WORK SESSION

Thursday, July 09, 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

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 Adoption of Agenda

Prior to adoption, Mayor Smith noted that an item needed to be added to the agenda regarding the rescheduling of the August Board of Aldermen meeting, which was designated as item 2.2 .

ACTION: A MOTION WAS MADE TO ADOPT THE AGENDA, ADDING ITEM 2.2 REGARDING THE RESCHEDULING OF THE AUGUST BOARD OF ALDERMEN REGULAR MEETING, AND MOVING AGENDA ITEMS 6.1 THROUGH 6.12 FROM THE REGULAR SCHEDULED MEETING TO THE WORK SESSION, WHERE THEY WILL REMAIN ACTION ITEMS FOR THE PURPOSE OF MAKING MOTIONS AND TAKING OFFICIAL BOARD ACTION.

Moved By: Ashley Stewart, seconded by Ryan Nelms

Motion Passed: (4-0)

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

2. CONSIDERATIONS:

2.1 **Consider Discussion of the Agenda Packet for the July 13,2026, Regular Scheduled Meeting in Order to Provide Opportunities for Board Members to Study Issues, Gather and Analyze Information, and Clarify Direction for Staff**

2.2 **Consider Approval to Reschedule the Regularly Scheduled Board of Aldermen Meeting from August 10, 2026, at 6:00 p.m. to August 6, 2026, at 5:30 p.m.**

Mayor Smith explained that the rescheduling was necessitated by multiple conflicts on August 10th. She noted that school open houses for Landis Elementary (5:00–7:30 PM), Corriher-Lipe (6:00–8:00 PM), and South Rowan High School were all scheduled that evening, affecting both staff members with children and three Board members. Additionally, the Chamber of Commerce president's retirement party was scheduled from 5:00 to 7:00 PM that same evening at The Castle, 619 South Main Street. The proposed rescheduled Regular Meeting on August 6th at 5:30 PM would replace the previously scheduled Work Session on that date.

ACTION: A MOTION WAS MADE TO RESCHEDULE THE REGULAR SCHEDULED BOARD OF ALDERMEN MEETING FROM **AUGUST 10, 2026, AT 6:00 P.M.** TO **AUGUST 6, 2026, AT 5:30 P.M.**, WITH THE REGULAR MEETING REPLACING THE PREVIOUSLY SCHEDULED WORK SESSION.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

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

Fire Chief Jason Smith presented a concept plan for the renovation of Fire Station 44. He explained that the station was built approximately 20 years ago with a design oriented toward volunteer operations, and that the current layout does not adequately serve the department's growing full-time staff. The renovation would open the existing day room and current firefighter bedroom by removing separating walls to create a more spacious, open living area with a combined kitchen, dining, and living space. Additionally, underutilized hallway space would be converted into sleeping quarters to accommodate a third firefighter bunk, with the goal of eventually supporting a fourth full-time personnel position. The captain's office and bedroom would remain largely unchanged, and two existing bathrooms would be retained as-is.

Board members asked clarifying questions regarding the number of beds, bathroom configurations, and fire code compliance. Town Manager Ambrose confirmed that both the fire marshal and ADA consultants referred by staff had reviewed the plan and provided their assessments. It was emphasized that this was a concept plan only; upon approval, the project would be put out for bid, and the resulting bids would return to the Board for final approval.

ACTION: A MOTION WAS MADE TO APPROVE FIRE DEPARTMENT 44 RENOVATION PLAN.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2.4 **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)**

Chief Smith requested Board authorization to apply for the FEMA Assistance to Firefighters Grant, a federally funded micro-grant with a 5% matching requirement. The grant would fund the purchase of hydraulic extrication tools (cutter, spreader, and ram) to match those on Engine 441, an MSA RIT pack for firefighter rescue operations, a FAST rescue backboard, and two battery-powered Super-Vac ventilation fans for Ladder 58. The total grant request was $72,083.12, with the required 5% town match amounting to $3,432.53, which Chief Smith confirmed was available within the department's existing budget. Chief Smith noted that he deliberately kept the request under $75,000 to qualify it as a micro-grant, which carries a higher approval rate through FEMA. The purpose of the equipment was to standardize tools across apparatus, ensuring compatibility and interchangeability between Ladder 58 and the engine companies, in preparation for future expansion.

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

2.5 **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)**

Chief Smith presented a request to apply for the Norfolk Southern Safety-First Grant, a 100% grant requiring no matching funds. The grant would fund the purchase of three AttackPro S thermal imaging cameras, along with associated batteries and chargers, for Engine 441, Engine 443, and Ladder 58. Chief Smith noted that the department's current cameras are outdated, have experienced performance issues, and have required costly off-site repairs. The new cameras would standardize thermal imaging equipment across all apparatus, improving firefighter safety, fire suppression capability, and rescue operations.

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

2.6 **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)**

Town Manager Ambrose presented the results of the sealed bid process for the Patterson/Flat Rock Road water line project. Four bids were received: Elite Infrastructure Group, LLC at $1,089,313; Fuller & Company at $1,575,555; GS Construction Service, Inc. at $1,700,077; and BRS, Inc. at $1,867,746.79. Staff noted initial concern that the low bid came in significantly below the others, and confirmed that due diligence was performed, including positive reference checks for Elite Infrastructure Group. The total allocation available for this project was $2,500,000, meaning the low bid of approximately $1,089,313 leaves a substantial remaining balance. Town Manager Ambrose indicated that the remaining allocation could potentially be applied to other town infrastructure projects with funding shortfalls, such as the Mount Moriah Church Road project, in coordination with the state Department of Environmental Quality.

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

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

The Board engaged in an extended discussion regarding a staff recommendation to replace a previously approved asphalt surface treatment (AST) overlay project with a mill-and-fill asphalt paving project on nine town streets: East Mills Drive, East Ridge Avenue, Coldwater Street, Turner Street, Dow Street, Main Street, South Oak Frank Street, East Taylor Street, and Town Street. The estimated cost for the paving project was $407,113, to be funded from fund balance.
Town Manager Ambrose explained that the AST had been applied to these streets just the prior month, per the recommendation of the town's engineering consultant, SEPI. However, almost immediately upon completion, the town began receiving citizen complaints about loose gravel, crumbling material at intersections, and concerns about vehicle damage. Mayor Smith read aloud a representative complaint from a resident on East Ridge Avenue describing the condition as unacceptable and requesting paving. Mayor Smith noted that multiple emails and social media posts had been received across the affected streets, including from residents on Coldwater Street, East Taylor Street, and Town Street.
Several Board members acknowledged the recurring nature of this issue, noting that a similar situation had occurred previously with AST applications on North Moriah Street and Laurel Street, which subsequently had to be repaved. Mayor Smith stated publicly that she accepted responsibility for not catching that AST had again been specified on this project, as she had been under the impression that the town had moved away from that treatment method following previous complaints.
Alderman Corriher argued that the complaints represented a small minority of residents relative to the town's overall population and that the AST treatment was performing its intended function as a road preservation measure — not a premium resurface — and would improve as the material cured with cooler temperatures. Police Chief Geelen also noted that Carolina Siteworks had attempted to sweep the residual gravel but that summer heat was causing the tar to remain unstable.
Mayor Pro-Tem Stewart acknowledged both sides but emphasized a forward-looking concern: several of the affected streets lack curb and gutter, which means the asphalt edge has no structural containment, making ongoing deterioration more likely. Mayor Pro-Tem Stewart suggested that

streets with existing curb and gutter are better candidates for mill-and-fill paving, while those without may still be appropriate for AST treatment in certain circumstances. The Board broadly agreed that future paving decisions should involve a more granular review of SEPI's recommendations — evaluating factors such as traffic volume, street width, and infrastructure context — before the full plan is formally adopted, so that the Board is not in a position of backtracking after work is already complete.

ACTION: A MOTION WAS MADE TO REPLACE THE PREVIOUSLY APPROVED ASPHALT OVERLAY PROJECT WITH A PAVING PROJECT (Project #27-170)
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 APPROVE BUDGET AMENDMENT #1
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

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

Town Manager Ambrose introduced this item, which pertains to the formal transfer of ownership of the countywide wayfinding signs from the Rowan County Tourism Development Authority (RCTDA) to the Town of Landis. The Board raised the question of whether all wayfinding signs designated for Landis had been received, specifically referencing two smaller signs planned for U.S. Highway 29 near the Oaks of Landis and near the Sonic location. It was confirmed that those signs had not yet been installed. Given that the agreement could not be fully executed while outstanding signs remained to be delivered, the Board agreed to table the item until the August 6, 2026 meeting.

