



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, November 18, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATIONS

a. Davidson Fire Captain Badge Pinning and Oath of Office

Presenter: Ryan Monteith, Fire Chief

Summary: The Davidson Fire Department is promoting James Rogers, Daryl Love, and Clinton Smith from the rank of Engineer to the rank of Captain. The fire department members will receive their Captain's badges along with taking part in the Oath of Office for their new positions.

b. North Carolina League of Municipalities Risk Review Assessment for the Davidson Fire Department

Presenter: Ryan Monteith, Fire Chief

Summary: The Davidson Fire Department recently completed the North Carolina League of Municipalities (NCLM) Risk Review Assessment, specific for fire departments in North Carolina. TJ Deluca with the NCLM will make a presentation regarding the Davidson Fire Department's progress.

c. MyDavidson - Official App of the Town of Davidson

Presenter: Philip Geiger, Police Chief

Summary: The Town partnered with Atlas One, a location-based safety network, to help keep Davidson residents and visitors safe and informed. This app allows the Davidson Police Department and Town Communications to send personalized, geo-fenced notifications to residents about public safety issues, events, weather, traffic incidents, and other town-wide announcements. The app also enables residents to connect with Town of Davidson services and access interactive content.

V. QUARTERLY COMMISSIONER REPORTS

**a. Centralina Regional Council - Commissioner Autumn Riersen Michael
Charlotte Regional Transportation Planning Organization – Mayor Knox**

Lake Norman Transportation Commission – Mayor Knox
Lake Norman Chamber of Commerce - Commissioner Tracy Mattison
Brandon
CMS Community Capital & Bond Committee - Commissioner Ryan Fay
Metropolitan Transit Commission - Mayor Rusty Knox
Visit Lake Norman - Commissioner Steve Justus

VI. 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.

VII. PUBLIC HEARING

a. Proposed Voluntary Contiguous Annexation Petition for 18601 Shearer Road and 18633 Shearer Road

Presenter: Jamie Justice, Town Manager

Summary: The Board of Commissioners will hold a public hearing on the question of annexing the following described territories, requested by petition filed pursuant to North Carolina General Statutes 160A-31, as amended:

Property of Porter Homes, LLC, Parcel ID 00741503, located at 18601 Shearer Road, Davidson, NC 28036, and Parcel ID 00741504, located at 18633 Shearer Road, Davidson, NC 28036, containing a combined 5.19 acres, and the petition has been certified by the Town Clerk.

The public hearing is required by general statute when the governing board is considering an annexation into the town limits. The public hearing was advertised in the Charlotte Observer on November 5, 2025.

Action/Proposed Motion: This item is a public hearing and for discussion only.

VIII. 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 October Meeting Minutes

Summary: Draft Meeting Minutes from the October 14 and October 28 regular meetings.

b. Consider Approval of a Police Officer Mental Health and Wellness Grant from the US Department of Justice and BA 2026-08

Summary: The Town of Davidson has been awarded a US Department of Justice grant for Police Officer Mental Health and Wellness for \$176,651. The Law Enforcement Mental Health and Wellness Grant will further strengthen the

Department's community-oriented policing by encouraging officers to actively engage in community policing efforts, implement innovative crime prevention strategies, and collaborate effectively with stakeholders. Proposed mental health and wellness supports will help to address job performance concerns by ensuring officers can respond efficiently to emergencies, make sound judgments, and handle challenging situations with composure, thereby enhancing overall public safety. On-site training and service delivery will encompass stress management, financial wellness, trauma-informed leadership, and post-traumatic recovery specific to law enforcement personnel. These are proven strategies to mitigate burnout, reduce turnover rates among officers, and bolster job satisfaction and performance while also serving as preventive measures against misconduct, fostering ethical behavior, and maintaining public trust. The grant will be received over the next 2 years. BA2026-08 allocates \$60,000 to be spent in FY2026. The remainder of the grant will be allocated in future budgets.

c. Consider Approval of a Cybersecurity Grant from the State of North Carolina - Department of Public Safety

Summary: The Town has received a CyberSecurity Grant from the NC Department of Public Safety totaling \$139,055. The funds must be expended by 2/28/2028. Funds will be allocated in future budgets.

IX. BUSINESS ITEMS

a. Consider Approval of the Town of Davidson 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. This item was previously discussed at the October 28 Board of Commissioners meeting.

Action/Proposed Motion: Motion to approve the Town of Davidson Sustainable Municipal Building Policy.

b. Discuss Affordable Housing Funding Request Guidelines

Presenter: Austin Nantz, Assistant Town Manager

Summary: To ensure fairness, transparency, and alignment with existing Town plans and policies, the Town of Davidson will utilize a consistent framework to evaluate all affordable housing funding requests. The following considerations will guide the Town Board in prioritizing projects that advance established community goals: affordability level, project location, financial leverage, and alignment with Town plans and policies including but not limited to (Strategic Plan, Mission Statement, Vision, and Core Values, Comprehensive Plan, Affordable Housing

Needs Assessment, the Davidson Planning Ordinance).

