



**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



**A PROCLAMATION
AFFORDABLE HOUSING AWARENESS MONTH**

WHEREAS, the Town of Davidson recognizes that safe, stable, and affordable housing is fundamental to the health, well-being, and economic vitality of our community; and

WHEREAS, access to affordable housing helps families thrive, supports seniors wishing to age in place, enables young professionals and essential workers to live near their jobs, and strengthens opportunities for future generations; and

WHEREAS, a diverse housing supply contributes to a vibrant and inclusive community by welcoming residents of varied incomes, backgrounds, and life stages; and

WHEREAS, the Town of Davidson has long demonstrated its commitment to thoughtful growth, housing choice, and policies that preserve community character while expanding affordable housing opportunities; and

WHEREAS, it is more important than ever for local nonprofit organizations, faith communities, regional partners, and residents work collaboratively to create and preserve affordable homes and support neighbors in need; and

WHEREAS, during Affordable Housing Awareness Month, communities across the nation raise awareness of the importance of housing affordability and recommit to solutions that promote opportunity and stability for all; and

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, do hereby proclaim May 2026 as Affordable Housing Awareness Month in Davidson, North Carolina, and encourage all residents to learn about housing needs, support local efforts, and help build a more welcoming and resilient community.

Proclaimed this 28th day of April 2026.

Rusty Knox
Mayor



**A PROCLAMATION
TOWN OF DAVIDSON NATIONAL BIKE MONTH**

WHEREAS, the Town of Davidson values the use of the bicycle as a practical, healthy, economical, and environmentally sound means of transportation and recreation; and

WHEREAS, the Town of Davidson is a bike-friendly community and recognizes that bicycle transportation is part of the overall vehicle mix on streets and roadways; and

WHEREAS, the Town of Davidson encourages the increased use of the bicycle, benefiting the community by improving air quality, reducing traffic congestion, and decreasing the use of finite energy; and

WHEREAS, the Town of Davidson promotes bicycling for the health and fitness of our citizens and recognizes responsible bicycling as a safe means of transportation; and

WHEREAS, the Town of Davidson has adopted a Vision Zero Plan and Mobility Plan to increase safe travel options, slowing down cars, and reducing our reliance on them.

WHEREAS, the League of American Bicyclists has established May as National Bike Month and we encourage all citizens to ride their bicycles to work, to school, to the store, to the park, and all other destinations throughout the month; and

WHEREAS, the Town of Davidson encourages citizens to bike or walk to the Town Day and Bike Expo event on Saturday, May 2nd, bike or walk to school on Wednesday, May 6th, and bike to work the week of May 11th – May 17th.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina do hereby proclaim the month of May 2026 as Town of Davidson *National Bike Month* and call upon all citizens of our town to participate in bicycling to work, town, and school throughout the month.

Proclaimed this 28th day of April 2026.

Rusty Knox
Mayor



A PROCLAMATION
57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 – 9, 2026

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW THEREFORE BE IT RESOLVED, I, Rusty Knox, Mayor of the Town of Davidson, North Carolina recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Town Clerk, Betsy Shores, and Deputy Clerk Judy Lee, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Proclaimed this 28th day of April 2026.

Rusty Knox
Mayor



**A PROCLAMATION
Small Business Week
May 3 - 9, 2026**

WHEREAS, The Town of Davidson recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State of North Carolina and the American economy growing stronger; and

WHEREAS, there are approximately 1.1 million small businesses with employees in North Carolina accounting for 99.6% of all businesses in the state; and

WHEREAS, the income of North Carolina's small business owners totals over \$22 billion, and these businesses employ 1.8 million North Carolinians or 45% of the State's non-farm private workforce; and

WHEREAS, as of 2026, Mecklenburg County, North Carolina, had approximately 105,000 businesses employing over 690,000 residents; and

WHEREAS, it is the collaborative mission of the Town working with the Lake Norman Chamber of Commerce, Mecklenburg County Economic Development, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, The Town of Davidson appreciates the support of our small business community by the Jay Hurt Hub for Innovation and Entrepreneurship at Davidson College, the Lake Norman Chamber of Commerce, Central Piedmont Community College Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 4th through May 9th, the Lake Norman Chamber of Commerce is celebrating ***Small Business Week***.

NOW, THEREFORE, I Rusty Knox, Mayor of the Town of Davidson, do hereby proclaim May 4 - 9, 2026 as "Small Business Week" in Davidson and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by "***Shopping and Buying Local!***"

Proclaimed this 28th day of April 2026.

Rusty Knox
Mayor



March 10, 2026

**SECOND TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 10, 2026 in the Town Hall and Community Center Council Chamber. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus and Autumn Rierson Michael. Commissioner Connie Wessner was present via Teams. Commissioner Tracy Mattison-Brandon was absent. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Town Clerk/Communications Director Betsy Shores announced the following:

As part of the ongoing road construction in the Town of Cornelius for the NC 115/Potts Street Roundabout Project, the N.C. Department of Transportation (NCDOT) will be shifting traffic from South Main Street/NC 115 to Potts Street beginning Friday, March 13, 2026, weather permitting. The duration of the detour is unknown at this time. We will provide updates as we receive them from NCDOT.

The Town of Davidson anticipates major traffic impacts along South Main Street, Catawba Avenue, Potts Street, and Jetton Street during the detour. Please plan your travel accordingly and seek alternate routes, especially during morning and evening peak traffic hours.

South Main Street from Catawba Avenue to Twin Oaks Road will remain open to local traffic only, allowing residents, business owners, employees, customers, and delivery vehicles to access homes, businesses, parking areas, and driveways within this corridor. Motorists without a destination within this section of South Main Street should use designated detour routes.

