



December 10, 2024

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, December 10, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, Autumn Riersen Michael and Ted Stauffer. Commissioner Tracy Mattison Brandon was absent. Town Manager Jamie Justice, 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**

Communications Director Jessica Eggimann made the following announcements:

The remainder of the work for Roosevelt Wilson Park has been scheduled. The abatement of asbestos containing material (ACM) found on the site will be removed the week of January 6 and will take approximately a week. Then the playground will go the week of January 13, followed by the shelter. While the work is going on, fencing will be placed past the restrooms to the foot bridge and at the entrance off Houston Street. The restrooms and the loop around the pond will remain open. All work is expected to be completed by the end of January.

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.

It's not too late to donate to the Holiday Shop with a Cop event being held on Saturday, December 21 at the Target store in Huntersville. The program is designed to foster positive relationships between residents and police officers while supporting families in our community who are in need during a season when all should experience some joy. Using donations, recipient families will go shopping for presents, clothing, and other holiday items with Davidson Police Officers during a one-hour 'Shop with a Cop' session.

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 be closed Tuesday, December 24; Wednesday, December 25; Thursday, December 26 in observance of the Christmas holiday and again on Wednesday, January 1, 2025, in observance of New Year's Day. Offices will be open on Monday, December 23, Friday, December 27, 2024, and Monday, December 30, Tuesday, December 31, 2024, and Thursday, January 2, and Friday, January 3, 2025, for regular business hours from 8:00 a.m. to 5:00 p.m. According to Waste Pro, garbage collection will be on a one-day delay the week of December 25, 2024. There is no recycling pick-up that week. There will be NO collection on Wednesday, January 1, 2025. For the week of January 1, Waste Pro will be on a one-day delay for garbage and recycling collection.

Community members are invited to the 2024 Town of Davidson Dr. Martin Luther King Jr. Day Celebration on Monday, January 20, 2025, beginning at 10:00 a.m. in the Davidson Town Hall and Community Center Auditorium at 251 South Street. Our goal is to unite the community in celebrating Dr. King's enduring legacy through an inspirational and impactful program held in his honor. On behalf of the 2025 MLK Planning Committee and the Town of Davidson, we warmly invite you to mark your calendars and make plans to join us for this special event dedicated to honoring the remarkable legacy of Dr. Martin Luther King Jr.

- **CHANGES/ADOPTION OF THE AGENDA**

Town Manager Justice requested adding consent item (f) to Accept the Real Property at 956 Shearer Street as described in deed and recorded by plat for the Town's ownership and maintenance.

Commissioner Rierson Michael made a motion to adopt the agenda as amended. The motion passed unanimously (4-0).

- **PRESENTATIONS**

Recognition of Retiring Police Officer Ramiro Better

Town officials and members of the Police Department recognized and thank Officer Ramiro Better for eight (8) years of committed service to the Town of Davidson.

2024 Davidson Main Street Grant Awards

The Davidson Board of Commissioners approved \$15,000 to fund the 2024 Davidson Main Street Business Grant Program to further the Board's strategic plan initiatives of Historic Preservation and Economic Development. The goals of the program are to provide direct financial benefit to small businesses, retain and create jobs in association with small businesses, and spur private investment in association with small businesses located in our business districts. This year's recipients are King Canary Brewing Company, Ascot Diamonds, and The Jewel Box.

Recognition of Davidson K-8 PTO as Recipients of Town of Davidson's Inaugural Placemaking Grant

The Davidson Board of Commissioners approved \$5,000 last fiscal year to fund the inaugural Placemaking Grant to further the Board's strategic initiatives of a well-planned and livable

community. A specific priority strategy included implementing community engagement activities in strategic locations to support dynamic community gathering places. This fall, grant recipient Davidson K-8 PTO installed enhanced colorful crosswalk treatments adjacent to the school and a tiger head street mural on South Street. Mayor Knox presented a plaque to Davidson K-8 PTO representative Sarah Calamita.

- **PUBLIC COMMENT**

The public comment period opened at 6:20 p.m. and closed at 6:23 p.m. One person spoke during the public comment period.

Steve Sonnenberg spoke about the Annual Accomplishments, thanked the Board and Staff, the Climate Action Plan, and Town owned land for affordable housing.

- **PUBLIC HEARING**

Commissioner Fay made a motion to open the public hearing at 6:24 p.m. The motion passed unanimously (4-0).

