



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, September 24, 2024 at 6:00 PM**

I. CALL TO ORDER - 5:00 P.M.

II. CLOSED SESSION

a. NCGS §143-318.11. (a) (5) – Personnel

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11. (a) (5) – Personnel.

III. ANNOUNCEMENTS / PROCLAMATIONS - 6:00 P.M.

a. International Walk to School Day - October 9, 2024

b. Fire Prevention Week

IV. CHANGES / ADOPTION OF THE AGENDA

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 August Draft Meeting Minutes

Summary: Draft Meeting Minutes from the August 13 and August 27 regular meetings.

b. Consider Approval of Resolution 2024-22 - Allocation of 2017 GO Bond Orders Issued in 2021 and Gymnasium Remediation Costs

Summary: As discussed at the September 10, 2024 Board Meeting, voter approved

GO Bonds were issued in 2021 from the 2017 Parks, Mobility and Greenways GO Bond orders. The cost of the projects has varied from the original projection, a grant was received to offset the cost of Beaty Park, and interest was earned on the bond proceeds. Additionally, hazardous materials testing identified lead-based paint at the 251 South Street gymnasium. Remediation of the lead-based paint will cost \$135,000.

c. Consider Approval Resolution 2024-23 Interlocal Agreement for Assignment of Street Addresses

Summary: This interlocal agreement by and between Mecklenburg County, the City of Charlotte, and the Towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville, delegates the responsibility for the assignment of street addresses to Mecklenburg County and the provisions of the Mecklenburg County Street Address Ordinance. The original agreement is mostly informal and has been in place for decades. Over the past year, an addressing committee made up of representatives from all Mecklenburg jurisdictions drafted and provided feedback on a new agreement. This new unified approach to the assignment of addresses will promote consistency and efficiency in addressing. It is critical that proper street address numbers are created and displayed for effective emergency response, mail delivery, and general identification of properties. The agreement also establishes a new multijurisdictional addressing working committee comprised of staff from each municipality and the County to help administer the interlocal agreement.

d. Consider Approval of Firefighter Relief Fund Board of Trustee Appointment for Richard Reid Effective September 25, 2024

Summary: The Local Firefighters' Relief Fund was established to provide support for firefighters and their families should a firefighter be killed or injured in the line of duty, or if they, through no fault of their own, suffer financial loss to the extent that they can no longer provide basic provisions to themselves or their families. North Carolina General Statute 58, Article 84 requires that the local relief fund be managed and governed by a Board of Trustees.

The Davidson Fire Department recommends that the appointment be filled by Richard Reid. Richard has expressed his willingness serve as a member of the Firefighter Relief Fund Board.

e. Consider Approval of Access and Temporary Construction Easement Granted by Mecklenburg County for Construction of the Kincaid Trail Greenway

Summary: The Kincaid Trail Greenway extension has been planned for several years. The town received a grant from NCDOT to construct the project. Mecklenburg County purchased one of the parcels where the greenway will be constructed. It was necessary to secure an access and temporary construction agreement in order for the project to proceed.

f. Consider Approval of Resolution 2024-24 Authorizing the Parkside Commons Purchase Agreement

Summary: 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 income-restricted buyers. The Town Board approved the affordable housing plan for Parkside Commons at the May 24, 2024, Board meeting.

The attached purchase agreement for the additional seven units authorizes the Town Manager to enter into the purchase agreement on a set schedule as found in Exhibit A of the Purchase Agreement. The individual sale of each subsequent unit will require Town Board authorization as required under N.C.G.S. 157. The first unit was purchased by the Town on August 23, 2024, after approval from the Town Board. The initial unit is currently under contract to be purchased by an income-qualified buyer.

g. Consider Approval of Resolution 2024-25 and Budget Amendment 2025-09 Authorizing the Conveyance of 916 Mary Max Drive to an Income-Qualified Buyer

Summary: The Town approved a change to the affordable housing plan for Parkside Commons to allow the town to purchase the 8 units and sell them to qualified buyers. 916 Mary Max Drive is the second of the eight units to be sold.

h. Consider Approval of Municipal Agreement #13009 with the North Carolina Department of Transportation for the Beaty Street - North Main Street Intersection Improvements Project HL-0111

Summary: The town identified this intersection as needing improvement as was recommended in the Davidson Mobility Plan. The project would consist of adding turn lanes, a traffic signal, and pedestrian safety improvements. In addition, the College plans to realign Ridge Road to match with this project. A grant was secured from the Charlotte Regional Transportation Planning Organization (CRTPO). This agreement will allow for the project to begin with the design.

i. Consider Approval of Municipal Agreement #12957 with the North Carolina Department of Transportation for Maintenance of Town-Owned Traffic Signals

Summary: For many years, the town has partnered with NCDOT to maintain the town's traffic signals. This agreement continues this partnership with added pedestrian hybrid beacons. The Project consists of the maintenance, by the NCDOT, of two (2) municipally-owned signals and five (5) municipally-owned pedestrian hybrid beacons (PHBs) at the following locations: 1) Griffith Street at Beaty Street (Signal); 2) 19436 Davidson-Concord Road (SR-2693) (Pre-Emptive Signal); 3) Griffith Street at Jetton Street Roundabout (PHBs x 2); 4) Griffith Street at Harbour Place Drive Roundabout (PHBs x 2); 5) E. Rocky River Road (SR-2420) at West Branch Greenway (PHB x 1).

