



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, September 9, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Constitution Week**
- b. National Preparedness Month**
- c. Honoring Bernice Torrence Houston Celebrating 100 Years**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

- a. HOMES and Davidson Tax Assistance Program (DTAP) Update by Mecklenburg County**
Presenter: Austin Nantz, Assistant Town Manager, Shakira Francis, Mecklenburg County
Summary: In FY2024, the Town Board approved the Davidson Tax Assistance Program (DTAP) which was funded by a donation from the Davidson Community Foundation and administered by the Town. In FY2025, the town partnered with Mecklenburg County to administer DTAP in conjunction with their HOMES program. Mecklenburg County staff will present on the FY2026 version of HOMES and DTAP, as well as provide historical program information.

V. BUSINESS ITEMS

- a. Discuss Proposed Amendments to the Public Comment Policy**
Presenter: Jamie Justice, Town Manager
Summary: In reviewing best practices, staff recommends that the Town of Davidson amend the public comment policy to better define what is relevant to the Town of Davidson on matters of Town business and prohibit campaigning or election-related public comments from candidates.
Action/Proposed Motion: This item is for discussion only. The Board will be asked to approve the amendments to the Public Comment Policy at the September 23 meeting.

b. Consider Approval of Resolution 2025-21 to Purchase 248 Jetton Street

Presenter: Austin Nantz, Assistant Town Manager

Summary: The Town of Davidson is considering the purchase of real property located at 248 Jetton Street, consisting of approximately 0.183 acres. Acquisition of this parcel will advance the Town's affordable housing goals by enabling access to an existing Town-owned parcel. Potential uses include the development of additional affordable housing units, such as a tri-plex or quad-plex, as well as potentially providing access for future affordable housing initiatives on both the Town-owned adjacent property and the Ada Jenkins Center property.

The negotiated purchase price is \$500,000, consistent with applicable North Carolina General Statutes governing municipal property acquisition. Due diligence, including appraisal, survey, title review, and environmental assessment, will be completed prior to closing. The funding source for this purchase is Town ARPA dollars.

Action/Proposed Motion: Motion to approve Resolution 2025-21 approving the purchase of real property located at 248 Jetton Street, Davidson, consisting of approximately 0.183 acres, for the purchase price of \$500,000, and further authorize the Town Manager to execute all necessary documents to complete the transaction in accordance with North Carolina General Statutes.

VI. SUMMARIZE MEETING ACTION ITEMS

Town Manager will summarize items where the board has requested action items for the staff.

VII. ADJOURN



PROCLAMATION Constitution Week

WHEREAS, September 17, 2025, marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Rusty Knox, Mayor of Davidson, do hereby proclaim September 17 through September 23, 2025 as “**CONSTITUTION WEEK**” and ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Proclaimed this the 9th day of September 2025.

Rusty Knox, Mayor



PROCLAMATION National Preparedness Month

WHEREAS, Since 2004, FEMA's Ready Campaign has observed September as National Preparedness Month to encourage Americans to prepare for emergencies; and

WHEREAS, Many towns and counties throughout North Carolina have been affected by a variety of emergencies, including mudslides, wildfires, flooding, earthquakes, tornadoes, and hurricanes; and

WHEREAS, The 2025 theme of National Preparedness Month, "***Preparedness Starts at Home***", focuses on getting back to the essentials of preparedness; and

WHEREAS, There are four key actions you can take to prepare for any disaster you may face: Know your risk, make a family emergency plan, build an emergency supply kit, and get involved in your community by taking action to prepare for emergencies; and

WHEREAS, The Town of Davidson Board of Commissioners, Staff, and Emergency Personnel desire that every household, property owner, and business in the Town of Davidson be prepared for possible emergencies.

NOW, THEREFORE, I, Rusty Knox, Mayor of Davidson, do hereby proclaim ***September 2025 as Preparedness Month*** in the Town of Davidson and encourage all residents to take small steps to make a big difference in being prepared.

