



**Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, January 14, 2025 at 6:00 PM**

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATION

a. Martin Luther King Jr. Day

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATION

a. Mecklenburg County Farmland Preservation and Voluntary Agricultural District

Presenter: Leslie Willis, Parks & Recreation Director

Summary: The Mecklenburg County Farmland Preservation Plan was endorsed by the Board of County Commissioners in March 2023 and includes a recommendation for the establishment of a Voluntary Agricultural District ordinance. Mecklenburg County staff will provide an overview of what a Voluntary Agricultural District (VAD) is, ordinance requirements, and process for VAD establishment. Currently, 90 Counties within North Carolina have a VAD, while Mecklenburg County and nine other counties do not. If the Ordinance passes, bona fide VAD-eligible farms who are within the Mecklenburg County extraterritorial jurisdiction (ETJ) would be automatically eligible for participation in the voluntary program. Farms within town or city corporate boundaries would require a memorandum of understanding (MOU) to be in place between the municipality and the county before farmers can apply for VAD membership. Next steps in the process will also be discussed.

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

b. FY2024 Financial Statement Audit Report and Financial Review

Presenter: Pieter Swart, Finance Director

Summary: Auditor Ann Craven will present the results of the audit of the FY2024 Financial Statements. The FY2024 Annual Comprehensive Financial Report (ACFR) has been submitted to the Government Finance Officers Association (GFOA) review and consideration for recognition. Additionally, staff will discuss financial topics including unassigned fund balance, the use of American Rescue Plan Act (ARPA) funds, and the Davidson Tax Assistance Program (DTAP)

Action/Proposed Motion: No action is required

V. BUSINESS ITEMS

a. Consider Approval of Sloan House Request for Proposals (RFP)

Presenter: Lindsay Laird, Senior Planner

Summary: In 2023, the Town commissioned a building conditions assessment and use study for the Sloan House, located at 230 South Main Street, partially funded with a federal Historic Preservation Fund grant for Certified Local Governments from the National Park Service. The purpose of the study was to ascertain the current material health of the building, form recommendations for ongoing maintenance, and brainstorm possible adaptive reuse strategies sensitive to the building's historic character.

Based on the Sloan House study, staff partnered with the Charlotte-Mecklenburg Historic Landmarks Commission to draft a Request for Proposals (RFP) for adaptive reuse and/or redevelopment of the Sloan House. The Town seeks a buyer for the property who has a vision for development that aligns with the proposed development programs outlined in the Sloan House study. The ultimate objective is for the completed project to be an aesthetically appealing historic asset for Davidson, an active and vibrant contributor to the local economy, and a visible connection between Davidson's historic downtown core and the South Main Street business district.

This item was discussed at the December 10, 2024, town board meeting and the feedback received has been incorporated into the RFP document and is recommended for board approval to proceed.

Action/Proposed Motion: Motion to Approve the Sloan House Request for Proposals (RFP).

b. Discuss Community Navigator Demonstration Program

Presenter: Alexander Cahill, Affordable Housing & Equity Director

Summary: The Community Navigator Demonstration Program coordinates efforts of outreach, resource coordination, problem solving, intervention, advocacy, community building, and increasing the visibility of Town, County, State, Federal, and Non-profit services within the broader community.

In this role, the non-profit administering the program will be at the forefront of direct support and intervention, working to empower community members on their journey towards safety, stability, and independence. By conducting comprehensive assessments, listening to community members, building relationships, and identifying issues preemptively, the program navigator(s) will identify the unique strengths and needs of each household and make appropriate referrals to address social, environmental, medical, housing, and health challenges. This role seeks to address Social Determinants and Drivers of Health through community advocacy and resource alignment.

What are the social determinants/drivers of health (SDOH)?

SDOH are the conditions in the environment where people are born, live, work, play, worship, and age that affect a wide range of social, physical, and mental health, functioning, and quality of life outcomes and risks. The categories of SDOH this role can touch, but are not limited, is:

Economic Stability

Education Access and Quality

Healthcare Access and Quality

Neighborhood and Built Environment

Social and Community Context

Food Security and Access

What is the evolution of this?

In the budget process, the Town Board approved \$20,000 for a potential program or position, with the request that any proposal come back before the Board. The \$20,000 was previously encumbered by the Town Board for this program through the budget process. Town staff have met with stakeholders to iterate, scope out, and edit the final program requirements. This includes the implementation of a compliance process to monitor the effectiveness of this demonstration program through qualitative data and impacts.

Who are the partners in this work?

Legacy on the Westside will demonstrate the Community Navigator Program. They will utilize their expertise, lived experience, relationships, and informal networks to aide community members and households in navigating resources and removing barriers to programmatic participation.

Trane has agreed to match the Town's contribution of \$20,000 with a match of \$20,000. Trane's contribution will be paid directly to Legacy on the Westside. This brings the initial funding for this demonstration program to \$40,000 to help support infrastructure development, resource allocation, and non-profit staff time.

What role will Town staff play?

Town staff will administer a contract for services with a non-profit organization to provide this service starting as a demonstration program. Town staff will meet monthly to provide direct support to the navigators, help build formal relationships, expand knowledge of existing and upcoming resources, and work through pinchpoints created from local government and institutional barriers. Town staff will leverage existing relationships and bring into contact with the navigator program.

How does this align with the Town's goals?

This program aligns with Town goals around equity, engagement, sustainability, and operational excellence.

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

c. Consider Approval of Resolution 2025-01 - Resolution in Opposition to North Carolina Senate Bill 382 Re: Zoning Authority of Local Governments

Presenter: Jason Burdette, Planning Director

Summary: The General Assembly recently ratified Senate Bill 382 as Session Law 2024-57. Presented as a Hurricane Helene disaster recovery bill, SB 382 included many unrelated changes, specifically a section that modifies G.S. 160D-601. This change removes local authority to initiate down-zoning amendments without the written consent of all property owners whose property is subject of the down-zoning. Zoning is considered one of the most basic tools communities have to maintain land use compatibility, manage growth and development, and achieve the public's vision as captured in the Comprehensive Plan. The newly adopted provisions related to down-zoning in SB 382 inadvertently lock the current zoning frameworks of most communities in place now and into the future, making it nearly impossible for local governments to modify and change ordinances as each community sees fit. Local governments were not given the opportunity to provide input prior to the bill's passage. This resolution encourages the General Assembly to revisit the down-zoning provisions included in SB 382 at their earliest opportunity possible.

Action/Proposed Motion: Motion to approve Resolution 2025-01 - Resolution in Opposition to North Carolina Senate Bill 382 Re: Zoning Authority of Local Governments.

d. Consider Approval of Resolution 2025-02 Streets Acceptance for Kenmare

Presenter: Douglas Wright, Project Manager

Summary: At the end of the neighborhood development process, the Town formally accepts the neighborhood streets into our maintenance system. At the onset, we have adopted standards for construction of all public infrastructure.

Developers provide bonds to insure work is completed according to our standards and the development Master Plan. During construction, the Town and Mecklenburg County conduct a series of inspections, and collect testing data from third-party consultants. Once the development has passed the final inspection, the development bonds are released, and the Board of Commissioners adopt the streets into our town maintenance system. We are then responsible for all public infrastructure maintenance, and receive additional gas tax revenue restricted to maintenance of public streets.

Action/Proposed Motion: Motion to Approve Resolution 2025-02 Accepting Street Maintenance for Kenmare.

VI. SUMMARIZE MEETING ACTION ITEMS

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

VII. CLOSED SESSION

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

Summary:

VIII. ADJOURN