



October 8, 2024

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, October 8, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Ryan Fay, Steve Justus, Autumn Rierson Michael, and Ted Stauffer. Commissioner Tracy Mattison Brandon was present via zoom. 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/PROCLAMATION**

Communications Director Jessica Johnson announced the following:

The Town of Davidson will celebrate the Community with a Pancake Breakfast on Saturday, October 12 from 9:00 a.m. to 11:00 a.m. The event will be held outside of Fire Station 1, located at 216 South Main Street. This family-friendly event is open to all members of the Davidson community, there is no cost to attend. The Town Board of Commissioners alongside Davidson's firefighters will be serving up pancakes hot off the griddle providing an opportunity for residents to come together, enjoy delicious pancakes, and connect with their community.

This weekend's Concert on the Green event is the annual Gospel Fest on the Town Green from 5:00 p.m. - 8:00 p.m. on Saturday, October 12.

The Town of Davidson's Charity Softball Game originally scheduled for September 29 has been rescheduled due to the recent inclement weather and will now take place on Sunday, Sunday, October 13 at McEver Fields, located at 626 South Street. Gates will open at 2:30 p.m., with Mayor Rusty Knox tossing the first pitch at 3:45 p.m. The game will begin immediately afterward.

The Town of Davidson is pleased to present "A Taste of Davidson" on Saturday, October 19 from 5:00 p.m. - 10:00 p.m. near Jetton Street at the Circles @ 30. This annual fall festival celebrates the flavors of Davidson and features food and beverages from our amazing local restaurants and live music. Admission to this annual event is free.

Community members are invited to attend a Public Input Session on Wednesday, October 23 to review the Haley Master Plan development proposal and offer feedback. The developer, PulteGroup, proposes a 99-unit development project on 47.46 acres in the Neighborhood Edge

Planning Area. The event will be hosted from 5:15 – 7:30 P.M. in the Auditorium at Davidson Town Hall & Community Center, 251 South St., Davidson, North Carolina. Identical overview presentations by Town of Davidson staff and the project team will occur at 5:15 p.m. and 6:30 p.m., with time allotted for questions and viewing the plans in an open house format after each event.

Halloweekend in Davidson is almost upon us! Join in the festivities beginning on Friday, October 25, with trick-or-treating down Main Street for the annual Halloween March. Line up begins at 5:00 p.m. in front of the Davidson Public Safety Building at 216 S. Main Street. The Jack-O-Lantern Walk will return this year at Roosevelt Wilson Park. It's free to enter, and community members are encouraged to stop by and view the jack-o-lanterns on display through Sunday, October 27. The smashed pumpkins will be composted, rather than taken to a landfill. All jack-o-lantern entries will be brought to the Fisher Farm Archery Range for the second annual Pumpkin Smash & Shoot event on Sunday, November 3 from 1:00 p.m. to 3:00 p.m. To have your seasonal pumpkins smashed and composted, either drop them off at Town Hall & Community Center from 9:00 a.m. – 4:00 p.m. Monday, October 28 through Friday, November 1, or bring them with you to the Pumpkin Smash & Shoot.

Mayor Knox read proclamations for **National Community Planning Month, Red Ribbon Week, Breast Cancer Awareness Month, and Indigenous Peoples' Day.**

Mayor Knox, the Board of Commissioners, and Town Manager provided an update on the Town of Davidson's Hurricane Helene Relief Effort. The Town follows official guidance from the Mecklenburg County Office of Emergency Management (CMOEM) and the State of North Carolina on how to respond to any specific request to send resources.

The Town of Davidson collected donations of items last week from Wednesday, October 2 – Friday, October 4 at the Davidson Public Safety Building. This effort would not have been possible without the support from Davidson residents, students from Davidson College (Bonners Scholars) and various Town staff members. Davidson Police, along with Cornelius Police loaded up three large trailers & delivered donated items to Newland in Avery County and Bakersville in Mitchell County. Special thanks to Davidson Police Captain Jay Stokes for spearheading the supply drive. We even had a man drive 800 miles from New York to Davidson to donate water and canned goods, motivated by his connection with a Davidson resident. Staff volunteered to be a resource for administrative assistance such as FEMA paperwork. Davidson Fire Chief Ryan Monteith, through the Charlotte Fire Department, was dispatched to assist with local rescue operations in Burnsville in Yancey County. Public Works Director Jesse Bouk and staff provided a strike team of employees and heavy equipment to clear mud and debris in Old Fort in McDowell County.

- **CHANGES/ADOPTION OF THE AGENDA**

No changes to the agenda.

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

- **PUBLIC HEARING**

Commissioner Stauffer made a motion to open the public hearing at 6:29 p.m. The motion passed unanimously (5-0).

The Board of Commissioners held a public hearing on a **resident's proposed text amendments to Chapter 4 of the Davidson Planning Ordinance (DPO)** specific to fencing on corner lots. Planning Director Jason Burdette presented the resident's proposed text amendments. Five people signed up to speak during the public hearing.

Commissioner Rierson-Michael made a motion to close the public hearing at 6:51 p.m. The motion passed unanimously (5-0).

- **BUSINESS ITEMS**

(a) Affordable Housing and Equity Director Alexander Cahill and Sarah Odio, from UNC's **Development Finance Initiative (DFI)**, presented to the Board what the organization does, what they have done in the past, and how their support will lead to the solicitation for a development partner. DFI will assist the Town with 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. The Board requested to table the item until the October 22 meeting to allow for public comment before taking action on the contract with DFI.

(b) Davidson Police Captain Phil Geiger discussed with the Board a **U.S. Department of Justice Grant to create a domestic violence investigator position** 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. The Board will consider approval of the U.S. Department of Justice Grant on the consent agenda at the October 22 meeting.

(c) Senior Planner Lindsay Laird presented to the Board **proposed Design Review Board Text Amendments**. Over the past few months, staff have 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 the Town Attorney, staff 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. Staff will work to finalize proposed text amendments and DRB bylaws updates. Any proposed changes to the Davidson Planning Ordinance must follow the text amendment process outlined in Chapter 14. This will include a public hearing, a Planning Board recommendation, and Town Board approval at future dates to be determined.

(d) Parks & Recreation Director Leslie Willie reviewed the **FY2025 Non-Profit Grant Recommendations** as discussed previously at the September 24, 2024 board meeting. 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 align with the Town's Core Values and the Board of Commissioners' Strategic Plan

Commissioner Fay made a motion to approve Fiscal Year 2025 Non-Profit Grant Recommendations. The motion passed unanimously (5-0).

(e) Town Manager Justice reviewed with the Board **Resolution 2024-27 North Carolina statewide mutual aid and assistance agreement**. This agreement 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) in response to Hurricane Helene or other future disasters.

Commissioner Rierson Michael made a motion to approve Resolution 2024-27 North Carolina Statewide Mutual Aid and Assistance Agreement. The motion passed unanimously (5-0).

(f) The Board of Commissioners reviews and considers amendments to the Town Manager's Employment Agreement annually. The Board amended the agreement to include a salary increase of approximately 5% to the base salary effective October 1, 2024.

Commissioner Fay made a motion to approve the amended Town Manager's Employment Agreement effective October 1, 2024. The motion passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Town Manager Justice summarized the meeting action items.

- **ADJOURN**

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

The meeting adjourned at 8:26 p.m.

Attest:



Elizabeth K. Shores
Town Clerk



Rusty Knox
Mayor