



**TOWN OF DAVIDSON  
BOARD OF COMMISSIONERS  
Town Hall Board Room - 216 S. Main Street**

**February 13, 2018**

**WORK SESSION - 4:00 PM**

(Held in the Town Hall Meeting Room)

**I. DISCUSSION ITEMS**

- (a) **Financial Overview** - Finance Director Piet Swart  
**SUMMARY:** A financial overview of the Town, including Fund Balance, economic outlook, interest rates, 2019 revaluation, public facilities, G.O. Bonds, and the long-term financial plan.
  - (a) **Closed Session** - § 143.318.11 (a) (3) to consult with attorney
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**REGULAR BOARD OF COMMISSIONERS MEETING - 6:00 PM**

(Held in the Town Hall Meeting Room)

**I. CALL TO ORDER**

**II. ANNOUNCEMENTS**

**III. CHANGE/ADOPT AGENDA**

**IV. PUBLIC COMMENTS**

**V. PRESENTATIONS**

- (a) **Presentation of Service Plaque to Commissioner Jim Fuller from the Lake Norman Chamber of Commerce**

**VI. CONSENT - Consent items are non-controversial and routine items. Prior to the board's adoption of the meeting agenda the request of any member to have an item moved from the consent agenda to old business must be honored by the board. All items on the consent agenda must be voted on and adopted by a single motion.**

- (a) **Consider Approval of Draft Meeting Minutes from January 2018**  
**SUMMARY:** Review and consider approval of the draft meeting minutes from January 2, 2018, January 5, 2018, January 9, 2018, January 22, 2018, January 23, 2018 and January 25-26, 2018

- (b) **Consider Approval of 307 Armour Street Lease**  
**SUMMARY:** Davidson Community Players is requesting to exercise the option to extend the term of their lease for five years.
- (c) **Consider Approval of Resolution 2018-01 - Team Summit Foundation Twilight Racing Series Exemption**  
**SUMMARY:** Since 2013, Summit has coordinated a series of running events throughout the calendar year that culminate in a celebration of music and drink in the parking lot adjacent to the coffee shop. This requires a temporary waiver of the town alcohol ordinance. Town staff review each race route thoroughly and require off-duty officer assistance as appropriate. The events have not previously encountered any problems. Staff recommends approval.
- (d) **Approve Tax Levy Adjustments**  
**SUMMARY:** The Town received tax levy adjustment refund check requests from Mecklenburg County Assessor's Office (As approved by the Board of Equalization and Review (BER)) for \$1467.63 (including interest), on 2 parcels. These refunds will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.
- (e) **Budget Ordinance Amendment 2018-15**  
**SUMMARY:** BA 2018-15 recognizes funds donated for the gear washer and other equipment for Fire Station #2.

## **VII. NEW BUSINESS**

- (a) **Consider Approval of Resolution 2018-03 - Code of Ethics -**  
Town Manager Jamie Justice  
**SUMMARY:** In accordance with § 160A-86, Local governing boards' code of ethics.  
Governing boards shall adopt a resolution or policy containing a code of ethics to guide actions by the governing board members in the performance of the member's official duties as a member of that governing board.

## **VIII. OLD BUSINESS**

- (a) **Public Facilities Project Review -** Assistant Town Manager Dawn Blobaum  
**SUMMARY:** Assistant Town Manager Dawn Blobaum, Steering Committee Member Dave Cable and Brent Green from Creech & Associates will provide a presentation of the history, citizen participation process, and decision timeline for the public facilities project. This will include options for moving forward.
- (b) **Community Dinners -** Economic Development Manager Kim Fleming  
**SUMMARY:** Staff update on Town Board's request to hold community dinners to bring citizens together as a fellowship and community building initiative.
- (c) **Mobility Plan Discussion**  
**SUMMARY:** Discussion on update of mobility plan

**IX. SUMMARIZE MEETING ACTION ITEMS**

**X. ADJOURN**



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**Agenda**     **Financial Overview** - Finance Director Piet Swart  
**Title:**     **SUMMARY:** A financial overview of the Town, including Fund Balance, economic outlook, interest rates, 2019 revaluation, public facilities, G.O. Bonds, and the long-term financial plan.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Financial Overview Presentation	2/9/2018	Cover Memo
❏ LGC FY 2016 Fund Balance Memo	2/9/2018	Cover Memo





# *The* Town *of* Davidson

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College Town. Lake Town. *Your Town.*

# Financial Overview



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Finance Department  
February 13, 2018

# Presentation Overview

- Fund Balance
- Economic Outlook
- Interest Rates
- 2019 Revaluation
- Public Facilities
- G.O. Bonds
- Long-term Financial Plan



# Fund Balance

- Finance Policy states that at June 30, 35% of next year budget will be a stabilization threshold goal
- UFB above the 35% can be used for Capital Projects
  - Either direct funding or match dollars
- UFB should be used for one-time projects – not ongoing expenditures
- Often referred to as the “Town’s Savings Account” or “Piggy Bank”
- At June 30, 2017 UFB was \$7.35 million (66% of the FY2018 budget)
- The 35% stabilization threshold was \$3.88 million
- Currently, the Town has \$1.57 million of unassigned fund balance over the 35% threshold

# Fund Balance Strategy

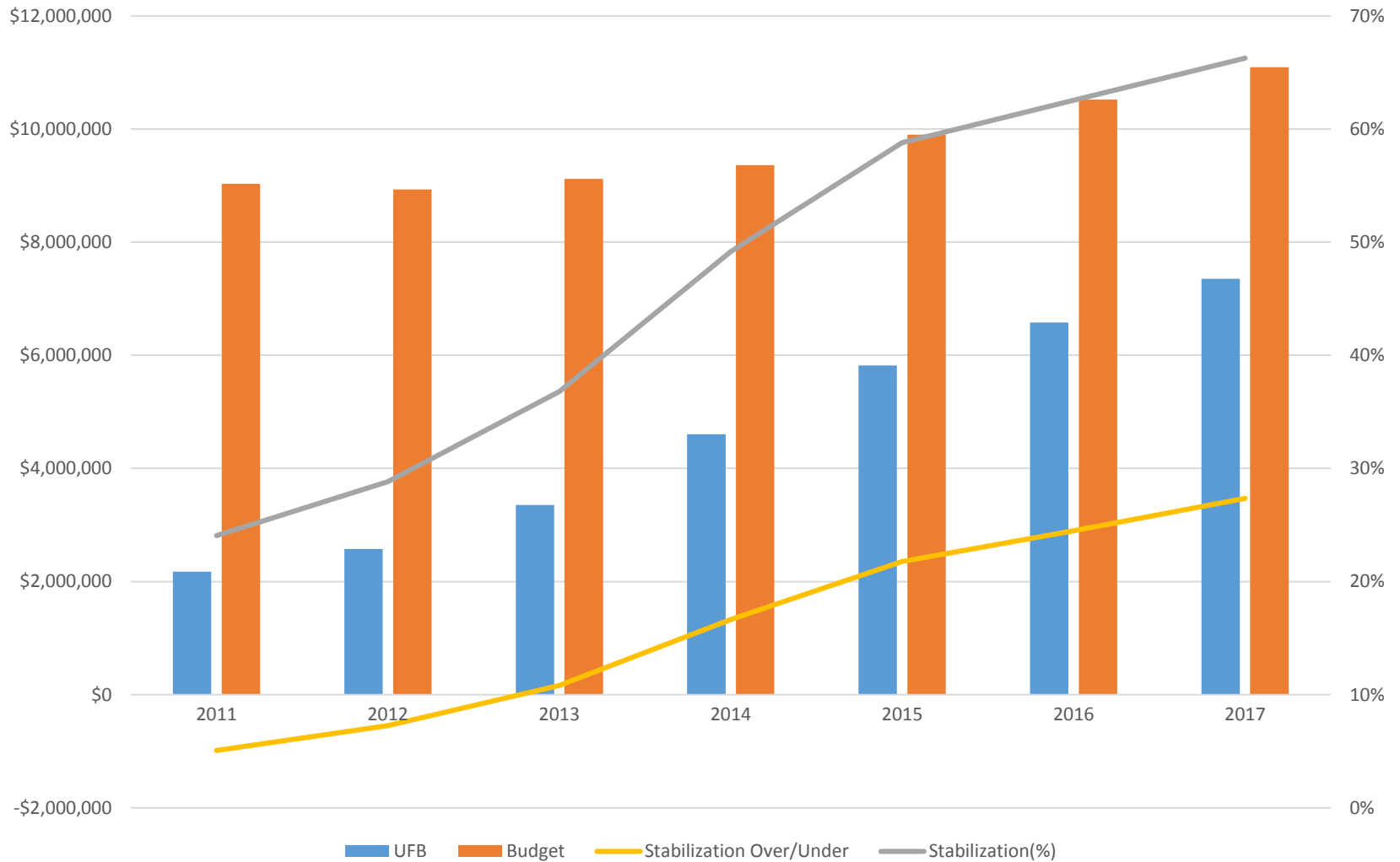
- “Save our powder” to take advantage of opportunities.
  - Match Grant Funding
  - Land Acquisition
  - Other “pop-ups”
- Intentional Savings for Specific Needs
  - Capital Projects/Purchases
  - Up-front Costs for G.O. Projects
- A healthy fund balance is favorable to lenders and rating agencies

# Fund Balance

30-Jun	2011	2012	2013	2014	2015	2016	2017
Unassigned Fund Balance	\$ 2,172,882	\$ 2,575,437	\$ 3,355,159	\$ 4,602,793	\$ 5,819,821	\$ 6,581,424	\$ 7,352,238
Fiscal Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
General Fund Budgeted Expenditures	\$ 9,033,979	\$ 8,931,037	\$ 9,117,102	\$ 9,362,452	\$ 9,898,837	\$ 10,521,214	\$ 11,093,327
Actual Stabilization Threshold (%)	24%	29%	37%	49%	59%	63%	66%
Required Stabilization Threshold at 35%	\$ 3,161,893	\$ 3,125,863	\$ 3,190,986	\$ 3,276,858	\$ 3,464,593	\$ 3,682,425	\$ 3,882,664
Stabilization Threshold Surplus (Deficit) (\$)	\$ (989,011)	\$ (550,426)	\$ 164,173	\$ 1,325,935	\$ 2,355,228	\$ 2,898,999	\$ 3,469,574



## Unassigned Fund Balance Growth



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February 13, 2018

# Fund Balance

FY 2016 Report Issued by LGC on all municipalities (April, 2017):

All Municipalities without Electrical Utilities (10K-50K population)  
53.95% as a percentage of average expenditures

Our benchmark communities:

Archdale	124.73%	Mebane	54.99%
Belmont	35.29%	Mount Holly	56.49%
Harrisburg	38.61%	Pinehurst	47.68%
Knightdale	47.92%	Stallings	142.67%
Leland	61.08%	Waxhaw	38.15%
Davidson	73.61%		





# Economic Outlook

- Current Climate
- Unemployment Rate
- Recession

# Interest Rates

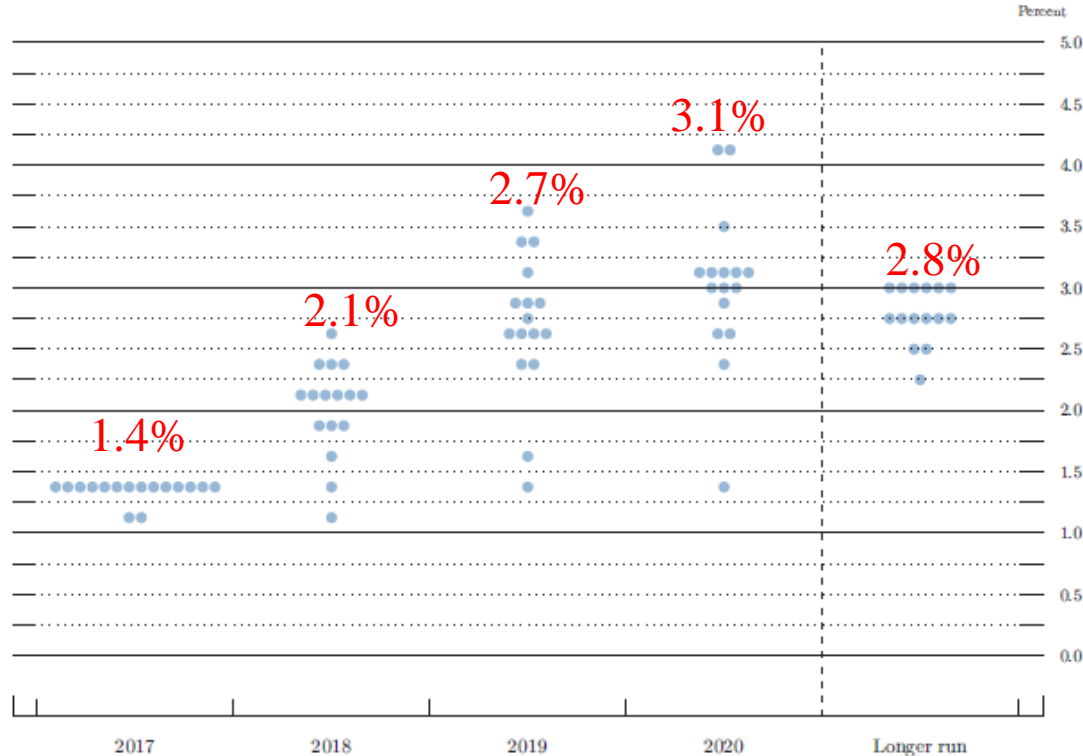
- Fed Funds Rate
  - Short-term Interest Earnings Indicator
  - Indirect indicator of lending rates
- Corporate Income Tax Rate

# Federal Funds Rate

Set by Board of Governors of the Federal Reserve Bank

**FOMC participants' assessments of appropriate monetary policy: Midpoint of target range or target level for the federal funds rate**

**“Dots”  
Chart**



Source: Minutes of the Federal Open Market Committee December 12-13, 2017



# 2019 Revaluation

- Every 8 Years
- Mecklenburg County Tax Assessor, Ken Joyner
  - August, 2017-Approximately 25% increase in Aggregate
  - Second Presentation in Spring 2018 with updated projection

# Public Facilities

- Cost Estimate      \$13,225,000 (including soft costs)
- Estimated 10% ad valorem tax increase in FY2020 (Revaluation year)
- Project maximum annual debt service in FY 2022 \$1.3 million
  - 20 year level principal LOB @4% 2-years interest only
  - Lower annual debt service if level payment
- \$925,000 to reimburse fund balance when project funded
- Set aside \$200K in FY2017; \$300K in FY 2018 for future debt service

# G.O. Bonds

- \$6 million Mobility
- \$5 million Greenways
- \$4 million Parks
- Projected issuance of \$5 million in 2019, 2021 and 2023
- August, 2017 - Projected ad valorem tax increase of 3.62 cents

# G.O. Bonds & Public Facilities

- August 2017 – Projected aggregate increase of 25% to ad valorem tax revenue
- Will affect citizens differently based on 2019 Revaluation
- Interest rates, use of fund balance, timing of debt issuance will all affect required tax increases

# Long Term Financial Plan

- Goals for the model:
  - Provide Board longer term view of Town Budget
  - Provide Board guidance on feasibility and timing of capital projects
  - Perform “What if” analysis on proposed projects
  - Monitor compliance with Board/LGC Policies
  - Provide Board comparison to similar/benchmark communities
  - Flexibility in design
  - Expand Information Package Available to credit rating agencies and potential lenders



# Long Term Financial Plan

- Developed model with First Tryon in January 2017.
- Incorporates budget, capital projects, debt service, fund balance.
- Provided last update to Board in August, 2017
- Ready to update with Board input regarding:
  - Public Facilities
  - G.O. Bond Projects – February 27<sup>th</sup>
  - Budget (FY2019) and CIP (FY 2019-2023)

# Questions



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Finance Department  
February 13, 2018

### **Fund Balance Available**

“Fund balance available” is the statutory concept that describes the amount of funds local governments have available at the end of a fiscal year to be appropriated in the next fiscal year. The calculation was introduced as a way to prevent units of government from appropriating funds that they have not yet received in cash form. It is essential that ad valorem tax-levying units, such as municipalities and counties, maintain an adequate amount of fund balance available to meet their cash flow needs during the months in their revenue cycles when outflows exceed inflows. Property tax revenues are a major source of revenue in the General Fund, and are typically not received until the latter months of the calendar year. Therefore, a unit must maintain reserves on hand in the form of fund balance available for appropriation at June 30th to prevent the unit from experiencing cash flow difficulties during the first two quarters of the next fiscal year. As a benchmark, we use the population group averages that can be found in the attached report; if units fall significantly below their group average they may experience cash flow issues during periods of declining inflows.

While the population group average is a reasonable target for most units within the group, some units find they need to maintain more or less than the group average. Units that may want to maintain higher percentages include those with large fluctuations in cash flow, units with significant capital needs, or those that are geographically prone to natural disasters, such as our units on the coast. Units with more stable cash flows or those that have fewer capital needs may find they can operate successfully with lower fund balance available percentages. In any case we encourage units to examine their needs closely and develop at least an informal fund balance policy that sets their expectations for the appropriate amount of fund balance available to be maintained.

It is important to distinguish between the statutory calculation of fund balance available for appropriation and the fund balance that is reported on a unit's General Fund Balance Sheet. Fund balance available for appropriation represents the maximum amount that is legally available for appropriation in the next year per NCGS 159-8(a). This amount includes funds that are restricted in nature and funds that the unit has already committed to spend in subsequent years for various purposes. For example, fund balance available for appropriation would include any Powell Bill moneys on hand at June 30 that are restricted for use for streets. Those funds will be recorded as restricted fund balance on the Balance Sheet because our General Statutes restrict how the funds are to be spent.

The categories of fund balance that one may see on the Balance Sheet are:

- **Non-spendable:** fund balance that is not spendable by its nature; created by long-term receivables, inventory, or the non-spendable corpus of a trust
- **Restricted:** funds on which constraints are placed externally by creditors, grantors, contributors, or laws of other governments or imposed by law through enabling legislation or constitutional provisions. Restricted fund balance includes the amount restricted by North Carolina General Statutes as unavailable for appropriation in the next budget year. As a result the reader of the financial statements cannot make a direct connection between the fund balance that appears on the financial statements and the fund balance available calculation that appears in this report
- **Committed:** funds to be used for specific purposes as dictated by formal action of the unit's governing body
- **Assigned:** amounts that are constrained by the government's intent but are neither restricted or committed

- Unassigned: funds that do not fall into any of the other spendable categories

The amount calculated (and shown in this report) as fund balance available may be comprised of amounts shown as restricted, committed, assigned or unassigned. While legally available to be appropriated, 100% of fund balance available may not be available to support all operations of a local government or may have already been committed by the governing board.

Using the 8% fund balance metric, which represents only one month's worth of expenditures on hand, as a target, rather than an absolute minimum, may have devastating effects on the fiscal health of North Carolina local governments, particularly small municipalities. Across the state, the average fund balance amounts maintained by municipalities (average of 46.71 %) has continued to increase over the last three years, albeit in small increments. This continued increase may indicate that revenues are starting to rise while expenditures have remained constant or are not increasing at the same rate as revenues. Some of the increase in 2016 also may be attributable to an accounting change which required units of government to report money held to pay future pension and other post-employment benefits (such as the Law Enforcement Officers Special Separation Allowance) as part of the General Fund. In prior years, these funds were accounted for in a pension trust fund. We believe that maintaining fund balance at or close to the current average level for the relevant population cohort is the prudent course for municipalities.

