



March 25, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, March 25, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Knox, Commissioners Ryan Fay, Tracy Mattison-Brandon, Autumn Rierson Michael, Steve Justus, and Ted Stauffer. 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 Betsy Shores announced the following:

The Charlotte Regional Transportation Planning Organization Board has awarded funding for 20 transportation projects across its planning area, approving over \$35 Million in federal discretionary grant program funds. These funds will support critical transportation needs in 14 CRTPO member jurisdictions spanning Iredell, Mecklenburg, and Union counties, helping communities improve mobility. The Town of Davidson was awarded 2 grants:

- \$1,743,770 for the Davidson Concord Road Side path from South Prong Rocky River Greenway to River Run Neighborhood
- \$1,276,363 for West Branch Carolina Thread Trail from West Branch Nature Preserve to River Run Neighborhood

TSG Residential proposes to develop the 2-acre site at 405 S Main Street (the former carwash site) to include a mix of commercial and residential uses. The project envisions commercial space, 24 residential units within mixed-use buildings, 12 townhome units, along with parking, green space, and various amenity features. A Community Meeting will be held on Wednesday, April 2, at 6:00 P.M. in the lower level at the Davidson Town Hall & Community Center. The meeting will be facilitated by the developer and their project team. Town of Davidson staff will be on hand to answer questions.

Join us in April for Monday Meet Up and Move at 6:00 p.m. for a walking event hosted by the Town of Davidson, Ada Jenkins, and the YMCA. Meet Up & Move is much more than just a walking event; it's a celebration of community spirit, connection, and the power of socialization. It exemplifies how collective activities can foster unity, improve health, promote well-being, and

strengthen resilience. It reminds us that taking small steps together—both literally and figuratively—can lead to big changes in the health and harmony of our neighborhoods. Weather permitting, Meet Up and Move will meet every Monday, beginning April 7, at Roosevelt Wilson Park and walk to Beaty Park and back.

The next Davidson Board of Commissioners Chat will be held on Tuesday, April 15, from 7:00 p.m. - 8:00 p.m. at Davidson Town Hall and Community Center. Commissioner Chats are public meetings designed to be informal ways for residents to discuss current issues and projects in the Town. All are welcome to attend.

Mayor Knox read proclamations for **Child Abuse Prevention Month, National Donate Life Month, and Esophageal Cancer Awareness Month**. Former Town Commissioner and Mayor Pro Tem Jane Campbell was presented with the proclamation for Esophageal Cancer Awareness Month in memory of her wife, Heather J. McKee, following an 18-month journey with esophageal cancer.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

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

- **PUBLIC COMMENT**

The public comment period opened at 6:15 p.m. and closed at 6:21 p.m. Two people spoke during the public comment period.

Steve Sonnenberg spoke about the Comp Plan update, Vision Zero, and crosswalk lights not working, the Affordable Housing update, and DEI.

David Nelson spoke in opposition of the proposed Fire Station #1 site at the corner of Griffith Street and Watson Street.

- **CONSENT AGENDA**

Approval of February Meeting Minutes

Approval of Tax Levy Adjustments

Approval of the FY2025 Audit Contract with RH Accounting

Approval of Budget Amendment 2025-19 - Wellness Grant Awarded by the NC League of Municipalities

Approval of Resolution 2025-09 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for 621 Catawba Avenue

Approval of Resolution 2025-10 Contiguous Annexation Petition for Summit Farms - Set the Public Hearing Date

Approval of Noise Ordinance Variance Request – Davidson College Spring Concert April 25, 2025

Approval of Midterm Appointment to the Design Review Board and Historic Preservation Commission

Approval of Amendments to the Design Review Board and Historic Preservation Commission Bylaws

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

- **BUSINESS ITEMS**

(a) Fire Chief Ryan Monteith and Finance Director Piet Swart presented the beginning of the **design process for new Fire Station 1** to be located on Griffith Street. New Fire Station 1 is included on the Town's Capital Improvement Plan (CIP) for FY28. The discussion included a brief overview of the history of the project, conceptual project schedule, associated financial components, and next steps. The Board of Commissioners will be asked to authorize the Town Manager to issue RFQ for Design Services at the April 8 meeting.

(b) Planning Director Jason Burdette presented a report of the **Red Line Public Engagement**. The Red Line Commuter Rail Project is a proposed 25-mile commuter rail project using the existing Norfolk Southern O-line connecting Lake Norman communities with Charlotte. The goal of the Red Line Design Update is to identify the preferred station location in each community and move the entire project towards 15% design. Several internal design workshops were held with CATS and their consultant team to ascertain Red Line station options in Davidson.

The Board of Commissioners directed staff to share information with the public specific to the Red Line project and station options in Davidson. Staff facilitated four public information sessions in January and February 2025. The Red Line Public Engagement Report summarizes the Red Line Commuter Rail project history, purpose/scope of the Red Line Design Update, CATS public engagement efforts, Davidson station option locations and evaluation criteria, the four public information sessions (including meeting structure), feedback from each of the sessions, and next steps. The Board of Commissioners will discuss Davidson's preferred station location at the April 8 meeting and consider approval at the April 22 meeting.

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **CLOSED SESSION**

Commissioner Rierson Michael made a motion to move to closed session pursuant to NCGS §143-318.11. (a) (3) – Consult with Attorney at 7:35 p.m. The motion passed unanimously (5-0).

Commissioner Rierson Michael made a motion to end the closed session at 8:56 p.m. The motion passed unanimously (5-0).

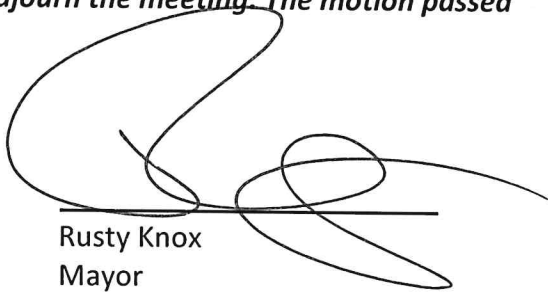
- **ADJOURN**

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

The meeting adjourned at 8:58 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor