



October 22, 2024

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, October 22, 2024 in the Town Hall and Community Center Board Room. Present were Mayor Rusty Knox, Commissioners Steve Justus, Tracy Mattison Brandon, Autumn Rierson Michael, and Ted Stauffer. Commissioner Fay was absent. Town Manager Jamie Justice and Town Clerk Betsy Shores were also present. Town Attorney Karen Wolter was present via zoom.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:00 p.m.

- **ANNOUNCEMENTS**

Communications Director Jessica Johnson made the following announcements:

The Town of Davidson Parks and Recreation Department announces the temporary closure of Roosevelt Wilson Park beginning Wednesday, October 23, for soil testing and the installation of a new picnic shelter and playground. As part of the Town's commitment to maintaining safe recreational spaces, Roosevelt Wilson Park will undergo soil testing to ensure there is no presence of harmful materials, including asbestos. This precautionary measure is critical to protect the health and safety of park visitors and residents. During the closure, visitors are encouraged to enjoy the areas not impacted by the testing and other nearby parks and facilities, including Beaty Park and the Ada Jenkins Playground. This project is funded by the Accessibility for Parks (AFP) Grant Program through North Carolina State Parks, which is dedicated to improving public parks' accessibility and inclusivity. Roosevelt Wilson Park was selected to receive this grant to enhance its accessibility for all visitors, especially those with disabilities.

This year's Hallo-weekend festivities begin this 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. Community members are encouraged to bring their carved pumpkins to Roosevelt Wilson Park between 10:00 a.m. and 2:00 p.m. on Saturday, October 26 to have them included in the 2024 Jack-O-Lantern Walk. There is no cost to participate. Jack-o-lanterns will be on display from 6:00 p.m. Saturday, October 26, through 6:00 p.m. on Sunday, October 27. On Sunday, November 3, the second annual Pumpkin Smash & Shoot event will take place from 1:00

p.m. - 3:00 p.m. at the Fisher Farm Archery Range. All jack-o-lantern walk entries will be brought to the event to be smashed!

The second phase of DK-8's placemaking initiative will be installed this Sunday, October 27 from 8:00 a.m. to 12:30 p.m. The second phase includes the completion of enhanced crosswalks on the school's drive aisles and the DK-8 tiger head logo painted on South Street. Traffic on South Street will be reduced to one lane during these times.

Participating Davidson businesses will host a Cookie Crawl on Saturday, November 2. Over 20 businesses will hand out freshly baked, pre-packaged cookies to passport holders. Participants will visit each business between 11:00 a.m. and 4:00 p.m. to collect their cookies.

The Town of Davidson invites community members to join us in commemorating Veterans Day on Monday, November 11 at 11:00 a.m. at 216 S. Main, in the horseshoe parking lot in front of the Davidson Public Safety Building. The program will feature a keynote address from Major General Scott A. Jackson of the United States Army. On Sunday, November 3, prior to Veterans' Day, residents and members of the community are invited to gather at 1:00 p.m. at Mimosa Cemetery on South Street, to place flags on veterans' graves.

All Town of Davidson offices, including the Town Hall and Community Center at 251 South Street and the Davidson Public Safety Building at 216 S. Main Street, will be closed on Monday, November 11 in observance of Veterans Day. Both public facilities will reopen Tuesday, November 12 for regular business hours from 8:00 a.m. – 5:00 p.m.

Mayor Knox recognized Co-Responder Koa Goode for receiving the **2024 Centralina Regional Council Region of Excellence Award in the Category of Improving of Quality of Life** for the Davidson Co-Responder Program and Sustainability Manager Kayla Kovach for receiving the **2024 American Planning Association – North Carolina Chapter Marvin Collins Award in the Category of Sustainability and Resilience - Small Community** for the Climate Action Plan.

Mayor Knox read proclamations for **World Polio Day** and **Veterans Day**.

- **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).

- **PUBLIC COMMENT**

The public comment period opened at 6:17 p.m. and closed at 6:29 p.m. Two people spoke during the public comment period.

Steve Sonnenberg spoke about Board action without public comment, the DFI contract, affordable housing on town owned land, the Town's support for Western NC Hurricane relief, and in opposition of the Rebuilding Together contract.

Donna Pollack spoke about Town Owned Land for Affordable Housing and low-income tax credits.
Bill Fountain spoke about Charlotte-Mecklenburg Schools.

Eric Giangiordano spoke about Armour Street Theatre and Affordable Housing.

- **PUBLIC HEARING**

Commissioner Rierson Michael made a motion to open the public hearing at 6:31 p.m. The motion passed unanimously (4-0).

The Board of Commissioners held a public hearing on the **Historic Landmark Designation of John Eli Brattain House 305 South Main Street**. Senior Planner Lindsay Laird and Tommy Warlick, Historic Preservation Specialist with the Charlotte-Mecklenburg Historic Landmarks Commission presented information on the Brattain House. Perched for more than 140 years at the corner of South Main and Walnut Streets, the John Eli Brattain House remains, according to town historian Mary D. Beaty, “one of the loveliest and best preserved Victorian houses in this entire region.” The circa 1883 Folk Victorian house – identified as a contributing structure within the Davidson Historic District listed on the National Register of Historic Places – is unique in Davidson due to its extensive Carpenter Gothic and Italianate influences, evidenced in such exuberant embellishments as its icicle-like bargeboard, three-dimensional pendills, decorative brackets, porches with turned spindles and ornate spandrels, and intricately incised window top and dormer designs. The house is the handiwork of its original resident: notable carpenter, woodworker, mechanic, entrepreneur, and civic leader John Eli Brattain. The architectural significance, high level of workmanship throughout, and remarkable integrity of the well-preserved Brattain House render it an excellent candidate for historic landmark designation. The Brattain House is recommended for both interior and exterior landmark designation. One person spoke during the public hearing.

Commissioner Justus made a motion to close the public hearing at 6:45 p.m. The motion passed unanimously (4-0).

- **CONSENT AGENDA**

Approval of September Meeting Minutes

Adoption of Ordinance 2024-08 Request Street Closure for Christmas in Davidson and

Ordinance 2024-09 Request Street Closure for the North Mecklenburg Holiday Parade

Approval of Budget Amendment 2025-12-ASC Cultural Block Grant for Zeb Harrison Praise Band to Perform at Christmas in Davidson

Approval of Noise Ordinance Variance Request – Davidson Housing Coalition Block Party on November 7, 2024

Approval of U.S. Department of Justice Grant for Police Domestic Violence Investigator Position and Budget Amendment 2025-13

Commissioner Stauffer made a motion to approve the consent agenda. The motion

passed unanimously (4-0).

- **BUSINESS ITEMS**

(a) At the October 8, 2024, Town Board meeting, Sarah Odio and Sonjia Turner from **UNC's Development Finance Initiative** made 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 described 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. Affordable Housing and Equity Director Alexander Cahill provided an update on the service contract with DFI since the October 8 meeting.

Commissioner Justus made a motion to approve authorizing 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 Affordable Housing. The motion passed unanimously (4-0).

(b) Affordable Housing & Equity Director Alexander Cahill and **Rebuilding Together of Greater Charlotte** Executive Director Beth Morrison discussed with the Board the **proposed service contract for Administration of 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 (7) of these homes have been completed, two (2) are almost completed, and one (1) home will begin work with Rebuilding Together this month. 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 \$10,000 per home. 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 service contract and a corresponding budget amendment at the November 26, 2024, board meeting on the consent agenda.

(c) Economic Development Director Kim Fleming presented an update on the **Downtown Small Area Plan**. This is a targeted, solution-oriented plan, informed by public input, which draws inspiration from the Town's Vision, Mission, and Values and further refines the actionable ideas and policy initiatives from the 2024-25 Town of Davidson Strategic Plan and the 2020 Comprehensive Plan. Since the adoption of the plan by the Board of Commissioners in February 2023, the Town has implemented two Social Districts, the Park Davidson app, updates to

wayfinding signs, and Downtown beautification. Staff will continue to implement items from the Downtown Small Area Plan.

(d) Following the public hearing held earlier in the meeting, the Board adopted **Ordinance 2024-10 Historic Landmark Designation of John Eli Brattain House 305 South Main Street** including the interior and exterior of the building, and the approximately 0.322 acre of land listed under Tax Parcel Number 00701884.

Commissioner Rierson Michael made a motion to adopt Ordinance 2024-10 designating as a historic landmark the property known as the "John Eli Brattain House," including the interior and exterior of the building, and the approximately 0.322 acre of land listed under Tax Parcel Number 00701884. 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).

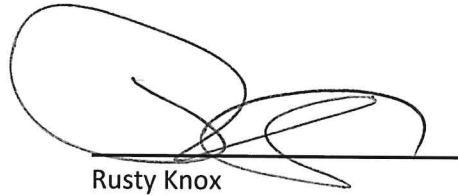
The meeting adjourned at 7:53 p.m.

Attest:



Elizabeth K. Shores

Town Clerk



Rusty Knox
Mayor