



November 26, 2024

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, October 22, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, Tracy Mattison Brandon. Commissioners Autumn Rierson Michael and Ted Stauffer were absent. Town Manager Jamie Justice, Town Attorney Ashley Pearson, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

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

- **ANNOUNCEMENTS**

Affordable Housing and Equity Director Alexander Cahill made the following announcements:

The Town of Davidson is dedicated to keeping our recreational spaces safe for residents to enjoy. Before installing a new picnic shelter and playground at Roosevelt Wilson Park, the town took precautionary and critical measures to protect the health and safety of park visitors by conducting soil testing in the designated construction area.

We are committed to being transparent and pledged to inform the public of any significant findings related to the recent soil testing:

- Out of 288 sample sites tested, only 15 contained asbestoses. Each of the sample sites tested soil between 1 and 2 feet below grade.
- The testing site will be remediated, contaminated soil will be removed, new fill dirt will be added, and concrete will be replaced where necessary.
- According to North Carolina Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) Officials, remediation and construction work on site could be completed for a safe re-opening of the affected areas by the end of this calendar year.

During the temporary park closure, visitors are encouraged to enjoy other areas of Roosevelt Wilson Park not affected by the construction and to visit one of the many nearby parks, greenways, and public facilities, including Beaty Park, Ada Jenkins Playground, and Fisher Farm Park.

The Town of Davidson is pleased to announce the selection of Frank Jordan as the 2024 Jack Burney Award recipient. The award is named for G. Jackson Burney who served the town in many

capacities, primarily in planning and communications.

Town of Davidson municipal offices, including the Davidson Town Hall and Community Center at 251 South Street and the Davidson Public Safety Building at 216 S. Main Street, will close Thursday, November 28 and Friday, November 29, in observance of the Thanksgiving holiday. Offices will reopen Monday, December 2 for regular business hours 8:00 a.m. to 5:00 p.m. According to Waste Pro, trash and recycling collection will be on a one-day delay during the week of Thanksgiving.

The Town Board will only have one board meeting during the month of December. It will be held on Tuesday, December 10. There will be an opportunity for public comment at this meeting.

The Town of Davidson is pleased to announce its support for “Small Business Saturday” on Saturday, November 30 and encourages residents and visitors to kick off their holiday season by shopping locally and supporting the Town’s retail establishments.

Christmas in Davidson, one of the Town of Davidson’s signature events, returns this year on Thursday, December 5; Friday, December 6; and Saturday, December 7 from 6:00 p.m. to 9:00 p.m. nightly. The official opening ceremonies will be on Thursday, December 5 at 6:00 p.m. with Santa Claus' arrival and the annual tree lighting ceremony on the Town Green. Guests can expect to enjoy a Holiday light show, roving entertainment, live nativity scenes, bubble snowflakes, unique gifts from the artisan village, a children’s craft area, and more!

The 42nd Annual North Mecklenburg Holiday Parade will take place on Saturday, December 7, 2024, at 1:00 p.m. The parade route is approximately two (2) miles long and follows Main Street (Hwy. 115) from the Town of Davidson ending at the intersection of North Main Street and Catawba Ave in the Town of Cornelius. After the parade, the Merry Main Street Tricycle Race will happen on Main Street in front of the Town Green. This annual event includes four-person trike teams sponsored by Davidson businesses that race through an obstacle course for all to enjoy.

Santa is coming to Town on Thursday, December 12 and Friday, December 13! The Davidson Fire Department will escort Santa through Town between 6:30 p.m. and 8:30 p.m. each night. Santa and our Davidson firefighters encourage residents to pay close attention to the routes and listen for sirens, as this will signal Santa’s pending arrival into your neighborhood.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Commissioner Mattison Brandon made a motion to adopt the agenda. The motion passed unanimously (3-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:07 p.m. and closed at 6:16 p.m. Five people spoke during the public comment period.

Steve Sonnenberg spoke about DEI in Town policies.

Leslie Quatrini, Connie Bash, Chuck Ciccoine, and David Lusk thanked the Board for the added Trolley stop in Davidson Pointe for Christmas in Davidson 2024, the Davidson Police Department for attending their community event, and the Board of Commissioners for the recent chat and their collaboration with the residents of Davidson Pointe.

- **CONSENT AGENDA**

Approval of October Meeting Minutes

Approval of FY2025 Audit Contract and Engagement Letter

Approval of Resolution 2024-28 Agreement with and Funding from Mecklenburg County for Beaty Park Phase II and Budget Amendment 2025-14

Approval of Grant Agreement Between Rebuilding Together of Greater Charlotte and the Town of Davidson for Administration of the Essential Home Improvement Program and Budget Amendment 2025-15

Approval of Resolution 2024-29 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for Catawba Avenue

Approval of Resolution 2024-30 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for 19227 Shearer Road

Commissioner Fay made a motion to approve the consent agenda. The motion passed unanimously (3-0).

- **BUSINESS ITEMS**

(a) In January 2024, the Town engaged the design-build team of Balfour-Beatty and Creech & Associates to **rehabilitate the historic gymnasium located at 251 South Street**. Project Manager Doug Wright and the design-build team presented options for board discussion and direction. In May 2024, the Board of Commissioners approved a floor plan designated as "Option 5", in which the existing balcony is removed and restrooms are added in an addition constructed on the rear of the building. With 60% design complete, the design-build team has indicated the cost estimate has increased.

The Board directed staff to work with Balfour Beatty to prepare a Guaranteed Maximum Price (GMP) contract with the VE Option 2 for approval at the December 10 meeting. To be eligible for an American Rescue Plan Act grant of \$2,000,000, the Town must be under contract by December 31, 2024. If a contract is executed, the construction completion date is December 30, 2026

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **CLOSED SESSION**

Commissioner Fay made a motion to move to closed session per NCGS § 143-318-11 (a) (3) Consult with Attorney at 6:48 p.m. The motion passed unanimously (3-0).

Commissioner Justus made a motion to end the closed and return to open session at 7:26 p.m. The motion passed unanimously (3-0).

- **ADJOURN**

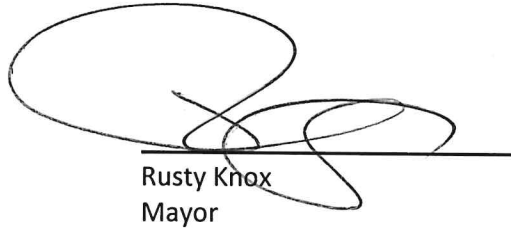
Commissioner Mattison Brandon made a motion to adjourn. The motion passed unanimously (3-0).

The meeting adjourned at 7:28 p.m.

Attest:



Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor