



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, October 14, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Recognition of Retiring K9 Police Officer Bajouk**
- b. Domestic Violence Awareness Month**
- c. National Community Planning Month**
- d. Indigenous Peoples Day**
- e. Red Ribbon Week**
- f. World Polio Day**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

- a. NC League of Municipalities Law Enforcement Risk Review of the Davidson Police Department**

Presenter: Philip Geiger, Police Chief, Chet Effler, Public Safety Risk Consultant

Summary: The Town of Davidson Police Department has once again reached a remarkable milestone in its ongoing pursuit of operational excellence, community trust, and service integrity by completing the North Carolina League of Municipalities Risk Review process for the second time. This significant accomplishment attests to the department's exceptional leadership and steadfast commitment to the highest law enforcement standards.

By diligently addressing and meeting over 40 rigorous standards, the department has proactively identified and mitigated high-risk areas while implementing best practices that enhance officer safety and community engagement. This comprehensive review reflects a deep commitment to continuous improvement and a deliberate effort to reduce operational risks and liabilities across all aspects of the agency.

Completing this demanding process reaffirms the department's accountability and operational integrity culture. By prioritizing risk management, officer training, and best practices, the agency has strengthened internal operations and public trust. This achievement reflects the department's unwavering commitment to exceeding expectations, setting a standard for law enforcement excellence, and serving as a model for risk-conscious, community-focused policing.

V. PUBLIC HEARING

a. Historic Landmark Designation of the Davidson Baptist Chapel (307 Armour Street, Armour Street Theatre)

Presenter: Lindsay Laird, Senior Planner, Stewart Gray, Director of the Mecklenburg County Historic Landmarks

Summary: The Davidson Baptist Chapel is significant as an extant representation of the "town and gown" class divide which once characterized the town. Davidson was divided by the railroad both physically and socioeconomically. The eastern section was connected with Davidson College and home to the town's upper- and middle-class residents as well as the business district. The western section developed in the early twentieth century around cotton mills and the associated mill villages. Generally self-contained, western Davidson remained working class well into the twentieth century. With the 1960's construction of Lake Norman, which flooded the portion of Mecklenburg County west of the town, increased development and adaptive reuse of the mill properties from the 1980's onward have resulted in the loss of many of the buildings that represent this important aspect of Davidson's history.

VI. BUSINESS ITEMS

a. Consider Adoption of Ordinance 2025-12 Historic Landmark Designation of the Davidson Baptist Chapel (307 Armour Street, Armour Street Theatre)

Presenter: Lindsay Laird, Senior Planner

Summary: The Davidson Baptist Chapel is significant as an extant representation of the "town and gown" class divide which once characterized the town. Davidson was divided by the railroad both physically and socioeconomically. The eastern section was connected with Davidson College and home to the town's upper- and middle-class residents as well as the business district. The western section developed in the early twentieth century around cotton mills and the associated mill villages. Generally self-contained, western Davidson remained working class well into the twentieth century. With the 1960's construction of Lake Norman, which flooded the portion of Mecklenburg County west of the town, increased development and adaptive reuse of the mill properties from the 1980's onward have resulted in the loss of many of the buildings that represent this important aspect of Davidson's history.

Action/Proposed Motion: Motion to adopt Ordinance 2025-12 designating as a

historic landmark the property known as the “Davidson Baptist Chapel,” including the exterior of the building and the land listed under Tax Parcel Numbers 00327565, 00327507, and 00327511 in the Mecklenburg County Tax Office. Said property is owned by the Town of Davidson, and is located at 307 Armour St, Davidson, NC.

b. Discuss Fiscal Year 2026 Non-Profit Grant Recommendations

Presenter: Gina Carmon, Recreation Operations Manager, Anne Bontempo, Vice Chair of the Livability Board

Summary: The Board of Commissioners has appropriated \$50,000 for non-profit grants as part of the annual budget process. Non-profits serving Davidson residents may apply for funding to support activities that meet a public purpose that the Town government does not directly provide but could if facilities and staffing were available. Successful applicants must serve Davidson residents. Funding recommendations from the Livability Board will align with the Town’s Core Values and the Board of Commissioners’ Strategic Plan. Anne Bontempo, Vice-Chair of the Livability Board, will discuss their recommendations on how the Fiscal Year 2026 Non-Profit Grant funds should be allocated.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to approve a budget amendment at the October 28 meeting on the consent agenda.

c. Discuss Fire Station 1 Designs Services Contract and Financial Update

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

Summary: At the April 8, 2025, Board of Commissioners Meeting, the Town Board approved town staff issuing a Request for Qualifications related to design services for Fire Station 1. Town staff, along with Storey Program Management, selected Stewart-Cooper-Newell Architects to serve as the architect of record for Fire Station 1. Fire Chief Ryan Monteith will provide an overview of the design services proposal from Stewart-Cooper-Newell Architects. Finance Director Piet Swart will also provide an update on the financial schedule for the Fire Station project as well as the new pumper apparatus purchase.

Action/Proposed Motion: The board will be asked to consider approving the design services contract for Fire Station 1 at the October 28, 2025, Board of Commissioners Meeting.

d. Discuss Christmas in Davidson One-Time Investments

Presenter: Kim Fleming, Economic Development Director

Summary: The Town’s largest signature event, Christmas in Davidson, attracts over 25,000 people annually to the Town of Davidson. This event is an economic driver for our businesses, a fundraising opportunity for our non-profits, and a community gathering opportunity for our residents. The annual budget for Christmas in Davidson is funded through the occupancy tax and prepared food tax that Davidson receives. The operating budget funds safety items such as lights, barricades, traffic control and trolleys, as well as attractions for the event such as Santa, a music and light show, and a carousel to name a few. Some of the

decorations for this event have been donated by legacy businesses and are no longer viable. This proposal is for one-time expenditures that would add to the ambiance of the event and some that would be visible for the entire holiday season. The public has commented that they would like more holiday decorations, including a better lit Christmas tree in the downtown area.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to approve a budget amendment at the October 28 meeting on the consent agenda.

VII. SUMMARIZE MEETING ACTION ITEMS

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

VIII. ADJOURN