The Board of Commissioners held a public hearing on the **Historic Landmark Designation of 225 Armour Street Mill House**. Senior Planner Lindsay Laird and Stewart Gray, Director of the Charlotte-Mecklenburg Historic Landmarks Commission, presented information to the Board. The Armour Street Mill House (circa 1913) was built as part of an expansion of the mill village of Delburg Cotton Mill, Davidson's second cotton mill. It was one of six houses built by local builder W. E. Potts on property originally planned as the Armour Heights development. The houses were owned as part of the mill – even as the mill changed hands among different ownership groups – until 1950, when then owner Palomino Mills sold its workforce housing to Economy Homes of Winston-Salem. William W. and Carrie Stanley Edwards purchased the house from Economy Homes in 1951, and it has since been privately owned. The house is historically significant as a means both for interpreting the life of mill village residents in the twentieth century and for conveying a historic association with the evolution of Mecklenburg County's textile industry and industrial housing. Situated in a neighborhood faced with increasing development pressures, the Armour Street Mill House is one of the most intact, and thereby best extant examples, of the common mill house constructed as part of the expansion of the Delburg mill village.

No one signed up to speak during the public hearing.

Commissioner Stauffer made a motion to close the public hearing at 6:37 p.m. The motion passed unanimously (4-0).

- **CONSENT AGENDA**

Approval of November Meeting Minutes

Approval of Resolution 2024-31 Contiguous Annexation Petition: Portion of Catawba Avenue/State Road 2197 - Set the Public Hearing Date

Approval of Resolution 2024-32 Contiguous Annexation Petition: 19227 Shearer Road - Set the Public Hearing Date

Approval of Resolution 2024-33 Prohibiting Viewing or Saving Pornography on Town Networks and Devices

Approval of 2025 Town Board Meeting Schedule
Approval of Acceptance of Real Property at 956 Shearer Street

Commissioner Justus made a motion to approve the consent agenda. The motion passed unanimously (4-0).

- **BUSINESS ITEMS**

(a) In 2023, the Town commissioned a **building conditions assessment and use study for the Sloan House**, located at 230 South Main Street, partially funded with a federal Historic Preservation Fund grant for Certified Local Governments from the National Park Service. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character. Senior Planner Lindsay Laird presented an overview of the study to the Board of Commissioners. Staff partnered with the Charlotte-Mecklenburg Historic Landmarks Commission to draft a Request for Proposals (RFP) for adaptive reuse and/or redevelopment of the Sloan House. The Town seeks a buyer for the Sloan House who has a vision for development that aligns with the proposed development programs outlined in the Sloan House study. The ultimate objective is for the completed project to be an aesthetically appealing historic asset preserved for Davidson, an active and vibrant contributor to the local economy, and a visible connection between Davidson's historic downtown core and the South Main Street business district.

(b) 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. 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. Staff presented options at the November 26, 2024 Board meeting. In order to be eligible for an American Rescue Plan Act grant of \$2,000,000, the Town must be under contract by December 31, 2024.

Commissioner Rierson Michael made a motion to approve the Historic Gymnasium Rehabilitation Contract with Balfour Beatty Construction, LLC. The motion passed unanimously (4-0).

Commissioner Fay made a motion to approve the allocation of 2021 and 2023 G.O. Bond Funds to the Historic Gymnasium Rehabilitation Project as presented. The motion passed unanimously (4-0).

Commissioner Justus made a motion to approve Budget Amendments 2025-16 and 2025-17. The motion passed unanimously (4-0).

A contract will be executed with the design-build contractor, with work starting in January 2025 and a substantial completion date of February 2026.

(c) Senior Planner followed up with the board on the proposed **Historic Landmark Designation of 225 Armour Street Mill House** following the public hearing earlier in the meeting.

Commissioner Stauffer made a motion to adopt Ordinance 2024-12 designating as a historic landmark the property known as the "Armour Street Mill House," including the exterior of the building and the approximately 0.114 acre of land listed under Tax Parcel Identification Number 00326211. The motion passed unanimously (4-0).

(d) Assistant Town Manager Austin Nantz presented a **compilation of achievements by the Town of Davidson during the 2024 calendar year**. This report, put together by the Town Manager, Assistant Town Manager, and staff, includes significant projects and highlights as they relate to calendar year 2024 and the 2024-2025 Strategic Plan. This annual report provided a look at the depth of services the Town provides to its residents and businesses.

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

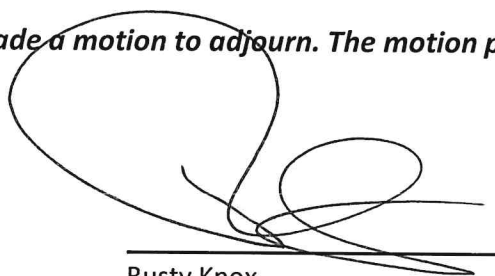
Commissioner Rierson Michael made a motion to adjourn. The motion passed unanimously (4-0).

The meeting adjourned at 7:21 p.m.

Attest:



Elizabeth K. Shores
Town Clerk



Rusty Knox
Mayor