



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, August 26, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

a. National Suicide Prevention Awareness Month

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 July Meeting Minutes

Summary: Draft Meeting Minutes from July 22 regular meeting.

b. Consider Approval of FY2026 Tax Levy Order of Collection for Mecklenburg and Iredell Counties and FY2025 Settlement Statements

Summary: Enters the FY2025 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties into the official record of the Town of Davidson. The "Order of Collection" authorizes the Tax Collector to collect the ad valorem taxes as assessed by the office of the Tax Assessor. This item includes both Mecklenburg and Iredell Counties.

c. Consider Approval of Resolution 2025-19 Adopting the 2025 Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan

Summary: The Board of Commissioners received the 2025 Mecklenburg County Multi-Jurisdictional Hazard Mitigation update at the July 22, 2025 meeting. [Click here](#) to view the plan. Mecklenburg County Emergency Management has requested

that all municipalities pass a resolution adopting the 2025 plan update. The Board of Commissioners is asked to approve Resolution 2025-19 Adopting the 2025 Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan.

d. Consider Approval of a Tax Levy Adjustment

Summary: The Town received a tax levy adjustment refund check request from the Mecklenburg County Assessor's Office for \$409.64 on one parcel. The refunds will be issued directly by the Town of Davidson. Details regarding the refund request are available in the Finance Office.

e. Consider Approval of Resolution 2025-20 Interlocal Agreement with Mecklenburg County to Provide Fire Services in the Davidson ETJ/North Star Fire District

Summary: Mecklenburg County contracts with the Town of Davidson to provide Fire Protection Services within the Davidson ETJ, or the North Star Fire District. This annual contract runs from July 1st to June 30th of each year. Mecklenburg County provides funding to the Town of Davidson for Fire Protection Services within the ETJ. The Board of Commissioners is asked to consider approval of the resolution that recognizes the North Star Fire District Fire Protection Services agreement for FY26.

f. Consider Approval of BA2026-05 - Mecklenburg County Emergency Management grant to fund the Town-wide Comprehensive Emergency Management Plan (CEMP)

Summary: BA2026-05 Recognizes revenue from a Mecklenburg County Emergency Management grant to fund the Town-wide Comprehensive Emergency Management Plan (CEMP).

g. Consider Approval of Noise Ordinance Variance Request – Neal Residence, 226 South Street, October 11, 2025

Summary: Jay and Charlotte Neal, 226 South Street, have requested a noise ordinance variance for Saturday, October 11, 2025 from 5:00 p.m. to 11:00 p.m., for a wedding reception with a DJ in their backyard. Recommended conditions include the prior notification of the properties within 500 feet of the home and the music speakers are to be oriented towards South Main Street. Staff recommends approval.

h. Consider Approval of Contract with ESP Associates, Inc. for Design of the River Run to Summers Walk Greenway

Summary: The greenway connection between Summers Walk and River Run through Mecklenburg County's West Branch Nature Preserve has been in the planning for many years and funding is included in the Town CIP. The next step is to design the project in order to move to construction. The board is asked to approve a contract with ESP Associates to design the River Run to Summers Walk greenway.

VI. BUSINESS ITEMS

a. Consider Approval of Naming the Clontz Trail at Beaty Park

Presenter: Leslie Willis, Parks & Recreation Director

Summary: Eagle Scout Candidate, Benji Beall, is working with the Town of Davidson's Parks and Recreation Department to install 3 trailhead signs in Beaty Park. The signs will include a brief history of the park, trail layout and distances, and amenities. Benji Beall is requesting to name one of the trails, "Clontz Trail" to honor the Clontz Family's contribution to the land.

Action/Proposed Motion: Motion to approve naming a trail in Beaty Park, the Clontz Trail, in accordance with the Town of Davidson Naming Policy.

b. Affordable Housing and Equity Board Transition

Presenter: Austin Nantz, Assistant Town Manager

Summary: Affordable housing work is increasingly technical and complex—requiring specialized expertise in areas such as development finance, real estate, construction, and land use policy. Staff recommends transitioning from the formal Advisory Board model to a more flexible engagement model that will allow us to bring in local industry professionals and subject-matter experts as needed on a project-by-project basis. This recommended change is directly related to a commitment to good governance. It is not related to national politics.

Action/Proposed Motion: Motion to transition from the current format of a formal Affordable Housing and Equity Advisory Board to an administrative ad hoc Affordable Housing Industry Roundtable Group, effective immediately.

c. Consider Approval of the Mecklenburg Public Transportation Authority Memorandum of Understanding

Presenter: Jamie Justice, Town Manager

Summary: On July 1, 2025, North Carolina Governor Josh Stein signed the Projects for Advancing Vehicle-Infrastructure Enhancements (P.A.V.E.) Act into law. This law would enable Mecklenburg County to place a one-cent sales tax referendum on the November 4, 2025, ballot. If approved by the voters, the revenue from this tax is projected to generate billions of dollars for improvements in rail, roads, and buses, aiming to alleviate traffic congestion in the area as well as improve mobility, regional economic competitiveness, and quality of life. If the November referendum is passed by the voters, the sales tax rate will increase from 7.25% to 8.25% on July 1, 2026.

The P.A.V.E. Act establishes the Mecklenburg Public Transportation Authority (MPTA), a new independent 27-member transit authority, charged with overseeing all public transportation in Mecklenburg County. The P.A.V.E. Act requires that certain actions be taken by the MPTA by January 1, 2026. The creation of this authority and certain actions would be contingent on the approval of a voter referendum authorized by the P.A.V.E. Act. If the voters approve the sales tax, the appointing authorities would need to be able to promptly appoint members to the MPTA to ensure that the MPTA can take action to meet the January 1, 2026 deadline.

This Memorandum of Understanding (MOU) sets out the appointing authorities collectively agreeing and outlining the process by which the creation of an appointment to the MPTA will be made in order to comply with the P.A.V.E. Act. The MOU outlines a proposed schedule regarding the creation of the MPTA as well as additional agreements and processes for the appointment of members to the MPTA.

This item was previously discussed at the August 12, 2025 meeting.

Action/Proposed Motion: Motion to approve the Mecklenburg Public Transportation Authority Memorandum of Understanding.

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) (5) – Real Property

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (5) – Real Property.

IX. ADJOURN