Town of Davidson
Board of Commissioners Regular Meeting
Town Hall & Community Center Council Chamber – 251 South Street
Tuesday, June 10, 2025 at 6:00 PM

I. CALL TO ORDER

II. ANNOUNCEMENTS / PROCLAMATIONS

a. Pride Month

b. Juneteenth

III. CHANGES / ADOPTION OF THE AGENDA

IV. PRESENTATION

a. Charlotte-Mecklenburg Schools (CMS) Update
Summary: CMS School Board member Melissa Easley, representing north Mecklenburg in District 1, will provide an update to the Town Board and Davidson community on CMS activities.

V. BUSINESS ITEMS

a. Discuss Non-Profit Grant Program Changes
Presenter: Gina Carmon, Recreation Operations Manager
Summary: The Town of Davidson offers annual grants to nonprofit organizations that provide services and programs to benefit Davidson residents. As part of the town's continued efforts to ensure transparency, consistency, and alignment with strategic goals, staff have reviewed and updated the Non-Profit Grant Program for Fiscal Year 2026.

Given the Town's limited grant funding pool of $50,000, and the recent increase in applications, it has become necessary to revise the program process to ensure a more equitable distribution of funds and clearer evaluation criteria. These updates help prioritize projects that provide direct, demonstrable benefit to Davidson residents, support impactful outcomes, and maintain accountability and alignment with town priorities.

We are presenting the revised grant program for Board review and approval. Key updates include limiting funding requests to fixed amounts ($2,500 or $5,000), requiring applicants to provide specific evidence of service to Davidson residents, mandating a final report on fund usage by June 30 of every fiscal year, and ensuring that all proposed projects align with at least one of the Town's Core Values or Strategic Plan initiatives.

These changes aim to streamline the program process, ensure that the funds awarded directly benefit the Davidson community, and reinforce the town's commitment to accountability, impactful outcomes, and strategic investment.

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

b. **Consider Approval of FY2026 Budget Ordinance 2025-06, CIP and Fee Schedule**
Presenter: Pieter Swart, Finance Director
Summary: The Board is asked to consider adoption of the FY2025-2026 Budget Ordinance 2025-06, Capital Improvement Plan and Fee Schedule. Additional information regarding the FY2026 budget can be found on the Town's website. The budget was presented to the board on May 13, 2025, and a public hearing was held on May 27, 2025.
Action/Proposed Motion: Motion to adopt the FY2026 Budget Ordinance 2025-06, the FY2026-2030 Capital Improvement Plan, and the FY2026 Fee Schedule as presented.

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) (6) – Personnel**
Summary: The Board of Commissioners will hold a closed session per NCGS §143-318.11 (a) (6) – Personnel.

VIII. ADJOURN

A PROCLAMATION FOR LGBTQ+ PRIDE MONTH 2025

WHEREAS, LGBTQ + Pride Month celebrates the contributions of lesbian, gay, bisexual, transgender, and queer people and highlights the need for a safer and fairer world for marginalized people; and

WHEREAS, Pride Month is observed yearly in June to coincide with the anniversary of the 1969 Stonewall riots, a series of gay equality protests in New York City; and

WHEREAS, in 2024, the Gay and Lesbian Alliance Against Defamation (GLAAD) tracked 918 anti- LGBTQ+ incidents across the United States; the equivalent of 2.5 incidents every day, including 18 in North Carolina; and

WHEREAS, we know that policies to protect and strengthen LGBTQ+ rights in Davidson and North Carolina are needed to ensure the safety of all and to encourage every North Carolinian to live their lives fully, regardless of their sexual orientation or gender identity; and

WHEREAS, the Town of Davidson has a diverse LGBTQIA+ community that includes people of all ethnicities, religions, and professions; and we embrace this incredible, rich diversity of our population and town staff.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of Davidson, do hereby proclaim June 2025 as LGBTQ+ Pride Month in the Town of Davidson. We join the State of North Carolina and the national celebration of June as Pride Month to honor the LGBTQIA+ community and advocate for equality.

Proclaimed this 10th day of June 2025.

Rusty Knox
Mayor

A PROCLAMATION FOR
JUNETEENTH 2025

WHEREAS, Juneteenth, also known as Freedom Day, Jubilee Day, Liberation Day, and Emancipation Day, is a holiday celebrating the emancipation of those who had been enslaved in the United States; and

WHEREAS, On June 19, 1865, General Gordon Granger announced that slaves in Texas were free by order of the President of the United States. The announcement came two and a half years after President Lincoln's Emancipation Proclamation which had become official January 1, 1863; and

WHEREAS, freedmen in Texas organized the first of what became the annual celebration of "Jubilee Day" on June 19; and

WHEREAS, June 19 has a special meaning to African Americans, and is called "JUNETEENTH" combining the words June and Nineteenth, and has been celebrated by the African American community for over 150 years; and

WHEREAS, the Town of Davidson encourages everyone to observe Juneteenth as an opportunity to reflect, rejoice, and plan for a brighter future as we continue to address racial injustices in our society today; and

WHEREAS, the Juneteenth celebration in the Town of Davidson will take place on Thursday, June 19, from 6:00 p.m. to 8:00 p.m. at the Ada Jenkins Center, and all community members are invited to attend to observe the nationwide holiday celebrating the emancipation of African-Americans.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Board of Commissioners of the Town of Davidson, do hereby proclaim June 19, 2025, as JUNETEENTH in the Town of Davidson, and urge everyone to become more aware of the significance of this celebration in African-American History and in the heritage of our nation and our town.

Proclaimed this 10th day of June 2025.

Rusty Knox
Mayor

Charlotte-Mecklenburg Schools Update

Melissa Easley
District 1

Charlotte-Mecklenburg Schools

Board Member Melissa Easley – District 1

Melissa Easley is a native of Chicago. She moved to Charlotte in 2011 and was a science and social studies teacher in CMS for a decade. She holds a bachelor's degree in education from Eastern Illinois University and a master's degree in K-12 instructional technology from Walden University. She also has National Board certification. Before coming to Charlotte, she taught science and social studies in suburban Chicago. She is the co-founder of the online platform North Carolina Teachers United. She is married with two children in CMS schools.

melissam.easley@cms.k12.nc.us

District 1 Schools

Elementary Schools

- Barnette Elementary School
- Blythe Elementary
- Cornelius Elementary School
- Croft Community School
- Davidson K-8
- Grand Oak Elementary
- Highland Creek Elementary School
- Huntersville Elementary
- J.V. Washam Elementary School
- Long Creek Elementary
- Mallard Creek Elementary
- Parkside Elementary School
- River Oaks Academy
- Torrence Creek Elementary

Middle Schools

- Bailey Middle School
- Bradley Middle School
- Davidson K-8
- J.M. Alexander Middle School
- North Academy of World Languages
- Ridge Road Middle School

High Schools

- Hopewell High School
- Mallard Creek High School
- Merancas Middle College @ CPCC
- North Mecklenburg High School
- William Amos Hough High School

CIP Overview

- **Davidson will go from a K-8 school to a K-5 school in 2025-2026 because that school really needs capacity relief.**

- **Bailey will become the 6-8 middle school for those students in those grades next year, but that is temporary.**

- **Attendance boundaries will be reviewed in preparation for Middle School #2.**

Good News

- Congrats to all the graduates at Hough High School, but a special shout out to the ones who returned to Davidson K-8 to participate in the Senior Walkout.

- A special congratulations to the recipients of the Davidson K8 Legacy Scholarship, that is supported proudly by the Davidson PTO!

Safety

- Finalized District Wide Safety Assessments
- Weapon Detection Systems
- The “Say Something” self-reporting system
- CMS is actively implementing prevention strategies
- District police department
- Our schools are required to have safety plan
- Training
- Data Point: NCDPI

2025 – 2026 Budget

As you may have heard, the County has approved our full budget request. With the approved funding, we can set out to:

- Increase compensation for staff members, especially teachers.
- Make ongoing investments in teacher growth and professional development.
- Support Phase 2 of the Classified Compensation Study, which addresses long-standing pay disparities for classified staff.
- Allocate $2 million to provide student devices to ensure all students have access to digital learning tools.

The breakdown:

- Total Budget: $2.1 billion
- Operating Expenses: Over $1.95 billion
- County Funding Request: $667 million
- Teacher Supplements: A 5% increase from the county
- Other Priorities: Funding for professional development, investments in student learning, and addressing pay disparities for classified staff.
- Challenges: Loss of Elementary and Secondary School Emergency Relief (ESSER) funding, which impacted some student support programs.

Legislative

Teacher Compensation

- Senate proposed Teacher Pay increase is 3.3% over biennium
- House proposed Teacher Pay increase is 8.7% over biennium

Calendar Flexibility

- Senate Bill 754 allows schools to start one week earlier
- House Bill 121 provide full calendar flexibility

Dental, Hearing, and Vision Screenings

- CMS support Senate Bill 729 Opt-In to Student Health
- Vision screenings declined 65% among CMS students, from 37,816 in SY22-23 to 13,214 in SY23-24.
- Dental screenings declined 82% among CMS students, from 20,253 in SY22-23 to 3,624 in SY23-24

Questions

AGENDA MEMO

To: Davidson Board of Commissioners
From: Gina Carmon, Recreation Operations Manager
Date: June 10, 2025
Re: Discuss Non-Profit Grant Program Changes

ITEM SUMMARY/OVERVIEW

The Town of Davidson offers annual grants to nonprofit organizations that provide services and programs to benefit Davidson residents. As part of the town's continued efforts to ensure transparency, consistency, and alignment with strategic goals, staff have reviewed and updated the Non-Profit Grant Program for Fiscal Year 2026.

Given the Town's limited grant funding pool of $50,000, and the recent increase in applications, it has become necessary to revise the program process to ensure a more equitable distribution of funds and clearer evaluation criteria. These updates help prioritize projects that provide direct, demonstrable benefit to Davidson residents, support impactful outcomes, and maintain accountability and alignment with town priorities.

We are presenting the revised grant program for Board review and approval. Key updates include limiting funding requests to fixed amounts ($2,500 or $5,000), requiring applicants to provide specific evidence of service to Davidson residents, mandating a final report on fund usage by June 30 of every fiscal year, and ensuring that all proposed projects align with at least one of the Town's Core Values or Strategic Plan initiatives.

These changes aim to streamline the program process, ensure that the funds awarded directly benefit the Davidson community, and reinforce the town's commitment to accountability, impactful outcomes, and strategic investment.

ACTION/PROPOSED MOTION

This item is for discussion only.

RELATED TOWN GOALS

Strategic Plan Alignment

Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents.

Connecting People and Places - Expand, improve, and diversify the town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

Sustainability and Natural Assets - Preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.

Core Values

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

NEXT STEPS

This item is for discussion only. Staff is requesting that the Board of Commissioners approve the program changes at the June 24, 2025, town board meeting so that it may be used for the FY2026 grant cycle.

Town of Davidson
Non-Profit Grant Program
Fiscal Year 2026

Nonprofit agencies must serve the Davidson community and meet a public purpose that the Town government does not directly provide but could if facilities and staffing were available. The nonprofit agency must be experienced in delivering that service. It is not required that nonprofits are physically located within the Town's limits, however they must demonstrate how many Davidson residents their agency serves to be considered for possible grant funding.

Nonprofit agencies must have 501(c)3 status, a volunteer board of directors, and must provide the Town of Davidson with appropriate accounting measures, in compliance with the Local Government Budget and Fiscal Control Act, to ensure accountability.

You may request either $2,500 or $5,000 for a service project or program that explicitly serves Davidson residents.

Applicants must provide a history of providing meaningful and impactful programs/projects directly to Davidson residents and submit a final report by June 30, 2026, showing how the awarded funds were used.

Projects or services must align with at least one of the following Town of Davidson's Core Values or Strategic Plan initiatives.

Core Values:

- Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.
- Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.
- The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

Strategic Plan:

- Healthy, Livable, and Vibrant Community
- Connecting People and Places
- Sustainability and Natural Assets
- Affordable Housing

For more information, please visit the following links:

Core Values   Strategic Plan

Organization Information

Organization Name: ____________________________________

Primary Contact Name & Title: ____________________________________

Organization Address: ____________________________________

City: ____________ State: ____________ Zip Code: ____________

Email Address: ____________________________________

Phone Number: ____________________________________

Grant Request

Requested Grant Amount (select one):

[ ] $2,500
[ ] $5,000

Project Information

Project/Program Title:

Brief Description of the Project/Program (maximum 250 words):

How will this project/program directly benefit residents of Davidson?

(Please provide specific evidence or documentation demonstrating service to Davidson residents.)

Approximately how many Davidson residents will be served annually?

- Number :___

- Basis of Estimate :____

Please select which Core Value or Strategic Plan item your project aligns with and provide how:

Core Values

[] Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

[] Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.

[] The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

Strategic Plan:

[] Healthy, Livable, and Vibrant Community
[] Connecting People and Places
[] Sustainability and Natural Assets
[] Affordable Housing

Organizational Eligibility

Does your organization have an annual operating budget? [ ] Yes [ ] No

Fiscal Year 2025 Budget:

Is your organization certified as a 501(c)(3) nonprofit? [ ] Yes [ ] No

Is your organization located within the Town of Davidson's corporate limits? [ ] Yes [ ] No

Does your organization have:

- Approved bylaws? [ ] Yes [ ] No
- Articles of incorporation for nonprofit status? [ ] Yes [ ] No

Does your organization receive any other support from the Town of Davidson (such as staff time, building subsidies, etc.)?

- [ ] Yes [ ] No
- If yes, please describe: ____________________________________

Grant Reporting Requirement

If awarded funding, your organization must submit a final report by June 30, 2026, outlining how the funds were spent and the impact of the project or program on Davidson residents.

Failure to submit the required report may disqualify your organization from receiving future funding.

Signature

I certify that the information provided is true and that, if awarded, the funds will be used in accordance with the stated project or program serving the residents of Davidson.

I agree to submit the required final report.

Signature: ______________________________ Date: ______________________

FY2026 Non-Profit Grant Program Update

Gina Carmon
Recreation Operations Manager
June 10, 2025

www.townofdavidson.org

Purpose of Discussion

- Review key updates to Non-Profit Grant Program
- Ensure alignment with Town goals and accountability
- Request Board approval for FY2026 implementation (June 24 meeting)

The Town of Davidson

Why Are Updates Needed?

- Improve clarity and fairness in funding requests
- Strengthen focus on **impactful outcomes for residents**
- Ensure alignment with **strategic priorities**
- Clarify reporting and eligibility expectations

Key Revisions for FY 2026 Process

- Funding amounts: $2,500 or $5,000
- Required report due by June 30 of Fiscal Year
- Clear alignment with Core Values/Strategic Plan
- Streamlined application format
- Stronger service evidence required

The Town of Davidson

Core Values & Strategic Plan Connection

Applicants must align with one or more:

- Core Values:
  - •Enhance mobility and connectivity
  - •Protect and promote environmental health
  - •Support lifelong community well-being

- Strategic Plan:
  - •Healthy, Livable, Vibrant Community
  - •Connecting People & Places
  - •Sustainability & Natural Assets
  - •Affordable Living

The Town of Davidson

Program Timeline Overview

- August 1, 2025: Application opens
- September 5, 2025: Application closes
- October 14, 2025: Present to Board of Commissioners
- October 28, 2025: Ask Board for Approval
- November/December 2025: Notifications sent
- June 30, 2026: Grantees required to submit report

The Town of Davidson

NEXT STEPS:

Will ask Board to Approve the proposed FY2026 Non-Profit Grant Program at the June 24, 2025, meeting.

DISCUSSION

AGENDA MEMO

To: Davidson Board of Commissioners
From: Pieter Swart, Finance Director
Date: June 10, 2025
Re: Consider Approval of FY2026 Budget Ordinance 2025-06, CIP and Fee Schedule

ITEM SUMMARY/OVERVIEW

The Board is asked to consider adoption of the FY2025-2026 Budget Ordinance 2025-06, Capital Improvement Plan and Fee Schedule. Additional information regarding the FY2026 budget can be found on the Town's website. The budget was presented to the board on May 13, 2025, and a public hearing was held on May 27, 2025.

ACTION/PROPOSED MOTION

Motion to adopt the FY2026 Budget Ordinance 2025-06, the FY2026-2030 Capital Improvement Plan, and the FY2026 Fee Schedule as presented.

RELATED TOWN GOALS

Strategic Plan Alignment:
Healthy, Livable, & Vibrant Community - Promote collaborative efforts to create livable spaces and healthy places to enhance quality of life for all residents. Historic Preservation - Preserve the historic character of our Town, including its people, places, & stories. Honor the history of our residents through their lived experiences.

Connecting People and Places - Expand, improve, and diversify the town's transportation network to provide residents and visitors with safe, convenient, accessible, reliable, and efficient multi-modal travel choices to connect people across the community.

Affordable Living, Equity & Inclusion - Work together to foster a culture of equity, belonging, inclusion, and advance the Town's Affordable Housing program. Provide, create, and support opportunities for all. Treat everyone with respect, dignity, and recognize every voice.

Sustainability and Natural Assets - Preserve Davidson's natural assets and develop, implement, and actively encourage innovative solutions to environmental, energy, and climate-based challenges.

Economic Development - Attract diverse commercial development contributing to Davidson's unique economy and support new initiatives to create local jobs and add to the vibrancy of the community.

Operational Excellence - Provide efficient and high-quality public services and facilities through thoughtful and proactive planning, responsible stewardship of Town resources and a professional and committed workforce.

Core Values
Open communication is essential to an engaged citizenry, so town government will seek and provide accurate, timely information and promote public discussion of important issues.

Davidson must be a safe place to live, work, and raise a family, so the town will work in partnership with the community to prevent crime and protect lives, property, and the public realm.

Davidson's historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here.

Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.
Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

Citizens need to move easily throughout the town and region, so government will provide a variety of options, such as sidewalks, bike paths, greenways, connected streets, and transit.

Citizens must live in a healthy environment, so town government will protect watersheds, trees, air quality, and other elements of the town's ecology.
As home to Davidson College, the town will engage the college's faculty, staff and students in constructive communication and collaboration.

Davidson exists in proximity to and is interdependent with other jurisdictions, so we strive for local, regional, state and federal cooperation.

NEXT STEPS
With the Board's approval, staff will implement the FY2026 budget.

The Town of Davidson

Fiscal Year 2026 Budget

Jamie Justice, Town Manager
Austin Nantz, Assistant Town Manager
Piet Swart, Finance Director
June 10, 2025

www.townofdavidson.org

Budget Approval Process

- FY2026 Manager’s Recommended Budget Presented on May 13, 2025 at Town Board Meeting.
- Budget and Economic Development Expenditures public hearing and discussion at the May 27, 2025, Town Board meeting
- Board Considers approval of the FY20206 budget at the June 10, 2025 Board Meeting

Budget Development Strategy

Primary considerations for the FY2026 recommended budget:

- Maintains Ad Valorem property tax rate
- Focuses on implementation of the 2024-25 Strategic Plan
- Honors previous commitments and priorities
- Maintains all services and current service levels with consideration of inflationary impacts
- Prioritizes investment in Human Capital by focusing on employee recruitment and retention
- Identifies contingency items due to economic uncertainty

The Town of Davidson

FY2026 Budget

SUMMARY	Total Budget Appropriations
General Fund	$ 21,447,023
Powell Bill Fund	550,000
Stormwater Fund	385,000
Affordable Housing Fund	557,500
TOTAL	**$ 22,939,523**

Budget Summary

Projected Revenue	**$**	**21,447,023**		
Continuation Expenditures	**$**	**20,466,873**		
Continuation Surplus			**$**	**980,150**
Needs list:				
One Time Expenses	**$**	**133,000**		
Ongoing Expenses	**$**	**847,150**		
(Minus) Total Needs and Position Requests			**$**	**980,150**
Gap to Balanced Budget			**$**	**(0)**

Proposed FY2026 budget is 5.2% more than FY2025 original budget

The Town of Davidson

Capital Improvement Plan (CIP)

CIP funds $65.1 million of capital investments in:

- Major Construction Projects
- Sidewalks
- Mobility
- Parks
- Greenways
- Public Facilities
- Sustainability
- Street Resurfacing
- Pedestrian Safety/Vision Zero

The Town of Davidson

Capital Improvement Plan (CIP)

- Community Investment Fund (CIF) remains a strategic funding source. Fifty percent of unassigned fund balance as of March 31 each year is appropriated to fund CIP projects
- Projected CIF fund balance at June 30, 2025 is $1.9 million
- The recommended budget includes an allocation of $900,000 to the CIF in FY2026
- Design and construction for CIP projects are funded from the CIF
- There are sufficient CIF funds to cover projects identified in FY2026

Fee Schedule Changes by Department

Planning

- Nominal increase of fees to more closely reflect actual time spent (i.e. additional public engagement efforts, review coordination)
- Adjust certain fees to more closely align with peer communities/market

Parks and Recreation

- Add new weekend and holiday fees for shelter rentals at Beaty Park, Roosevelt Wilson, Bradford and Plum Creek Parks and Town Hall and Community center
- Consolidate athletic field rental rates and add non-resident rates

The Town of Davidson

Questions/Discussion

The Town of Davidson

Motion to adopt
FY2026 Budget Ordinance 2025-06,
the FY2026-2030 Capital Improvement Plan,
and the FY2026 Fee Schedule as presented.

The Town of Davidson

ORDINANCE 2025-06
TOWN OF DAVIDSON, NORTH CAROLINA

BUDGET ORDINANCE FISCAL YEAR 2026

BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina meeting in regular session on June 10, 2025, that the following Fund Revenues and Department Expenditures together with certain restrictions and authorizations are adopted:

SUMMARY	Total Budget Appropriations
General Fund	$ 21,447,023
Powell Bill Fund	550,000
Stormwater Fund	385,000
Affordable Housing Fund	557,500
TOTAL	**$ 22,939,523**

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Department	Approved Budget Appropriations
Administration and Governing	
Governing Body	$ 150,381
Administration	1,912,817
Legal	127,000
Affordable Housing	458,500
Police Department	4,831,939
Fire Department	3,395,357
Public Works	
Streets	1,464,766
Parks	1,030,870
Buildings and Grounds	806,967
Planning	758,290
Cultural and Economic Development	
Economic Development	175,799
Travel and Tourism	746,111
Parks & Recreation	726,955
Capital Projects & General Services	
Non Dept & Service Agencies	2,649,421
Non Dept - Contribution to Capital Projects	2,211,850
Total Expenditures	**$ 21,447,023**

Section 2: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Revenue Type	Budgeted Revenue
Property Taxes	$ 11,425,847
Sales Tax Revenue	4,270,000
Prepared Foods and Occupancy	630,000
Utility Franchise Taxes	1,105,000
Motor Vehicle Taxes and Fees	1,021,527
Charges for Services	658,100
Intergovernmental	835,323
Interest of Investments	600,000
Miscellaneous	130,595
Fund Balance Appropriated	770,630
Total Revenues and Funding Sources	**$ 21,447,023**

Section 3: The following amounts are hereby appropriated in the Powell Bill Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Engineering	$ 50,000
Street Repair/Resurfacing	500,000
Total expenditures	**$ 550,000**

Section 4: It is estimated that the following revenues will be available in the Powell Bill Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Powell Bill Fund Balance	25,000
Powell Bill Revenue	$ 525,000
Total revenues and funding sources	**$ 550,000**

Section 5: The following amounts are hereby appropriated in the Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Storm Water Contract	$ 91,000
Contract Services	294,000
Total expenditures	**$ 385,000**

Section 6: It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Storm Water Fees	$ 285,000
Fund Balance Appropriated	100,000
Total revenues and funding sources	**$ 385,000**

Section 7: The following amounts are hereby appropriated in the Affordable Housing Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Program Administraton	$ 120,000
Community Programs	27,500
Community Navigator	20,000
Down Payment Assistance	90,000
Critical Home Repair	100,000
Developer Incentives	200,000
Total expenditures	**$ 557,500**

Section 8: It is estimated that the following revenues will be available in the Affordable Housing Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

City of Charlotte - HOME Program	$ 90,000
Fund Balance Appropriated	$ 9,000
Allocation From General Fund Revenue	458,500
Total revenues and funding sources	**$ 557,500**

Section 9: Ad Valorem Tax Rate
There is hereby levied a tax at a rate of twenty-six and six tenths cents ($.266) per one hundred dollars ($100) valuation of property as listed for taxes as of January 1, 2025, for the purpose of raising the revenue listed 'Property Taxes' in the General Fund in Section 2 of this ordinance.

This rate is based on a projected total valuation of property for the purposes of taxation of $4,589,861,621 (real and personal property $4,296,505,554/vehicles $293,356,067) and an estimated rate of collection of 99.80% on real and personal property, and 100% on vehicles. The estimated rate of collection is based on the fiscal year 2024 collection rate.

Section 10: The Community Investment Fund (CIF) is created as Assigned Fund Balance which will be used to fund capital projects. For the fiscal year beginning July 1, 2024, and ending June 30, 2025, the Town will allocate General Fund unassigned fund balance (UFB) as follows:

Fund Balance Appropriated to CIF $2,800,000

Includes projected June 30, 2025, CIF Balance of $1,900,000 and an allocation of $900,000 from Unassigned Fund Balance.

In the fiscal year, the Town Manager is authorized to carry-over FY2025 CIF appropriations for any projects previously approved from the CIF in the Capital Improvement Plan for which funds were remaining on June 30, 2025.

Section 11: Assigned Fund Balance Projects Authorized
The following project expenditures are authorized:

Community Investment Fund (CIF):

CIP Projects (See Approved CIP)	$1,525,375
Project Planning, Engineering and Design	$1,274,625

Section 12: Committed Fund Balance Projects Authorized
The Town Manager is authorized to expend funds from the committed "Tree Fund" as approved by the Board for the Tree Canopy Enhancement Program not to exceed $150,000.

And, committed funds from a grant received from Duke Power in 2019 for the Nature Preserve Pier/Armour Street Pier project not to exceed $132,600.

Section 13: The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

a. Transfers between line-item expenditures within a department without limitation and without a report being required.
b. Transfers between departments in the same fund, including contingency appropriations, not to exceed 10% of the appropriated monies for the department whose allocation is reduced.

Section 14: The Budget Officer is hereby authorized to carry-over appropriations in the fiscal year for any previously approved purchase orders and accompanying budget authority from the prior fiscal year.

Section 15: In the event donated or grant funds approved for receipt by the Board are not received, or obligated, in the year approved and appropriated, the Town Manager is authorized to carry-forward the budget authority to the fiscal year in which the donated funds or grant is received, or obligated.

Section 16: The Town Manager is authorized to administer the pay and classification plan, as included in the Budget Book (Exhibit G), and execute employee benefit contracts consistent with the budget ordinance.

Section 17: The Town Manager or a designee may make cash advances between funds for period not to exceed 60 days without reporting to the Board of Commissioners. Any advances that extend beyond 60 days must be approved by the Board.

Section 18: Copies of this budget ordinance shall be furnished to the Clerk to the Board of Commissioners and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Fiscal Year 2026

Manager's Recommended Budget

The Town of Davidson

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MAYOR AND BOARD OF COMMISSIONERS

Mayor
Rusty Knox

Board of Commissioners
Autumn Rierson Michael, Mayor Pro Tempore
Tracy Mattison Brandon
Ryan Fay
Steve Justus
Ted Stauffer

Town Manager
James E. Justice

Assistant Town Manager
Austin F. Nantz

Finance Director
Pieter C. Swart, III

Davidson Town Hall and Community Center is located at
251 South St., Davidson, NC 28036

The Town of Davidson

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Town of Davidson
North Carolina

For the Fiscal Year Beginning

July 01, 2024

Christopher P. Morrill

Executive Director

TABLE OF CONTENTS

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TOWN MANAGER'S LETTER

May 13, 2025

Dear Mayor, Board of Commissioners, and residents of the Town of Davidson:

I am pleased to present the Fiscal Year 2026 (FY2026) recommended budget for the Town of Davidson. This balanced general fund budget totals $21.4 million.

The budget development strategy for this year is centered around these primary considerations:

- Maintains the Ad Valorem property tax rate
- Focuses on implementation of the 2024-25 Strategic Plan
- Honors previous commitments and priorities
- Retains all services and current service levels with consideration of inflationary impacts
- Prioritizes investment in human capital by focusing on employee recruitment and retention
- Identifies contingency items due to economic uncertainty

The recommended tax rate to fund the Board's Strategic Plan priorities and continue Town services remains at 26.6 cents per $100 valuation.

The proposed budget is built upon the Board of Commissioners' priorities identified in the 2024-2025 Town of Davidson Strategic Plan. The seven goals included in the Strategic Plan are: Healthy, Livable, & Vibrant Community; Historic Preservation, Connecting People and Places, Affordable Housing, Sustainability and Natural Assets, Economic Development, and Operational Excellence. Staff appreciates the Board's leadership in identifying these Town priorities. The Strategic Plan sets out clear focus areas and corresponding initiatives to align the elected officials, Town staff, and residents. This proposed budget provides resources for each of the goals and the accompanying priority initiatives.

Investment in human capital is critical to our success and ability to provide services. Funding is included for a merit pool, cost-of-living adjustment (COLA), and implementation of the salary study recommendations. Each is an important step for the Town to remain competitive with recruitment and retention in a competitive labor market.

This year, due to economic uncertainty, staff identified certain contingency items in the proposed budget. If economic conditions merit, these items could be deferred. Staff will closely monitor the economic climate and revenue indicators (like sales tax). At the beginning of the 3rd quarter of the fiscal year, based on overall revenue projections, a decision will be made about whether contingency items will need to be deferred. This proactive strategy ensures that the Town has levers to pull if needed.

The organic growth reflected in the FY2026 budget is driven by our commitment to maintaining high-quality services for the community, advancing the implementation of ongoing plans, and making critical investments in employees, equipment, and capital projects. Although the year-over-year Consumer Price Index (CPI) growth has decreased to 2.4%—down from last year—rising prices continue to impact the costs of goods and services, presenting ongoing budgetary challenges

The FY2026 budget recommends investments in several Town priorities, a few are highlighted below:

Fire Department Capital Investments

The Town continues its efforts to plan for critical investments in the Fire Department; a new Fire Station #1 and a replacement fire engine. Setting aside funds in FY2026 for future debt service will minimize future impacts to the tax rate.

School Resource Officer (SRO)

Davidson K-8 school will be transitioning to an elementary school starting with the 2025-26 school year. This is important to the Town budget because Charlotte-Mecklenburg Schools' (CMS) policy does not include funding SRO positions in elementary schools. The SRO at Davidson K-8 is important to the school and overall community policing efforts. Therefore, the recommended budget includes funding to maintain this role.

Co-Responder Program

The first of its kind in North Mecklenburg, Davidson's Co-Responder program provides a mobile, community-based service focused on mental health, substance use, and situational crisis intervention services. As a highly trained clinician and certified first responder, the Co-Responder conducts on-scene assessments, using de-escalation techniques, and offers citizens a connection to resources. The goal is to decrease the number of future crisis calls for service, reduce barriers to treatment, and break the stigma of mental health and substance abuse. This program was initially funded with former American Rescue Plan Act (ARPA) funding with the expectation it would transition to full funding by the general fund. The FY2026 budget is the last year this program will utilize former ARPA funds and will become a part of the recurring budget in the Police Department going forward.

Traffic Enforcement Position

The Traffic Enforcement position, which directly aligns with the Town's Vision Zero program and focus on pedestrian safety, was originally funded through the Governor's Highway Safety Program. This is another example of a grant funded position that Town planned to phase into the recurring Police Department budget. This is an important position that focuses on traffic enforcement which is a key component of the Town's standing commitment to a pedestrian safety program and keeping our community safe.

Staffing the New Gymnasium

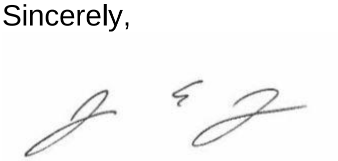
The rehabilitation of the historic gymnasium behind the Town Hall and Community Center is a fantastic historic preservation and recreational effort. The gym will serve as the Town's first indoor recreation facility, while also preserving a unique structure built in 1937 that contributes to the rich character and history of our community. In anticipation of opening later in 2026, the FY2026 recommended budget provides funds to begin staffing the facility.

In addition to the proposed operating budget, the updated Capital Improvement Plan (CIP) is also presented for consideration. The CIP provides a five-year planning horizon and is revised annually to reflect changing conditions, emerging priorities, new projects, and updated information. It encompasses major Town initiatives, including investments in parks, greenways, roadways, sidewalks, and public facilities. Additionally, it supports key Town priorities such as pedestrian safety and Vision Zero, sustainability, and downtown beautification.

This proposed budget, while aligning with the priorities of the Board of Commissioners, focuses on delivering essential services to our citizens. It addresses the Town’s immediate and long-term needs in a fiscally responsible way, ensuring that resources are allocated effectively. Through careful financial management, the Town has once again positioned itself to present a balanced and sustainable budget that lays the foundation for the continued growth and prosperity of Davidson.

I would like to thank Town staff for their dedicated service to the residents of this community. I am grateful to the Town’s Management Team for their commitment to solve the challenges associated with each new fiscal year to produce an annual budget document, especially Finance Director Pieter Swart and the entire Finance team for their diligent work.

Sincerely,



James E. Justice
Town Manager

BUDGET ORDINANCE
ORDINANCE 2025-06
TOWN OF DAVIDSON, NORTH CAROLINA

BUDGET ORDINANCE FISCAL YEAR 2026

BE IT ORDAINED by the Board of Commissioners of the Town of Davidson, North Carolina meeting in regular session on June 10, 2025, that the following Fund Revenues and Department Expenditures together with certain restrictions and authorizations are adopted:

SUMMARY	Total Budget Appropriations
General Fund	$ 21,447,023
Powell Bill Fund	550,000
Stormwater Fund	385,000
Affordable Housing Fund	557,500
TOTAL	**$ 22,939,523**

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Department	Approved Budget Appropriations
Administration and Governing	
Governing Body	$ 150,381
Administration	1,912,817
Legal	127,000
Affordable Housing	458,500
Police Department	4,831,939
Fire Department	3,395,357
Public Works	
Streets	1,464,766
Parks	1,030,870
Buildings and Grounds	806,967
Planning	758,290
Cultural and Economic Development	
Economic Development	175,799
Travel and Tourism	746,111
Parks & Recreation	726,955
Capital Projects & General Services	
Non Dept & Service Agencies	2,649,421
Non Dept - Contribution to Capital Projects	2,211,850
Total Expenditures	**$ 21,447,023**

Section 2: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Revenue Type	Budgeted Revenue
Property Taxes	$ 11,425,847
Sales Tax Revenue	4,270,000
Prepared Foods and Occupancy	630,000
Utility Franchise Taxes	1,105,000
Motor Vehicle Taxes and Fees	1,021,527
Charges for Services	658,100
Intergovernmental	835,323
Interest of Investments	600,000
Miscellaneous	130,595
Fund Balance Appropriated	770,630
Total Revenues and Funding Sources	**$ 21,447,023**

Section 3: The following amounts are hereby appropriated in the Powell Bill Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Engineering	$ 50,000
Street Repair/Resurfacing	500,000
Total expenditures	**$ 550,000**

Section 4: It is estimated that the following revenues will be available in the Powell Bill Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Powell Bill Fund Balance	25,000
Powell Bill Revenue	$ 525,000
Total revenues and funding sources	**$ 550,000**

Section 5: The following amounts are hereby appropriated in the Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Storm Water Contract	$ 91,000
Contract Services	294,000
Total expenditures	**$ 385,000**

Section 6: It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Storm Water Fees	$	285,000
Fund Balance Appropriated		100,000
Total revenues and funding sources	**$**	**385,000**

Section 7: The following amounts are hereby appropriated in the Affordable Housing Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for the Town:

Program Administraton	$	120,000
Community Programs		27,500
Community Navigator		20,000
Down Payment Assistance		90,000
Critical Home Repair		100,000
Developer Incentives		200,000
Total expenditures	**$**	**557,500**

Section 8: It is estimated that the following revenues will be available in the Affordable Housing Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

City of Charlotte - HOME Program	$	90,000
Fund Balance Appropriated	$	9,000
Allocation From General Fund Revenue		458,500
Total revenues and funding sources	**$**	**557,500**

Section 9: Ad Valorem Tax Rate
There is hereby levied a tax at a rate of twenty-six and six tenths cents ($.266) per one hundred dollars ($100) valuation of property as listed for taxes as of January 1, 2025, for the purpose of raising the revenue listed ‘Property Taxes’ in the General Fund in Section 2 of this ordinance.

This rate is based on a projected total valuation of property for the purposes of taxation of $4,589,861,621 (real and personal property $4,296,505,554/vehicles $293,356,067) and an estimated rate of collection of 99.80% on real and personal property, and 100% on vehicles. The estimated rate of collection is based on the fiscal year 2024 collection rate.

Section 10: The Community Investment Fund (CIF) is created as Assigned Fund Balance which will be used to fund capital projects. For the fiscal year beginning July 1, 2024, and ending June 30, 2025, the Town will allocate General Fund unassigned fund balance (UFB) as follows:

Fund Balance Appropriated to CIF	$2,800,000

Includes projected June 30, 2025, CIF Balance of $1,900,000 and an allocation of $900,000 from Unassigned Fund Balance.

In the fiscal year, the Town Manager is authorized to carry-over FY2025 CIF appropriations for any projects previously approved from the CIF in the Capital Improvement Plan for which funds were remaining on June 30, 2025.

Section 11: Assigned Fund Balance Projects Authorized
The following project expenditures are authorized:

Community Investment Fund (CIF):

CIP Projects (See Approved CIP)	$1,525,375
Project Planning, Engineering and Design	$1,274,625

Section 12: Committed Fund Balance Projects Authorized
The Town Manager is authorized to expend funds from the committed "Tree Fund" as approved by the Board for the Tree Canopy Enhancement Program not to exceed $150,000.

And, committed funds from a grant received from Duke Power in 2019 for the Nature Preserve Pier/Armour Street Pier project not to exceed $132,600.

Section 13: The Budget Officer is hereby authorized to transfer appropriations as contained herein under the following conditions:

a. Transfers between line-item expenditures within a department without limitation and without a report being required.
b. Transfers between departments in the same fund, including contingency appropriations, not to exceed 10% of the appropriated monies for the department whose allocation is reduced.

Section 14: The Budget Officer is hereby authorized to carry-over appropriations in the fiscal year for any previously approved purchase orders and accompanying budget authority from the prior fiscal year.

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Section 18: Copies of this budget ordinance shall be furnished to the Clerk to the Board of Commissioners and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

2024-2025 STRATEGIC PLAN

The 2024-2025 Strategic Plan is the Davidson Board of Commissioners' guiding document for work over the two-year period. The plan was created during a Board and staff strategic retreat in February 2024 and adopted in March 2024. The complete plan is available here.

The FY2026 recommended budget also includes the following strategic priorities under each goal area:

Healthy, Livable, and Vibrant Community

- Historic gymnasium renovation
  - Staffing and programming
- Hold Community-wide events
  - National Night Out and SpringFest
- Continue investment in parks
  - Garden Gnomad contractor at Beaty Park
- Conduct greenway maintenance and improvements
  - Fisher Farm to Narrow Passage and Kincaid Trail Extension
- Invest in Police and Fire
  - Staffing and equipment
  - Funding for future Fire Station 1
- Planning
  - Continues placemaking program

Historic Preservation

- Continue Historic Preservation Plan implementation
- Amend local historic district guidelines
- Maintain Main Street Grants program
- Pursue historic landmarking
- Support storytelling initiatives that capture the lived experiences of residents

Connecting People and Places

- Capital Improvement Program includes:
  - Implementation of the Mobility Plan recommendations
  - Completion of 2017 GO bond projects
  - Pedestrian safety improvements
  - Transit service enhancements
  - Street resurfacing
  - Addressing sidewalk gaps

Affordable Housing

- Focus on priorities in the Affordable Housing Needs Assessment Implementation Strategy (Educate, Create, Preserve, Support)
  - Set aside funds for development incentives
  - Community Program Support

    - Affordable Housing Awareness Month
    - Partner support and sponsorships
    - Davidson Tax Assistance Program
    - Critical Assistance
- Phase 2 of engagement with the Development Finance Initiative (DFI) for work on Town-owned land development
- Expand capacity by reallocating resources to facilitate work in Affordable Housing:
- Hold Affordable Housing Director position vacant
    - Assistant Town Manager will lead the effort
    - Contract for Affordable Housing Coordinator
    - Legal support from Town Attorney
    - Planning supports DPO
- Contract with qualified partners to continue Critical Home Repair
- Continue Down Payment Assistance Program (DPA) with Charlotte Mecklenburg HOMES Consortium
- Support the Community Navigator program

Sustainability and Natural Assets

- Fund capital items:
    - Battery-powered equipment and tools
    - Electric/hybrid vehicles and infrastructure
- Continue programs like Davidson Composts and Leave the Leaves
- Implementation of the Urban Community Forestry Plan
- Pursue opportunities for sustainable landscaping and low impact design planning strategies such as native trees and plants

Economic Development

- Commitment to outdoor events and programs for businesses to connect with residents
- Ongoing implementation of the Economic Development Strategic Plan and Downtown Small Area Plan
- Seek collaborative solutions to support local farming and food systems
- Collaborate with Public Works on beautification efforts in historic downtown
- Partnership with the Hurt Hub to support for Amplify Davidson Program
- Support the downtown business community

Operational Excellence

- Address key organizational staffing needs
    - Police: Governors Highway Safety Program traffic enforcement position, Co-Responder, School Resource Officer
    - Fire: Convert part-time Captain position to full-time
    - Parks and Recreation: Recreation Program Coordinator (Gym)
- Continue investment in human capital through employee compensation and benefits with a focus on recruitment and retention
    - Merit Pool/Cost-of-Living Adjustment (COLA)/Salary Study
    - Maintain benefits and wellness program

- Continue investment in technology to ensure continuity of operations & improve efficiency, transparency, and accessibility
  - Community-Wide Notification System
  - Recruiting and Onboarding, Performance Appraisal and Training platform
  - Town-Wide Policy platform
  - Website hosting & Customer Service platform
  - Utilities monitoring platform (CAP)

2020 DAVIDSON COMPREHENSIVE PLAN

The Davidson Comprehensive Plan represents an 18-month public engagement and plan drafting process resulting in goals, policies, and actions to guide the community for the next ten years. The plan further expands the foundational framework on which our community-based planning began more than 25 years ago. To the letter its policies carry forth the aspirations originally expressed in the 1993 General Plan — protection of rural lands; cultural and socioeconomic diversity; safety and walkability; and coherent development patterns based on historic precedent and human-scale that foster interaction among residents. View the expanded plan page here.

The Comprehensive Plan, through the related Plan Implementation Guidebook, established goals which link to policies and actions which are evaluated through metrics and monitoring for the key principles established by the plan.

The Town's progress in accomplishing these goals and policies can be found by clicking on the links below:

Create and Conserve Places We Love

Davidson is a special place for all those who live, study, work, or visit here. We shop, dine, and gather for special events on Main Street and the Village Green; greet one another in the neighborhoods we love; relax or exercise in parks and on greenways; and savor the rural character, tree canopy, and habitats. These are the places we love — the places that make Davidson so special.

We must protect the places we love and make them even better. The Town will not grow for the sake of growth but instead grow and change intentionally and create new special places- both natural and built- for current generations and the many that will follow us. We must also strive to make our special places inclusive and accessible to all members of the Davidson community.

Connect People and Places

Davidson's unique character is defined not only by the places we cherish but also by the ways we travel between them. Being able to choose to walk, bike, use transit, or drive to access places we need and want to go contributes to the Town's historic feel and the high quality of life that our community enjoys. Expanding travel choices improves the environment and the health of citizens in Davidson and throughout the region.

To maintain the character of the community amidst a new era of local and regional development pressures, Davidson must expand its multi-modal transportation network that provides citizens with safe, convenient, and efficient travel choices.

Foster a Vibrant Economy

Davidson's economic roots lie in the founding and growth of Davidson College. The College has emerged as one of the nation's premier liberal arts colleges, with students, staff, and faculty that collectively connect the Town to the world of education, innovation, and critical thinking.

Today, Davidson's economy is inextricably linked with the labor and jobs available throughout the Charlotte region, and the features that support the Town's high quality of life including the historic character, culture of education, and access to parks, trails, and nature.

As the Town looks to the future, it is more important than ever to support an ecosystem that delivers innovation and high wage jobs but also improves economic opportunities for those most in need and continues to enhance connections between residences and places of work.

Serve the Community

The citizens of Davidson are the heart of this community. The Town of Davidson seeks to support all its citizens by providing a variety of facilities, services, and programs that promote the health, safety, and welfare of Davidson community members.

As the Town strives to manage increasing growth and development, Davidson will continue to provide quality services, be a responsible steward of Town resources, and engage in coordinated planning efforts with partner jurisdictions and institutions. Growth brings both challenges and opportunities to ensure that the Town maintains high-quality services and a fiscal balance for this and future generations.

Additionally, the Town has been working to establish key metrics which tie to these goals. Attached in **Appendix E** is the most current version at the time of budget publication. The most updated version of key metrics can be found any time here on the Town website.

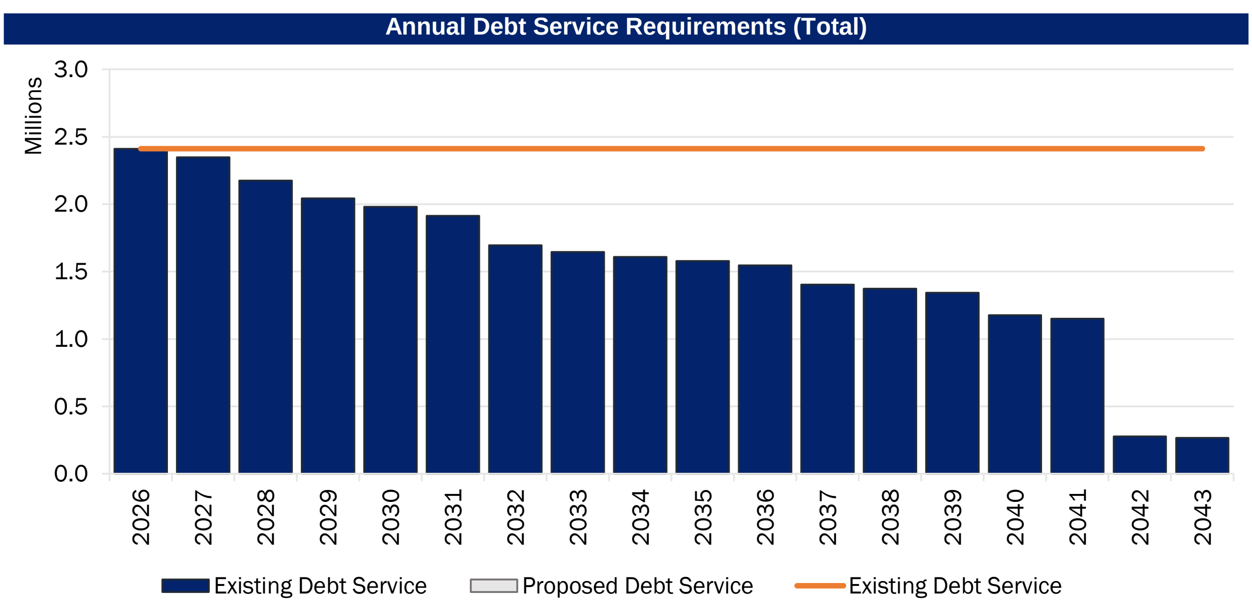
LONG-TERM FINANCIAL PLANNING

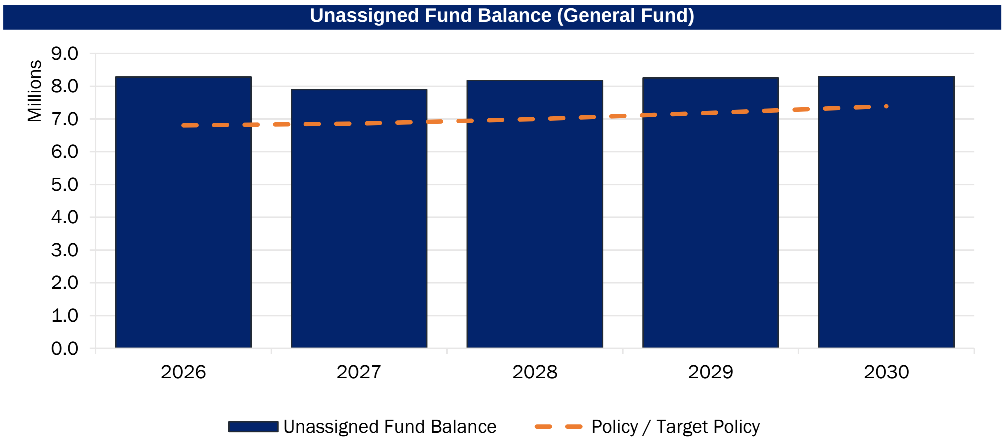
The Town integrates long-term financial planning into its budget development process, projecting all fund revenues and expenditures for at least the next five years. These projections are crucial for guiding today's financial decisions, ensuring they support the Town's fiscal sustainability and growth well into the future.

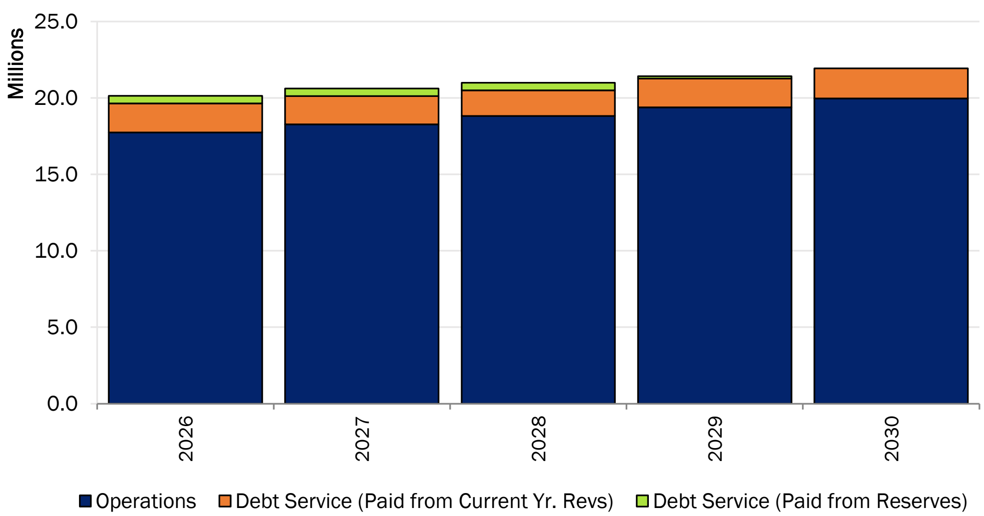
In addition to predicting revenues and expenditures, Davidson's long-term financial planning significantly influences major future decisions. The Town's planning model integrates historical data, current year operations, budgets, and future projections to evaluate the financial feasibility of future operations. This model helps the Town quantify the impacts of funding future operational needs, capital projects, and debt on benchmarks such as fund balance and credit ratings.

The Town of Davidson collaborates with First Tryon Advisors in Charlotte, NC, a partnership that has been vital in supporting the Town's financial planning. This collaboration allows the Town to utilize a sophisticated planning model that aids Town staff and the Board of Commissioners in making data-driven decisions aligned with the Capital Improvement Plan (CIP), Strategic Plan, and Comprehensive Plan (Comp Plan). The model is instrumental for the Board of Commissioners and Town staff in developing strategies to fund capital needs. It ensures these strategies consider the potential tax impact on citizens and adhere to policies, guidelines, and metrics necessary to maintain a triple-A bond rating.

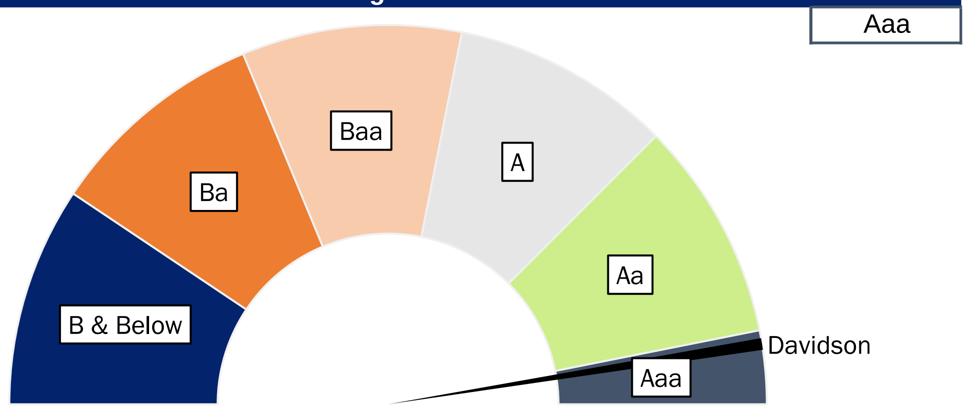
The model is continuously updated throughout the year to reflect changes in major economic assumptions, borrowing rates, CIP projects and programs, completed debt issuances, and relevant Board actions. This ongoing update process ensures that the Town's financial planning remains accurate and responsive to changing circumstances, thereby supporting the long-term fiscal sustainability of Davidson.




Unassigned Fund Balance (General Fund)
Millions
9.0
8.0
7.0
6.0
5.0
4.0
3.0
2.0
1.0
0.0
2026
2027
2028
2029
2030
Unassigned Fund Balance
Policy / Target Policy


Millions
25.0
20.0
15.0
10.0
5.0
0.0
2026
2027
2028
2029
2030
Operations
Debt Service (Paid from Current Yr. Revs)
Debt Service (Paid from Reserves)

Credit Rating Scorecard



BUDGET PROCESS AND ORGANIZATION

The budget process is designed to involve a wide range of stakeholders. For the FY2026 budget, development began in November 2024. During March and April 2025, Town staff carefully evaluated budget requests while calculating revenue projections. Cost estimates were based on either historical trends or actual quotes.

The proposed budget took shape as expenses were prioritized based on the Town's needs and alignment with the 2024-2025 Strategic Plan. This budget will be presented to the Board of Commissioners on May 13, 2025.

Although the budget is largely finalized by the May meeting, adjustments may still be made after a public hearing on May 27, 2025, and after receiving additional feedback from the Board. The final budget approval is scheduled for June 10, 2025, at the Board of Commissioners meeting.

Document Organization

The document reports how the budget officer has balanced each fund in the **fund overview.** Funds are balanced when revenue sources equal expenditures. **Revenue sources** describe all the Town’s major revenue sources and methods used to project revenue. An **expenditure summary** follows. This summary outlines the Town’s expenditures by major category and explains material changes in the annual spending plan.

Budget and Financial Statement Basis of Accounting

North Carolina General Statutes require both the passage of a balanced budget and that the fund financial records will be maintained with the modified accrual basis of accounting. Both the Town’s audited financial statements and the budget are presented on a modified accrual basis.

BUDGET PROCESS TIMELINE

DEC 2024

POSITION REQUESTS

Position request forms due to Finance Department.

JAN 2025

CIP NEEDS AND FEE SCHEDULES

Capital Improvement Plan need forms and fee schedule changes due to Finance Department.

FEB 2025

DEPARTMENT BUDGETS

Budget instructions are given to department heads to prepare their requested budgets for FY 2026.

MAR 2025

DEPARTMENT BUDGETS, REVENUE AND PRIORITIES

Department heads turn in budgets and recommend needs list items. Finance Department preliminarily reviews revenue estimates.

APR 2025

BUDGET WORKSHOPS

Finance Department reviews proposed budget and discusses FY 2026 estimates with management team.

MAY 2025

BUDGET COMPLETION

Mayor and Board review proposed budget and CIP. Public hearing at end of month.

JUNE 2025

ADOPTION

Board will vote to adopt FY 2025 Budget.

GENERAL FUND BUDGET

The Town's base budget maintains current service levels for each department and adjusts the budget for obligations which are due in FY2026. When base budget expenditures are deducted from projected revenue, the surplus is available to fund items listed on the recommended needs list.

Projected Revenue	$ 21,447,023	
Continuation Expenditures	$ 20,466,873	
Continuation Surplus		$ 980,150
Needs list:		
One Time Expenses	$ 133,000	
Ongoing Expenses	$ 847,150	
Total Needs and Position Requests		$ 980,150
Gap to Balanced Budget		$ 0

RECOMMENDED NEEDS LIST

This portion of the budget offers an overview of departmental needs, which have been gathered throughout the year through input from various departments. The management team has collaboratively prioritized the most significant needs and suggested their inclusion in the FY2026 budget.

Category	Cost	
	Recurring	One Time
Human Capital		
Merit Pool	$ 194,000	
Cost of Living Adjustment	$ 282,400	
Salary Study Implementation	$ 14,000	
Enhanced Wellness Program for Police Department	$ 10,000	
Operational		
Town Wide Comprehensive Emergency Management Plan (CEMP)		$ 28,000
Positions		
Recreation Program Coordinator (Gym)	$ 18,750	
Fire Captain Position Conversion (Part-Time to Full-Time)	$ 128,000	
Facilities		
Future Debt Service on Fire Station #1	$ 200,000	
Equipment / Vehicles		
New Brine Tank		$ 12,000
Equipment Trailer (replacement)		$ 8,000
Utility Body Pickup Truck (replacement)		$ 85,000
Grand Total	**$ 847,150**	**$ 133,000**

Human Capital $500,400

Investing in human capital is a strategic imperative for long-term success. Developing employee skills, offering competitive compensation, and supporting well-being, leads to productivity, innovation, and engagement. This approach not only attracts and retains top talent but also reduces turnover costs and builds a resilient, high-performing workforce.

Through the Merit Pool the Town can recognize and reward employees' individual contributions, motivating them to sustain high performance. This approach also helps align employee compensation with the 2025 Salary Study by advancing individuals within their paygrade. In contrast, a cost-of-living adjustment (COLA) helps to preserve employees' purchasing power by accounting for rising living costs, thereby maintaining their standard of living. Together, these compensation strategies are essential for attracting and retaining top talent while supporting a thriving, high-performing workplace.

Regularly reviewing and adjusting compensation allows the Town to proactively address employee expectations, enhance engagement, and reduce turnover risk.

The Town will be investing in an enhanced wellness initiative specifically designed for the Police Department. This program will complement the comprehensive health and wellness resources already available to all Town employees by addressing the needs of law enforcement personnel.

Positions $146,750

The Fire Department is requesting the conversion of part-time Captain positions to full-time. This change will provide staffing consistency to meet service delivery needs. Daily staffing will remain at eight personnel, which consists of five full-time staff and three part-time staff. This will reduce the reliance on part-time staff to fill multiple shift positions.

The Parks and Recreation Department has requested the addition of a Recreation Program Coordinator. After the completion of the renovation to the historic gymnasium at the Town Hall and Community Center, a staff member will be present during the hours of operation. This position will also assist with programming at the gym.

Facilities $200,000

As part of the financing strategy discussed in April 2024 and January 2025, the Town will set aside $200,000 to support future debt service on the new Fire Station #1. This reserve will help ease the Town’s debt burden once construction of the new station is complete. Recognizing the importance of this financial set-aside, the Town has included it in the FY2026 recommended needs list.

Equipment / Vehicles $ 105,000

Ensuring that employees have the equipment they need is essential to delivering high-quality services. When employees are properly equipped, they can work efficiently, meet performance expectations, and provide reliable service to the community. The equipment recommended will enable Public Works to continue to provide services throughout the community.

FUND OVERVIEW

This section of the budget document provides an explanation of fund accounting and shows the way all funds, collectively and individually, are balanced for the coming fiscal year.

Local governments use three broad categories of self-balancing funds to budget for, and subsequently to account for, various activities. Those three types of funds are: *governmental* funds, *proprietary* funds, and *fiduciary* funds.

Governmental funds used by the Town of Davidson include:

- General Fund, used to account for general operations and activities of the Town
  - Powell Bill Fund, which is a subset of the General Fund, used exclusively for many activities related to streets, sidewalks, and greenways construction and maintenance.
- Affordable Housing Fund, a *special revenue* fund, is used for a particular purpose.

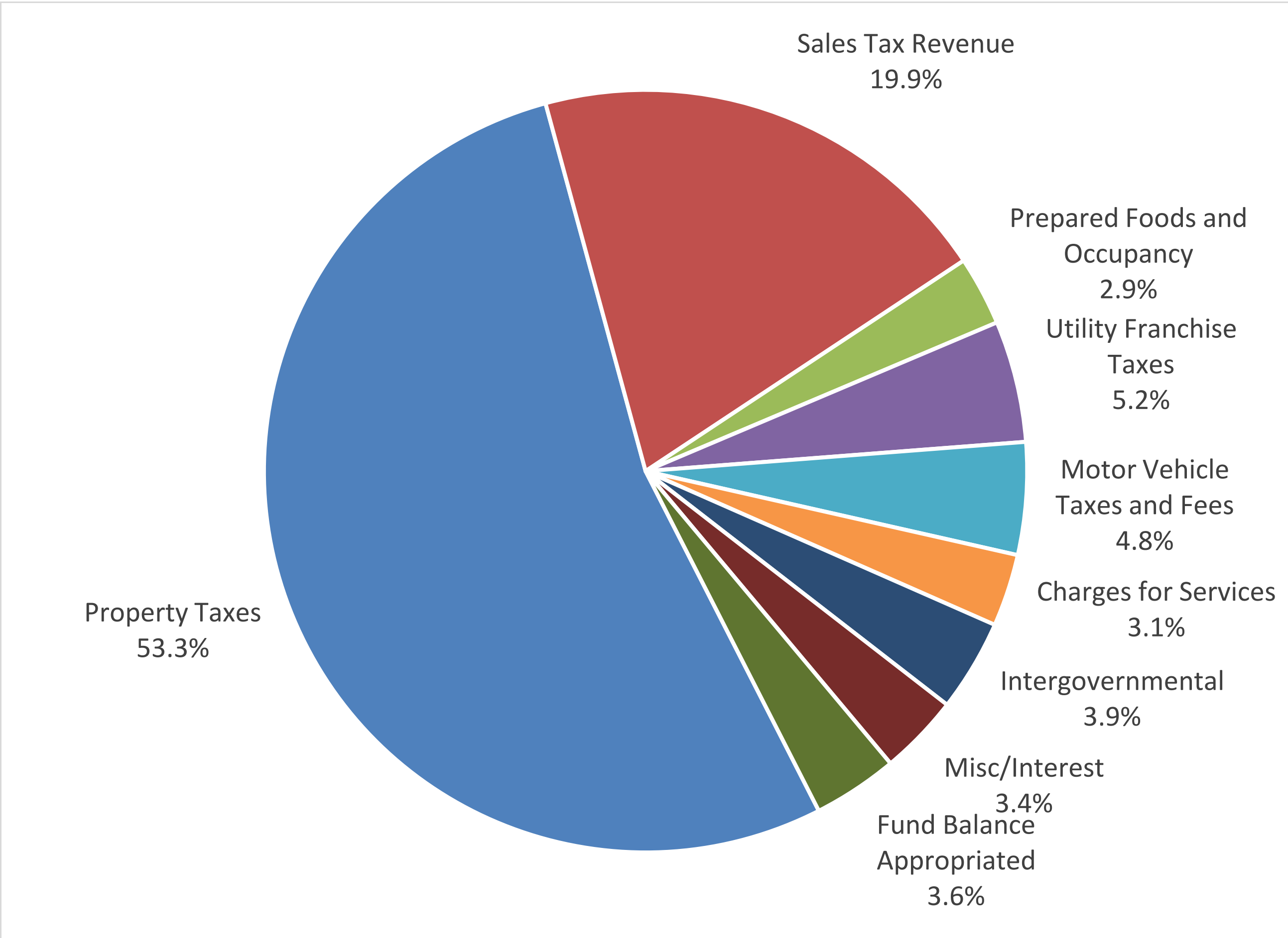
Proprietary funds are used for services provided to the public on a user charge basis, like the operation of a commercial enterprise. The Town's proprietary, or enterprise funds, include:

- Storm Water Fund, used to fund repairs or damage mitigation resulting from storm water runoff.

The tables that follow provide year-over-year detail and summarize revenues and expenditures for each of the funds listed above.

GENERAL FUND	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
REVENUE					
Property taxes	$ 8,037,250	$ 9,031,570	$ 10,911,416	$ 11,314,989	$ 11,425,848
Sales Tax Revenue	2,282,480	2,925,000	3,453,126	3,739,229	4,270,000
Prepared foods & occupancy taxes	400,000	440,000	570,000	620,000	630,000
Utility franchise taxes	948,731	935,000	935,000	970,000	1,105,000
Motor vehicle taxes & fees	732,541	868,362	803,849	872,987	1,021,527
Charges for services	451,279	519,100	521,100	623,100	658,100
Intergovernmental	474,500	512,500	648,413	683,771	835,323
Interest on investments	10,000	10,000	550,000	600,000	600,000
Miscellaneous	177,000	177,000	197,000	177,295	130,595
Fund balance appropriated	-	568,328	547,752	799,620	770,630
Total Revenues and Funding Sources	**$ 13,513,782**	**$ 15,986,860**	**$ 19,137,656**	**$ 20,380,991**	**$ 21,447,023**

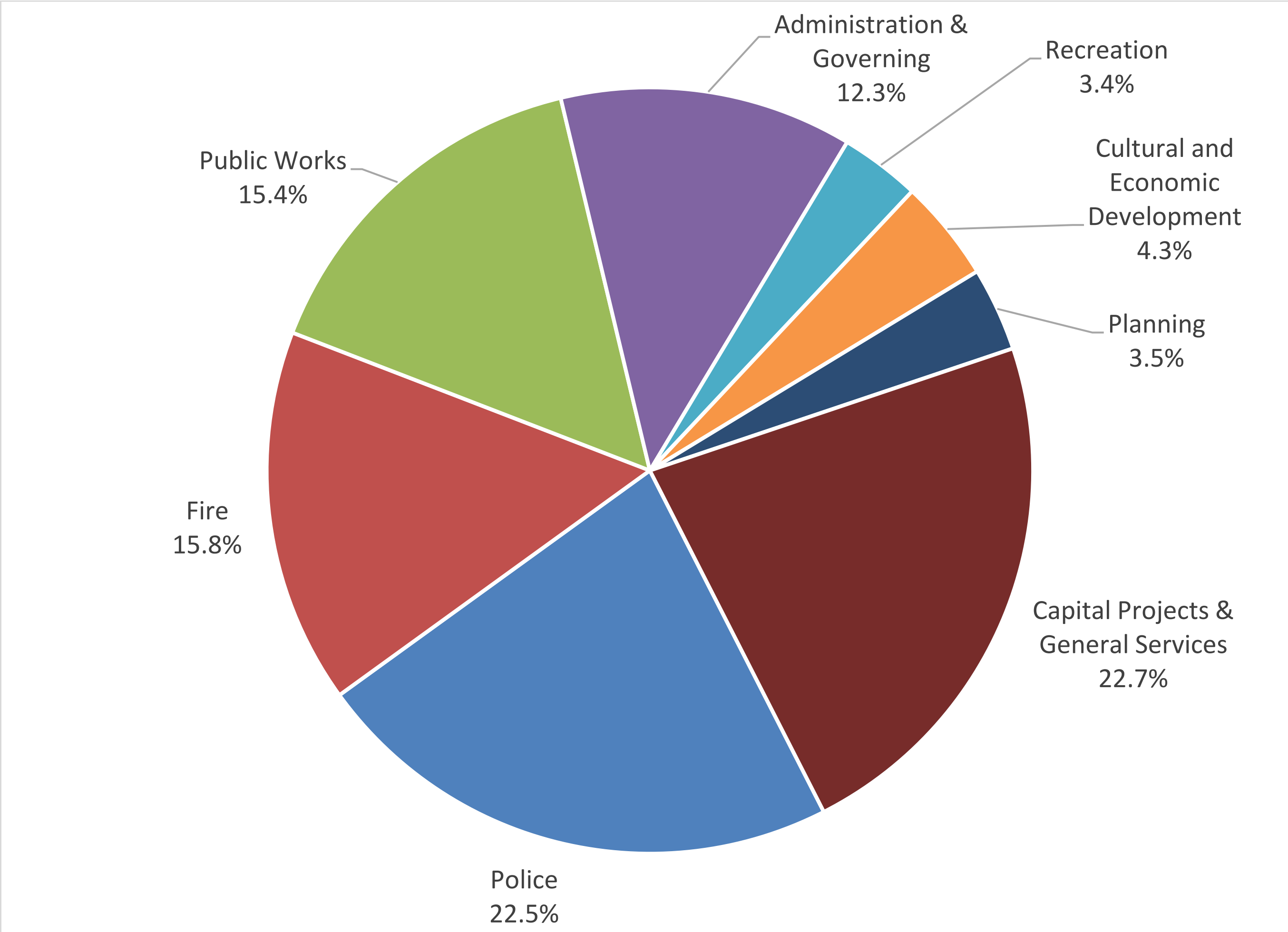
Revenue Chart FY2026



EXPENDITURES

Department	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Administration and Governing					
Governing Body	$ 111,815	$ 116,664	$ 147,836	$ 150,050	$ 150,381
Administration	1,286,416	1,430,253	1,623,195	1,798,263	1,912,817
Legal	200,451	197,429	229,631	142,000	127,000
Affordable Housing	229,479	208,281	616,429	473,367	458,500
Police Department	2,967,906	3,319,591	4,272,230	4,588,021	4,831,939
Fire Department	2,365,538	2,588,970	2,796,649	3,130,141	3,395,357
Public Works					
Streets	1,012,963	1,147,339	1,249,746	1,355,415	1,464,766
Parks	963,320	931,889	985,691	1,011,840	1,030,870
Buildings and Grounds	571,354	585,578	794,772	835,226	806,967
Planning	519,542	566,908	632,730	713,695	758,290
Cultural and Economic Development					
Economic Development	160,662	121,341	128,160	165,050	175,799
Travel and Tourism	451,809	549,708	638,967	733,676	746,111
Parks & Recreation	432,525	524,049	711,403	706,287	726,955
Capital Projects & General Services					
Non Dept & Service Agencies	591,657	735,447	1,324,471	2,405,622	2,649,421
Non Dept - Contribution to Capital Projects	1,648,346	2,963,413	2,985,746	2,172,338	2,211,850
Total Expenditures	**$ 13,513,782**	**$ 15,986,860**	**$ 19,137,656**	**$ 20,380,991**	**$ 21,447,023**

Expense Chart FY2026



OTHER FUNDS

POWELL BILL FUND	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
REVENUE					
Restricted Powell Bill Fund Balance	-	-	-	-	25,000
Powell Bill Revenue	$ 318,000	$ 425,000	$ 425,000	$ 425,000	$ 525,000
Total revenues and funding sources	**$ 318,000**	**$ 425,000**	**$ 425,000**	**$ 425,000**	**$ 550,000**
EXPENDITURES					
Engineering	$ 18,000	$ 25,000	$ 25,000	$ 25,000	$ 50,000
Street Repair/Resurfacing	300,000	400,000	400,000	400,000	500,000
Total expenditures	**$ 318,000**	**$ 425,000**	**$ 425,000**	**$ 425,000**	**$ 550,000**

STORM WATER FUND	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
REVENUE					
Storm Water Fees	$ 260,000	$ 285,000	$ 285,000	$ 285,000	$ 285,000
Fund Balance Appropriated			100,000	100,000	100,000
Total revenues and funding sources	**$ 260,000**	**$ 285,000**	**$ 385,000**	**$ 385,000**	**$ 385,000**
EXPENDITURES					
Storm Water Contract	$ 60,000	$ 80,000	$ 85,000	$ 91,000	$ 91,000
Contract Services	166,170	171,170	300,000	294,000	294,000
Total expenditures	**$ 260,000**	**$ 285,000**	**$ 385,000**	**$ 385,000**	**$ 385,000**

REVENUE SOURCES AND ASSUMPTIONS

This section of the budget document provides an explanation of the major sources of revenue and means used to project anticipated income for the coming fiscal year.

GENERAL FUND	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
REVENUE					
Property taxes	$ 8,037,250	$ 9,031,570	$ 10,911,416	$ 11,314,989	$ 11,425,848
Sales Tax Revenue	2,282,480	2,925,000	3,453,126	3,739,229	4,270,000
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Miscellaneous	177,000	177,000	197,000	177,295	130,595
Fund balance appropriated	-	568,328	547,752	799,620	770,630
Total Revenues and Funding Sources	**$ 13,513,782**	**$ 15,986,860**	**$ 19,137,656**	**$ 20,380,991**	**$ 21,447,023**

Ad Valorem Taxes
$11,425,848 (53.3% of total general fund revenue)

Ad Valorem tax, or property tax, income is based on the current tax rate applied to each $100 in assessed real and personal property (excluding vehicle) value in the Town limits. Uses for general ad valorem tax revenue are unrestricted.

The recommended budget sets the effective tax rate at $0.266 for FY2026 and represents no change from FY2025. One penny in the tax rate collected from ad valorem property and motor vehicle tax is about $458,500.

The Mecklenburg and Iredell County tax offices estimate Davidson’s taxable property value (excluding vehicles) to be $4.165 billion. The gross general tax levy on the estimated tax value equals $11,428,704. For budgeting purposes, property tax revenue may not exceed the gross tax levy multiplied by the actual collection rate experienced during the preceding fiscal year. Therefore, based on a 99.80% collection rate on real property, we anticipate $11,405,848 in revenues from the FY2026 levy. This line item also includes $20,000 in projected penalties and interest. Combined the total projected revenue is $11,425,848.

Mecklenburg and Iredell counties both revalued all real property effective January 1, 2023. The next revaluation is scheduled for January 1, 2027.

Mecklenburg and Iredell Counties bill and collect property tax revenue for Davidson. The collection fee is $2 per bill for Mecklenburg County and 1.5% of taxes collected from Iredell County property owners. Funds are wired from Mecklenburg County to the Town daily during the months of November, December, January, and February, and monthly during the remaining months. Iredell County all property taxes collected to Davidson monthly.

Sales and Use Tax Revenue
$4,270,000 (19.9% of total general fund revenue)

Sales taxes are authorized by the state and enacted by counties which opt to impose the taxes. All sales tax revenue is collected by the state and distributed to counties and municipalities monthly.

The North Carolina General Assembly has authorized several sales taxes in Chapter 105 of the General Statutes. Three of the authorizations result in revenue for the Town. The first, defined in Article 39, is a one percent sales tax that was originally authorized in 1971. Distribution is based on point of delivery. There are two one-half percent sales taxes – one authorized in 1983 (Article 40) and one in 1986 (Article 42), distributed on a per capita basis and point of delivery, respectively.

Each county chooses one of two formulae for distribution of these three authorizations of local option sales taxes. Sales taxes returned to Mecklenburg County and its municipalities are distributed proportionally to ad valorem tax levy. The proportionate share of sales tax revenues between the county and municipalities may fluctuate based on property tax rate increases in the previous year.

Iredell County, on the other hand, has elected a per capita distribution, based on relative population of incorporated and unincorporated areas within the county. Annexations by various municipalities affect this formula, reducing the county's share as annexations occur.

Sales tax revenue estimates are based on projections from the North Carolina League of Municipalities, local economic trends, and historical trend analysis. FY2026 is projected at 3% over projected FY2025 collections.

Motor Vehicle Tax and Fees
$1,021,527 (4.8% of total general fund revenue)

Motor Vehicle tax revenue is derived by applying the ad valorem tax rate to the value of motor vehicles registered to owners living inside Town limits ($284,356,067). Vehicles are revalued annually.

Annual renewal notices include tax levy and tax, and the fees are paid to the state and remitted to the counties for distribution to appropriate taxing governments resulting. This revenue is estimated using vehicle value projections from the Mecklenburg County and Iredell County Tax Assessors.

Davidson charges a Motor Vehicle fee of $20 per registered vehicle. Revenues are billed on property tax bills and collected by Mecklenburg and Iredell counties. This revenue is estimated based on vehicle count projections from the Mecklenburg County and Iredell County Tax Assessors and a 100% collection rate.

Utility and Telecommunications Taxes
$1,105,000 (5.2% of total general fund revenue)

Davidson receives sales taxes collected by the North Carolina Department of Revenue on sales of telecommunications, video programming, home satellite services, electricity and piped natural gas.

As a result of tax reform legislation passed by the General Assembly in 2013, the general sales tax rate (currently 7%) is applied to sales of electricity and piped natural gas. The distribution method to municipalities is based on a combination of ad valorem levy and the amount of the formerly collected franchise taxes. The intent is to hold municipalities harmless from the amount cities and Towns received in FY2014 franchise tax distributions. Both revenues are sensitive to weather and can also fluctuate due to loss of industry or other large facilities or annexations of these types of facilities.

Several years ago, the State of North Carolina discontinued the franchise tax on telecommunication services and put a Telecommunications Sales Tax into place. Distributions to municipalities are based on their past share of the old telephone franchise tax. Therefore, the Town continues to receive the static percentage of overall statewide collections irrespective of fluctuations in local communication sales. Historical trend analysis and recommendations by the State of North Carolina, adjusted by local conditions, also factor into this revenue estimate.

Prepared Foods & Beverage and Occupancy Taxes
$630,000 (2.9% of total general fund revenue)

The Town is authorized to receive prepared foods & beverage tax by general statutes. Only the City of Charlotte and Mecklenburg County received proceeds when this tax was first authorized in 2001. Some years later, the distribution was split so the six smaller Mecklenburg County municipalities received a share of those revenues generated in the Town. In 2005, the six Towns negotiated the removal of an annual cap so that the Towns now receive 50% of all net proceeds. In FY2007, the Towns' share increased to 65% of net proceeds, and in FY 2012 75% of those net proceeds were distributed to the Towns. The remaining 25% would be used by the City of Charlotte for region-wide tourism related projects, programs, and activities. Art and cultural programs, events and festivals are examples of uses of this revenue. The Towns' use of this revenue is limited to the same activities.

The City of Charlotte distributes revenues semi-annually. Twenty-five percent of the Town's Prepared Foods & Beverage tax receipts are distributed to Visit Lake Norman, the Lake Norman Convention and Visitor's Bureau.

Occupancy taxes are collected by Mecklenburg County and shared between the County and the municipalities using a complicated formula. Stays in local hotels are taxed at 6%, comprised of two 3% authorizations. The Town receives 120% of the second 3% authorization that is locally collected by Davidson hotels, inns, and bed and breakfasts. Therefore, this revenue, like prepared foods & beverage tax, is a barometer of the local economy. These revenue estimates are based on historical trend analysis.

The county distributes revenues monthly. Twenty-eight percent of the Town's Occupancy tax receipts are distributed to Visit Lake Norman.

Charges for Services
$658,100 (3.0% of total general fund revenue)

Revenue in this category relates to a variety of Town activities, such as rental income from Town-owned property, payments-in-lieu of property taxes, recreation programs, parking violations, and permit fees.

Intergovernmental funding sources
$835,323 (3.9% of total general fund revenue)

The State of North Carolina, Mecklenburg and Iredell counties, and other quasi-governmental agencies share with the Town a portion of revenues collected. This funding category includes various grants and contributions for local arts and public safety, transit planning funds, and taxes on the sale of alcoholic beverages.

Fund Balance Appropriated
$770,630 (3.6% of total general fund revenue)

The Town has set aside funding for future G.O. Bond Debt Service (presented as Assigned Fund Balance in the ACFR). In FY2026, $702,630 will be budgeted to fund a portion of the debt service.

Additionally, $10,000 has been allocated from the Open Space Fund for open space management, $30,000 has been allocated from previously collected Payment in Lieu, and $28,000 for the development of the Comprehensive Emergency Management Plan.

Fund balance is essentially the Town’s savings account balance. There are several reasons for maintaining a healthy fund balance, which is expressed as a percentage of annual expenditures. Even though the law does not dictate how fund balance is used, appropriation of fund balance is a one-time revenue source and should not be used to balance recurring expenditures. At the beginning of FY2025, the Town’s unassigned fund balance – at $10.1 million – equaled 53% of FY2024 actual expenditures, and 50% of budgeted FY2025 expenses. The Town’s finance policy, approved in FY2016 and amended in FY2023, recommends a stabilization threshold to ensure adequate funds to meet cash flow needs and emergencies. The complete Finance Policy is included in Appendix B.

The bulk of Davidson’s annual revenue is derived from ad valorem property taxes. Because property taxes are not assessed as a late penalty until early January, most taxpayers do not pay until near this deadline. Therefore, the Town may operate with less cash at the beginning of a fiscal year and recover mid-year. Fund balance provides working capital during the first half of the fiscal year.

Fund balance is sometimes referred to as a “rainy day fund.” In this context, fund balance may be seen as a hedge against unexpected changes in financial circumstances. Threats to a community’s financial health may stem from adverse weather conditions requiring expensive responses or withholding of revenue at the county or state level. The Town is heavily reliant on these other government units for funding disbursements, and budget uncertainties at those levels of government have led to reduced funding in prior years. A local government may be unable to manage such situations without an adequate fund balance.

Another reason to maintain a healthy fund balance is to fund the initial stages of major projects until permanent financing is secured. Fund balance provides flexibility regarding timing of the financing. Additionally, fund balance can be used as matching funds which are often required to qualify for grant opportunities.

One last advantage to maintaining a strong fund balance position is that lenders view this savings account as a measure of good fiscal management.

Other Miscellaneous Sources of Revenue and Interest Revenue
$730,595 (3.4% of general fund revenue)

A handful of nominal revenue sources fund Town activities, as well as bank interest earnings. Projected interest earning revenues were unchanged in the FY2026 budget at $600,000.

Powell Bill Fund Revenue
$550,000

Originally the Powell Bill allocated a portion of the North Carolina motor fuels tax specifically for municipalities for use in upgrading and maintaining public streets. The State of North Carolina no longer distributes Powell Bill funds based on motor fuel sales. The Powell Bill is now a direct appropriation of state dollars which is to be used by municipalities for the upkeep of municipal streets and sidewalks. These funds are distributed each October and January to municipalities based on population and miles of street. The population counts for 75% of the funds received and miles of streets account for the remaining 25% of the allocation.

Based on NC League of Municipalities estimates, Davidson should receive approximately $525,000 in Powell Bill funding during FY2026.

Storm Water Fund Revenue
$385,000

The United States Congress established the Clean Water Act in 1972 to preserve and improve water quality. Portions of this legislation were delegated to states for implementation and enforcement. In response to the National Pollutant Discharge Elimination System (NPDES) storm water permitting program, the NC General Assembly established certain regulations of municipal storm sewer systems that directly impact Davidson in 2005. Phase II of NPDES requires that Davidson and other NC municipalities provide services to mitigate damage from storm runoff. Davidson first adopted a storm water fee in FY2005 to offset the costs of storm water repairs and maintenance of its storm drainage system. Revenues have largely covered these expenses. However, to better associate costs with funding for this service, a separate enterprise fund was established in FY2011.

The Town has adopted a tiered fee structure for storm water. Impervious surfaces, such as rooftops or paved areas, shed rainwater and increase the amount of runoff into streams, storm water drains and onto adjacent properties. The tiered billing system recognizes varying amounts of impervious area and assigns higher costs for higher square footage of impervious area.

Storm Water Fee (below fees are billed semi-annually) *	
Tier I: Up to 1,999 square feet of impervious surface.	**$21.06 / year**
Tier II: 2,000 to 2,999 square feet of impervious surface.	**$31.32 / year**
Tier III: 3,000 to 4,999 square feet of impervious surface.	**$44.46 / year**
Tier IV: 5,000 or more square feet of impervious surface.	**$87.84 / year**
Commercial (per impervious acre) - billed monthly	**$522 / year**
**Tier: Single-family homes are in 1 of 4 billing tiers based on the property's total amount of impervious surface.*	

Charlotte Water bills storm water fees for the Town on semi-annual water/sewer bills.

Revenues in FY2013, FY2014, and FY2015 fell short of budget projections, prompting ongoing evaluation of revenue adequacy. In any given year, revenues may exceed expenditures, and any surplus is carried forward to help fund future repair and maintenance projects or to stabilize rates.

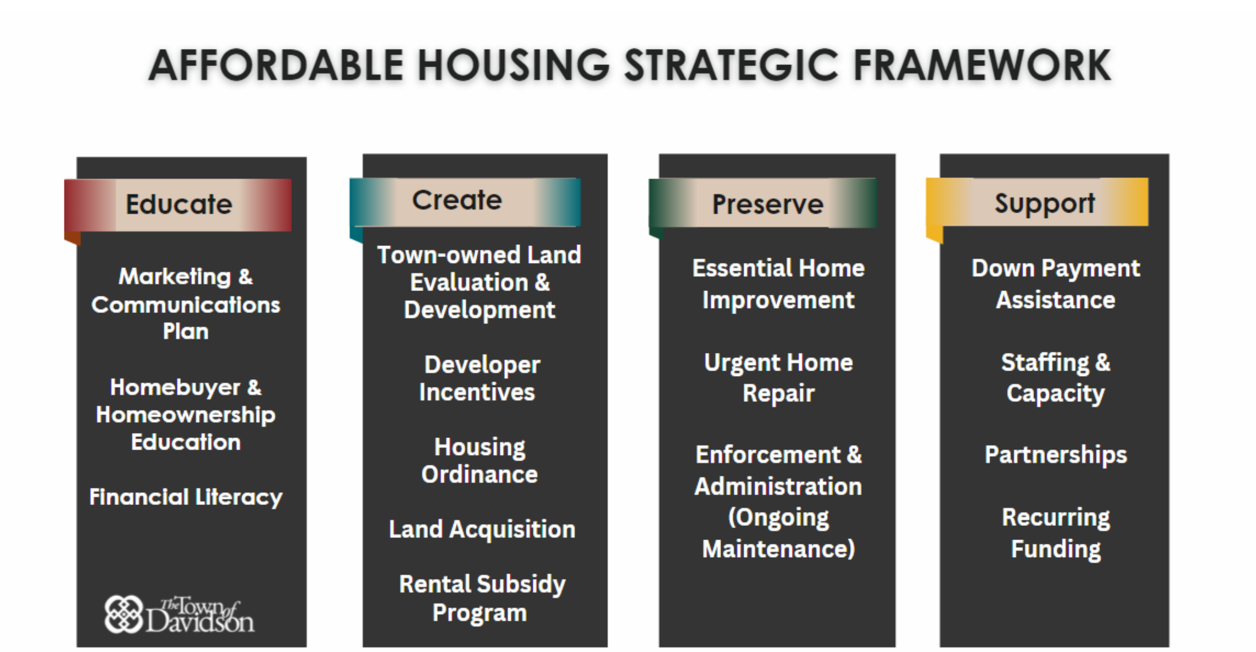
In FY2013, the storm water fund balance was used to support project costs. FY2014 was budgeted more conservatively while a review of the rate structure was conducted. As a result, an increase across all tiers of the fee structure was implemented in FY2015 to address critical storm water repair and maintenance needs and to rebuild reserves that had been depleted in prior years.

Affordable Housing Fund
$557,500

Prioritizing Affordable Housing is ingrained in the culture of Davidson. The Town's Core Values state that Davidson's historic mix of people at all income levels and ages is fundamental to our community, so Town government will encourage opportunities, services, and infrastructure that allow people of all means to live and work here. Never has this statement been more challenging to put into action. The cost of living in Davidson far exceeds other surrounding towns. According to the recent Housing Gaps Analysis conducted by the UNC School of Government's Development Finance Initiative, the median average value of a home in Davidson is $640,000. This is $114,000 dollars more than the average median home value of Mooresville, Cornelius, and Huntersville.

The Davidson Planning Ordinance (DPO) includes a provision that requires that all new residential developments set aside 12.5% for affordable units. If developers choose to not include affordable housing units within their developments, they have an option to provide payments-in-lieu of supplying those housing units.

The FY2026 budget for affordable housing includes recurring general fund revenue from Ad Valorem tax revenue, an appropriation from the affordable housing fund balance, and funds from the Charlotte Mecklenburg HOME Consortium (a group of local governments and nonprofit organizations that share a pool of HOME resources to develop safe, decent affordable housing for families at or below 80 percent of the Area Median Income.)



For more information on Affordable Housing: https://www.Townofdavidson.org/226/Affordable-Housing

EXPENDITURE SUMMARY

This section of the budget document provides the reader with an explanation of how the Town intends to use General Fund resources during the coming fiscal year.

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Department					
Administration and Governing					
Governing Body	$ 111,815	$ 116,664	$ 147,836	$ 150,050	$ 150,381
Administration	1,286,416	1,430,253	1,623,195	1,798,263	1,912,817
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Fire Department	2,365,538	2,588,970	2,796,649	3,130,141	3,395,357
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Streets	1,012,963	1,147,339	1,249,746	1,355,415	1,464,766
Parks	963,320	931,889	985,691	1,011,840	1,030,870
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Planning	519,542	566,908	632,730	713,695	758,290
Cultural and Economic Development					
Economic Development	160,662	121,341	128,160	165,050	175,799
Travel and Tourism	451,809	549,708	638,967	733,676	746,111
Parks & Recreation	432,525	524,049	711,403	706,287	726,955
Capital Projects & General Services					
Non Dept & Service Agencies	591,657	735,447	1,324,471	2,405,622	2,649,421
Non Dept - Contribution to Capital Projects	1,648,346	2,963,413	2,985,746	2,172,338	2,211,850
Total Expenditures	**$ 13,513,782**	**$ 15,986,860**	**$ 19,137,656**	**$ 20,380,991**	**$ 21,447,023**

Expenditures by category
Analysis of trends and changes from prior years

For the purposes of this discussion expenditures have been grouped into five categories:

- Personnel
- Operating
- Capital
- Debt Service
- Non-departmental
- Contingency

The composition of Town expenditures varies by year according to available revenue, Board priorities, needs, and/or opportunities.

The proposed FY2026 budget maintains funding for all prior year Town services. The Manager's recommendation also includes "needs" which have been identified to enhance services provided to residents. These include items which support the Board of Commissioners' 2024-2025 Strategic Plan, and the community vision set forth in the 2020 Comprehensive Plan.

Personnel
$11,004,978 (51.3% of total general fund expenditures)

Personnel expenditure includes more than salaries paid to Town staff. The cost of benefits paid to employees or to third parties on behalf of Town employees is also captured in this category. Benefit costs include FICA taxes, workers compensation premiums, group health insurance premiums, local government employee retirement (LGERS) funding, unemployment claims, and wellness initiatives.

Increases to FY2026 benefits include a .75% increase ($96,804) to the LGERS employer contribution rate (the LGERS contribution rate is applied to total payroll). Health insurance premiums are increasing by 17.2% for FY2026. In total, all benefit insurance premiums are projected to increase $209,695 or 26%.

Full Time Equivalent Positions by Department

Department	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**
Administration	8.45	9.15	7.88	8.48	8.88	8.88	10.22	11.38	11.88	12.25
Legal	0.63	0.63	0.63	0.63	1.00	1.00	1.33	1.5	0.00	0.00
Affordable Housing	*0.38*	*0.38*	*0.37*	*0.37*	1.00	*1.00*	1.33	1	1.00	1.00
Police	20.73	23.68	26.75	26.78	27.78	27.78	28.78	33.18	32.38	32.38
Fire	*6.63*	*8.65*	*9.58*	*10.00*	26.40	26.50	26.58	27.06	27.06	27.12
Planning	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	5.00	5.00
Public Works										
Streets	6.00	6.00	6.00	5.50	5.00	5.00	7.20	8.25	7.00	7.00
Parks	5.00	5.20	5.60	7.20	7.20	7.20	5.00	5.00	7.25	7.25
Economic Development	1.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50	1.00	1.00
Travel & Tourism	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.00	1.00
Recreation	3.63	3.63	3.99	3.97	4.47	4.35	4.82	5.47	5.47	5.72
	58.94	64.32	67.79	69.92	88.73	88.71	92.26	100.84	99.03	99.71

Notes:

Prior to FY2021 Equity and Inclusion was represented as a part time position in Affordable Housing

Prior to FY2021 part-time firefighters were shown as positional seats filled. Firefighters are now shown as full time equivalents.

Source: Town of Davidson Budget

Note: Partial positions in the chart above occur due to part-time employees and full-time positions that are split between two departments.

The number of full-time equivalent positions (FTEs) increased slightly from FY2025 to FY2026 due to the addition of the Parks and Recreation's Gym Program Coordinator position. The recommended budget includes a 3% cost-of-living adjustment increase in July and a 2.5% merit pool in September. The Town's position grade and classification schedule can be found in Appendix G.

Operating expenditures
$4,594,192 (21.4% of total general fund expenditures)

The decrease in operational expenditures was due primarily to full allocation of costs related to the Affordable Housing program to the Affordable Housing Fund and the conversion of the Co-Responder position in the Police Department from a contract position to a full-time employee. Additionally, departmental fuel budgets were adjusted to reflect a $3.25 per gallon rate.

Capital expenditures
$786,800 (3.7% of total general fund expenditures)

Planned capital expenditures funded from the general fund for FY2026 include:

- $231,800 -Three (3) Police patrol cars
- $200,000 -For Fire Station #1 Capital Project Fund
- $100,000 -Street Resurfacing
- $150,000 -Sidewalk Construction
- $ 85,000 -Public Works utility body pickup truck
- $ 20,000 -Public works equipment

Debt service expenditures
$2,411,632 (11.2% of general fund expenditures)

Debt service expenditures will decrease in FY2026. Factors contributing to this decrease include the fact that Fire and Police radio payments were completed in FY2025, and 2021 G.O. Bond debt and certain installment debt are flat principal loans, which results in an annual reduction in interest payments. The net effect for FY2026 budget is $98,414 in reduced debt service.

Non-departmental expenditures
Non-departmental operating
$2,159,021 (10.1% of general fund expenditures)

Non-departmental expenditures include information technology support and contract services, technology equipment, and tuition reimbursement – expenditures that benefit all Town departments. This category also includes funding for the non-profit grant program. The largest expenditure in this category is solid waste collection services. Solid Waste collection expenditures are projected to increase by $123,552 (9.1%).

Contingency
$490,400 (2.3% of general fund expenditures)

This category includes funding for salary increases composed of a 3% cost-of-living adjustment, a 2.5% merit pool, and implementation of salary study recommendations.

DEPARTMENTAL SUMMARIES

ADMINISTRATION AND GOVERNING BODY

12.25 Full Time Equivalent (FTE) Positions

Governing Body

The Town operates under the Council-Manager form of government, a structure designed to separate political leadership from administrative management. In this system, the Town is governed by a Mayor and a five-member Town Board of Commissioners, all elected at-large on a non-partisan basis. The Mayor presides over all Town Board meetings and casts a vote only in the event of a tie.

The Town Board is responsible for enacting all general and technical ordinances, including budgetary appropriations and zoning ordinances; approving contracts; and establishing general management policies. Additionally, the Board appoints the Town Manager and Town Attorney and makes appointments to various other boards and committees. Every other year, the Town Board holds a strategic planning retreat to set goals and objectives for the upcoming two years.

Administration

The Town Manager is the chief executive officer and is responsible for enforcement of laws and ordinances, delivery of Town services, planning, personnel administration, and budgetary management. In addition to the Town Manager position and associated costs, the administration budget includes key personnel and operational functions:

- Assistant Town Manager
- Town Clerk
- Project Manager
- Human Resources
- Communications
- Finance & Budget

Legal

The legal department includes the cost of the Town Attorney and costs related to the legal matters of the Town. The Board of Commissioners appoints the Town Attorney.

Affordable Housing

The Affordable Housing Department operates under the framework established by the Affordable Housing Needs Assessment Implementation Strategy: Preserve, Create, Support and Educate. Activities include working to create additional units in Town, providing income qualification for potential affordable buyers, working with the Planning Department and developers on Affordable Housing Plans, as required by the Inclusionary Zoning Ordinance, preserving existing affordable housing, Down Payment Assistance, facilitating Critical Home Repair and working with regional partners.

Administration Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Administration and Governing					
Governing Body	$ 111,815	$ 116,664	$ 147,836	$ 150,050	$ 150,381
Administration	1,286,416	1,430,253	1,623,195	1,798,263	$ 1,912,817
Legal	200,451	197,429	229,631	142,000	$ 127,000
Affordable Housing	229,479	208,281	616,429	473,367	$ 458,500
Total Administration and Governing	**$ 1,828,161**	**$ 1,952,627**	**$ 2,617,091**	**$ 2,563,680**	**$ 2,648,698**

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 1,590,405	$ 1,702,645	$ 112,240
Operating	$ 973,275	$ 946,053	$ (27,222)
Capital	$ -	$ -	$ -
Total	**$ 2,563,680**	**$ 2,648,698**	**$ 85,018**

POLICE

32.38 Full Time Equivalent (FTE) Positions

The Davidson Police Department (DPD) has been nationally accredited by the Commission on Accreditation for Law Enforcement Agencies (CALEA) since 2008, demonstrating its commitment to excellence in law enforcement. This distinction is achieved through rigorous annual assessments and a comprehensive on-site evaluation every three years, ensuring adherence to best practices in law enforcement operations and administration.

The department is housed in the Public Safety Building, providing a modern workspace for 31 sworn officers, four support staff members, and two dedicated volunteers. This collaborative environment supports our mission to serve the community with excellence

As the Police Department responds to the changing needs of the community and our residents, we constantly evaluate our protocols to align with current best practices in law enforcement. In 2024, the Town transitioned the Co-Responder program from a third-party vendor to in-house staff, facilitating closer collaboration between the Police Department and community resources. This strategic move enhances the department's ability to address non-traditional calls for service and ensures comprehensive support for residents in need.

The department is nearing full staffing, with two new officers scheduled to begin their field training in June 2025. Ongoing support from elected leaders, including competitive salaries, hiring incentives, and recruitment bonuses, enables the Police Department to retain experienced officers, attract talent from neighboring areas, and hire quality recruits.

The DPD provides services within the Town of Davidson and its extraterritorial jurisdiction (ETJ) through a Memorandum of Agreement with the Charlotte-Mecklenburg Police Department. Serving an area of 14.01 square miles and approximately 16,000 residents, Davidson ranks among the top five safest cities in North Carolina.

The DPD remains steadfast in its mission to provide high-quality police services, ensuring a safe and secure environment for residents, students, and visitors alike.

- Officers collaborate closely with community members, identifying concerns and developing strategies to reduce crime.
- Strive to prevent and detect criminal activity, apprehend offenders, and resolve conflict through professional, transparent, and equitable enforcement of local and state laws.
- DPD is a problem-solving organization and continually seeks opportunities to engage with the residents to earn the community's trust.
- The volume of calls for service is rising. To maintain a high level of service DPD will need to expand the size of the police force. The command staff searches for grant opportunities to identify funding for personnel and equipment to continue to provide quality law enforcement services to minimize the impact on the taxpayer.
- DPD utilizes available technological advances in policing to protect the community and function as a force multiplier. This includes considering options for a comprehensive DFR (Drone First Responder) Program. This technology allows for additional response options, enhanced threat awareness and safety planning, nimble and expedient response to life-threatening situations, and improved real-time data for improved responses.

Police Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Police Department	$ 2,967,906	$ 3,319,591	$ 4,272,230	$ 4,588,021	$ 4,831,939

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 3,628,640	$ 3,918,459	$ 289,819
Operating	$ 735,432	$ 681,680	$ (53,752)
Capital	$ 223,949	$ 231,800	$ 7,851
Total	**$ 4,588,021**	**$ 4,831,939**	**$ 243,918**

FIRE

27.12 Full Time Equivalent (FTE) Positions

The Davidson Fire Department (DFD) provides emergency response delivery from two fire stations (staffed 24 hours) protecting a population of over 15,000 within the Town limits and the ETJ. Department covers two separate fire districts, (Davidson Fire District and North Star Fire District) with two separate ISO classifications. The Fire Department is rated ISO Class 2 in the Town limits and ISO Class4/9E in the ETJ.

The command staff consists of a part-time Fire Chief and three part-time Deputy Chiefs. The department's full-time membership roster consists of (12) full-time employees including six (6) Firefighter/Engineers, three (3) Captains, and three (3) Battalion Chiefs who serve as shift commanders. The remaining roster consists of roughly (50) part-time personnel that serve as Captains and Firefighters.

In addition to their operational responsibilities, the command staff provides administrative oversight for the Department. They have developed departmental Standard Operating Guidelines (SOGs) and Standard Operating Procedures (SOPs) to ensure consistency and transparency.

- All department staff (including Command Staff) maintain North Carolina certifications for EMT and North Carolina Firefighter II. Many staff members are qualified for additional specialty certifications such as Technical Rescue, Water Rescue, Urban Search and Rescue, Fire Officer, and Instructor.
- Assist the Mecklenburg County Fire Marshal's Office with providing fire and safety education delivery to the local elementary schools.
- Play an active role in Emergency Management for the Town focusing on preparedness and response.
- Plan for future infrastructure and capital needs such as future Fire Station 1, apparatus replacement, vehicle replacement, Self-Contained Breathing Apparatus (SCBA) replacement, and staffing needs.
- Maintains aggressive operational benchmarks regarding response times, staffing distribution, and proper apparatus distribution.

Fire Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Fire Department	$ 2,365,538	$ 2,588,970	$ 2,796,649	$ 3,130,141	$ 3,395,357

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 2,391,815	$ 2,659,658	$ 267,843
Operating	$ 304,159	$ 320,792	$ 16,633
Capital	$ 434,167	$ 414,907	$ (19,260)
Total	**$ 3,130,141**	**$ 3,395,357**	**$ 265,216**

PUBLIC WORKS

14.25 Full Time Equivalent (FTE) Positions

Public Works encompasses four key components: Streets and Stormwater, Parks Maintenance, Building and Grounds and the Arborist. Each of these areas plays a vital role in maintaining the infrastructure and quality of life for our community.

Streets

Public Works maintains Davidson's streets, sidewalks, and street signage, and are responsible for ensuring that Town streets remain passable during inclement weather. The budget for this department also includes funding for streetlight operation, maintenance of the Town's tree inventory, and the acquisition and replacement of equipment.

Parks Maintenance

Public Works is responsible for the upkeep and landscape maintenance of all public park areas of Town, including Roosevelt Wilson Park, Fisher Farm, Abersham Park, The Preserve Dog Park and eight additional parks within St. Albans. Public works also maintain Mimosa Cemetery, McEver baseball fields, Town Green, Town Greenways, Parham Park, Plum Creek Park, Beaty Park, and the athletic fields at River Run. The Town Arborist ensures that all aspects of the tree canopy are well-maintained on both public and private properties.

Building and Grounds

Public Works ensure that municipal buildings are properly maintained and kept clean. This budget also includes property and liability insurance on Town assets and utilities services.

- Continue working to connect people and places with sidewalk construction and repairs
- Continue working on Parks and Greenway Maintenance.
- Uphold current levels of facility maintenance and repairs as needed
- Increase street sweeping miles and basin cleaning in coordination with stormwater pollution prevention plan

Arborist

The Town of Davidson Arborist serves as the expert for the Town's municipal tree efforts.

- Implement the Urban Community Forestry plan
- Arboriculture (the cultivation of trees and shrubs)
- Public tree planting and management, tree removal, and urban forest management
- Interpretation of the Town's tree ordinance regulations
- Leading community outreach efforts, building partnerships, and coordinating public education.

Public Works Department Expenditure Summary

EXPENDITURES		FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Public Works						
	Streets	$ 1,012,963	$ 1,147,339	$ 1,249,746	$ 1,355,415	$ 1,464,766
	Parks	963,320	931,889	985,691	1,011,840	1,030,870
	Buildings and Grounds	571,354	585,578	794,772	835,226	806,967
Total		**$ 2,547,637**	**$ 2,664,806**	**$ 3,030,209**	**$ 3,202,481**	**$ 3,302,603**

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 1,146,364	$ 1,242,121	$ 95,757
Operating	$ 1,768,550	$ 1,720,607	$ (47,943)
Capital	$ 287,567	$ 339,875	$ 52,308
Total	**$ 3,202,481**	**$ 3,302,603**	**$ 100,122**

PLANNING

5.00 Full Time Equivalent (FTE) Positions

The Planning Department works with residents and elected leaders to develop a long-term vision for Davidson. Land planning responsibilities vary in both the near-term (building permits, development projects) and long-term (land use policy, historic preservation, transportation planning). In Davidson, the department's overarching charge is to manage/support context-sensitive intentional development in alignment with the Town's core values, planning principles, and Comprehensive Plan. The department provides the staff liaisons for the Planning Board, Design Review Board, Historic Preservation Commission, and Board of Adjustment. Regular departmental initiatives include:

- Implementing the Comprehensive Plan
- Implementing the Strategic Plan
- Implementing the Mobility Plan
- Implementing the Historic Preservation Plan (specifically updating Historic District Standards and managing the Sloan House Use Study and subsequent RFP)
- Implementing growth management through the Utility Service and Annexation Criteria (USAC)
- Coordinating with the Charlotte Area Transit System (CATS) on the Red Line Commuter Rail Design Update
- Working with partners and developers to advance the Town's Affordable Housing strategies and initiatives
- Leading the Town's Placemaking initiative
- Exploring/implementing land conservation tools
- Pursuing Charlotte Regional Transportation Planning Organization funding for transportation initiatives/projects
- Updating boundary agreements with neighboring jurisdictions
- Continuing to provide timely/efficient response/management to development proposals and building permit review
- Updating the Davidson Planning Ordinance, as necessary
- Managing the Town's Code Enforcement efforts.

Planning Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Planning	$ 519,542	$ 566,908	$ 632,730	$ 713,695	$ 758,290

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 582,110	$ 624,206	$ 42,096
Operating	$ 131,585	$ 134,084	$ 2,499
Capital	$ -	$ -	$ -
Total	**$ 713,695**	**$ 758,290**	**$ 44,595**

ECONOMIC DEVELOPMENT / TRAVEL AND TOURISM

2.00 Full Time Equivalent (FTE) Positions

The Economic Development Director is responsible for working closely with Town staff in promoting the business and economic development interests within the community. By providing guidance to individuals and companies to establish, relocate, or expand their businesses within the community. Duties include development of data, statistics, and publications which portray the economic potential of the Town; identification of prospective businesses; recruitment of businesses; and maintenance of proper records, reports, and public information for the program.

Business Attraction

- Directs economic development initiatives to achieve the goals and objectives outlined by the Economic Development Strategic Plan.
- Provides short- and- long term community and economic development plans, as well as the gathering of information and preparation of studies, reports, and recommendations to achieve such goals. This involves the preparation and maintenance of information on available property, taxes, zoning, occupancy rates, and employment numbers.
- Assists developers in the application and permitting process, serving as an advocate for economic development in line with the Comprehensive Plan, Economic Development Strategic Plan, zoning ordinances, and goals established by the Town.
- Provides information and/or makes presentations to supervisors, Boards, commissions, civic groups, businesses, individuals, and the public on economic development issues, programs, services, and plans.
- Maintains inventory of available commercial buildings and commercial development sites in the community. This includes both public and private buildings and parcels.
- Prepare grant proposals and applications, contracts, and other necessary documents as may be required for necessary community services.

Business Retention

- Administers the Town’s Marketing Grant Program and Davidson’s Main Street Grant Program.
- Works to formulate and implement marketing and business attraction strategies.
- Maintains strong working relationships with the public, area businesses, local non-profits, and others.
- Provides information and statistics to regional partners including Mecklenburg County and Visit Lake Norman. Updates regional partners on Davidson’s strategy and goals.

Economic Development / Travel and Tourism Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Cultural and Economic Development					
Economic Development	$ 160,662	$ 121,341	$ 128,160	$ 165,050	$ 175,799
Travel and Tourism	451,809	549,708	638,967	733,676	746,111
Total	**$ 612,471**	**$ 671,049**	**$ 767,127**	**$ 898,726**	**$ 921,910**

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 228,360	$ 253,779	$ 25,419
Operating	$ 630,366	$ 668,131	$ 37,765
Capital	$ 40,000	$ -	$ (40,000)
Total	**$ 898,726**	**$ 921,910**	**$ 23,184**

PARKS AND RECREATION

5.72 Full Time Equivalent (FTE) Positions

The Parks and Recreation Department serves the Davidson community by providing healthy, sustainable, and enriching environments for all. These services include, but are not limited to, programming, events, mobility, sustainability, and public engagement. The department provides a staff liaison to the Livability Board (including the Parks and Recreation and Walks and Rolls subcommittee), and the Sustainability Board (including the Trees, Natural Assets, and Resource Conservation and Energy and Climate Resilience subcommittee).

- Uses seven dimensions of wellness (physical, social, vocational, environmental, cultural, cognitive, and mental) when assessing our existing system and developing for the future.
- Ensures Town playgrounds and parks are safe for the whole community.
- Central focus on the community's health and welfare and access to nature.
- Work with community partners and non-profits to increase programs and facility options.
- Increase the sustainable footprint in our municipal operations.
- Utilize departmental social media outlets to communicate, educate, and interact with the community.
- Serve as staff liaison to the Livability Board and Sustainability Board.
- Plan and promote seasonal programming for all ages and summer camps for ages 3-14.
- Plan and facilitate key special events: Veterans Day, Town Day, Pumpkin Crawl and Smash, Earth Day and the Holiday Parade.
- Staff Certified Parks and Recreation Safety Inspector on staff, inspects each park on a quarterly rotation and creates reports and works with public works on any repairs needed.
- Plan and facilitate sustainable initiative and campaigns: Leave the Leaves, Plastic Free Challenge, Davidson Compost Program.
- Oversee and approve special event permits for external requests.
  Expand programming to include/utilize our parks and the outdoors.
  Work with Livability Board and Sustainability Board to provide recommendations and assist the Planning Department with implementing the Comprehensive Plan.
- Oversee implementation of the Climate Action Plan

Parks and Recreation Department Expenditure Summary

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Parks & Recreation	$ 432,525	$ 524,049	$ 711,403	$ 706,287	$ 726,955

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ 563,512	$ 604,110	$ 40,598
Operating	$ 142,775	$ 122,845	$ (19,930)
Capital	$ -	$ -	$ -
Total	**$ 706,287**	**$ 726,955**	**$ 20,668**

CAPITAL PROJECTS & GENERAL SERVICES

This category includes information technology support, contract services, technology equipment, employee support services, and tuition reimbursement – expenditures that benefit all Town departments. It also includes funding for non-profit agency donations, and contingency funds, as well as contributions to capital projects, transfers to other funds, and G.O. bond debt service. Capital projects include the resurfacing of roads and new sidewalk projects. The largest expenditure in this category is solid waste collection services.

EXPENDITURES	FY2022 BUDGET	FY2023 BUDGET	FY2024 BUDGET	FY2025 BUDGET	FY2026 BUDGET
Capital Projects & General Services					
Non Dept & Service Agencies	$ 591,657	$ 735,447	$ 1,324,471	$ 2,405,622	$ 2,649,421
Non Dept - Contribution to Capital Projects	1,648,346	2,963,413	2,985,746	2,172,338	2,211,850
Total	**$ 2,240,003**	**$ 3,698,860**	**$ 4,310,217**	**$ 4,577,960**	**$ 4,861,271**

Expenditures By Type	FY2025	FY2026	Change
Personnel	$ -	$ -	$ -
Operating	$ 2,405,622	$ 2,649,421	$ 243,799
Capital	$ 2,172,338	$ 2,211,850	$ 39,512
Total	**$ 4,577,960**	**$ 4,861,271**	**$ 267,743**

FY2026-2030 CAPITAL IMPROVEMENT PLAN

Creating and implementing a five-year Capital Improvement Plan (CIP) to fund necessary infrastructure is critical for the community. Capital investment programs help manage the impacts of growth, ensure safety, and provide important quality of life enhancements.

The Town of Davidson's CIP totals **$65.1 million** and includes key investments in parks, greenways, streets, and public facilities.

As explained in more detail below, an important part of implementing the CIP relies on the funding provided by the Community Investment Fund (CIF) as a strategic funding source.

Capital Investment Highlights

Major Construction Projects
G.O. Bonds are used to fund key mobility, greenway, and parks projects. Key mobility projects include the Potts/Sloan/Beaty roadway, path, and roundabout, the Davidson Concord Road/Robert Walker roundabout, North main/Beaty Street intersection improvements, and Concord/Pine/Gray intersection improvements. There are also significant greenway projects including West Branch -Rocky River, Nature Preserve, and West Branch Rocky River - Carolina Thread Trail. The G.O. Bond funded park projects include pickleball courts and shelters at Plum Creek Park.

Sidewalks & Sidepaths
The sidewalks program continues to address the decrease in the demand for smaller infill projects, and the demand for modernization and larger, more expensive, complicated projects. The $150,000 that was traditionally funded in the annual operating budget for small infill sidewalks now lives in the five-year CIP. This funding will address small infill opportunities and existing sidewalks that need to be modernized and brought up to present-day standards. In addition, there is also funding for a five-year sidewalk plan to address the larger sidewalk projects.

Mobility
This section includes intersection improvements at Main Street and Griffith Street. Another one of the Town's strategies is to work with Charlotte Area Transit System (CATS) on bus stop transit enhancements.

Parks
The Town has requested or received grant funding for four projects listed under the parks category. Grant funding was instrumental in advancing the Nature Preserve and Armour Street Park Piers, Parham Park Accessible kayak launch, and Beaty Park Pond improvements, Additionally, the CIF will fund the T-Ball Field at River Run Soccer Fields project.

Greenways
Wayfinding signage and the West Branch Rocky River Greenway – Bridge Section will be funded by the CIF.

Public Facilities

This five-year CIP considers the funding for the relocation of Fire Station #1 to a new facility. Mecklenburg County will provide $2,000,000 of ARPA funds to renovate the gymnasium at 251 South Street. The CIF will fund the Public Works Facility design.

Sustainability

The Town will fund infrastructure improvements as visioned in the Climate Action Plan from the CIF.

Annual Recurring Programming

This plan includes $300,000 per year to be used for physical improvements around pedestrian safety. Funding for the street resurfacing program is funded by the Powell Bill ($550,000) and General Fund Revenue ($100,000). New for FY26, $100,000 will be allocated from the CIF for downtown beautification projects.

Details of all projects listed on the CIP can be found in Appendix F

Strategic Funding Plan

With the development of the FY2021-FY2025 CIP, a key strategic shift was implemented to enable a more proactive approach to using the Town's cash reserves as an important funding tool for the overall CIP. This new process programmed 50% of unassigned fund balance above the Town's stabilization threshold as of March 31 into the CIP. These funds flowed into the Community Investment Fund (CIF) and served as a key funding source for the design work necessary for capital-funding improvements.

For FY2026, **$900,000** will be allocated to the CIF, leaving about **$900,000** in unassigned fund balance above the stabilization threshold for any potential needs that may occur during the year.

Unassigned Fund Balance Summary		
Stabilization Threshold Amount	$	6,767,146
Community Investment Fund	$	600,000
Additional FY2025 Projects	$	889,500
Unallocated Unassigned Fund Balance	$	1,837,992
Total	$	10,094,638
Transfer to CIF Calculation		
Unallocated Unassigned Fund Balance	$	1,837,992
Amount Recommended for Transfer to CIF (50% Rounded)	$	900,000

Major Construction Projects

In addition to continuing the strategy of using the CIF to fund portions of the Town's capital needs with cash above what is needed for ongoing reserves, the FY2026-FY2030 CIP also continues the work to fund the 2017 and 2019 G.O. bond projects.

In 2017, voters approved:

- 2017 Mobility $6 million
- 2017 Parks $4 million
- 2017 Greenways $5 million

In 2019, voters approved $14 million for the renovation of the current Town hall into a dedicated police and fire station and 251 South Street into a Town hall and community center.

In June 2021, the Town Board approved the following bond projects and debt issuance. Construction began on these projects in the summer of 2021.

Category	Description	Funding Source		Total
Facilities	Town Center and Public Safety Renovations	Bonds	$	14,500,000
Parks	Beaty Parks	Bonds	$	2,565,000
		CIF	$	275,000
Mobility	Griffith St Roundabout-pedestrian HAWK Signals	Bonds	$	600,000
Parks	Fisher Farm Park-restrooms, other improvements	Bonds	$	407,000
Parks	Plum Creek Phase II	Bonds	$	400,000
Greenways	Kincaid Trail Extension- grant match	Bonds	$	200,000
		Grant	$	800,000
Parks	Parham Park ADA Kayak Launch	Bonds	$	255,000
	Total 2021 GO Bond Proceeds		**$**	**18,927,000**
	Total Other Sources		**$**	**1,075,000**
			$	**20,002,000**

In October 2023, the Board approved the issuance of $5.135 million of G.O. Bonds for the following projects:

Category	Description	Funding Source	Total
Mobility	Intersection Improvements - Davidson-Concord Road/Robert Walker Drive Roundabout	Bonds	675,000
		Grant	2,700,000
Greenways	West Branch Rocky River Greenway (Fisher Farm to Narrow Passage)	Bonds	2,145,000
Mobility	Potts Sloan Beaty - Pedestrian Safety Enhancements	Bonds	200,000
Parks	Plum Creek Park Phase III - PickleBall/Shelters	Bonds	520,000
Mobility	Beaty Street Multi-use Path	Bonds	375,000
Public Facilities	251 South Street Historic Gymnasium Renovation	Bonds	1,020,000
		Grant	2,000,000
Public Facilities	251 South Street Roof Replacement	Bonds	200,000
	Total 2023 GO Bond Proceeds		**5,135,000**
	Total Other Sources		**4,700,000**
			9,835,000

The third, and final, tranche of G.O. bonds will be issued in FY26 for projects listed on the CIP.

The Town of Davidson

Capital Improvement Plan FY 2026-30

Major Construction Projects

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
1	Mobility	Potts Sloan Beaty - Roadway, Path, Roundabout	GO Bonds NCDOT Grant Overage Fund	761,250 11,005,429 TBD						11,766,679
2	Mobility	Potts Sloan Beaty - Pedestrian Safety Enhancements	GO Bonds		200,000					200,000
3	Greenways	West Branch Nature Preserve Greenway (River Run to Summers Walk)	CIF GO Bonds	390,000	 1,627,500					2,017,500
4	Mobility	Intersection Improvements - North Main Street/Beaty Street	GO Bonds Grant-CRTPO		1,375,600 2,063,400					3,439,000
5	Mobility	Beaty Street Multi-Use Path	GO Bonds Meck County Grant-CRTPO	372,000	424,800 600,000 2,095,200					3,492,000
6	Greenways	West Branch Rocky River Greenway (Carolina Thread Trail Section)	GO Bonds Grant - CRTPO		135,069 250,843	552,203 1,025,520				1,963,635
7	Greenways	Davidson-Concord Sidepath (Westbranch to Davidson Place)	CIF Grant-CRTPO		167,319 272,995	179,574 292,990		718,170 1,177,785		2,808,833
8	Mobility	Intersection Improvements - Concord/Pine/Grey Roads	CIF GO Bonds			291,650 1,458,350				1,750,000

Sidewalks and Sidepaths

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
9	Mobility	Sidewalk Infill Modernization	GF	150,000	150,000	150,000				450,000
10	Mobility	Jetton Street Sidewalk (South side, portions of Davidson Gateway Drive to Potts Street)	CIF	100,000						100,000
		Five-Year Sidewalk Plan								
11	Mobility	Lorimer Road (East and West sides, Concord Road to Chairman Blake Lane)	CIF	170,000						170,000
12	Mobility	June Washam Road Sidewalk (East side, Kenmare to Ballard)	CIF		100,000	300,000				400,000
13	Mobility	Watson Street Sidewalk (West side, Griffith Street to Depot Street)	CIF			140,000	186,000			326,000
14	Mobility	Sidepath Connection to Seam Trail (portion of Bridges Farm Road, Davidson Pointe, NC Highway 115)	CIF					250,000		250,000
15	Mobility	Catawba Avenue Sidepath Connector (portion of Catawba, South Main to Potts Street)	CIF					100,000		100,000

Mobility

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
16	Transit	CATS Bus Stop Enhancements	CATS/CIF	50,000	50,000	50,000	50,000	50,000		250,000
17	Mobility	Intersection Improvements - Main Street/Griffith Street	CIF	200,000	200,000					400,000

Parks

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
18	Parks	Nature Preserve Park - Pier	Grant in FB Grant/CIF	70,000	 300,610					370,610
19	Parks	Armour Street Park - Pier	Grant in FB Grant/CIF	62,600		 323,725				386,325
20	Parks	Parham Park - Accessible Kayak Launch	Grant - Duke Bonds	300,000 250,000						550,000
21	Parks	T-Ball Fields at River Run Soccer Fields	CIF			500,000				500,000
22	Parks	Davidson Pointe Neighborhood Park	CIF	25,000	250,000					275,000

Greenways

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
23	Greenways	West Branch Rocky River Greenway - Bridge Section (East Rocky River Road)	CIF			300,000	1,700,000			2,000,000

Public Facilities

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
24	Public Facilities	New Fire Station #1	Financing			18,000,000				18,000,000
25	Public Facilities	Renovation of Public Works Facility:								
		Phase 1 Demolition	CIF	165,375						7,577,521
		Phases 2-5	TBD		1,740,618		1,666,101	2,157,447	1,847,980	
26	Public Facilities	Town Hall and Community Center Generator	Grant			100,000				100,000

Sustainability

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
27	Sustainability	Sustainability Projects for CAP Implementation	CIF	75,000	75,000	75,000	75,000	75,000		375,000

Annual Recurring Programs

	Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Future	Total
28	Mobility	Pedestrian Safety - (Flashing Beacons, Intersection Improvements, etc.)	CIF	300,000	300,000	300,000	300,000	300,000		1,500,000
29	Mobility	Street Resurfacing	GF	100,000	100,000	100,000	100,000	100,000		500,000
			Powell Bill	525,000	525,000	525,000	525,000	525,000		2,625,000
30	Public Facilities	Downtown Beautification	CIF	100,000	100,000	100,000	100,000	100,000		500,000

				2026	2027	2028	2029	2030	Future	Total
		Projected 5-Year Capital Expenditures		**15,171,654**	**13,103,954**	**24,764,012**	**4,702,101**	**5,553,402**	**1,847,980**	**65,143,103**

Potential Future Projects

	Category/ Department	Description	Funding Source	Future	Total
1	Mobility	North Main Street Sidewalk (East side, north to Ridge Road)	TBD	759,000	759,000
2	Mobility	Concord Road Sidewalk (North side, Grey Road to Downing Street)	TBD	600,000	600,000
3	Parks	Active Recreation Improvements at St. Albans Parks	TBD	400,000	400,000
4	Mobility	Griffith Street Sidewalk (North side, Beaty Street to Spinnaker Cove Drive)	CIF	725,000	725,000
5	Greenways	Grey Road Sidepath (South side, Wolfe Street to Abersham Park)	TBD	5,771,000	5,771,000
6	Affordable Housing	Affordable Housing Development - TBD	ARPA	2,100,000	2,100,000
7	Affordable Housing	Affordable Housing Development - TBD	AH Fund	1,000,000	1,000,000
8	Public Fac	Parking Deck (260 Spaces@$47K per)	TBD	12,200,000	12,200,000
9	Parks	Agricultural Corridor Conservation Easements	TBD	TBD	-
10	Greenways	Greenway Fisher Farm to McConnell Neighborhood	TBD	TBD	-
11	Mobility	Walnut Street to Vernon Drive Connector	TBD	TBD	-
12	Mobility	Eastway Drive to South Street Bike/Ped Connector	TBD	TBD	-
13	Mobility	Hillside Drive to Cathy St. Bike/Ped Connector	TBD	1,000,000	1,000,000
14	Parks	Mecklenburg County - Park Development @ East Rocky River	TBD	TBD	-
15	Parks	Bradford Regional Park Expansion	TBD	TBD	-
16	Parks	East Davidson Gathering Space	TBD	TBD	-
17	Mobility	Highway 73 Parallel Roadway - Gap Sections	TBD	TBD	-
Total					24,555,000

Sources Of Funds	2026	2027	2028	2029	2030	Future	TOTAL
Issued G.O. Bonds	622,000	-	-	-	-	-	622,000
G.O. Bonds to be issued in 2026	761,250	3,762,969	2,010,553	-	-	-	6,534,772
Community Investment Fund (CIF)	1,525,375	1,192,319	2,186,224	2,361,000	1,543,170		8,808,088
General Fund (GF)	250,000	250,000	250,000	100,000	100,000	-	950,000
Grants	11,438,029	5,583,048	1,742,235	-	1,177,785	-	19,941,097
Powell Bill	525,000	525,000	525,000	525,000	525,000	-	2,625,000
Financing	-	-	18,000,000	-	-	-	18,000,000
To Be Determined (TBD)	-	1,740,618	-	1,666,101	2,157,447	1,847,980	7,412,146
CATS	50,000	50,000	50,000	50,000	50,000	-	250,000
Total	15,171,654	13,103,954	24,764,012	4,702,101	5,553,402	1,847,980	65,143,103

G.O. Bond Orders Indicated As Follows:		Issued 2021	Issued 2023	Projected FY26	Allocated	Unallocated
2017 Mobility ($6 million)	**Yellow**	**530,000**	**1,250,000**	**4,220,000**	**6,000,000**	**-**
2017 Parks ($4 million)	**Green**	**3,440,000**	**520,000**		**3,960,000**	**40,000**
2017 Greenways ($5 million)	**Orange**	**175,000**	**2,145,000**	**2,314,772**	**4,634,772**	**365,228**
2019 Public Facilities ($14 million)	**Blue**	**12,780,000**	**1,220,000**		**14,000,000**	**-**

In Progress

1	Public Fac	251 South Street Historic Gymnasium Renovation	Meck ARPA GO Bonds FB	2,000,000
2	Mobility	Intersection Improvements - Davidson-Concord Road/Robert Walker Drive Roundabout	Bonds Grant-CRTPO	675,000 2,700,000
3	Mobility	West Branch Rocky River Greenway (Fisher Farm to Narrow Passage)	GO Bonds	1,815,000

CAPITAL EQUIPMENT SCHEDULE FY2026 – 2030

The Town has prepared vehicle replacement schedules for each department based on the useful life of each vehicle class. Based on those schedules, a five-year projection is developed to assist in the budget process.

FY 26-30 Capital Equipment Schedule

Category/ Department	Description	Funding Source	2026	2027	2028	2029	2030	Total
PD	Police Cars	GF	210,000	215,000	215,000	220,000	220,000	1,080,000
FD	Command Staff Vehicle	Grant		70,000	70,000			140,000
FD	Pumper Apparatus	Financing			1,800,000			1,800,000
PW	Work Truck	GF	85,000	60,000	95,000	250,000	60,000	550,000
PW	Mini Excavator	GF		90,000				90,000
Projected 5-year Capital Equipment			**295,000**	**435,000**	**2,180,000**	**470,000**	**280,000**	**3,660,000**

FEE SCHEDULE FY2026

The fee schedule below includes the various fees charged by the Town for defined services.
Fee changes are highlighted in yellow.

TOWN OF DAVIDSON FEE SCHEDULE FY2026 Effective July 1, 2025	
ADMINISTRATION	**Fee**
Cemetery Plot In-Town Resident	**$1,500.00**
Cemetery Plot Non-resident	**$3,000.00**
Columbarium Niches In-Town Resident	**$1,000.00**
Columbarium Niches Non-resident	**$2,000.00**
Filing Fee for Municipal Office (determined by MCBOE and adopted by Town Board)	**$5.00 Comm./ $10.00 Mayor**
Returned Check Charge	**$ 30.00**
ECONOMIC DEVELOPMENT	**Fee**
Christmas in Davidson - For-profit vendor	**$250.00**
Christmas in Davidson - Non-profit vendor	**$100.00**
Event sponsorships for all events:	
Level I sponsorship	**$2,500.00**
Level II sponsorship	**$1,500.00**
Level III sponsorship	**$1,000.00**
Level IV sponsorship	**$500.00**
Level V sponsorship	**$250.00**
Vendor fees vary by event	**$50.00 - $250.00**
Street Vendor Application - annual fee	**$150.00**
Business Registration - one-time fee	**$40.00**
Film Production Permit - fee (one-day)	**$150.00**
- each additional day	**$300.00**
PARKS AND RECREATION	**Fee**
Fees for Special Events at the following locations: Village Green, McEver Fields, Roosevelt Wilson, Fisher Farm, Town maintained roads, Town parking lots, and other Town owned facilities.	
Event application, required for all	**$20.00**
Alcohol Permit Processing Fee (Charged per hour of staff time)	**$25.00 Per Hour**
Event Administration Fee (Charged per hour of staff time)	**$25.00 Per Hour**
Mowing for Special Event	**Cost of Mowing**
Robocall (For street closure notification)	**$75.00**
Road race route review - Review for routes not currently approved	**$500.00**

Trash Receptacles - Per site		**$25.00**
Trash Receptacles - Fisher Farm		**$50.00**
Trash Receptacles - Per receptacle		**$7.50**
Traffic Barrels/Barriers/Cones - Per Site		**$50.00**
Dependent upon impact to grounds and required Town staff involvement		
Meeting room use at Parks & Rec facilities - Regular business hours (Non-profit - No Charge)		**$20.00 Per Day**
Meeting room use at Parks & Rec facilities - After regular business hours		**$25.00 Per Day**
	Cost of employee after regular business hours	**$15.00 Per Hour**
Primitive Overnight Camping at Fisher Farm (No trailers or recreational vehicles)		**$5.00 Per Tent**
Rental of Kayak/Canoe Space at Nature Preserve/Parham Park		
	Resident	**$150.00 Per Year**
	Non-resident	**$200.00 Per Year**
Shelters *(3-hour minimum required)* *Weekend rates apply from Friday through Sunday and Town observed holidays.*		
Beaty Park Shelter 1 or 2	Resident	**$30.00 Per Hour**
Beaty Park Shelter 1 or 2	Non-Resident	**$60.00 Per Hour**
Beaty Park Shelter 1 or 2	Resident (Weekend)	**$40.00 Per Hour**
Beaty Park Shelter 1 or 2	Non-Resident (Weekend)	**$80.00 Per Hour**
Bradford Park Shelter	Resident	**$15.00 Per Hour**
Bradford Park Shelter	Non-Resident	**$30.00 Per Hour**
Bradford Park Shelter	Resident (Weekend)	**$20.00 Per Hour**
Bradford Park Shelter	Non-Resident Weekend	**$40.00 Per Hour**
Plum Creek Shelter 1 or 2	Resident	**$20.00 Per Hour**
Plum Creek Shelter 1 or 2	Non-Resident	**$40.00 Per Hour**
Plum Creek Shelter 1 or 2	Resident (Weekend)	**$27.00 Per Hour**
Plum Creek Shelter 1 or 2	Non-Resident (Weekend)	**$53.00 Per Hour**
Roosevelt Wilson Shelter	Resident	**$20.00 Per Hour**
Roosevelt Wilson Shelter	Non-Resident	**$40.00 Per Hour**
Roosevelt Wilson Shelter	Resident (Weekend)	**$27.00 Per Hour**
Roosevelt Wilson Shelter	Non-Resident (Weekend)	**$53.00 Per Hour**
Athletic Field use		
Field Use Practice (resident)		**$10.00 Per Hour**
Field Use Practice (non-resident)		**$20.00 Per Hour**
Field Use Game (resident)		**$25.00 Per Hour**
Field Use Game (non-resident)		**$50.00 Per Hour**
Light Usage Add-on (resident)		**$15.00 Per Hour**
Light Usage Add-on (non-resident)		**$25.00 Per Hour**
Town Hall and Community Center Facility Rental Fees *Weekend rates apply from Friday through Sunday and Town observed holidays.*		
Safety Deposit (If required)		**$100.00**
Lower Level	Resident/Non-Profit	**$50.00 Per Hour**
Lower Level	Non-Resident/Business	**$100.00 Per Hour**
Lower Level	Resident/Non-Profit (Weekend)	**$65.00 Per Hour**

Lower Level	Non-Resident/Business (Weekend)	**$130.00 Per Hour**
Auditorium	Resident/Non-Profit	**$175.00 Per Hour**
Auditorium	Non-Resident/Business	**$350.00 Per Hour**
Auditorium	Resident/Non-Profit (Weekend)	**$225.00 Per Hour**
Auditorium	Non-Resident/Business (Weekend)	**$450.00 Per Hour**
Classroom 106	Resident/Non-Profit	**$25.00 Per Hour**
Classroom 106	Non-Resident/Business	**$50.00 Per Hour**
Classroom 106	Resident/Non-Profit (Weekend)	**$35.00 Per Hour**
Classroom 106	Non-Resident/Business (Weekend)	**$65.00 Per Hour**
Room 120	Resident/Non-Profit	**$50.00 Per Hour**
Room 120	Non-Resident/Business	**$100.00 Per Hour**
Room 120	Resident/Non-Profit (Weekend)	**$65.00 Per Hour**
Room 120	Non-Resident/Business (Weekend)	**$130.00 Per Hour**
Room 220/222	Resident/Non-Profit	**$35.00 Per Hour**
Room 220/222	Non-Resident/Business	**$70.00 Per Hour**
Room 220/222	Resident/Non-Profit (Weekend)	**$45.00 Per Hour**
Room 220/222	Non-Resident/Business (Weekend)	**$90.00 Per Hour**
Overtime Use Fee		**$25.00 per 30min**
Safety Deposit (If Required)		**$100.00**
PLANNING		**Fee**
Permits - residential		
Detached (Single-family)		**$75.00**
Accessory structure, addition, or alteration		**$50.00**
Attached (multi-family per dwelling unit)		**$100.00**
Site/building foundation		**$50.00**
Permits - non-residential		
Minor (less than 5,000 sq. ft.)		**$175.00**
Major (5,000 square feet or greater)		**$350.00**
Site/building foundation		**$50.00**
Accessory structure, addition, or alteration (less than 5,000 sq ft)		**$150.00**
Accessory structure, addition, or alteration (5,000 sq ft or greater)		**$250.00**
Permits - other		
Sign permit per sign (fee waived if submitted with an approved Certificate of Appropriateness)		**$75.00**
Sign package permit		**$200.00**
Zoning use permit		**$50.00**
Demolition permit		**$75.00**
Demolition permit (Contributing Structure to National Register District)		**$500.00**
Temporary use permit		**$100.00**

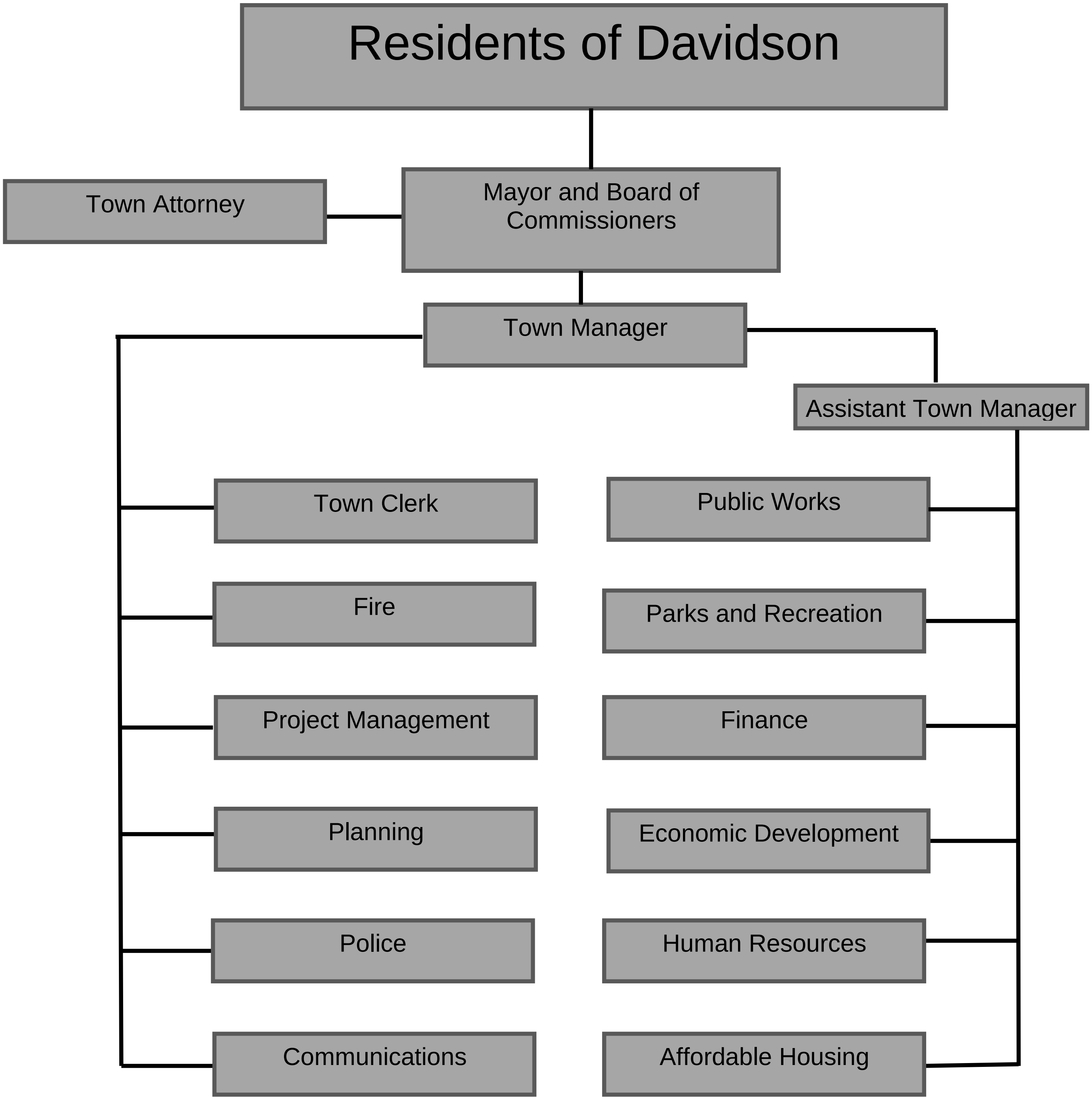
Temporary use permit - construction trailer/sales office/tent	**$40.00**
Plan review	
Minor Subdivision	**$750.00**
Master plan	**$2,000.00**
Conditional master plan (plus costs)	**$2,000.00**
Individual building	**$1000.00**
Conditional planning area single family residential on an individual lot (plus costs)	**$750.00**
Master plan or conditional amendment not substantial (as defined by Planning Ordinance) (plus costs)	**$400.00**
Master plan or conditional amendment substantial (as defined by Planning Ordinance) (plus costs)	**$1000.00**
Erosion Control Plans (ESC) - Residential Lot	**$75.00**
Erosion Control Plans (ESC) - Commercial Lot	**$150.00**
As-Built Plans	**$50.00**
Revisions To Approved Plans (RTAP) Each additional RTAP will increase by $500 cumulatively.	**$500.00**
Plat Review	
Exempt subdivision	**$500.00**
Expedited Subdivision	**$500.00**
Construction Documents	**$2,000.00**
Final plat	**$500.00**
Site plan review	**$500.00**
Plat amendment/Recombination	**$200.00**
Plat amendment/Master Plan	**$300.00**
Application to boards and commissions	
Design Review Board	**$500.00**
Design Review sign package within a traditional neighborhood development or historic district	**$300.00**
Design Review Board consent item, minor alteration, addition, or residential accessory structures	**$100.00**
Certificate of Appropriateness in an historic district, including sign or vendor cart	
Sign	**$65.00**
Residential	**$75.00**
Commercial - Minor	**$100.00**
Commercial - Major	**$500.00**
Board of Adjustments variance	**$500.00**
Board of Adjustments appeal	**$1,000.00**
Other	

Required parking space: Payment-in-Lieu for each space in the Village Parking Overlay District (per DPO Section 2.3.3 & 8.3.3)	**$3,000.00**
Required Sidewalk: Payment -in-lieu for each linear foot	**$50.00**
Required multi-use path: Payment-in-lieu for each linear foot of a property's frontage in Scenic Byway Overlay District (per DPO Section 2.3.10) Fee will be verified by Town Project Manager.	**20% of construction cost**
Required open space: Payment-in-lieu for each acre in Rural Planning Area (per DPO Section 2.2.15.D)	
Tier 1: Acreage Balance Owed: First 10 Acres	**$68,449.10**
Tier 2: Acreage Balance Owed: Next 40 Acres	**$59,440.23**
Tier 3: Acreage Balance Owed: Next 50 Acres	**$47,999.04**
Tier 4: Acreage Balance Owed: Over 100 Acres	**$39,027.23**
Tree Planting/Preservation: Payment-in-lieu for each square foot (DPO Sections 9.3.1 and 9.3.2)	**$6.00**
Zoning verification	**$75.00**
Text or map amendment	**$500.00**
Vested rights	**$300.00**
Any permit, application, or submittal after the fact	**Double the fee**
Annexations	**$150.00**
Small Cell Wireless Facilities	
Technical Fee, Per Application	**$600.00**
Per Facility Fee	**$100.00**
Affordable Housing (Per Unit)	
Payment in Lieu - developments approved 2001 - June 2007	**$26,550.00**
Payment in Lieu - developments approved June 2007 - 2008	**$30,475.00**
Payment in Lieu - developments approved 2008 - May 26, 2015	**$34,700.00**
Payment in Lieu - developments approved May 27, 2015 - August 27, 2019	**$26,550.00**
Payment in Lieu - developments approved August 28, 2019 - June 30, 2021	**$35,260.00**
Payment in Lieu - developments approved after June 30, 2021	**$40,840.00**
Payment in Lieu - developments approved after June 30, 2023	**$50,625.00**
POLICE	**Fee**
Abandoned vehicle removal	**Cost of towing and storage**
Animal license (citizens over 60 years of age are exempt from the fee)	**$10.00**
Parking Ticket	**$30.00**
Parking Ticket Convenience Fee (Applicable to all Parking Tickets)	**$3.00**
Parking Ticket Late Fee (Charged to all tickets not paid within 30 days)	**$30.00**

Alarm registration		**No Fee**
False alarm incident schedule:		
	1 & 2 false alarms	**No Fee**
	3, 4 & 5 false alarms	**$50 each**
	6 & 7 false alarms	**$100 each**
	8 & 9 false alarms	**$250 each**
	10 + false alarms	**$500 each**
Privilege tax for motor vehicles		**$20.00**
Taxicab Permit per Taxicab		**$50.00**
Fingerprinting		**$10.00**
Use of Police Cruiser when Off Duty Police Officers are used for events		**$10.00 / Hour**
Peddler's & Hawker's Application Fee		**$25.00 / Day**
Police records request		**See reproduction costs**
FIRE DEPARTMENT		**Fee**
Use of apparatus for events, if requested by applicant:		
	Truck, Fire, Pumper	**$119.39/hour**
	Truck, Fire, Tanker	**$148.07/hour**
	Truck, Fire, Aerial Ladder	**$220.55/hour**
	Command Vehicle	**$122.47/hour**
	ATV and Trailer	**$21.87/hour**
	Boat	**$20.51/hour**
PUBLIC WORKS		**Fee**
Set-up Traffic Barrels/Barriers/Cones - Per Site		**$50.00**
Abatement of public health nuisances		**cost of removal**
Storm Water Fee (below fees are billed semi-annually) *		
	Tier I: Up to 1,999 square feet of impervious surface.	**$21.06 Per Year**
	Tier II: 2,000 to 2,999 square feet of impervious surface.	**$31.32 Per Year**
	Tier III: 3,000 to 4,999 square feet of impervious surface.	**$44.46 Per Year**
	Tier IV: 5,000 or more square feet of impervious surface.	**$87.84 Per Year**
Commercial (per impervious acre) - billed monthly		**$522.00 Per Year**
**Tier: Single-family homes are in 1 of 4 billing tiers based on the property's total amount of impervious surface.*		
REPRODUCTION COST		**Fee**

8 1/2" x 11" (Black & White) per page	**$0.25**
8 1/2" x 11" (Color) per page	**$0.50**
11" x 17" (Black & White) per page	**$0.75**
11" x 17" (Color) per page	**$1.00**
18" x 24" (Black & White) per page	**$2.00**
18" x 24" (Color) per page	**$10.00**
24" x 36" (Black & White) per page	**$5.00**
24" x 36" (Color) per page	**$15.00**
36" x 48" (Black & White) per page	**$10.00**
36" x 48" (Color) per page	**$20.00**
CD or Electronic Media	**$10.00**
Planning Ordinance	**$75.00**

APPENDIX A – ORGANIZATIONAL CHART



APPENDIX B – FINANCE POLICY

Fiscal Policy Guidelines – Objectives

This fiscal policy is a statement of the guidelines and goals that influence and guide the financial management practice of the Town of Davidson, North Carolina. A fiscal policy that is adopted, adhered to, and regularly reviewed is recognized as the cornerstone of sound financial management. Effective fiscal policy:

- Promotes long-term financial stability by establishing clear and consistent guidelines,
- Preserves the Town's ability to meet future needs while giving Town leaders a framework for balancing increased service demands and financial position,
- Promotes linking long-range financial planning with day-to-day operations,
- Provides the Board of Commissioners, citizens, and management a framework for measuring the fiscal impact of government services against established fiscal parameters and guidelines.
- The Town Manager will report to the Board as to the compliance/performance of the Town regarding this policy, at least annually, concurrent with the presentation of the budget, CIP, or audit report, as is appropriate.

To meet these objectives, the following fiscal policy statements are presented.

BUDGET DEVELOPMENT POLICIES

1. Each year the Town will develop the operating budget in conjunction with strategic goals established at annual Board retreats as well as stated programs of performance objectives and measures to gauge progress toward meeting those objectives.
2. The Town Manager serves as the budget officer.
3. One-time or special revenues will not be used to finance personnel and operating costs. Use of one-time revenues is appropriate for capital outlay, debt retirement, contribution to capital reserve or capital projects and other non-recurring expenses.
4. The Town should ensure adequate funding of critical services before funding new or enhanced services.
5. Needed improvements in public safety and Town employee working conditions will be assessed during the budget process and reported to the Board.
6. To tie costs to specific services, departments shall submit budgets for each of their program areas. The Town shall adopt budgets at the department level.
7. Departments shall not include contingency funds in their respective budgets. The Town shall include a general contingency in its annual budget not to exceed five percent of the annual budget.
8. Stormwater rates will be established at the appropriate level to enable the related fund to be self-supporting.
9. The Board of Commissioners will receive a financial summary each month showing the original budget, year-to-date revenues and expenditures and comparisons to the budget as amended.

CAPITAL IMPROVEMENT PLAN POLICIES

1. The Town will prioritize all capital improvements in accordance with an adopted capital improvement plan.
2. The Town will develop a five-year plan for capital improvements and review and update annually.
3. The capital improvement plan should be tied to the Town's Comprehensive Plan and Board approved planning documents to ensure that capital items requested meet the future growth needs for the Town.
4. The Town will coordinate development of the capital improvement program concurrent with the development of the operating budget.
5. The operating impact of each project shall be identified and incorporated into the annual operating budget.
6. The primary funding sources for the Capital Improvement Plan will be the Community Investment Fund (CIF), Fund Balance, allocations in the budget ordinance, voter approved G.O. Bond issuance, installment financing and grants.
7. The Board will determine the amount of fund balance to be allocated to the CIF during the budget development process each year.
8. A separate capital project ordinance may be submitted to the Board of Commissioners for approval for all capital improvements which span more than one fiscal year or cost $100,000 or more.
9. The Town will maintain all its assets at a level adequate to protect the Town's capital investment and to minimize future maintenance and replacement costs.
10. The Town will attempt to determine the least costly and most flexible financing method for all new projects.

FUND BALANCE POLICY

1. The recurring operational expenses of the Town will be funded through recurring revenue sources.
2. Available Fund Balance in the General Fund will mean funds that remain available for appropriation by the Board of Commissioners after all commitments for future expenditures, required reserves defined by State Statutes, and previous designations of restricted or assigned have been calculated.
3. The Available Fund Balance target percentage should never fall lower than 50% of LGC population group average available fund balance percentage.
4. Stabilization Threshold will mean unassigned fund balance which is available at year end to meet emergency obligations, avoid interruptions in cash flow in the following fiscal year, eliminate need for short-term borrowing, increase potential for investment income and enhance the Town's credit rating to be able to borrow at the lowest possible interest rate.
5. The Stabilization Threshold at the close of each fiscal year shall be calculated as follows: 25% of budgeted operating expenditures for the following year's budget (does not include debt service)
   Plus: Debt Service to be paid in the first quarter of the following year
   Plus:10% of all General Fund expenditures in the next fiscal year
6. At the same time as the approval of the annual audit report, the Town Manager will provide the Board with a summary of the Available Fund Balance and the Stabilization Threshold status.
7. Fund balance may be used as appropriate under sound management practices.

8. If funds are available over and beyond the targeted amount, those funds may be transferred to capital reserve funds or capital project funds at the Board of Commissioners discretion.

CASH MANAGEMENT AND INVESTMENT POLICIES

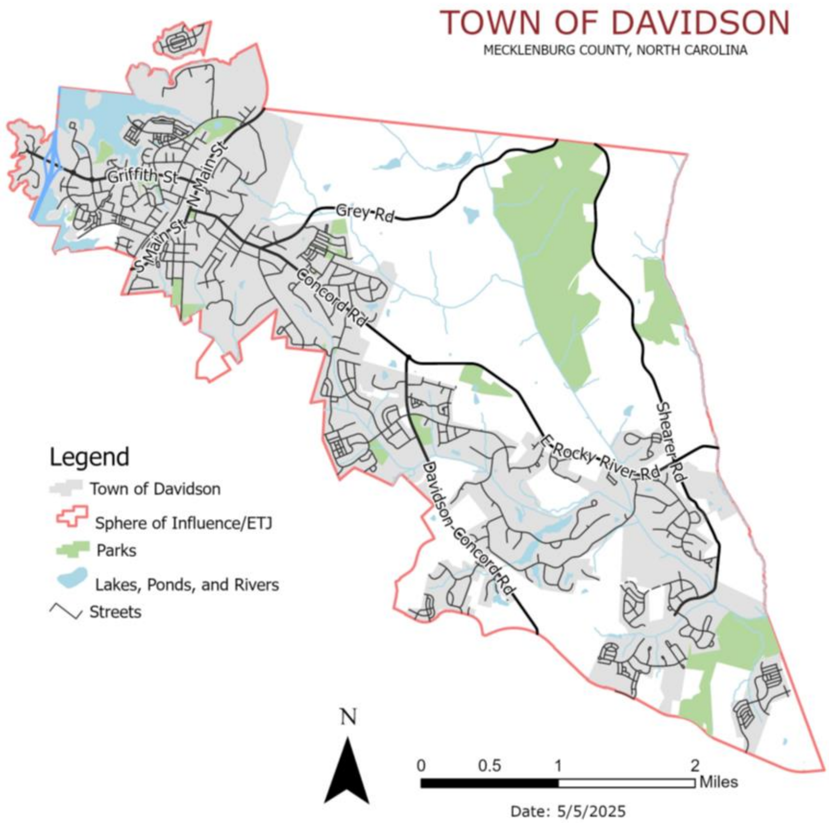
1. The Town shall effectively manage its cash resources to maximize interest earnings and minimize loss of revenue.
2. It is the intent of the Town that public funds be invested to the extent possible to reduce the need for property tax revenues. Funds will be invested with the chief objectives of safety of principal, liquidity, and yield, in that order. The Town will conform to all state and local statutes governing the investment of public funds.
3. The Town will use a central depository to maximize the availability and mobility of cash for all funds that can be legally and practically combined.
4. Departments shall deposit receipts daily as required by law. Departments are responsible for ensuring the security of cash receipts.
5. The Town's objective is to retain funds for investments for the longest period possible. Disbursements will be made on the contractually agreed date unless earlier payments provide a greater economic benefit to the Town. For Town checks, two signatures will be required.
6. The Town Board will approve all Official Depositories, per NCGS 150. Currently, Wells Fargo Bank, Branch Bank and Trust Company, and North Carolina Capital Management Trust (NCCMT) are approved as depositories.
7. The NCCMT Money Market Fund and Term Fund are specifically approved for municipal investment under NCGS 159-30(c), the Town Board approves the use of both these investment vehicles.

DEBT POLICIES

1. The Town will confine long-term borrowing to capital improvement or projects that cannot be financed from current revenues except where approved justification is provided.
2. The Town will utilize a balanced approach to capital funding utilizing debt financing, draws on capital reserves and/or fund balances more than policy targets, and current year (pay-as-you-go) appropriations.
3. The term of the debt service payments shall not exceed the expected useful life of the asset purchased through debt.
4. The Town is subject to the North Carolina General Statutes which limit the amount of net bonded debt (exclusive of revenue and special assessment bonds) the Town may have outstanding to 8 percent of the assessed value of property subject to taxation. It is the policy of the Town that this net bonded debt will not exceed 4 percent of the assessed valuation of taxable property of the Town.
5. Total debt service on tax-supported General Obligation Bond debt of the Town will not exceed 15% of total general fund operating revenues.
6. Where feasible, the Town will explore the use of special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.
7. Where feasible, the Town will limit the amount of debt issued within the respective calendar year to remain bank-qualified per IRS guidelines.

APPENDIX C – COMMUNITY INFORMATION

The Town of Davidson's history began in 1837 when Davidson College opened its doors to students. The Town was incorporated as "Davidson College" in 1879 but became "Davidson" in 1891. Davidson is the northernmost municipality in Mecklenburg County and extends into Iredell County. To the west, the Town touches Lake Norman, the largest manmade lake in North Carolina. The Town's land area is 6.8 square miles and the Extra Territorial Jurisdiction (ETJ), which is available for future Town expansion, covers 7.2 square miles. The Town's population as of July 2023, is 15,816.



The voting citizens of Davidson elect a mayor and five at-large Board of Commissioners every two years. In 2023, voters approved term length changes for the Board of Commissioners, establishing staggered four-year terms beginning with the municipal election in 2025. The Mayor acts as the chairperson of all Board meetings. The Board of Commissioners are responsible for, among other things, passing ordinances/resolutions, adopting the budget, and hiring both the Town's Manager and Attorney. The Town Manager is responsible for carrying out the policies and ordinances of the Board, for overseeing the day-to-day operations of the Town, and for appointing the heads of the various departments.

The Town provides a broad range of services to residents; these include police and fire protection, solid waste collection, street and sidewalk maintenance, storm water maintenance, planning and zoning, community and economic development, parks and recreation, and general administrative services.

The Board of Commissioners is required to adopt a budget before July 1st of each year. The Town's budget ordinance creates a legal limit on spending authorizations and serves as the foundation for Davidson's financial planning and control. The budget is prepared by fund and department. The Town manager is authorized by the budget ordinance to make certain limited transfers within funds to facilitate budget execution.

LOCAL ECONOMY

Over the last decade, the Town has experienced steady economy and population growth. The population has grown about 40% since the 2010 census. Although the residential/commercial property split is significantly weighted to residential at 89%/11%, the major commercial nodes have seen significant growth. Office space and retail capacity in Davidson consistently remains above 95% occupancy. The Mecklenburg County unemployment rate for March 2025 was 3.7% according to the US Bureau of Labor and Statistics; over 8,000 people work in the Town of Davidson and many more adapted to work at home policies caused by the pandemic. A new commercial project is under construction with two more scheduled to begin next year and a significant commercial center has undergone renovations which will increase Davidson's commercial tax base and shows a strong desire for businesses to locate in Town.

Davidson's corporate businesses are adjusting to a hybrid model of employees working from home and the office. Davidson is ideally suited for this work style as many people live in Town and find informal co-working opportunities in many public places around Town. Davidson's tax base is fairly diversified with over 300 independent businesses. Many of these business owners live in Town which increases their investment in Davidson and promotes community support.

Davidson's retailers and restaurants have reported year over year growth due to increased activity and events in Town. Some have expressed uncertainty about the effect of tariffs on the goods that they purchase and how that will affect their sales. Others feel that they are insulated from tariffs as they buy local goods and support local vendors and artists. Davidson businesses are resilient and creative as shown by their ability to weather the pandemic better than most. The community's support of local businesses is strong and helps owners to have confidence in their ability to succeed in a variety of economic conditions.

Davidson College has been the anchor of the Town of Davidson since the incorporation of the Town in 1879. The college brings thousands of visitors to the Town for numerous academic and athletic events annually. Recently, there has been considerable discussion of the desirability of small college Towns for retirees due to the overall quality of life which surrounds a college campus. The Pines, a continuing care retirement community located on 140 acres off Pine Road, continues to expand and thrive. Additionally, 2017 saw the opening of Williams Place, a senior independent living facility on Lake Davidson.

Davidson looks to continue as a highly desirable location for residents, businesses, retirees, and students.

APPENDIX D - STATISTICAL DATA CONTENTS

Net Position by Component
Last Ten Fiscal Year

	2015	2016	2017	2018	2019
Governmental activities					
Net Investment in capital assets	$ 12,799,068	$ 13,950,411	$ 15,084,273	$ 15,612,627	$ 16,949,275
Restricted	$ 1,329,582	$ 1,584,840	$ 2,994,101	$ 2,184,567	$ 1,718,028
Unrestricted	$ 5,916,759	$ 6,752,743	$ 5,608,249	$ 8,171,236	$ 10,137,178
Total governmental activities net position	$ 20,045,409	$ 22,287,994	$ 23,686,623	$ 25,968,430	$ 28,804,481
Business-type activities					
Net Investment in capital assets	$ -	$ -	$ -	$ -	$ -
Restricted	$ -	$ -	$ -	$ -	$ -
Unrestricted	$ 181,293	$ 281,409	$ 386,585	$ 653,283	$ 496,665
Total business-type activities net position	$ 181,293	$ 281,409	$ 386,585	$ 653,283	$ 496,665
Primary Government					
Net Investment in capital assets	$ 12,799,068	$ 13,950,411	$ 15,084,273	$ 15,612,627	$ 16,949,275
Restricted	$ 1,329,582	$ 1,584,840	$ 2,994,101	$ 2,184,567	$ 1,718,028
Unrestricted	$ 6,098,052	$ 7,034,152	$ 5,994,834	$ 8,824,519	$ 10,633,843
Total primary govt. activities net position	$ 20,226,702	$ 22,569,403	$ 24,073,208	$ 26,621,713	$ 29,301,146

	2020	2021	2022	2023	2024
Governmental activities					
Net Investment in capital assets	$ 18,132,948	$ 20,177,652	$ 27,650,942	$ 37,471,366	$ 43,545,839
Restricted	$ 2,632,104	$ 1,730,132	$ 3,598,667	$ 2,173,968	$ 2,140,482
Unrestricted	$ 10,945,774	$ 12,339,372	$ 4,939,774	$ 3,629,325	$ 1,422,000
Total governmental activities net position	$ 31,710,826	$ 34,247,156	$ 36,189,383	$ 43,274,659	$ 47,108,321
Business-type activities					
Net Investment in capital assets	$ -	$ -	$ -	$ -	$ -
Restricted	$ -	$ -	$ -	$ -	$ -
Unrestricted	$ 352,002	$ 305,571	$ 348,546	$ 394,197	$ 506,534
Total business-type activities net position	$ 352,002	$ 305,571	$ 348,546	$ 394,197	$ 506,534
Primary Government					
Net Investment in capital assets	$ 18,132,948	$ 20,177,652	$ 27,650,942	$ 37,471,366	$ 43,545,839
Restricted	$ 2,632,104	$ 1,730,132	$ 3,598,667	$ 2,173,968	$ 2,140,482
Unrestricted	$ 11,297,776	$ 12,644,942	$ 5,288,320	$ 4,023,522	$ 1,928,534
Total primary govt. activities net position	$ 32,062,828	$ 34,552,726	$ 36,537,929	$ 43,668,856	$ 47,614,855

Fund Balance of Governmental Funds

Last Ten Fiscal Years

	2014	2015	2016	2017	2018	2019
General Fund						
Restricted						
Stabilization by state statue	$ 647,167	$ 903,648	$ 1,083,735	$ 956,390	$ 2,053,421	$ 1,353,821
Streets-Powell bill	215,082	425,934	501,105	813,076	31,924	364,207
Committed						
Specified purposes (Note V)		-	-	-	130,628	353,428
Community Parks Reserve Funds	420,760	420,760	420,760	399,625	-	-
Adequate public facilities	18,511					
Unspendable						
Prepaid expenses	-	25,190	24,152	24,560	13,270	11,797
Assigned						
Subsequent year's expenditures	-	21,929	-	-	14,100	144,450
Law enforcement separation allowance	251,623	251,882	253,372	-	-	-
Community Investment Fund (CIF)						
General Obligation Bond Debt Service						
Unassigned	4,602,793	5,819,821	6,581,424	7,352,238	7,016,295	7,835,772
Total General Fund	$ 6,155,936	$ 7,869,164	$ 8,864,548	$ 9,545,889	$ 9,259,638	$ 10,063,475
All other governmental funds:						
MI Connection Capital Project Fund						
Restricted						
Stabilization by state statue	-					
Streets-Powell bill	-					
Committed						
Community Parks Reserve Funds	-					
Special projects	600,000	900,000	1,000,000	1,000,000	1,000,000	1,000,000
Unspendable	-					
Prepaid expenses	-					
Assigned						
Subsequent year's expenditures	-					
Law enforcement separation allowance	-					
Unassigned						
Affordable Housing Special Revenue Fund						
Restricted						
Stabilization by state statue		-	-	-	-	-
Streets-Powell bill						
Committed						
Community Parks Reserve Funds						
Special projects		-	-	-	-	-
Unspendable						
Prepaid expenses						
Assigned						
Subsequent year's expenditures		-	-	-	-	-
Law enforcement separation allowance						
Unassigned						

	2014	2015	2016	2017	2018	2019
2021 GO Bond Issuance Fund						
Restricted						
Stabilization by state statue						
Streets-Powell bill						
Future GO Bond Projects		-	-	-	-	-
Committed						
Community Parks Reserve Funds						
Special projects						
2023 GO Bond Issuance Fund						
Restricted						
Stabilization by state statue						
Streets-Powell bill						
Future GO Bond Projects		-	-	-	-	-
Committed						
Community Parks Reserve Funds						
Special projects						
Capital Project Fund Revenue Replacement						
Special projects		-	-	-	-	-
Unspendable						
Prepaid expenses						
Assigned						
Subsequent year's expenditures						
Law enforcement separation allowance						
Unassigned						
NC Directed Grant						
Special projects		-	-	-	-	-
Unspendable						
Prepaid expenses						
Assigned						
Subsequent year's expenditures						
Law enforcement separation allowance						
Unassigned						
Non-Major Funds						
Restricted						
Stabilization by state statue	-	-	-	-	-	-
Streets-Powell bill	-					
Construction of fire station		-	-	1,224,635	99,222	-
Committed						
Community Parks Reserve Funds	-					
Special projects	837,334	726,935	733,598	704,646	2,557,497	3,442,564
Unspendable	-					
Prepaid expenses	-					
Assigned						
Subsequent year's expenditures	-					
Law enforcement separation allowance	-					
Unassigned	-					
Total all other governmental funds	$ 1,437,334	$ 1,626,935	$ 1,733,598	$ 2,929,281	$ 3,656,719	$ 4,442,564

	2020	2021	2022	2023	2024
General Fund					
Restricted					
Stabilization by state statue	$ 1,907,826	$ 1,945,073	$ 1,357,144	$ 1,410,373	$ 1,427,597
Streets-Powell bill	413,004	141,585	270,303	298,095	369,573
Committed					
Specified purposes (Note V)	358,266	733,921	711,192	690,151	955,942
Community Parks Reserve Funds	-	-	-	-	-
Adequate public facilities					
Unspendable					
Prepaid expenses	63,630	6,414	-	3,000	3,000
Assigned					
Subsequent year's expenditures	71,000	-	200,000	215,400	27,608
Law enforcement separation allowance	-	-	-	-	-
Community Investment Fund (CIF)		786,483	1,427,143	1,659,370	2,148,484
General Obligation Bond Debt Service		2,178,862	1,785,307	3,136,979	2,421,779
Unassigned	7,709,320	7,474,459	7,785,056	10,321,185	10,094,638
Total General Fund	$ 10,523,046	$ 13,266,797	$ 13,536,145	$ 17,734,553	$ 17,448,621
All other governmental funds:					
MI Connection Capital Project Fund					
Restricted					
Stabilization by state statue					
Streets-Powell bill					
Committed					
Community Parks Reserve Funds					
Special projects	2,033,724	2,597,597	2,911,757	-	-
Unspendable					
Prepaid expenses					
Assigned					
Subsequent year's expenditures					
Law enforcement separation allowance					
Unassigned					
Affordable Housing Special Revenue Fund					
Restricted					
Stabilization by state statue	117,400	-	-	-	
Streets-Powell bill					
Committed					
Community Parks Reserve Funds					
Special projects	608,054	809,342	751,930	678,493	1,496,352
Unspendable					
Prepaid expenses					
Assigned					
Subsequent year's expenditures	-	185,000	-	-	
Law enforcement separation allowance					
Unassigned					

	2020	2021	2022	2023	2024
2021 GO Bond Issuance Fund					
Restricted					
Stabilization by state statue					
Streets-Powell bill					
Future GO Bond Projects	-	17,422,480	10,471,122	2,026,437	739,783
Committed					
Community Parks Reserve Funds					
Special projects					
2023 GO Bond Issuance Fund					
Restricted					
Stabilization by state statue					
Streets-Powell bill					
Future GO Bond Projects	-	-	-	-	4,252,788
Committed					
Community Parks Reserve Funds					
Special projects					
Capital Project Fund Revenue Replacement					
Special projects	-	-	-	3,950,250	3,018,927
Unspendable					
Prepaid expenses					
Assigned					
Subsequent year's expenditures					
Law enforcement separation allowance					
Unassigned					
NC Directed Grant					
Special projects	-	-	-	-	495,328
Unspendable					
Prepaid expenses					
Assigned					
Subsequent year's expenditures					
Law enforcement separation allowance					
Unassigned					
Non-Major Funds					
Restricted					
Stabilization by state statue	193,874	-	-	-	
Streets-Powell bill					
Construction of fire station	-	-	-	-	
Committed					
Community Parks Reserve Funds					
Special projects	1,458,958	624,233	817,946	1,158,076	612,771
Unspendable					
Prepaid expenses					
Assigned					
Subsequent year's expenditures					
Law enforcement separation allowance					
Unassigned					
Total all other governmental funds	$ 4,412,010	$ 21,638,652	$ 14,952,755	$ 7,813,256	$ 10,615,949

Changes in Fund Balance of Governmental Funds

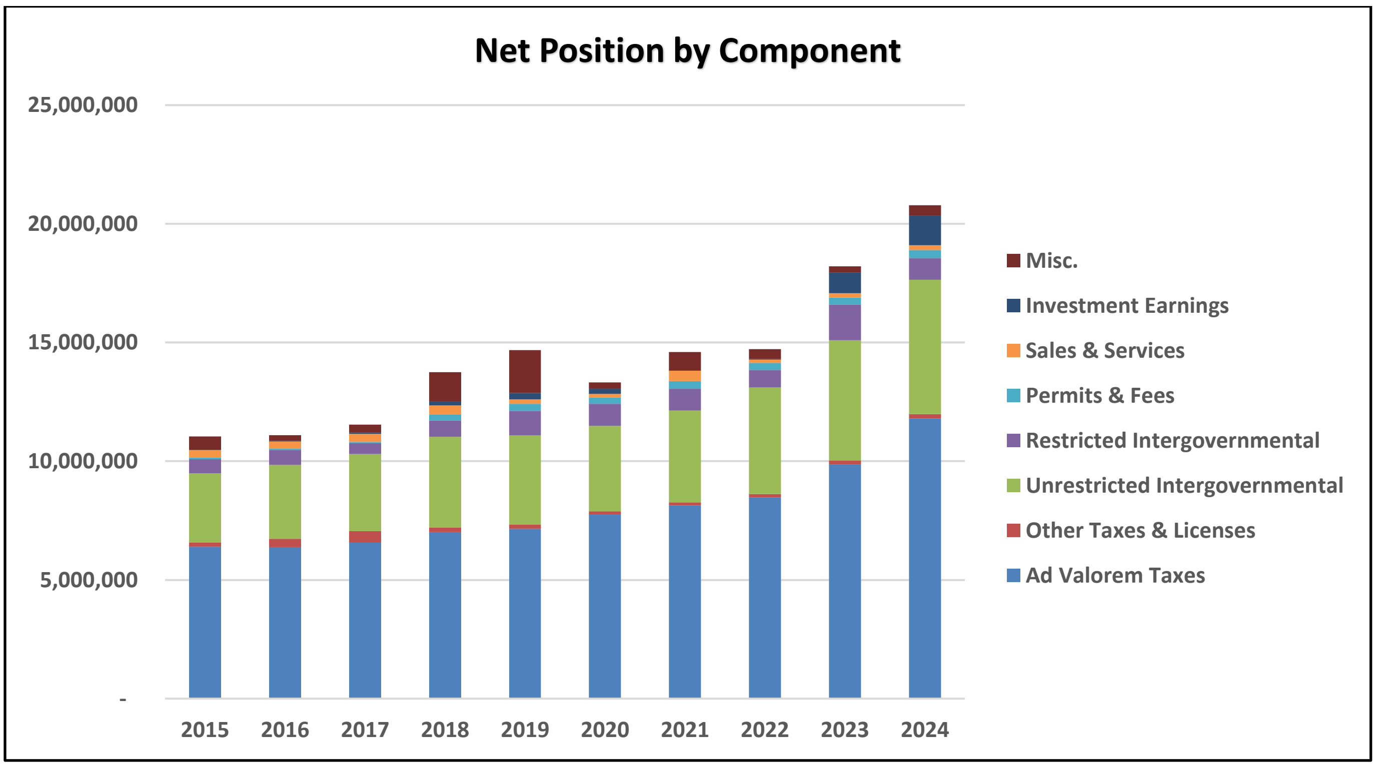
Last Ten Fiscal Years

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Ad valorem taxes	$ 6,392,264	$ 6,385,770	$ 6,577,416	$ 7,017,530	$ 7,148,394	$ 7,767,684	$ 8,133,272	$ 8,475,870	$ 9,859,208	$ 11,803,493
Other taxes and licenses	183,042	350,818	472,853	192,135	196,892	118,581	132,129	146,186	180,644	186,382
Unrestricted intergovernmental	2,920,460	3,108,372	3,252,767	3,822,826	3,743,811	3,603,768	3,865,153	4,484,919	5,061,208	5,651,461
Restricted intergovernmental	592,992	626,902	454,783	682,684	1,026,419	930,865	920,891	850,038	5,545,057	2,394,062
Permits and fees	66,607	57,232	58,006	250,751	297,736	269,533	322,408	299,025	295,711	328,879
Sales and services	326,067	300,274	332,088	387,294	186,663	149,041	443,082	125,249	190,830	211,099
Investment earnings	2,822	24,934	60,427	173,228	280,339	208,226	3,766	52,314	1,105,431	1,476,414
Miscellaneous	556,531	239,400	327,988	1,226,830	1,799,413	276,015	1,108,015	473,023	326,860	1,142,268
Total revenues	11,040,785	11,093,702	11,536,328	13,753,278	14,679,667	13,323,713	14,928,716	14,906,624	22,564,949	23,194,058
Expenditures										
Current:										
General government	1,451,123	1,513,528	1,601,096	1,649,853	4,500,873	2,355,803	2,410,844	2,509,546	2,876,555	5,510,984
Public Safety	2,350,608	2,607,830	4,118,633	5,524,048	4,778,762	4,339,413	5,977,845	4,990,837	5,580,744	7,560,738
Transportation	1,403,339	1,935,325	1,777,098	2,719,610	1,785,398	1,862,663	1,649,367	1,645,598	3,583,939	3,722,873
Economic and physical development	1,775,367	1,945,482	2,144,459	2,193,214	2,559,087	2,489,298	3,185,627	9,402,902	7,639,188	4,387,069
Environmental protection	-	-	-	-	-	-	-		1,181,952	1,241,217
Cultural and recreation	1,563,133	1,562,565	1,311,314	1,533,801	2,138,192	1,459,450	1,429,432	1,431,282	3,555,348	3,630,070
Debt service:										
Principal	528,912	414,966	446,538	423,518	558,979	519,076	698,652	1,470,726	1,501,180	-
Interest and other charges	162,143	161,242	268,218	109,021	90,429	228,758	186,406	729,842	727,970	206,353
Total expenditures	9,234,625	10,140,938	11,667,356	14,153,065	16,411,719	13,254,461	15,538,172	22,180,732	26,646,876	26,259,304
Excess (deficiency) of revenues over expenditures	1,806,160	952,764	(131,028)	(399,787)	(1,732,052)	69,252	(609,456)	(7,274,108)	(4,081,927)	(3,065,246)
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Other financing sources (uses):										
Proceeds from debt	55,194	114,474	2,000,000	479,241	3,272,365	-	1,353,000	-		-
Proceeds from insurance claims				344,883	9,673	10,659	3,528	69,141		20,538
Proceeds from disposal of assets	41,475	34,810	8,051	16,850	5,865	2,100,960	619,852	904,589	1,168,517	253,333
Proceeds from issuance of GO Bonds							16,925,000	-		5,135,000
Premium on GO Bonds							2,496,003	-		173,137
GO Bond Issuance Cost							(211,224)	-		
Transfer to other funds	-	-	-	-	33,830	(1,751,853)	(606,309)	(116,170)	(27,681)	-
Total other financing sources (uses)	96,669	149,284	2,008,051	840,974	3,321,733	359,766	20,579,850	857,560	1,140,836	5,582,008
Net change in fund balance	1,902,829	1,102,048	1,877,023	441,187	1,589,681	429,018	19,970,394	(6,416,548)	(2,941,091)	2,516,762
Fund balance, beginning	7,593,270	9,496,099	10,598,147	12,475,170	12,916,357	14,506,038	14,935,056	34,905,450	28,488,902	25,547,809
Fund balance, end of year	$ 9,496,099	$ 10,598,147	$ 12,475,170	$ 12,916,357	$ 14,506,038	$ 14,935,056	$ 34,905,450	$ 28,488,902	$ 25,547,809	$ 28,064,571

Governmental Activities Tax Revenue by Source

Last Ten Fiscal Years

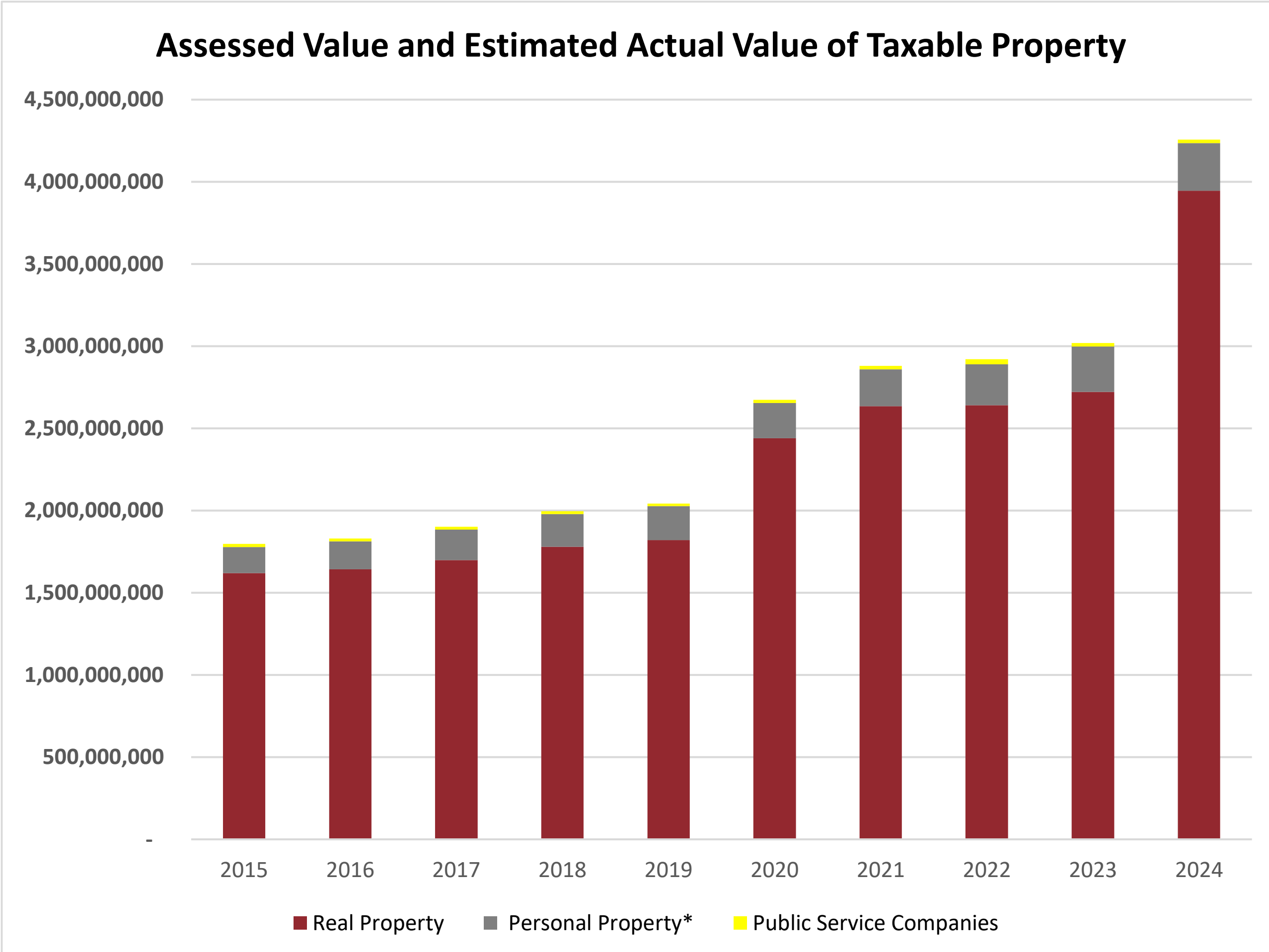
Fiscal Year	Ad Valorem Taxes	Other Taxes & Licenses	Unrestricted Intergovernmental	Restricted Intergovernmental	Permits & Fees	Sales & Services	Investment Earnings	Misc.	Fiscal Year Total
2015	6,392,264	183,042	2,920,460	592,992	66,607	326,067	2,822	556,531	11,040,785
2016	6,385,770	350,818	3,108,372	626,902	57,232	300,274	24,934	239,400	11,093,702
2017	6,577,416	472,853	3,252,767	454,783	58,006	332,088	60,427	327,988	11,536,328
2018	7,017,530	192,135	3,822,826	682,684	250,751	387,294	173,228	1,226,830	13,753,278
2019	7,148,394	196,892	3,743,811	1,026,419	297,736	186,663	280,339	1,799,413	14,679,667
2020	7,767,684	118,581	3,603,768	930,865	269,533	149,041	208,226	276,015	13,323,713
2021	8,133,272	132,129	3,865,153	920,891	322,408	443,082	3,577	776,140	14,596,652
2022	8,475,870	146,186	4,484,919	741,120	299,025	125,249	32,087	419,923	14,724,379
2023	9,859,208	180,644	5,061,208	1,493,699	295,711	190,830	875,692	256,860	18,213,852
2024	11,803,493	186,382	5,651,461	921,874	328,879	211,099	1,241,369	442,653	20,787,210



Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ending June 30	Real Property	Personal Property*	Public Service Companies	Total Taxable Assessed Value	Total Direct Tax Rate
2015	1,619,779,199	159,033,601	18,117,147	1,796,929,947	0.3500
2016	1,643,126,895	169,623,449	17,892,217	1,830,642,561	0.3500
2017	1,699,674,255	185,335,859	16,887,496	1,901,897,610	0.3500
2018	1,780,466,491	198,070,032	17,282,832	1,995,819,355	0.3500
2019	1,820,077,205	207,721,434	15,216,881	2,043,015,520	0.3500
2020	2,439,831,510	214,532,691	18,867,858	2,673,232,059	0.2900
2021	2,634,409,223	224,436,556	21,786,210	2,880,631,989	0.2900
2022	2,641,940,193	247,803,504	30,370,602	2,920,114,299	0.2900
2023	2,722,687,937	274,692,306	21,979,439	3,019,359,682	0.3250
2024	3,946,310,896	288,288,042	22,541,879	4,257,140,817	0.2660

Compiled from NC Dept. of Revenue-County Taxable Real Property, Personal Property, and Public Service Company Valuations (LG55) and TR-2 Submissions
* includes registered motor vehicles


Assessed Value and Estimated Actual Value of Taxable Property
4,500,000,000
4,000,000,000
3,500,000,000
3,000,000,000
2,500,000,000
2,000,000,000
1,500,000,000
1,000,000,000
500,000,000
-
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Real Property
Personal Property*
Public Service Companies

Property Tax Rates

Direct and Overlapping Governments
Last Ten Fiscal Years

	Town of Davidson		Mecklenburg County		Total
Fiscal Year	Operating Rate	Total Direct Rate	Operating Rate	Total Direct Rate	Direct and Overlapping Rate
2014	0.3500	0.3500	0.8157	0.8157	1.1657
2015	0.3500	0.3500	0.8157	0.8157	1.1657
2016	0.3500	0.3500	0.8157	0.8157	1.1657
2017	0.3500	0.3500	0.8157	0.8157	1.1657
2018	0.3500	0.3500	0.8157	0.8157	1.1657
2019	0.3500	0.3500	0.8232	0.8232	1.1732
2020	0.2900	0.2900	0.6169	0.6169	0.9069
2021	0.2900	0.2900	0.6169	0.6169	0.9069
2022	0.2900	0.2900	0.6169	0.6169	0.9069
2023	0.3250	0.3250	0.6169	0.6169	0.9419
2024	0.2660	0.2660	0.4731	0.4731	0.7391

	Town of Davidson		Iredell County		Total
Fiscal Year	Operating Rate	Total Direct Rate	Operating Rate	Total Direct Rate	Direct and Overlapping Rate
2014	0.3500	0.3500	0.4850	0.4850	0.8350
2015	0.3500	0.3500	0.4850	0.4850	0.8350
2016	0.3500	0.3500	0.5275	0.5275	0.8775
2017	0.3500	0.3500	0.5275	0.5275	0.8775
2018	0.3500	0.3500	0.5275	0.5275	0.8775
2019	0.3500	0.3500	0.5275	0.5275	0.8775
2020	0.2900	0.2900	0.5275	0.5275	0.8175
2021	0.2900	0.2900	0.5375	0.5375	0.8275
2022	0.2900	0.2900	0.5375	0.5375	0.8275
2023	0.3250	0.3250	0.5375	0.5375	0.8625
2024	0.2660	0.2660	0.5000	0.5000	0.7660

Source: Mecklenburg and Iredell Counties

Principal Property Taxpayers

Current Year and Nine Years Ago
For the Fiscal Year Ended June 30, 2024

	2024			
Taxpayer		**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**
Ingersoll Rand / Trane	$	45,912,792	**1**	1.08%
BH3 Linden Davidson	$	34,267,800	**2**	0.80%
Sid Tool Co. Inc.	$	33,432,200	**3**	0.79%
WMCI Charlott VII LLC	$	33,283,756	**4**	0.78%
427 Davidson LLC	$	20,597,200	**5**	0.48%
Davidson Commons 1682 LP	$	19,534,100	**6**	0.46%
Lake Norman Company	$	16,645,576	**7**	0.39%
Riverside Hotel LLC	$	13,670,278	**8**	0.32%
CK Davidson LLC	$	13,212,474	**9**	0.31%
CK Two Harbour Place LLC	$	11,327,274	**10**	0.27%

Note: Trane Technologies purchased a significant amount of property owned by Ingersoll Rand during FY2022.

