



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, October 8, 2024 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

- a. National Community Planning Month**
- b. Red Ribbon Week**
- c. Breast Cancer Awareness Month**
- d. Indigenous Peoples Day**

III. CHANGES / ADOPTION OF THE AGENDA

IV. PUBLIC HEARING

- a. Resident-Proposed Text Amendments (DPO 4)**
Summary: A resident has proposed text amendments to Chapter 4 of the Davidson Planning Ordinance (DPO) specific to fencing on corner lots.

V. BUSINESS ITEMS

- a. Consider Approval of a Service Contract Between the Development Finance Initiative and the Town of Davidson for Pre-Development Feasibility and Financial Incentive Services for the Development of Town-Owned Land**
Presenter: Alexander Cahill, Affordable Housing & Equity Director
Summary: At the July 9, 2024, Affordable Housing Work Session, Town staff presented an overview of the work that has occurred on the Town-Owned Land Affordable Housing Development process. This overview provided background information on what has occurred in the process to date, provided information on financing and partnerships, provided examples of affordable housing development, and shared the results from the site analysis done by Dewberry Engineering in consultation with Town staff. At the work session, Town staff noted that the next step would be to explore a partnership with the UNC School of Government's Development Finance Initiative (DFI).

Sarah Odio from UNC's Development Finance Initiative will make a presentation on what the organization does, what they have done in the past, and how their support will lead to the solicitation for a development partner, the drafting and signing of development agreements, the alignment and procurement of additional funding sources, and ultimately the construction of rental units on Town-owned land. DFI will also describe how they will build off the Affordable Housing Needs Assessment Implementation Strategy to do a gap analysis of what we have and what we need, and provide data on an annual basis on the state of affordable housing inventory within the Town of Davidson.

Action/Proposed Motion: Motion to Authorize the Town Manager to Enter into a Service Contract Between the Development Finance Initiative and the Town of Davidson in the Amount of \$96,100 for Pre-Development Feasibility and Financial Incentive Services for the Development of Town-Owned Land.

b. Discuss Grant for Police Domestic Violence Investigator Position

Presenter: Philip Geiger, Captain

Summary: The Town of Davidson has been awarded a U.S. Department of Justice Grant to create a domestic violence investigator position in the Police Department to enhance law enforcement and prosecution responses to domestic violence, dating violence, sexual assault, and stalking as part of a coordinated community response. The grant is for \$499,227 with no local match and the town must formally accept the award. The grant fully funds the investigator position and initial startup costs for three years. At the conclusion of the grant period, the cost of the position would be paid for by the town.

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

c. Discuss Design Review Board Text Amendments

Presenter: Lindsay Laird, Senior Planner

Summary: Over the past few months, staff has researched best practices for Design Review Board (DRB) and Historic Preservation Commission (HPC) procedures in communities across the state. Based on that research and guidance from Town Attorney, we have determined that the DRB should no longer be quasi-judicial. This will require updates to the Davidson Planning Ordinance and DRB bylaws. Making these changes to DRB processes will help to differentiate the two overlapping boards and prepare both for the training/reset planned for January 2025.

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

d. Consider Approval of the Fiscal Year 2025 Non-Profit Grant Recommendations

Presenter: Leslie Willis, Parks & Recreation Director

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. Leslie Willis, Parks and Recreation Director will ask for the Board of Commissioners' approval of Fiscal Year 2025 Non-profit Grant Recommendations as discussed previously at the September 24, 2024 board meeting.

Action/Proposed Motion: Motion to Approve the Fiscal Year 2025 Non-Profit Grant Recommendations.

e. Consider Approval of Resolution 2024-27 North Carolina Statewide Mutual Aid and Assistance Agreement

Presenter: Jamie Justice, Town Manager

Summary: North Carolina has a statewide mutual aid and assistance agreement that allows cities and towns to share resources and provide assistance to other communities during disasters. The system was developed after Hurricane Fran in 1996 to provide a uniform agreement for cities and counties to help each other during disasters. The system allows municipalities to access the state's response capabilities without the costs of purchasing, maintaining, and insuring resources. It also provides faster reimbursement from the Federal Emergency Management Agency (FEMA). Town staff is recommending the town approve this agreement so that we will be prepared in the event the town were to deploy resources in response to hurricane Helene or other future disasters.

Action/Proposed Motion: Motion to Approve Resolution 2024-27 Approving the North Carolina Statewide Mutual Aid and Assistance Agreement.

f. 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 5% to the base salary effective October 1, 2024.

Action/Proposed Motion: Motion to approve the amended Town Manager's Employment Agreement effective October 1, 2024.

VI. SUMMARIZE MEETING ACTION ITEMS

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

VII. ADJOURN