



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, November 26, 2024 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. CHANGES / ADOPTION OF THE AGENDA

IV. 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.

V. 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 Draft October Meeting Minutes

Summary: Draft Meeting Minutes from October 8 and October 22 regular meetings.

b. Consider Approval of FY2025 Audit Contract and Engagement Letter

Summary: The Town is required to have an annual audit per state law. The current auditor is retiring. The Town issued a Request For Proposals (RFP) for audit services. Staff presented the recommendation to contract with RH CPA's, PLLC at the November 12, 2024 Board Meeting. RH CPA's will provide audit services starting with the 2025 fiscal year audit. The contract and engagement letter are attached.

c. Consider Approval of Resolution 2024-28 Agreement with and Funding from Mecklenburg County for Beaty Park Phase II and Budget Amendment 2025-14

Summary: Beaty Park was completed and opened on July 8, 2023. Back in 2020,

the Town of Davidson and Mecklenburg County met to discuss potential partnership opportunities. At that time, Mecklenburg County had already allocated all of their Capital Improvement Project Funding. Therefore, the park was designed to be done in two phases. The first phase of Beaty Park was funded by Town General Obligation Bonds, Town CIP funds, and a NC Parks and Recreation Trust Fund Grant. Recently, as part of their 2024-2028 Capital Improvement Plan, Mecklenburg County was able to set aside \$1,000,000 in funding to be allocated for additional improvements to the park. These improvements include a pond renovation, signage, improved maintenance access entrance to include ADA parking, a fishing pier, a pathway to the pier, a pedestrian crosswalk on Beaty Street, and the Beaty Street Multi-Use Path. This partnership is possible because the County recognizes that Beaty Park is located within a park gap area and a priority community in Meck Playbook and the County owns no property in close proximity to Beaty Park. In addition, Beaty Park is located along the proposed route of The Seam Trail, a 60-mile multi-jurisdictional multi-use trail that stretches from Statesville to the South Carolina state line. This item was discussed at the November 12 meeting.

d. Consider Approval of Grant Agreement Between Rebuilding Together of Greater Charlotte and the Town of Davidson for Administration of the Essential Home Improvement Program and Budget Amendment 2025-15

Summary: The Affordable Housing & Equity department is seeking to enter into a partnership with Rebuilding Together of Greater Charlotte as a new vendor to handle program administration and services under the Essential Home Improvement Program. Rebuilding Together of Greater Charlotte's (RTGC) mission is repairing homes, revitalizing communities, and rebuilding lives. They mobilize community volunteers and contractors to provide repairs that make homes safer and healthier for their neighbors in need. They actively partner with local organizations to connect communities that they serve with additional resources to help them meet their needs and help them create healthier, more vibrant neighborhoods. Rebuilding Together will be able to focus on grassroots work in identifying homes eligible for the program, managing intake, building relationships, informing and collaborating with the homeowner, and managing the home improvement project.

The Town's existing Essential Home Improvement program (formerly known as critical home repair) funded 10 homes through American Rescue Plan Act (ARPA) dollars. Seven (8) of these homes have been completed, and two (2) are almost completed. The Town Board initially approved \$50,000 in the FY2025 budget for the Essential Home Improvement program. As the average cost of a home improvement is \$48,026, additional funds for the program need to be identified if additional homes are to be supported through the end of this budget year. The Davidson Community Foundation (DCF) has agreed to support three additional essential home improvements as well, contributing up to \$20,000 (DCF will make payments directly to Rebuilding Together). The Affordable Housing and Equity Department has identified unassigned funds from the affordable housing fund balance that could be used to fund another three (3) additional homes through the

end of June 30, 2025. The Town Board will be asked to consider approval of this grant agreement and a corresponding budget amendment at the meeting tonight. The item was presented by Town staff and Beth Morrison of Rebuilding Together on October 22, 2024.

Changes since the October 22, 2024 presentation: The service contract was changed to a grant agreement format. This removes the construction liability from the Town and puts full ownership of the quality and liability of the work on Rebuilding Together's organization. The grant agreement was updated to include all required forms and monitoring required under the grant. Lastly, the Essential Home Improvement policy was amended to change the name of the program, and remove the program specific requirements associated with the last vendor. This allows any future vendor that meets the Town's strategic goals and vision to be in consideration as a vendor.

e. Consider Approval of Resolution 2024-29 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for Catawba Avenue

Summary: The Town of Davidson Board of Commissioners would like to assume control of the Portion of Catawba Avenue/State Road 2197 – +2.126 Acres/+92,623 Square Feet per attached Annexation Plat Map, from the NCDOT Secondary Road System. The Town of Davidson Board of Commissioners is of the opinion that the above described road should be added to the Town of Davidson road system per annexation so the road can be maintained by the Town for use by its residents.

Resolution 2024-29 directs the Town Clerk to investigate the sufficiency of the above described petition.

f. Consider Approval of Resolution 2024-30 Direct the Clerk to Investigate a Voluntary Contiguous Annexation Petition for 19227 Shearer Road

Summary: The property owner is requesting a voluntary contiguous annexation of 19227 Shearer Road, Parcel

#00724112. Resolution 2024-30 directs the Town Clerk to investigate the sufficiency of the above described petition.

VI. BUSINESS ITEMS

a. Discuss Design-Build Contract for the Historic Gymnasium Rehabilitation

Presenter: Douglas Wright, Project Manager

Summary: In January 2024, the Town engaged the design-build team of Balfour-Beatty and Creech & Associates to rehabilitate the historic gymnasium located at 251 South Street. In May 2024, the Board of Commissioners approved a floor plan designated as "Option 5", in which the existing balcony is removed and restrooms are added in an addition constructed on the rear of the building. With 60% design complete, the design-build team has indicated the cost estimate has increased. Staff will present options for board discussion and direction. To be eligible for an American Rescue Plan Act grant of \$2,000,000, the Town must be under contract by December 31, 2024. If a contract is executed, the construction completion date

is December 30, 2026.

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

VII. SUMMARIZE MEETING ACTION ITEMS

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

VIII. CLOSED SESSION

a. NCGS §143-318.11. (a) (3) – Consult with Attorney

Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11.(a) (3) – Consult with Attorney.

IX. ADJOURN