



January 28, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 28, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Riersen Michael, Steve Justus, and Ted Stauffer. Town Manager Jamie Justice, Assistant Town Manager Austin Nantz, Town Attorney Kevin Bringewatt, 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 Betsy Shores announced the following:

The Town of Davidson is hosting 3 identical public information sessions for the proposed Red Line Commuter Rail Station location options in Davidson:

Thursday, January 30 at 6:00 p.m. at The Hurt Hub with a live stream option available via Zoom

Thursday, February 6 at 6:00 p.m. at Hopewell Baptist Church

Wednesday, February 12 at 11:00 a.m. at the Ada Jenkins Center

The next Davidson Board of Commissioners Chat will be held on Tues. Feb. 18 from 7:00-8:00 p.m. at St. Alban's Church, 301 Caldwell Lane. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town.

Roosevelt Wilson Park picnic shelter, playground, and fitness stations are scheduled to be installed the week of February 3. This project is funded by the Accessibility for Parks (AFP) Grant Program through North Carolina State Parks, which is dedicated to improving public parks' accessibility and inclusivity. Roosevelt Wilson Park was selected to receive this grant to enhance its accessibility for all visitors, especially those with disabilities.

Applications for the Annual April is for Arts Art on the Green and the Gallery Crawl are now available on the Town's website. The dates for this year's event are April 25-27.

Mayor Knox recognized Project Manager Doug Wright for receiving the **2025 American Council of Engineering Companies Excellence "Grand Award"** in the Category of Transportation to the Town

of Davidson and Kimley-Horn for the Griffith Street Roundabouts Pedestrian Hybrid Beacons (HAWK Signals).

Mayor Knox recognized Boy Troop 58 and Girl Troop 58 in attendance at the board meeting as they work to complete their Communications Merit Badge, which is required for the rank of Eagle Scout. The Troop dates back to 1935 and has served generations of Davidson and area youth, including Mayor Knox.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

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

- **PUBLIC COMMENT**

The public comment period opened at 6:11 p.m. and closed at 6:21 p.m. Three people spoke during the public comment period.

Steve Sonnenberg spoke about diversity, equity, and inclusion (DEI), Equity Framework, and Affordable Housing on Town owned land.

Robin Patten spoke towing at the CVS parking lot.

Harold Rice spoke about the Ada Jenkins Center and support from the Town of Davidson.

- **PUBLIC HEARING**

The Board of Commissioners held three public hearings during the meeting.

Commissioner Stauffer made a motion to open the public hearing at 6:21 p.m. The motion passed unanimously (5-0).

The first public hearing was on the **proposed Design Review Board Ordinance Text Amendments**. Senior Planner Lindsay Laird shared with the board best practices for Design Review Board (DRB) and Historic Preservation Commission (HPC) procedures in communities across the state. Based on that research and legal guidance, staff has determined that the DRB should no longer be quasi-judicial. This requires updates to the Davidson Planning Ordinance and bylaws. Making these changes to DRB processes helps to differentiate the two overlapping boards and prepare both for the training/reset planned for 2025. The public hearing was advertised in the Charlotte Observer on January 17, 2025. One person signed up to speak during the public hearing.

Commissioner Stauffer made a motion to close the public hearing at 6:29 p.m. The motion passed unanimously (5-0).

Commissioner Justus made a motion to open the second public hearing at 6:30 p.m. The motion passed unanimously (5-0).

The second public hearing was on the **Proposed Voluntary Contiguous Annexation of 19227 Shearer Road**, property of Davidson's Edge, LLC, (Parcel 00724112) containing 1.017 acres. The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on January 16, 2025. No one spoke during the public hearing.

Commissioner Justus made a motion to close the second public hearing at 6:33 p.m. The motion passed unanimously (5-0).

Commissioner Mattison Brandon made a motion to open the third public hearing at 6:34 p.m. The motion passed unanimously (5-0).

The third public hearing was on the **Proposed Voluntary Contiguous Annexation of a Portion of Catawba Avenue/State Road 2197**. The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet, from the NCDOT Secondary Road System. The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on January 16, 2025. No one spoke during the public hearing.

Commissioner Rierson Michael made a motion to close the third public hearing at 6:38 p.m. The motion passed unanimously (5-0).

- **CONSENT AGENDA**

Approval of December Meeting Minutes

Approval of the Amended Affordable Housing and Equity Board Bylaws

Approval of Resolution 2025-03 Authorizing the Conveyance of 412 Catawba Avenue to an Income-Qualified Buyer

Approval of BA 2025-18 - Davidson Community Foundation Grant for Affordable Housing

Approval of a Cybersecurity Grant

Commissioner Fay made a motion to approve the consent agenda. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Affordable Housing & Equity Director Alexander Cahill reviewed the **Community Navigator Demonstration Program**. The item was discussed at the January 14 Board meeting. Since that meeting, the following changes have been made based on community and Town Board feedback:

- Additional reporting metrics and measures have been added to Exhibit 2 in the Service Contract with Legacy on the Westside.

- Additional reporting metrics were added to the last slide of the presentation.

Commissioner Justus made a motion to approve the Community Navigator Demonstration Program. The motion passed unanimously (5-0).

(b) **MEDIC (Mecklenburg EMS Agency)** developed a new **response configuration** in early 2023. Fire Chief Ryan Monteith presented an update to the board including internal data collected by the Fire Department to determine if the Response Configuration is having a negative effect on Davidson Fire Department resources and updates provided by MEDIC leadership in October 2024.

Commissioner Fay made a motion to authorize the Town Manager to enter into negotiations on a contract with MEDIC on behalf of the Town of Davidson. The motion passed unanimously (5-0).

(c) The Board of Commissioners has been petitioned to extend the corporate limits of the Town of Davidson to include **19227 Shearer Road**, Parcel 00724112, located in Davidson, NC 28036 containing 1.017 acres.

Commissioner Rierson Michael made a motion to adopt Ordinance 2025-01 Extend the Corporate Limits of the Town of Davidson to include 19227 Shearer Road. The motion passed unanimously (5-0).

(d) The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet, from the NCDOT Secondary Road System.

Commissioner Mattison Brandon made a motion to adopt Ordinance 2025-02 Extend the Corporate Limits of the Town of Davidson to include a portion of Catawba Avenue/State Road 2197. The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

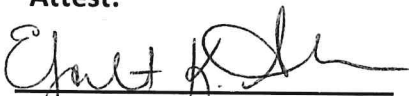
Town Manager Justice summarized the meeting action items.

- **ADJOURN**

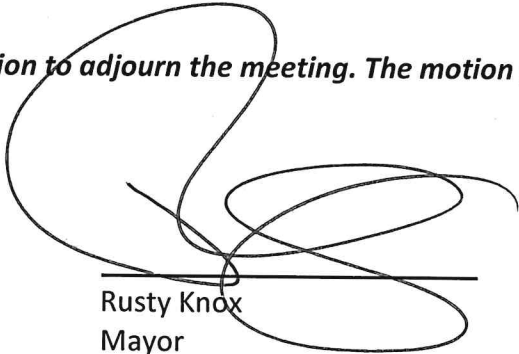
Commissioner Stauffer made a motion to adjourn the meeting. The motion passed unanimously (5-0).

The meeting adjourned at 7:44 p.m.

Attest:



Elizabeth K. Shores
Town Clerk



Rusty Knox
Mayor