	2015			
Taxpayer		**Taxable Assessed Value**	**Rank**	**Percentage of Total Taxable Assessed Value**
Ingersoll Rand	$	39,469,486	**1**	1.31%
Davidson Commons	$	14,378,100	**2**	0.48%
WMCI Charlotte VII LLC	$	14,152,900	**3**	0.47%
River Run Golf Country Club Inc.	$	10,861,154	**4**	0.36%
Riverside Hotel LLC	$	10,219,117	**5**	0.34%
Four Hundred Four Armour St.	$	9,593,900	**6**	0.32%
CK Davidson #1 LLC	$	8,480,600	**7**	0.28%
Duke Energy	$	6,407,774	**8**	0.21%
705 Company LLC, The	$	6,285,300	**9**	0.21%
BellSouth	$	5,475,180	**10**	0.18%

Source: Mecklenburg County and Iredell County Office of the Tax Collector

Ratio of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds Authorized But	General Obligation Bonds Issued	Percentage of Estimated Actual Taxable Value of Property	Per Capita	Percentage of Personal Income
2015	-	-	-	-	-
2016	-	-	-	-	-
2017	-	-	-	-	-
2018	15,000,000	-	-	-	-
2019	15,000,000	-	-	-	-
2020	29,000,000	-	-	-	-
2021	12,075,000	16,925,000	0.5875%	$ 1,242	2.09%
2022	12,075,000	16,080,000	0.5507%	$ 1,062	1.55%
2023	12,075,000	15,235,000	0.5046%	$ 996	1.47%
2024	6,940,000	20,370,000	0.4785%	$ 1,288	-

Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

		Governmental							
Fiscal Year	General Obligation Bonds	Installment Notes Payable	Promissory Notes	Due To Other Governments	Capitalized Leases	Total Primary Government	Per Capita	Percentage of Assesed Value Per Capita	Percentage of Total Personal Income
2015	-	2,365,820	-	1,711,988	-	4,077,808	$ 339	0.23%	0.76%
2016	-	2,065,328	-	1,772,906	-	3,838,234	$ 311	0.21%	0.68%
2017	-	3,841,419	-	1,804,351	-	5,645,770	$ 445	0.30%	0.83%
2018	-	3,897,139	-	1,773,041	-	5,670,180	$ 439	0.28%	0.78%
2019	-	6,610,525	-	1,751,853	-	8,362,378	$ 632	0.41%	1.12%
2020	-	6,059,887	-	-	-	6,059,887	$ 453	0.23%	0.82%
2021	16,925,000	6,714,235	-	-	-	23,639,235	$ 1,735	0.82%	2.91%
2022	16,080,000	6,088,509	-	-	-	22,168,509	$ 1,464	0.76%	2.14%
2023	15,235,000	5,432,329				20,667,329	$ 1,351	0.68%	1.68%
2024	19,265,000	4,864,392				24,129,392	$ 1,526	0.57%	-

Note 1: Details regarding the Town's outstanding debt can be found in the Town's Financial statements.

Note 2: Debt excluded LEO separation allowances and compensated absences.

Legal Debt Margin Information
Last Ten Fiscal Years

	2015	2016	2017	2018	2019
Assessed value of property	$ 1,796,929,947	$ 1,830,642,561	$ 1,901,897,610	$ 1,995,819,355	$ 2,043,015,520
Debt Limit, 8% of Assessed value (Statutory Limitation)	143,754,396	146,451,405	152,151,809	159,665,548	163,441,242
Debt applicable to debt limitations:					
Total bonded debt	-	-	-	-	-
Debt not evidenced by bonds	4,077,808	3,838,234	5,645,770	5,670,180	8,362,378
Legal debt margin	139,676,588	142,613,171	146,506,039	153,995,368	155,078,864
Unused Legal debt margin as a percentage of debt limit	97.2%	97.4%	96.3%	96.4%	94.9%

	2020	2021	2022	2023	2024
Assessed value of property	$ 2,673,232,059	$ 2,880,631,989	$ 2,920,114,299	$ 3,019,359,682	$ 4,257,140,817
Debt Limit, 8% of Assessed value (Statutory Limitation)	213,858,565	230,450,559	233,609,144	241,548,775	340,571,265
Debt applicable to debt limitations:					
Total bonded debt	-	16,925,000	16,080,000	15,235,000	19,265,000
Debt not evidenced by bonds	6,059,887	6,714,235	6,088,509	5,432,329	4,864,392
Legal debt margin	207,798,678	206,811,324	211,440,635	220,881,446	316,441,873
Unused Legal debt margin as a percentage of debt limit	97.2%	89.7%	90.5%	91.4%	92.9%

Note: Assessed value of property as presented above may differ slightly from the North Carolina Department of Revenue-County Taxable Real Property, Personal Property, and Public Service Company Valuations (LG55)

Debt Service Information

Fiscal Year 2026 through Fiscal Year 2043

2021 GO Bonds Debt Services

Issued	6/29/2021	
Interest Rate	1.44%	
Bond Rating	S&P AAA	Moody's Aa1

	FY25-26	Total Through FY 2041
Principal	845,000.00	14,390,000.00
Interest	448,400.00	3,511,300.00
Total Debt Service	1,293,400.00	17,901,300.00

2023 GO Bonds Debt Service

Issued	11/7/2023	
Interest Rate	4.10%	
Bond Rating	S&P AAA	Moody's Aaa

	FY25-26	Total Through FY 2043
Principal	260,000.00	4,365,000.00
Interest	208,437.50	2,080,313.00
Total Debt Service	468,437.50	6,445,313.00

Installment Loans Debt Services

	FY25-26	Total Through FY2039
Principal	548,767.73	4,864,392.00
Interest	100,996.17	694,625.00
Total Debt Service	649,763.90	5,559,017.00

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Households	Average Household Income	Total Personal Income	Per Capita Personal Income	Mecklenburg County Unemployment Rate
2014	11,594	3,744	$ 138,044	$ 516,836,736	$ 44,578	6.8%
2015	12,040	3,975	$ 135,505	$ 538,632,375	$ 44,737	5.7%
2016	12,332	3,950	$ 142,306	$ 562,108,700	$ 45,581	4.8%
2017	12,678	4,140	$ 164,042	$ 679,135,104	$ 53,568	4.0%
2018	12,921	4,273	$ 170,419	$ 728,201,718	$ 56,358	4.2%
2019	13,228	4,273	$ 175,215	$ 748,691,572	$ 56,599	4.1%
2020	13,389	4,336	$ 170,210	$ 738,028,458	$ 55,122	8.4%
2021	13,625	4,473	$ 181,338	$ 811,123,500	$ 59,532	4.9%
2022	15,140	5,292	$ 195,993	$ 1,037,195,980	$ 68,507	3.9%
2023	15,297	5,327	$ 198,929	$ 1,231,989,786	$ 80,538	3.1%
2024	15,816	-	-	-	-	3.9%

Population data from LINC
Households and Income Data from United States Census Bureau
FY 2024 data was not available at time of publication.

APPENDIX E – KEY METRICS

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
2.5		**CONVERSION OF UNDEVELOPED LAND** *The purpose of this metric is to understand how much new development is occurring on undeveloped land compared to infill and redevelopment.*					
	2.5.1	**Acreage of Developed Land** *This metric text is under development.*	##	AA	PLAN	G 2.5	
	2.5.2	**Acreage & Square Footage of New Infill/Redevelopment** *This metric text is under development.*	##	AA	PLAN	G 2.5 P 2.5.1, 2.5.4	
2.6		**HISTORIC RESOURCES** *The purpose of this metric is to monitor the quality of and changes to historic resources.*					
New Exhibit	2.6.1	**Number of Historic Landmarks** *This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.*	30 Designated Landmarks See Exhibit PL - 1	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Mecklenburg County Landmarks Commission
	2.6.2	**Number of Contributing Historic Structures within each Local Historic District and the National Register District** *This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.*	See Exhibit PL - 2	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department
New Exhibit	2.6.3	**Number of Demolished Structures within the Local Historic District and the National Register District** *This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.*	3 See Exhibit PL - 3	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Planning Department Demolition Tracking Spreadsheet
	2.6.4	**Number of Rehabilitated Structures within each Local Historic District and the National Register District** *This metric describes the number of structures rehabilitated and enables the town to assess progress on the rate of rehabilitation. Rehabilitations are those projects utilizing historic tax credits and do not include general renovations.*	17 (2004 - 2009) 0 Rehabilitations	T	PLAN	G 2.4 P 2.4.1, 2.4.2, 2.4.4	Davidson Historic Preservation Plan
CHAPTER 3 - CONNECT PEOPLE & PLACES							
3.1		**SAFETY FOR ROAD USERS** *The purpose of this metric is to understand the impact safety interventions have had on road user safety.*					
	3.1.1.A	**Vehicle Movements - Total # of Vehicles Traveling through Davidson** *This metric tracks the total number of vehicles traveling through Davidson on main roadways.*	See Exhibit PD-1	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application
Now Tracking	3.1.1.B	**Vehicle Movements - Percentage Change in Total # Vehicle Trips per Year** *This metric displays the percentage difference in the total number of vehicles traveling through Davidson year to year.*	1.1% Increase	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	NCDOT AADT Mapping Application
	3.1.2.A	**Crashes - Types of Conflicts** *This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.*	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.B	**Crashes - Location & Frequency** *This metric enables the town to identify problem spots or trends in need of attention.*	See Exhibit PD-3	T	POLICE PMGR	G 3.1 P 3.1.1, P 3.1.2	Davidson Police Department
	3.1.2.C	**Crashes - Injury & Fatality Data** *The metric describes the severity of wrecks.*	See Exhibit PD-2	T	POLICE PMGR	G 3.1 P 3.1.3	Davidson Police Department
3.2		**TOTAL MILES OF AUTOMOBILE LANES, SIDEWALKS, BIKE FACILITIES** *The purpose of this metric is to compare travel mode priorities and evaluate and monitor whether policies have increased the town's pedestrian and bicycle network.*					
	3.2.1	**Total Mileage of Automobile Lanes** *This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., sidewalks, greenways, etc.).*	57.59 miles Town 20.78 miles State 11.85 miles Private	T	PMGR PLAN CLERK	G 3.1 P 3.1.1	Powell Bill Data
	3.2.2	**Annual Change of Automobile Lanes** *This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., sidewalks, greenways, etc.).*	0 Miles	T	PMGR PLAN	G 3.1 P 3.1.1	Powell Bill Data
	3.2.3.A	**Total Mileage of Sidewalks** *This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.).*	92.11 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	3.2.3.B	**Total Linear Feet of Sidewalks Replaced** *This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.*	1,539 LF See Exhibit PW - 1	T	PW	G 3.1 P 3.1.2	Public Works
	3.2.4	**Annual Change of Sidewalks** *This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.).*	0.3 Miles	T	PMGR PLAN	G 3.1 P 3.1.2	Planning Department
	3.2.5	**Total Mileage of Bike Lanes and Facilities** *This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets, sidewalks, etc.).*	8.73 Miles Bike Lanes 1.9 Miles Sharrows	T	PMGR PLAN	G 3.1 P 3.1.3	Planning Department
3.3	**MODE SHARE** *The purpose of this metric is to evaluate how bicycle improvements are impacting bicycle ridership.*						
	3.3.1	**Annual Bike Counts at Key Town Destinations** *This metric enables the town to track usage from year to year, identifying spots or trends in need of attention.*	##	E	PMGR	G 3.3 P 3.3.2, P 3.4.5	
3.4	**TRANSIT RIDERSHIP** *The purpose of this metric is to evaluate how expansion of frequency or coverage of transit service have impacted transit ridership.*						
	3.4.1	**Transit Ridership at stops in the Town of Davidson** *This metric describes the number of riders throughout the day at each stop.*	71	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS (CLT Area Transit System)
	3.4.2	**Number of high-frequency transit stops within the Town of Davidson** *This metric describes the number of stops providing enhanced service within the town (i.e., CATS 77 Express Bus Service at 15 min. intervals during peak weekday commuting periods).*	18	T	PLAN	G 3.2, G 3.3 P 3.3.3, P 3.3.6	CATS
	3.4.3	**Proximity to high-frequency transit (percentage of households within a quarter mile and half mile of transit stops)** *This metric describes the number of households near enhanced service, enabling the town to understand the proportion of its population with ready access to multiple modes of transportation.*	972.1 (0.25 Miles) 1,314.5 (0.5 Miles)	T	PLAN	G 3.2 P 3.4.5	CATS
3.5	**BALANCED PARKING DEMAND AND SUPPLY** *The purpose of this metric is to track changes after parking programs have been implemented.*						
	3.5.1	**Percentage of Surface Area Dedicated to Parking in Downtown** *This metric describes how much land area is dedicated to parking in downtown and its immediate vicinity. *For Key Metrics 3.5.1-4, "vicinity" refers to Village Center, Commerce, or Edge Planning Areas or adjacent to Main St. from Jackson Street to Potts Street.*	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.2	**Annual Change in Surface Area Dedicated to Parking in Downtown** *This metric describes the extent of change in parking areas year to year in downtown and its immediate vicinity.**	##	E	PLAN	G 3.4 P 3.4.1	
	3.5.3	**Number of Parking Spaces Available in Downtown** *This metric describes the aggregate number of parking available to users in downtown and its immediate vicinity.**	1,721 Spaces	T	PLAN	G 3.4 P 3.4.1	Planning Department Economic Development (ParkNav)
	3.5.4	**Average Parking Demand During Business Hours in Downtown, its Vicinity, and the Circles at 30** *This metric describes the usage of available parking, enabling the town to understand patterns and needs.**	Downtown: XX% Circles @ 30: XX%	E	PLAN	G 3.4 P 3.4.1	

CHAPTER 4 - FOSTER A VIBRANT ECONOMY

4.1	**WHERE WORKERS LIVE AND WORK** *The purpose of this metric is to monitor the degree to which Davidson's economy is linked with the regional economy.*						
	4.1.1	**Number of Workers Employed and Living in Davidson (2022)** *This metric describes the aggregate number of workers living and working in Davidson.*	964 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.2, 4.2.3	US Census Bureau
	4.1.2	**Number of Workers Commuting into Davidson for Work (2022)** *This metric describes the aggregate number of workers traveling to Davidson for employment.*	7,959 See Exhibit ED-1	T	ECON	G 4.1 P 4.2.2	LEHD Origin-Destination Employment Stats
	4.1.3	**Number of Workers Living in Davidson and Commuting Out (2022)** *This metric describes the proportion of residents leaving Davidson for employment.*	7,665 See Exhibit ED-1	T	ECON	G 4.1 P 4.1.3	US Census Bureau
	4.1.4	**Jobs by Distance** *This metric describes the distance between workers and their places of employment.*	See Exhibit ED-1	T	ECON	G 4.1 P 4.1.4	

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
4.2		**RESIDENT HOUSEHOLD INCOME DISTRIBUTION** *The purpose of this metric is to understand the income levels of the town's residents and equity challenges the town may need to address.*					
	4.2.1	**Household Income by Job Earnings** *This metric describes the distribution of wealth across the community.*	See Exhibit ED-2	T	ECON H&EQ	G 4.3 P 4.3.4	US Census Bureau
4.3		**DIVERSITY OF JOBS IN DAVIDSON** *The purpose of this metric is to maintain an understanding of which industries are located in Davidson and the magnitude of those industries as part of the local economy.*					
	4.3.1	**Total Number of Jobs in Davidson (2022)** *This metric describes the total number of jobs in town.*	8,923	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.2	**Total Number of Jobs in Davidson organized by Industrial Sector (2022)** *This metric describes the relative prominence of certain employment sectors in town.*	See Exhibit ED-3	T	ECON	G 4.3 P 4.2.3	Business Applications
	4.3.3	**Annual Change of Jobs in Davidson organized by Industrial Sector** *This metric describes the rate at which employment is increasing or decreasing per sector.*	XX%	E	ECON	G 4.3 P 4.2.3	
	4.3.4	**Workforce Diversity** *This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.*	See Exhibit ED-4	T	ECON	G 4.3 P 4.2.4	US Census Bureau
4.4		**JOBS AND WORKFORCE IN DAVIDSON** *The purpose of this metric is to understand which industries have large disparities between workers and residents in Davidson.*					
	4.4.1	**Number of Workers Employed and Living in Davidson Organized by Industrial Sector** *This metric describes the aggregate number of workers living and working in Davidson, organized by sector.*	##	E	ECON	G 4.4 P 4.2.3	
	4.4.2	**Number of Workers Commuting into Davidson for Work Organized by Industrial Sector** *This metric describes the aggregate number of workers traveling to Davidson for employment, organized by sector.*	##	E	ECON	G 4.4 P 4.4.2	
	4.4.3	**Number of Workers Living in Davidson & Commuting Out Organized by Industrial Sector** *This metric describes the proportion of residents leaving Davidson for employment, organized by sector.*	##	E	ECON	G 4.4 P 4.2.2	
4.5		**BASELINE ECONOMIC INDICATORS** *The purpose of this metric is to maintain data to assist in attracting and retaining businesses in Davidson as well as provide historical data to look for trends over time.*					
	4.5.1.A	**Residential/Commercial Tax Base Percentage** *This metric describes the relative proportions of each set of uses to the local tax base.*	89% Residential 11% Commercial	T	DF&B ECON	G 4.1 P 4.1.1, 4.1.5	County Assessor's Office
	4.5.1.B	**Residential/Commercial Tax Base Percentage - Excluding Multi-family** *This metric describes the relative proportions of each set of uses to the local tax base, excluding multi-family development (which is often considered a commercial asset).*	XX%	E	DF&B ECON		
	4.5.2.C.1	**Growth Rate of Ad Valorum Tax Base - Current Year Rolling Average** *This metric describes the average percentage change in ad valorum tax base over a rolling four-year period.*	11.8% See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.5	Finance Department NC Dept. of Revenue
	4.5.2.C.2	**Growth Rate of Ad Valorum Tax Base - Last Two Revaluations (2020/2024)** *This metric compares the rolling four-year change in ad valorum tax base in the revaluation years.*	9.9% (2020) 13.3% (2024) See Exhibit FB-1	T	DF&B	G 5.1, 5.3 P 5.1.5, 5.3.6	Finance Department NC Dept. of Revenue
Now Tracking	4.5.2	**Total Number of Companies in Davidson** *This metric describes the aggregate number of companies in Davidson.*	324	T	ECON	G 4.1 P 4.1.1, 4.1.3	Census Data (Employer Firms Reported)
	4.5.3	**Annual Amount of Commercial Investment** *This metric describes the extent to which commercial investment is increasing or decreasing in town.*	##	E	ECON	G 4.1 P 4.1.3, 4.2.3	
	4.5.4	**Available Commercial Properties** *This metric describes the amount of commercial uses available in Davidson.*	##	E	ECON	G 4.1 P 4.1.2, 4.1.4, 4.1.5	
	4.5.5	**Current Lease & Occupancy Rates for Commercial Properties** *This metric describes the average and median lease and occupancy rate for commercial uses.*	94.5% Office 97.2% Retail See Exhibit ED-5	T	ECON	G 4.1 P 4.2.3	Economic Development Dept.

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
CHAPTER 5 - SERVE THE COMMUNITY							
5.1		**LEVEL OF SERVICE** *The purpose of this metric is to evaluate levels of services to determine if services are meeting the needs of a growing population, recognizing the level of service that the town deems "adequate" may change from time to time.*					
	5.1.1.A.1	**P&R - Service, Ratio of Park Acreage to Users** *This metric describes the amount of park area per resident.*	768.22 Acres to 15,771 Population	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.A.2	**P&R - Service, Indoor SF Available for P&R Programming** *This metric describes the amount of space available for use.*	11,421 SF	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.1	**P&R - Participation, Summer Camp Enrollment** *This metric describes the amount of participants in summer activities.*	1674 See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.1.B.2	**P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants** *This metric describes the proportion of Davidson residents as a share of all participants in*	62% See Exhibit PR-5	T	DP&R	G 5.1 P 5.1.1, 5.1.2	Parks & Recreation Dept.
	5.1.2.A.1	**Communications - CIVICS 101, Participation to Interest Ratio** *This metric describes the number of residents waitlisted for the annual course.*	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
	5.1.2.A.2	**Communications - CIVICS 101, Participation by Session** *This metric describes the number of residents who attended the morning session verses the evening session. For session by session and cumulative totals, see Exhibit - Comms 1.*	Total: 43 See Exhibit Comms-1	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.A.3	**Communications - CIVICS 101, Placement on Advisory Board** *This metric describes the number of participants graduating from CIVICS 101 and placed on an advisory board within two years.*	##	E	COMMS	G 5.1 P 5.1.1, 5.1.2	
Now Tracking	5.1.2.B.1	**Communications - Media Stats, Number of Webpage Users** *This metric describes the number of new and returning users of the town's website by page clicks.*	211,000 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.2	**Communications - Media Stats, Number of Facebook Followers & Likes** *This metric describes the number of followers and likes on the Town of Davidson official Facebook page.*	12,814 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.3	**Communications - Media Stats, Number of Twitter (X) Followers** *This metric describes the number of followers the Town has on Twitter (X).*	6,267 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.4	**Communications - Media Stats, Number of Instagram Followers** *This metric describes the number of followers the T own has on Instagram.*	7,300 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.5	**Communications - Media Stats, Number of Constant Contact Subscribers** *This metric describes the number of subscribers to the News Release distribution list.*	2,031 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.2.B.6	**Communications - Media Stats, Number of Media + Press Mentions** *This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municipality and the subject of the article).*	217 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
New Metric	5.1.2.B.7	**Communications - Media Stats, Number of YouTube Subscribers** *This metric describes the number of subscribers to the Town of Davidson YouTube channel.*	250 See Exhibit - Comms 2	T	COMMS	G 5.1 P 5.1.1, 5.1.2	Communications Dept.
	5.1.3.1.A	**Fire - Service, Annual Call Volume Total** *This metric describes the total number of service calls received.*	1,573	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. Record Management System (RMS)
	5.1.3.1.B	**Fire - Service, Annual Call Volume by Percentage** *This metric describes the percentage of calls received by type.*	See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.C	**Fire - Service, Annual Call Volume of Concurrent Calls** *This metric describes the number of concurrent calls received.*	288 (18.3%) See Exhibit FD-1	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.D	**Fire - Service, Response Time Goal for Urban Locations** *This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.)*	6:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.E	**Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations** *This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.)*	7:20 Min., Sec.	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.F	**Fire - Service, Overall Response Time Achieved Urban** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.*	92%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.G	**Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.*	17%	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
	5.1.3.1.H	**Fire - Service, Turnout Time Station 1 AM/PM** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.*	AM 58.3% PM 41.6% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
	5.1.3.1.I	**Fire - Service, Turnout Time Station 2 AM/PM** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.*	AM 8.3% PM 8.3% See Exhibit FD-2	T	FIRE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Fire Dept. RMS
Now Tracking	5.1.3.2.A.1	**Fire - Staffing, Special Events per Year** *This metric describes the number of hours fire personnel contributed to community programming and events, along with the number of persons contacted.*	47 Events 100.5 Hours 7,358 Contacts	T	FIRE	G 5.1 P 5.1.1	Fire Dept.
	5.1.3.2.B	**Fire - Staffing, Ratio of Employees to Residents** *This metric describes the proportion of fire personnel per resident.*	1.4 per 1,000	T	FIRE DF&B	G 5.1 P 5.1.1	Fire Dept. RMS
	5.1.4.A.1.A	**Police - Service, Overall Calls for Service - Citizen-Initiated Calls** *This metric describes the overall service demand per year based on citizen calls.*	2,378	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD (Computer-Aided Dispatch)
	5.1.4.A.1.B	**Police - Service, Overall Calls for Service - Officer-Initiated Calls** *This metric describes the overall service demand per year based on officer calls.*	38,280	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.4.A.2.A	**Police - Service, Average Response Time** *This metric describes the department's average response time between dispatch call to site.*	10.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
New Metric	5.1.4.A.2.B	**Police - Service, Priority Response Time** *This metric describes the department's average response time in route to site.*	4.5 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.A.3	**Police - Service, Average Time on Scene** *This metric describes the average amount of time that passes from when the first unit arrives on the scene until the time the last unit is cleared to leave the scene.*	47.9 Minutes	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.4	CMPD CAD
	5.1.4.B.1	**Police - Staffing, Ratio of Employees to Residents** *This metric describes the proportion of police personnel per resident, measured by total population to sworn officers.*	1.87 per 1,000 (*16,074 to 30)	T	POLICE DF&B	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department *Mecklenburg County GIS
	5.1.4.B.2	**Police - Staffing, Overtime Hours** *This metric describes the amount of officer overtime hours accrued per year.*	1,290.60	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Finance Dept.
	5.1.4.B.4	**Police - Staffing, Availability for Service** *This metric describes the percentage of time officers were available to respond to service calls.*	55%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	CMPD CAD
	5.1.3.B.5	**Police - Staffing, Shift Efficiencies Total** *This metric describes the number of days the department was not fully staffed per year (i.e., four officers available in a 24-hour time span).*	211 Days	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.5	**Police - Staffing, Shift Efficiencies Percentage** *This metric describes the percentage of days the department was not fully staffed per year (i.e., four officers available per 12-hour shift).*	58%	T	POLICE	G 5.1 P 5.1.1, 5.1.2, 5.1.3	Davidson Police Department
	5.1.4.B.6	**Police - Staffing, Community Engagement/Special Events per Year** *These metrics describe the number of hours police personnel contributed to community programming and events (October - December 2023).*	74 Events 7,074 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.2	Davidson Police Department
New Metric	5.1.4.B.7	**Police - Staffing, Co-Responder Total Community Member Contacts per Year** *These metrics describe the total number of contacts per calendar year. This includes officer and other agency referrals, resident requests, and follow up contacts.*	316 Contacts	T	POLICE	G 5.1 P 5.1.1, 5.1.3	Davidson Police Department
	5.1.5.A.1	**Public Works - Hours Per Year, Maintenance** *This metric describes the hours per year spent on routine maintenance by task.*	Hours	E	PW	G 5.1 P 5.1.1	
Now Tracking	5.1.5.A.2	**Public Works - Hours Per Year, Special Events** *This metric describes the hours per year spent on town events.*	1,141 Hours 142.6 Days	T	PW	G 5.1 P 5.1.1	
	5.1.5.B.1	**Public Works, Arborist - Tree Permits** *This metric describes the number of tree permits received annually.*	118 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.2	**Public Works, Arborist - Trees Saved** *This metric describes the number of specimen trees saved annually through the permit or plan approval process.*	5 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.3	**Public Works, Arborist - Trees Planted** *This metric describes the number of trees planted by the Town of Davidson and community partners.*	251 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
New Metric	5.1.5.B.4	**Public Works, Arborist - Trees Given Away** *This metric describes the number of trees given away by the Town of Davidson and community partners.*	860 See Exhibit ARB - 3	T	ARB	G 2.2 P 2.2.2	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.5	**Public Works, Arborist - Engagement** *This metric describes the number of individual persons with whom the arborist met or corresponded to provide guidance directly on an annual basis.*	Engagement: 538 Program: 1,223 Total: 1,761 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)
Now Tracking	5.1.5.B.6	**Public Works, Arborist - Programming** *This metric describes the number of special events in which the arborist participated annually.*	44 See Exhibit ARB - 2	T	ARB	G 2.2 P 2.2.4	Public Works Dept. (Arborist)

SET	METRIC #	METRIC TITLE	REPORTING VALUE	STATUS	DEPT.	POLICIES	SOURCES
5.2		**AFFORDABLE HOUSING STOCK** *The purpose of this metric is to track the total quantity of affordable homes, quality of housing stock, and how accessible those homes are to key services.*					
	5.2.1.A	**Quantity of Affordable Housing Stock - Total** *This metric describes the total amount of affordable housing units.*	119	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Affordable Housing Dept..
	5.2.1.B	**Quantity of Affordable Housing Stock - Income Level Served (% of AMI)** *This metric describes the amount of affordable housing units by income.*	See Exhibit HE-1	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Affordable Housing Dept..
Now Tracking	5.2.1.C	**Quantity of Affordable Housing Stock - Affordability Status** *This metric describes the proportion of affordable units based on occupancy. Permanent refers to units deed restricted for 30 years or more, non-permanent for 29 years or less.*	Non-Permanent 17 Permanent 97	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Affordable Housing Dept..
	5.2.1.D	**Quantity of Affordable Housing Stock - Tenure type (Owner-occupied or Rental)** *This metric describes the number of affordable units occupied by owners and renters.*	Owner-occupied 98 Rental 21	T	H&EQ	G 5.2 P 5.2.2, P 5.2.6	Affordable Housing Dept..
Now Exploring	5.2.1.E	**Quantity of Affordable Housing Stock - Tenant Demographics** *This metric describes the demographic composition of affordable unit tenants.*	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.6	
	5.2.2	**Quality of Affordable Housing Stock** *This metric describes the proportion of affordable units in need of immediate or emergency repairs, short-term repairs (1-3 years), and long-term repairs or renovations (3- 5 years).*	XX%	E	H&EQ	G 5.2 P 5.2.1, P 5.2.2	
	5.2.3.A	**Accessibility of Affordable Housing Stock - Proximity to Employment Centers** *This metric describes the proportion of affordable units accessible to employment centers via a safe, continuous pedestrian route (< 1 mile).*	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.B	**Accessibility of Affordable Housing Stock - Proximity to High-Frequency Transit** *This metric describes the proportion of affordable units accessible to high-frequency transit via a safe, continuous pedestrian route (< 0.5 mile).*	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.C	**Accessibility of Affordable Housing Stock - Proximity to Schools** **This metric describes the proportion of affordable units accessible to pre- and K-8 education facilities via a safe, continuous pedestrian route (< 1 mile).**	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.D	**Accessibility of Affordable Housing Stock - Proximity to Parks or Greenways** **This metric describes the proportion of affordable units accessible to park and greenway facilities via a safe, continuous pedestrian route (< 0.5 mile).**	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.E	**Accessibility of Affordable Housing Stock - Proximity to Grocery Stores** **This metric describes the proportion of affordable units accessible to a grocery store via a safe, continuous pedestrian route (< 0.25 mile).**	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
	5.2.3.F	**Accessibility of Affordable Housing Stock - Proximity to Amenities (Healthcare/Commercial Centers)** **This metric describes the proportion of affordable units accessible to primary care healthcare and commercial services via a safe, continuous pedestrian route (< 0.25 mile).**	XX%	E	H&EQ	G 5.2 P 5.2.2, P 5.2.3	
5.3		**FISCAL IMPACT ANALYSIS** *The purpose of this metric is to track the frequency of updates to the town's fiscal impact tools.*					
	5.3.1	**Fiscal Impact of Various Land Uses** *This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole.*	See Exhibit ED-6	T	DF&B ECON	G 5.3 P 5.3.3	2020 Fiscal Impact Analysis
	5.3.2	**Frequency of Updates to Adopted Plans & Policies** *This metric describes how frequently updates occur and the reasons for each update.*	See Exhibit - FB 2	T	DF&B ECON	G 5.3 P 4.4.3, P 5.3.2, P 5.3.3, P 5.3.5	Finance Dept.

