



May 27, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, May 27, 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 NC Department of Environmental Quality (DEQ) State Energy Office (SEO) has selected the Town of Davidson to receive two Energy Efficiency and Conservation Block Grants for a total of \$644,000 for sustainability projects. The first grant of \$144,000 is for the installation of rooftop solar and battery storage at Fire Station 2. The Town estimates it will offset building energy by nearly 86 percent and will create energy resiliency in the community during extreme weather events or power outages. The second grant of \$500,000 is for the installation of rooftop solar and battery storage at the McEver Baseball Field concession stand and energy-efficient lighting. The Town estimates a 40 percent reduction in energy usage at the McEver Baseball Field facility as a result of these upgrades.

Please join us this Saturday, May 31 for Music & Makers at South Main Square featuring original music from Downriver Records on The Crazy Pig Stage. This special presentation will start at 4:00 p.m. and go until 9:00 p.m.

Reminder to join us on Friday, June 6 from 5:00 p.m. to 7:00 p.m. for First Fridays along Main Street in Downtown Davidson and South Main Street. This is a gallery crawl type of event showcasing artwork from local artists, music, and shopping as most of our businesses will stay open until 7:00 p.m. This is a great way to support local businesses, artists, and musicians.

Mayor Knox read proclamations for **Gun Violence Awareness Day**, **Memorial Day**, and **Honoring the Davidson-Huntersville Lions Club 80th Anniversary**. Mayor Knox presented a proclamation to members of the Davidson-Huntersville Lions Club that were present at the meeting.

- **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 6:12 p.m. and closed at 6:18 p.m. Two people spoke during the public comment period.

Steve Sonnenberg spoke about Diversity, Equity, and Inclusion (DEI) policies, and the Veterans' Monument.

Andrew Acosta spoke about UG Solutions and their involvement in Gaza.

- **PUBLIC HEARING**

Commissioner Rierson Michael made a motion to open the first public hearing at 6:20 p.m. The motion passed unanimously (5-0).

The Board of Commissioners held a public hearing on the FY2026 Budget & Economic Development Expenditures. One person signed up to speak at the public hearing.

Commissioner Fay made a motion to close the public hearing at 6:31 p.m. The motion passed unanimously (5-0).

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

The Board of Commissioners held a second public hearing on the proposed annexation of 621 Catawba Avenue (Parcel #00320547), Davidson, NC 28036, containing .345 acres. No one signed up to speak at the public hearing.

Commissioner Stauffer made a motion to close the public hearing at 6:35 p.m. The motion passed unanimously (5-0).

- **CONSENT AGENDA**

Approval of April Meeting Minutes

Approval of Amendment to Davidson Cottages Affordable Housing Plan

Approval of Resolution 2025-12 Authorizing the Conveyance of 353 Jetton Street to an Income-Qualified Buyer

Approval of Resolution 2025-13 Davidson Tax Assistance Program (DTAP) Interlocal Agreement
Approval of Amendment to the 2025 Meeting Schedule
Approval of Noise Ordinance Variance Request - Davidson Housing Coalition Block Party on June 5, 2025

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

- **BUSINESS ITEMS**

(a) Senior Planner Lindsay Laird presented an update on the **Historic Preservation Plan**. The plan contains a set of preservation goals, values, and principles, and includes 56 action items to implement the plan. Implementation of the plan solidifies historic preservation as an important aim of the Town.

(b) Finance Director Piet Swart and Town Manager Justice continued a discussion with the board on the **recommended FY2026 Budget**. The Board will be asked to consider approving the FY2026 budget at the June 10 meeting.

(c) Town Manager Justice reviewed the **proposed annexation of 621 Catawba Avenue** (Parcel #00320547), Davidson, NC 28036, containing .345 acres.

Commissioner Rierson Michael made a motion to adopt Ordinance 2025-05 Extend the Corporate Limits of the Town of Davidson to include 621 Catawba Avenue. The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

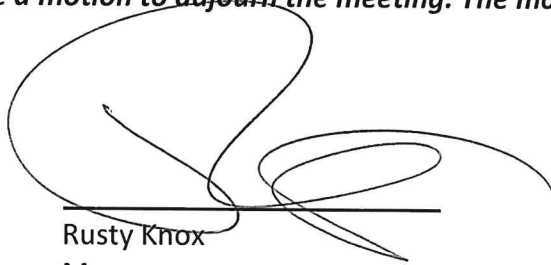
- **ADJOURN**

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

The meeting adjourned at 6:55 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor