



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, October 28, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. Veterans Day**
- b. United States Marine Corps 250th Birthday**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

a. Lake Norman Community Development Corporation

Presenter: Kris Fountain, Chief Executive Officer at Lake Norman Community Development Corporation (CDC)

Summary: Driven by a vision to become the Lake Norman region's premier housing agency, Lake Norman CDC provides affordable and attainable housing opportunities for moderate income households by instilling hope and strengthening our communities through service-enriched programs. CEO, Kris Fountain, has over 30 years of experience delivering housing solutions, will present.

V. 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.

VI. 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 September Meeting Minutes

Summary: Draft Meeting Minutes from the September 9 and September 23 regular meetings.

b. Consider Approval of Resolution 2025-26 Voluntary Contiguous Annexation Petition for 18601 Shearer Road and 18633 Shearer Road - Set the Public Hearing Date

Summary: The property owner is requesting a voluntary contiguous annexation of 18601 Shearer Road, Parcel #00741503, and 18633 Shearer Road, Parcel #00741504. Requesting the Board to consider approval of Resolution 2025-26 to set the date of the public hearing of the proposed annexation for Tuesday, November 18, 2025, at 6:00 p.m

c. Consider Approval of Resolution 2025-27 Retiring Canine Agreement

Summary: Davidson Police canine Bajouk retired on September 29, 2025. The Board of Commissioners is asked to approve Resolution 2025-27 Retiring Canine Agreement between the Town of Davidson and Davidson Police Sergeant Joseph Squashic, Bajouk's handler.

d. Consider Approval of Budget Amendment 2026-07 Christmas in Davidson One-Time Investments

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. This was discussed at the October 14, 2025, town board meeting.

e. Consider Approval of Fiscal Year 2026 Non-Profit Grant Recommendations

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 align with the Town's Core Values and the Board of Commissioners' Strategic Plan. Anne Bontempo, Vice-Chair of the Livability Board, presented the recommendations at the October 14 Board of Commissioners Meeting.

f. Consider Approval of a Contract for the Fisher Farm to Narrow Passage Greenway Engineering

Summary: Dewberry was selected to provide engineering services for the Fisher

Farm to Narrow Passage Greenway. The total cost of the contract is \$326,785 which will be funded from G.O. Bond proceeds issued in 2023.

g. Consider Approval of Noise Ordinance Variance Request – Davidson Housing Coalition Block Party on November 6, 2025

Summary: Davidson Housing Coalition (DHC) has requested a noise ordinance variance for Thursday, November 6 from 5:00 p.m. to 7:00 p.m., for a block party adjacent to DHC's community room at 220 Sloan Street. Staff have reviewed and have no objections.

h. Consider Approval of Noise Ordinance Variance Request – Sigma Alpha Epsilon at Davidson College on November 12, 2025

Summary: Sigma Alpha Epsilon at Davidson College has requested a noise ordinance variance for Wednesday, November 11 from 9:00 p.m. to 12:00 a.m., for a chapter event at the fraternity house on campus. Staff have reviewed and have no objections.

VII. BUSINESS ITEMS

a. Review Community Navigator Demonstration Program

Presenter: Austin Nantz, Assistant Town Manager, Chereese Spand

Summary: Chereese Spand, from Legacy on the West Side, Inc. will discuss the experience and outcomes from the Community Navigator Demonstration Program. The objective of the Community Navigator project is to improve community awareness of the assistance and services available as well as access to those programs for town residents. As presented at the January 14, 2025 Board of Commissioners meeting, the vision was for the program to serve as a “matchmaker” pairing residents in need with existing services. Another important aspect of the program is the focus on establishing trust with the community– with Legacy on the Westside as a known and active entity – to make it easier for residents to seek out the help they need. The Community Navigator program, which was continued with a new grant agreement and funding for FY2026, does not replace or compete with other services or agencies, but instead focuses on making sure residents are aware of resources available in categories that include housing issues, food accessibility, health care, and more.

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

b. Consider Approval of Phase 1 Items for Fire Station 1

Presenter: Pieter Swart, Finance Director

Summary: At the October 14th Board of Commissioners Meeting, Fire Chief Ryan Monteith and Finance Director Piet Swart presented the Phase 1 Design Services Contract for Fire Station 1 as well as an overview of the preferred construction delivery method of Construction Manager at Risk. The town has selected Stewart-Cooper-Newell Architects as the architect of record for the Fire Station 1 project. The Board of Commissioners would be approving the Phase 1 contract, which includes Programming and Schematic Design Development. Phase 2 of the design process includes construction documents and that contract will be brought back to

the Board of Commissioners for approval at a later date.

Action/Proposed Motion: Motion to approve the phase one design contract for Fire Station 1 with Stewart-Cooper-Newell Architects, P.A. as presented, budget amendment 2026-06, and Resolution 2025-28 designating Construction Management at Risk as the delivery method for the project.

c. Discuss Proposed Sustainable Municipal Building Policy

Presenter: Kayla Kovach, Sustainability Manager

Summary: The Town of Davidson is committed to operating its buildings responsibly and sustainably. The Town's Climate Action Plan calls for establishing a green building policy for all municipal construction and renovation, setting the standard for sustainable development within the community. The intent of the Sustainable Municipal Building Policy is to provide guidance for Town departments to design, construct, and renovate Town-owned buildings in a manner aligned with the goals in the Climate Action Plan and other adopted plans.

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to consider approval on the consent agenda at the November 18, 2025, town board meeting.

VIII. SUMMARIZE MEETING ACTION ITEMS

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

IX. CLOSED SESSION

a. NCGS §143-318.11. (a) (6) – Personnel

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (6) – Personnel.

X. ADJOURN