EXHIBITS - PARKS & RECREATION

Exhibit #	Metric #	Metric Titles
PR-1	2.2.7	**Miles of Multi-Use Path & Trails Systems (Last Updated 2023, Current for 2024)** *This metric describes the mileage of all publicly accessible mulit-use path and trail facilities.*

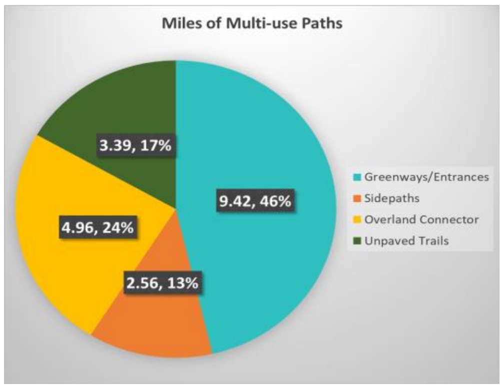


Exhibit #	Metric #	Metric Titles
PR-2	2.3.1	**Greenhouse Gas Emissions by Sector, Municpal & Community-Wide (Last Updated 2023, Current for 2024)** *This metric describes the GHG emissions by sector for municipal and community-wide emissions (full inventory conducted every five years, next review anticipated 2029).*

2019 Town of Davidson Greenhouse Gas Inventory

Metric Tons of CO2 by sector for the Selected Inventory Year

Community

Sector	Emissions
Transportation & Mobile Sources	39691
Solid Waste	3508
Water & Wastewater	777
Commercial Energy	16226
Residential Energy	37607
Process & Fugitive Emissions	1773

Government Operations

Sector	Emissions
Buildings & Facilities	208
Street Lights & Traffic Signals	250
Vehicle Fleet	236
Employee Commute	297
Solid Waste Facilities	40
Process & Fugitive Emissions	2

PR-3 **2.3.3**

Number of LEED Certified Buildings

This metric describes the total number of LEED Certified buildings completed by private and public sector entities. Note: The Town of Davidson government currently has no Energy Star or LEED Certified buildings; the building total comes from private sector and institutional buildings (Davidson College). The table on the left provides a comparative analysis of other NC communities as of 2021.

Energy Efficient Buildings

Both ENERGY STAR and LEED maintain datasets of the buildings that currently meet their certification standards.[8,9]

Of the cities in North Carolina that have populations between 10,000 and 20,000 people, Davidson has the most certified energy efficient buildings.[10]

City	ENERGY STAR	LEED	Total
Davidson	2	33	35
Elon	0	33	33
Boone	4	14	18
Havelock	10	7	17
Morganton	13	0	13
Hendersonville	9	1	10
Laurinburg	9	0	9
Pineville	8	1	9
Southern Pines	4	5	9
Eden	6	2	8

Table 5. Certified energy efficient buildings in cities in NC with populations between 10k-20k

Source: NCSEA Clean Energy Report 2021

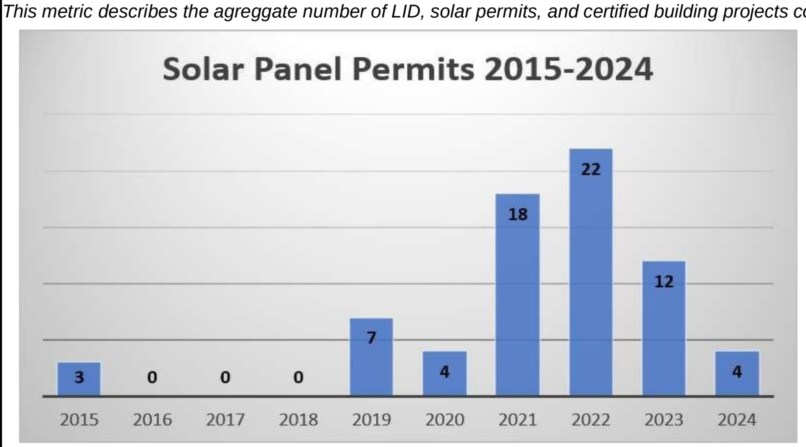
Davidson, NC Energy Efficient Buildings

Reporting Year	ENERGY STAR	LEED	Total
2023	2	33	35
2024	2	33	35

PR-4 **2.3.4**

Number of Low-Impact Development or Green Building Projects

This metric describes the agreggate number of LID, solar permits, and certified building projects completed.



PR-5 **5.1.1.B.1** **5.1.1.B.2**

P&R - Participation, Summer Camp Enrollment

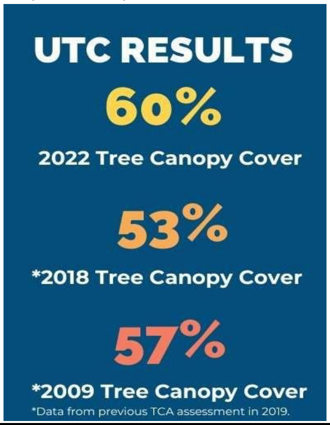
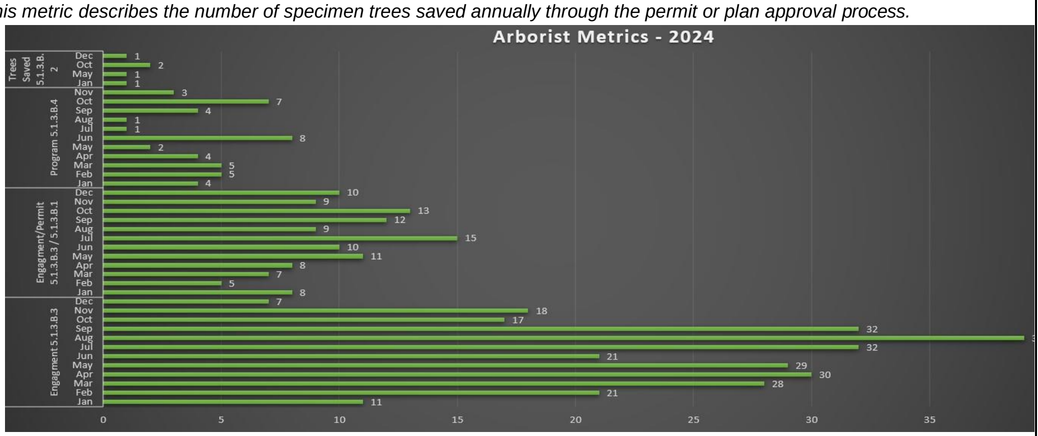
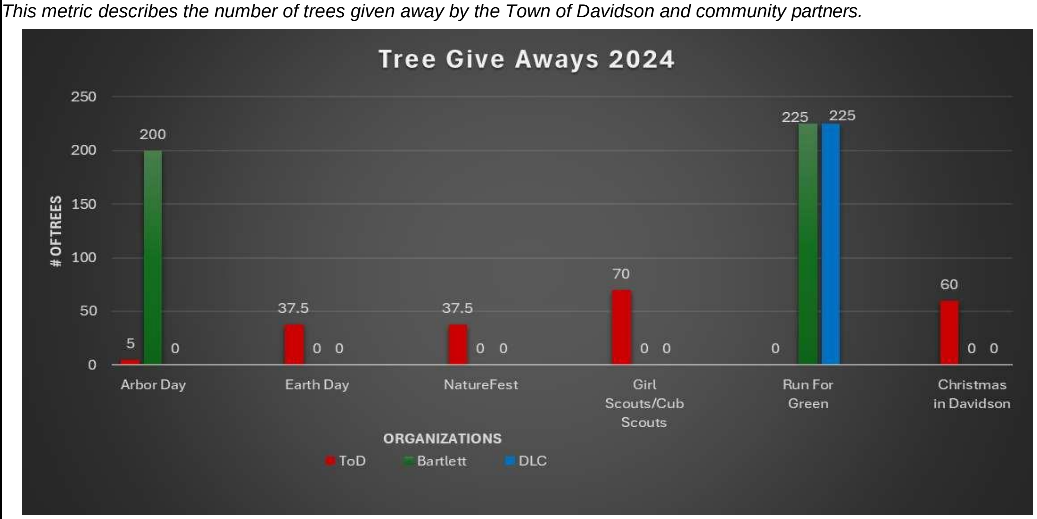
This metric describes the amount of participants in summer activities.

P&R - Participation, Proportion of Davidson Residents as Summer Camp Participants

This metric describes the proportion of Davidson residents as a share of all participants in summer activities.

Parks & Recreation Summer Camp Enrollment Summaries

	2023		2024		Year to Year	
	Count	Share	Count	Share	Difference	% Change
Total Enrollment	1,592	-	1,674	-	82	5.2%
Proportion Davidson Residents	955	60%	1,034	62%	79	8.3%

EXHIBITS - ARBORIST & PUBLIC WORKS		
Exhibit #	**Metric #**	**Metric Titles**
ARB - 1	**2.2.6**	**Tree Canopy Cover (Last Updated 2023, Current for 2024)** *This metric describes the percentage of land covered by tree canopy (full inventory conducted every five years, next review anticipated 2028).* 
ARB - 2	**5.1.5.B.1** **5.1.5.B.2**	**Public Works, Arborist - Tree Permits** *This metric describes the number of tree permits received annually.* **Public Works, Arborist - Trees Saved** *This metric describes the number of specimen trees saved annually through the permit or plan approval process.* 
ARB-3	**5.1.5.B.3** **5.1.5.B.4**	**Public Works, Arborist - Trees Planted** *This metric describes the number of trees planted by the Town of Davidson and community partners.* **Public Works, Arborist - Trees Given Away** *This metric describes the number of trees given away by the Town of Davidson and community partners.* 

PW - 1	3.2.3.B	**Total Linear Feet of Sidewalks Replaced** *This metric enables the town to track the amount of sidewalk replaced/hazards removed on an annual basis.*

Sidewalks Replaced per Year

Year	Linear Feet	% Change
2023	4,175	-
2024	1,539	-63%
Total	5,714	-

EXHIBITS - PLANNING

Exhibit #	Metric #	Metric Titles
PL - 1	2.6.1	**Number of Historic Landmarks** *This metric describes the number of landmarked structures or preservation easements and enables the town to track whether the number of structures are increasing or decreasing year to year.*

LANDMARKS

Year	# Landmarked in Year	Total Landmarks	% Change
1975	1	-	-
1977	4	5	300%
1980	1	6	-75%
2002	1	7	0%
2004	2	9	100%
2006	1	10	-50%
2007	5	15	400%
2008	1	16	-80%
2009	0	16	-100%
2010	2	18	200%
2012	1	19	-50%
2013	3	22	200%
2015	1	23	-67%
2016	1	24	0%
2019	1	25	0%
2020	2	27	100%
2024	3	30	50%
Total/Average	30	30	58%

PL - 2	2.6.2	**Number of Contributing Historic Structures within each Local Historic District and the National Register District (Last Updated 2023, Current for 2024)** *This metric describes the number of eligible structures and enables the town to assess progress on listing potential structures.*

Contributing Historic Structures

District	Count	Share
National Register*	398	-
Downtown Local	34	8.5%
North Main Local	44	11.1%
Local Total	78	19.6%

**At time of listing (2009)*

PL - 3	2.6.3	**Number of Demolished Structures within the Local Historic District and the National Register District** *This metric describes the number of structures demolished and enables the town to track whether losses are increasing or decreasing year to year.*

Demolitions per Year

Year	# Demolitions	% Change
2018	2	-
2019	5	150%
2020	0	-500%
2021	2	200%
2022	2	0%
2023	1	-50%
2024	3	300%
Total/Median	15/2	75%

PL-4 | **3.2.4**

Total Mileage of Sidewalks

This metric enables the town to track mileage year to year, understanding the proportional increase in these facilities compared to others (i.e., streets greenways, etc.).

Annual Change of Sidewalks

This metric describes the annual change and enables the town to understand the proportional change in these facilities compared to others (i.e., streets greenways, etc.).

Total Miles of Sidewalks			
Year	Total Miles	Miles Added	% Change
2023	91.65	0.25	-
2024	92	0.3*	0.50%

**Notable Project: Beaty St. Connection from Naples Dr. to Oakhill Apts.*

EXHIBITS - ECONOMIC DEVELOPMENT

Exhibit #	Metric #	Metric Titles

ED-1

4.1.1 **Number of Workers Employed and Living in Davidson (2022)**

This metric describes the aggregate number of workers living and working in Davidson.

4.1.2 **Number of Workers Commuting into Davidson for Work (2022)**

This metric describes the aggregate number of workers traveling to Davidson for employment.

4.1.3 **Number of Workers Living in Davidson and Commuting Out (2022)**

This metric describes the proportion of residents leaving Davidson for employment.

4.1.4 **Jobs by Distance**

This metric describes the distance between workers and their places of employment.

Inflow/Outflow Job Counts (All Jobs)							
	2021		2022		Year to Year		
Status	Count	Share	Count	Share	Count	% Change	Share Change
Employed in the Selection Area	8,284	100.0%	8,923	100.0%	639	7.71%	N/A
Employed in the Selection Area but Living Outside	7,443	89.8%	7,959	89.2%	516	6.93%	-0.6%
Employed and Living in the Selection Area	841	10.2%	964	10.8%	123	14.63%	0.6%
Living in the Selection Area	8,506	100.0%	9,278	100.0%	772	9.08%	N/A
Living in the Selection Area but Employed Outside	7,665	90.1%	8,314	89.6%	649	8.47%	-0.5%
Living and Employed in the Selection Area	841	9.9%	964	10.4%	123	14.63%	0.5%

Jobs by Distance - Work Census Block to Home Census Block							
	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Total All Jobs	8,284	100.00%	8,923	100.00%	639	7.7%	N/A
Less than 10 miles	3,487	43.80%	3,904	42.10%	417	12.0%	-1.70%
10 to 24 miles	2,281	27.20%	2,427	27.50%	146	6.4%	0.30%
25 to 50 miles	1,002	10.30%	922	12.10%	-80	-8.0%	1.80%
Greater than 50 miles	1,514	18.70%	1,670	18.30%	156	10.3%	-0.40%

ED-2

4.2.1 **Household Income by Job Earnings**

This metric describes the distribution of wealth across the community.

Household Income by Job Earnings							
	2021		2022		Year to Year		
Income	Count	Share	Count	Share	Count	% Change	Share Change
$1,250 per month or less	1,910	23.10%	2,039	22.90%	129	-0.2%	-0.2%
$1,251 to $3,333 per month	1,713	20.70%	1,659	18.60%	-54	-2.1%	-2.1%
More than $3,333 per month	4,661	56.30%	5,225	58.60%	564	2.3%	2.3%

ED-3 | 4.3.2

Total Number of Jobs in Davidson organized by Industrial Sector (2021)

This metric describes the relative prominence of certain employment sectors in town.

Jobs by Industry Sector

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Agriculture, Forestry, Fishing and Hunting	19	0.20%	16	0.20%	-3	-15.8%	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.00%	0	0.00%	0	N/A	0.0%
Utilities	0	0.00%	1	0.00%	1	100.0%	0.0%
Construction	319	3.90%	352	3.90%	33	10.3%	0.0%
Manufacturing	1,126	13.60%	787	8.80%	-339	-30.1%	-4.8%
Wholesale Trade	986	11.90%	1351	15.10%	365	37.0%	3.2%
Retail Trade	790	9.50%	786	8.80%	-4	-0.5%	-0.7%
Transportation and Warehousing	18	0.20%	11	0.10%	-7	-38.9%	-0.1%
Information	169	2.00%	161	1.80%	-8	-4.7%	-0.2%
Finance and Insurance	204	2.50%	236	2.60%	32	15.7%	0.1%
Real Estate and Rental and Leasing	127	1.50%	141	1.60%	14	11.0%	0.1%
Professional, Scientific, and Technical Services	638	7.70%	753	8.40%	115	18.0%	0.7%
Management of Companies and Enterprises	11	0.10%	6	0.10%	-5	-45.5%	0.0%
Administration & Support, Waste Management and Remediation	241	2.90%	297	3.30%	56	23.2%	0.4%
Educational Services	1,898	22.90%	2,026	22.70%	128	6.7%	-0.2%
Health Care and Social Assistance	878	10.60%	943	10.60%	65	7.4%	0.0%
Arts, Entertainment, and Recreation	110	1.30%	175	2.00%	65	59.1%	0.7%
Accommodation and Food Services	519	6.30%	643	7.20%	124	23.9%	0.9%
Other Services (excluding Public Administration)	94	1.10%	92	1.00%	-2	-2.1%	-0.1%
Public Administration	137	1.70%	146	1.60%	9	6.6%	-0.1%

ED-4 | 4.3.4

Workforce Diversity

This metric set describes the age, race, ethnicity, educational attainment, and sex of workers.

Worker Race

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
White Alone	6,667	80.50%	7,121	79.80%	454	6.8%	-0.7%
Black or African American Alone	1,133	13.70%	1,252	14.00%	119	10.5%	0.3%
American Indian or Alaska Native Alone	28	0.30%	29	0.30%	1	3.6%	0.0%
Asian Alone	324	3.90%	363	4.10%	39	12.0%	0.2%
Native Hawaiian or Other Pacific Islander Alone	3	0.00%	2	0.00%	-1	-33.3%	0.0%
Two or More Race Groups	129	1.60%	156	1.70%	27	20.9%	0.1%

Worker Ethnicity

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Not Hispanic or Latino	7,771	93.80%	8,391	94.00%	620	8.0%	0.2%
Hispanic or Latino	513	6.20%	532	6.00%	19	3.7%	-0.2%

Worker Sex

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Male	4,080	49.3%	4,310	48.3%	230	5.6%	-1.0%
Female	4,204	50.7%	4,613	51.7%	409	9.7%	1.0%

Worker Age

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Age 29 or younger	1,987	24.0%	2,192	24.6%	205	10.3%	0.6%
Age 30 to 54	4,405	53.2%	4,581	51.3%	176	4.0%	-1.9%
Age 55 or older	1,892	22.8%	2,150	24.1%	258	13.6%	1.3%

Worker Educational Attainment

	2021		2022		Year to Year		
	Count	Share	Count	Share	Count	% Change	Share Change
Less than high school	679	8.20%	726	8.10%	47	6.9%	-0.1%
High school or equivalent, no college	1,453	17.50%	1,586	17.80%	133	9.2%	0.3%
Some college or associate degree	1,865	22.50%	1,997	22.40%	132	7.1%	-0.1%
Bachelor's degree or advanced degree	2,300	27.80%	2,422	27.10%	122	5.3%	-0.7%
Educational attainment not available*	-	-	2,192	24.60%	-	-	-

** workers aged 29 or younger*

ED-5 | **4.5.5**

Current Lease & Occupancy Rates for Commercial Properties

This metric describes the average and median lease and occupancy rate for commrecial uses.

Commercial Property Lease & Occupancy Rates			
	2023	2024	Year to Year
	Rate	Rate	% Change
Office	92.5%	94.5%	2.0%
Retail	95.0%	97.2%	2.2%

ED-6 | **5.3.1**

Fiscal Impact of Various Land Uses (Last Updated 2022, Current for 2024)

This metric describes the fiscal impact of each land use prototype and the proportion it contributes to Davidson as a whole. The study is updated based on sigificant events impact municipal service costs.

Figure 8. Residential Land Uses: Fiscal Impact Analysis Results Per Acre

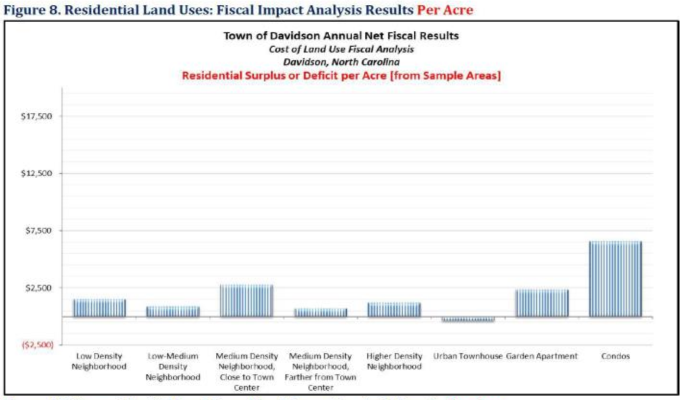
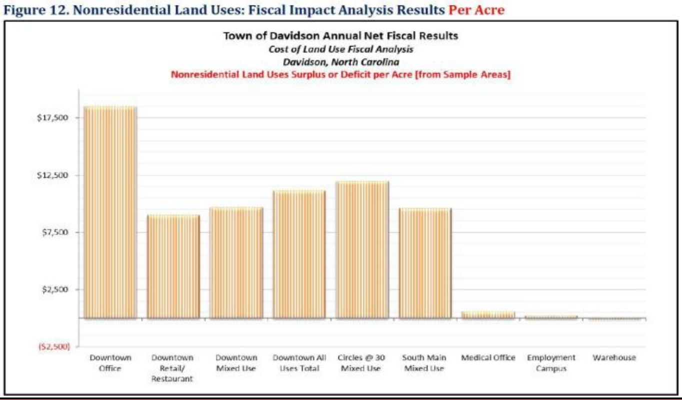


Figure 12. Nonresidential Land Uses: Fiscal Impact Analysis Results Per Acre



EXHIBITS - HOUSING & EQUITY

Exhibit #	Metric #	Metric Titles

HE-1 | **5.2.1.B**

Quantity of Affordable Housing Stock - Income Level Served (% of AMI)

This metric describes the amount of affordable housing units by income.

Affordable Housing - Income Level Served								
AMI Unit Bands	50%	60%	80%	95%	100%	120%	150%	Total*
Number of Units	3	7	72	5	6	24	2	119
Percentage	3%	6%	61%	4%	5%	20%	2%	100%

**This includes 95 units in service via deed restrition and/or certificate of occupancy minimum, and an additional 24 units secured via approved housing plans.*

EXHIBITS - FINANCE & BUDGET

FB-1 | **4.5.2.C.1**

Growth Rate of Ad Valorum Tax Base - Current Year Rolling Average

This metric describes the average percentage change in ad valorum tax base over a rolling four-year period.

4.5.2.C.2

Growth Rate of Ad Valorum Tax Base - Last Two Revaluations (2020/2024)

This metric compares the rolling four-year change in ad valorum tax base in the revaluation years.

Assessed Value & Estimated Actual Value of Taxable Property*

Fiscal Year Ending June 30	Real Property	Personal Property**	Public Service Companies	Total Taxable Assessed Value	One-year Increase	4-year Rolling Increase
2014	1,571,942,353	152,389,344	18,629,633	1,742,961,330		
2015	1,619,779,199	159,033,601	18,117,147	1,796,929,947	3.1%	
2016	1,643,126,895	169,623,449	17,892,217	1,830,642,561	1.9%	
2017	1,699,674,255	185,335,859	16,887,496	1,901,897,610	3.9%	
2018	1,780,466,491	198,070,032	17,282,832	1,995,819,355	4.9%	
2019	1,820,077,205	207,721,434	15,216,881	2,043,015,520	2.4%	
2020	**2,439,831,510**	**214,532,691**	**18,867,858**	**2,673,232,059**	**30.8%**	**9.9%**
2021	2,634,409,223	224,436,556	21,786,210	2,880,631,989	7.8%	10.9%
2022	2,641,940,193	247,803,504	30,370,602	2,920,114,299	1.4%	10.0%
2023	2,722,687,937	274,692,306	21,979,439	3,019,359,682	3.4%	10.3%
2024	**4,071,293,133**	**310,298,942**	**24,003,271**	**4,405,595,346**	**45.9%**	**13.3%**
2025	4,137,443,301	332,889,842	26,063,425	4,496,396,568	2.1%	11.8%

* Includes registered motor vehicles
** Source: NC Dept. of Revenue-County Taxable Real Property, Personal Property, and Public Service Company Valuations (LG55) and TR-2 Submissions.

Notes:
- The methodology utilizes an accrual basis of accounting.
- Revaluation of all real property occurs every four years in Mecklenburg and Iredell Counties. 2020 and 2024 were revaluation years.
- The purpose of the 4-year rolling increase is to show growth which equally distributes the effects of revaluation years on the average growth in the the Ad Valorem base. Over time, a significant change in the 4-year rolling increase will indicate the need for the Town to adjust fiscal policy accordingly.

FB-2 | **5.3.2**

Frequency of Updates to Adopted Plans & Policies

This metric describes how frequently updates occur and the reasons for each update.

Adopted Plans Tracking

Plan (Frequency or Adopted Year)	Years to Update/Review	Next Update	Statutorily Required
Affordable Housing Needs Assessment (2022)	5	2027	
Budget (Annually)	1	2025	X
5-Year Capital Improvement Plan (Annually)	1	2025	X
Climate Action Plan (2024)	10	2034	
Cost of Land Use Fiscal Impact Analysis (2020)	As Needed	TBD	
Comprehensive Plan (2020)	10	2030	X
Downtown Small Area Plan (2023)*	As Needed	TBD	
Economic Development Strategic Plan (2020)	5	2025	
Historic Preservation Plan (2023)	10	2033	
Mobility Plan (2018)	As Needed	TBD	
Parks & Recreation Master Plan (2024)	10	2034	
Strategic Plan (Bi-Annually, 2024)	2	2026	
Vision Zero Action Plan (2021)*	10	2031	

*Certain plans reflect singular initiatives and may not require an update. Although a few plans are required by state law, most plans are required or useful for securing grants, funding, approval by governmental entities, etc.

EXHIBITS – COMMUNICATIONS

Exhibit #	Metric #	Metric Titles
COMMS - 1	5.1.2.A.2	**Communications - CIVICS 101, Participation by Session** *This metric describes the number of residents who attended the morning session verses the evening session.*

Civics 101 Numbers of Particpants by Session

Class Year	AM Session	PM Session	Total
2008	20	21	**41**
2009	17	19	**36**
2010	16	27	**43**
2011	17	19	**36**
2012	19	13	**32**
2013	20	22	**42**
2014	22	20	**42**
2015	26	24	**50**
2016	34	29	**63**
2017	23	37	**60**
2018	23	23	**46**
2019	25	18	**43**
2020 - 2021	17	15	**32**
2022	20	20	**40**
2023	25	25	**50**
2024	18	25	**43**
Average	**21.4**	**22.3**	**43.7**
Total	**342**	**357**	**699**

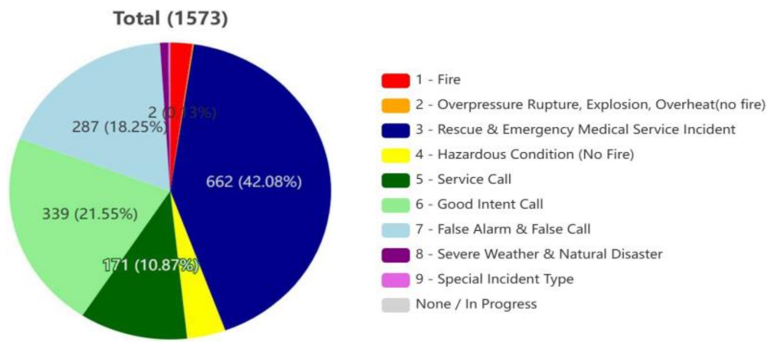
Exhibit #	Metric #	Metric Titles
COMMS - 2	5.1.2.B.1	**Communications - Media Stats, Number of Webpage Users** *This metric describes the number of new and returning users of the town's website by page clicks.*
	5.1.2.B.2	**Communications - Media Stats, Number of Facebook Followers & Likes** *This metric describes the number of followers and likes on the Town of Davidson official Facebook page.*
	5.1.2.B.3	**Communications - Media Stats, Number of Twitter (X) Followers** *This metric describes the number of followers the Town has on Twitter (X).*
	5.1.2.B.4	**Communications - Media Stats, Number of Instagram Followers** *This metric describes the number of followers the Town has on Instagram.*
	5.1.2.B.5	**Communications - Media Stats, Number of Constant Contact Subscribers** *This metric describes the number of subscribers to the News Release distribution list.*
	5.1.2.B.6	**Communications - Media Stats, Number of Media + Press Mentions** *This metric describes the number of official mentions in official publications (i.e., the Town of Davidson is mentioned as a municiaplity and the subject of the article).*
	5.1.2.B.7	**Communications - Media Stats, Number of YouTube Subscribers** *This metric describes the number of subscribers to the Town of Davidson YouTube channel.*

COMMUNICATIONS - YEAR TO YEAR CHANGE

Metric	Title	2023	2024	% Change
5.1.2.B.1	Webpage Users	-	211,000	-
5.1.2.B.2	Facebook	12,002	12,814	**6.3%**
5.1.2.B.3	Twitter (X)	6,300	6,267	**-0.5%**
5.1.2.B.4	Instagram	6,103	7,300	**16.4%**
5.1.2.B.5	Constact Contact Subscribers	1,939	2,031	**4.5%**
5.1.2.B.6	Media/Press Mentions	400	217	**-84.3%**
5.1.2.B.7	YouTube Subscribers	-	250	-

EXHIBITS - FIRE

Exhibit #	Metric #	Metric Titles
FD-1	5.1.2.1.B	**Fire - Service, Annual Call Volume by Percentage** *This metric describes the percentage of calls received by type.*



Fire Dept. Call Volume Summary

	2023		2024		Year to Year		
	Calls	% of Calls	Calls	% of Calls	Difference	% Change	Share Change
Total Calls per Year	1,719	-	1,573	-	-146	-8.5%	-
Concurrent Calls*	266	15.5%	288	18.3%	22	8.3%	2.8%

**Refers to additional new calls received while response units are deployed.*

Exhibit #	Metric #	Metric Titles
FD - 2	5.1.2.1.D 5.1.2.1.E 5.1.2.1.F 5.1.2.1.G 5.1.2.1.H 5.1.2.1.I	**Fire - Service, Response Time Goal for Urban Locations** *This metric describes the target response time for calls west of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 6 min. 20 sec.)* **Fire - Service, Response Time Goal for Suburban/Rural/ETJ Locations** *This metric describes the target response time for calls east of the Davidson-Concord Rd. - East Rocky River Rd. roundabout (Target = 90th Percentile Objective, 7 min. 20 sec.)* **Fire - Service, Overall Response Time Achieved Urban** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.* **Fire - Service, Overall Response Time Achieved Suburban/Rural/ETJ Locations** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.* **Fire - Service, Turnout Time Station 1 AM/PM** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.* **Fire - Service, Turnout Time Station 2 AM/PM** *This metric describes the percentage of time personnel achieved the 90th percentile target or greater.*

Annual Response & Turnout Times

	Turnout Time Station 1 (AM)	Turnout Time Station 1 (PM)	Turnout Time Station 2 (AM)	Turnout Time Station 2 (PM)	Urban Response Time	Suburban/ETJ Response Time
Target Response Time	60 Sec.	01:30 Min., Sec.	60 Sec.	01:30 Min., Sec.	06:20 Min., Sec.	07:20 Min., Sec.
January	0:00:59	0:01:28	0:01:09	0:01:50	0:05:37	0:08:56
February	0:01:00	0:01:43	0:01:00	0:01:12	0:06:15	0:07:58
March	0:01:00	0:01:28	0:01:05	0:01:50	0:05:48	0:08:47
April	0:01:00	0:01:31	0:01:03	0:01:32	0:05:13	0:08:42
May	0:01:00	0:01:15	0:01:33	0:01:56	0:05:29	0:07:59
June	0:01:13	0:02:03	0:01:24	0:02:15	0:05:22	0:08:49
July	0:01:09	0:01:33	0:01:22	0:01:59	0:05:39	0:06:41
August	0:01:00	0:01:32	0:01:08	0:01:47	0:05:32	0:07:12
September	0:01:01	0:01:49	0:01:11	0:01:42	0:06:12	0:07:56
October	0:00:59	0:01:57	0:01:14	0:02:01	0:05:40	0:07:49
November	0:01:13	0:01:28	0:01:21	0:02:05	0:05:24	0:07:45
December	0:01:25	0:01:29	0:01:38	0:01:41	0:06:23	0:07:28

Green: 90% Objective Met
Yellow: Within 30 sec. of 90% Objective
Red: Exceeded 30 sec. of 90% Objective

Fire Dept. Overall Response & Turnout Time Achieved Summaries*

	2023		2024		Year to Year	
	Overall		Overall		Change	
Urban	89.0%		92.0%		3.0%	-
Suburban/Rural/ETJ	33.0%		17.0%		-16.0%	-
	AM	PM	AM	PM	AM	PM
Station 1	57.0%	57.0%	58.3%	41.6%	1.3%	-15.4%
Station 2	0.0%	0.0%	8.3%	8.3%	8.3%	8.3%

**These metrics refer to the percentage of time personnel achieved the established Response Time (i.e., 90th percentile target or greater)*

EXHIBITS - POLICE

Exhibit #	Metric #	Metric Titles

PD-1	3.1.1.A	**Vehicle Movements - Total # of Vehicles Traveling through Davidson**

This metric tracks the total number of vehicles traveling through Davidson on main roadways.

Average Annual Daily Traffic Volumes

Intersection	Area	Vehicles Per Day	Year
Beaty St. @ Griffith St.	West	5,800	2022
Griffith St. @ I-77	West	20,000	2022
NC 115 @ Meck./Iredell County Line	North	10,000	2023
Shearer Rd. @ Grey Rd.	North	2,600	2023
Concord Rd. @ Main St.	Downtown	13,000	2022
Griffith St. @ Watson St.	Downtown	9,900	2022
Main St. @ Griffith St. - North	Downtown	8,300	2022
Main St. @ Griffith St. - South	Downtown	11,500	2022
Grey Rd. @ Dogwood Ln.	Downtown	10,500	2022
Davidson-Concord Rd. @ East Rocky River Rd.	Central	8,200	2022
East Rocky River Rd. @ Davidson-Concord Rd.	Central	4,100	2022
East Rocky River Rd. @ Shearer Rd.	East	3,700	2022
Shearer Rd. @ East Rocky River Rd.	East	2,600	2022
Davidson-Concord Rd. @ NC 73	South	11,500	2022
NC 73 @ Davidson-Concord Rd.	South	19,000	2022
NC 73 @ Stanley McElrath Rd.	South	17,500	2022

Average Annual Daily Traffic Volumes - Year to Year

	2023	2024	% Change
Vehicles Per Day	158,300	160,000	1.1%

PD-2	3.1.2.A	**Crashes - Types of Conflicts**

This metric classifies reported wrecks by type, including vehicle to vehicle and vehicle to cyclist or pedestrian.

Crashes - Types of Conflicts

Month	vs. Parked Vehicle	vs. Moving Vehicle	vs. Bicycle	vs. Pedestrian	vs. Other (Deer, Tree, etc.)	Total	Total with Injuries
Dec. 2023	3	2	0	0	4	10	2
Jan. 2024	5	7			6	18	0
Feb. 2024	5	12			3	20	2
Mar. 2024	5	9			3	17	2
Apr. 2024	6	10			9	25	3
May 2024	9	6			8	23	3
June 2024	7	7			3	17	1
July 2024	2	5			5	12	2
Aug. 2024	6	6			5	17	3
Sept. 2024	4	6			5	15	2
Oct. 2024	2	12			7	21	1
Nov. 2024	8	8			6	22	1
TOTALS	**62**	**90**	**0**	**0**	**64**	**217**	**22**

Crashes - Types of Conflicts (Year to Year)

Year	Total	Total with Injuries	Total with Fatalities	Year to Year
2023	238	32	0	-
2024	217	22	0	-
TOTALS	**455**	-	-	N/A
		54	-	**-45.5%**
		-	-	**-9.7%**

PD-3	3.1.2.B	**Crashes - Location and Frequency**

This metric enables the town to identify problem spots or trends in need of attention.