Action/Proposed Motion: This item is for discussion only. The Board of Commissioners will be asked to consider approval of the Affordable Housing Funding Request Guidelines on the consent agenda for the December 9 Board meeting.

c. Discuss Proposed Amendments to the Municipal Code of Ordinances

Presenter: Philip Geiger, Police Chief

Summary: The Town of Davidson is governed by local ordinances in its municipal code. Staff recommends revising its Municipal Code of Ordinances governing the following to better align with North Carolina General Statutes and the Town's Strategic Plan: Discharging Firearms, Noise, Solicitation & Peddling, Golf Carts and Utility Vehicles.

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

d. Consider Approval of 2026 Advisory Board Appointments and Chairs of the Design Review Board/Historic Preservation Commission and Planning Board

Presenter: Jamie Justice, Town Manager

Summary: The Town of Davidson has five citizen advisory boards: Design Review Board/Historic Preservation Commission, Livability Board, Planning Board, Davidson Public Art Commission, and Sustainability Board. Each year, the Town advertises for citizens to apply to serve on these advisory boards. A nominating committee consisting of the mayor, two commissioners, the manager, the chairs of the advisory boards, and the staff liaisons to the advisory boards reviews the applications and determines who to recommend for appointment. The Board of Commissioners receives the nominations and makes the final decision on appointments. Appointments are made by December to fill the expiring seats with three-year terms beginning in January.

The Board of Commissioners is also asked to approve the reappointment of Rachel Johnson as Chair of the Design Review Board/Historic Preservation Commission and the appointment of Waller Blackwell as Chair of the Planning Board.

Action/Proposed Motion: Motion to Approve the 2026 Recommendations for Advisory Board Appointments as Presented and Reappointment of Rachel Johnson as Chair of the Design Review Board/Historic Preservation Commission and Appointment of Waller Blackwell as Chair of the Planning Board.

e. Consider Appointment of the Town of Davidson Representative for the Metropolitan Public Transportation Authority

Presenter: Jamie Justice, Town Manager

Summary: Following approval of the 2025 Transportation Sales Tax referendum by Mecklenburg County voters, the PAVE Act (Session Law 2025-39) requires the formation of a Metropolitan Public Transportation Authority (MPTA) that will act as the governing body for the public transit services (passenger bus, rail, micro-transit) in Mecklenburg County. Each town within Mecklenburg County will have one appointment to the MPTA's governing board. Members of the MPTA shall

serve for terms of four (4) years, provided that one-half of the initial appointments shall be for two-year (2) terms, to be determined by lot at the first meeting of the governing board.

The town called for applications from September 17th through November 7th. A nominating committee consisting of the mayor, two commissioners, the town manager, the planning director, and the town clerk/communications director reviewed the applications and held interviews. The nominating committee recommends the appointment of Matthew Walt.

Action/Proposed Motion: Motion to Appoint Matthew Walt as the Town of Davidson Representative on the Metropolitan Public Transportation Authority.

f. Consider Adoption of Ordinance 2025-13 Extend the Corporate Limits of the Town of Davidson to Include 18601 Shearer Road and 18633 Shearer Road

Presenter: Jamie Justice, Town Manager

Summary: The Board of Commissioners has been petitioned to extend the corporate limits of the Town of Davidson to include the property of Porter Homes, LLC, Parcel ID 00741503, located at 18601 Shearer Road, Davidson, NC 28036, and Parcel ID 00741504, located at 18633 Shearer Road, Davidson, NC 28036, containing a combined 5.19 acres.

If approved, the described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Davidson and shall be entitled to the same privileges and benefits as other parts of the Town of Davidson.

Action/Proposed Motion: Motion to adopt Ordinance 2025-13 Extend the Corporate Limits of the Town of Davidson to Include 18601 Shearer Road and 18633 Shearer Road.

g. Consider Approval of Town Manager Employment Agreement

Presenter: Rusty Knox, Mayor

Summary: The Board of Commissioners reviews and considers amendments to the Town Manager's Employment Agreement annually. The amendments to the agreement will be a salary increase of approximately 12.5% to the base salary effective October 1, 2025. The salary increase represents a market adjustment related to the recent compensation study, and merit related to performance.

Action/Proposed Motion: Motion to Approve the Amended Town Manager's Employment Agreement Effective October 1, 2025.

X. SUMMARIZE MEETING ACTION ITEMS

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

XI. ADJOURN