Each year the staff of the Local Government Commission analyzes the financial statements of cities and counties to determine the amount of fund balance available for appropriation in the General Fund, and the amount of fund balance available for appropriation as a percentage of that fund's expenditures. The staff sends letters to units if the amount of fund balance available for appropriation as a percentage of expenditures in the General Fund falls below 8%. The staff also compares the percentage of fund balance available for appropriation to the prior year percentages for similar units, as well as noting the trend in the percentage of fund balance available for that particular unit. If that percentage is materially below the average of similar units, and the trend for fund balance available is declining, the staff will send a letter to alert the unit of this fact. Units are encouraged to evaluate the amounts in reserves and determine if their level is adequate.

The following chart shows the average percentage of fund balance available for appropriation for similarly grouped cities for the fiscal year ended June 30, 2016. Officials should use these figures to compare their unit to similar units and evaluate the adequacy of their unit's current reserves.

**Fund Balance Available – All Units June 30, 2016**

<b>Population by Grouping</b>	<b>Average 2015-2016 Fund Balance Available</b>	<b>Average FBA As a Percentage of Average Expenditures</b>	<b>Median 2015-2016 Fund Balance Available</b>	<b>Median FBA As a Percentage of Average Expenditures</b>
<b>Statewide – All Municipalities</b>	<b>\$4,484,154</b>	<b>46.71%</b>	<b>\$1,157,981</b>	<b>83.16%</b>
<b>Units With Electrical Systems</b>				
All	7,730,285	43.04	3,106,479	46.18
50,000 or more	32,239,898	39.26	25,000,349	34.15
10,000 to 49,999	9,741,202	44.43	7,407,151	44.43
2,500 to 9,999	3,111,942	52.07	1,642,278	42.67
1,000 to 2,499	918,537	72.94	971,593	59.45
500 to 999	938,378	52.34	402,804	57.33
Under 500	332,549	137.49	252,893	152.24
<b>Units Without Electrical Systems</b>				
All	4,005,700	47.88	1,025,485	88.58
50,000 or more	69,903,138	35.30	47,133,163	39.21
10,000 to 49,999	9,319,306	53.95	7,766,307	52.79
2,500 to 9,999	3,085,866	72.91	2,473,964	71.28
1,000 to 2,499	1,272,974	75.46	1,154,670	74.28
500 to 999	752,248	132.55	478,976	110.39
Under 500	476,595	108.88	220,421	171.18

\*As of March 27, 2017, we have not received a 2016 audit report from 46 municipalities, therefore the fund balance available, fund balance available without Powell Bill funds, cash and investments, uncollected property taxes figures and tax collection percentage for these municipalities are not included, and indicated with "NR" on the report. Beginning with year ending June 30, 2013, fiduciary funds are not included in the cash and investments figures.

The data presented in this report was gathered from various sources. The financial data, including fund balance and cash and investment income, was obtained from the audit review process. The assessed valuation, tax rate, and last year of revaluation for each municipality were compiled from data obtained from the Department of Revenue. The NC Department of Revenue calculates the assessment-to-sales ratios annually for each county. This ratio is based on a sample of selected real estate transactions within a municipality and equals the assessed valuation divided by the actual sales price. The ratio of the dominant county of the municipality is used as the municipality's ratio. The municipality populations were provided by the Office of State Budget and Management and are estimates as of July 1, 2015 adjusted for end-of-the-year boundary changes. The tax rate equivalents and effective tax rates were calculated by the staff of the Department of State Treasurer. All data included in this report are the most recently available information. If you have any questions concerning this memorandum, please contact Sharon Edmundson at (919) 814-4289 or via email at [Sharon.edmundson@nctreasurer.com](mailto:Sharon.edmundson@nctreasurer.com)

**Municipal Governments in North Carolina**  
**Cash and Investments, Property Tax Collections and Fund Balance Available for Municipalities Without Electric Systems**  
**For the Fiscal Year Ended June 30, 2016**

Municipality	Pop	General Fund			Unit-Wide										2015-16 Amount Uncoll	Tax Rate Equiv
		Fund Balance Available	FRA As % GF Exp	Fund Balance Available Without Powell Bill	FBA Without Powell Bill As % GF Exp	Cash and Invest (1)	Latest Yr/ Next Yr Of Reval (2)	January 1, 2015 Assessed Valuation (3)	Tax Rate (4)	Assess to-Sales Tax Rate Adjusted	Percent Collected					
											2015-16 All Property	Excluding Motor Vehicles	Motor Vehicles Only			
10,000-49,999																
Archdale	11,954	\$8,845,846	135.91	\$8,118,601	124.73	\$15,629,647	2014/2019	\$930,108,178	.2900	95.81	99.72	99.69	99.96	\$7,630	.0008	
Ashboro	25,740	10,002,600	45.69	10,140,728	43.70	22,356,549	2014/2019	2,336,471,200	.6650	95.81	99.69	99.70	99.56	48,299	.0021	
Belmont	10,954	3,515,025	37.98	3,274,817	35.29	14,904,773	2015/2019	1,216,921,317	.4750	99.54	99.48	99.44	99.98	30,213	.0025	
Boone	18,553	11,217,259	71.33	10,838,373	68.92	29,700,668	2014/2022	1,429,509,558	.4100	99.70	99.46	99.44	100.00	31,328	.0022	
Carboro	20,558	13,641,201	65.76	13,562,949	65.38	19,019,184	2009/2017	2,143,029,265	.5894	97.90	99.28	99.22	99.78	93,857	.0044	
Clemmons	19,575	7,603,379	147.05	6,261,558	121.10	9,847,016	2013/2017	2,007,336,068	.1150	98.21	99.53	99.48	99.99	10,889	.0005	
Davidson	12,692	7,856,995	78.63	7,355,890	73.61	10,664,481	2011/2019	1,830,642,561	.3500	89.80	99.60	99.72	98.02	25,989	.0014	
Eden	15,306	6,625,461	45.89	6,391,933	44.27	14,164,020	2011/2019	916,779,248	.6090	103.53	98.49	98.31	100.00	85,644	.0093	
Elon	10,357	4,331,185	75.77	3,802,747	66.53	6,251,818	2009/2017	576,465,638	.4200	108.27	99.77	99.75	100.00	5,361	.0009	
Fuquay-Varina	22,874	20,304,042	97.38	18,878,560	90.54	44,863,294	2008/2016	2,675,254,876	.3850	100.44	99.70	99.81	98.61	31,337	.0012	
Garner	28,558	23,864,016	88.10	23,293,388	85.99	30,342,444	2008/2016	3,183,845,999	.5175	100.44	99.70	99.78	98.94	51,069	.0016	
Goldboro	34,945	6,357,622	19.30	6,367,622	19.30	19,403,809	2011/2019	2,392,269,623	.6500	100.37	98.02	97.81	100.00	301,664	.0126	
Graham	14,306	6,417,805	53.59	6,417,805	53.59	17,734,304	2009/2017	1,033,263,861	.4550	108.27	99.54	97.98	100.00	86,118	.0083	
Harrisburg	15,387	4,208,242	39.61	4,102,006	38.61	15,184,456	2012/2016	1,794,785,817	.1585	93.92	99.54	99.49	100.00	24,050	.0013	
Havelock	20,328	8,124,319	85.26	7,749,847	81.323	20,066,293	2010/2016	951,643,275	.5100	110.30	99.29	99.22	100.00	34,610	.0036	
Henderson	15,094	8,578,029	65.86	8,141,603	60.00	29,131,848	2008/2016	983,765,989	.6200	120.00	94.72	94.25	100.00	334,480	.0340	
Hendersonville	13,824	5,528,024	36.62	5,528,024	36.62	33,919,417	2015/2019	1,705,810,073	.4600	99.46	98.01	97.89	99.55	158,942	.0093	
Hickory	40,351	22,954,658	41.12	22,954,658	41.12	72,880,171	2015/2019	4,483,143,389	.5665	98.97	98.41	98.28	99.99	410,578	.0092	
Holly Springs	30,021	10,183,087	31.02	8,813,071	26.85	43,823,075	2008/2016	3,870,253,376	.4350	100.44	99.78	99.75	100.00	38,395	.0010	
Hope Mills	16,444	6,480,274	58.64	5,983,484	54.14	16,392,338	2009/2017	1,113,594,596	.4600	105.22	99.73	99.70	100.00	14,124	.0013	
Indian Trail	37,449	13,622,821	107.99	11,204,485	88.82	28,473,013	2015/2019	3,682,576,313	.1850	99.71	99.82	99.80	100.00	11,982	.0003	
Kannapolis	45,599	17,562,193	46.16	17,504,511	46.01	31,251,209	2012/2016	3,711,445,811	.6300	93.92	99.71	98.23	100.00	416,901	.0112	
Kernersville	24,211	8,931,317	34.33	8,931,317	34.33	11,453,508	2013/2021	2,572,349,363	.5425	98.21	99.55	99.51	100.00	64,565	.0025	
Knightsdale	13,600	6,535,617	52.68	5,944,939	47.92	13,119,971	2008/2016	1,483,861,737	.4300	100.44	99.89	98.56	99.92	6,825	.0005	
Leland	17,154	6,819,511	75.04	5,551,161	61.08	21,465,429	2015/2019	2,224,508,052	.1515	99.06	1501	98.69	99.98	44,531	.0020	
Lenoir	17,849	5,241,766	31.41	5,241,766	31.41	9,439,979	2013/2021	2,209,832,924	.5800	98.35	97.04	96.52	100.00	290,749	.0132	
Lewisville	13,046	4,750,955	117.37	4,181,736	103.31	8,068,458	2013/2021	1,233,531,342	.1770	98.21	99.43	99.36	100.00	12,461	.0010	
Matthews	30,359	6,811,532	33.79	6,811,532	33.79	8,674,732	2011/2019	3,362,219,823	.3400	89.80	99.53	99.47	100.00	57,251	.0017	
Mebane	12,623	8,797,045	54.99	8,797,045	54.99	18,969,791	2009/2017	1,719,710,862	.4900	108.27	99.50	99.46	100.00	42,952	.0025	
Mint Hill	26,170	5,766,805	51.74	5,468,972	45.05	7,872,872	2011/2019	2,360,458,771	.2700	89.80	99.34	99.27	100.00	42,642	.0018	
Mooreville	37,759	22,030,794	36.64	21,378,166	35.57	67,744,470	2015/2019	5,834,556,661	.5800	98.45	98.60	98.52	99.60	477,747	.0082	
Morrisville	23,682	20,082,442	83.50	18,518,504	77.00	31,050,501	2008/2016	3,968,269,796	.4100	100.44	99.93	99.93	100.00	11,026	.0003	
Mount Airy	10,361	11,645,462	96.78	11,156,722	92.72	19,238,481	2012/2016	1,099,409,646	.4800	98.68	99.02	98.95	99.93	51,821	.0047	
Mount Holly	14,773	7,387,764	65.52	6,369,459	56.49	19,799,154	2015/2019	1,170,159,727	.5300	99.54	97.93	97.68	100.00	126,096	.0108	
Pinehurst	16,123	7,691,665	47.68	7,691,665	47.68	8,578,105	2015/2019	3,332,700,177	.2900	99.76	99.94	99.93	100.00	6,270	.0002	
Reidsville	14,205	6,714,499	47.81	6,714,499	47.81	12,766,634	2011/2019	1,141,213,123	.7400	103.53	98.68	98.59	99.83	114,336	.0100	
Rossmore Rapids	15,186	6,346,927	41.28	6,348,927	41.28	4,756,921	2015/2019	1,143,535,926	.6510	98.14	98.88	98.76	100.00	82,975	.0072	
Salisbury	34,285	13,340,123	38.82	13,340,123	38.82	34,250,187	2015/2019	2,803,338,603	.6600	102.46	97.82	97.62	100.00	407,914	.0146	
Sanford	28,802	8,829,983	31.82	8,829,983	31.82	35,753,965	2013/2019	2,458,678,306	.6000	99.02	99.17	99.29	97.80	122,898	.0050	
Southern Pines	13,461	8,000,472	52.90	8,000,472	52.90	21,301,044	2015/2019	2,251,645,050	.3800	99.76	99.78	99.77	100.00	18,579	.0008	
Spring Lake	11,777	2,870,665	42.29	2,870,665	42.29	5,443,222	2009/2017	466,851,978	.7000	105.22	99.85	98.98	100.00	30,899	.0066	
Stallings	15,492	9,124,134	146.72	8,572,246	142.67	10,053,055	2015/2019	1,712,240,565	.2150	99.71	99.59	99.58	99.68	15,140	.0009	
Summertown	11,243	7,513,870	393.52	7,513,870	393.52	7,729,233	2012/2017	1,407,803,303	.0275	95.67	99.58	99.54	100.00	1,624	.0001	
Thomasville	27,043	7,840,948	42.07	7,232,600	38.81	15,909,259	2015/2023	1,768,782,020	.5600	100.08	96.18	95.86	99.65	382,780	.0216	
Waxhaw	12,548	4,711,041	42.23	4,255,111	38.15	7,810,793	2015/2019	1,584,480,518	.3600	99.71	99.57	99.52	100.00	24,570	.0016	
Weddington	10,324	2,476,735	138.09	2,476,735	138.09	2,629,779	2015/2019	2,050,903,341	.0520	99.71	99.55	99.50	100.00	4,732	.0002	

Municipal Governments in North Carolina  
Cash and Investments, Property Tax Collections and Fund Balance Available for Municipalities Without Electric Systems  
For the Fiscal Year Ended June 30, 2016

For the Fiscal Year Ended June 30, 2015																
Municipality	General Fund				Unit-Wide											
	Fund Balance Available	FBA As % GF Exp	Fund Balance Available Without Powell Bill	FBA Without Powell Bill As % GF Exp	Cash and Invest (1)	Latest Yr/ Next Yr Of Reval (2)	January 1, 2015 Assessed Valuation (3)	Tax Rate (4)	Assess -to-Sales Ratio	2015-16 Tax Rate Adjusted	Percent Collected			2016-16 Amount Uncoll	Tax Rate Equiv	
											Property	Motor Vehicles Only	Excluding Motor Vehicles			
10,000-49,999 continued	\$ 428,685,055		\$ 408,847,675		\$ 949,939,970		\$ 96,339,047,845							\$ 4,695,043		
Total																

Group Statistics:  
10,000-49,999

Range:  
Lowest  
Highest  
Average  
Median

Lowest	2,476,735	19.30	2,476,735	19.30					.0275	89.80	.0263	94.72	94.25	97.80		
Highest	23,864,016	393.52	23,293,388	393.52					.7400	120.00	.7661	99.94	99.93	100.00		
Average	9,319,306	53.95	8,887,993	51.45					.4395	98.88	.4345	98.90	98.82	99.74		
Median	7,766,307	52.79	7,434,880	50.99												



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**Agenda**      **Consider Approval of Draft Meeting Minutes from January 2018**  
**Title:**      **SUMMARY:** Review and consider approval of the draft meeting minutes from January 2, 2018, January 5, 2018, January 9, 2018, January 22, 2018, January 23, 2018 and January 25-26, 2018

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Draft Meeting Minute 1-2-18 - 1st Tue	2/9/2018	Cover Memo
❑ Draft Meeting Minute 1-5-18 - Mini Retreat	2/9/2018	Cover Memo
❑ Draft Meeting Minutes 1-9-18 - 2nd Tue	2/9/2018	Cover Memo
❑ Draft Meeting Minutes 1-22-18 - Coffee Chat	2/9/2018	Cover Memo
❑ Draft Meeting Minutes 1-23-18 - 4th Tue	2/9/2018	Cover Memo
❑ Draft Meeting Minutes 1-25-18 and 1-26-18 - Retreat	2/9/2018	Cover Memo





January 2, 2018

**INFORMAL MEETING – LIBRARY  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, Month Day, 2018 at the Davidson Public Library – 119 South Main Street, Davidson NC 28036. Present were Mayor Rusty Knox and Commissioners Jim Fuller, Autumn Rierson Michael and David Sitton. Commissioners Jane Campbell, Matthew Fort were via phone. Staff present included: Town Manager Jamie Justice.

The meeting began at 4 p.m.

The following topics were discussed: Library meeting purpose, upcoming meetings, essentials of Municipal Government course, development projects and budget information meetings, and Continuum rate increase.

No actions were taken.

The meeting adjourned at 6:30 p.m.

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Rusty Knox  
Mayor

**Attest:**

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Carmen Clemsic  
Town Clerk



January 5, 2018

**MINI RETREAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its Mini Retreat meeting on Friday January 5, 2018 at Starrette Farms – 204 Pecan Lane, Statesville NC 28625. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Commissioner Fort left the meeting at noon. Staff present included: Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

The meeting began at 9:30 a.m.

The following topics were discussed: How to work together as a board and staff, how to design community engagement, strategic planning topics,

***Commissioner Campbell motioned to stay in town [Davidson] for the retreat. The motioned carried (3-2). Commissioners Campbell and Fuller were in favor of staying in town and Commissioners Sitton and Michael were opposed to staying in town. Mayor Knox voted to break the tie and was in favor of staying in town.***

The meeting adjourned at 4:15 p.m.

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Rusty Knox  
Mayor

**Attest:**

---

Carmen Clemsic  
Town Clerk





January 9, 2018

**WORK SESSION  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 9, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Rierson Michael and David Sitton. Commissioner Fuller participated electronically via phone. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

- **DISCUSSION ITEMS**

Planning Director Jason Burdette discussed the proposed watershed ordinance changes, per Mecklenburg County's recommendation.

Planning Director Jason Burdette provided an update on the proposed missing middle text amendments, which are potential changes to permitted building types in the Village Infill Planning Area and asked the board for feedback on next steps.

The board discussed revising the dates for the retreat to either 24-25 Jan or 25-26 Jan 2018. The consensus of 25-26 Jan 2018 with a start time of start at 8:30 am was decided and the revised meeting schedule would be updated in the consent agenda item at the regular meeting. The item was approved during the consent agenda, see below.

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**REGULAR MEETING  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 9, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Autumn Rierson Michael and David Sitton. Commissioner Fuller participated electronically via phone. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 6:02 p.m.

- **ANNOUNCEMENTS**

Public Information Officer Cristina Shaul announced the following events: Town offices will close on Monday, January 15 in observance of Martin Luther King, Jr. Day.

Davidson Coffee Chat on January 22 at 9:00 a.m. at The Egg.

The Town of Davidson announces that applications for April is for Arts are now available. Forms for the Gallery Crawl, scheduled for April 20, and for the Art on the Green festival, scheduled for April 21-22, are all available at town hall or online at: [www.townofdavidson.org/April](http://www.townofdavidson.org/April).

Mayor Knox read the Martin Luther King, Jr. Day proclamation.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

***Commissioner Campbell motioned to approve the agenda. The motion was passed unanimously (4-0).***

- **PUBLIC COMMENTS**

Five (5) Citizens spoke at public comments. The public comments period was closed at 6:20 p.m.

- **PRESENTATIONS**

Public Information Officer Cristina Shaul presented the launch of a new mobile app that enables citizens to easily connect to our town government's resources, news, and information.

Planning Director Jason Burdette, Senior Planner Travis Johnson and Wade Walker, Consultant from Alta Planning, provided a review of scope and expectations on the development of the Davidson Mobility Plan.

- **CONSENT AGENDA**

The following items were on the consent agenda:

Consider Approval of December 5 and 12, 2017 Draft Meeting Minutes

***Commissioner Campbell motioned to approve the December meeting minutes. The motion passed unanimously (4-0).***

Consider Approval of Revised Regular Meeting Schedule

***Commissioner Fort motioned to approve the revised regular meeting schedule. The motion passed unanimously (4-0).***

- **NEW BUSINESS**

Consider Approval of Rules of Procedure

***Commissioner Campbell motioned to defer the Rules of Procedure approval to the January 23, 2018. The motioned passed unanimously (4-0).***

Consider directing staff to research options to make changes to the planning process.

***The board came to a common consensus and requested the staff research options in order to make changes to the planning process.***

Consider a community dinners program. Staff will provide recommendations on how best to proceed.

***The board came to a common consensus and asked the staff to provide recommendations.***

- **SUMMARIZE ACTION ITEMS**

Town Manager Jamie Justice summarized action items.