Proclaimed this the 9th day of September 2025.

Rusty Knox, Mayor



**PROCLAMATION
HONORING BERNICE TORRENCE HOUSTON
CELEBRATING 100 YEARS**

WHEREAS, On the 20th of September 2025, Davidson resident Bernice Torrence Houston will celebrate her 100th birthday; and

WHEREAS, Bernice was born into the family of Mr. and Mrs. John and Ruby Torrence. The family lived on Potts Street until a fire destroyed their home. She and her three siblings attended the Davidson Colored School, and were taught by Mrs. Ada Jenkins; and

WHEREAS, She married Mr. Ollie Houston, son of Logan E. and Alice T. Houston. Together, they became the proud parents of Ruby and Karen (Kay), raising them in the home that was previously owned by her teacher, Mrs. Ada Jenkins; and

WHEREAS, In her lifetime she has witnessed and experienced unimaginable things in our Nation and in our Town, both good and bad, including: the Great Depression, World War II, the advent of television, the KKK burning a cross on the lawn of her in-laws' Catawba Street home, the civil rights movement, the integration of her children's schools, a man landing on the Moon, and our Nation's first black President – just to name a few; and

WHEREAS, As a lifelong member of Davidson Presbyterian Church – the former Davidson United Presbyterian Church – she has served as a ruling elder and member of countless committees, including the usher board and hospitality committee; and

WHEREAS, Bernice spent several decades working for Davidson College. Simply put, she ran the President's House. Working for many years alongside Mrs. Thelma White, she not only worked there, but she also played a key and essential role in the lives of everyone who lived there – and still does to this day; and

WHEREAS, In 2005, when the G. Jackson Burney Community Service Award was created to annually recognize members of the Davidson community for lifetimes of service, it came as no surprise that Bernice was the inaugural recipient of this distinguished award; and

WHEREAS, The generational impact Bernice has made on this community is lived out by her daughters, Ruby and Karen, both of whom are dedicated caretakers in Davidson. Karen has been recognized as a G. Jackson Burney Award recipient, and Ruby as the Community Algernon Sydney Sullivan Award recipient from Davidson College; and

WHEREAS, The Town of Davidson is a better place because Mrs. Bernice Houston lives in our Town and has lived a life of service and devotion to her neighbors and our community.

NOW, THEREFORE, I, the Mayor and Town of Davidson Board of Commissioners, do hereby proclaim September 20 as Bernice Torrence Houston Day in the Town of Davidson.

Proclaimed this 9th day of September 2025.

Rusty Knox
Mayor



Fiscal Year 2026

HOMES PROGRAM

Department of Community
Resources

Community Resource Center (CRC)
Division



MECKLENBURG COUNTY
North Carolina

HOMES

Helping Out Mecklenburg's homeowners
with *Economic Support*

The **HOMES** Program serves as an ally to Mecklenburg County homeowners who are struggling with the rising costs of owning a home.

