



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, April 28, 2026 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. **Affordable Housing Awareness Month**
- b. **Bike Month**
- c. **Professional Municipal Clerks Week (May 3 - May 9)**
- d. **Small Business Week (May 4 - May 9)**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PUBLIC COMMENT - The Board shall provide at least one period for public comment per month at a regular meeting.

Prior to the start of the public comment period, persons wishing to address the Board of Commissioners will register on a sign-up sheet stationed by the meeting room door.

V. CONSENT

Consent items are typically non-controversial and routine items. Prior to the board's adoption of the meeting agenda, the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.

- a. **Consider Approval of Draft March Meeting Minutes**
Summary: Draft Meeting Minutes from the Wednesday, March 4 Strategic Retreat Work Session, and the March 10 and March 24 regular meetings.
- b. **Consider Approval of Midterm Appointment to the Sustainability Board**
Summary: The Sustainability Board recommends appointing Ken Matheny to serve until December of 2026.
- c. **Consider Approval of Resolution 2026-08 to exempt the Spirited Cyclist Club event, Lake Norman Fondo, on August 16, 2026 from Section 54-1 of the Davidson Municipal Code**

Summary: The Spirited Cyclist Club has requested a temporary waiver of the town alcohol ordinance for August 16, 2026 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the Lake Norman Fondo event.

- d. **Consider Approval of Resolution 2026-09 to exempt the Davidson Lands Conservancy event, Run for Green, on September 26, 2026 (Rain Date: Saturday October 17, 2026) from Section 54-1 of the Davidson Municipal Code**
Summary: The Davidson Lands Conservancy has requested a temporary waiver of the town alcohol ordinance for September 26, 2026 (Rain Date: Saturday October 17, 2026) from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the Town Green located in front of the Davidson Public Library contingent upon staff approval of the Run for Green event.

- e. **Consider Approval of the Tree Canopy Assistance Pilot Program and Budget Amendment 2026-09**

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 a tree that poses a risk to people or property. Because tree pruning and 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. This item was previously discussed at the April 14 meeting.

VI. BUSINESS ITEMS

- a. **Consider Approval of Down Payment Assistance Funding Request Habitat-Shearer Street Triplex**

Presenter: Austin Nantz, Assistant Town Manager

Summary: Staff made a presentation about this request at the April 14, 2026, Board of Commissioners Meeting. Staff is requesting that the Board consider approval of a request for funding for Down Payment Assistance for income-qualified affordable buyers for Habitat for Humanity of the Charlotte Region's triplex development in the Town of Davidson and in Iredell County. As Mecklenburg County HOMES funds are not available due to the location, Habitat has requested additional funding from community partners including the Davidson Community Foundation (DCF), The Peninsula Foundation and others. So far, Habitat has a commitment of \$50,000 from DCF (contingent upon the Town investing at least that amount) and \$10,000 from the Peninsula Foundation, which is not contingent upon a match by the Town. For the Town's participation, Down Payment Assistance will be provided to income-qualified affordable 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: Motion to reallocate \$100,000 from the FY2026 Affordable Housing budget from Critical Home Repair to Down Payment Assistance to be utilized for income-qualified affordable buyers for Habitat for Humanity of the Charlotte Region's triplex development on Shearer Street.

b. Parks and Recreation Master Plan Update

Presenter: Leslie Willis, Parks & Recreation Director

Summary: The 2024 Parks and Recreation Master Plan Update provides a comprehensive 10-year strategic framework guided by the 7 Dimensions of Wellness. The plan outlines key recommendations across three primary areas: system improvements focused on connectivity and access, facility enhancements addressing parks and infrastructure, and program development aimed at expanding recreational opportunities and community engagement. The full plan is available for review at <https://www.townofdavidson.org/DocumentCenter/View/14999/2024-Davidson-Master-Plan>.

Action/Proposed Motion: This item is for discussion only.

c. Discuss NC Constitutional Amendment Proposal from the NC House Select Committee on Property Tax Reduction and Reform

Presenter: Jamie Justice, Town Manager

Summary: The NC House created the House Select Committee on Property Tax Reduction and Reform to consider property tax issues. On April 15th, the N.C. House property tax committee members advanced a draft constitutional amendment on a split vote. Meeting for the last time before the start of the legislative Short Session, the House Select Committee on Property Tax Reduction and Reform gave its stamp of approval to previously released language that would result in limits on local property tax levies. With the committee's affirmative vote, the draft language is eligible for introduction in the upcoming legislative session, which began April 21.

Specifically, the proposal would direct legislators to limit the amount of tax collections from one year to the next, if voters approved a state constitutional amendment written to say, "The General Assembly shall enact general laws limiting the amount by which the levy of taxes on property may increase, which may include exceptions." Legislators could pass those general laws this short session, making them effective upon voter approval of the amendment.

Property taxes pay for key services residents and businesses expect, such as public safety, which typically makes up over 50 percent of a municipality's budget.

Action/Proposed Motion: This item is for discussion only.

VII. SUMMARIZE MEETING ACTION ITEMS

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

VIII. CLOSED SESSION

a. NCGS §143-318.11. (a) (4) – Economic Development

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (4) – Economic Development.

IX. ADJOURN