



July 9, 2024

**SECOND TUESDAY MEETING
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, July 9, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, Tracy Mattison Brandon, Autumn Riersen Michael, and Ted Stauffer. Town Manager Jamie Justice, Town Attorney Karen Wolter, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Communications Director Jessica Johnson announced the following:

The Town of Davidson is proud to announce we are joining the Plastic Free Challenge and encourages community participation throughout the month of July. This effort is inspired by and embraces the spirit of the Plastic-Free July® global social movement striving to end plastic pollution. Community members who register to participate in the Davidson Plastic Free Challenge will be entered into a drawing for an eco-friendly prize.

Saturday, July 13 the Concert @ the Circles will feature Chris Taylor & The Rumor. An acoustic artist will perform from 5:00 p.m. - 6:30 p.m. with the headline artists playing from 7:00 p.m. - 9:00 p.m.

Charlotte Area Transit System (CATS) is conducting a series of Better Bus Project Community Meetings from July 11 through July 18. On Monday, July 15, CATS will host a public input meeting in the Town of Davidson, from 6:00 a.m. - 8:00 a.m. at the Davidson Gateway (Stop 46497: Davidson Gateway Dr. & Griffith St.) The Better Bus project is an initiative aimed at enhancing the public transit experience for riders across the greater Charlotte region. This meeting series is part of an ongoing community engagement effort to gather public feedback.

The Davidson Police Department will host the first of two Dog Walker Watch training sessions on Thursday, July 25 at 6:00 p.m. in the Briefing Room of the Davidson Public Safety Building at

216 S. Main Street. The Dog Walker Watch program encourages neighbors to support local law enforcement by acting as additional eyes and ears while walking their dogs in Town.

The Police Department invites the community to have 'Coffee with a Cop.' All are welcome to stop by for casual conversations with officers from the Davidson Police Department at 77 Grounds Coffee (605 Jetton Street) from 10:00 a.m. – 12:00 p.m. on Saturday, August 3. Coffee with a Cop is a national program which aims to bring police officers and the community members they serve together—over coffee—to discuss issues and learn more about each other.

Mayor Knox read recognized the passing of **former Town of Davidson employee Bill Brannon**. Bill was hired by the Town of Davidson in September 1974 as Treasurer and Town Clerk. In 1976, Gene McEver resigned as part-time administrator and Bill was given the title. During his 16 years as an employee, Bill worked for 4 Mayors and 15 commissioners. Bill signed every check and they never exceeded the annual budget. In August of 1990, Bill retired from the Town.

- **CHANGES/ADOPTION OF THE AGENDA**

Town Manager Justice requested moving Consent item b. **Consider Approval of Davidson Tax Assistance Program (DTAP) Interlocal Agreement and Budget Amendment 2025-03** to Business item b and add a closed session pursuant to NCGS §143-318.11. (a) (3) - Consult with Attorney.

Commissioner Rierson Michael made a motion to adopt the agenda as amended. The motion passed unanimously (5-0).

- **PUBLIC COMMENT**

The public comment period opened at 6:09 p.m. and closed at 6:13 p.m. One person spoke during the public comment period.

Steve Sonnenberg spoke about Affordable Housing and the Community Survey.

- **PUBLIC HEARING**

The Board of Commissioners held a public hearing on an Ordinance to Amend Davidson Planning Ordinance Section 9 Tree Canopy, Landscaping, & Screening. Planning Director Jason Burdette presented an overview of the Ordinance to amend the Davidson Planning Ordinance Section 9 Tree Canopy, Landscaping, & Screening. 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 amongst 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.

Commissioner Fay made a motion to open the public hearing at 6:20 p.m. The motion passed unanimously (5-0).

One person spoke during the public hearing.

Commissioner Mattison Brandon made a motion to close the public hearing at 6:23 p.m. The motion passed unanimously (5-0).

- **CONSENT AGENDA**

Approval of June Meeting Minutes

Approval of FY2025 Fire Protection Services Agreement with Mecklenburg County

Approval of Budget Amendment 2025-02

Commissioner Rierson Michael made a motion to approve the consent agenda. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Affordable Housing & Equity Director Alexander Cahill presented an update on the **Parkside Commons Affordable Housing Unit at 423 Jetton Street**. The Town of Davidson, in conjunction with the Davidson Community Foundation (DCF), is purchasing eight townhouse units from Taylor Morrison of Carolinas, Inc. These eight units were required by the Davidson Planning Ordinance (DPO) to be designated and deed-restricted as affordable units. In order to maintain long-term affordability, the Town, with financial support from DCF, is purchasing the units and selling to an income-restricted buyer. The Town Board approved the affordable housing plan for Parkside Commons at the May 28, 2024, meeting.

Commissioner Justus made a motion to approve Resolution 2024-13 authorizing the Town Manager to enter into a Purchase Agreement with Taylor Morrison of Carolinas, LLC for one unit at Parkside Commons and authorize the Town Manager to approve the conveyance of 423 Jetton Street to an income-qualified buyer under the Town's affordable housing program. The motion passed unanimously (5-0).

(b) Town Manager Justice discussed with the Board the Davidson Tax Assistance Program (DTAP). The intent of this program is to support the Town's goals of anti-displacement, affordable living, and preservation of affordable housing. Mecklenburg County has agreed to administer the Davidson Tax Assistance Program (DTAP) in conjunction with their HOMES program, under the Department of Community Resources. This item was discussed at the June 25 meeting.

Commissioner Mattison Brandon to approve the Davidson Tax Assistance Program (DTAP) Interlocal Agreement, Resolution 2024-14, and Budget Amendment 2025-03 with the amendment as recommended by staff to change the reference of the HOMES program to DTAP. The motion passed unanimously (5-0)

- **CLOSED SESSION**

Commissioner Fay made a motion to move to closed session per NCGS §143-318.11 (a) (3) – Consult with the Attorney at 6:31 p.m. The motion passed unanimously (5-0).

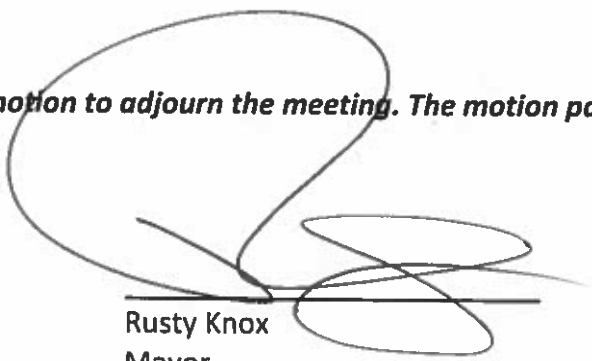
Commissioner Rierson Michael made a motion to end the closed session and return to open session at 7:16 p.m. The motion passed unanimously (5-0).

- **ADJOURN**

Commissioner Stauffer made a motion to adjourn the meeting. The motion passed unanimously (5-0).

Attest:


Elizabeth K. Shores, Town Clerk


Rusty Knox
Mayor