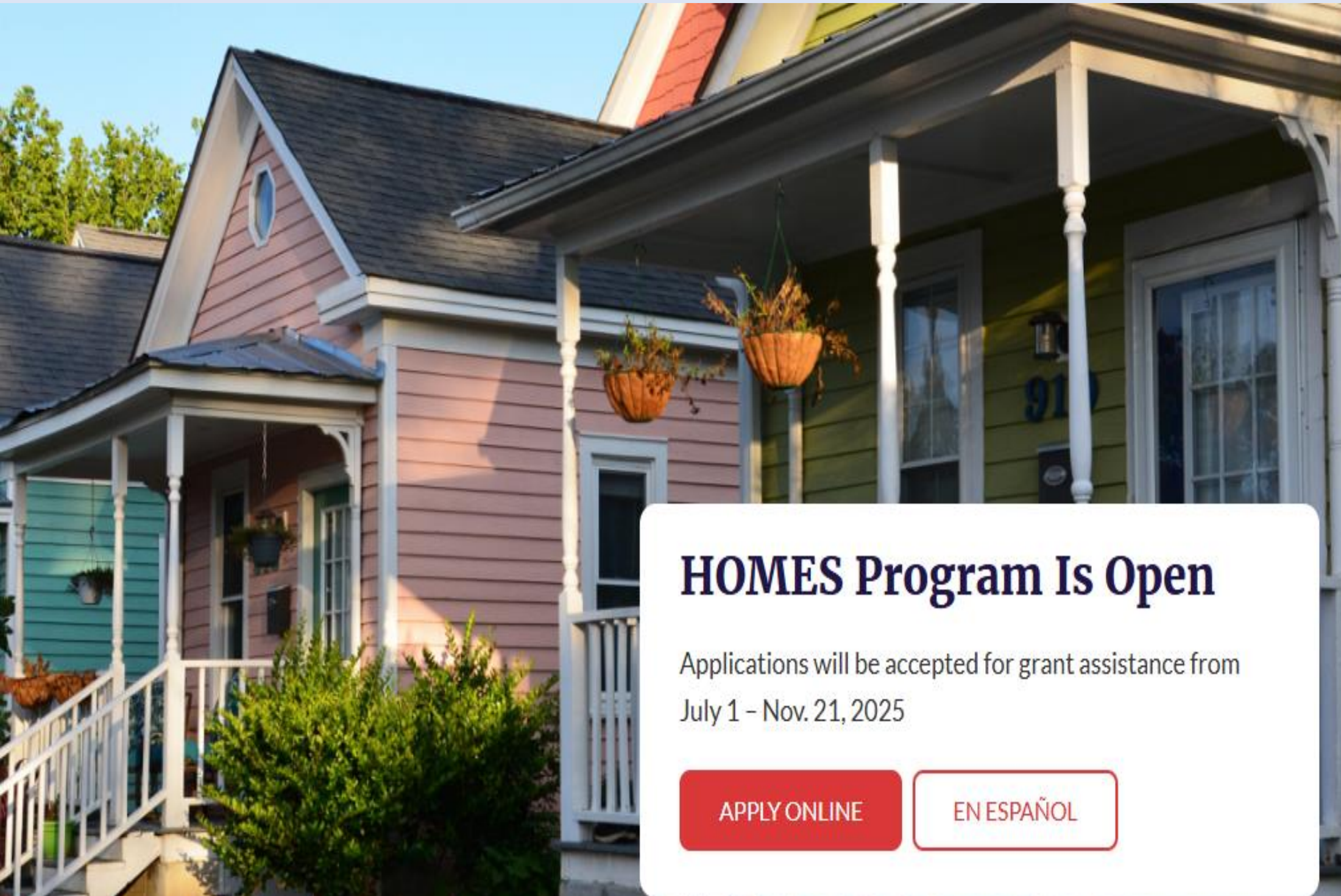
The HOMES Program could save you up to **\$650** this year!

PLUS, if you live within the Town of Davidson, additional funding (up to **\$534**) may be available.

2025 HOMES PROGRAM



**Last Year over \$4 Million
Grant Funds were awarded!**



Homes Program Growth (FY21-FY26)

Applications Approved:

FY21: 513

FY22: 726

FY23: 1,347

FY24: 4,311

FY25: 5,429

A photograph of a row of brick houses with white trim and bay windows. A large tree with bare branches is in the foreground, and a car is parked on the street. The scene is set in a residential neighborhood.

Town of Davidson Approved HOMES Grants

FY24:

APPROVED APPLICATIONS: 21

TOWN GRANTS: **\$4,801**
(ADMINISTERED BY TOWN OF DAVIDSON)

COUNTY GRANTS: **\$8,773**

FY25:

APPROVED GRANTS: 32

TOWN GRANTS: **\$9,738**

COUNTY GRANTS: **\$15,933**

HOMES Eligibility Requirements



Helping Homeowners in Need

You may be eligible for a HOMES program grant which helps with homeowner expenses. Our easy, **one-page application** could save you *money*!

