



**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS**

**216 South Main Street
March 27, 2018**

I. CALL TO ORDER

II. ANNOUNCEMENTS

- (a) Swearing in of Police Officer Kanita Boone

III. CHANGE/ADOPT AGENDA

IV. COMMISSIONER REPORTS - Each board member provides an update of the outside Board to which they have been appointed

- (a) **ITEM DEFERRED**
Centralina Council of Governments - Commissioner Autumn Rierson Michael
Lake Norman Chamber - Commissioner Matthew Fort
Visit Lake Norman - Commissioner Jim Fuller
Lake Norman Regional Economic Development Organization - Commissioner David Sitton
North Mecklenburg Alliance - Commissioner David Sitton
Charlotte Regional Transportation Planning Organization - Commissioner Jane Campbell
Lake Norman Transportation Commission - Commissioner Jane Campbell
Metropolitan Transportation Commission - Mayor Rusty Knox

V. OLD BUSINESS - Items for old business have been previously presented and are for discussion and possible action

- (a) **Beaty Street Property Task Force Discussion and Public Comment**
Parks and Recreation Director Kathryn Spatz
Summary: At its March 13, 2018 meeting, the Board of Commissioners voted to create a task force to develop 100% of the town-owned land on Beaty Street as a park and to discuss the composition of the task force at its March 27 meeting.
- (b) **Consider Approval of Draft Strategic Plan 2018-2019**
Town Manager Jamie Justice
SUMMARY:

At their March 21 mini-retreat, the board of commissioners provided more detail on their vision for the town, particularly in the areas of land use, historic preservation, economic development, and affordable housing. They will discuss this latest draft of the strategic plan and consider it for approval. Once approved, staff members will create a work plan for each action step and provide quarterly updates on progress.

(c) **Discuss and Finalize Potential Changes to the Town's Vision Statement and Core Value #5**

Public Information Officer Cristina Shaul

Summary: The Davidson Mayor and Board of Commissioners have discussed changes to the Town of Davidson's vision statement and core value #5 over the past few months. Attached is the latest document showing the current vision and core value, and proposed changes to which the members of the board can react. During this time at the March 27th meeting, the mayor and commissioners will be able to offer up their suggestions for further wordsmithing and next steps.

(d) **Public Facilities Update and Consider Budget Authorization**
Assistant Town Manager Dawn Blobaum

Summary: The board requested further investigation into several sites for public facilities. We have information on the former IB School, Metrolina Warehouse, the PW site and other sites in the vicinity. To move forward with more detailed study of the former IB School site, we will need authorization to engage the architect, construction manager, and other consultants if required.

VI. DISCUSSION ITEMS - Items for discussion are typically when the board will engage on a topic and no vote is planned

(a) **Mobility Plan Update**

Senior Planner Travis Johnson

SUMMARY: Provide an update on the revised schedule for the Mobility Plan, currently underway. Included is a brief summary of past transportation plans.

(b) **Expansion to Local Historic District Process**

Senior Planner Chad Hall

SUMMARY: Provide an update on the Local Historic District expansion process.

(c) **Davidson-Concord Rd/ Robert Walker Dr Roundabout Discussion**

Public Works Director Doug Wright

SUMMARY: General Obligation Bond review and discussion prior to consideration of approval at April 10 meeting.

(d) **ITEM DEFERRED - Review General Obligation (GO) Bonds Potential Parks Projects**

Parks & Recreation Director Kathryn Spatz

SUMMARY: Discussion of the potential projects for the Parks GO Bonds. This is part two of the potential projects.

(e) **Benchmarking in Budget**

Finance Director Piet Swart

SUMMARY: Open board discussion regarding benchmarking and

key performance indicators (KPIs) for use in the budget approval process.

- (f) **ITEM DEFERRED - Review Public Comment Period Policy**
Town Manager Jamie Justice
Summary: According to the Town of Davidson Rules of Procedure the board may adopt reasonable rules for public comment periods.

