



August 27, 2024

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, August 27, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, Tracy Mattison Brandon, and Autumn Riersen Michael. Commissioner Ted Stauffer was absent. Town Manager Jamie Justice and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:02 p.m.

- **ANNOUNCEMENTS**

Communications Director Jessica Johnson announced the following:

The Charlotte Area Transit System (CATS) will host several public meetings to inform riders about its microtransit service, the proposed conversion of routes 97, 98, 99, 290 and the discontinuation of route 47x. These changes would occur in 2025. On Thursday, August 29, CATS representatives will host a public informational session from 5:00 p.m. – 7:00 p.m. in the Lower-Level Community Room at the Davidson Town Hall and Community Center located at 251 South Street.

The Town of Davidson's new Concert Series, Music and Makers held the 5th Saturday of the month will take place this Saturday, August 31. Main Street businesses will feature handmade items produced by local makers with live music starting on The Crazy Pig Stage (402 S Main St.) from 2:00 p.m. - 8:00 p.m.

All Town of Davidson municipal offices, including the Davidson Town Hall and Community Center located at 251 South Street and the Davidson Public Safety Building located at 216 South Street, will be closed on Monday, September 2, 2024, in observance of Labor Day. Offices will re-open on Tuesday, September 3, 2024, for regular business hours from 8:00 a.m. – 5:00 p.m.

According to Waste Pro, garbage pick-up will be on a one-day delay. Any Disposal and Collection service that would have been regularly provided, but for the holiday, shall be provided the day after the holiday.

Town Advisory Board applications will be accepted beginning Tuesday, September 3 through Friday, October 4. For more information on town advisory boards, please visit the Boards & Commissions section of the Town's website.

Nominations for the 2024 G. Jack Burney Community Service award will be accepted starting Monday, September 9. This special award honors both G. Jackson Burney and those who improved the Davidson community through unselfish service over a lifetime. All submissions must be received by Monday, September 30 by 5:00 p.m. to be considered. Nomination forms will be made available online or by visiting Davidson Town Hall and Community Center located at 251 South Street on Monday, September 9.

Mayor Knox read a proclamation for **National Suicide Prevention Awareness Month**.

- **CHANGES/ADOPTION OF THE AGENDA**

There were no changes to the agenda.

Commissioner Rierson Michael made a motion to adopt the agenda. The motion passed unanimously (4-0).

- **PRESENTATION**

Mecklenburg County Community Services Manager Shakirah Francis presented an update on the HOMES Program. 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.

- **PUBLIC COMMENT**

The public comment period opened at 6:18 p.m. and closed at 6:31 p.m. Five people spoke during the public comment period.

Bill Fountain spoke about Charlotte Mecklenburg Schools.

Bill Lush spoke about the upcoming Ramble On Music Festival and impact to adjacent neighbors.

Steve Sonnenberg spoke about the recent Parks and Recreation Master Plan, DEI, and Affordable Housing on town-owned land.

Cherese Spand spoke about Legacy on the Westside receiving their non-profit status.

Doug Hicks spoke on behalf of Davidson College in support of the proposed Red Line.

- **PUBLIC HEARING**

The Board of Commissioners held 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.

Commissioner Fay made a motion to open the public hearing at 6:39 p.m. The motion passed unanimously (4-0).

Affordable Housing and Equity Director Alexander Cahill discussed with the Board Discuss a Resolution authorizing the Town of Davidson to exercise the powers, duties, and responsibilities of a Housing Authority per NCGS §157. One person spoke during the public hearing.

Commissioner Rierson Michael made a motion to close the public hearing at 6:43 p.m. The motion passed unanimously (4-0).

- **CONSENT AGENDA**

Approval of July Meeting Minutes

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

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

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

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

Approval of the Extension of the Axon Contract for Bodyworn Cameras and Tasers

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

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

Approval of a Budget Amendment for a NCDEQ-CWRAR Recycling Grant

Approval of FY2025 Tax Levy Order of Collection for Mecklenburg and Iredell Counties and FY2024 Settlement Statements

Approval of Charlotte Regional Transportation Planning Organization Memorandum of Understanding and Resolution 2024-17

Approval of the updated Affordable Housing and Equity Board Bylaws

Approval of Midterm Appointment to the Affordable Housing and Equity Board

Approval of the Creation of a Sustainability Board and Bylaws

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

Approval of NCDOT Supplemental Agreement for EB-5933 Kincaid Multi-Use Trail

Commissioner Fay made a motion to approve the consent agenda. The motion passed unanimously (4-0).

- **BUSINESS ITEMS**

(a) Town Manager Justice reviewed with the board the **Draft Resolution in Support of Legislation Authorizing Referendum**. 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.

(b) The Town Board will be asked to approve the proposed Resolution in Support of Legislation Authorizing Referendum at the September 10, 2024 meeting. Staff recommended **amending the Rules of Procedure to allow for a Public Comment Period**.

Commissioner Rierson Michael made a motion to Amend the Rules of Procedure to allow for a Public Comment Period on the proposed Resolution in Support of Legislation Authorizing Referendum at the Town of Davidson Board of Commissioners Meeting on Tuesday, September 10 at 6:00 p.m. The motion passed unanimously (4-0).

(c) Parks and Recreation Director Leslie Willis presented an overview of the **2024 Parks and Recreation Master Plan**. In January, the Town contracted with LandDesign to administer a 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. The Board of Commissioners will consider adoption of the 2024 Parks and Recreation Master Plan at the September 10 meeting.

(d) Planning Director Jason Burdette presented an update on the **proposed updates 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).

Planning staff and Affordable Housing staff will continue to work with the Planning Board Ordinance Committee, Affordable Housing & Equity Board, and other stakeholders to develop the proposed text. The formal text amendment process will include a public hearing, planning board recommendation, and adoption by the Board of Commissioners early next year.

(e) Following a public hearing earlier in the meeting, the Board of Commissioners reviewed the draft **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**. 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. This item was previously discussed at the August 13 meeting.

Commissioner Justus made a 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. The motion passed unanimously (4-0).

(f) At the August 13 meeting, Assistant Town Manager Austin Nantz reviewed the proposed 2024-2025 County, State, and Federal Advocacy Agenda. 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.

Commissioner Mattison Brandon made a motion to approve Resolution 2024-19 - 2024-25 County, State, and Federal Advocacy Agenda. The motion passed unanimously (4-0).

- **SUMMARIZE MEETING ACTION ITEMS**

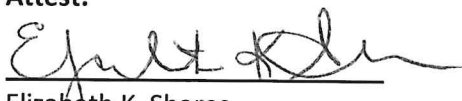
Town Manager Justice summarized the meeting action items.

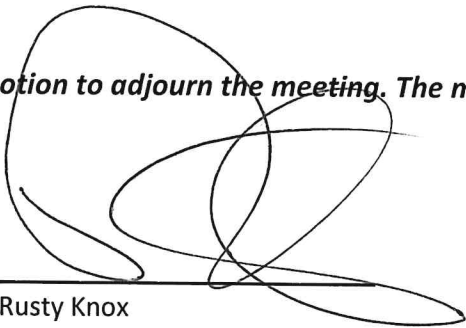
- **ADJOURN**

Commissioner Mattison Brandon made a motion to adjourn the meeting. The motion passed unanimously (4-0).

The meeting adjourned at 8:30 p.m.

Attest:


Elizabeth K. Shores
Town Clerk


Rusty Knox
Mayor