Thank you for your continued patience during these infrastructure improvements.

Community members are invited to help us celebrate our nation's 250th anniversary of the Declaration of Independence by entering the Let Freedom Ring Poster & Banner Contest! We invite joyful, positive, and family-friendly designs that celebrate 250 years of freedom. The winning posters will serve as the primary visual symbols of Davidson's celebration of the 250th anniversary of the Declaration of Independence, appearing on banners and promotional materials throughout town. Submissions are due on April 15, 2026.

Meet Up and Move is returning with fun, fellowship, swag, and prizes! This exciting partnership between Lake Norman YMCA, Ada Jenkins Center, and the Town of Davidson kicks off a new 12-week walking and well-being group beginning Monday, March 23, and running through Monday, June 8. The group will meet each Monday at 6:00 p.m. at Roosevelt Wilson Park for a community walk focused on health, connection, and encouragement.

Celebrate Arbor Day with us on Saturday, March 28 at Fisher Farm Park. The morning begins with the annual Arbor Day Ceremony at 9:00 a.m., followed by a hands-on tree stewarding project led by the Town Arborist. Tools will be provided, and great skills to take home.

From 10:00 a.m. to 12:00 p.m., enjoy Fisher Farm Discovery Day, presented by Davidson Lands Conservancy, for a guided one mile walk featuring educational stations on wildlife habitat projects, pollinator meadows, controlled burns, stream restoration, greenway expansion, bird life, and the park's honeybee hives.

This family friendly event welcomes participants of all ages, and anyone needing accommodations can simply note that on the Discovery Walk registration. We hope you'll join us for a fun and educational morning celebrating Davidson's trees, natural spaces, and ongoing environmental stewardship!

Mayor Knox read a proclamations **Municipal Finance Professionals Week, First Responder Wellness Week, and Arbor Day**. Mayor Knox presented the proclamation for Municipal Finance Professionals Week to the Town of Davidson Finance Department at the meeting.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Mayor Pro Tem Rierson Michael made a motion to adopt the agenda. The motion passed unanimously (4-0).

- **BUSINESS ITEMS**

(a) Sustainability Manager Kayla Kovach discussed with the Board the **proposed Evergreen Fund**. The Town's Comprehensive Plan calls for exploring the establishment of a "buffer" fund to invest in future green building or renewable energy opportunities. The Evergreen Fund is in support of the Town's Strategic Plan sustainability goal by providing funding opportunities for Climate Action Plan implementation. The Evergreen Fund is meant to build and provide funding capacity for sustainability-related projects that otherwise may not be possible due to cost or available project funding. The Board of Commissioners provided feedback and will consider approval of the Evergreen Fund on the consent agenda at the March 24 meeting.

(b) Assistant Town Manager Austin Nantz discussed with the Board a staff recommendation regarding the **demolition of the Town-owned homes at 228 Sloan Street and 248 Jetton Street**. The structures are vacant and in varying states of disrepair. Their removal will improve site conditions and position the properties for potential future affordable housing development. The

Board of Commissioners will be asked to approve demolition of the structures at 228 Sloan Street and 248 Jetton Street at the March 24 meeting.

(c) Assistant Town Manager Austin Nantz presented the **draft 2026-2027 Strategic Plan**. The proposed 2026-2027 Strategic Plan was developed through a comprehensive and collaborative process involving both the Board of Commissioners and the Town’s management team. On February 12 and 13, the Board and management team held a strategic retreat in Pinehurst, followed by a work session on March 4. From this work, a draft Strategic Plan was prepared, outlining seven goal areas with updated goal descriptions and associated strategies to guide policy direction, resource allocation, and organizational focus over the next two years. The Board of Commissioners will consider approval of the 2026-2027 Strategic Plan at the March 24 meeting.

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

Commissioner Fay made a motion to adjourn the meeting. The motion passed unanimously (4-0).

The meeting adjourned at 7:04 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



March 4, 2026

**2026 STRATEGIC RETREAT WORK SESSION
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its Strategic Retreat Work Session on Wednesday, March 4, 2026 in Room 120 of the Davidson Town Hall and Community Center. Present were Mayor Rusty Knox and Commissioners Ryan Fay, Steve Justus, Tracy Mattison Brandon, Autumn Rierson Michael, and Connie Wessner. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Clerk/Communications Betsy Shores, Finance Director Pieter Swart, Parks and Recreation Director Leslie Willis, Planning Director Jason Burdette, Police Chief Phil Geiger, Project Manager Doug Wright, Public Works Director Jesse Bouk, and Sustainability Manager Kayla Kovach were also present.

- **CALL TO ORDER**

Mayor Knox called the Work Session to order at 5:30 p.m.

- **DISCUSS STRATEGIC PLAN**

Assistant Town Manager Austin Nantz facilitated a discussion with the Board of Commissioners and staff about the draft 2026-2027 Strategic Plan goals, strategies, and action items

No actions were taken during the work session

- **ADJOURN**

Mayor Pro Tem Rierson Michael made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 6:45 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



March 24, 2026

**FOURTH TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 24, 2026 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Ryan Fay, Steve Justus, Autumn Rierson Michael, and Connie Wessner. Commissioner Tracy Mattison-Brandon was present via Teams. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Karen Wolter, and Senior Planner Lindsay Laird (serving as Clerk) were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Assistant Town Manager Austin Nantz announced the following:

Thank you for your continued patience during the ongoing road construction in the Town of Cornelius for the NC 115/Potts Street Roundabout Project. As a reminder, South Main Street from Catawba Avenue to Twin Oaks Road will remain open to local traffic only, allowing residents, business owners, employees, customers, and delivery vehicles to access homes, businesses, parking areas, and driveways within this corridor. Motorists without a destination within this section of South Main Street should use designated detour routes.

Join us this Saturday, March 28 to celebrate Arbor Day at Fisher Farm Park. The morning begins with the annual Arbor Day Ceremony at 9:00 a.m., followed by a hands-on tree stewarding project led by the Town Arborist. Tools will be provided, and great skills to take home.

From 10:00 a.m. to 12:00 p.m., enjoy Fisher Farm Discovery Day, presented by Davidson Lands Conservancy. We hope you'll join us for a fun and educational morning celebrating Davidson's trees, natural spaces, and ongoing environmental stewardship.

Also on Saturday, the community is invited to a public input session hosted by the Davidson Public Art Commission on Saturday, March 28 from 10:00 a.m.- 12:00 p.m. at Beaty Park (832 Beaty Street). Meet with artist Bill Moore and help choose which of his three designs to be featured at the park. All ages are welcome and free gelato will be provided from GiGi's Gelato.

All Town of Davidson offices, including the Town Hall and Community Center, and the Public Safety Building, will close on April 3 in observance of Good Friday. We will re-open Monday, April 6, for our regular business hours from 8:00 a.m. to 5:00 p.m.

On Saturday, April 4 from 4:00 p.m. to 9:00 p.m., kickoff the 2026 Concerts @ the Circles series with Tartan Day! Celebrate Scottish heritage with an evening filled with live Celtic music and plenty of fun. The entire block of Jetton Street, between Peninsula Drive and Griffith Street, will be closed from 12:00 p.m. to 10:00 p.m. on evenings when a concert is being held.

After nearly three decades of service in local government, Town Manager Jamie Justice announced on Wednesday, March 18, that he is planning to retire on June 30, 2026. Since November 2015, Jamie has led the Town of Davidson with a focus on strong financial management and budget excellence, transparent communication, and active community engagement. He has also prioritized succession planning to ensure continuity and stability in town government. To read the full announcement, please visit the Town of Davidson website. The Mayor and Board of Commissioners are beginning their search for a new Town Manager.

Mayor Knox made the following statement:

"The Town Board and staff has focused on succession planning throughout the organization. As we knew this announcement of Jamie's retirement was coming, the Town Board has been preparing. The Board has developed a position profile that we'd like to see in our next town manager. The Town Board will now seek applications internally for any interested candidates. While personnel is confidential under state law, there will be more that can be shared at a future date as we continue the process of finding the next town manager."

Mayor Knox read a proclamation for the **Davidson Horticultural Symposium 40th Anniversary** and presented members of the Davidson Garden Club present at the meeting with the proclamation. Mayor Knox read proclamations for **Child Abuse Prevention Month**, and **National Donate Life Month**. Mayor Knox presented the National Donate Life Proclamation to his son, Tucker Knox, who works for LifeShare Carolinas as the Tissue & Eye Services Manager.

Commissioner Ryan Fay read a proclamation for **Esophageal Cancer Awareness Month** and presented the proclamation to Jane Campbell.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

Commissioner Wessner made a motion to adopt the agenda. The motion passed unanimously (5-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:18 p.m. and closed at 6:29 p.m. Three people spoke during the public comment period.

Steve Sonnenberg spoke about the proposed Strategic Plan.

Donna Pollack spoke about the public walking trail at Davidson Bay, leaf pick up and exploring ways to assist residents with leaf disposal, and trees along Beaty Street sidewalk

Jane Campbell thanked the Board for the National Donate Life Month and Esophageal Cancer Awareness Month Proclamations, thanked Town Manager Justice for his service to the Town, and asked the Board to review and update the Municipal Code of Ordinance on domestic animals (cats and dogs).

- **CONSENT AGENDA**

Approval of Draft February Meeting Minutes

Approval of Tax Levy Adjustments

Approval of FY Audit Contract and Engagement Letter

Approval of Noise Ordinance Variance Request – Sigma Alpha Epsilon at Davidson College on April 8, 2026

Approval of Noise Ordinance Variance Request – Sigma Alpha Epsilon at Davidson College on April 18, 2026

Approval of Noise Ordinance Variance Request – Davidson College Spring Concert April 24, 2026

Approval of Resolution 2026-03 Declaring Surplus Property and Authorizing Disposal

Approval of Resolution 2026-04 Evergreen Fund

Approval of Resolution 2026-06 Authorizing the Conveyance of 545 Annie Lowery Way to an Income-Qualified Buyer

Approval of Resolution 2026-07 Authorizing the Conveyance of 549 Annie Lowery Way to an Income-Qualified Buyer

Mayor Pro Tem Rierson Michael made a motion to approve the consent agenda. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Assistant Town Manager Austin Nantz reviewed the recommendation regarding the **demolition of the Town-owned homes at 228 Sloan Street and 248 Jetton Street**. The structures are vacant and in varying states of disrepair. Their removal will improve site conditions and position the properties for potential future affordable housing development. This item was previously discussed at the March 10 meeting.

Commissioner Justus made a motion to approve the demolition of structures at 228 Sloan Street and 248 Jetton. The motion passed (4-1) with Commissioners Fay, Justus, Mattison-Brandon, and Wessner voting yes and Mayor Pro Tem Rierson Michael voting no.

(b) Assistant Town Manager Austin Nantz reviewed the proposed **2026-2027 Strategic Plan**, which was developed through a comprehensive and collaborative process involving the Board of Commissioners and the Town's management team and key staff members. The final recommended plan includes edits from the March 4 work session and discussion at the March 10 regular board of commissioners' meeting. The 2026-2027 Strategic plan outlines seven goal areas with associated strategies to guide policy direction, resource allocation, and organizational focus over the next two years.

Commissioner Wessner made a motion to approve the 2026-2027 Strategic Plan. The motion passed unanimously (5-0).

(c) Public Works Director Jesse Bouk presented an **Interlocal agreement with the Town of Mooresville for the maintenance of Rectangular Rapid Flashing Beacons (RRFBs)**, pedestrian-activated, LED-based warning devices installed at uncontrolled, marked crosswalks throughout Town. The Town has explored multiple options, and staff requested proceeding with an interlocal agreement with the Town of Mooresville. The initial agreement would cost the Town \$50,000 in FY2027, paid from Pedestrian Safety budget in CIF.

Mayor Pro Tem Rierson Michael made a motion to approve Resolution 2026-05 Interlocal Agreement with Town of Mooresville for Maintenance of Pedestrian Safety Signals (RRFBs). The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

Commissioner Wessner made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 6:51 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



**RESOLUTION 2026-08
TO EXEMPT THE SPIRITED CYCLIST CLUB
FROM SECTION 54-1 OF THE MUNICIPAL CODE
ON SUNDAY, AUGUST 16, 2026**

WHEREAS, a request has been made to exempt the Spirited Cyclist Club event, Lake Norman Fondo on August 16, 2026 from Section 54-1 of the Davidson Municipal Code; and

WHEREAS, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

WHEREAS, Section 54-1 (f) authorizes the Town Board of Commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice is received at a minimum of 30 days before the event; and

WHEREAS, Section 50-7 (d) authorizes the Town Board of Commissioners to exempt a series of events; and

WHEREAS, a request has been made within said notice requirement; and

WHEREAS, the Spirited Cyclist Club event, Lake Norman Fondo fundraiser, is an event which bring economic development to downtown with expected attendance in excess of 500; and

WHEREAS, no public hearing is required to allow the use of the Town Green for the consumption of alcohol and the possible sale of alcohol on August 16, 2026; and

WHEREAS, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

NOW, THEREFORE BE IT RESOLVED that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the Spirited Cyclist Club event, Lake Norman Fondo on 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 event.

Adopted on the ____ of _____ 2026

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk



RESOLUTION 2026-09
TO EXEMPT DAVIDSON LANDS CONSERVANCY FROM SECTION 54-1
OF THE MUNICIPAL CODE ON SATURDAY, SEPTEMBER 26, 2026
(Rain Date: Saturday, October 17, 2026)

WHEREAS, a request has been made to exempt the Davidson Lands Conservancy event, Run for Green on Saturday September 26, 2026 (Rain Date: Saturday, October 17, 2026) from Section 54-1 of the Davidson Municipal Code; and

WHEREAS, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

WHEREAS, Section 54-1 (f) authorizes the Town Board of Commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice is received at a minimum of 30 days before the event; and

WHEREAS, Section 50-7 (d) authorizes the Town Board of Commissioners to exempt a series of events; and

WHEREAS, a request has been made within said notice requirement; and

WHEREAS, the Davidson Lands Conservancy event, Run for Green on Saturday, September 26, 2026 (Rain Date: Saturday, October 17, 2026) fundraiser is an event which bring economic development to downtown with expected attendance in excess of 500; and

WHEREAS, no public hearing is required to allow the use of the Town Green for the consumption of alcohol and the possible sale of alcohol on Saturday, September 26, 2026 (Rain Date: Saturday, October 17, 2026) and

WHEREAS, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

NOW, THEREFORE BE IT RESOLVED that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the Davidson Lands Conservancy event, Run for Green on Saturday 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 event.

Adopted on the ____ of _____ 2026

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk



Tree Canopy Assistance Pilot Program 2026

Program 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.

Eligibility Requirements

To be eligible for the Tree Canopy Assistance Pilot Program, a homeowner must:

- Own your home
- Have a household income that does not exceed 80% of the Area Median Income (AMI) for the household size

Removal and Replanting Requirement

If an application for removal is approved, the homeowner will also be subject to replanting anywhere on their property to enhance the community's overall tree canopy health. The Town Arborist will discuss with the homeowner the number of trees to replant and make sure the right tree(s) are being planted in the proper locations. The Town Arborist will work with partners to provide assistance with planting if needed by the homeowner.

Homeowners will sign a tree planting pledge to commit their best efforts to plant trees correctly and in the proper locations (if applicable), and to care for trees planted on their property, including protecting, mulching, watering, and maintenance of the trees.

The suggested list of trees for replanting may include, but are not limited to, the following: Fig, Apple, Peach, Plum, Persimmon, Hickory, Oak, Redbud, Magnolia, Serviceberry, Dogwood, Poplar, Cherry, Eastern Red Cedar, Black gum, Hornbeam, Beech, Honey locust, Crabapple, Pine, Sycamore, Hawthorn, Bald Cypress, and Elm.

The 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.

AMENDMENT TO THE BUDGET ORDINANCE

BE IT ORDAINED by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2026:

Section 1: To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-20-4510-272	Tree Canopy Assistance Program		\$30,000.00

Budgeted expenditures will fund The Tree Canopy Assistance pilot program.

Section 2: To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-00-3990-980	Fund Balance Appropriated		\$30,000.00

Assigned Fund Balance from the Tree Fund will be used to fund the Tree Canopy Assistance pilot program.

Section 3: Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 28th day of April, 2026

By: _____

Rusty Knox

Mayor

ATTEST:

Elizabeth K. Shores

Town Clerk



AGENDA MEMO

To: Davidson Board of Commissioners

From: Austin Nantz, Assistant Town Manager

Date: April 28, 2026

Re: Consider Approval of Down Payment Assistance Funding Request Habitat-Shearer Street Triplex

ITEM SUMMARY/OVERVIEW

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.