- **ADJOURN**

The meeting adjourned at 7:35 p.m.

**Attest:**

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Carmen Clemsic  
Town Clerk

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Rusty Knox  
Mayor



January 22, 2018

**INFORMAL MEETING - COFFEE CHAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled Coffee Chat meeting on Monday, January 22, 2018 at The Egg, 231 Griffith St, Davidson, NC 28036. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Jim Fuller, Autumn Rierson Michael and David Sitton. Staff present included: Town Manager Jamie Justice, Public Works Director Doug Wright, and Public Information Officer Cristina Shaul.

The meeting began at 9:02 a.m.

The following topics were discussed: Their vision for the next 2-years, pedestrian and bicycle safety, traffic congestion, a planning ordinance related to growth and development, and the Beaty Street property. The Board of Commissioners and Town Manger also answered citizen questions.

No actions were taken.

The meeting adjourned at 10:13 a.m.

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Rusty Knox  
Mayor

**Attest:**

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Carmen Clemsic  
Town Clerk



January 23, 2018

**WORK SESSION  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 23, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

- **Discussion Items**

The following Department heads provided an overview of their department Chief of Police Penny Dunn Fire Chief Bo Fitzgerald, Town Attorney Cindy Reid and Finance Director Piet Swart.

- **Closed session**

NCGS 143.318.11 (a)(3) to consult with attorney

***Mayor Knox motioned to go into closed session at 5:22 p.m. permitted by North Carolina General Statute 143-318 to discuss the following litigation: Charde et. al vs. The motioned passed unanimously (5-0).***

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**REGULAR MEETING  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, January 23, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

- **Call to Order**



Mayor Knox called the meeting to order at 6:06 p.m.

- **Commissioner Reports**

Commissioner Autumn Rierson Michael - Centralina Council of Governments

Commissioner Matthew Fort - Lake Norman Chamber

Commissioner Jim Fuller - Visit Lake Norman

Commissioner David Sittton - Lake Norman Regional Economic Development Organization & North Mecklenburg Alliance

Commissioner Jane Campbell - Charlotte Regional Transportation Planning Organization & Lake Norman Transportation Commission

Mayor Rusty Knox - Metropolitan Transportation Commission

- **Announcements**

Public Information Officer Cristina Shaul announced the following events: We are looking for a Recreation Program Manager for our parks and recreation department. Please visit [townofdavidson.org/jobs](http://townofdavidson.org/jobs) for information and to apply.

Please join us for Davidson Connections on Thursday, February 1 at 9:00 a.m. at Davidson Town Hall.

Please participate in the Davidson Mobility Plan. Key dates for community involvement are the Community Conversation on Thursday, February 8 from 6:00 to 8:30 p.m. at DUMC's Fellowship Hall and a four-day charrette scheduled from March 5-8 in a variety of locations and times. More details to come. We want to hear from you regarding transportation in town via foot, bicycle, car, and transit.

- **Discussion**

Pre-Development Consultation re: Potential North Harbor Conditional Planning Amendment

The owners of North Harbor Club would like to expand their kitchen and convert the second story into a banquet space. The restaurant is located in a Special Use Permit District (SUP) c. 1983. Any changes to the SUP require a rezoning. Staff offers a pre-development consultation with the Board of Commissioners for potential conditional rezonings and plan amendments.

Finance Policy and Budget Overview

Finance Director Piet Swart provided a review of finance policy and North Carolina General Statute Section 159, FY 19 budget development and approval process and monthly financial dashboard.

Quarterly Department Overviews Continued

The following Department heads provided an overview of their department: Planning Director Jason Burdette, Economic Development Manager Kim Fleming, Public Information Officer Cristina Shaul, Public Works Director Doug Wright, Parks & Recreation Director Kathryn Spatz, Human Resources Manager Heather James, and Assistant Town Manager Dawn Blobaum.

- **Old Business**

Consider Approval of Rules of Procedure

***Commissioner Fuller motioned to approve the Rules of Procedure. The motioned passed unanimously (5-0).***

- **Summarize Actions Items**

Commissioner Campbell summarized action items.

- **Closed session**

***Mayor Knox motioned to go into closed session at 5:22 p.m. permitted by North Carolina General Statute 143-318 to discuss the following litigation: Charde et. al vs. The motioned passed unanimously (5-0).***

- **Adjourn**

The meeting adjourned at 7:54 p.m.

**Attest:**

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Carmen Clemsic  
Town Clerk

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Rusty Knox  
Mayor



January 25-26, 2018

**RETREAT  
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Thursday, January 25, 2018 and Friday, January 26, 2018 at the River Run Country Club – 19125 River Falls Drive, Davidson NC 28036. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson Michael and David Sitton. Staff present included: Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Town Attorney Cindy Reid, Finance Director Pieter Swart, Planning Director Jason Burdette, Human Resources Manager Heather James, Fire Chief Bo Fitzgerald, Police Chief Penny Dunn, Parks & Recreation Director Kathryn Spatz, Public Works Director Doug Wright and Town Clerk Carmen Clemsic were also present.

The meeting began at 8:30 a.m. both days

The retreat was to focus on the boards vision and establish the boards priorities. Day one, the board discussed what makes Davidson-Davidson, external trends and issues impacting the town, they had a round table discussion with Public Works, Affordable Housing, Public Safety and Parks & Recreation, Planning and Economic Development provided an overview of their current approach, the board developed goals and objectives and talked about tactical actions. Day two, the board reviewed and discussed the town vision, mission and values. They identified their 2018 priorities. The board and staff refined board and staff expectations. Community engagement opportunities and next steps were also discussed.

***On January 26, 2018, Mayor Knox motioned to go into closed session at 12:32 p.m. permitted by North Carolina General Statute 143-318 to discuss the following litigation: Charde et. al vs. The motioned passed unanimously (5-0).***

The meeting adjourned at 7:30 p.m. on January 25, 2018 and at 4:30 p.m. on January 26, 2018.

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Rusty Knox  
Mayor

**Attest:**

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Carmen Clemsic  
Town Clerk



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**Agenda      Consider Approval of 307 Armour Street Lease**

**Title:**      **SUMMARY:** Davidson Community Players is requesting to exercise the option to extend the term of their lease for five years.

**Summary:**

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**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□	Davidson Community Players Lease - Feb 2008	2/6/2018	Cover Memo
□	Davidson Community Players Lease Extension Request - Jan 2018	2/6/2018	Cover Memo

See 12/11/07 min.

STATE OF NORTH CAROLINA

LEASE

COUNTY OF MECKLENBURG

COPY

THIS LEASE is made and entered into as of this 1st day of February, 2008, by and between The Town of Davidson, a North Carolina municipal corporation (hereinafter "Landlord") and Davison Community Players, a North Carolina non profit corporation (hereinafter "Tenant").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, including, without limitation, the covenant to pay rent and other good and valuable consideration, Landlord and Tenant hereby agree as follows:

1. Premises. Landlord Leases to Tenant and Tenant Leases from Landlord that certain parcel of real estate located at 307 Armour Street, Davidson, North Carolina 28036, which is described as Lots 1 and 2 as shown on the map recorded in Map Book 47, Page 289, and Lot 3 as shown on a map recorded in Book 230 Page 52, in the Mecklenburg County Registry (the "Premises").
2. Term. The initial term of this Lease shall be for a period of ten (10) years, commencing on the 1st day of February, 2008 with the option to extend the term for two terms of five (5) years each. In order to exercise each option to extend the term Tenant shall deliver written notice of such exercise to Landlord no later than six (6) months prior to the end of the current term.
3. Rent and Other Sums Due. Tenant shall pay to Landlord as rent (a) the sum of Six Thousand Two Hundred Fifty-three and 58/100ths Dollars (\$6,253.58) per quarter commencing February 1, 2008 and running through October 31, 2008 and (b) the sum of Six Thousand Five Hundred Forty-six and 88/100ths Dollars (\$6,546.88) per quarter from November 1, 2008 through January 31, 2013. Rent shall be payable quarterly in advance commencing on the first day of February, 2008 and continuing on the first day of May, August, November and February thereafter throughout the term of this Lease. Commencing February 1, 2013 and continuing on February 1, 2018 and February 1, 2023, rent payments during each five year increment shall increase by an amount equal to five percent (5%) of the rent in effect for the prior five year increment. All rent payable by Tenant shall be without previous demand, set off or deduction. All rent shall be paid to Landlord at the address to which notices to Landlord are given as set forth in the paragraph entitled "Notices" hereunder. In addition to such remedies as may be provided under the default provisions of this Lease, Landlord shall be entitled to a late charge of five percent (5%) of the amount of the monthly rent if not received within fifteen days after the due date.
4. Tenant's Acceptance; Maintenance and Repair. Upon occupancy of the Premises, Tenant represents to the Landlord that it has examined and inspected the same, finds the Premises to be as represented by the Landlord and satisfactory for Tenant's

1104500  
1104500

6. Utilities and Services. Tenant shall pay for all of the cost of telephone, television and internet. Tenant shall pay a share of the gas, electric, sewer and water services provided to the Property including charges for the initiation and maintenance of service.

2

destruction shall be applied as follows: (1.) payment of the balance due on any and all debt on the Premises, (2.) payment to Landlord of an amount equal to the difference between Six Hundred Twenty-five Thousand Dollars (\$625,000.00) and the amount of the insurance proceeds used to pay the debt on the Premises, (3) payment to Tenant of the cost of the Tenant Improvements up to a maximum amount of One Hundred Sixty thousand Dollars (\$160,000.00), and (4) the balance shall be paid to Landlord. If during the term of this Lease the Premises are partially damaged ("Partial Damage Event") rendering the Premises partially inaccessible or unusable, Landlord shall elect by written notice to Tenant within thirty (30) days after such Partial Damage Event to either repair the damage to the Premises or to terminate this Lease. If Landlord elects to repair the damage, all insurance proceeds shall be paid to Landlord and Landlord shall use all reasonable, good faith efforts to repair such damage as soon as possible. If Landlord elects to terminate the Lease, such termination shall be effective as of the date of the Partial Damage Event and Landlord shall pay to Tenant an amount equal to \$160,000.00 multiplied by a fraction, the numerator of which is the number of full months remaining in the Lease Term as of the date of termination and the denominator of which is 231. Landlord's obligation to make such payment to Tenant shall be subject to receipt by Landlord of reasonable evidence to support the payment by Tenant of at least One Hundred Sixty Thousand Dollars (\$160,000.00) for the Tenant Improvements.

8. Insurance: Waiver of Subrogation. Throughout the term of the Lease, Tenant at its sole cost and expense shall keep for the mutual benefit of Landlord and Tenant (with appropriate cross-liability endorsements so showing) with companies acceptable to Landlord, public liability with combined single limited coverage of at least \$1,000,000.00, which policies insure against all liability of Tenant, Tenant's authorized representatives, and anyone for whom Tenant is responsible arising out of or in connection with Tenant's use of the Premises. Tenant shall deliver to Landlord copies of satisfactory certificates for the aforesaid policies. Throughout the term of the Lease, Landlord at its sole cost and expense shall keep and maintain property damage insurance for the Premises in amounts satisfactory to Landlord, but which are intended to include the value of the Tenant Improvements. Landlord releases and waives unto Tenant, its successors and assigns, and Tenant releases and waives unto Landlord, its successors and assigns, all rights to claim damages for any injury, loss, cost, or damage to persons or to the Premises which is occasioned by fire, explosion, accident, occurrence or condition in, on or about the Premises or any other casualty, as long as the amount of which injury, loss, cost or damage has been paid either to Landlord, Tenant, or any other person, firm or corporation, under the terms of any extended coverage, public liability or other policy of insurance, to the extent such releases or waivers are permitted under applicable law. All policies of insurance carried or maintained pursuant to this Lease shall contain or be endorsed to contain a provision whereby the insurer waives all rights of subrogation against either Tenant or Landlord provided that such a provision shall be obtainable. If insurance policies with such waiver of subrogation provisions shall not be obtainable or shall be obtainable only at a premium over that chargeable without such waiver, the parties seeking such policy shall pay such additional premium. If any provision relating to a waiver of subrogation contained herein shall contravene any present or future law with respect to exculpatory agreements, the liability of the party affected shall be deemed not released but shall be secondary to the other's insurer.



9. Condemnation. If, during the term of this Lease there is any taking of all or any part of the Premises rendering the Premises unusable for its intended purpose or otherwise resulting in a substantial economic deprivation to Tenant, this Lease shall terminate at the election of Landlord or Tenant.

10. Indemnity. Tenant shall hold Landlord harmless from all liability arising out of any damage or injury to any person or property occurring in, on, or about the demised Premises, except that Landlord shall be liable to Tenant for damage resulting from the acts or omissions of Landlord or its authorized representatives.

11. Assignment and Subletting. Tenant may not assign or encumber this Lease and may not sublet any part or all of the demised Premises without the prior written consent of Landlord, which may be withheld in Landlord's absolute discretion.

12. Default. The occurrence of any one of the following shall constitute a default by Tenant: a) failure to pay rent when due; b) abandonment or vacation of the Premises (it being agreed that absence from the Premises for fourteen (14) consecutive days after rent has become delinquent or the removal of substantially all of Tenant's possessions will create a conclusive presumption of abandonment); c) declaration of Tenant as incompetent or bankrupt, or an assignment made voluntarily by Tenant for the benefit of his creditors, or the appointment of a receiver, guardian or trustee for Tenant's property; or d) failure to perform any other provision of this Lease if the failure to perform is not cured within ten (10) days after notice thereof has been given to Tenant.

Notice given under "d" above shall specify the alleged default and the applicable Lease provision, and shall further demand that Tenant perform the affected provision of the Lease within the aforesaid ten (10) day cure period, or quit the Premises. No such notice shall be deemed a forfeiture or termination of this Lease unless Landlord so elects in the notice.

13. Landlord's Remedies. Landlord shall have the following remedies if Tenant commits a default: (a) Landlord shall have the right to terminate this Lease and Tenant's rights to possession of the demised Premises at any time (without notice or demand to vacate the demised Premises, which notice or demand Tenant hereby waives), and reenter the demised Premises, and (b) upon termination, Landlord shall have the right to pursue its remedies at law or in equity to recover of Tenant all amounts of rent then due or thereafter accruing and such other damages as are caused by Tenant's default.

14. Quiet Enjoyment. Provided Tenant performs all his covenants, agreements and obligations hereunder, Landlord will warrant and defend Tenant in the peaceful and quiet enjoyment of the Premises, but only against the lawful claims of all persons claiming by, through, or under Landlord.

15. Right of Entry. Landlord and his authorized representatives shall have the right to enter the demised Premises at all reasonable times and with reasonable notice to inspect the demised Premises and to access the closets containing the sewer pump and suction apparatus serving the entire Building and/or the second level office located above the Premises.



16. Property of Tenant. All property placed on the demised Premises by, at the direction of or with the consent of the Tenant, his agents, licensees or invitees, shall be at the risk of the Tenant or the owner thereof and Landlord shall not be liable for any loss of or damage to said property resulting from any cause whatsoever.

17. Surrender of Premises. Tenant will deliver up the demised Premises at the end of the term or upon termination hereof, in good order and condition, reasonable wear and tear excepted.

18. Waiver. The waiver by a Landlord of any breach of any covenant or agreement herein contained shall not be a waiver of any other default concerning the same or any other covenant or agreement herein contained. The receipt and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other default; but shall constitute only a waiver of timely payment for the particular rent payment involved.

19. Notices. All notices provided for in this Lease agreement shall be in writing and shall be deemed to be given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed: a) to Landlord at P. O. Box 579, Davidson, North Carolina 28036, Attention Town Manager, and b) to Tenant at P. O. Box 76, Davidson, North Carolina 28036, Attention Executive Director. Either party hereto may from time to time, by notice as herein provided, designate a different address to which notices to it shall be sent.

20. Subordination. Tenant agrees that this Lease will either be subordinate or superior to any mortgage heretofore or hereafter executed by Landlord covering the Premises, depending on the requirements of such mortgagee. Tenant on request will execute such agreement making this Lease superior or subordinate as Landlord's mortgagee may request, and will agree to attorn to said mortgagee providing the mortgagee agrees not to disturb Tenant's possession and quiet enjoyment hereunder. Tenant agrees to execute within ten (10) days of a request therefor, and estoppel certificates in such standard form as the Landlord or mortgagee may request.

21. Applicable Law. This Lease shall be governed by the laws of the State of North Carolina.

22. Miscellaneous. Headings of paragraphs are for convenience only and shall not be considered in construing the meanings of the contents of such paragraph. The invalidity of any portion of this Lease shall not have any effect on the balance hereof. Should Landlord institute any legal proceedings against Tenant for breach of any provision herein contained, and prevail in such action, Tenant shall in addition be liable for the costs and expenses of Landlord, including his reasonable attorneys' fees. This agreement supersedes and cancels all prior negotiations between the parties, and changes shall be in writing signed by the party affected by such change. This agreement shall be binding upon the respective parties hereto, and upon their heirs, executors, successors and assigns. This Lease may not be recorded by either party without the others prior written consent, but the parties agree to execute a memorandum hereof for recording purposes at the time the initial term is set to commence. The singular shall include the plural, and the

masculine, feminine or neuter includes the other. Unless expressly provided in this Lease that consent or approval may be made in a party's sole discretion, any consent or approval of a party required under this Lease shall not be unreasonably withheld or delayed.

23. Option to Purchase. Landlord grants to Tenant the right and option to purchase the Premises at any time during the term of the Lease. To exercise this right Tenant shall deliver notice thereof to Landlord during the term of the Lease which shall state a closing date no later than sixty (60) days after the date of the notice. The terms of sale are as follows:

(i) The purchase price for the Premises shall be the fair market value of the Premises as determined by an appraisal performed by an appraiser acceptable to Landlord and Tenant. The Tenant shall pay for the appraisal. If they cannot agree on an appraiser, then each of them shall obtain an appraisal from an MAI designated appraiser and the purchase price shall be the average of the two appraisals. Each party shall pay its appraiser. Notwithstanding the foregoing the purchase price shall be not less than the balance due on the BB&T Loan. The Tenant shall receive a credit toward the payment of the purchase price equal to \$160,000.00 multiplied by a fraction, the numerator of which is the number of full months remaining in the lease term as of the date of termination and the denominator of which is 231.

(ii) Landlord shall deliver marketable and insurable title to the Premises by means of a Special (Limited) Warranty Deed subject to those exceptions to title that existed as of the date that Landlord acquired title to the Property.

(iii) Tenant shall pay to landlord at or prior to the closing all rent and other sums due pursuant to this Lease.

(iv) Closing costs shall be allocated in accordance with the normal practice for real estate transactions of this nature in Mecklenburg County, North Carolina.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

LANDLORD:

TOWN OF DAVIDSON

By   
Leamon B. Brice, Town Manger

TENANT:

DAVIDSON COMMUNITY PLAYERS

By   
Cynthia P. Rice, Executive Director  
CPR



January 31, 2018

Jamie Justice  
Town Manager  
Town of Davidson  
P.O. Box 579  
216 S. Main Street  
Davidson, NC 28036

Dear Jamie,

I apologize for the delay in contacting you. This letter is intended to affirm Davidson Community Players' desire to extend the lease for the Amour Street Theatre for another five year term in accordance with the lease terms.

We're grateful for the support of you and the Town.

All the best,

A handwritten signature in blue ink, appearing to read "M. Merrell", is written over the typed name.

Matthew Merrell  
Executive Director



---

**Agenda Title: Consider Approval of Resolution 2018-01 - Team Summit Foundation Twilight Racing Series Exemption**

**SUMMARY:** Since 2013, Summit has coordinated a series of running events throughout the calendar year that culminate in a celebration of music and drink in the parking lot adjacent to the coffee shop. This requires a temporary waiver of the town alcohol ordinance. Town staff review each race route thoroughly and require off-duty officer assistance as appropriate. The events have not previously encountered any problems. Staff recommends approval.