Crashes - Location + Frequency

Location	Area	Total Crashes	Total with Injuries
Griffith St. @ Beaty St.	West	0	0
Griffith St. @ Davidson Gateway Dr.	West	10	0
Griffith St. Roundabout @ I-77	West	2	0
Griffith St. @ Jetton St.	West	6	2
Griffith St. @ Jackson St.	Downtown	1	0
Main St. @ Beaty St.	Downtown	1	0
Main St. @ Concord Rd.	Downtown	3	0
Main St. @ Glasgow St.	Downtown	2	0
Main St. @ Griffith St.	Downtown	2	0
Main St. @ Jackson St.	Downtown	2	0
Main St. @ Depot St.	Downtown	5	0
East Rocky River Rd. @ Shearer Rd.	East	5	3
NC 73 @ Davidson East	South	3	0
Davidson-Concord Rd @ June Washam	South	4	0
TOTALS		46	5

Crashes - Location + Frequency (Year to Year)

Location	Area	2023	2024	% Change	% Change Area Average
Griffith St. @ Beaty St.	West	3	0	-300%	-103%
Griffith St. @ Davidson Gateway Dr.	West	6	10	40%	
Griffith St. Roundabout @ I-77	West	5	2	-150%	
Griffith St. @ Jetton St.	West	6	6	0%	
Griffith St. @ Jackson St.	Downtown	4	1	-300%	-161%
Main St. @ Beaty St.	Downtown	4	1	-300%	
Main St. @ Concord Rd.	Downtown	5	3	-67%	
Main St. @ Glasgow St.	Downtown	3	2	-50%	
Main St. @ Griffith St.	Downtown	4	2	-100%	
Main St. @ Jackson St.	Downtown	5	2	-150%	
Main St. @ Depot St.	Downtown	-	5	N/A	
East Rocky River Rd. @ Shearer Rd.	East	5	5	0%	0%
NC 73 @ Davidson East	South	3	3	0%	0%
Davidson-Concord Rd @ June Washam	South	-	4	N/A	
TOTALS		53	46	-115%	-66%

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APPENDIX F- CUT SHEETS

Potts-Sloan-Beaty Corridor

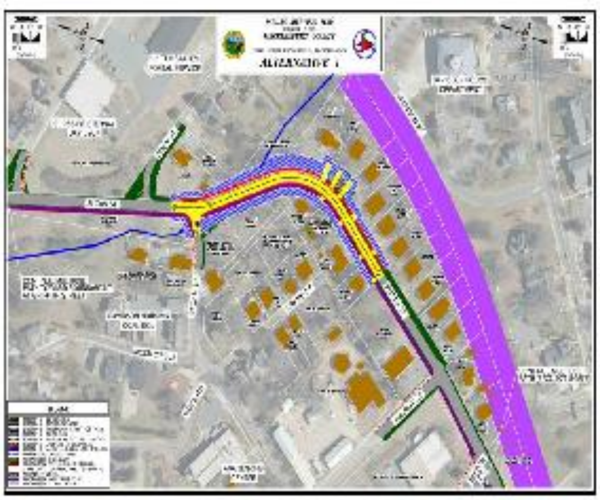
ABOUT THIS PROJECT

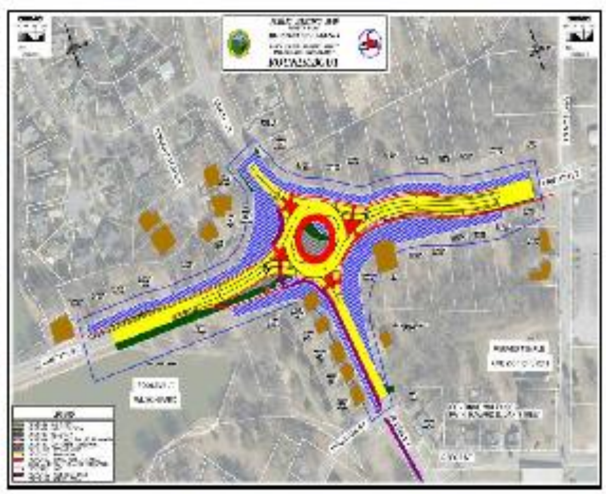
The Potts-Sloan-Beaty Corridor is a continuous north-south alternative to Main Street, including:

- Roundabout at the Beaty Street-Griffith Street intersection
- Road connection between Potts Street and Sloan Street
- Sidewalk or sidepath along Potts Street and Sloan Street

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS





ESTIMATED COST	
GO Bonds:	$761,200
NCDOT:	$11,005,628
Total Project:	$11,766,679

Potts Sloan Beaty - Pedestrian Safety

ABOUT THIS PROJECT

Provide pedestrian safety improvements along Potts-Sloan-Beaty Corridor including:

- Raised intersection Jetton street - Potts Street
- Modular Speed Tables at select locations
- Curb extensions

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST
GO Bonds $400,000
Total Project: $400,000
(First $200,000 of this project was funded with GO Bonds and completed in FY2025)

West Branch Nature Preserve Greenway

(River Run to Summers Walk)

ABOUT THIS PROJECT

- Connects Summers Walk neighborhood to River Run neighborhood
- Connected with Fisher Farm to Narrow Passage greenway, provides a bike-pedestrian route from Summers Walk to Fisher
- Farm that is 90% greenway and 10% neighborhood streets

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$ 390,000
GO Bonds:	$1,627,500
Total Project:	$2,017,500

Intersection Improvements – North Main Street/Beaty Street

ABOUT THIS PROJECT

- Project normalizes the offset intersection that currently exists at this location, enhancing safety and crossing opportunity for pedestrians.
- Project will link with proposed sidepath on Beaty Street
- Signalization decreases delay and enhances safety for traffic leaving Ingersoll Rand and going to points north during the afternoon peak hour
- Opportunity to create northern entry to Town and reduce speeds of vehicles entering Davidson from the rural 55 mph segment of NC 115 to the north.
- Project will require coordination with Davidson College

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST
GO Bonds: $1,375,600
NCDOT: $2,063,400
Total Project: $3,339,000

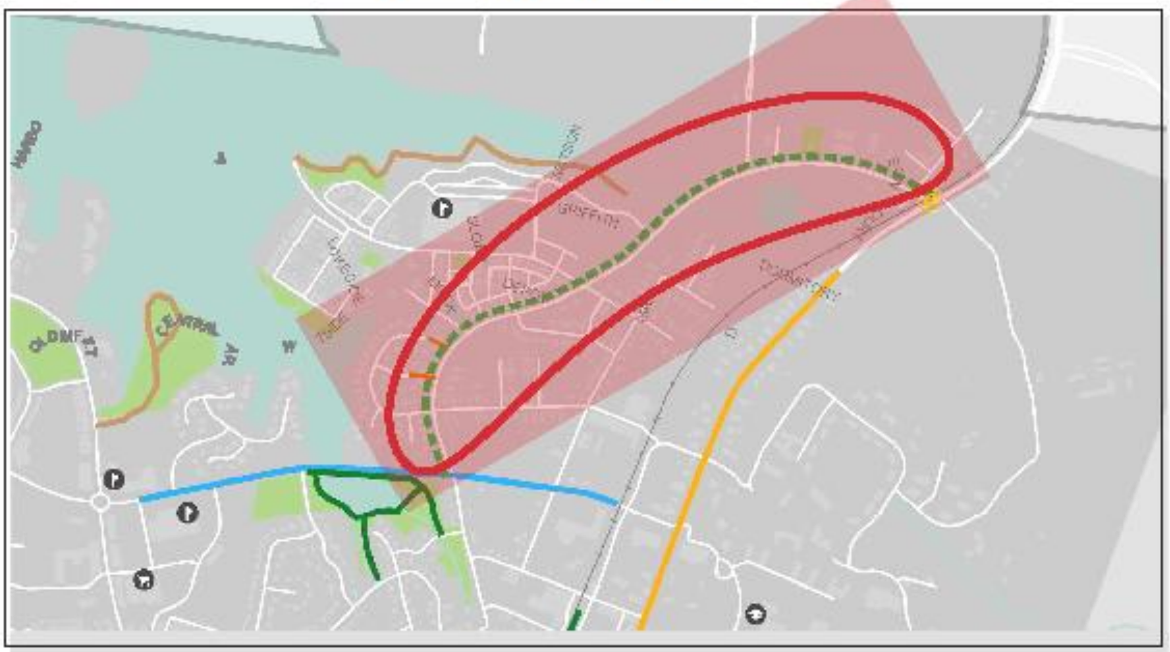
Beaty Street Multi-Use Path

ABOUT THIS PROJECT

- This project will complete the pedestrian network by connecting to existing sidewalks on N. Main Street and those already on Beaty Street
- This side path will be part of the Mooresville-Charlotte Trail.
- This facility will be installed on the east (Beaty Park) side of the street.
- Beaty Street is one of the highest traffic volume streets in town. Traffic volume is expected to increase with the Potts-Sloan-Beaty Corridor project.

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS



GO Bonds	$	796,800
Meck County	$	600,000
NCDOT	$	2,095,200
Total Project		$3,492,000

West Branch Rocky River Greenway
(Carolina Thread Trail Section)

ABOUT THIS PROJECT

- A key greenway connection that has been planned for many years is a section of the Carolina Thread Trail
- This project will run along the West Branch Rocky River from the end of the current greenway to the county line with Cabarrus County where it would connect to a future trail going east into Kannapolis and beyond
- This project will also make a greenway connection going north along the Rocky River at the county line to connect to other greenway sections to be built

PROPOSED IMPROVEMENTS

ESTIMATED COST	
GO Bonds	$687,272
NCDOT	$1,276,363
Total Project	$1,963,635

Davidson-Concord Sidepath
(Westbranch to Davidson Place)

ABOUT THIS PROJECT

- This project includes a 10-foot side path on the east side of Davidson-Concord Road which runs from the South Prong Rocky River Greenway in the Westbranch neighborhood to Davidson Place Drive near the Mayes Parcel.
- This is a top priority project in the adopted 2019 Davidson Mobility Plan and is a critical connection piece that will one day connect to the future side path on NC-73.

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$ 1,065,063
NCDOT:	$ 1,177,785
Total:	$ 1,963,635

Intersection Improvements – Concord/Pine/Grey Roads

ABOUT THIS PROJECT

- A realignment of Grey Road and Pine Rd to be closer to 90 degrees will allow better visibility and traffic flow at this busy intersection.
- With the new sidewalk along the north segment of Grey Road this intersection will likely have more pedestrian traffic desiring to cross from Pine to Grey. Normalizing the intersection to a true 90 degrees will enhance pedestrian and vehicle safety.

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF	$291,650
GO Bonds	$1,458,350
Total	$1,750,000

Jetton Street Sidewalk

(South side, portions of Davidson Gateway Drive to Potts Street)

ABOUT THIS PROJECT

- Jetton Street is a heavily traveled roadway and this sidewalk addition on the south side of Jetton Street would provide for safer pedestrian sidewalk connectivity.
- The gap sections are from Davidson Gateway Drive to the new Parkside Commons neighborhood and also a few individual lots between Parkside Commons neighborhood and Potts Street.

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

CIF:	$ 100,000
Total Project:	$ 100,000

Lorimer Road Sidewalk

(East and West sides, Concord Road to Chairman Blake Lane)

ABOUT THIS PROJECT

- This project would add sidewalks on both sides of Lorimer Road from Chairman Blake Lane to Concord Road.
- This is adjacent to the Town Green where many community events occur and provides sidewalks in this section.
- A preschool across Concord Road which is heavily accessed by the adjacent pedestrian crossing so adding this sidewalk would complete that connection.

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$ 170,000
Total Project:	$ 170,000

June Washam Sidewalk
(East side, Kenmare to Ballard)

ABOUT THIS PROJECT

- This project will fill a sidewalk gap on the north side of June Washam from the intersection at Sound Road by Kenmare to Sedona Farms neighborhood.
- This section will complete sidewalk connectivity between River Run to access the West Branch Rocky River Greenway.

PROPOSED IMPROVEMENTS

ESTIMATED COST
CIF: $ 400,000
Total Project: $ 400,000

Watson Street Sidewalk

(From Griffith Street to Depot Street)

ABOUT THIS PROJECT

- Watson Street provides a pedestrian connection from the Delburg Street, Armour Street, and neighborhoods in that area and crossing Griffith Street to downtown Davidson.
- There is a block of Watson Street that does not have sidewalk between Griffith Street and Depot Street.
- By adding sidewalk on the west or east side of Watson Street, this would fill in a gap on a popular walking route to the downtown commercial area from hundreds of residences.

PROPOSED IMPROVEMENTS

ESTIMATED COST

CIF: $ 326,000

Total Project: $ 326,000

Sidepath Connection to Seam Trail

(portion of Bridges Farm Road, Davidson Pointe, NC Highway 115)

ABOUT THIS PROJECT

- A strategic priority of the Town is connecting our furthest neighborhoods to Downtown.
- This project would complete a sidewalk connection on the north side of Bridges Farm Road from NC Highway 115 to the Davidson Pointe neighborhood.
  - Ultimately this sidepath will connect to the larger Seam Trail sidepath parallel to NC Highway 115 that will take residents into Davidson.

PROPOSED IMPROVEMENTS

ESTIMATED COST

CIF:	$ 250,000
Total Project:	$ 250,000

Catawba Avenue Sidepath Connector
(portion of Catawba, South Main to Potts Street)

ABOUT THIS PROJECT

- The Seam Trail section through Davidson includes the Kincaid Trail Greenway that will travel north to South Main Street where it will cross on Catawba Avenue to Potts Street and continuing north on Potts, Sloan and Beaty Streets.
- Development will build part of this sidepath on the north side leaving a remaining gap adjacent to the community garden that this proposed project will build.

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$ 100,000
Total Project:	$ 100,000

Intersection Improvements – Main Street/Griffith Street

ABOUT THIS PROJECT

- The proposed changes break up the long north-south Griffith Street pedestrian crossing and create two additional pedestrian crossings: one immediately west of the intersection, and another on the north leg of the intersection.
- Sightlines for pedestrians, bicycles, and vehicles are improved.
- Accessibility at the intersection is improved

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$ 400,000
Total Project:	$ 400,000

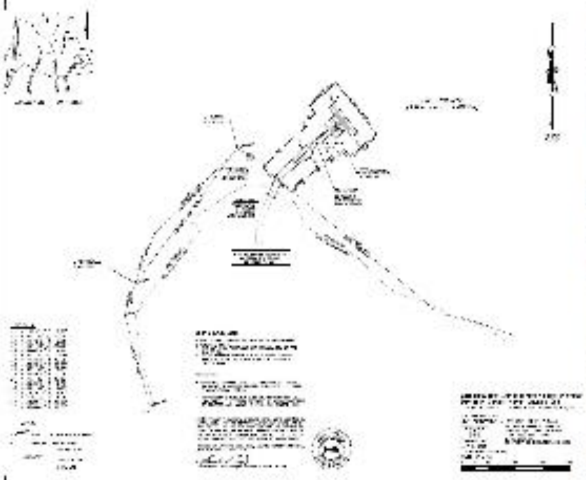
Nature Preserve- Pier

ABOUT THIS PROJECT

- The proposed kayak launch will complement existing kayak storage on the site
- Design will accommodate school rowing teams
- Funded through Duke Energy grant

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS



ESTIMATED COST	
Duke Energy Grant:	$70,000
Grant/CIF:	$300,610
Total Project:	$370,610

Armour Street Park - Pier

ABOUT THIS PROJECT

- The proposed pier will be used for gathering, fishing, etc.
- Will not include a constructed kayak launch
- Will not include kayak storage
- Will not include a gazebo
- Funded through Duke Energy grant

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST	
Duke Energy Grant:	$62,600
Grant/CIF:	$323,725
Total:	$386,325

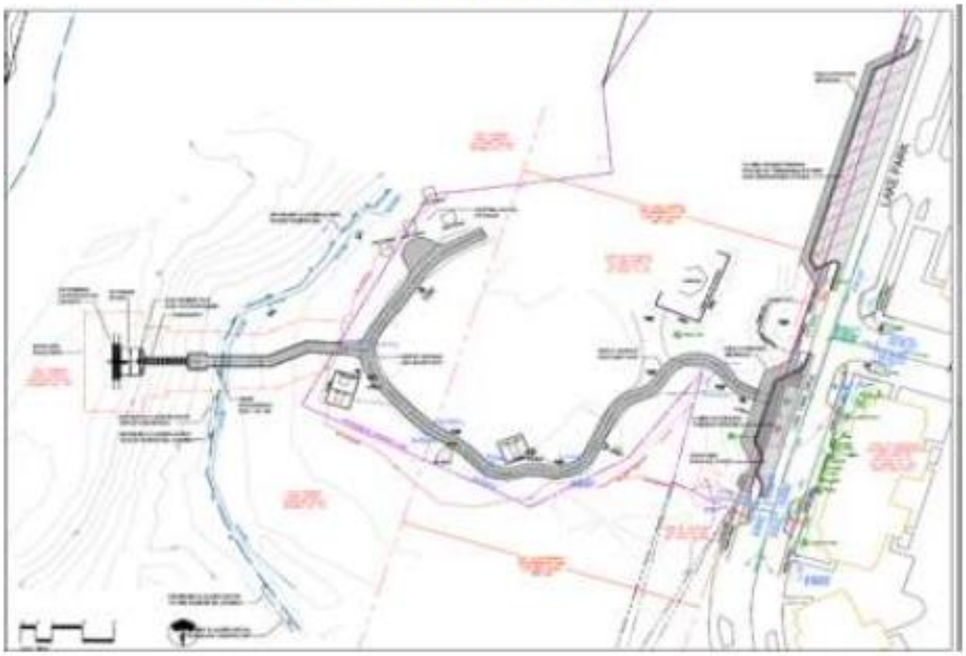
Parham Park- Accessible Kayak Launch

ABOUT THIS PROJECT

- The proposed kayak launch at Parham Park on Lake Cornelius will serve as an accessible access for residents and visitors using wheelchairs
- Funded through Duke Energy grant and G.O. Bonds

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS



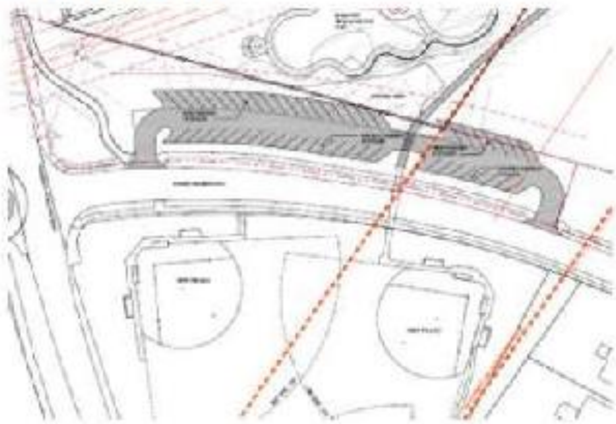
ESTIMATED COST	
Duke Energy Grant:	$300,000
Bonds:	$250,000
Total Project:	$550,000

T-Ball Fields at River Run Soccer Field

ABOUT THIS PROJECT

- Install two additional diamond athletic fields and increasing the size of the parking lot to accommodate 36 additional parking spaces
- Provide two additional t-ball diamonds for the usage by the local youth baseball league. The parking would be needed in addition to the fields due to the increased number of park users. The roundabout, connector road, and multi-use path project site plan was utilized to make sure both projects did not interfere with each other.

PROPOSED IMPROVEMENTS



ESTIMATED COST	
CIF:	$500,000
Total Project:	$500,000

Davidson Pointe Neighborhood Park

ABOUT THIS PROJECT

- Years ago, when the Davidson Pointe neighborhood was approved, one of the stipulations included the Town creating a neighborhood park once the final phase of the development occurred.
- This final phase is set to begin construction. The park area identified is at the entrance to the neighborhood off Bridges Farm Road.
- A public engagement process will help determine what amenities would be developed for this small, neighborhood park.

PROPOSED IMPROVEMENTS

ESTIMATED COST	
CIF:	$275,000
Total Project:	$275,000

New Fire Station 1

ABOUT THIS PROJECT

- Three parcels totaling 2.37 acres.
- Allows DFD infrastructure to meet current and future service demands within the downtown footprint.
- Creates a 50+ year building life span.
- Design allows for career department operations and overall growth with increased service demands.
- Long-term solution for future expansion for Police Department.
- Provides mission-critical service to the community.

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS

ESTIMATED COST	
Financing	$18,000,000
Total Project:	$18,000,000

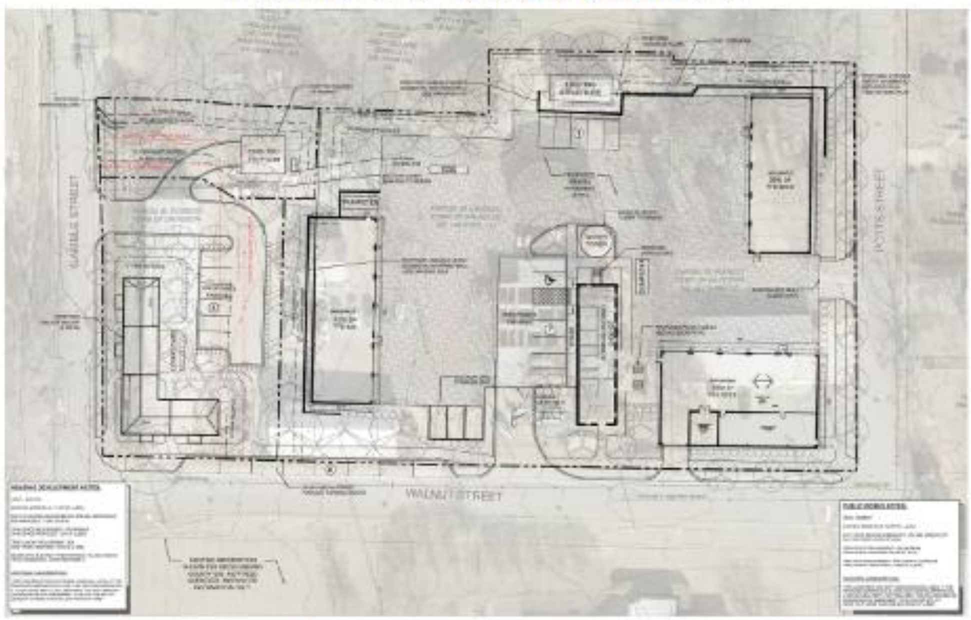
Public Works Facility

ABOUT THIS PROJECT

- Creech & Associates and Dewberry completed a feasibility study in early 2024 for development of a new campus on the site of the existing Town of Davidson Public Works Facility.
- The program is based on the department space needs analysis from a 2021 study. In comparison to the 12,279 gross square feet of existing space that houses the Town of Davidson Public Works department, the proposed concept provides 17,444 gross square feet, which represents a 29.6% increase.
- A phased approach is proposed for this project.

EXISTING CONDITIONS

PROPOSED IMPROVEMENTS



ESTIMATED COST	
CIF:	$ 165,375
TBD:	$ 7,412,146
Total Project:	$ 7,577,521

APPENDIX G- PAY GRADE AND CLASSIFICATION SCHEDULE

FY2026 Pay Grade and Classification Schedule					
Position Title - Full-time	**Exempt Status**	**Grade**	**Min**	**Mid**	**Max**
Maintenance Technician I	NE	16	41,400	51,750	62,100
Maintenance Technician II	NE	17	43,470	54,338	65,205
Recreation Program Coordinator	NE	17	43,470	54,338	65,205
Public Works Specialist I	NE	18	45,644	57,055	68,465
Administrative Assistant & Receptionist	NE	18	45,644	57,055	68,465
Administrative Assistant	NE	18	45,644	57,055	68,465
Planning Technician	NE	18	45,644	57,055	68,465
Public Works Specialist II	NE	19	47,926	59,907	71,889
Parks/Landscape Crew Leader	NE	21	52,838	66,048	79,257
Streets Crew Leader	NE	21	52,838	66,048	79,257
Police Records Manager	NE	21	52,838	66,048	79,257
Police Officer	NE	112	53,814	67,268	80,721
Fire Engineer	NE	202	57,722	72,153	86,584
Transportation Planner	NE	23	58,254	72,818	87,381
Police Corporal	NE	114	59,330	74,162	88,995
Recreation Program Manager	NE	24	61,167	76,459	91,750
Benefits Coordinator	NE	24	61,167	76,459	91,750
Fire Captain	NE	206	70,162	87,703	105,243
Police Sergeant	NE	118	72,116	90,145	108,174

Fiscal Operations Manager	NE	28	74,349	92,936	111,523
Financial Reporting Manager	NE	28	74,349	92,936	111,523
Senior Planner	NE	28	74,349	92,936	111,523
Arborist	NE	28	74,349	92,936	111,523
Co-Responder	E	28	74,349	92,936	111,523
Sustainability Manager	NE	29	78,066	97,583	117,099
Public Works Manager	NE	29	78,066	97,583	117,099
Parks and Recreation Operations Manager	NE	29	78,066	97,583	117,099
Fire Battalion Chief	NE	209	81,221	101,527	121,832
Town Clerk & Administrative Services Coordinator	E	30	81,969	102,462	122,954
Principal Planner	NE	30	81,969	102,462	122,954
Police Lieutenant	NE	121	83,483	104,354	125,225
Fire Deputy Chief	NE	210	85,282	106,603	127,924
Police Captain	E	123	92,040	115,050	138,060
Project Manager	E	33	94,890	118,612	142,335
Communications Director	E	33	94,890	118,612	142,335
Economic Development Director	E	35	104,616	130,770	156,924
Human Resources Director	E	35	104,616	130,770	156,924
Public Works Director	E	35	104,616	130,770	156,924
Parks and Recreation Director	E	35	104,616	130,770	156,924
Affordable Housing Director	E	35	104,616	130,770	156,924
Planning Director	E	36	109,847	137,309	164,770
Fire Chief	E	216	114,287	142,858	171,430
Finance Director	E	37	115,339	144,174	173,009
Police Chief	E	129	123,343	154,178	185,014
Assistant Town Manager	E	41	140,196	175,244	210,293

APPENDIX H – GLOSSARY

Accrual Basis of Accounting - Method of accounting that recognizes the financial effect of transactions, events, and interfund activity when they occur, regardless of the timing of related cash flows.

Ad Valorem Tax - A tax levied in proportion to the value of a property.

Amortization - Allocation of capital investment or cost over a period of years or time corresponding to the investment's terms or useful life, or allocation of debt over the debt's term.

Annual Comprehensive Financial Report (ACFR) - A complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

Appropriation - An authorization made by the Town Board that permits the Board to incur obligations and to make expenditures of resources.

Assessed Valuation - The value established for real or personal property for use as a basis to levy property taxes.

Audit - An independent examination of the financial statements of an organization to ensure the records are fairly and accurately represented.

Balanced Budget - A balanced budget as defined by the North Carolina Local Government Budget and Fiscal Control Act as when the sum of estimated net revenues and appropriated fund balance in each fund is equal to appropriations in that fund. In North Carolina, it is required that the recommended budget be balanced.

Basis of Accounting - A term used to refer to when revenues, expenditures, expenses, and transfers (and the related assets and liabilities) are recognized in the accounts and reported in the financial statements. The Town of Davidson uses the modified accrual basis of accounting for budget preparation, as required by the North Carolina Local Government Budget and Fiscal Control Act.

Bond - A written promise to pay a sum of money on a specific date at a specified interest rate. The interest payments and the repayments of the principal are detailed in a bond ordinance. The most common types of bonds are general obligation and revenue bonds. These are most frequently used for construction of large capital projects, such as buildings, streets, and bridges.

Budget - A statement in dollar terms of the Town's program of service delivery for the ensuing fiscal year.

Budget Amendment - A legal procedure utilized by the Town staff and the Town Board to revise a budget appropriation.

Budget Document - The instrument used by the budget-making authority to present a comprehensive financial program to the Town Board.

Budget Message - The opening section of the budget that provides the Town Board and the public with a general summary of the most important aspects of the budget, changes from the current and previous fiscal years, and the views and recommendations of the Town Manager.

Budget Ordinance - The official enactment by the Town Board to establish legal authority for Town officials to obligate and expend resources.

Budgetary Control - The control or management of a governmental unit in accordance with an approved budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.

Capital Assets - Assets of long-term character which have an initial cost greater than $5,000 and are intended to continue to be held or used by the Town, including land, buildings, machinery, furniture, and other equipment.

Capital Improvement Plan (CIP) - A plan for capital expenditures which provides long-lasting physical improvements to be incurred over a fixed period of five future years.

Capital Outlay - Expenditures available for the acquisition of capital assets, including the cost of land, buildings, permanent improvements, machinery, large tools, rolling and stationary equipment.

Capital Project Fund - A fund used to account for the acquisition and/or construction of major capital projects.

Cash Management - The management of cash necessary to pay for governmental services, while investing temporary cash excesses to earn interest revenue. Cash Management refers to the activities of forecasting cash flows, improving cash availability for investment, and establishing and maintaining banking relationships.

Category - A consolidation of expenditures to measure personnel, operations, capital, contingency, special appropriations, debt services, and transfers.

Contingency - A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted.

Comprehensive Plan - A plan adopted by the Town Board in 2020 (as an update to the 1993 General Plan) that outlines the Town's long-term goals.

More information can be found at: https://www.Townofdavidson.org/compplan2020

Debt Service - The Town's obligation to pay the principal and interest of all debt instruments according to a pre-determined payment schedule.

Department - An organizational unit responsible for carrying out a major governmental function.

Depreciation - The process of estimating and recording the expired useful life, or diminution of service from a capital asset that cannot or will not be restored by repair and must be replaced. The cost of the capital asset's lost usefulness is depreciation or the cost to the reserve to replace the item at the end of its useful life.

Encumbrance - The commitment of appropriated funds to purchase an item or services. To encumber funds is to set aside or commit funds for future expenditures.

Estimated Revenue - The amount of projected revenue to be collected during the fiscal year. The amount of revenue appropriated is the amount approved by the Town Board.

ETJ - The acronym used for extraterritorial jurisdiction.

Expenditure - The outflow of funds for assets that are incurred, or goods and services obtained regardless of when the expense is actually paid. This term applies to all funds.

Financial Forecast - A five-year projection of budgeted revenues and expenditures, including operating and capital expenditures.

Fiscal Policy - The financial plan embracing the general goals and acceptable procedures of a governmental unit.

Fiscal Year (FY) - The time designating the beginning and the ending period for recording financial transactions. The Town of Davidson's fiscal year begins July 1st and ends June 30th.

FTE - The acronym used for Full-Time Equivalent as it relates to employees.

Function - A group of related programs crossing organizational (departmental) boundaries and aimed to accomplishing a broad goal, or a major service.

Fund - An accounting entity that possesses a set of self-balancing accounts and records all financial transactions for specific activities or government functions.

Fund Balance - Fund balance is the amount of assets more than the liabilities or appropriated for expenditures and is therefore also known as surplus funds.

Fund Balance Appropriated - A budgetary amount representing the fund's equity to be used to offset expenditures. Fund balance appropriated cannot exceed the sum of cash and investments less the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year preceding the budget year.

General Accepted Accounting Principles (GAAP) - Uniform minimum standards of guidelines for financial accounting and reporting. GAAP encompasses the conventions, rules, and procedures necessary to define accepted accounting practices.

GS - The acronym used for the General Statutes adopted by the North Carolina General Assembly.

General Fund - The main operating fund within the Town, the General Fund accounts for most of the financial resources of the government. General Fund revenues include property taxes, licenses, and permits, local taxes, and other revenues. This fund includes basic governmental services, such as fire and police protection, public works, parks and recreation, administration, planning, economic development, and travel and tourism.

General Ledger - A file that contains a listing of the various accounts necessary to reflect the financial position of the government.

GFOA - The acronym used for Government Finance Officers Association of the United States and Canada.

Governmental Fund - Funds generally used to account for tax-supported activities. There are five types of governmental funds: the general fund, special revenue funds, debt service funds, capital project funds, and permanent funds.

Grant - A contribution by a government or other organization to support a particular function. Grants may be classified as either categorical or block, depending upon the amount of discretion allowed by the grantee.

Inflation-adjusted revenue neutral tax rate - The tax rate calculation developed by Town staff, in revaluation years, recognizes the cost of doing business has increased since the last revaluation period. The rate is calculated by modifying the traditional revenue neutral tax rate by inflation that has occurred since the last revaluation date.

Inter-fund Transfers - Amounts transferred from one fund to another.

Intergovernmental Revenue - Revenue received from another government for a specified purpose.

Investment Earnings - Revenue earned on investments with a third party. The Town uses the North Carolina Capital Management Trust as authorized by general statute to invest funds. The interest earned is then allocated back to individual funds by average cash balance in the fund.

Levy - To impose taxes, special assessments, or services charged for the support of Town activities.

Local Government Budget and Fiscal Control Act (LGBFCA) - This act governs all financial activities of local governments within the State of North Carolina.

Long Term Debt - Debt with a maturity of more than one year after the date of issuance.

LUESA- Land Use and Environmental Services Agency

Maturities - The dates on which the principal or stated values of investments or debt obligations become due and/or may be reclaimed.

Modified Accrual Accounting - The accounting approach under which: 1) revenues are recognized in the accounting period in which they become measurable and available to pay liabilities of the current period; 2) expenditures are recognized in the accounting period in which a fund liability is incurred, and unmatured principal and interest on general long-term debt is recognized when due.

NC – North Carolina

NCDOT - This acronym is short for North Carolina Department of Transportation.

Net Budget - The total amount of revenues and expenditures for the General Fund and all special Revenue funds except for the Capital Reserve Fund.

Operating Expenses - The portion of the budget pertaining to the daily operations that provide basic governmental services. The operating budget contains appropriations for such expenditures as supplies, utilities, materials, and travel.

Operating Fund - A fund to account for operating activities that generally result from providing services and producing and delivering goods and include all transactions and other events that are not identified as capital and related financing, noncapital financing, or investing activities.

Operating Transfer - Routine and/or recurring transfer of assets between funds.

Peer Group - Other municipalities in the State of North Carolina with a population between 10,000 and 50,000.

Powell Bill Allocation - Funding from the state restricted for maintenance of local streets.

Project Fund - A multi-year fund used to account for the revenues and expenditures of a specified project that only exists until the project is completed.

Property Taxes - Property taxes are levied on both real and personal property according to the property's valuation and tax rate.

Reserve - A portion of fund balance earmarked to indicate what is not available for expenditure or is legally segregated for a specific future use.

Restricted Intergovernmental Revenues - Grants, entitlements, and shared revenues which are recorded in the appropriate fund and classified both by source and function for which the revenues are to be spent.

Resources - Assets that can be used to fund expenditures. These can be such things as property taxes, user fees, beginning fund balance, or working capital.

Revaluation - Assignment of value to all real properties, including land, homes, and commercial buildings by the Mecklenburg and Iredell County Tax Assessor's Offices. Under State law, all property must be revalued no less frequently than once every eight years. Mecklenburg and Iredell are currently on four-year cycles. The last revaluation was 2023. The next revaluation for is scheduled for 2027.

Revenue - Funds which the government receives as income, including tax payments, fees from specific services, receipts from other governments, fines, grants, shared revenues, and interest income.

Revenue Neutral - The revenue amount achieved after a property revaluation when the new property tax rate generates the same property tax revenue as the previous year, plus normal growth.

Right-of-Way (ROW) Acquisition - Purchase of property needed by the Town to perform road improvement projects and/or protection of right-of-way for future highway projects.

Source of Revenue - Revenues that are classified according to their source or point of origin.

Special Assessment - A compulsory levy made against certain properties to defray part or all the cost of a specific improvement or service, which is deemed to primarily benefit those properties.

Special Revenue Fund - A fund used to account for the revenues from specific sources that are to be used for legally specified expenditures.

Tax Base - The assessed valuation of all taxable real and personal property within the Town's corporate limits.

Unencumbered Balance - The amount of an appropriation that is neither expended nor encumbered. It is the amount of money still available for expenditures.

US - United States