



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, April 14, 2026 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATION

- a. **Earth Day**
- b. **Acknowledgment of the Passing of Cary Johnston, Former Town of Davidson Commissioner, 2003 - 2007**
- c. **Acknowledgment of the Passing of Wilson Sadler, Former Town of Davidson Fire Chief**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

- a. **Recognition of Police Department Promotions and Swearing-In Ceremony**
Summary: The police department recognizes the promotion of Captain Greg Frostbutter, Lieutenant Nicholas Bockler, Sergeant Kenny McDaniel, and Corporal Breana Green.
- b. **Recognition of Advanced Law Enforcement Certifications**
Summary: Recognition of Advanced Law Enforcement Certification for Sergeant Kaitlin Abert, Sergeant Joseph Squashic, and Corporal Andrew Heitmann.

V. BUSINESS ITEMS

- a. **Discuss Tree Canopy Assistance Pilot Program**
Presenter: Andrew Sileo, Town Arborist
Summary: The purpose of the Tree Canopy Assistance Pilot Program is to protect and improve the existing tree canopy to enhance the health and quality of life of citizens; maintain or increase the tree cover in all areas of the planning jurisdiction; and preserve and enhance the natural environment. The Program will provide certified arborist services and tree canopy work to income-qualified homeowners who have trees that pose a risk to people or property. Because pruning or removing trees can cost thousands of dollars, the Program helps reduce barriers to proper tree care. The Town Arborist will determine eligible tree care activities to include tree

assessments, pruning trees, or removing hazardous trees along with replanting to enhance the community's overall canopy health.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to consider approval of the Tree Canopy Assistance Pilot Program at the April 24 meeting on the consent agenda.

b. Discuss Down Payment Assistance Funding Request Habitat-Shearer Street Triplex

Presenter: Austin Nantz, Assistant Town Manager

Summary: Staff will present a request for funding from Habitat for Humanity of the Charlotte Region to support a triplex development in the Town of Davidson and in Iredell County. Mecklenburg County HOMES funds are not available due to location. The project recently secured \$50,000 from the Davidson Community Foundation. Down Payment Assistance would be provided to income-qualified buyers as 30-year forgivable loans, with mortgage payments capped at 30% of household income and secured by a Deed of Trust.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to consider approval of \$100,000 for Down Payment Assistance for Habitat for Humanity of the Charlotte Region's triplex development on Shearer Street on the consent agenda for the April 28 Board meeting.

VI. SUMMARIZE MEETING ACTION ITEMS

Town Manager will summarize items where the board has requested action items for the staff.

VII. CLOSED SESSION

a. NCGS 143-318.11(a)(5) - Real Property

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (5) – Real Property.

b. NCGS §143-318.11. (a) (6) – Personnel

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (6) – Personnel.

VIII. ADJOURN



A PROCLAMATION
The Town of Davidson Earth Day
April 22, 2026

WHEREAS, Earth Day was first celebrated on April 22, 1970, inspired by growing concerns about pollution and the environment; and

WHEREAS, over 1 billion people worldwide participate annually to effect positive changes to safeguard our planet for future generations; and

WHEREAS, the theme for Earth Day 2026, "Our Power, Our Planet," highlights how collective leadership and individual choices can contribute to community-wide environmental impact; and

WHEREAS, we are all caretakers of our planet and have an opportunity to renew commitments to combat climate change, and to preserve the earth's beauty and resources; and

WHEREAS, all people, regardless of race, gender, income, or geography, have a right to a healthy, sustainable environment; and

WHEREAS, the Town of Davidson Core Values state that citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology; and

WHEREAS, the Town of Davidson has adopted a Climate Action Plan that includes a carbon neutrality goal of 2037 for municipal operations and 2050 for the community; and

WHEREAS, the Town of Davidson applauds the many community groups, local businesses, and volunteers who seek to protect our environment.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, do hereby proclaim April 22, 2026, as Earth Day in the Town of Davidson and call upon all citizens of our town to participate in the Davidson Earth Day Festival on Saturday, April 18. I urge all citizens of our town to protect the environment and contribute to a sustainable future on this day and every day, so that future generations may enjoy all that our planet affords us.

