



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, March 25, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Child Abuse Prevention Month**
- b. National Donate Life Month**
- c. Esophageal Cancer 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 February Meeting Minutes**
Summary: Draft Meeting Minutes from February 11 and February 25 regular meetings.
- b. Consider Approval of a Tax Levy Adjustment**
Summary: The Town received an ad valorem tax levy adjustment refund check request from the Mecklenburg County Assessor's Office for \$533.53 including interest, on a parcel. The refund will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.
- c. Consider Approval of a Tax Levy Adjustment**
Summary: The Town received an ad valorem tax levy adjustment refund check

request from the Mecklenburg County Assessor's Office for \$448.40 including interest, on a parcel. The refund was approved by the North Carolina Property Tax Commission. The refund will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.

- d. Consider Approval of the FY2025 Audit Contract with RH Accounting**
Summary: The Town Board approved the original audit contract with RH Accounting on November 26, 2024. Subsequent to that approval, the Local Government Commission changed the wording of the audit contract and the due date of the audit to December 31, 2025. There is no change to the cost of the audit services.
- e. Consider Approval of Budget Amendment 2025-19 - Wellness Grant Awarded by the NC League of Municipalities**
Summary: Budget Amendment (BA) 2025-19 recognizes the revenue, and provides budgetary authority, from a wellness grant awarded to the Town by the North Carolina League of Municipalities (NCLM) to purchase walking pads/treadmills.
- f. Consider Approval of Resolution 2025-09 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for 621 Catawba Avenue.**
Summary: The property owner is requesting a voluntary contiguous annexation of 621 Catawba Avenue, Parcel #00320547. Resolution 2025-09 directs the Town Clerk to investigate the sufficiency of the above-described petition.
- g. Consider Approval of Resolution 2025-10 Contiguous Annexation Petition for Summit Farms - Set the Public Hearing Date**
Summary: The property owner is requesting a voluntary contiguous annexation of Summit Farms, Parcel #00723103, 00723115, 00723116, and 00723121.
Requesting the board to consider approval of Resolution 2025-10 to set the date of the public hearing of the proposed annexation for Tuesday, April 22, 2025, at 6:00 p.m.
- h. Consider Approval of Noise Ordinance Variance Request – Davidson College Spring Concert April 25, 2025**
Summary: Davidson College has requested a noise ordinance variance for Friday, April 25, for Spring Concert on the Old Tennis Court Lawn from 8:00 p.m. to 12:00 a.m. Staff has reviewed and have no objections.
- i. Consider Approval of Midterm Appointment to the Design Review Board and Historic Preservation Commission**
Summary: Advisory board member Brent Zande resigned from the Design Review Board and Historic Preservation Commission. The Design Review Board and Historic Preservation Commission recommends a midterm appointment of Erica Kennedy to serve until December of 2025.
- j. Consider Approval of Amendments to the Design Review Board and Historic**

Preservation Commission Bylaws

Summary: Following the Board of Commissioners adoption of Ordinance 2025-03 Design Review Board Text Amendments and Consistency Statement, text amendments to the Davidson Planning Ordinance were updated based on best practices for Design Review Boards (DRB) and Historic Preservation Commissions (HPC) no longer being quasi-judicial. These changes differentiate the two jointly appointed boards and will allow the Design Review Board more flexibility in discussing projects and making suggestions for building design improvements. The Design Review Board and Historic Preservation Commission reviewed and recommended approval of updated bylaws for each board.

VI. BUSINESS ITEMS

a. Fire Station 1 Design Services

Presenter: Ryan Monteith, Fire Chief, Pieter Swart, Finance Director

Summary: Fire Chief Ryan Monteith and Finance Director Pieter Swart will present on beginning 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. Chief Monteith and Finance Director Swart will provide a brief overview of the history of the project, conceptual project schedule, associated financial components, and next steps.

Action/Proposed Motion: This item is for discussion only.

b. Red Line Public Engagement Report

Presenter: Jason Burdette, Planning Director

Summary: 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. First identified as a transit investment priority in 1998 and later stalled when Norfolk Southern changed its passenger rail policy in 2013, the commuter rail project was revived with the launch of the Red Line Design Update study currently underway and Charlotte's acquisition of the O-Line in September 2024. The study aims to update the Red Line's previous design from 2008, assess the viability of previously identified station locations, reevaluate vehicle technologies and frequency of service, and provide an updated cost estimate to better position the project for potential federal funding.

In Spring and Fall 2024, CATS hosted a number of public engagement opportunities as part of the Red Line Design Update. 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.

Action/Proposed Motion: This item is for discussion only.

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) (3) – Consult with Attorney

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (3) – Consult with Attorney.

IX. ADJOURN