



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, January 27, 2026 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

a. Black History Month

III. CHANGES / ADOPTION OF THE AGENDA

IV. 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.

V. 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 December Meeting Minutes

Summary: Draft Meeting Minutes from the December 9 regular meeting.

b. Consider Approval of Midterm Appointment to the Davidson Public Art Commission

Summary: Advisory board member Lia Newman resigned from the Davidson Public Art Commission (DPAC). The DPAC recommends a midterm appointment of Miki Kato-Starr to serve until December of 2026.

c. Consider Adoption of Ordinance 2026-01 An Ordinance to Extend the Davidson Main Street Social District

Summary: The new businesses at Sadler Square and 201 South Street have asked to become a part of the Main Street Social District. In 2021, the North Carolina General Assembly passed Session Law 2021-150 which allowed cities to create “social districts” in which individuals over 21 can buy an alcoholic beverage from licensed establishments (i.e. bars, breweries, restaurants) and consume to-go drinks

within a designated common area and within participating businesses. The action needed would be for the town board to approve adding them to the existing Main Street Social District Map. This item was previously discussed at the January 13 meeting. The Board is asked to adopt Ordinance 2026-01 An Ordinance to Extend the Davidson Main Street Social District.

d. Consider Approval of Resolution 2026-01 Amendment to the Amended and Restated Land Development Services Interlocal Agreement

Summary: In 2003, the Town of Davidson entered into an Interlocal Agreement with Mecklenburg County for “land development services,” not limited to engineering, land development, building code, housing code, soil erosion and sedimentation control, and floodplain within Town limits and ETJ (extraterritorial jurisdiction). Generally, these activities are divided into land development (LD) and building code enforcement (CE). Earlier this year, there was an issue with a building permit in Davidson Pointe (wholly within town limits and in Iredell County) submitted to Mecklenburg County CE. This proposed Interlocal Agreement restates that all parties (Town of Davidson, Mecklenburg County, and Iredell County) agree that Mecklenburg County will manage LD and CE activities within town limits, including those in Iredell County, as has been common practice for over 20 years. This item was discussed at the January 13, 2026, meeting.

e. Consider Approval of Resolution 2026-02 Amended Code of Ethics

Summary: Public officials are charged with upholding the trust of the citizens of the Town and with obeying all applicable laws. NC law requires all towns to adopt a code of ethics policy. The Town of Davidson General Principles and Code of Ethics Policy became effective December, 2010 and was amended January, 2020 as the Code of Ethics Policy. The Town Attorney and Town staff conducted a review of the current policies and current practices and determined that minor amendments are needed. This item was previously discussed at the January 13 meeting.

f. Consider Approval of Amended Conflict of Interest Policy

Summary: Public officials are charged with upholding the trust of the citizens of the Town and with obeying all applicable laws. Adoption of a Conflict of Interest Policy is required for federal grant participation (like American Rescue Plan Act) and is a best practice. The Conflict of Interest policy was adopted July, 2023 as a requirement for the Town to accept federal ARPA dollars from Mecklenburg County. The Town Attorney and Town staff conducted a review of the current policies and current practices and determined that minor amendments are needed. This item was previously discussed at the January 13 meeting.

VI. BUSINESS ITEMS

a. Davidson Streetscape Plan Request for Proposals (RFP) Update

Presenter: Jason Burdette, Planning Director, Kim Fleming, Economic Development Director

Summary: The Town of Davidson seeks qualified professional design/planning firms for the development of a Downtown Streetscape Plan. This plan represents an

action item from the Davidson Downtown Small Area Plan (2023) which included robust engagement with local businesses and stakeholders. The plan will serve as a guide for targeted streetscape improvements in and around downtown Davidson to implement key initiatives identified in the Downtown Small Area Plan and previous planning efforts. In addition to improving the overall aesthetic in the Downtown business district, other important guiding principles include protecting the Town's historic identity, improving pedestrian safety, connecting Downtown districts to one another and the surrounding blocks, and activating public spaces. A Request for Proposals (RFP) was released on January 12, 2026. All proposals are due March 2, 2026.

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

b. FY2026 Budget - Revenue Update

Presenter: Pieter Swart, Finance Director

Summary: Staff will present an update on FY2026 revenue. During the budget approval process, staff identified potential expenditure items, totaling \$387,750, which would be held until mid-year and could be used to fill a shortfall gap in revenue if needed. Staff has reviewed the revenue status and recommends releasing all but one of the items at this time.

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

VII. SUMMARIZE MEETING ACTION ITEMS

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

VIII. CLOSED SESSION

a. NCGS §143-318.11. (a) (3) – Consult with Attorney

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (3) – Consult with Attorney.

b. 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.

IX. ADJOURN