**Summary:**

---

**ATTACHMENTS:**

Description		Upload Date	Type
□	R2018-01 - TeamSummit Foundation Twilight Series	2/5/2018	Cover Memo



**RESOLUTION 2018-01**  
**TO EXEMPT THE TEAMSUMMIT FOUNDATION TWILIGHT RACING SERIES FROM**  
**SECTION 54-1 OF THE MUNICIPAL CODE ON MARCH 17 AND NOVEMBER 3, 2018**

**WHEREAS**, a request has been made to exempt the TeamSummit Foundation Twilight Racing Series on March 17 and November 3, 2018 from Section 54-1 of the Davidson Municipal Code; and

**WHEREAS**, Section 54-1 (a) of the Town of Davidson Municipal Code states it shall be unlawful for any person to possess an open container of malt beverage or unfortified wine, or to possess or consume fortified wine, spirituous liquor or mixed beverages on property owned and operated by the town; and

**WHEREAS**, Section 54-1 (f) authorizes the town board of commissioners to exempt outdoor festivals or events of a national, state, or local significance if notice received at minimum of 30 days prior to the event; and

**WHEREAS**, Section 50-7 (d) authorizes the town board of commissioners to exempt a series of events; and

**WHEREAS**, a request has been made within said notice requirement; and

**WHEREAS**, the Summit Coffee Racing Series are events of local significance for the town bringing economic development to downtown with expected attendance in excess of 300; and

**WHEREAS**, no public hearing is required to allow the use of the Town owned parking lot adjacent to Summit Coffee for the consumption of alcohol and the possible sale of alcohol until 11:00 p.m. on March 17 and November 3, 2018; and

**WHEREAS**, staff have taken appropriate measures to ensure Downtown business owners' support of the event;

**NOW, THEREFORE BE IT RESOLVED** that the Town of Davidson Board of Commissioners do hereby conditionally authorize the exemption of the TeamSummit Foundation Twilight Racing Series on March 17 and November 3, 2018 from Section 54-1 of the Davidson Municipal Code in order to allow the consumption and sale of alcohol on the town owned parking lot located adjacent to Summit Coffee contingent upon staff approval of the event.

**Adopted on the 13th of February 2018.**

Attest:

\_\_\_\_\_  
Rusty Knox  
Mayor

\_\_\_\_\_  
Carmen Clemsic  
Town Clerk



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**Agenda Title:** **Approve Tax Levy Adjustments**  
**SUMMARY:** The Town received tax levy adjustment refund check requests from Mecklenburg County Assessor's Office (As approved by the Board of Equalization and Review (BER)) for \$1467.63 (including interest), on 2 parcels. These refunds will be issued directly by the Town. Details regarding these refund requests are available in the Finance Office.

**Summary:**

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**ATTACHMENTS:**

Description	Upload Date	Type
No Attachments Available		



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**Agenda Title:** **Budget Ordinance Amendment 2018-15**  
**SUMMARY:** BA 2018-15 recognizes funds donated for the gear washer and other equipment for Fire Station #2.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
BA2018-15	2/8/2018	Cover Memo



AMENDMENT TO THE BUDGET ORDINANCE

**BE IT ORDAINED** by the Governing Board of the Town of Davidson, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2018:

**Section 1:** To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-10-4340-510	Equipment		\$ 32,459.00

Budgeted expenditures will cover the expenses related to the purchase of a gear washer and other equipment for Fire Station #2.

**Section 2:** To amend the General Fund, the estimated revenues are to be changed as follows:

<u>Acct. No.</u>	<u>Account</u>	<u>Decrease</u>	<u>Increase</u>
10-10-3833-841	Contributions – Fire Department		\$ 32,459.00

These funds are donations received from a fund raiser held at River Run Country Club.

**Section 3:** Copies of this budget amendment shall be furnished to the Clerk of the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted this 13th day of February, 2018



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**Agenda Title:** **Consider Approval of Resolution 2018-03 - Code of Ethics** - Town Manager Jamie Justice

**SUMMARY:** In accordance with § 160A-86, Local governing boards' code of ethics. Governing boards shall adopt a resolution or policy containing a code of ethics to guide actions by the governing board members in the performance of the member's official duties as a member of that governing board.

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ R2018-03 Code of Ethics	2/9/2018	Cover Memo



**Resolution 2018-03**  
**Code of Ethics**  
**Town of Davidson Board of Commissioners**

**PREAMBLE**

**WHEREAS**, the Constitution of North Carolina, Article I, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty,” and

**WHEREAS**, a spirit of honesty and forthrightness is reflected in North Carolina’s state motto, *Esse quam videri*, “To be rather than to seem,” and

**WHEREAS**, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics, and

**WHEREAS**, as public officials we are charged with upholding the trust of the citizens of the town and with obeying the law, and

**NOW, THEREFORE**, in recognition of our blessings of liberty and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the Town of Davidson of Davidson , North Carolina, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we the board of commissioners of the Town of Davidson do hereby adopt the following General Principles and Code of Ethics to guide the board of commissioners in its lawful decision-making.

**GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS**

- The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon reasonable exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
  - As advocates, who must strive to advance the legitimate needs of their citizens
  - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders and resolutions
  - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations.

- Board members must know how to distinguish among these roles to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligations to conform their behavior to standards of ethical conduct that warrant the trust of their constituents.

## **CODE OF ETHICS**

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the board of commissioners of the Town of Davidson and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Section 1. Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about ongoing legal or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day advice the board may receive concerning specific situations that arise.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinion and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body

Section 3.a Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinion may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

Section 3.b. If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 4. Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the government unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they were called.

This General Principles and Code of Ethics Policy became effective December 1, 2010. Adopted and further endorsed by the current Board of Commissioners this the 13th day of February, 2018.

Attest:

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Rusty Knox  
Mayor

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Carmen Clemsic  
Town Clerk

(Adopted - March 10, 2015)



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**Agenda Title:** **Public Facilities Project Review** - Assistant Town Manager Dawn Blobaum  
**SUMMARY:** Assistant Town Manager Dawn Blobaum, Steering Committee Member Dave Cable and Brent Green from Creech & Associates will provide a presentation of the history, citizen participation process, and decision timeline for the public facilities project. This will include options for moving forward.

**Summary:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Presentation	2/13/2018	Cover Memo
❏ wkshp_1_summary_20170317	2/12/2018	Cover Memo
❏ results_wkshop_1	2/12/2018	Cover Memo
❏ wkshop_2_summary	2/12/2018	Cover Memo





Public Facilities Design Services

## Board of Commissioners Update

February 13, 2018

CREECH & ASSOCIATES



**EDIFICE**  
GENERAL CONTRACTORS  
The Art and Science of Construction





- Background
- Steering Committee
- Planning Process
- Design Results
- Board Options





# B A C K G R O U N D

# Public Facilities Planning Process

	2000	2016	2017
Population	7,000	12,920	
Police calls	4,000	14,000	15,600
Police officers	14	20	21
Fire calls	400	1400	1450
Firefighters	volunteers	60 paid pt	60 paid pt 6 paid ft



- **2007** Board Discussions
- **2015-2016** Catalyst project (public-private)
  - What we learned from citizen input
    - PD and FD need improved facilities
    - Want additional parking downtown
    - Prefer that the PD remains downtown
    - Want a civic presence downtown
    - Prefer that we own facilities
- **2016** Transition to Public Facilities Project (public)



# Public Facilities Planning Process

**July, 2016:** Board of Commissioners' decision to move ahead with public facilities project. The charge was to:

- Investigate construction of new building on site and renovation of existing town hall
- Include improvements to public areas, DFM, and parking
- Provide opportunities for public input
- Include construction manager on design team to provide cost estimates and investigate construction efficiencies

First step: Appoint Steering Committee





# STEERING COMMITTEE



## Mission Statement

To work collaboratively with the design team, town staff, the Davidson Board of Commissioners, and each other to guide the planning and design of public facilities in downtown Davidson.

## Citizen Members – commissioned by town staff

- Dave Cable, *Real Estate and Conservation Consultant*
- Tom Goodwin, *Architect, Shook Kelley*
- David Holthouser, *Facilities Director, Davidson College*
- Steve McLeod, *Developer*
- Jeff Michael, *Director, UNC Urban Institute*
- Bob Miller, *Facilities Manager, Coca-Cola*
- Mickey Pettus, *Planning Board Chair, retired healthcare professional*
- Kathleen Rose, *President, Rose and Associates*



# Guiding Principles for Downtown Public Facilities

1. Maintain the town's sense of community and complement the historic nature of downtown.
2. Retain a civic presence in downtown Davidson that is easily accessible to citizens.
3. Provide a sustainable parking solution for the long-term.
4. Provide space for community functions and governmental needs in a cost-effective manner.
5. Enhance pedestrian connectivity through the site and improve public amenities, open space, and event areas.
6. Expand the retail experience on Main Street.



## Meetings

- 10 meetings of entire steering committee
- Meetings and interviews re: RFQ for Architect
- Meetings and interviews re: RFQ for Construction Manager

## Function

- Question assumptions and conclusions
- Ensure citizen input is embedded in design
- Weigh options – various building permutations
- Consider long-term energy and maintenance costs
- High-level value engineering



## Focus Areas

- Interviewed and selected design team and construction manager
- Farmer's market and related outdoor public space
- Parking issues
- New & existing town hall – main focus
  - Public input process and output
  - Space needs assessment
  - Architectural and site concept development to optimize existing site and building
  - Cost estimates



## Conclusion

- Committee consensus: the plan optimizes multiple variables
  - Integration of public input
  - Site potential
  - 20+ year space needs of town government
  - Public function space
  - Contributory value of existing town hall
  - Cost effectiveness
  - Opportunity to enhance Main Street experience
  - Honors historical context



# PLANNING PROCESS



- Four tours of town hall offered to citizens in March and April
- Discussed during Civics 101 classes in March + tour
- Board members and staff at Farmer's Market and Town Day booths
- Discussed at Coffee Chats
- Discussed at neighborhood reps meeting in May
- Town Manager quarterly video updates
- Promoting public workshops:
  - Postcard to all households
  - Posters hung around town
  - Large sign in horseshoe
  - Press releases, eCrier, Social media, Town Manager's report, Announcements
- “Lunch and learn” sessions with tours at town hall
- “Hot Topics” section of newsletter
- Special webpage: 1026 page views



## STEERING COMMITTEE

Public Workshop 1  
Steering Committee  
Board of Commissioners  
Public Workshop 2  
Steering Committee  
Board of Commissioners  
Public Workshop 3  
Steering Committee  
Board of Commissioners  
Steering Committee  
Steering Committee  
Board of Commissioners  
Design Review Board

1.17.17

3.9.17

3.21.17

3.28.17

4.6.17

4.18.17

4.25.17

5.11.17

5.16.17

5.23.17

6.29.17

7.13.17

8.8.17

11.9.17

### *Points of Discussion*

- Create an engaging process with multiple opportunities for interaction with the Steering Committee, Commissioners, and the citizens
- Include a special session for Outdoor Space including the Farmer's Market
- Include Space Needs Assessment and the Parking and Mobility Study
- Propose a cadence for review:
  - Present ideas and receive feedback from citizens
  - Share concepts with this committee and receive direction
  - Present designs to the Board of Commissioners and receive approval

### *Takeaways*

- Facilitate 3 public charrettes with reports to Steering Committee and Board of Commissioners



Steering Committee

1.17.17

## **PUBLIC WORKSHOP 1**

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

Steering Committee

4.18.17

Board of Commissioners

4.25.17

Public Workshop 3

5.11.17

Steering Committee

5.16.17

Board of Commissioners

5.23.17

Steering Committee

6.29.17

Steering Committee

7.13.17

Board of Commissioners

8.8.17

Design Review Board

11.9.17

## *Points of Discussion*

- Provide 6 workstations designed to solicit feedback through “dotmocracy” voting that allows citizen to place a dot on the graphic of their preference. Main questions at the workstations include:
  - What makes Davidson Special to you?
  - How do you access downtown?
  - How is the scale of downtown is formed by buildings?
  - Which Town Hall planning option do you prefer?
  - How should parking needs be addressed?
  - What type of outdoor public spaces would you like to see downtown?
  - What type of public spaces inside the new Town Hall would you like to see?

## *Takeaways*

- Workshop provided meaningful responses to several of the main questions



## *What makes Davidson great?*

- Participants were asked to vote for their favorite images of what makes Davidson great.
- Top vote getters related to outdoor elements
- Participants selected the Farmer's Market and parks and recreational elements the most, those items getting votes near 40 and above.



## *Architectural Character and Scale*

- Participants were shown a set of images depicting architectural character elements and asked to select that which they would like to see in a new Town Hall.
- Overall, participants indicated that they did not think that architectural elements in the historic NC examples shown should be seen in a new Town Hall.
- The architectural character of the Flatiron building received mixed votes
- Contemporary architectural character received the most negative votes



## *Town Hall Site Planning Options*

- Participants were asked to select their preference for the location of town hall
- Option 1 did not receive any votes, while Option 3 received the most followed by Option 2
- The older houses adjacent to Town Hall are of significant value to the community and strategies for preservation, relocation or designing around them should be evaluated
- Option 1 will no longer be evaluated as a viable option
- Further study and exploration of Options 2 and 3 is necessary





Steering Committee

1.17.17

## *Points of Discussion*

Public Workshop 1

3.9.17

**STEERING COMMITTEE**

3.21.17

- Identify the site programmatic drivers and site options preferred by the citizens:

Board of Commissioners

3.28.17

- Police Headquarters and Fire Station 1 remain on site

Public Workshop 2

4.6.17

- Fire Station 1 remains operational throughout construction and renovation schedule

Steering Committee

4.18.17

- Existing Town Hall remains in whole or part

Board of Commissioners

4.25.17

- Confirm that temporary relocation of public safety services is acceptable as a phasing strategy provided that ultimately places them downtown

Public Workshop 3

5.11.17

Steering Committee

5.16.17

- Continue development of site options 3 and 4 and include potential future development with phasing strategies that can address short term and long term goals

Board of Commissioners

5.23.17

Steering Committee

6.29.17

- Eliminate the addition to existing Town Hall from both options and create concepts that allow for the building to be removed to facilitate long term plan

Steering Committee

7.13.17

Board of Commissioners

8.8.17

- Remove parking options to avoid bias in evaluating site designs

Design Review Board

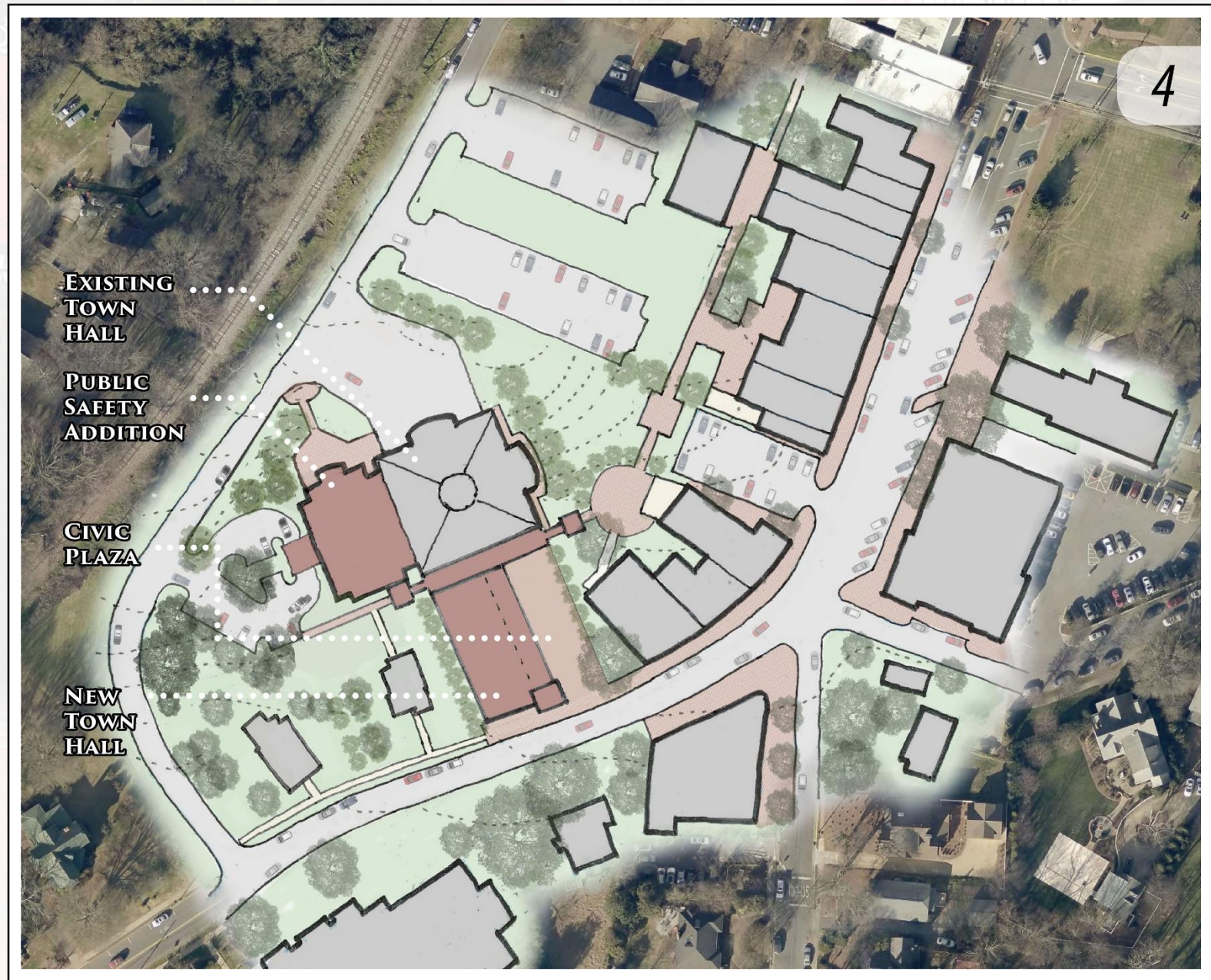
11.9.17

- Convert existing Town Hall parking into a flexible hardscape plaza that can be used for other functions in addition to parking

## *Takeaways*

- Present a new site option that resulted from discussions at the workshop and committee







Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
<b>BOARD OF COMMISSIONERS</b>	<b>3.28.17</b>
Public Workshop 2	4.6.17
Steering Committee	4.18.17
Board of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- How should parking needs be addressed?
- How should the design of outdoor public spaces support the variety of functions downtown?
- Which Town Hall planning option do you prefer?

## *Takeaways*

- Investigate building site options



Steering Committee	1.17.17
Public Workshop 1	3.9.17
Steering Committee	3.21.17
Board of Commissioners	3.28.17
<b>PUBLIC WORKSHOP 2</b>	<b>4.6.17</b>
Steering Committee	4.18.17
Board of Commissioners	4.25.17
Public Workshop 3	5.11.17
Steering Committee	5.16.17
Board of Commissioners	5.23.17
Steering Committee	6.29.17
Steering Committee	7.13.17
Board of Commissioners	8.8.17
Design Review Board	11.9.17

## *Points of Discussion*

- Provide a summary of the information learned from citizen input during workshop 1
- Provide 3 workstations designed to solicit feedback through “dotmocracy” voting that allows citizen to place a dot on the graphic of their preference. Main questions at the workstations include:
  - How should parking needs be addressed?
  - How should the design of outdoor public spaces support the variety of functions downtown?
  - Which Town Hall planning option do you prefer?