ACTION: A MOTION WAS MADE TO TABLE THE WAYFINDING SIGN TRANSFER OF OWNERSHIP AND MAINTENANCE AGREEMENT TO THE AUGUST 6, 2026 MEETING.
Moved By: Ryan Nelms, seconded by Ashley Stewart
Motion Passed: (3-1)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

2.9 **Consider the discussion of a fabricated metal monument sign for the 125th Anniversary**

Director St. Martin presented budgetary estimates for a 9-foot by 14-foot fabricated metal monument sign proposed for Landis's 125th Anniversary celebration. Two estimates were obtained: Signarama quoted $15,465.15 and Diversified Signs quoted $15,650. Both figures were noted as preliminary budgetary estimates only, not inclusive of illumination, concrete pads, or site-specific survey work. Director St. Martin also noted that Diversified Signs was the same company that fabricated a similar sign for Mooresville's anniversary. It was shared that Mooresville had recently updated their sign by swapping numerals, at a cost of approximately $4,000, and that they were now uncertain what to do with the structure after their celebration year.

The discussion turned to the practical considerations of a permanent versus temporary installation, the limited remaining time before the 125th Anniversary event, and the fact that this expenditure would fall outside the existing $60,000 event budget and require fund balance appropriation. Board members expressed concern about committing to a large, permanent sign so late in the calendar year and noted that a permanent structure of this scale should have longer-term relevance beyond the anniversary. Mayor Smith suggested an alternative concept — a permanent base structure with interchangeable seasonal or thematic elements — which would provide year-round community value. Director St. Martin was asked to explore whether that approach was feasible from a fabrication standpoint and to investigate more cost-effective, temporary focal point options suitable for the event itself that could be accommodated within the existing event budget.

The Board directed Town Clerk Tori Martin to remove this item from the July 13th Regular Meeting agenda and to return with updated information at a future meeting after the 125th Anniversary event, once a clearer long-term vision could be developed.

ACTION: A MOTION WAS MADE TO TABLE THE DISCUSSION OF A FABRICATED METAL MONUMENT SIGN UNTIL THE OCTOBER 2026 MEETING.
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

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

Town Manager Ambrose presented a $10,000 staffing grant opportunity made available by Rowan County to all fire departments within the county. He explained that the grant is intended to assist with staffing levels and can be applied toward salary, overtime, or retention for fire department personnel, to be added to the FY26 final budget. Alderman Overcash sought clarification on the eligibility basis, noting that Landis operates a paid fire department rather than a purely volunteer organization. Town Manager Ambrose explained that the county's Eastland Volunteer Fire Department falls within the department's coverage area, which connects the town to the grant's intended purpose of supporting county-wide fire staffing.

ACTION: A MOTION WAS MADE TO APPROVE $10,000 DOLLAR STAFFING GRANT FROM ROWAN COUNTY FOR LANDIS FIRE DEPARTMENT EMPLOYEES (PROJECT #27-172)
Moved By: Ashley Stewart, seconded by Ryan Nelms
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

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

Finance Director Carly Blackmon confirmed that this resolution was necessary to formally accept the staffing grant funds.

ACTION: A MOTION WAS MADE TO APPROVE RESOLUTION # 2026-07-13-01 TO RECEIVE AND APPROPRIATE STAFFING GRANT FUNDS FOR THE FIRE DEPARTMENT TO SUPPORT PERSONNEL SALARIES
Moved By: Tony Corriher, seconded by Ashley Stewart
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

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

This budget amendment, submitted by Finance Director Blackmon, was presented as the corresponding appropriation action to receive and apply the $10,000 Rowan County staffing grant within the fire department's personnel salary budget.

ACTION: A MOTION WAS MADE TO APPROVE BUDGET AMENDMENT #28 TO RECEIVE AND APPROPRIATE STAFFING GRANT FUNDS FOR THE FIRE DEPARTMENT TO SUPPORT PERSONNEL SALARIES.
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

3. CLOSING:

3.1 Motion to Adjourn

ACTION: A MOTION WAS MADE TO ADJOURN THE MEETING AT 6:40 PM
Moved By: Ashley Stewart, seconded by Tony Corriher
Motion Passed: (4-0)
Voting For: Ashley Stewart, Ryan Nelms, Darrell Overcash, Tony Corriher

Tori Martin
Town Clerk