Proclaimed this 14th day of April 2026.

Rusty Knox
Mayor



AGENDA MEMO

To: Davidson Board of Commissioners
From: Andrew Sileo, Town Arborist
Date: April 14, 2026
Re: Discuss Tree Canopy Assistance Pilot Program

ITEM SUMMARY/OVERVIEW

The purpose of the Tree Canopy Assistance Pilot Program is to protect and improve the existing tree canopy to enhance the health and quality of life of citizens; maintain or increase the tree cover in all areas of the planning jurisdiction; and preserve and enhance the natural environment. The Program will provide certified arborist services and tree canopy work to income-qualified homeowners who have trees that pose a risk to people or property. Because pruning or removing trees can cost thousands of dollars, the Program helps reduce barriers to proper tree care. The Town Arborist will determine eligible tree care activities to include tree assessments, pruning trees, or removing hazardous trees along with replanting to enhance the community's overall canopy health.

ACTION/PROPOSED MOTION

This item is for discussion only. The Board of Commissioners will be asked to consider approval of the Tree Canopy Assistance Pilot Program at the April 24 meeting on the consent agenda.

RELATED TOWN GOALS

Strategic Plan Alignment

Well-Planned & Thriving Community - Cultivate a healthy, safe, and resilient Davidson.

Affordable Living & Housing - Support affordable living in Davidson by expanding and preserving affordable housing options and establishing strategic partnerships.

Sustainability and Natural Assets - Preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.

Operational Excellence - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a professional and committed workforce.

Core Values

Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

NEXT STEPS

The Board of Commissioners will be asked to consider approval of the Tree Canopy Assistance Pilot Program at the April 24 meeting on the consent agenda.

Discuss Tree Canopy Assistance Pilot Program



Andrew Sileo
Arborist
Board of Commissioners Meeting
April 14, 2026

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Strategic Plan Goals

- **Goal A: Well-Planned and Thriving Community** - Cultivate a healthy, safe, and resilient Davidson.
- **Goal D: Affordable Living & Housing** - Support affordable living in Davidson by expanding and preserving affordable housing options and establishing strategic partnerships.
- **Goal E: Sustainability & Natural Assets**- Preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.
- **Goal G: Operational Excellence** - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources, and a professional and committed workforce.



Climate Action Plan

- **Strategy G4.1:** Reinforce tree canopy management, sustainable landscaping and land conservation.
 - **Action Step G4.1.1:** Investigate incentives for encouraging the planting of shade trees and native plants on private property.

Urban Community Forestry Plan

- **Goal 8:** Increase and augment the town's tree canopy with new plantings.
 - To preserve, maintain, replant, and diversify the Davidson Tree Canopy.



Tree Canopy Assistance Pilot Program

- The purpose of the Tree Canopy Assistance Pilot Program is to protect and improve the existing tree canopy to enhance the health and quality of life of citizens; maintain or increase the tree cover in all areas of the planning jurisdiction; and preserve and enhance the natural environment.
- The Program will provide certified arborist services and tree canopy work to income-qualified homeowners who have trees that pose a risk to people or property. Because pruning or removing trees can cost thousands of dollars, the Program helps reduce barriers to proper tree care.
- The Town Arborist will determine eligible tree care activities to include tree assessments, pruning trees, or removing hazardous trees along with replanting to enhance the community's overall canopy health.



Removal and Replanting Requirement

- If an application for removal is approved, the homeowner will also be subject to replanting anywhere on their property.
 - Town Arborist will discuss with the homeowner the number of trees to replant and make sure the right tree(s) are being planted in proper locations.
 - Homeowner will sign a tree pledge form indicating that they are responsible for the tree.
 - Tree list options include:
Fig, Apple, Peach, Plum, Persimmon, Hickory, Oak, Redbud, Magnolia, Serviceberry, Dogwood, Poplar, Cherry, Eastern Red Cedar, Blackgum, Hornbeam, Beech, Honeylocust, Crabapple, Pine, Sycamore, Hawthorn, Bald Cypress, Elm.