VII. SUMMARIZE MEETING ACTION ITEMS - Town Manager will summarize items where the board has requested action items for staff

VIII. ADJOURN



Agenda **ITEM DEFERRED**
Title: **Centralina Council of Governments** - Commissioner Autumn Rierson Michael
 Lake Norman Chamber - Commissioner Matthew Fort
 Visit Lake Norman - Commissioner Jim Fuller
 Lake Norman Regional Economic Development Organization - Commissioner David Sitton
 North Mecklenburg Alliance - Commissioner David Sitton
 Charlotte Regional Transportation Planning Organization - Commissioner Jane Campbell
 Lake Norman Transportation Commission - Commissioner Jane Campbell
 Metropolitan Transportation Commission - Mayor Rusty Knox

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Commissioner Report - LNC- Fort	3/27/2018	Cover Memo
☐ CRTPO&LNTC Notes_March2018	3/27/2018	Cover Memo

Lake Norman Chamber of Commerce

- There will be a ribbon cutting ceremony on Wednesday March 28th @ 8am for Davidson Cosmetic & Family Dentistry. (209 Delburg Street, Suite 103)
- Pine Lake Preparatory will be hosting the Middle School and Upper School Career Fair on Wednesday, March 28th. The Middle School Fair will run from 10:00-11:15am. The Upper School event will be in the same format and run from 11:45-1:15 pm.
- Ada Jenkins Center will hold its 12th annual fund-raising Gala, An Evening at the Races, at Sweet Magnolia Estate, 10101 Bailey Rd., Cornelius, on Saturday, April 14th from 6-10pm. A few tickets remain to attend this event.
- The 2018 R.A.C.E. (Running to Assist Communities in Education) For The North will be held on Saturday, April 21st at the Huntersville Business Park. This event raises emergency funds and grants to support students, staff, and families of Charlotte-Mecklenburg Schools; North Learning Community. Race and volunteer registration is available through the Chamber website. Registration is at 8am and the 5K race begins at 9am.
- Heroes Classic Golf Tournament Fund Raiser to Benefit Veterans and the missions of the Susan M. Tillis Foundation, The Independence Fund and Veterans Bridge Home. Scheduled for Sunday, April 29th beginning at 1:30pm at The Golf Club at Ballantyne. Information of the event, including tickets can be found at www.independencefund.org/news-events.
- The Chamber will be running a 25% new membership deal for small business week (4/29 – 5/5)
- Symetra Classic @ River Run CC May 14th – 19th. Please contact Jon Show for tournament and sponsorship opportunities. Phone: (704) 953-3381 e-mail: jon@showsportsmedia.com



March Meeting - March 14, 2018

- Received an update on the North-South Parkway Sub-Area Plan
 - *Joe Lesch, Gresham Smith & Partners*
 - **Mooreville – Huntersville**
 - **12-mile corridor, an “interior alternative to NC 115 & I-77**
 - **The project is multi-modal, and will look different in each municipality**
 - **Scoping will likely begin in April**
 - **1st open house tentatively slated for July (South Iredell / North Meck)**
 - **This is a planning vs. engineering effort to assess possibilities**
- **Discussion of the North Corridor Transit Public Survey**
- Received info from the N.C. Turnpike Authority
 - **I-77 Mobility Partners – Customer Service Center / **Public Hearing late 2018 to explain tolling****
 - **brief on the I-485 / US 74 NC express lanes**

Members of the LNTC include:

Davidson, Mooresville, Statesville, Troutman, and Iredell County.