The HOMES Program could save you up to **\$650** this year!

If you live in the Town of Davidson, up to \$534 in additional funding may be available.



You could receive up to \$650!

Apply Now!



The property must be located within Mecklenburg County, North Carolina.



The property must be the owner's legal primary residence at the time of application and consistently for the past three consecutive years as verified by recorded legal documents.



The resident grant recipient's name(s) must be on the recorded deed or title.



No more than one delinquent tax bill in the last three years.



Income Limits for 2025

Income Limits (Charlotte HUD Metro Area)

# of Persons in Family	1	2	3	4	5	6	7	8
Household Income Must Not Exceed	\$62,850	\$71,800	\$80,800	\$89,750	\$96,950	\$104,150	\$111,300	\$118,500

There is NO AGE REQUIREMENT, and your house does not have to be paid off!

What to EXPECT



Applications will be processed on a first-come, first-served basis until funds are exhausted or season closure on Nov 21, 2025.



If your property tax is escrowed, you can still apply.



Grant funds awarded are applied directly at the Office of the Tax Collector.



If your property tax has already been paid at the time you apply, the grant amount will go towards your property tax bill for following year.

HOMES
Helping Out Mecklenburg's homeowners
with Economic Support

**Homeowners, Need
Financial Help?**

Save up to **\$650**
this year!

**Apply
now!**

MeckNC.gov/4HOMES

MECKLENBURG COUNTY
NORTH CAROLINA

Apply Online:
MeckNC.gov/4HOMES

The HOMES Program application period is
Now through **November 21, 2025.**
Applications are available in English and Spanish

Applications:
(In-Person, Mail-In or Drop Off)

Department of Community Resources
Community Resource Centers (CRCs)

Valerie C. Woodard
3205 Freedom Drive, Bldg. A
Charlotte, NC 28208

Ella B. Scarborough
430 Stitt Road, Charlotte, NC 28213
(Near Eastway Rec Center)

Application
(In-Person Only):
County Assessor's Office
3205 Freedom Drive, Suite 3500, Charlotte, NC

For Assistance Call:
(980) 314-4663

HOMES Program Leadership Team

Yulonda D. Griffin, Director
Department of Community Resources

DeLisa Tolbert, Deputy Director
Community Resource Centers &
Economic Mobility Division

Denise Syles-Ballard,
Assistant Division Director
VCW - Community Resource Center

Shakirah Francis, Program Manager
Community Services/HOMES

Marcia Towler, Supervisor
Community Services/HOMES



Thank You!



Do You Have Any Questions?



AGENDA MEMO

To: Davidson Board of Commissioners

From: Jamie Justice, Town Manager

Date: September 9, 2025

Re: Discuss Proposed Amendments to the Public Comment Policy

ITEM SUMMARY/OVERVIEW

In reviewing best practices, staff recommends that the Town of Davidson amend the public comment policy to better define what is relevant to the Town of Davidson on matters of Town business and prohibit campaigning or election-related public comments from candidates.

ACTION/PROPOSED MOTION

This item is for discussion only. The Board will be asked to approve the amendments to the Public Comment Policy at the September 23 meeting.

RELATED TOWN GOALS

Strategic Plan Alignment

Operational Excellence - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a professional and committed workforce.

Core Values

Citizens are the heart of Davidson, so town government will treat all people fairly, with courtesy and respect.

Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

NEXT STEPS

The Board will be asked to approve the amendments to the Public Comment Policy at the September 23 meeting.



Public Comment Policy

Overview

In 2005, the North Carolina General Assembly, through the passage of NCGS 160A-81.1, required that each municipality in North Carolina provide a period for public comment at least once per month at a regular meeting of the board of commissioners. The General Assembly gave board of commissioners the authority to adopt rules governing the conduct of the public comment period. The Town of Davidson recognizes the importance of receiving comments from the public. ~~The purpose of the public comment period is to give the public an opportunity to express their views, comments or opinions to the board of commissioners.~~ It is a time for the board of commissioners to listen to the public. The following rules have been established to maintain order and decorum during the public comment period. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

Public Comment Period

The public comment period shall be reserved as an item of business on the agenda for the board of commissioners' regular meeting, which is currently held on the fourth Tuesday of each month. The board may allocate up to one hour (60 minutes) for public comment during a regular meeting. All comments to the board of commissioners during the public comment period shall be subject to the following guidelines:

1. 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. Prior to beginning the public comment period, the Mayor will collect the sign-up sheet and recognize speakers in the order that they registered. Speakers will address the board of commissioners from the podium and special accommodations will be made for persons with a disability with appropriate advanced notice to the Town Clerk. Speakers will be asked to identify themselves for the record.
2. Speakers may speak on any topic unless it is a topic for which a public hearing is being held on the same regular meeting agenda. ~~The purpose of the public comment period is to give the public an opportunity to express their views, comments, or opinions to the Board on matters of Town business. Topics must be germane to the Town of Davidson.~~
3. Each speaker shall be limited to a maximum time of three (3) minutes. Each speaker will only be allowed to speak once during the public comment period. The Town Clerk shall serve as timekeeper and the Mayor will promptly announce when the speaker's time has expired.
4. No time may be yielded or transferred from one speaker to another. Each speaker will be concise and avoid repetition. In order to avoid repetition and delay, groups of people supporting the same position are encouraged to designate a spokesperson for the group.

PROPOSED CHANGES

a. A designated spokesperson for a group of three or more may be allocated 6 minutes to speak. At least three members of the group must be present and names of those members present must be submitted to the Town Clerk before the meeting begins. Other than pursuant to this rule, you may not give your time to another speaker to increase that speaker's allotted time.

5. The public comment period is not intended to require the board of commissioners and/or any staff to answer any impromptu questions. Board members may ask a speaker to clarify information in order to better understand the speaker's comments. The board of commissioners will not take action on an item presented during the public comment period. Upon completion of the public comment period and when appropriate, the board of commissioners may summarize the comments heard from citizens and the board of commissioners may refer inquiries made during the public comment period to the Town Manager to address as appropriate. If necessary, the item may be added to the agenda of a future meeting, thereby providing the staff an opportunity to research the item and provide data to the board of commissioners for consideration and review.

6. Speakers will address comments to the entire board of commissioners as a whole and not one individual member. Discussions between speakers and members of the audience will not be permitted during the public comment period.

7. Speakers who have prepared written remarks are encouraged to leave a copy of such remarks with the Town Clerk. Speakers who have materials that they want distributed to the board related to the item they plan to discuss during the public comment period, shall provide nine (9) copies of those documents to the Town Clerk prior to the start of the meeting. The Clerk shall distribute the copies to the Davidson Mayor and Board of commissioners, Attorney, and Town Manager and retain one copy for the record.

8. Speakers shall be civil and courteous in their language and presentation. Insults, personal attacks, accusations, profanity, vulgar language, inappropriate gestures, or other inappropriate behavior will not be tolerated.

9. No speaker shall be allowed to discuss any matter regarding the candidacy of any person seeking public office, including the candidacy of the person addressing the Board of Commissioners.

10. In order to provide for the maintenance of order and decorum in the conduct of the meeting, the Mayor may declare "out-of-order" any person who fails to comply with this policy. The Mayor shall caution any such person to abide by the provisions of this policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.

11. Special accommodations may be granted to citizens with a disability that are unable to speak in-person by submitting an online form or contacting the Town Clerk at (704) 940-9614 at least 48 hours prior to a scheduled board meeting.



