known as the "four fives" signals the passing of a firefighter in the line of duty. The four fives were sounded in honor of all fallen brothers and sisters.

1.5 Moment of Silence and Pledge of Allegiance

A moment of silence was observed following the bell ringing. Mayor Pro Tempore Stewart then led those in attendance in the Pledge of Allegiance.

1.6 Adoption of Agenda

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA AS PRESENTED.
Moved By: Tony Corriher, seconded by Darrell Overcash
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 Regular Scheduled Meeting Minutes from August 6, 2026

2.2 Consider Approval of 5K Road Closure Ordinance #2026-09-10-01 for the South Rowan Public Schools Bible Teaching Associations "Run for the Word 5-K" on September 12th, 2026

2.3 Consider Approval of Road Closure Ordinance #2026-09-10-02 for the Town of Landis Fall Festival on October 24th, 2026

2.4 Consider Approval of Ordinance 2026-09-10-03 Declaring Temporary Road Closures for the Rotary Club of China Grove Fall Crawl 5K Running Event

2.5 Consider Approval of Appointing Sean Taggart, Public Works Director, as 1st Alternate and Appointing Richard Funderburk, Electric Services Superintendent, as 2nd Alternate for Electricities NCMPA1 Board of Commissioners

2.6 Consider Approval of the FY2026-2027 Centralina Regional Council Membership Dues in the Amount of $986.75 Dollars

2.7 Consider Approval to Pay the Annual Rowan EDC Dues in the Amount of $11,653.87 Dollars

2.8 Consider Approval to Pay FY2026-2027 Membership Dues for Mayor Smith in the Amount of $200 Dollars

2.9 Consider the Approval of Change Order #25-05-02 for the 100,000-Gallon Elevated Water Tank (Project # 25-05), Deducting $3,464.89 Dollars from the Contract Value to Remove an Autodialer

DRAFT

2.10 Consider Approval of Resolution #2026-09-10-01 Accepting the 2023 Appropriations Act Directed Projects Grant Offer for the Patterson Road/ Flat Rock Road Project to the Mount Moriah Church Road- North Main Street Waterline Replacement Project in the Amount of $403,428.75 Dollars (Project # 25-04)

2.11 Consider Approval of Resolution 2026-09-10-02 for State Loan and Grant Applications for the Two New Water Tanks Project and the 4th Street Sanitary Sewer Basin Rehabilitation Project, Phases 1 and 2

2.12 Consider Approval of Resolution 2026-09-10-03 to Update the Water and Wastewater System Asset Management Plan and Capital Improvements Plan

2.13 Consider Approval of $10,000 Closing Costs for S. Upright Street Basin Sanitary Sewer Rehabilitation Project (Project #25-02)

2.14 Consider Approval to Pay the Annual Rowan County Chamber of Commerce Dues in the Amount of $445 Dollars

ACTION: A MOTION WAS MADE TO APPROVE THE CONSENT AGENDA AS PRESENTED.
Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

3. PRESENTATION:

3.1 Devin Blackwell, Class B Lineman (Promotion)

Public Works Director Sean Taggart presented Devin Blackwell, who was promoted from Class C to Class B Lineman. Director Taggart noted that Blackwell has worked for the Town for approximately three years, beginning as a tree trimmer before transitioning to the electric department. Blackwell comes from a residential electrician background and has proven to be a valuable asset to both the electrical department and Public Works as a whole.

3.2 Peyton Seldomridge, Electric Groundsman

Director Taggart introduced Peyton Seldomridge as a new hire in the role of Electric Groundman. Seldomridge grew up in Kannapolis, attended Carson High School, and subsequently attended the Electrical Line Worker Academy at Central Piedmont Community College. He was described as a hard worker with a strong aptitude for electrical work.

3.3 Shane VanWitzenberg, Water Resources Technician (Promotion)

Director Taggart presented Shane VanWitzenberg, who was promoted from Meter Technician to the Water Resources Department. VanWitzenberg is originally from Chicago, Illinois, where he joined the United States Navy at age 19 in the aftermath of the September 11th attacks. He met his wife in Gulfport, Mississippi, raised three children there, and relocated to the Landis area in 2006.

DRAFT

3.4 Joshua Mendoza-Lee, Tree Trimmer

Director Taggart introduced Joshua Mendoza-Lee as a new hire in the Tree Trimmer role. Mendoza-Lee is a Rowan County native who attended Carson High School. He developed experience in multiple trades including HVAC, plumbing, and hardscaping while working with his father's renovation business. He was commended for his positive attitude and willingness to assist the team.

3.5 Summer Tyson, Staff Accountant (Promotion)

Deputy Finance Officer Ashley Burn presented Summer Tyson, who was promoted to Staff Accountant. Tyson is a native of Richfield, North Carolina, and earned her Bachelor's Degree in Accounting from Elizabeth City State University. She is a member of Sigma Gamma Rho Sorority, Incorporated, and has been employed with the Town for just over a year.

3.6 Lauren McDaniel, Customer Service Specialist

Deputy Finance Officer Burn introduced Lauren McDaniel as a new member of the customer service team. McDaniel is originally from Concord, North Carolina, and is a graduate of CFA Academy. She previously built professional experience in customer service roles in the restaurant and insurance industries, skills she now brings to her role with the Town.

3.7 Wyatt Beck, Part-Time Firefighter

Fire Chief Jason Smith introduced Wyatt Beck as a new part-time firefighter. Beck is a paramedic with Rowan County EMS who joined Landis Fire on July 20, 2026, to renew his interest in firefighting after previously serving as a volunteer firefighter. Chief Smith noted that Beck's experience in emergency medicine is a significant asset given that the majority of the department's calls are for medical emergencies.

3.8 Brayden Winecoff, Part-time Firefighter

Chief Smith introduced Brayden Winecoff as a new part-time firefighter, noting that this is Winecoff's first paid firefighting position. Winecoff graduated from high school in 2026, has completed his EMT certification, and is pursuing an Associate's Degree in Fire Protection at Rowan-Cabarrus Community College. Chief Smith noted that firefighting is a family tradition for Winecoff.

3.9 Annabelle Humes, Part-Time Parks and Recreation Attendant

Parks and Recreation Director Jessica St. Martin introduced Annabelle Humes, who began in the Part-Time Parks and Recreation Attendant role on August 24, 2026. Humes is a senior at East Rowan High School and has been involved in competitive dance for many years. Director St. Martin highlighted her strong work ethic and customer service skills as assets to the department.

4. CITIZEN COMMENTS:

All citizen comments are limited to 3 minutes.

4.1 Citizens' Comments

No Citizen comments were made.

DRAFT

5. ORDINANCES/RESOLUTIONS:

5.1 Consider Approval of Resolution #2026-09-10-04 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1160 Coldwater Street (Rowan County Parcel ID: 133A209) and Corresponding Resolution #2026-09-10-05 Directing the Town Clerk to Investigate the Petition

Planning Director Phil Collins presented this item, advising the Board that this represented the first step in the annexation process and that the petition meets all statutory requirements. The property is recommended for SFR-2 (Single-Family Residential-2) zoning, and the Planning Board reviewed and approved the request the prior month. Director Collins confirmed that two separate motions were required, one to set the public hearing and one to direct the Town Clerk to investigate the sufficiency of the petition.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2026-09-10-04 SETTING A PUBLIC HEARING ON OCTOBER 12, 2026, REGARDING THE VOLUNTARY ANNEXATION PETITION FOR THE NON-CONTIGUOUS PROPERTY AT 1160 COLDWATER STREET (ROWAN COUNTY PARCEL ID: 133A209) AND TO ADOPT RESOLUTION #2026-09-10-05 DIRECTING THE TOWN CLERK TO INVESTIGATE THE SUFFICIENCY OF THE PETITION.
Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

5.2 Consider Approval of Resolution #2026-09-10-06 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 0 Dial Street (Rowan County Parcel ID: 133A095) and Corresponding Resolution #2026-09-10-07 Directing the Town Clerk to Investigate the Petition

Planning Director Collins advised that this petition likewise meets the statutory requirements for annexation, carries a recommendation for SFR-2 zoning, and was approved by the Planning Board the prior month. The process and required motions were the same as the preceding item.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2026-09-10-06 SETTING A PUBLIC HEARING ON OCTOBER 12, 2026, REGARDING THE VOLUNTARY ANNEXATION PETITION FOR THE NON-CONTIGUOUS PROPERTY AT 0 DIAL STREET (ROWAN COUNTY PARCEL ID: 133A095) AND TO ADOPT RESOLUTION #2026-09-10-07 DIRECTING THE TOWN CLERK TO INVESTIGATE THE SUFFICIENCY OF THE PETITION.
Moved By: Darrell Overcash, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

DRAFT

5.3 Consider Approval of Resolution #2026-09-10-08 Setting a Public Hearing for a Voluntary Annexation Petition for Non-Contiguous Property - 1265 Dial Street (Rowan County Parcel ID: 133A197) and Corresponding Resolution #2026-09-10-09 Directing the Town Clerk to Investigate the Petition

Planning Director Collins noted that while this parcel is not directly adjacent to the other two Dial Street properties, it is located within the same neighborhood. The petition meets the statutory requirements, is recommended for SFR-2 zoning, and received Planning Board approval the prior month.

ACTION: A MOTION WAS MADE TO ADOPT RESOLUTION #2026-09-10-08 SETTING A PUBLIC HEARING ON OCTOBER 12, 2026, REGARDING THE VOLUNTARY ANNEXATION PETITION FOR THE NON-CONTIGUOUS PROPERTY AT 1265 DIAL STREET (ROWAN COUNTY PARCEL ID: 133A197) AND TO ADOPT RESOLUTION #2026-09-10-09 DIRECTING THE TOWN CLERK TO INVESTIGATE THE SUFFICIENCY OF THE PETITION.
Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6. CONSIDERATIONS:

6.1 Consider Approval to Reschedule the Regularly Scheduled Board of Aldermen Meeting from November 9, 2026, at 6:00 p.m. to November 5, 2026, at 5:30 p.m.

Town Manager Michael Ambrose presented this item, noting scheduling conflicts for himself and other board members with the November 9th date. The Board confirmed that November 5th is a Thursday. No substantive discussion occurred.

ACTION: A MOTION WAS MADE TO APPROVE RESCHEDULING THE REGULAR SCHEDULED BOARD OF ALDERMEN MEETING FROM NOVEMBER 9, 2026, AT 6:00 PM TO NOVEMBER 5, 2026, AT 5:30 PM.
Moved By: Tony Corriher, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6.2 Consider the Discussion of the 2027 Board of Aldermen Meeting Calendar

Town Manager Ambrose presented the proposed 2027 meeting calendar, which was provided alongside the school calendar for the Board's review. The Board was advised that while a full-year calendar must be established in advance, it is typically refined in June once the updated school calendar becomes available. Mayor Pro Tem Stewart inquired whether the item could be tabled until closer to May to allow time to review potential conflicts with the school schedule. It was confirmed that the deadline for adopting the calendar is by year's end. The Board agreed to defer the item to the following month.

ACTION: A MOTION WAS MADE TO DEFER CONSIDERATION OF THE 2027 BOARD MEETING CALENDAR TO THE NEXT REGULAR MEETING.
Moved By: Ryan Nelms, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

DRAFT

6.3 Consider Approval of the Location and Amenities for the New Landis Dog Park (Project # 27-182)

Parks and Recreation Director Jessica St. Martin presented the findings of staff's research into two potential locations for the new Landis Dog Park: Lake Corriher Park and the Beaver Street Recreation Area. Staff conducted both on-site visits and an online survey to inform the recommendation. Director St. Martin recommended Lake Corriher Park as the preferred location, citing its greater available space for open running and agility equipment, superior shade from existing trees, and better overall site conditions. The proposed enclosure would be approximately 48 by 72 feet, enclosed with black aluminum ornamental fencing to match the adjacent playground, and would include a separate entrance for unleashing animals, agility equipment, two six-foot benches, a pet waste station, and a shade structure.

The Board discussed the Beaver Street option. Director St. Martin acknowledged that Beaver Street could potentially accommodate a smaller dog park in the future, particularly once broader planned renovations to that area are completed. Manager Ambrose noted that staff had personally walked both sites in the summer heat, and that Lake Corriher Park's shade and space made it the clearly superior choice. It was noted that a pet waste station would also contribute positively to the Town's stormwater program.

ACTION: A MOTION WAS MADE TO APPROVE LAKE CORRIHER PARK AS THE LOCATION OF THE NEW DOG PARK, PROJECT #27-182.

Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6.4 Consider Approval of Purchasing the New Dog Park Equipment from American Recycled Products in the Amount of $8,797.34 Dollars (Project # 27-182)

Director St. Martin presented two quotes obtained for dog park equipment, which includes a four-piece agility course, two six-foot bench seats, and a pet waste station. One quote was received from Peggs Recreation in the amount of $12,501.18 and the other from American Recycled Products in the amount of $8,797.34. Staff recommended American Recycled Products as the lower-cost option. Alderman Darrell Overcash inquired whether the equipment would need to be stored during winter months; staff confirmed it could remain outdoors year-round.

ACTION: A MOTION WAS MADE TO APPROVE THE PURCHASE OF NEW DOG PARK EQUIPMENT FROM AMERICAN RECYCLED PRODUCTS IN THE AMOUNT OF $8,797.34, PROJECT #27-182.

Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

DRAFT

6.5 Consider Approval of B & H Fencing for the New Dog Park in the Amount of $7,886 Dollars (Project # 27-182)

Director St. Martin presented two quotes for four-foot black ornamental fencing, including two self-latching entrance gates and one rear service gate to accommodate mowing equipment. One quote was received from Fenceitforu in the amount of $8,366 and the other from B & H Fencing in the amount of $7,886. Staff recommended B & H Fencing as the lower-cost option.

ACTION: A MOTION WAS MADE TO APPROVE B & H FENCING IN THE AMOUNT OF $7,886 FOR THE NEW DOG PARK, PROJECT #27-182.
Moved By: Darrell Overcash, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6.6 Consider Approval of Awarding Electric Line Work Bid to River City Construction in the Amount of $187,784.40 Dollars for the New Electric Substation at Public Works (Project # 27-175)

Town Manager Ambrose provided a detailed overview of this project. He explained that the downtown area currently receives 4 kV electrical service from the existing substation, and that this line work will install larger 12 kV lines running from the new substation to reconductor portions of the system. The route will extend down Bloom Street to Mount Moriah Church Road, across toward Chapel Street, and tie back into Town Street, as well as down a portion of North Main Street. This work is designed to free up capacity from the old substation and increase overall system capacity.

Manager Ambrose noted that completion of this project by year-end is intended to coincide with the new electric substation coming online, anticipated by late November or December. Once complete, only the downtown area will remain to be converted from 4 kV to 12 kV service — a project planned for a future year and targeted for completion by 2029. The Town has been working toward full 12 kV system conversion since 1980. It was confirmed that the funding had already been appropriated within the existing budget through the 12 kV conversion line item.

ACTION: A MOTION WAS MADE TO AWARD THE ELECTRIC LINE WORK BID TO RIVER CITY CONSTRUCTION IN THE AMOUNT OF $187,784.40 FOR THE NEW ELECTRIC SUBSTATION AT PUBLIC WORKS, PROJECT #27-175.
Moved By: Darrell Overcash, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6.7 Consider the Approval of Bid to Fence Builders, in the Amount of $59,890 Dollars, for the D.C. and Frances Linn Community Park Fencing Project (Project # 27-186)

Parks and Recreation Director Jessica St. Martin noted that the D.C. and Frances Linn Community Park Committee met on September 1st and again on September 8th — having tabled the item at the first meeting to gather additional information — before making their recommendation. The committee thoroughly reviewed all submitted bids, examining factors including warranty coverage on both labor and materials, country or source of manufacturing, and the length of time each company has been in business. Following that review, the committee recommended awarding the contract to Fence Builders, Inc. in the amount of $59,890. The contractor advised that the project could be completed prior to the Fall Festival.

The Board raised questions about how construction would interface with ongoing and future activity at the park, particularly regarding access for contractors and heavy equipment. Town Manager Ambrose clarified that the fencing will not encircle the entire block; it will stop short of the North Central Avenue frontage. A temporary construction entrance with a wide gate will be provided near the former Acres property, where an apron has already been cut, to allow equipment and vendor access. The Board also noted ongoing consideration regarding Powell Bill funds for sidewalk construction along North Central Avenue, with concern expressed that heavy contractor traffic could damage new sidewalks if that project proceeds concurrently. Manager Ambrose acknowledged this tension and indicated staff was monitoring the sequencing of these projects carefully.

ACTION: A MOTION WAS MADE TO APPROVE THE BID AWARD FOR THE D.C. AND FRANCES LINN COMMUNITY PARK FENCING PROJECT TO FENCE BUILDERS, INC. IN THE AMOUNT OF $59,890, PROJECT #27-186.
Moved By: Ryan Nelms, seconded by Darrell Overcash
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

6.8 Consider Approval of Budget Amendment #27-6 to fund the DCFL Fence Project
Deputy Finance Officer Ashley Burn presented Budget Amendment #27-6, which will allow the D.C. and Frances Linn Community Park Fence Project to proceed by funding it through the Passive Park Reserve Account, as the project draws from restricted funds.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #27-6 TO FUND THE DCFL FENCE PROJECT #27-186.
Moved By: Darrell Overcash, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

7. DEPARTMENT 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 The Town of Landis Board of Aldermen Meeting Scheduled for Monday, September 14, 2026, has been Cancelled.

Mayor Pro Tem Stewart reminded those in attendance that the regularly scheduled Board of Aldermen meeting for September 14, 2026, has been cancelled, and that the current work session was being conducted as an all-inclusive meeting in its place.

9.2 Upcoming Events (Included in the Board packet)

The following upcoming events were noted:

- **Blood Drive** — September 11, 2026, from 2:00 PM to 7:00 PM
- **National Night Out / Touch-a-Truck** — September 25, 2026, from 5:00 PM to 7:00 PM
- **Regular Scheduled Work Session** — October 8, 2026, at 5:30 PM
- **Fall Festival** — October 24, 2026, from 2:00 PM to 6:00 PM

10. CLOSING:

10.1 Board Comments

Mayor Pro Tem Stewart offered closing remarks, expressing gratitude to department heads and Town staff in attendance, and specifically thanking Town Manager Michael D. Ambrose for his time and dedication. He noted that the Town appears to be experiencing strong growth and succession and conveyed the Board's appreciation for the work being done on behalf of the community.

No other board members offered additional comments.

10.2 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:05 PM.
Moved By: Tony Corriher, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

DRAFT