



July 22, 2025

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, July 22, 2025 in the Town Hall and Community Center Council Chamber. Present were Mayor Pro Tem Autumn Rierson Michael, Commissioners Tracy Mattison-Brandon, Steve Justus, and Ted Stauffer. Mayor Knox and Commissioner Ryan Fay were absent. 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 Pro Tem Rierson Michael called the meeting to order at 6:00 p.m. Mayor Knox and Commissioner Fay were absent.

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores announced the following:

Join us this Saturday, July 26, for Party with Parks and Rec Day from 11:00 a.m. to 2:00 p.m. at Beaty Park. This fun event will be in celebration of National Parks and Recreation Month. Come interact with the Town's Parks and Recreation Department staff, listen to live music, play games, and fish from the new pier. Attendees will also enjoy delicious treats from local favorites, including Ben & Jerry's Ice Cream, State Fair Mini Donuts, and Kona Ice. "Party with Parks and Rec" is the perfect way to celebrate the value of parks and recreation in the Davidson community. Bring your friends, family, and neighbors for a day of connection, fun, and summer celebration.

Mark your calendar for August 1st for the next First Fridays event along Main Street in Davidson. This is a gallery crawl type of event showcasing artworks from local artists, music and shopping as most of our businesses will stay open until 7:00 p.m. This event is part of Davidson's Social District so you can enjoy strolling along the sidewalks with a beverage from one of our participating restaurants. This is a great way to support local businesses, artists, and musicians.

Applications to participate as a vendor at the 2025 Christmas in Davidson or to participate in the 43rd Annual North Mecklenburg Holiday Parade will be available on Friday, August 1, 2025. Christmas in Davidson will take place nightly from 6:00 p.m. – 9:00 p.m. on Thursday, December 4; Friday, December 5; and Saturday, December 6. The 43rd Annual North Mecklenburg Holiday Parade will take place on Saturday, December 6, at 1:00 p.m. The parade route is approximately 2 miles long and follows Main Street (Hwy. 115) from Historic Downtown Davidson, ending at the

intersection of North Main Street and Catawba Avenue in the Town of Cornelius.

The next Davidson Board of Commissioners Chat will be held on Tuesday, August 19 from 7:00 p.m. - 8:00 p.m. at the Davidson Public Safety Building. The August chat will be an opportunity to meet with Commissioners and Police Chief Phil Geiger. 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.

- **CHANGES/ADOPTION OF THE AGENDA**

Town Manager Justice requested adding a closed session at the end of the meeting per NCGS 143-318.11. (a) (6) – Personnel.

Commissioner Justus made a motion to adopt the agenda as amended. The motion passed unanimously (4-0).

- **PRESENTATION**

The Davidson Police Department held a promotion ceremony for Lieutenant Cindy Smith and swearing in for Officer Ariel Altamirano, Officer Robert Davis, Officer Taylor Emmell, Officer Breana Green, Officer Molly Hagerty, Officer William Roper, and Officer Jacob Smith.

- **PUBLIC COMMENT**

The public comment period opened at 6:16 p.m. and closed at 6:29 p.m. Four people spoke during the public comment period.

Steve Sonnenberg spoke about the Veterans' Day speaker criteria.

Bill Fountain spoke about CMS Schools.

Libby Cable spoke about Affordable Housing, the Davidson Housing Coalition, and financial support for gaps in funding.

Shawn Copeland shared similar comments to Libby Cable, the recent Oakhill Master Plan review and intentional planning by the Town of Davidson.

- **CONSENT AGENDA**

Approval of June Meeting Minutes

Approval of Budget Amendment 2026-01

Approval of Budget Amendment 2026-02

Approval of Budget Amendment 2026-03

Approval of Resolution 2025-17 Authorizing the Conveyance of 509 Annie Lowery Way to an

Income-Qualified Buyer

Approval of Resolution 2025-18 Authorizing the Conveyance of 513 Annie Lowery Way to an Income-Qualified Buyer

Approval of Amendment to Resolution 2025-02 Streets Acceptance for Kenmare

Commissioner Mattison-Brandon made a motion to approve the consent agenda. The motion passed unanimously (4-0).

- **BUSINESS ITEMS**

(a) Senior Planner Lindsay Laird discussed with the Board the **Sloan House Proposals for Preservation and Adaptive Reuse/Redevelopment**. In 2023, the Town commissioned a building conditions assessment and use study for the Louise Sloan House, located at 230 South Main Street. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character.

Based on the Sloan House study, the Town issued a Request for Proposals (RFP) for adaptive reuse of the Sloan House in early March 2025. The Town received three proposals for adaptive reuse/redevelopment. Concepts included an inn, a violin shop, and a tapas restaurant/wine bar. An RFP Review Committee carefully reviewed each proposal against what was asked for in the RFP and recommended the tapas restaurant/wine bar concept as the preferred option.

The Board of Commissioners will be asked to consider approval of the recommended proposal and authorize the Town Manager to move forward with a contract and sale of the property.

(b) Assistant Town Manager Austin Nantz presented an update on the **Oak Hill Phase 2 Affordable Housing Partnership** with Community Housing Partners (CHP). CHP is developing 46 affordable units at Oak Hill for individuals at 30-80% of the area median income (AMI). This roughly \$15 million development is currently working through the planning process with the Town and Mecklenburg County. The project has a \$1.67 million gap in funding. The Town, Mecklenburg County, and the City of Charlotte, as administrators of the federal HOMES program for our region, are proposing a partnership to fill the funding gap on this project.

Commissioner Stauffer made a motion to approve Budget Amendment 2026-04 allocating \$500,000 from the Affordable Housing Fund to fund the Oak Hill Phase 2 project and authorize the Town Manager to work with all parties and negotiate and execute the terms of an agreement with Community Housing Partners. The motion passed unanimously (4-0).

(c) Police Chief Phil Geiger discussed with the Board an **update to the Town of Davidson Municipal Code of Ordinances that pertains to Solicitation and Peddling**. The Town has identified reasonable time, place, and manner restrictions on door-to-door solicitations and peddling upon public property. This item was previously discussed at the June 24 meeting.

Commissioner Mattison Brandon made a motion to adopt Ordinance 2025-07 Amending Chapter 18 – Businesses and Business Regulations, Article IV Solicitors and Peddlers, and amended the FY26 Fee Schedule, as applicable. The motion passed unanimously (4-0).

(d) Fire Chief Ryan Monteith discussed with the Board the **Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan**, a comprehensive plan that identifies risks and capability assessment within Mecklenburg County. The 2025 update to the plan has been approved by North Carolina Emergency Management and sent to FEMA for final approval. Adoption of the plan by all municipalities within Mecklenburg County is required. The 2025 plan update covers risks, capability assessment, and action items specific to the Town of Davidson.

The Board will be asked to consider approval of a resolution adopting the Mecklenburg County Multi-Jurisdictional Hazard Mitigation Plan at the August 26 board meeting on the consent agenda.

- **CLOSED SESSION**

Commissioner Justus made a motion to move to closed session per NCGS 143-318.11. (a) (6) – Personnel at 7:40 p.m. The motion passed unanimously (4-0).

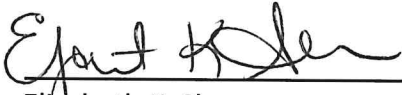
Commissioner Mattison Brandon made a motion to end the closed session and resume the open session at 8:18 p.m. The motion passed unanimously (4-0).

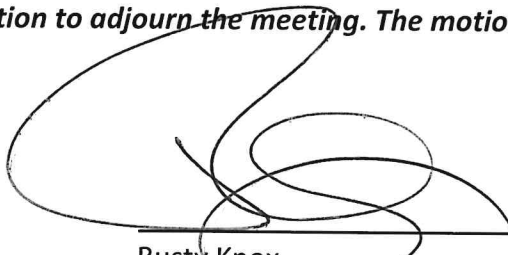
- **ADJOURN**

Commissioner Justus made a motion to adjourn the meeting. The motion passed unanimously (4-0).

The meeting adjourned at 8:20 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor