



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, August 27, 2024 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

a. National Suicide Prevention Awareness Month

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATION

a. Mecklenburg County Homes Program

Summary: The Helping Out Mecklenburg homeowners with Economic Support (HOMES) Program is returning for another season beginning July 1 – Nov. 22, 2024. This year, the County is partnering with the Town of Davidson to provide grant funding to qualifying residential homeowners to help address the rising costs of retaining their homes. Grant funds will be paid to the Mecklenburg County Tax Collector, who will reduce the total amount of taxes due for qualifying recipients' primary residence. The amount granted will be equal to 35% of the Mecklenburg County tax amount on the last available tax bill. If you live in the Town of Davidson, additional funding (up to \$566) may be available. Funds will be granted in the order in which the applications were received until funds are exhausted. Mecklenburg County Community Services Manager Shakirah Francis will be presenting on the County's behalf.

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. PUBLIC HEARING

a. To hold a public hearing on authorizing the Town of Davidson to exercise the powers, duties, and responsibilities of a Housing Authority pursuant to Housing Authority Law N.C.G.S. § 157.

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: In lieu of creating a housing authority, the Town Board, if it deems wise, can either designate a redevelopment commission created under the provisions of Chapter 160 of the General Statutes to exercise the powers, duties, and responsibilities of a housing authority, or may itself exercise such powers, duties, and responsibilities. In the event the Town Board designates itself to exercise the powers, duties, and responsibilities of a housing authority, it may assign the administration of the housing programs, developments, and policies to any existing or new department of the Town. Town staff are making a presentation on this potential exercise of powers under N.C.G.S. 157 and what it will enable the Town to do moving forward. After a public hearing is scheduled, the Town board will be asked to approve this resolution.

Action/Proposed Motion: To open and hold a public hearing in accordance with the provisions of N.C.G.S. § 157.

VII. 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 July Draft Meeting Minutes

Summary: Draft Meeting Minutes from the July 9 Affordable Housing Work Session and Regular meetings.

b. Consider Approval to authorize the Town Manager to enter into a Memorandum of Understanding between the Davidson Community Foundation and the Town of Davidson to accept \$400,000 to be used towards the buy-down purchase of 8 units at Parkside Commons.

Summary: To approve a Memorandum of Understanding between the Davidson Community Foundation and the Town of Davidson to accept \$400,000 towards the purchase of 8 units at Parkside Commons. The Town Board previously approved the affordable housing plan for Parkside Commons and the funding structure.

c. Consider Approval to authorize the Town Manager to enter into a Memorandum of Understanding between the Davidson Community Foundation and the Town of Davidson to accept \$20,000 to be used towards funding the Essential Home Improvement Program (formerly known as Critical Home Repair) and to approve Budget Amendment BA 2025-04.

Summary: To authorize the Town Manager to enter into a Memorandum of Understanding between the Davidson Community Foundation and the Town of Davidson to accept \$20,000 to be used towards funding the Essential Home Improvement Program (formerly known as Critical Home Repair).

d. Consider Adoption of Ordinance 2024-06 and Consistency Statement, An Ordinance to Improve the Diversity of Tree Canopy throughout Davidson.

Summary: In 2019 the Board of Commissioners adopted changes to Section 9 of the Davidson Planning Ordinance (DPO). The changes reflected the results of the community Street Tree Inventory (2018) and the Tree Canopy Assessment (2019). The changes included a number of significant revisions, including establishing a Town Arborist position to assist in ordinance administration and direct town initiatives. As part of their recommendation to the Board of Commissioners in August 2019, the Planning Board advised that the Arborist conduct a review of the ordinance changes after implementation.

Based on the Town Arborist's review as well as experience in administering the ordinance since 2019, the proposed amendments listed in the accompanying Schedule of Changes are intended to foster greater collaboration among landowners, developers, and the town with the specific aims of providing clear replacement standards for individual lots and achieving greater canopy diversity for all project types.

e. Consider Approval of Amended Lake Norman Transportation Commission Interlocal Agreement and Resolution 2024-15

Summary: The Lake Norman Regional Transportation Commission (LNTC) was established to study, investigate, initiate, develop, and advocate for transportation improvements in and around the areas of Iredell County and northern Mecklenburg County. Town staff worked with LNTC staff to prepare the attached interlocal agreement which has been amended for the Town of Cornelius and the Town of Huntersville to rejoin this agency, along with the established members comprising the Town of Mooresville, the Town of Davidson, the Town of Troutman, the City of Statesville, and the County of Iredell. Other amendments include clarifying membership, how contributions would be paid if members terminate membership, referencing adopted Land Use and Transportation Plans, and it auto-renews instead of expiring every two years.

f. Consider Approval of the Extension of the Axon Contract for Bodyworn Cameras and Tasers

Summary: The FY25 Police Department budget includes funding for Axon Officer Safety Program 10 contract. This program covers 31 body worn cameras, Taser 10s, and associated consumables for the period of the contract. Negotiating a 5-year contract with Axon provided the Town of Davidson savings over the life of the contract of \$111,220. The first-year cost of the contract is \$87,045.23 and the following 4 years are fixed at \$82,492.44.

g. Consider Approval of Capital Project Ordinance 2024-07 for Fire Station 1 design and engineering and Budget Amendment 2024-06 to allocate \$140,000 of Unassigned Fund Balance

Summary: Capital Project Ordinance 2024-07 will be established to fund the design, engineering, construction, and related expenditures of a fire station. Budget Amendment 2025-06 allocates \$140,000 from the sale of MI Connection that remained after the purchase of property on which the station will be built.

- h. Consider Approval of Resolution 2024-16 which directs the Finance Director to assign \$400,000 of fund balance for future debt service on the construction of a new fire station 1.**

Summary: On April 16, 2024 at a Financial Planning Workshop, Town Staff reviewed a plan with the Board to set-aside \$2,500,000 for future debt service on the construction of a fire station over the next 5 years. Town Staff proposed that the first \$400,000 come from Sales and Use Tax and interest earnings if actual collections exceeded budgeted revenues in FY2024. Sales and Use Tax actual collection exceed budgeted collections by more than \$210,000 and actual interest earnings exceeded budget by more than \$670,000. Approval of this resolution will direct the Finance Director to assign \$400,000 for future debt service on a fire station construction loan.

- i. Consider Approval of a Budget Amendment for a NCDEQ-CWRAR Recycling Grant**

Summary: Budget amendment 2025-05 recognizes the revenue and expenditures that will fund a Social District recycling and public awareness campaign from a Community Waste Reduction and Recycling (CWRAR) grant from the North Carolina Department of Environmental Quality (NCDEQ)

- j. Consider Approval of FY2025 Tax Levy Order of Collection for Mecklenburg and Iredell Counties and FY2024 Settlement Statements**

Summary: Enters the FY2024 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties into the official record of the Town of Davidson. The "Order of Collection" authorizes the Tax Collector to collect the ad valorem taxes as assessed by the office of the Tax Assessor. This item includes both Mecklenburg and Iredell Counties.

- k. Consider Approval of Charlotte Regional Transportation Planning Organization Memorandum of Understanding and Resolution 2024-17**

Summary: The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urban Area. Federal legislation requires Urban Areas with populations larger than 50,000 to have an MPO, whose primary function is to carry out the transportation planning process among the member jurisdictions within its established planning area boundary. The CRTPO's Board endorsed an update to its Memorandum of Understanding (MOU). The MOU is amended to reaffirm the establishment of CRTPO, its Policy Board, and the Technical Coordinating Committee.

- l. Consider Approval of the updated Affordable Housing and Equity Board Bylaws**

Summary: The Affordable Housing and Equity Board unanimously recommended approval of the updated bylaws at their August 15, 2024, meeting. The updated bylaws provide greater clarity on the role of ex-officios, officer positions, meeting decorum, and other operations that are crucial to the success of the board.

m. Consider Approval of Midterm Appointment to the Affordable Housing and Equity Board.

Summary: The Affordable Housing and Equity Board recommends appointing Michelle Trovato to serve until December of 2024.

n. Consider Approval of the Creation of a Sustainability Board and Bylaws

Summary: The transition of the Town's current Sustainability Committee into an Advisory Board will serve to advise the Board of Commissioners directly on sustainability priorities and funding. The Climate Action Plan outlines ambitious goals and targets for our organization and community to achieve in terms of sustainability and environmental stewardship. To effectively implement this plan and ensure its success, a dedicated advisory board will bring a structured mechanism for informed recommendations to be made directly to the Board of Commissioners in addition to Town staff.

o. Consider Approval of Noise Ordinance Variance Request – Davidson College Fall Fling September 28, 2024

Summary: Davidson College has requested a noise ordinance variance for Saturday, September 28, for Fall Fling on the Old Tennis Court Lawn from 10:00 p.m. - 1:00 a.m. Staff has reviewed and have no objections.

p. Consider Approval of NCDOT 2nd Supplemental Agreement for EB-5933 Kincaid Multi-Use Trail

Summary: The NCDOT and the Town of Davidson entered into Project Agreement in 2019 for the grant funding and construction of the Kincaid Multi-Use Trail project. In 2023, the NCDOT and the Town of Davidson entered into a Supplemental Agreement for additional funding for construction activities. The proposed 2nd Supplemental Agreement is to extend the completion date of the Project to July 30, 2026.

VIII. BUSINESS ITEMS

a. Discuss Draft Resolution in Support of Legislation Authorizing Referendum

Presenter: Jamie Justice, Town Manager

Summary: The Town of Davidson is a member of the Metropolitan Transit Commission established in 1999, and is supportive of providing diverse roadway infrastructure and public transportation options to its citizenry. The town, city, and county managers have been working for many months to draft legislation that would, if approved by the North Carolina General Assembly, allow the citizens of Mecklenburg County to decide by referendum whether they will authorize an additional sales tax for investment in roadway and public transportation systems. Staff will present the information about the proposed legislation and sales tax. The town board will be asked to approve the resolution at the September 10, 2024 town board meeting. Staff recommends the town board suspend the rules of procedure to allow a public comment period on this agenda item at the September 10, 2024 Town Board meeting.

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

b. Consider Approval to Amend the Rules of Procedure to Allow for a Public Comment Period on the Proposed Resolution in Support of Legislation Authorizing Referendum

Presenter: Jamie Justice, Town Manager

Summary: The Town Board will be asked to approve the proposed Resolution in Support of Legislation Authorizing Referendum at the September 10, 2024 meeting. Staff recommends suspending the rules of procedure to allow a public comment period on this agenda item.

Action/Proposed Motion: Motion to amend the Rules of Procedure to allow for a Public Comment Period on the Proposed Resolution in Support of Legislation Referendum at the Town of Davidson Board of Commissioners meeting on Tuesday, September 10, 2024 at 6:00 p.m.

c. Discuss 2024 Parks and Recreation Master Plan

Presenter: Leslie Willis, Parks & Recreation Director

Summary: In January 2024, the Town contracted with LandDesign to administer a Parks and Recreation Master Plan update. The current plan was completed in 2014 and an update to the Master Plan was necessary for future grant funding. Over the course of 7 months, 5 public-input sessions, and 2 surveys were administered to gather the current needs within the community. The current needs and national trends will be used to guide and make decisions regarding new and existing park amenities, recreational programs and investments for the next 10 years.

Action/Proposed Motion: This item is for discussion only. Consider adoption of the 2024 Parks and Recreation Master Plan at the September 10 meeting.

d. Discuss Proposed Davidson Planning Ordinance (DPO) Updates to Chapter 5: Affordable Housing

Presenter: Jason Burdette, Planning Director

Summary: Planning Department staff is working with Affordable Housing & Equity Department staff to develop an update to the Davidson Planning Ordinance (DPO) Chapter 5: Affordable Housing. Goals for the update include ensuring that best practices are aligned with the DPO, improving developer-based affordable housing plans and the process to manage said plans, developing incentives to secure more built units, addressing the rental gap (as documented in the Affordable Housing Needs Assessment and Implementation Strategy), simplifying the chapter's structure, and providing improved clarity and options for developers. Potential options include both administrative (built units or payments-in-lieu), or legislative (opting out of the requirements of the chapter and electing to pursue conditional approval).

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

e. Consider Approval of Resolution 2024-18 authorizing the Town of Davidson to Exercise the Powers, Duties, and Responsibilities of a Housing Authority Pursuant to Housing Authority Law N.C.G.S. § 157

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: In lieu of creating a housing authority, the Town Board, if it deems

wise, can either designate a redevelopment commission created under the provisions of Chapter 160 of the General Statutes to exercise the powers, duties, and responsibilities of a housing authority, or may itself exercise such powers, duties, and responsibilities. In the event the Town Board designates itself to exercise the powers, duties, and responsibilities of a housing authority, it may assign the administration of the housing programs, developments, and policies to any existing or new department of the Town. Town staff are making a presentation on this potential exercise of powers under N.C.G.S. 157 and what it will enable the Town to do moving forward. After a public hearing is scheduled, the town board will be asked to approve this resolution.

Action/Proposed Motion: Motion to approve Resolution 2024-18 authorizing the Town of Davidson to exercise the powers, duties, and responsibilities of a Housing Authority pursuant to Housing Authority Law N.C.G.S. § 157.

f. Consider Approval of Resolution 2024-19 - 2024-2025 County, State, and Federal Advocacy Agenda

Presenter: Austin Nantz, Assistant Town Manager

Summary: The Town of Davidson has historically created a legislative advocacy agenda to further the Town's goals and advocate for the best interests of Davidson. Resolution 2024-19 includes advocacy items for Mecklenburg County, the State of North Carolina, and the Federal Government. This item was previously discussed at the August 13 board meeting.

Action/Proposed Motion: Motion to approve Resolution 2024-19 - 2024-25 County, State, and Federal Advocacy Agenda.

IX. SUMMARIZE MEETING ACTION ITEMS

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

X. ADJOURN