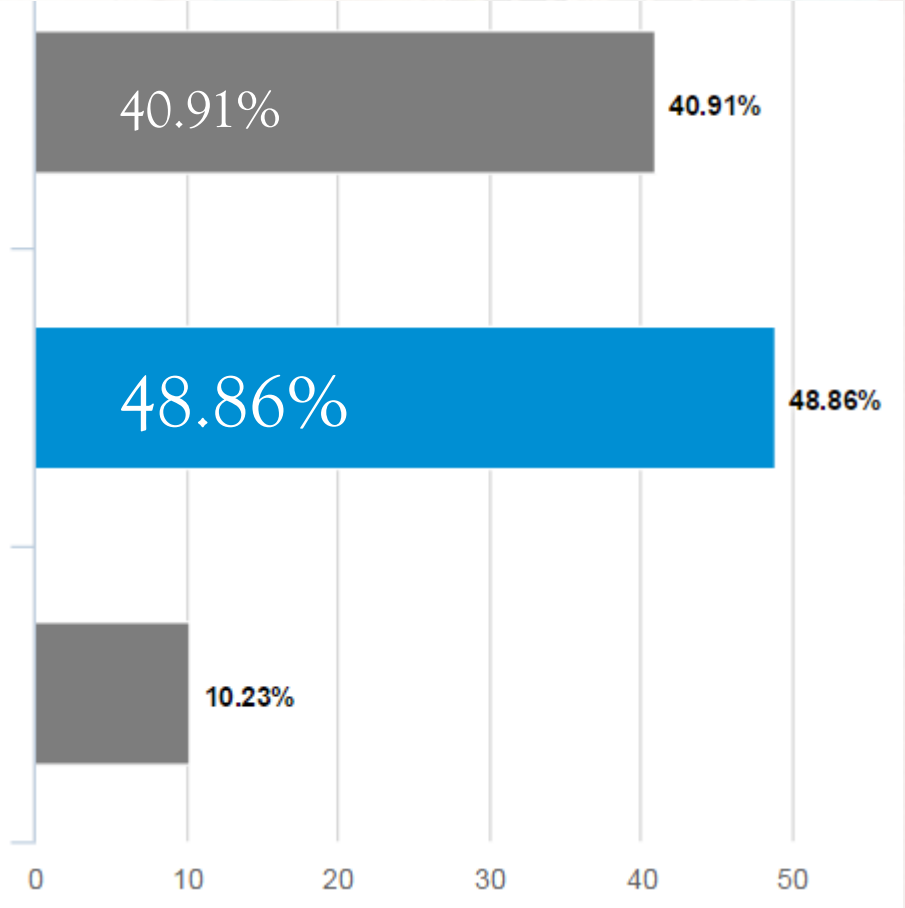
## *Takeaways*

- Workshop provided meaningful responses to several of the main questions

Neoclassical pediments and columns are part of Davidson’s civic heritage and should be used on the Town Hall.

Columns aren’t necessary but it is important to stay within a traditional palette that is reflective of previous eras.

As a building for the next 100 years, we should consider a design that is more contemporary and forward thinking but with ties to Davidson’s heritage.







- Executive summary details from the 2011 parking study were shared with participants as well as general details on the costs of surface parking versus structured parking. Attendees were asked to respond to a few questions as well.
- Several comments suggested thoroughly evaluating other options before looking further at building a deck
- Regarding mobility, several comments suggested a shuttle system that connected surrounding neighborhoods to downtown.



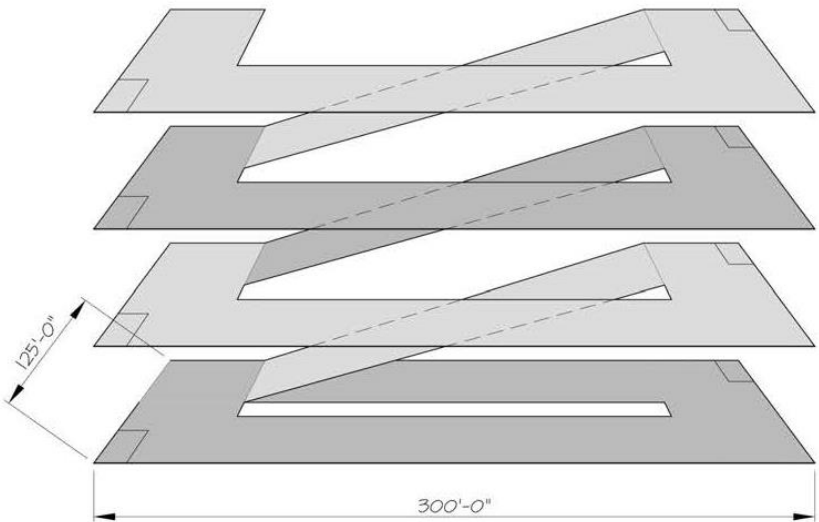


Image Source: Rich & Associates Consulting Inc.,  
2011 Comprehensive Parking Study, Davidson, NC

Most Efficient Deck

300 Spaces

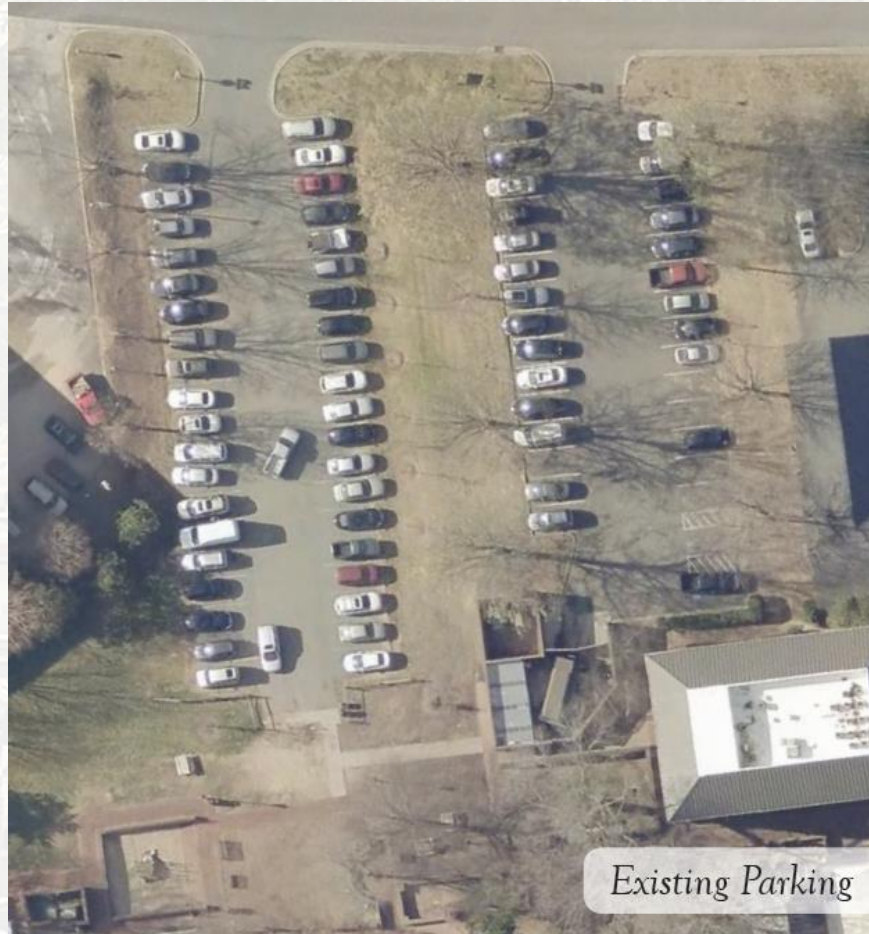
125 ft X 300 ft

Total Cost Per Space:  
**\$18,000**

300 spaces = \$5,400,000  
+ soft costs of \$1,079,000  
+ financing costs of \$468,000  
**\$6,947,000**

20 year  
Debt Service:  
**\$581,000 / year**





Existing spaces: 71



Expected new spaces: 93-95

Potential Increase:  
22-24 spaces

Estimated Cost:  
Medium





A. Stage Area

B. Vendor Tents & Tot Lot

C. Truck Vendor Area

D. Marketplace Front Porch

35+ tents & 12+ truck vendors

(Consolidated parking area on Jackson Street serves as overflow for vendors)





## At the Corner

### *Opportunities*

- Flexible parking/plaza in front of old Town Hall
- New Town Hall presence on corner
- Historic Sloan House remains in place
- Police and Fire remain operational in old Town Hall

### *Challenges*

- Town must purchase private land at the corner of Jackson and Main





## In Front of Existing Town Hall

### *Opportunities*

- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

### *Challenges*

- 10-15 year solution for police and fire



Steering Committee

1.17.17

Public Workshop 1

3.9.17

Steering Committee

3.21.17

Board of Commissioners

3.28.17

Public Workshop 2

4.6.17

**STEERING COMMITTEE**

4.18.17

Board of Commissioners

4.25.17

Public Workshop 3

5.11.17

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Design Review Board

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## *Points of Discussion*

- Provide opportunities and challenges for each of the site plan options
- Pose several guiding questions:
  - Should civic buildings in the downtown retail overlay be exempt?
  - Should we continue to consider the Police Station as a potential first phase and take that notion back to the Board?
  - How long will a “light renovation” to existing Town Hall for Police and Fire defer the need for new facilities?
- Present several options for the aesthetic of the building from Main Street
- Confirm that site option 2 is the selected design direction to continue

## *Takeaways*

- Elevation preference identified for continued study





## In Front of Existing Town Hall

### *Opportunities*

- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

### *Challenges*

- 10-15 year solution for police and fire





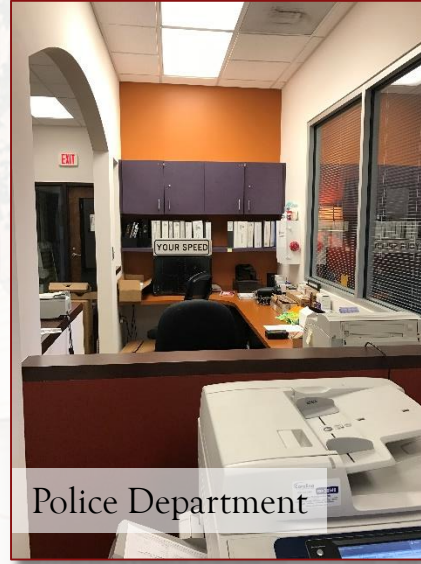




Town Hall



Fire Station



Police Department



Town Hall



Fire Station



Police Department

## Town Administration

- 7,000 sf + Sloan House (1,400 sf) + Pump House (1,200 sf) currently occupied totaling 9,600 sf
- Today's needs with space for 20 year growth included projected as 25,525 sf
- Current building program with reduced growth is 22,205 sf (131% increase in space)

## Police Department

- 3,000 sf currently occupied
- Today's needs with space for 20 year growth included projected as 17,408 sf
- Current renovation is 8,975 sf (199% increase in space)

## Fire Station 1

- 6,000 sf currently occupied
- Today's needs with space for 20 year growth included will be 13,638 sf
- Current renovation is 8,040 sf\* (34% increase in space)

\* includes shared space in police renovation



# Board of Commissioners

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## *Points of Discussion*

- Use similar local municipal precedents to frame the potential for population and staff growth
- Present the space needs assessment process and initial results
  - Surveys and Staff Interviews with department heads
  - Establish Space Standards and Policy
  - Benchmarking
  - Create first draft of program
  - Vet with staff
  - Vet with leadership team
  - Create final draft of program
- Provide a preliminary cost analysis for all phases of the project

## *Takeaways*

- Work with the Steering Committee to find way to reduce project costs





Item No	Description	Quantity	Unit	Unit Price	Total
1	Demo/Grading/Drainage	1	EA	\$ 25,000.00	\$ 25,000.00
2	Market Promenade (Brick Pavers)	1,773	SF	\$ 25.00	\$ 44,325.00
3	Elevated Stage (20'x30' Concrete/Masonry Foundation w/ Brick Steps)	600	SF	\$ 30.00	\$ 18,000.00
4	Stage Foreground Area (Brick Pavers)	600	SF	\$ 25.00	\$ 15,000.00
5	Tot Lot (Synthetic Turf [1,520 sf] & Equipment)	1	EA	\$ 75,000.00	\$ 75,000.00
6	String Light Poles + Lighting	14	EA	\$ 1,500.00	\$ 21,000.00
7	Checkerboard Paver Area (Synthetic Turf [2,200sf] & 24" concrete pavers [Q=460])	1	EA	\$ 74,000.00	\$ 74,000.00
8	Front Porch Structure (with 4 swings)	1	EA	\$ 25,000.00	\$ 25,000.00
9	Brick Pavers for Summit Edge Sidewalk	990	SF	\$ 25.00	\$ 24,750.00
10	Permeable Paving Area	3,258	SF	\$ 25.00	\$ 81,450.00
11	Landscaping (trees + container plantings)	1	EA	\$ 20,000.00	\$ 20,000.00
12	Furnishings (picnic/umbrella combos, movable seating, bicycle racks, trash receptacles)	1	EA	\$ 100,000.00	\$ 100,000.00
Subtotal					\$ 523,525.00
Contingency (30%)					\$ 157,057.50
Soft Costs (Engineering, Permitting, Etc.)					\$ 75,000.00
Total Estimated Cost					\$ 755,582.50



New Town Hall in front of Existing Town Hall

▪ New Town Hall	25,525 sf @ \$360/sf	\$9,189,000
▪ Renovate Existing Town Hall	12,000 sf @ \$150/sf	\$1,800,000
▪ Piazza (hardscape and landscape)	10,000 sf @ \$30/sf	\$300,000
▪ Loggia	1,500 sf @ \$275/sf	\$412,500
▪ Expand Jackson Street parking lot	lump sum	\$139,763
▪ Marketplace amenities	lump sum	\$755,582
▪ Total Estimated Construction Costs		\$12,596,845
▪ Soft Costs (fees, furniture, equipment, contingency)	35%	\$4,408,895
▪ Total Estimated Project Costs		\$17,005,740



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## *Points of Discussion*

- Is there a parking capacity issue in downtown at peak times?
- What are the different ways to improve parking and mobility in the downtown area?
- What locations could parking be increased now?
- How can we direct people to existing parking that is underutilized?

## *Takeaways*

- Continue investigating ways to incorporate efficient surface parking
- Consider alternate mean of public transportation in the future



## Final Recommendations – Improved Mobility

- ✓ Signage/Infrastructure Enhancements
- ✓ Short Term – Trolley / Long Term – Olli
- ✓ Bicycling (Dedicated Facilities & Bike Share)
- ✓ Ride-Share Locations/Signage
- ✓ Ride-Share Subsidy
- ✓ App-Based Parking Occupancy Sensors
- ✓ Metered Spaces



# Short Term Options: Opportunistic Parking

Convert parallel to  
reverse angle along  
Jackson

Gain = 33 spots

Difficulty = Hard

Expand public lot

Gain = 24-28 spots

Difficulty = Moderate

Add reverse angle on  
street along Jackson

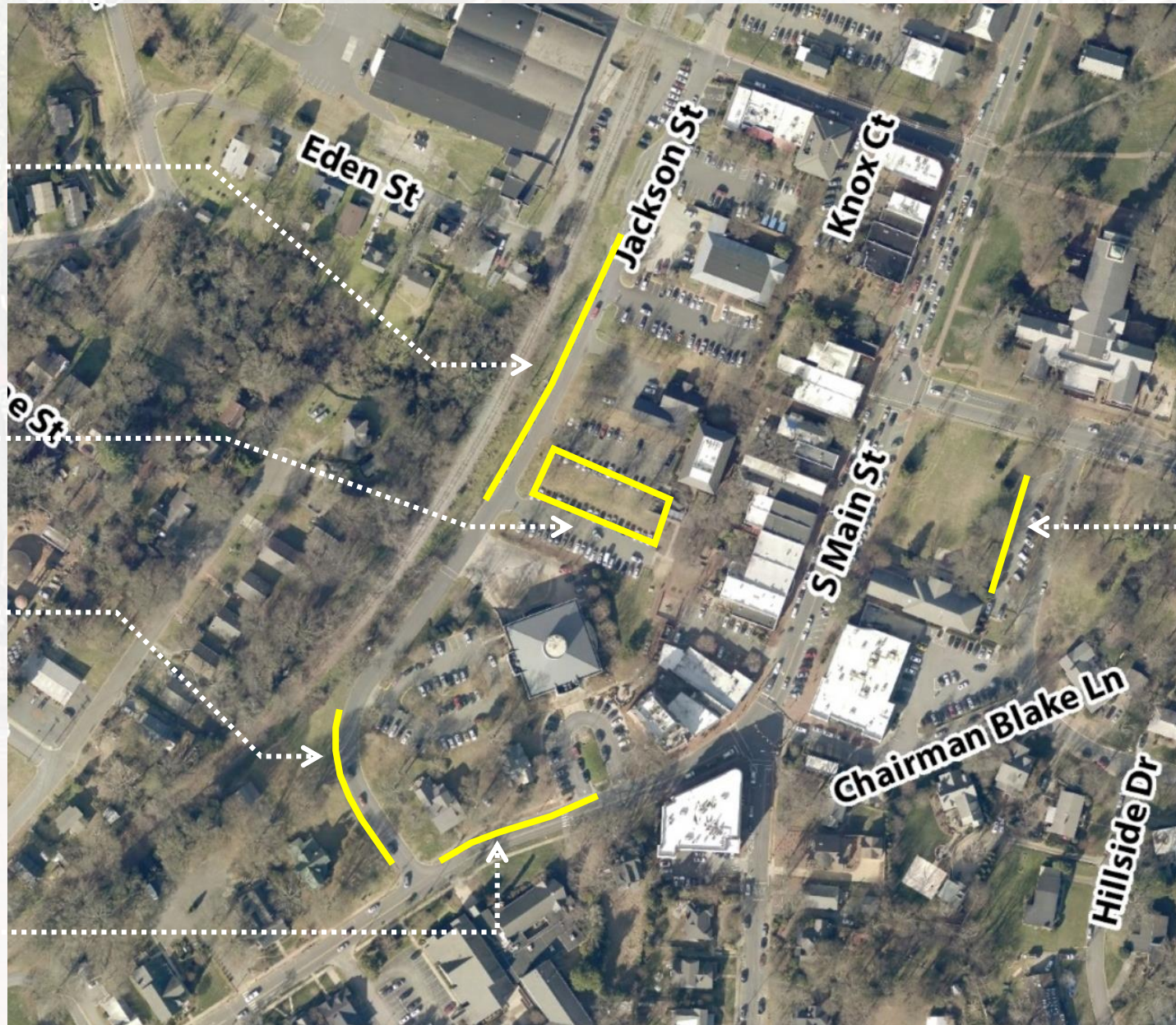
Gain = 20 spots

Difficulty = Moderate

Add angle/reverse angle  
on street along Main

Gain = 24 spots

Difficulty = Easy



Add reverse angle to  
Library lot

Gain = 16 spots

Difficulty = Easy

Best Deal  
Try Up:  
ITALIAN  
PASTA  
We serve  
Breakfast  
Daily until 2pm!