AGENDA MEMO

To: Davidson Board of Commissioners

From: Austin Nantz, Assistant Town Manager

Date: September 9, 2025

Re: Consider Approval of Resolution 2025-21 to Purchase 248 Jetton Street

ITEM SUMMARY/OVERVIEW

The Town of Davidson is considering the purchase of real property located at 248 Jetton Street, consisting of approximately 0.183 acres. Acquisition of this parcel will advance the Town's affordable housing goals by enabling access to an existing Town-owned parcel. Potential uses include the development of additional affordable housing units, such as a tri-plex or quad-plex, as well as potentially providing access for future affordable housing initiatives on both the Town-owned adjacent property and the Ada Jenkins Center property.

The negotiated purchase price is \$500,000, consistent with applicable North Carolina General Statutes governing municipal property acquisition. Due diligence, including appraisal, survey, title review, and environmental assessment, will be completed prior to closing. The funding source for this purchase is Town ARPA dollars.

ACTION/PROPOSED MOTION

Motion to approve Resolution 2025-21 approving the purchase of real property located at 248 Jetton Street, Davidson, consisting of approximately 0.183 acres, for the purchase price of \$500,000, and further authorize the Town Manager to execute all necessary documents to complete the transaction in accordance with North Carolina General Statutes.

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

Affordable Living, Equity & Inclusion - Work together to foster a culture of equity, belonging, inclusion, and advance the Town's Affordable Housing program.

Provide, create, and support opportunities for all. Treat everyone with respect, dignity, and recognize every voice.

Core Values

Davidson must be a safe place to live, work, and raise a family, so the town will work in

partnership with the community to prevent crime and protect lives, property, and the public realm.

Citizens are the heart of Davidson, so town government will treat all people fairly, with courtesy and respect.

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

NEXT STEPS

If approved, town staff will work with the property owners to complete the transaction to acquire the property.



Purchase of Real Property

Austin Nantz,
Assistant Town Manager
Board of Commissioners Meeting
September 9, 2025

www.townofdavidson.org



Property Details

- Staff is recommending the Board consider the purchase of real property located at 248 Jetton Street, consisting of approximately 0.183 acres.
- Acquisition of this parcel will advance the Town's affordable housing goals by enabling access to an existing Town-owned parcel.
- Potential uses include the development of additional affordable housing units, such as a tri-plex or quad-plex, as well as potentially providing access for future affordable housing initiatives on both the Town-owned adjacent property and the Ada Jenkins Center property.



Purchase Details

- The offer to purchase is \$500,000. This amount is in line with applicable North Carolina General Statutes governing municipal property acquisition.
- Due diligence, including appraisal, survey, title review, and environmental assessment, will be completed prior to closing.
- The funding source for this purchase is Town ARPA dollars, from the \$2.1 million allocated for affordable housing.

Questions?



Motion to approve Resolution 2025-21 approving the purchase of real property located at 248 Jetton Street, Davidson, consisting of approximately 0.183 acres, for the purchase price of \$500,000, and further authorize the Town Manager to execute all necessary documents and transactions to complete the purchase in accordance with North Carolina General Statutes.





**RESOLUTION 2025-21
APPROVING THE PURCHASE OF 248 JETTON STREET**

WHEREAS, on September 9, 2025, the Town of Davidson Board of Commissioners approved a motion to proceed with the purchase of 248 Jetton Street, Davidson, NC (Parcel ID 00323322); and

WHEREAS, the Town Board of Commissioners desires to approve the purchase of the property at 248 Jetton Street, Davidson, NC (Parcel ID 00323322) for the purchase price of \$500,000.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The purchase for the property located at 248 Jetton Street is approved.
2. The Town Manager is hereby authorized to execute the instruments necessary to purchase the property.

Adopted on the ____ of ____ 2025.

Attest:

Rusty Knox
Mayor

Elizabeth K. Shores
Town Clerk