Tree Planting Pledge

- Homeowners that remove hazardous trees will be required to replant to enhance the community's overall canopy health.
- The trees provided by Town of Davidson are "as is", and the Town is not responsible for the planting, condition, or care of the trees.
- Homeowners will sign a tree planting pledge to commit their best efforts to plant trees correctly and in the proper locations, and to care for trees planted on their property, including protecting, mulching, watering, and maintenance of the trees.



Tree Canopy Assistance Pilot Program Process

- 1) Interested homeowners contact the Town Arborist to discuss tree concerns.
- 2) The Town Arborist will perform an initial tree assessment to determine if the scope of work is eligible for the program.
- 3) If the scope of work is eligible, the homeowner may then apply for the Tree Canopy Assistance Pilot Program.
- 4) Once the homeowner is determined to be income-qualified, the homeowner and the Town agree upon a scope of work and funding availability is determined.
- 5) The Town Arborist will conduct site visits with at least two (2) reputable, local tree companies to solicit quotes for the agreed-upon scope of work, award the work, and coordinate with the tree company and the homeowner on scheduling dates.



Tree Canopy Assistance Pilot Program

- One-year Pilot Program beginning with applications in May 2026.
- Approvals will be completed by the end of Summer 2026.
- Program implementation will occur in the Fall/Winter 2026.
- Staff will evaluate continuing the Program in Spring 2027.
- Initial funding of the Pilot Program is \$30,000 from the Tree Fund.



QUESTIONS?



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Next Steps:

The Board of Commissioners will be asked to consider approval of the Tree Canopy Assistance Pilot Program at the April 24 meeting on the consent agenda.



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AGENDA MEMO

To: Davidson Board of Commissioners

From: Austin Nantz, Assistant Town Manager

Date: April 14, 2026

Re: Discuss Down Payment Assistance Funding Request Habitat-Shearer Street Triplex

ITEM SUMMARY/OVERVIEW

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RELATED TOWN GOALS

Strategic Plan Alignment

Affordable Living & Housing - Support affordable living in Davidson by expanding and preserving affordable housing options and establishing strategic partnerships.

Core Values

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

NEXT STEPS

The Board of Commissioners will be asked to consider approval of \$100,000 for Down Payment Assistance for Habitat for Humanity of the Charlotte Region's triplex development on Shearer Street on the consent agenda for the April 28 Board meeting.

Discuss Down Payment Assistance Funding Request Habitat-Shearer Street Triplex



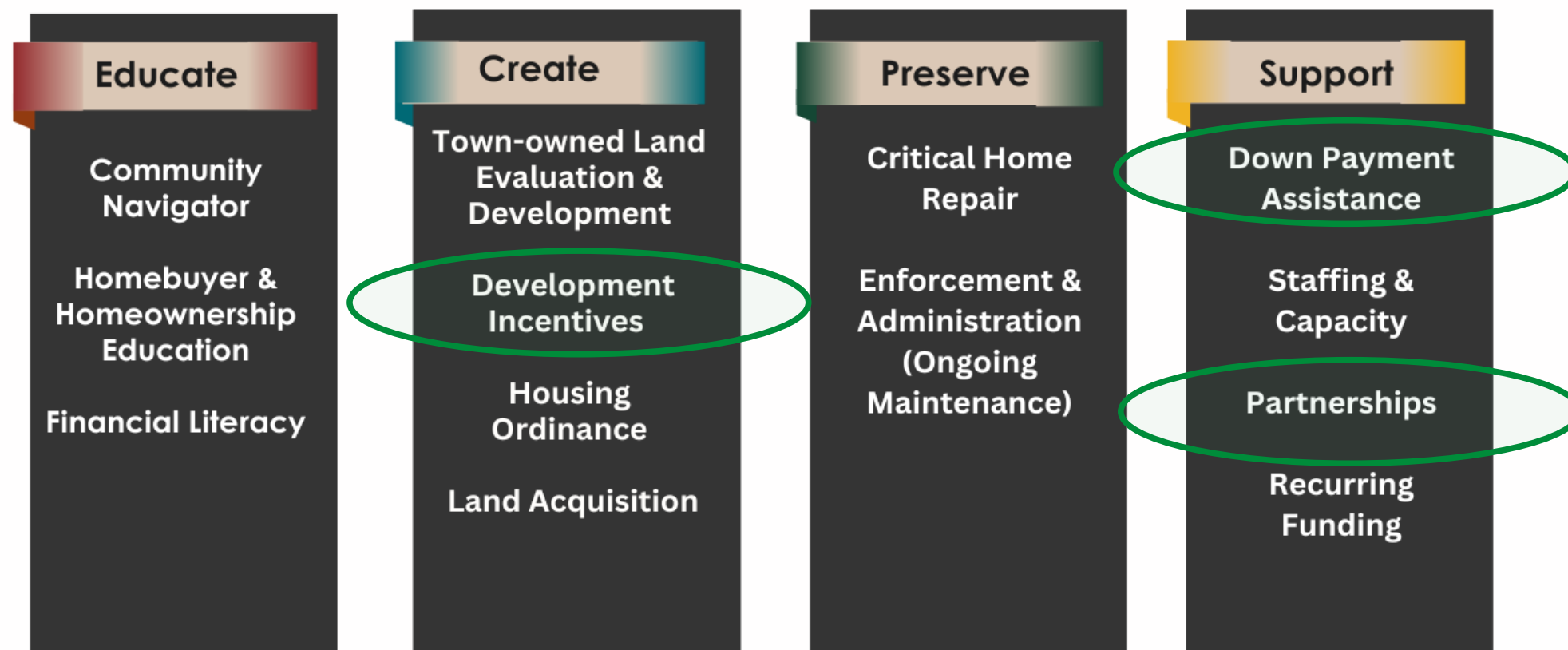
Austin Nantz
Assistant Town Manager
Board of Commissioners Meeting
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STRATEGIC PLAN ALIGNMENT

- Strategy – D.1 Advance and realize the priorities identified in the Affordable Housing Needs Assessment Implementation Strategy.