Steering Committee

1.17.17

## *Points of Discussion*

Public Workshop 1

3.9.17

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- Respond to request from space needs focus group to make the program more efficient
- Increase the ratio of open offices compared to private offices
- Explain the nature of net to gross ratio and efficiency as building plates are reduced
- Confirm the amount of growth included in the program

## *Takeaways*

- Shift parks and rec/planning to second floor and town admin to third floor
- Add town hall size and cost to the benchmark data



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## *Points of Discussion*

- Include soft costs required for the project in the estimates
- Provide different ways to reduce the project costs
  - Reduced the Town Hall cost per square foot
  - Reduced the size of the covered walkway
  - Reduced the covered walkway cost per square foot
  - Reduced the marketplace amenities cost
  - Remove costs for opportunistic parking options

## *Takeaways*

- Continue to look for ways to reduce the overall project budget closer to \$12M



New Town Hall in front of Existing Town Hall

▪ New Town Hall	25,525 sf @ \$350/sf	\$8,933,750
▪ Renovate Existing Town Hall	12,000 sf @ \$150/sf	\$1,800,000
▪ Plaza (hardscape and landscape)	10,000 sf @ \$30/sf	\$300,000
▪ Covered Walkway	750 sf @ \$200/sf	\$150,000
▪ Expand Jackson Street parking lot	lump sum	\$226,154
▪ Marketplace amenities	lump sum	\$423,525
Total Estimated Construction Costs		\$11,833,429
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$3,550,028
Total Estimated Project Costs		\$15,383,457
• Reduced the Town Hall cost per square foot by \$10 (savings of \$255,250)		
• Reduced the size of the covered walkway by half (savings of \$206,250)		
• Reduced the covered walkway cost per square foot by \$75 (savings of \$56,250)		
• Reduced the marketplace amenities cost by \$100,000		
• Doesn't include costs for opportunistic parking options		



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## *Points of Discussion*

- Could we save money by building the new Police Department first and plan to build the new Town Hall in a future phase?
- What are the site and building design assumptions for the new PD?
- How do the costs of a police department compare to a town hall?

## *Takeaways*

- Most police facilities cost the same or slightly more than town halls
- The costs of the proposed police building will be very similar to the proposed town hall





- PD space needs based on 47 staff in 20 years
- Current and future needs projected at 17,508 sf
- 2 story brick structure above parking
- 8,750 SF floor plate
- Sally port and/or 25 secure spaces below
- Enter parking lower level on grade from Fire Station apron
- Main entrance to building from Jackson Street
- Displaces +/- 32 police and public parking spaces



PD on Jackson Street

▪ New Police Department – 2 stories full upfit	17,508 sf @ \$350/sf	\$6,127,800
▪ New Police Department – 1 level parking below	8,750 sf @ \$150/sf	\$1,312,500
▪ Renovate existing Town Hall – Soft Reno	10,000 sf @ \$125/sf	\$1,250,000
▪ Renovate existing Fire Department – Soft Reno	6,000 sf @ \$100/sf	\$600,000
▪ <b>Total Estimated Construction Costs</b>		<b>\$9,290,300</b>
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$2,787,090
▪ <b>Total Building Project Costs</b>		<b>\$12,077,390</b>
▪ Cost per sf for police is similar to town hall		
▪ Cost for parking below building includes brick veneer and is naturally ventilated		
▪ Soft renovation costs to existing town hall maintain majority of existing spaces		



## *Why does a police department cost the same per square foot as a town hall ?*

- Town halls and police departments are both considered Category IV Occupancies and “essential facilities” by the NCSBC. This requires more significant seismic bracing than other occupancy categories and can result in higher steel and foundation costs.
- Certain tier 3 secure areas of a police building (intake, holding, interview, evidence) require more robust construction than a town hall. This typically includes concrete masonry units and very durable furniture and finishes, which cost more than metal studs and drywall. The intake area typically contains a specialized prison-grade toilet with remote flush, which also adds cost. The receptionist at the public lobby is protected by bullet-resistant glass and walls as the point of contact with anyone entering the station.
- The receptionist at the public lobby is protected by bullet-resistant glass and walls as the point of contact with anyone entering the station.
- A higher level of security related technology is required including cameras inside and outside, access control, panic buttons, interview rooms with audio and video capture and remote viewing.



How do you reduce the building area?

● Option 1: Keep Parks and Recreation Admin in the Program

Item	NSF	NTG	GSF	Total
New town hall current space needs assessment				25,525 sf
Remove parks and rec program space/eqp. stor.	700	245	945	24,580 sf
Consider retail/gallery space as future growth area			2,200	22,380 sf
Public Works Director remains at public works	130	46	176	22,205 sf
Total Option 1 Reduction			3,321	22,205 sf

● Option 2: Remove Parks and Recreation from the Program

Item	NSF	NTG	GSF	Total
New town hall current space needs assessment				25,525 sf
Remove parks and rec	2,176	762	2,938	22,587 sf
Consider retail/gallery space as future growth area			2,200	20,387 sf
Public Works Director remains at public works	130	46	176	20,212 sf
Total Option 2 Reduction			5,313	20,212 sf



## *How much does the project cost change?*

### Option 1: TH on S. Main Street

▪ New Town Hall – 3 stories full upfit	22,205 sf @ \$350/sf	\$7,771,750
▪ Renovate existing Town Hall – Soft Reno	10,000 sf @ \$150/sf	\$1,500,000
▪ Renovate existing Fire Department – Soft Reno	6,000 sf @ \$100/sf	\$600,000
▪ Plaza at Front Entrance	10,000 sf @ \$30/sf	\$300,000
▪ Farmer's Market – By Town Separately		\$0
▪ Parking – By Town Separately		\$0
▪ Total Estimated Construction Costs		\$10,171,750
▪ Soft Costs (fees, furniture, equipment, contingency)	30%	\$3,051,525
▪ Total Building Project Costs		\$13,223,275



What are the advantages of each option?

**Build 17,508 sf Police Dept     \$12,066,990**

***Pros***

- Temporary space for Parks and Recreation (including community meeting room)
- Secure underground parking and sally port for police
- Plaza area as termination of Knox Court walk
- Less expensive town hall renovation cost
- Angled parking on Jackson activates street

***Cons***

- Board room not enlarged
- No potential for cultural/retail space
- No growth for admin offices

**Build 22,205 sf Town Hall     \$13,223,275**

***Pros***

- Expandable board room and community rooms
- Parks and Recreation permanent admin space
- Growth space (in cultural/retail area) for admin departments
- Civic presence on main Street with public plaza for events

***Cons***

- Higher cost

**Build 20,212 sf Town Hall     \$12,316,460**

***Pros***

- Expandable board room and community rooms
- Option for Parks and Recreation in proposed cultural/retail area
- Civic presence on main Street with public plaza for events

***Cons***

- Growth space for admin departments used by Parks and Recreation
- Slightly higher cost

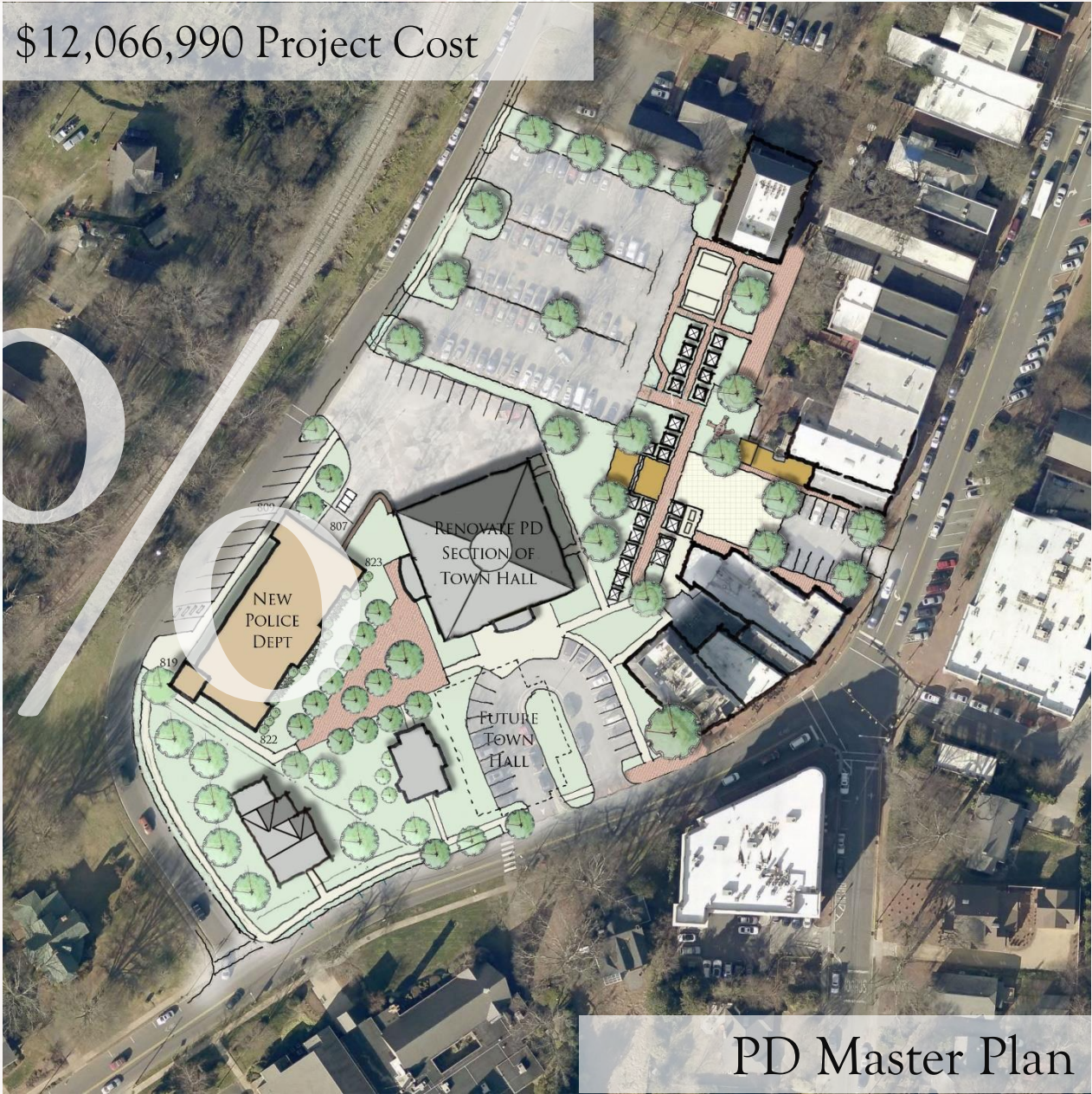


\$12,316,460 Project Cost



Town Hall Master Plan

\$12,066,990 Project Cost



PD Master Plan



# Board of Commissioners

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## *Points of Discussion*

- Could we save money by building the new Police Department first and plan to build the new Town Hall in a future phase?
- Could we reduce the cost of town hall by finding ways to lower the required area of town hall and still provide a building to serve the future?
- How do those options compare to the previous project costs?

## *Takeaways*

- Approval to start the Schematic Design phase with Town Hall Option 1 of 22,205 SF



*How do these options compare?*

- Previous project cost \$16,186,533  
*25,525 sf (Board of Commissioners presentation 5/23/17)*
- Current project cost \$14,675,700  
*25,525 sf (Adjusted to align with site amenities funding strategy)*
- Town Hall Option 1 \$13,223,275  
*22,205 sf (a savings of \$1,452,425 from the current project cost)*
- Town Hall Option 2 \$12,634,960  
*20,212 sf (a savings of \$2,040,740 from the current project cost)*



# Public Facilities

- Cost Estimate      \$13,225,000 (including soft costs)
- Estimated 10% ad valorem tax increase in FY2020 (Revaluation year)
- Project maximum annual debt service in FY 2022 \$1.3 million
  - 20 year level principal LOB @4% 2-years interest only
  - Lower annual debt service if level payment
- \$925,000 to reimburse fund balance when project funded
- Set aside \$200K in FY2017; \$300K in FY 2018 for future debt service



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**DESIGN REVIEW BOARD**

**11.9.17**

## *Points of Discussion*

- The designs presented are a result of a thorough process that engaged the citizens, staff, the Steering Committee, and the Board of Commissioners
- The design is contextual and belongs to the town and the downtown retail district in scale and proportion
- The aesthetic is a result of the comments from the public workshops
- The materials and details are durable and timeless

## *Takeaways*

- Overwhelming support for the current design direction
- Consider the aesthetic impact of covering the existing building base by making the main entrance accessible





MAIN STREET ELEVATION





BOARD ROOM ELEVATION





PLAZA ELEVATION





REAR ELEVATION

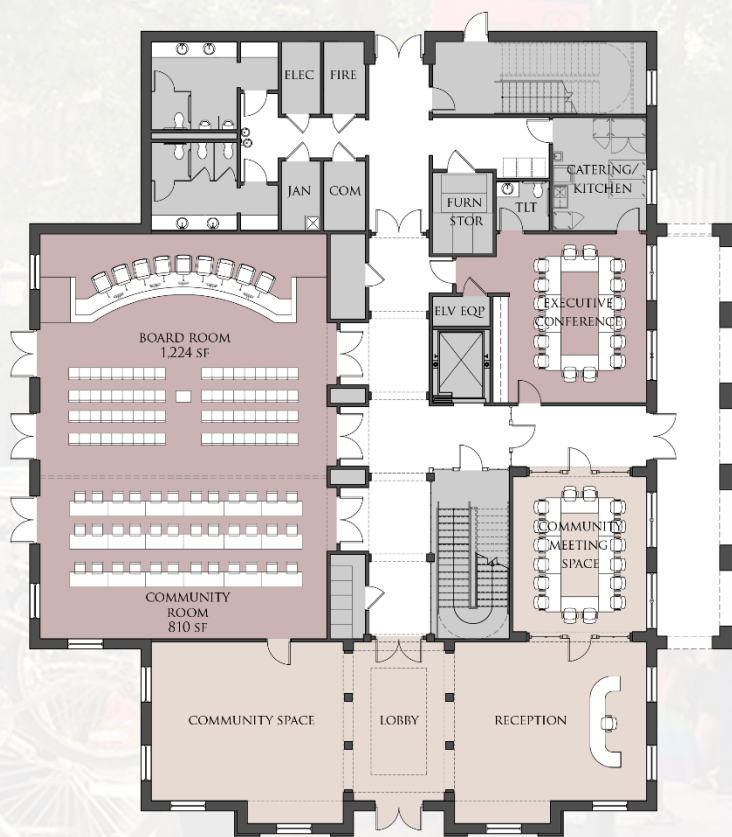




# DESIGN RESULTS







**First Floor**

Board Room Suite  
Community Space



**Second Floor**

Parks and Recreation  
Planning  
Economic Development  
Human Resources



**Third Floor**

Administration  
Mayor  
Finance  
Public Information Officer









View South along S. Main





View South into Plaza





# Public Plaza







# OPTIONS

## Continue on current path

- New town hall for Board/Admin/Parks and Recreation
  - Includes programming space and community meeting space
  - Expansion space for 20+ years
- Renovation of existing town hall for PD and FD
  - Includes small ground floor addition at FD
  - PD/FD expansion space for 10-15 years
- Improve parking downtown



## Timing

- Construction documents/bidding complete October 2018
- Town hall construction start November 2018
- Construction complete January 2020
- Existing town hall renovation complete November 2020

## Option

- Improve DFM and parking area through GO Bonds



## Pros

- Public participation, steering committee work, schematic design complete, design development in process
- Board/Admin/Parks and Recreation expansion space for 20+ years
- New community meeting space and programming space
- Enhances Main Street

## Cons

- Cost
- PD/FD 10-15 year growth



## Continue on current path with addition of GO Bond referendum

- New town hall for Board/Admin/Parks and Recreation
  - Includes programming space and community meeting space
  - Expansion space for 20+ years
- Renovation of existing town hall for PD and FD
  - Includes small ground floor addition at FD
  - Expansion space for 10-15 years
- Improve parking downtown



## Timing

- Confer with LGC, board approve specific language and hold public hearing July 2018
- Construction documents and pricing package complete October 2018
- Citizens vote November 2018
- Construction manager final bid, GO funds available for construction start Winter 2019
- Construction complete Spring 2020
- Existing town hall renovation complete early 2020



## Pros

- Same as option 1, plus:
- No question about citizen support if approved
- Only lose several months

## Cons

- Same as option 1, plus:
- LGC will apply much more scrutiny to any improvements we decide on later.

## **Build new Public Safety facility on site**

- PD/FD expansion space for 20-25 years

## **Board/Admin/Parks and Recreation expand into existing town hall**

- Includes programming space/community meeting space
- Expansion space for 10 years



## Timing

Assuming decision by April 2018:

- Construction documents complete late Winter 2019
- Construction of public safety facility complete Summer 2021
- Existing town hall renovation complete Summer 2022

## Option

- Add voter referendum - 2019



## Pros

- Citizens stated approval for improved PD/FD facilities
- 20-25 year expansion capability for PD/FD
- Includes programming and community meeting space

## Cons

- Time frame – lose over a year
- Probable higher cost
- 10 year expansion space for Board/Admin; longer for Parks and Recreation



**Build new PD facility on site**

**Board/Admin expand into first floor of existing town hall**

**FD remain on ground floor**

- Small addition included

**Parks and Recreation remain at pump house**

## Timing

Assuming decision by April 2018:

- Construction documents complete late Winter 2019
- Construction of public safety facility complete Summer 2021
- Existing town hall renovation complete Summer 2022

## Option

- Add voter referendum - 2019



## Pros

- Citizens stated approval for improved PD/FD facilities
- Possibly cost
- PD expansion space for 20-25 years

## Cons

- Time frame to complete
- No improvement to Parks and Recreation facility
- No additional programming space
- No community meeting space
- FD expansion space 10-15 years



## **Renovate existing town hall for PD and FD**

- Includes small ground floor addition
- Expansion space for 10-15 years

**Board/Admin moves to alternative, privately-owned space**

**Parks and Recreation remains at pump house**



## Timing

- Depends on availability of rental/alternative space.
- 12 month renovation construction schedule



## Pros

- Lower cost in short-term

## Cons

- Citizens stated that the town should own facilities
- May be difficult to upfit inexpensively, yet appropriately, for board room
- No community meeting space or additional programming space
- No improvements in Parks and Recreation staff areas
- Image



# Do Nothing



## Pros

- Saves money
- Town continues to own facility and maintains presence downtown

## Cons

- Delays decision to future board
- Doesn't address current and future space needs
- Community space needs not addressed
- Process and citizen input marginalized





# Questions? Next Steps?

# DAVIDSON PUBLIC FACILITIES PLAN

## Public Workshop #1 | Summary of Input

### MEETING OVERVIEW

**Date:** March 9, 2017

**Time:** 6:00 - 7:30pm

**Location:** Davidson College Presbyterian Church's Congregation House - 218 Concord Road

A brief presentation of the project was presented to share the history and timeline. Next the lead consultants, Creech & Associates and Stantec, led attendees through a series of station exercises designed to collect direct feedback from citizens on several issues. Stations consisted of large boards and table maps of information with a facilitator at each station. The following are the topics covered by each station:

- Things that make Davidson great
- Architectural character and scale
- Town hall site planning options
- Parking & Mobility
- Outdoor Civic Space Needs (including Davidson Farmer's Market)
- Civic Space Needs within Town Hall

### GENERAL TAKEAWAYS

- Attendance was very impressive; 75+ participants arrived early and seemed eager
- Overall, there was much enthusiasm and positive discussion among participants
- Citizens were highly engaged and offered several original ideas and comments
- The venue worked very well for this meeting and the meeting ran smoothly





## PASSPORT

In an effort to show appreciation to citizens for attending the workshop and providing valuable input, the team designed a “passport” and distributed one to each participant upon entry to the workshop. The passport contained a small map of the study area for reference and a list of stations. Attendees were instructed to check off each station in the list after visiting and return the passport to the team at the end of the meeting. One passport was drawn randomly after the meeting and one participant won a \$25 gift card to the Village Store.



# STATION #1: WHAT MAKES DAVIDSON GREAT?

Participants were asked to vote for their favorite images of what makes Davidson great.

## Top vote getters

- Green open space/parks
- Greenways and trails
- The Farmer's Market
- Plazas/small public gathering places

## Other notable selections

- Architecture and buildings
- Main Street
- The Town Green/larger public gathering spaces
- Outdoor dining

Downtown shops and restaurants, public art, and trees, flowers and vegetation collected the lowest number of votes, but still garnered more than 20 votes each.

## Notable suggestions by participants

- Small town feel
- Walkability
- Neighbors/people/community
- Historic

## What could be done to make it better?

- More parks
- More retail
- More economic diversity



## TAKEAWAYS

Participants selected the Farmer's Market and parks and recreational elements the most, those items getting votes near 40 and above. Other options weren't far behind, some getting votes in the low or mid 30s, but elements of the built environment fell generally in the middle of the pack, with shops, art and vegetation pulling up the rear.



## STATION #2: ARCHITECTURAL CHARACTER & SCALE



Participants were shown a set of images depicting architectural character elements and asked to select that which they would like to see in a new Town Hall.



### Top vote getters

- Pedestrian pathways
- Retail
- Columns
- Arches
- Base detail



### Examples of Traditional Civic Buildings Around North Carolina

Overall, participants indicated that they **did not** think that architectural elements in the examples shown should be seen in a new Town Hall.



### Other results/comments to note

- The architectural character of the Flatiron building received mixed votes
- Contemporary architectural character received the most negative votes
- Several comments alluded to ensuring that the design does not look like so many new civic buildings in the region (ex. Huntersville Town Hall)

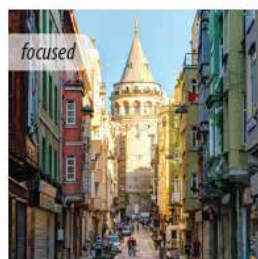
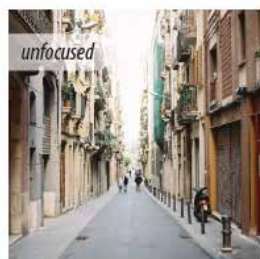
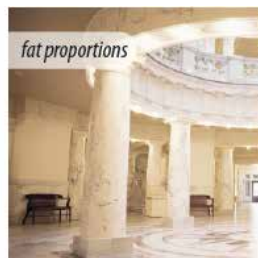
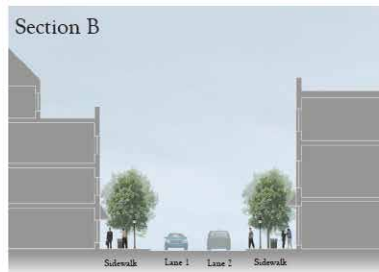
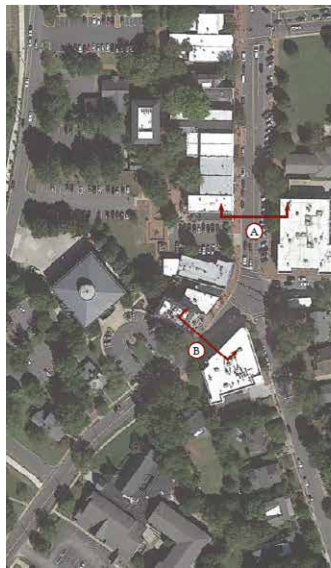


## TAKEAWAYS

Results were polarized toward traditional architecture versus contemporary. However, none of the precedent images of traditional civic buildings in NC were viewed favorably. Further investigation is necessary to determine the appropriate style of traditional design that the citizens of Davidson desire.

# STATION #2A: ARCHITECTURAL CHARACTER & SCALE

Predominately for educational purposes, this board walked participants through the concepts of varying scales, from the detailed human scale, to the building, to the urban scale. The following are some images from that board.





## STATION #3: TOWN HALL SITE PLANNING OPTIONS



Attendees had the opportunity to work with scaled models of the site at a table exercise. A 3D printer was used to make small models of existing and proposed buildings so that participants could move buildings around the site and test out options themselves. Additionally, a presentation board showed three site plan options with opportunities and challenges for each. Citizens voted on their favorite option and left comments on sticky notes.



### Notable results and comments

- Option 1 **did not** receive any votes, while Option 3 received the most followed by Option 2
- Several comments suggested avoiding disturbing the existing older houses along Main Street just south and southwest of Town Hall
- Several other comments suggested acquiring the land and preserving, but relocating those houses elsewhere in Davidson
- Many participants felt that none of the options presented showed clearly where the Farmer's Market would fit in

### Separate Town Hall from Public Safety

- Several comments recommended moving Police and Fire operations out of downtown to a new building
- A few comments suggested maintaining Police on site, but moving Fire elsewhere in the community



## TAKEAWAYS

- The older houses adjacent to Town Hall are of significant value to the community and strategies for preservation, relocation or designing around them should be evaluated
- Option 1 will no longer be evaluated as a viable option
- Further study and exploration of Options 2 and 3 is necessary

## STATION #3: TOWN HALL SITE PLANNING OPTIONS (CONTINUED)

### Option 1 0 votes

#### Opportunities

- Fire station remains operational
- Urban green fronting Town Hall
- New Town Hall establishes prominent frontage on Main Street

#### Challenges

- Parking lot removed from Main Street
- Opportunities to expand in the future are limited
- Expansion of existing building requires complete change of façade and roof



### Option 2 12 votes

#### Opportunities

- Fire station remains mostly operational
- Civic green between buildings
- New 100 year Town Hall building predominately replaces older, less functional one

#### Challenges

- Parking lot removed from Main Street
- Removal of remaining portion of old Town Hall (long term)
- Frontage design on Main Street will require active uses



### Option 3

Top selection at 16 votes

#### Opportunities

- Fire station remains operational
- Parking lot maintained on Main Street, but reconfigured as plaza
- New Town Hall establishes civic prominence on corner of site
- Public parking in structured deck

#### Challenges

- Land acquisition
- Displacing early 1900s-era house
- More physically separated from other Town Hall buildings
- Additional cost of deck
- Uncertain future demand for parking to justify construction of deck
- Future adaptive reuse of deck





## STATION #4: PARKING AND MOBILITY



Executive summary details from the 2011 parking study were shared with participants as well as general details on the costs of surface parking versus structured parking. Attendees were asked to respond to a few questions as well:

### Parking

- Where is the greatest parking need in downtown?  
*Generally near Summit Coffee and Town Hall*
- Do we need a parking deck downtown?  
*Yes = 21; No = 6*
- Would you park in a deck downtown?  
*Yes = 16; No = 2*
- Would you pay to park in a deck downtown?  
*Yes = 7; No = 10*



### Mobility

- Which mode do you most often use to get downtown?  
*Walk = 36; Personal car = 34; Bike = 14*
- What could we do to encourage you to come downtown without your car?  
*Implement a downtown/neighborhoods shuttle*  
*Increase protected bike facilities into downtown*  
*Increase greenways into downtown*

## TAKEAWAYS

- Participants seemed OK with the idea of a parking deck, but questioned whether one is necessary
- They seemed generally opposed to paying to park in a deck
- Several comments suggested thoroughly evaluating other options before looking further at building a deck
- Regarding mobility, several comments suggested a shuttle system that connected surrounding neighborhoods to downtown
- If the system were of high quality and service were frequent enough, many citizens commented that it might be a more convenient option to travel downtown than the personal car

## STATION #5: OUTDOOR CIVIC SPACE NEEDS

In order to gather input to inform the planning of outdoor spaces around the public facility buildings, participants were asked which outdoor civic elements they would like to see more of in Davidson. A range of typologies were illustrated.



### Top selections from each category

#### Shared Space

- Pocket park
- Biergarten (outdoor seating/flexible space)
- Square



#### Seating

- Benches
- Movable seating



#### Program Elements

- Farmer's Market
- Playgrounds



#### Natural Elements

- Flower beds
- Sculptural (involving water)



#### Pavilions

- Canopy
- Colonnade

#### Notable suggested elements

- Gardens near public facilities (ex. Town Hall)
- Play areas for older kids (courts, exercise equipment)
- Public Wi-Fi in downtown



#### Art

- Local
- Embedded



## TAKEAWAYS

- The Farmer's Market received the most votes of any category by almost double
- The next most favored elements were Pocket park, Flower beds and Playgrounds



## STATION #5: OUTDOOR CIVIC SPACE NEEDS



To inform the planning of the interior civic spaces of the public facility buildings, participants were asked which indoor civic elements they would like to see more of in a new Town Hall. A range of typologies were illustrated.

### Top selections *(by overwhelming majority)*



Informal Board Room



Flexible Community Room



Gallery



Daylight & Atrium

### Notable suggestions

- “Community room must have tech monitors, Wi-Fi, touch screens, wireless, video adapters” – how the facility functions is more important than how it looks



## TAKEAWAYS

- With such overwhelming majority in the selected options, more understanding is needed as to why citizens selected one option so heavily over other options. Other stations showed more evenly dispersed selections.

# Davidson Town Hall Planning

## Results - Public Workshop #1

### Station #1: What makes Davidson great?

#### Board photos numbered top left down & con't top right down (dots/sticky note votes)

1. Plazas/Small public gathering places - 34 dots/3 sticky note votes
2. Architecture and buildings/scale - 28/5
3. Downtown shops and restaurants - 19/7
4. The Farmer's Market - 35/5
5. Outdoor dining - 25/2
6. Trees, flowers, and vegetation - 21/4
7. Public art - 22/5
8. Green open space/parks - 31/12
9. The Town Green/larger public gathering spaces - 29/6
10. Main Street - 26/6
11. Greenways and trails - 36/6

#### Other Comments

- Festivals/Events - 2
- Small town feel - 12
- Walkability - 7
- College town feel - 2
- Historic - 4
- Beautiful
- Neighbors/people/community - 6
- Kid friendly - 2
- Quaint
- Growth (either positive or well-managed) - 3
- Neighborhoods
- Government - 3
- Farms
- Organic
- Authentic

#### a. What could be done to make it better (some comments on stickies)

- More parks
- More retail
- More economic diversity
- No more rusty sculptures



## **Station #2: Which architectural style do you think is best for a new Davidson Town Hall?**

### **Davidson College**

- Traditional - 19 dots
- Simplified - 15
- Contemporary - 18

### **Traditional NC Civic Buildings**

- Chowan County - 6
- Fayetteville - 14
- Craven County - 10
- Union County - 9

### **Traditional Elements**

- Columns - 14
- Balustrade - 8
- Pilasters - 5

### **Masonry Details**

- Panels - 5
- Base - 18
- Arches - 19
- Cornice - 8

### **Comments:**

- (2) None of the red brick, or design on Huntersville Town Hall – looks like UNC Charlotte’s campus, or like every new parking deck in South Park
  - Don’t want it to look like so many new civic buildings that look like inexpensive schools – current town hall exemplifies this and result is that it doesn’t contribute architecturally to the town (this one is similar to above, we combined them)
- (4) Traditional to match town
- cupola top, 2 stories, no columns
- historic elements, feeding off historic character of campus
- Not Birkdale, not Murdock biotech
- Monumental building appropriate as emotional, institutional & civic anchor
- Traditional artwork
- No “statement buildings”
- Budget for quality construction finishes
- Building should stand the test of time
- Norman Rockwell feel

### **Board 2B – Scale & Street sections**

### Comments (no dots used)

- Look at Hendersonville downtown streetscape
  - Parking, planting, scale and relationship to retail, crosswalks
- More small town, less Birkdale
- Can we vote on the public art?
- (2x) Do not tear down historic houses or commercial buildings, we have so little historic fabric left that is unique
  - Don't lose historic houses, they break up scale of Main Street and add character you can't replace
- Not too monumental, other local towns have done that & isn't attractive
- (2x) Keep scale/height down with Stowe Building & insurance building – starting to look like a canyon there
- (2x) Keep in scale with Main Street – no more 4 story buildings on central Main Street
- New construction should fit in with historic in terms of design & scale
- Approachable – NC traditional civic buildings are too imposing
- Glass entrance and walls to make inside & outside more seamless (inviting)
- Look at Eumenean(?) Hall on Davidson College campus – more in keeping with Davidson vernacular – or its sister building, sort of like SC Town Hall, but Davidson, not low country
- (2x) Prefer 2 story, but could live with 3 – not 4
- Human scale

### **Station #3: Please tell us which site plan option you prefer.**

- Option 1 – 0 dots
- Option 2 – 12
- Option 3 – 16

### Comments

- Need real time on cost/benefit evaluation
- (3x) Keep the Sloan house
  - Keep old houses to reflect town's history
- Do land acquisition for future uses or green space in interim
- Consider relocating fire/police services, long term need better uses in this prime area
- (4x) Where's the farmers market going, don't give it the shaft or everyone will be upset
  - Need to maintain a good space for farmers market, option 2 or 3
- No 3 or 4 story buildings
- Use money from Beaty St sale to purchase land away from town center, move public works and police there, use existing site for other town needs
- (4x) Move police and fire away from town center and give them their own building
- (2x) Move fire station away, but keep Town Hall & police on Main



- Build on left of current Town Hall all the way to back corner, dig down for police to park under, green space all along the front
- Existing Town Hall is so ugly, would like to see what renovation design is proposed in order to vote on a plan. If still ugly after renovation, I prefer to hide it with plan #1. If not, I like #3.
- Replace Town Hall with new 3+ story building, expand footprint, fire dept closer to Jackson St, top floor town offices
- (2x) Town Hall needs to be a presence, not buried in a retail/office space
- (2x) Move 2 houses, put Town Hall on corner with front lawn, better presentation coming into town
- Must buy house, corner Jackson St
- Like option #3 best for civic/social gathering, siting of buildings, planning for growth, parking and facilities
- (2x) Like a non-car plaza in front
- Like building on corner
- Parking deck = good idea
- Potential space south of deck for farmers market
- Option #3 great if 2 story, set building back a bit
- Option #2 – love green space between buildings
- (2x) Eliminate parking in front of Town Hall, new bldg. closer to street
- Provide sidewalk to back parking area and green space
- Dislike option #3 the most – precludes possible addition of small shops and scale of Main Street moving south toward South Main

#### **Station #4: Parking & Mobility Survey**

Which mode do you most often use to get downtown?

- Walk – 36 dots
- Bike - 14
- Personal car - 34
- Shared ride/carpool - 1
- Public transit - 1

What could we do to encourage you to travel downtown without your car more often? (fill in the box)

- (3x) I would ride a bike if I felt more comfortable on the roads, bike paths would be great
- (2x) Public trolley from parking area to downtown
  - Frequency and schedule need to be right to make more convenient than car
- (7x) Downtown shuttle/trolley/circulator
  - “Davidson DASH”
- Roads, roads, roads
- Traffic is a huge issue

- Bike share stations
- (3x) Public greenway
- Bike racks
- We walk frequently
- We usually walk, but when planning errands I drive, frustrated with finding a parking spot for a quick stop
- Fewer parking spaces
- More bike access, pathways between Main Street and alt. say no riding, hard to access those buildings from back by bike
- Nothing, 2 miles from town
- Traffic calming, green space
- Use dedicated golf cart spaces, or more bike racks to encourage greener mobility – problem is folks want first spot in front of Summit Coffee
- Wider sidewalks, better visibility
- Look at better utilizing existing parking, Angled parking?, narrow the street, slow cars, parking on N Main that nobody uses
- More complete sidewalk system
- Better sidewalks to bike on
- Make Griffith Street more pedestrian friendly

In an ideal Davidson, which mode would you prefer to use to get downtown?

- Walk - 28
- Bike - 15
- Personal car - 20
- Shared ride/carpool - 0
- Public transit - 7

#### **Board 4B: Parking & Mobility**

Do we need a parking deck in downtown?

- Yes - 21 dots
- No - 6

Would you park in a deck downtown?

- Yes - 16
- No - 2

Would you pay to park in a deck downtown?

- Yes - 7
- No - 10

Where could a deck be located?



- Somewhere that could also include a farmer's market
- Don't face decks towards streets with potential to be 'A' streets in the future (Jackson Street)
- Where site option 3 has one located
- Eden and Depot
- Eden St (warehouse next to tracks)
- Participants were asked where the greatest parking need was on the map below. But, they began to also place dots where they thought a parking deck could/should be located as well.



## 2. Workshop Comments:

- Paying to park might incentivize me to walk since I live close to downtown
- Have golf cart parking (safer, smaller, more environmentally friendly)
- Parking is necessary but please plan for trees and greenery
- Parking is not a huge problem, except for Saturday and Sunday mornings
- CATS would be more used if there was somewhere to leave your car downtown
- Look at Hendersonville downtown streetscape, street parking, and plantings.

**Station #5: Which outdoor civic elements would you like to see more of in Davidson?**

- i. Shared Space
  - Shared Street - 10
  - Biergarten (outdoor seating/flexible space) - 14 dots/2 sticky note votes
  - Square - 15/1
  - Pocket park - 25/1
- ii. Seating
  - Parklet - 3
  - Seat wall - 6
  - Benches - 21/1
  - Movable - 11
- iii. Program Elements
  - Playgrounds - 24
  - Farmer's market - 42
  - Stage - 11
  - Splash pad - 10

Additional elements added by participants on sticky notes

  - Gardens near public facilities (library or post office) - 1
  - Tennis courts - 1
  - Amphitheater - 1
  - Play areas for older kids (Holbrook Park: bball courts, tennis, exercise equip, etc.)
- iv. Natural Elements
  - Flower beds - 27/1
  - Urban Stream - 5
  - Sculptural - 16

Additional elements added by participants on sticky notes

  - Native plants - 1
- v. Pavilions
  - Canopy - 13
  - Colonnade - 8
- vi. Art Work
  - Embedded art - 16
  - Local art - 20
- vii. Other
  - Wifi
  - Outdoor sound system

**Station #6: Which indoor civic spaces would you like to see in a new Davidson Town Hall?**

- i. Board Room
  - Formal - 6



- 2-story - 3
  - Informal - 26
  - Stark - 5
- ii. Community Room
  - Multiple bays - 5
  - Flexible - 37
  - Simple - 6
- iii. Art Gallery
  - Hallway - 5
  - Gallery - 29
  - Lobby - 6
- iv. Main Lobby
  - Formal - 0
  - Daylight - 47
  - Grand stair - 1
  - Atrium - 23
- v. Comments
  - “Community room must have tech monitors, wifi, touch screens, wireless, video adaptors” – how the facility functions is more important than how it looks

# DAVIDSON PUBLIC FACILITIES PLAN

## Public Workshop #2 | Summary of Input

### MEETING OVERVIEW

**Date:** April 6, 2017

**Time:** 6:00 - 7:30pm

**Location:** Davidson College Presbyterian Church's Congregation House - 218 Concord Road

A brief presentation was delivered to participants which summarized the results of workshop #1 and the online survey. Participants were then invited to review a series of station exercises and to provide any feedback. Stations consisted of large boards and table maps of information with a facilitator at each station. The following are the topics covered by each station:

- Parking and mobility
- Public space
- Town hall site planning options

### GENERAL TAKEAWAYS

- Attendance was lighter than workshop #1, roughly half the number
- Overall, there was very positive feedback from participants
- Constructive comments and several original ideas were received
- Public Building Option 2 was more favored than Option 1





# STATION #1: PARKING AND MOBILITY



Saturday April 1st, 2017 = 71-74% occupied during the peak hours of 9-11am.

This station was primarily designed to inform participants of the preliminary observations from the parking survey completed on Saturday April 1 and of emerging ideas on parking solutions.



Within a 4-5 minute walk, there are 694 spaces available for the Farmer's Market.

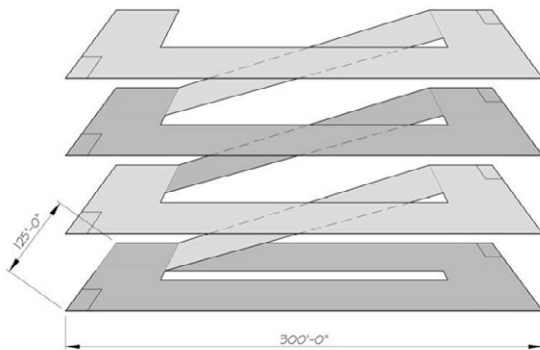
- Only spaces within a line of sight or within the same block of the market were considered "full."
- There were several empty parking spaces a block or two away.

## Notable comments

- "Keep focus on disabled parking"
- "Parking garage...No!"



Structured parking is becoming less palatable as a parking management solution for downtown Davidson. The cost seems to heavily outweigh the need.

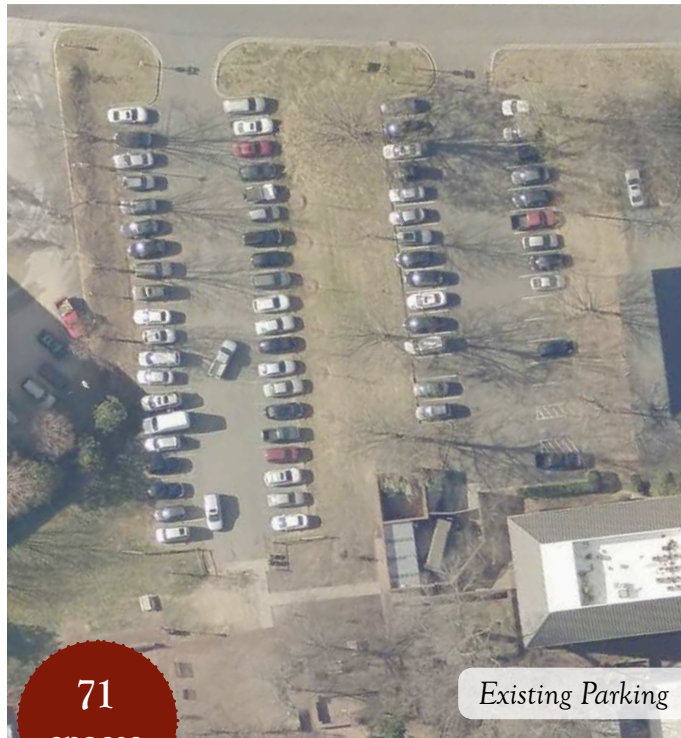


## What does a deck cost?

Per space	\$18,000
Spaces in deck	300
Total hard costs	\$5,400,000
+ soft costs	\$1,079,000
+ financing costs	\$468,000
<b>Total</b>	<b>\$6,947,000</b>
<b>Total for 20 years</b>	<b>\$581,000/year</b>

# PARKING AND MOBILITY: POSSIBLE SOLUTION

## Expand existing surface lot behind Town Hall



6 votes were recorded supporting this potential solution

## Management Changes To Improve Parking Efficiency



Subsidized Ride Sharing



Fixed-Route Trolley



Metered/Fee-Based Parking



Enhanced Bike Facilities



Autonomous Transit

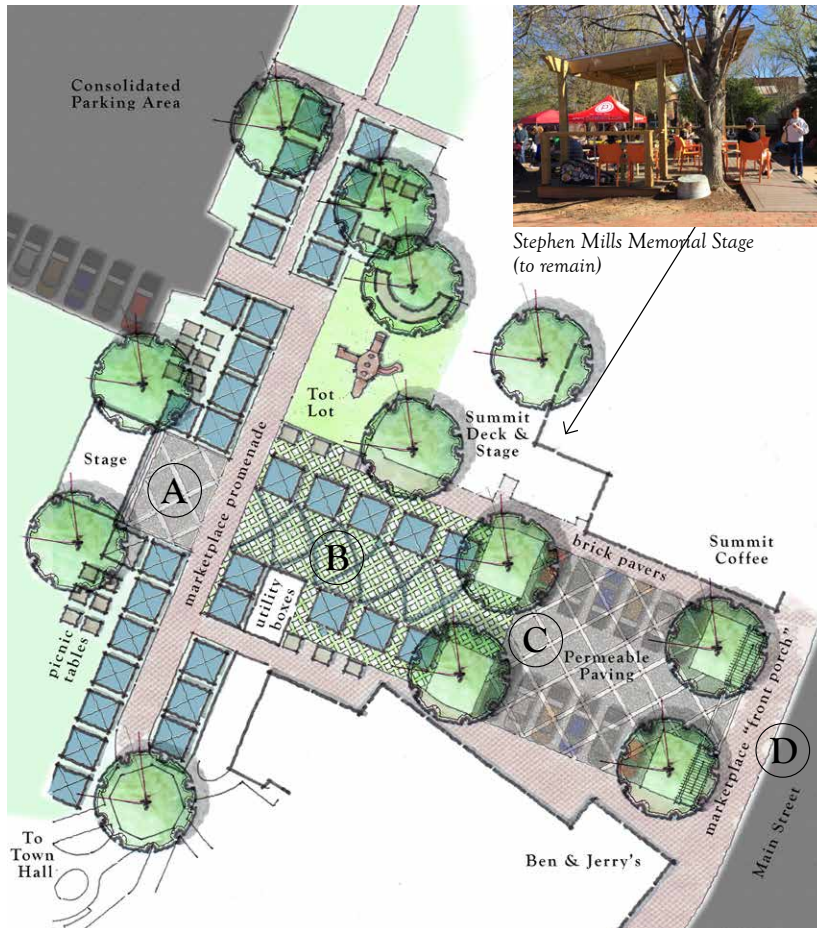
### Notable comments

- Need employees to park further away
- App that shows all available parking in town
- We have enough parking...need people to understand where it is and become OK with parking a few blocks away



## STATION #2: PUBLIC SPACE

Participants were shown an initial concept to redesign the public space behind commercial buildings on Main Street to add additional features and make the space work more efficiently.



### Stage Area:

- Create elevated permanent stage area
- Provide a wide brick paver promenade with area for tents along the sides to create a north/south pedestrian flow
- Provide additional picnic tables in this area
- Allow consolidated parking area to be used as overflow for vendors

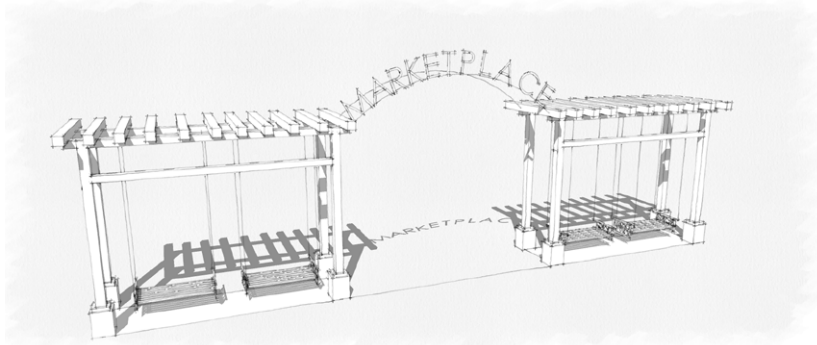
### Vendor Tent Area & Tot Lot:

- Create paver & synthetic turf ground plane for durability
- Define space with string light poles/planters
- Provide area for tents and picnic tables
- Relocate tot lot behind summit stage area (synthetic turf surfacing)
- Provides open seating area during non-market

### Truck Vendor Area:

- Provide pull-in area for truck vendors with permeable paving (optional public parking during week)
- Plant matching trees on north side of space
- Unify with brick paver sidewalks along edges
- Create Main Street gateway feature for marketplace (optional bollards for traffic control)

Vendor Information      35+ Tents & 12+ Truck Vendors  
(Consolidated parking area would serve as overflow for vendors.)



- D** • Concept for "Front Porch" Along Main Street between Summit Coffee and Ben & Jerry's

### Notable comments

- Like this design
- No arch for entryway
- Don't like "marketplace" name
- Love the swings, but not sure about the archway
- Add waist-high wall around tot lot to corral kids
- Provide electrical for market vendors
- Like the permeable paver concepts, but make sure they're OK for disabled patrons
- Remove retaining walls and open up spaces; more shaded seating

## STATION #2: PUBLIC SPACE

### Potential Public Space Elements



Gateway Feature (Archway, Lettering, Threshold to Space)

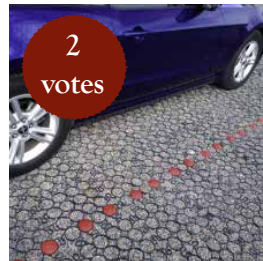
Tot Lot: Synthetic Turf & Play Structure



Swings=Marketplace "Front Porch"

Concrete Pavers & Synthetic Turf

String Light Posts with Planters



Movable Seating

Permeable Pavement for Truck Vendors



Permanent Stage for Market Demos & Community Use

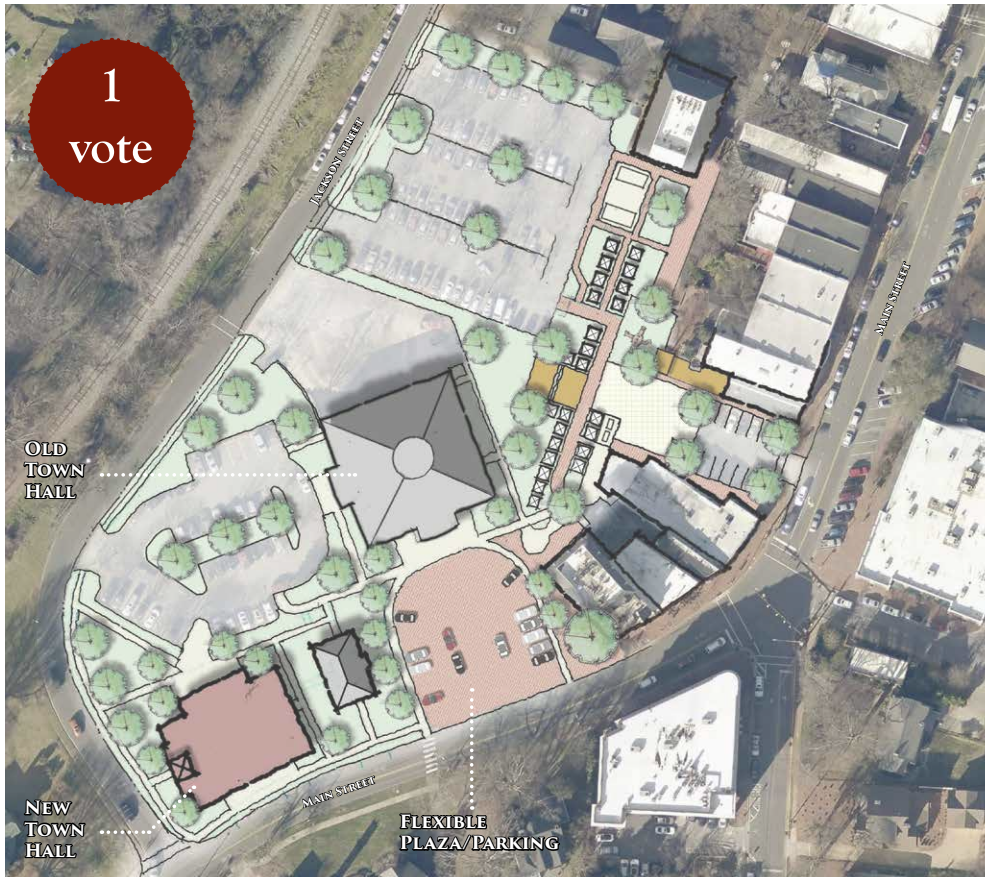
#### Notable comments

- Like all of these ideas
- Take a look at the edges of the Town Green for opportunities to add flexible areas that could be parking or plaza space



# STATION #3: PUBLIC BUILDING SITE OPTION 1

## On the Corner



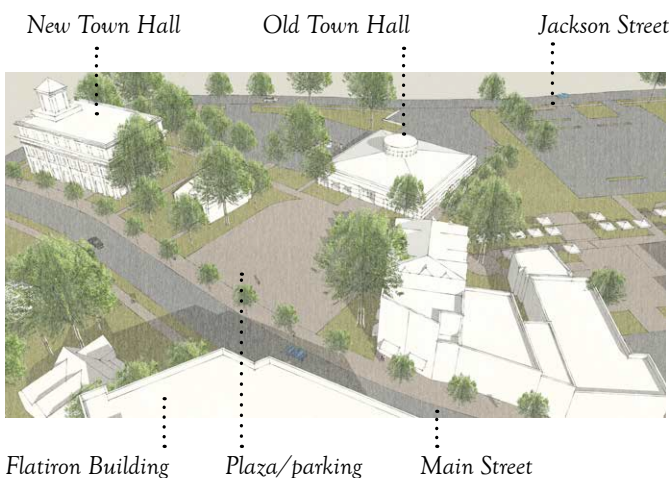
### Opportunities

- Flexible parking/plaza in front of old Town Hall
- New Town Hall presence on corner
- Historic Sloan House remains in place
- Police and Fire remain operational in old Town Hall

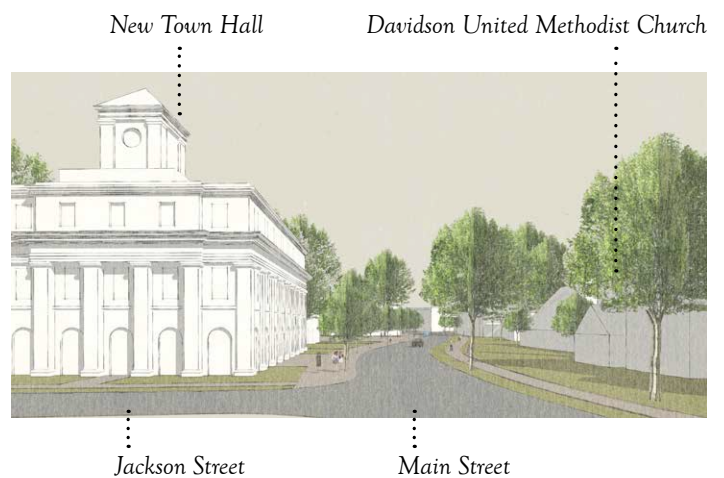
### Challenges

- Town must purchase private land at the corner of Jackson and Main

## Aerial View



## Street View





## STATION #3: PUBLIC BUILDING SITE OPTION 2

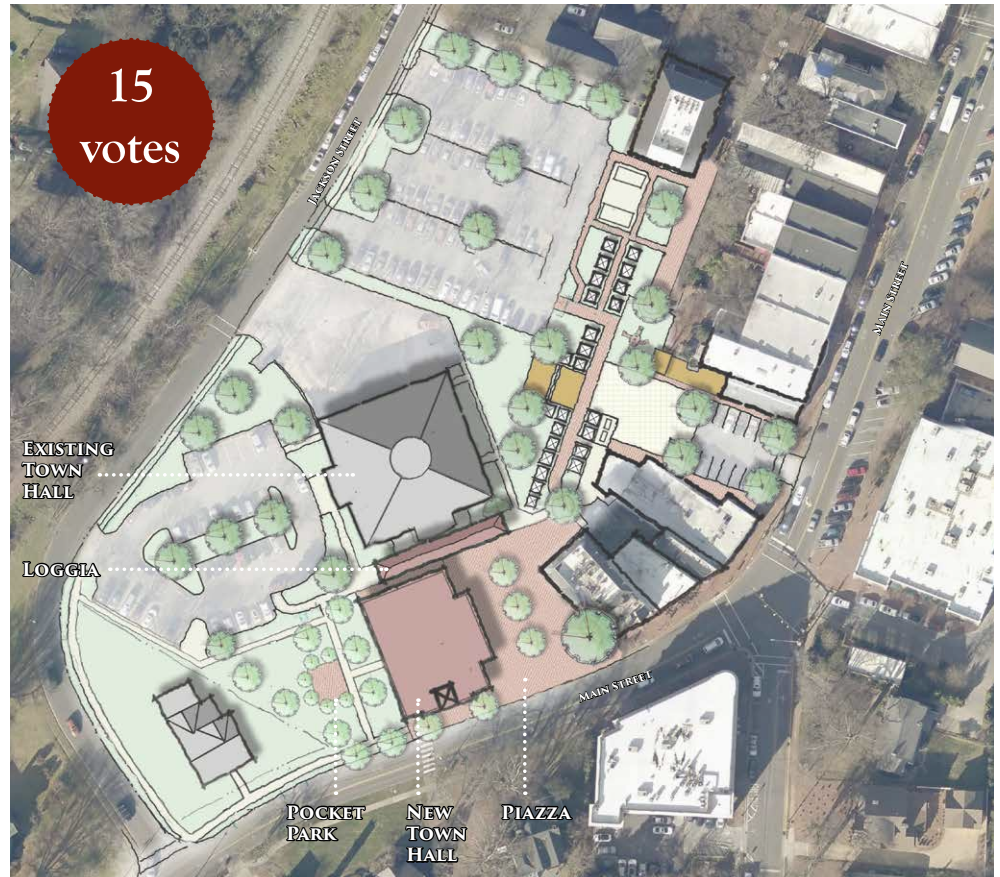
### In Front of the Existing Building

#### Opportunities

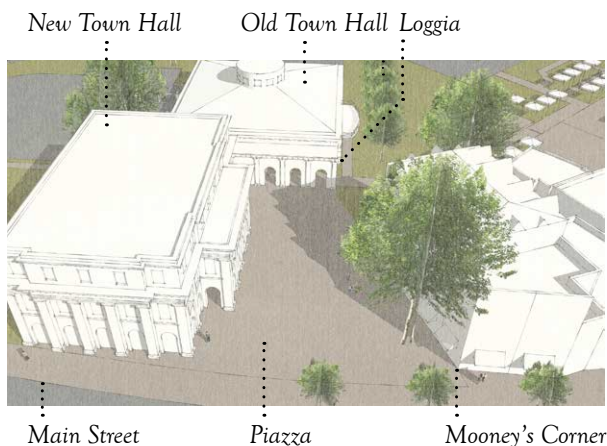
- New Town Hall has sidewalk presence on Main Street
- Piazza provides plaza-like public space for flexible use
- Loggia screens old Town Hall and provides attractive backdrop to piazza
- Pocket park with greenery provides soft public space
- Police and Fire remain operational in old Town Hall

#### Challenges

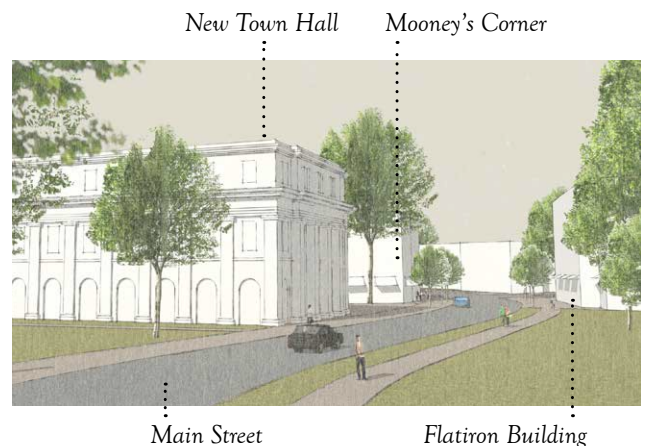
- Sloan house is relocated to site nearby



#### Aerial View



#### Street View





## STATION #3: PUBLIC BUILDING SITE OPTIONS

Votes were heavily weighted toward Option 2. Side by side comments that were received are listed below.

### Option 1 On the Corner

#### Notable comments

- Nah
- Public building is too big and dominating
- Doesn't make sense to work around the Sloan house unless it has a new use for the Town
- Why buy new property when you can move the Sloan house?
- Like the setback from the sidewalk
- Does not fit with existing buildings, too ornate
- Out of proportion with narrow shop fronts in rest of town
- Move fire station out

### Option 2 In Front of the Existing Building

#### Notable comments

- Love Option2!
- Makes most sense to move Sloan house
- Proposed building doesn't look pedestrian friendly
- Proposed Town Hall is too big! Handicap parking not enough, needs to be addressed
- Move Police to exit 30
- Leave Sloan house on site
- New building should be for police/fire, not Admin
- Love piazza!
- Like Town Hall height complementary to adjacent buildings as opposed to option 1





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**Agenda Title: Mobility Plan Discussion**

**SUMMARY:** Discussion on update of mobility plan

**Summary:**

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**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

No Attachments Available