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

If approved, the funds will be allocated for the project and town staff will work with Habitat.

Discuss Down Payment Assistance Funding Request Habitat-Shearer Street Triplex



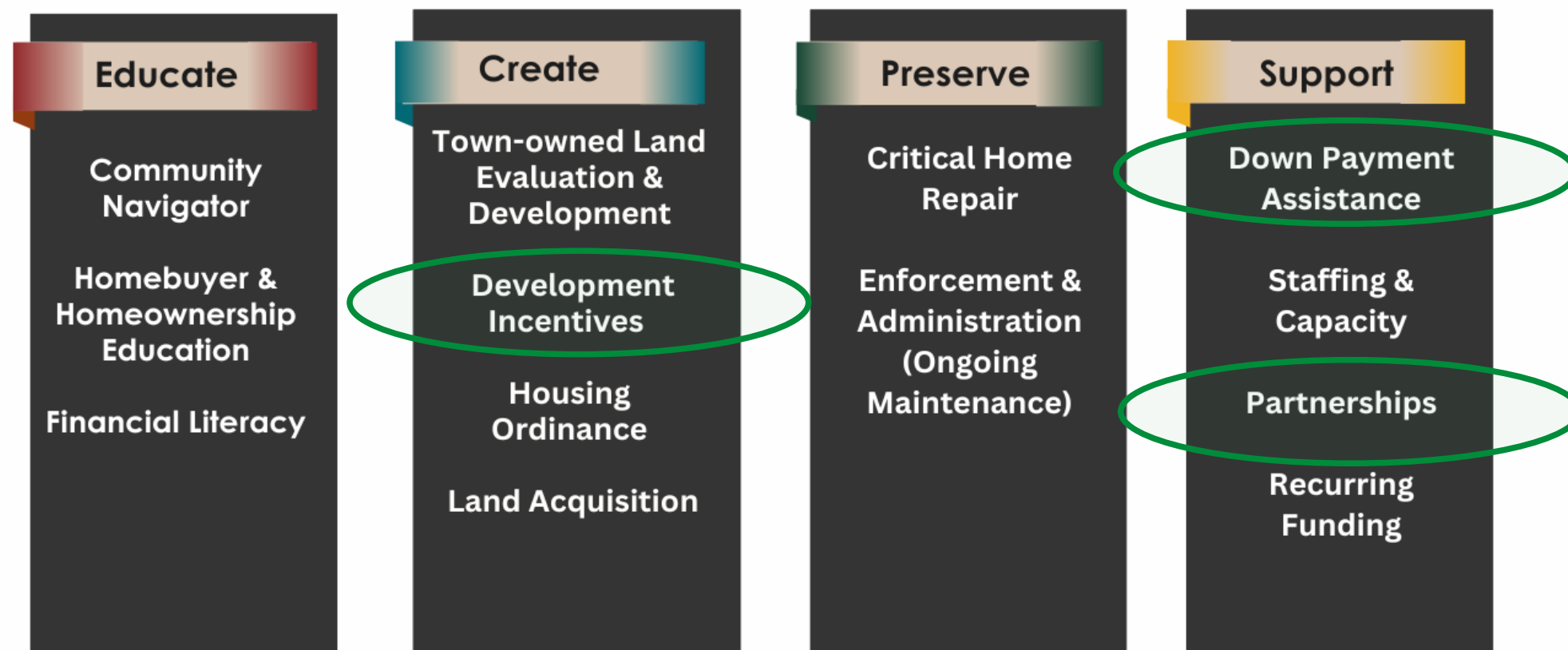
Austin Nantz
Assistant Town Manager
Board of Commissioners Meeting
April 28, 2026

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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