AFFORDABLE HOUSING STRATEGIC FRAMEWORK



SUMMARY

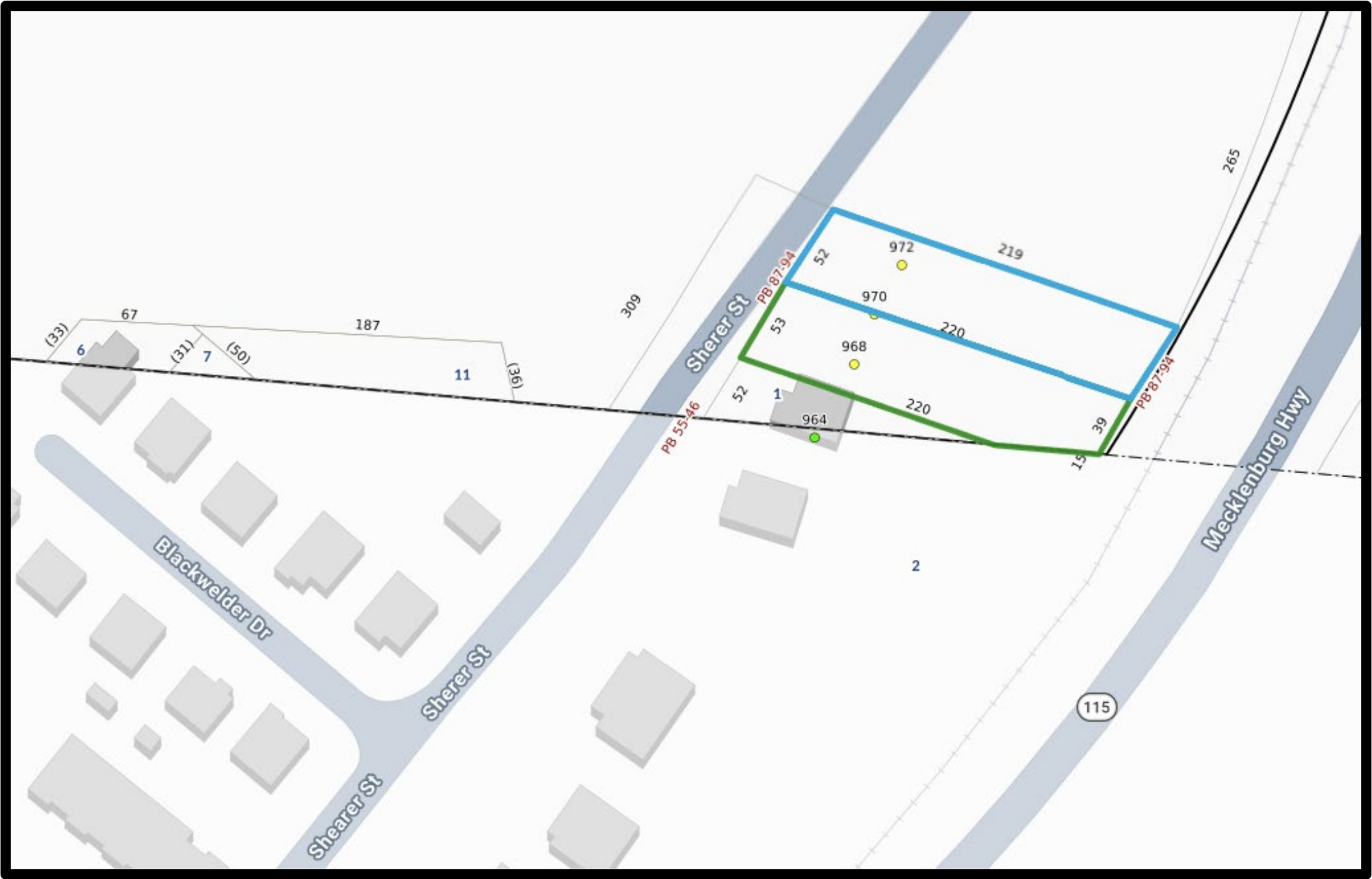
- Total request for up to \$100,000; max of \$33,333 per unit.
- Mecklenburg County HOMES funds are inaccessible due to location of units (Iredell County).
- Partnership funding (\$50,000) from the Davidson Community Foundation recently approved.
- Exact amount of Down Payment Assistance (DPA) will be determined by buyer's income (in Habitat's program mortgage will not exceed 30% of income).
- DPA will be issued directly to the income qualified borrower in the form of a 30-year forgivable loan and secured by Deed of Trust.



968, 970, and 972 Shearer Street Rendering




968, 970, and 972 Shearer Street Parcel Map



REQUEST

Development Expense	Per Unit	Total
Acquisition	\$0	\$0
Pre-Development Expenses	\$5,940	\$17,820
Site Development	\$88,333	\$265,000
Vertical Construction	\$180,000	\$540,000
Closing Costs	\$4,000	\$12,000
Developer's Fee	\$33,393	\$100,178
Total Expenses	\$311,666	\$934,998

Total Income	Per Unit	Total
Average Habitat Homebuyer Mortgage	\$220,000	\$660,000
Davidson Community Foundation	\$16,666	\$50,000
Town of Davidson DPA	\$33,333	\$100,000
Remaining Funding Gap*	\$41,666	\$124,998



*Remaining funding gap will be covered by project specific fundraising or Habitat Charlotte Region operating funds.



FUNDING

Staff recommends reallocating \$100,000 from the FY2026 Affordable Housing Fund budget from Critical Home Repair to Down Payment Assistance.

- In the FY2026 Affordable Housing Fund budget, \$100,000 was allocated to Critical Home Repair. The Town originally contracted with Rebuilding Together of Charlotte (RTGC).
- There were initially interested applicants, but they either did not qualify or did not complete the process.
- Centralina recently launched the North Mecklenburg Housing Preservation Initiative identifying \$250,000 in funding for Critical Home Repair in Davidson.
- Town cancelled the contract with RTC, making these funds available.



NEXT STEPS

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