- j. Consider Approval of Tax Levy Adjustments**
Summary: The Town received tax levy adjustment refund check requests from the Mecklenburg County Assessor's Office for \$389.71, including interest, on two parcels. The refunds will be issued directly by the Town of Davidson. Details regarding the refund request are available in the Finance Office.
- k. Consider Approval of Budget Amendment 2025-11 - Art Park Feasibility Study Grant from Arts & Science Council (ASC)**
Summary: The Town received an Art Park Feasibility Study Grant from the Arts and Sciences Council for \$7,500. The funds will be used to study a possible art park at Abersham Park.

VII. BUSINESS ITEMS

- a. Davidson Veterans Monument Update**
Presenter: Kim Fleming, Economic Development Director
Summary: The Town Board formed the Davidson Veterans Committee in December 2022 with the purpose of exploring options for the design, location and funding of a Davidson Veterans Monument. Along with the Davidson Public Art Commission, Douwe Blumberg's design "Flames of Honor" was selected as the committee's selection for the Davidson Veterans Monument. The monument will be located in Nancy MacCormac Plaza in front of the Davidson Post Office. To date, the committee has raised \$145,000 toward this effort.
Action/Proposed Motion: This item is for discussion only.
- b. Discuss Fiscal Year 2025 Non-Profit Grant Recommendations**
Presenter: Gina Carmon, Recreation Operations Manager, Michael Murray
Summary: The Board of Commissioners has historically 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 will align with the Town's Core Values and the Board of Commissioners' Strategic Plan. Michael Murray, Chair of the Livability Board, will discuss their recommendations on how the Fiscal Year 2025 Non-Profit Grant funds should be allocated.
Action/Proposed Motion: This item is for discussion only
- c. Discuss Resident-Proposed Text Amendment**
Presenter: Jason Burdette, Planning Director
Summary: A resident has proposed text amendments to Davidson Planning Ordinance (DPO) 4.3.1.D specific to fencing regulations in the front yard and on corner lots. Proposed text amendments will follow the process described in DPO 14.23, Amendments Generated by Petition.
Action/Proposed Motion: This item is for discussion only.
- d. Consider Approval of Resolution 2024-26 Authorizing the Conveyance of 153**

Mock Road to an Income-Qualified Buyer

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: The Town of Davidson purchased 153 Mock Road, along with four other properties, in February of 2019. The original intent of the purchase was to prevent the properties from being purchased by investors, who would then flip them and potentially create or accelerate a gentrification process. The original intent was to rehab the properties, and then sell them to an income-qualified buyer through the affordable housing program.

The Town has worked to restore and rehab the property at 153 Mock Road. The rehab has been completed by Built2Last and the property is ready to be sold to an income-qualified buyer. The intent, under the current affordable housing guidelines, is to sell to an income-qualified buyer under the Town's affordable housing program.

Action/Proposed Motion: Motion to approve Resolution 2024-26 Authorizing the Town Manager to Approve the Conveyance of 153 Mock Road to an Income-Qualified Buyer Under the Town's Affordable Housing Program.

e. Discuss Grant Review, Application and Selection Project (GRASP) and Approval of Budget Amendment 2025-10

Presenter: Pieter Swart, Finance Director

Summary: The Town's Grant Review, Application and Selection Project (GRASP) will combine internal staff expertise with an external grant consultant to enhance the Town's grant program. Grant focus areas will be: Affordable Housing; Agricultural Corridor & Food Systems - USDA; Public Safety; and Sustainability. An external partner has been identified, and the Board will consider funding the contract with budget amendment 2025-10 for \$9,000 from fund balance. The Federal Fiscal Year 2025 begins October 1, and staff recommends approval now so we can be prepared to move on emerging grant opportunities.

Action/Proposed Motion: Motion to Approve Budget Amendment 2025-10.

f. 2024-2025 Strategic Plan Update

Presenter: Austin Nantz, Assistant Town Manager

Summary: The Board of Commissioners and Town staff met in February to develop the 2024-2025 Strategic Plan and the draft plan was approved at the March 26, 2024, meeting. The Strategic Plan includes seven strategic goal areas and corresponding priorities. The discussion will include highlights of work that has been completed or is underway.

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

VIII. SUMMARIZE MEETING ACTION ITEMS

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

IX. ADJOURN