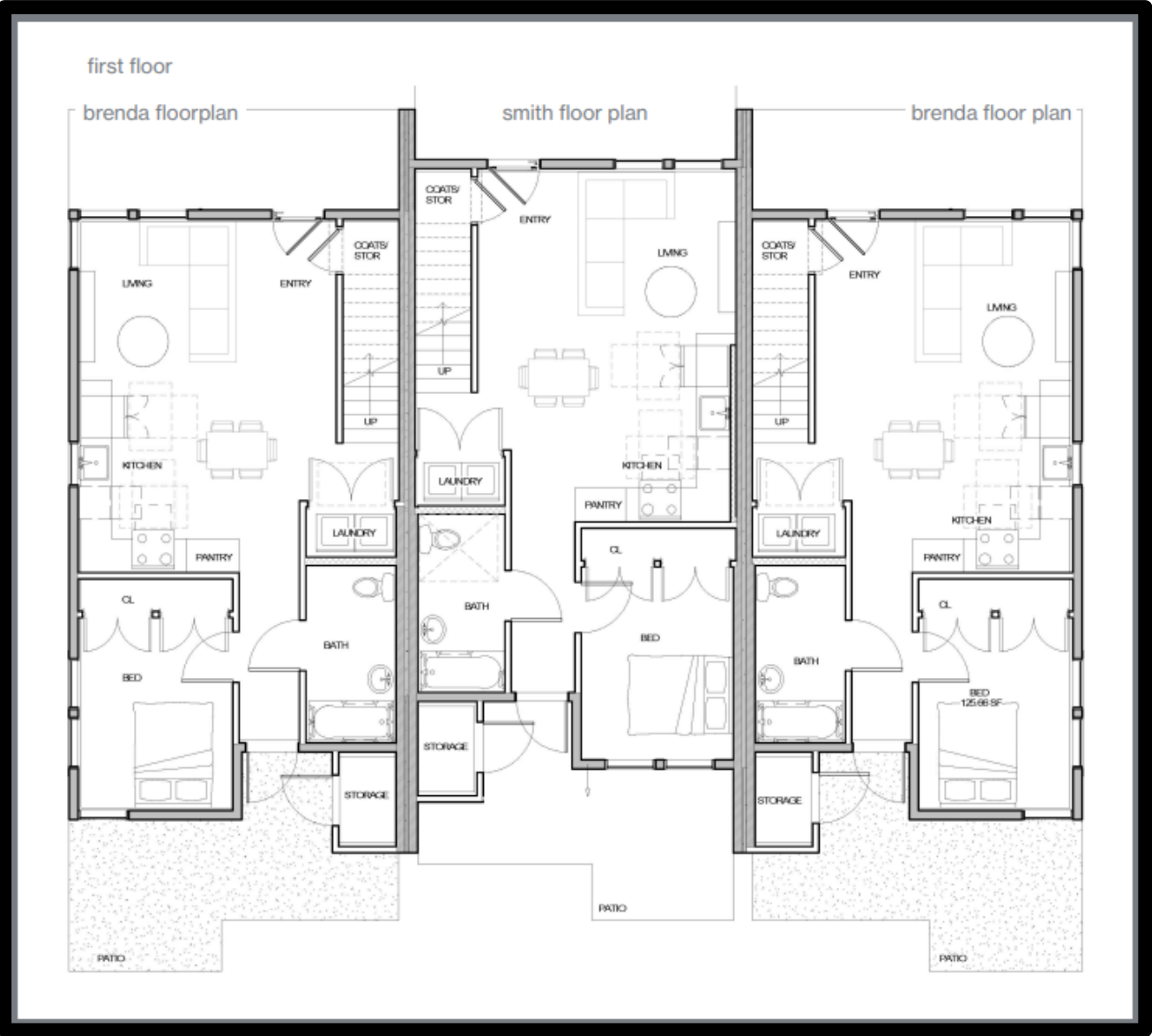


SUMMARY

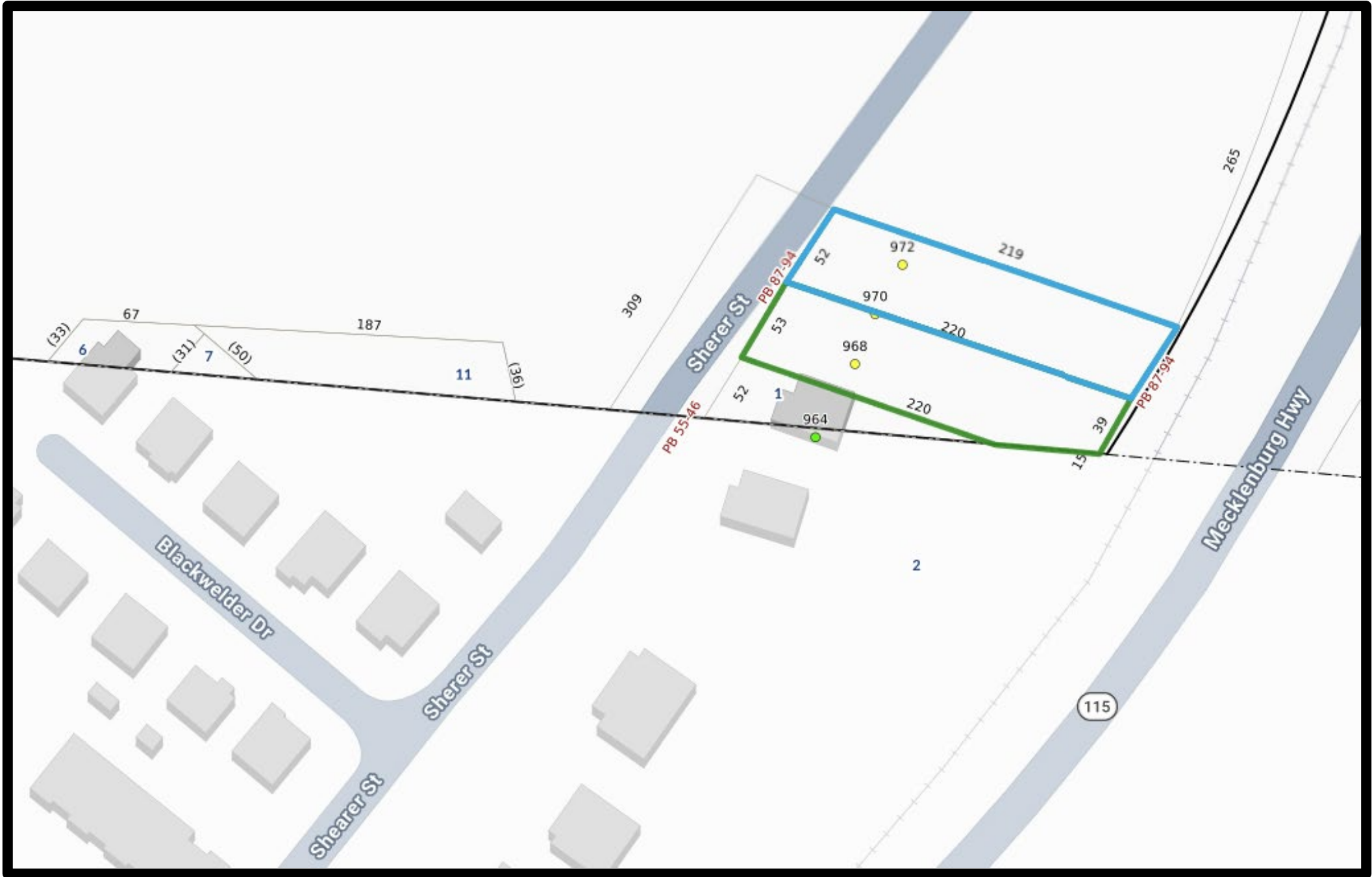
- Total request for up to \$100,000; max of \$33,333 per unit.
- Mecklenburg County HOMES funds inaccessible due to location of units (Town of Davidson, Iredell County).
- Partnership funding recently confirmed:
 - Davidson Community Foundation-\$50,000 (contingent upon Town funding, = or > amount)
 - Peninsula Foundation-\$10,000
- Exact amount of Down Payment Assistance (DPA) will be determined by the buyer's income (in Habitat's program mortgage will not exceed 30% of income).
- Down Payment Assistance 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	\$ -	\$ -
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 Development Expenses	\$ 311,666	\$ 934,998

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

Total Project Funding

	Per Unit	Total
Average Habitat Homebuyer Mortgage	\$ 220,000	\$ 660,000
Town of Davidson-Down Payment Assistance	\$ 33,333	\$ 100,000
Community Partner Funding (DCF/PF)	\$ 20,000	\$ 60,000
Gap Funding* (Contribution/Operating)	\$ 38,333	\$ 114,998
Total Project Funding	\$ 311,666	\$ 934,998



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 (RTC).
- 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.
- DCF Funding is contingent on approval of our funding. Great way to leverage funds and increase impact.



QUESTIONS?



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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.



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AGENDA MEMO

To: Davidson Board of Commissioners
From: Leslie Willis, Parks & Recreation Director
Date: April 28, 2026
Re: Parks and Recreation Master Plan Update

ITEM SUMMARY/OVERVIEW

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.

RELATED TOWN GOALS

Strategic Plan Alignment

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

Mobility - Expand, improve, and diversify the Town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

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

Core Values

Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Citizens must live in a healthy environment, so town government will protect watersheds, trees,

air quality, and other elements of the town’s ecology.

The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

NEXT STEPS

Town staff will continue implementing the 2024 Parks and Recreation Master Plan Update.

PARKS & RECREATION MASTER PLAN UPDATE



Leslie Willis
Parks & Recreation Director
Board of Commissioners Meeting
April 28, 2026

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Parks & Recreation Master Plan

- Seven Dimensions of Health
 - Physical, social, vocational, environmental, cultural, mental, and cognitive
- Recommendations
 - System
 - Facility
 - Program
- Strategic Plan
 - Well-Planned & Thriving Community
 - Mobility
 - Sustainability and Natural Assets



7 DIMENSIONS OF HEALTH & WELLNESS



SYSTEM RECOMMENDATIONS

ACTION S1: Establish a Town of Davidson Access Standard – Residents should be within a 10-minute walk to a park, greenway, or public space as a part of a connected open space system.

- S1.2 – West Branch Rocky River Greenway (Fisher Farm to Narrow Passage - 2nd most desired connection) and the Kincaid Trail extension.

ACTION S3: Increase funding to meet the recommendations outlined in this Master Plan.

- S3.2 - Smiles for Miles funding for the Davidson Traffic Garden.
- S3.4 – Added a Program Coordinator with the gym opening and changes in the Communications Department with Communication Specialist position.



SYSTEM RECOMMENDATIONS

ACTION S5: Continue collaboration with Cornelius and Huntersville to provide programs and services to residents of all three communities.

- S5.1 - Walking Club organized through Huntersville Parks and Recreation which meets on the 3 Northern Town's greenways. 2nd annual Dadgum Play Outside Day.

ACTION S6: Utilize the marketing and communications strategy to enhance education and awareness of the programs, class schedules, and facilities offered in and around Davidson.

- S6.1 - Created our own Parks and Recreation social media platforms.
- S6.4 - Dedicated role to social media, marketing, website.



SYSTEM RECOMMENDATIONS

ACTION S8: Continue to expand the use of alternative funding through volunteers, grants, and donations.

- S8.1 – Expanded Program Manager role to increase our volunteer opportunities.

ACTION S9: Work to maintain or increase the level of maintenance in the park system. Establish a plan to continually assess the quality of maintenance, risk, and safety of each park.

- S9.2 - Public Works was included and helped on decisions regarding changes to the Bradford Neighborhood Park project completion.



SYSTEM RECOMMENDATIONS

ACTION S11: Expand sustainability and conservation efforts town-wide.

- S11.3 - Clean-up days have been conducted at Beaty and Fisher Farm. Working with DLC to set a reoccurring yearly schedule with workdays at different parks.
- S11.5 - Worked with Economic Development and Christmas in Davidson vendors to provide and use compostable/recyclable packaging for the dispensed food.
- S11.7 – Restoration of the native prairie at Fisher Farm.



FACILITY RECOMMENDATIONS

ACTION F1: Increase active recreation amenities to provide closer access for Davidson residents.

- F1 – Added 3 pickleball courts at Plum Creek Park.
- F1.1 – Added a bocce court at Plum Creek Park.

ACTION F2: Work with schools to improve outdoor learning for the community

- F2.1 - Working on a joint-use with Davidson Elementary regarding the gymnasium and community traffic garden use and education.
- F2.2 - Installed a traffic garden on Davidson Elementary Campus.

ACTION F3: Continue to protect and leverage Davidson's natural assets.

- F3.3 - Fisher Farm restoration and Beaty Park pond improvements.



FACILITY RECOMMENDATIONS

ACTION F6: Look for opportunities to establish more edible forests and urban farmland throughout Davidson.

- F6.1 - Identified and working on creating a food forest on the Lakeside property.

ACTION F7: Provide opportunities for diverse recreational opportunities and community gathering spaces throughout Davidson.

- F7.1 - Added outdoor gym/fitness stations to Roosevelt Wilson Park and a gymnasium at the Town Hall and Community Center.

ACTION F8: Ensure all Davidson Parks and Recreation facilities are maintained to an equal and consistently high-quality standard.

- F8.1 - Enhanced restrooms at McEver, Roosevelt Wilson Park, and Pump House.



FACILITY RECOMMENDATIONS

ACTION F10: Provide more opportunities to connect to waterfronts in Davidson parks and open spaces.

- F10.2 - Renovated Roosevelt Wilson Park amenities. Added ADA Parking, fishing pier, and pond improvements at Beaty Park. Adding accessible kayak launch and pathways at Parham Park.



PROGRAM RECOMMENDATIONS

ACTION P1: Increase programming to provide educational opportunities based on Davidson's environmental assets.

- P1.1 – Installed a beehive at Fisher Farm. Working with My Outdoor Joy for outdoor adventure programming.

ACTION P2: Develop health and exercise programs that appeal to all of Davidson.

- P2.1 -Increased our archery program to include camps, classes, facility reservations, and events.

ACTION P3: Increase programming that utilizes lake access and water-based sports.

- P3.1 - Now offer Lake Davidson paddle tours and have included kayaking into our summer camp programming. We also added watercraft memberships.



PROGRAM RECOMMENDATIONS

ACTION P4: Continue to leverage and grow programming partnerships.

- P4.3 - Partnered with Davidson College for Earth Day.

ACTION P8: Tie the impacts of public open space and programming to mental health (positive impacts).

- P8.2 - Working with National Alliance on Mental Illness, Charlotte, to offer re-occurring DeStress Davidson events, working with the LKN YMCA and Ada Jenkins for Meet Up and Move (Mondays at 6:00, Roosevelt Wilson Park), and Mahjong.

ACTION P9: Create incentives to expand turnout for groups that currently are not using the system.

- P9.6 - Enhanced our scholarship process to be more beneficial for the families who apply.



PROGRAM RECOMMENDATIONS

ACITON P10: Provide programs that create opportunities for the whole family to recreate and exercise in one place – community engagement indicates that people want to exercise and spend time with family in Davidson parks.

- P10.1 - Added Meet Up and Move, and Archery Bow Buddies to increase family participation.





LOOKING AHEAD

- **Action S1**
Town of Davidson Access Standard
- **Action F1.1**
Explore adding active amenities through partnerships
- **Action F9.6**
Develop Park Operations Plan
- **Action P2**
Develop health and exercise programs that appeal to all of Davidson.



QUESTIONS?



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AGENDA MEMO

To: Davidson Board of Commissioners

From: Jamie Justice, Town Manager

Date: April 28, 2026

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

ITEM SUMMARY/OVERVIEW

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.

RELATED TOWN GOALS

Strategic Plan Alignment

Core Values

NEXT STEPS

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



Jamie Justice
Town Manager
Board of Commissioners Meeting
April 28, 2026

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BACKGROUND

- The **North Carolina House Select Committee on Property Tax Reduction and Reform** is a special legislative committee in the North Carolina House of Representatives created to study and propose changes to property tax policy in the state. It has been active during the 2025–2026 legislative cycle and is examining ways to reduce or limit local property taxes.
- The committee has advanced a proposal that could place a constitutional amendment on the ballot asking voters to approve limits on property tax increases by local governments.
- The measure could appear on the November 2026 general election ballot if approved by the legislature.



OVERALL IMPACT TO MUNICIPALITIES

- Property taxes are the only substantial source of funding over which municipalities have direct control. Reductions in this revenue source leave town officials with limited options to fund **critical** services.
- Any significant limits on a Town's ability to levy property taxes could impact the ability to provide core services that are expected by residents.



LOCAL IMPACT

- Property tax is the Town of Davidson's largest revenue source, comprising 55% of the budget.
- The operating cost of the Police, Fire, and Public Works departments makes up 55% of Davidson's annual budget. The cost of providing these core essential services has increased steadily over time (and continues to go up).
 - In 2019, a fire truck cost \$564,670; In 2026, a comparable truck cost \$1,200,000. This is a 113% increase in a 7-year period.
 - In 2020, a fully-equipped police vehicle cost \$58,719; In 2025, a comparable vehicle cost \$85,8400. This is a 46% increase over a 5-year period.
 - In 2020, the average salary and benefit cost for a police officer was \$67,340; In 2025, the cost is \$95,714. This is a 42% increase in a 5-year period.
 - In 2020, solid waste collection cost \$964,147; In 2025, the cost is \$1,419,455. This is a 47% increase in a 5-year period.



POTENTIAL UNINTENDED CONSEQUENCES

- Limits local control; local elected officials set tax rates based on community priorities, service needs and infrastructure demands.
- Reductions in essential services and deferred maintenance.
- A shift to fees (user fees, permit fees) resulting in regressive revenue because they do not scale with property value or income.
- Infrastructure backlogs (road resurfacing, facility maintenance, park and greenway investments).
- Limits local flexibility shifting decision making away from local elected officials. This can impact local governments' ability to respond to natural disasters, rapid economic growth or economic downturns.
- Could increase reliance on the state of NC to fund initiatives.
- Negative impact on credit ratings due to the fact that ratings agencies evaluate a government's ability to adjust revenues when costs rise. This would result in a higher borrowing cost that could delay key infrastructure projects like public facilities, fire stations, and parks.



QUESTIONS?



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