March Meeting – March 21, 2018

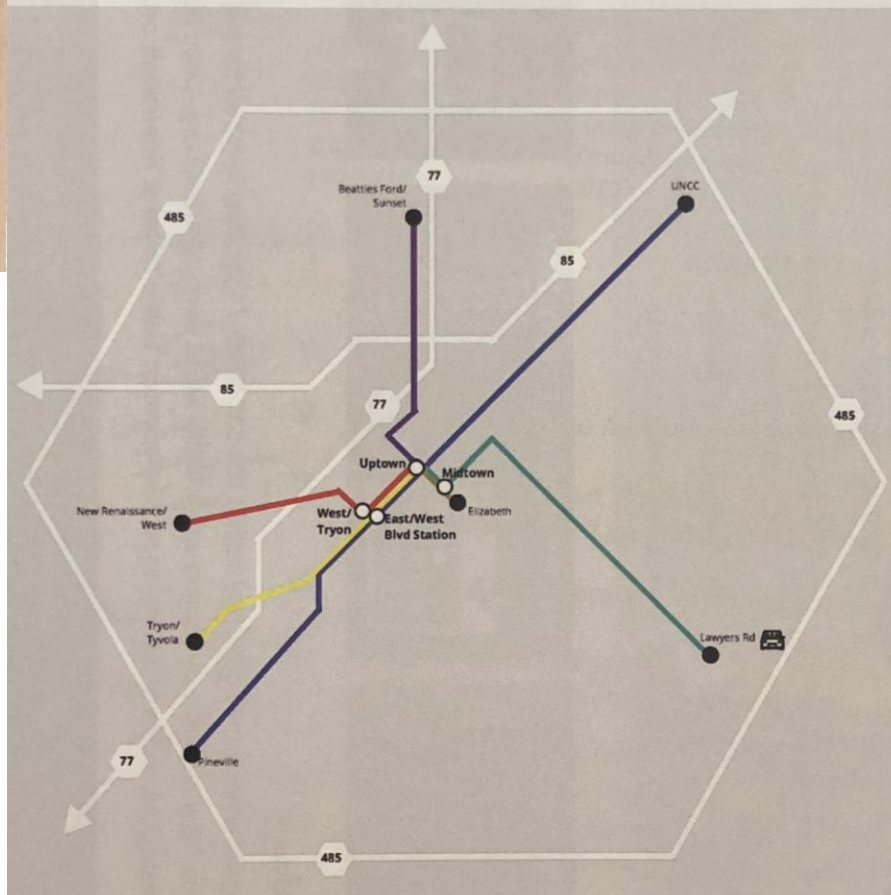
- Education session that preceded the meeting was on the topic of [NCDOT's P5.0 Prioritization](#) Process – specifically the local points allocation process
- The only comment during the public comment period was a presentation on the new CATS' "Envision My Ride" program updates.
- Info Items
 - I-485 & US 74 Express Lanes Project*
 - Monroe Expressway Update
 - Surface Transportation Block Grant Program – Direct Attributable Funding Reallocation
- Action Items
 - Voted to delay preliminary funding of McAlpine Creek Greenway from FY19 to FY20
 - Three items regarding the 2045 Metropolitan Transportation Plan (MTP)
 - Clean air compliance, Adopt 2045 MTP, Amend 2018-2027 Transportation Improvement Plan
 - Approved an amendment to the FY2018 Unified Planning Work Program (no new \$s)
 - Adopted the FY2019 Unified Planning Work Program
 - Self-Certified CRPTO's federal compliance [external certification happens every 4 years]

** NOTE: I live streamed the CRTPO meeting & the education session that preceded it. Turns out, I was the only one who did – and was contacted by the Charlotte Observer Editorial Board. They were able to watch my "live stream" of the meeting before penning a recent editorial on the I-485/US 74 projects.*

	Current	Future
Population*	49,978	194,045
% of Meck Co	5%	19%
Jobs*	110,746	239,697
% of Meck Co	18%	38%

*within
1/4 mile
of bus
stops with
15-minute
or better
service

2018 Frequent Network



Future Frequent Network





**Agenda Title: Beaty Street Property Task Force Discussion and Public Comment
Parks and Recreation Director Kathryn Spatz**

Summary: At its March 13, 2018 meeting, the Board of Commissioners voted to create a task force to develop 100% of the town-owned land on Beaty Street as a park and to discuss the composition of the task force at its March 27 meeting.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
▣	Park at Beaty Street Concept Plan Task Force presentation	3/22/2018	Cover Memo
▣	R 2018-06	3/23/2018	Cover Memo

Park at Beaty Street Conceptual Plan



College Town. Lake Town. *Your Town.*

Parks and Recreation Department
Park at Beaty Street
March 27, 2018

Conceptual Plan

We believe that if the Board of Commissioners decides to go forward with planning for a new park, the first step should be development of a conceptual plan. A conceptual plan creates an opportunity for elected officials to review and approve an overall plan for development in their role as owners.



Conceptual Plan

Such a plan would include:

- An opportunity for citizens and advisory board members to evaluate community needs, study different types of facilities and amenities, and review a site analysis
- Options to be evaluated on the basis of operational costs, potential revenues, and effect on programs
- Cost estimates for various options
- A concept plan, sometimes considered a master plan, provides the framework for incremental implementation, as funds permit



Proposed Task Force

We anticipate that the Park at Beaty Street Conceptual Plan Task Force would meet six to ten times to discuss a site analysis, options for amenities and facilities, landscaping, entranceway concerns, signage, and other issues. The committee would then work with the staff and consultant to prepare a recommended conceptual plan report. We recommend that the committee be retired once the Board of Commissioners has adopted a conceptual plan.



Proposed Charge of the Task Force

- Sponsor public forums to solicit community input and identify recreational needs
- Identify and evaluate all assets on-site
- Investigate community elements needed, including walking trails and other potential facilities and amenities
- Develop planning level cost estimates for the various options to help in setting priorities and developing financing plans
- Evaluate each option on the basis of capital and operational costs, potential impacts on the natural environment, potential revenues, recreational needs and effect on programs
- Meet with the Board of Commissioners for review and comment before making final recommendations
- Make recommendations for the consideration of the Board of Commissioners



Recommendation of Task Force Members

- Four representatives of neighboring residential areas, including Oakhill Apartments
- Four citizens at-large
- Three members of the Livability Board

Staffed by P&R Director, with support from representative from Mecklenburg County P&R, Natural Resources Division





Resolution 2018-06

Authorizing the Manager to Begin the Conceptual Plan Process for the Park at Beaty Street.

WHEREAS, a conceptual plan process will allow the community and the Board of Commissioners to fully explore potential programs for a park on Beaty Street;

WHEREAS, the Task Force will consist of:

- Four representatives of neighboring residential areas, including Oakhill Apartments
- Four citizens at-large
- Three members of the Livability Board
- Staffed by Parks & Recreation Director, with support from representative from Mecklenburg County Parks & Recreation, Natural Resources Division

WHEREAS, the Manager is authorized to advertise for applicants for the Task Force.

WHEREAS, the Board of Commissioners shall appoint the Park at Beaty Street Conceptual Plan Task Force and that it shall be retired after the Board of Commissioners adopt a concept plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that the once established Park at Beaty Street Conceptual Plan Task Force is charged with the following:

- Sponsor public forums to solicit community input and identify recreational needs
- Identify and evaluate all assets on-site
- Investigate community elements needed, including walking trails and other potential facilities and amenities
- Develop planning level cost estimates for the various options to help in setting priorities and developing financing plans
- Evaluate each option on the basis of capital and operational costs, potential impacts on the natural environment, potential revenues, recreational needs and effect on programs
- Meet with the Board of Commissioners for review and comment before making final recommendations
- Make recommendations for the consideration of the Board of Commissioners

Adopted on the 27th day of March, 2018.

Rusty Knox, Mayor

Attest:

Carmen Clemsic, Town Clerk



**Agenda Title: Consider Approval of Draft Strategic Plan 2018-2019
Town Manager Jamie Justice**

SUMMARY:

At their March 21 mini-retreat, the board of commissioners provided more detail on their vision for the town, particularly in the areas of land use, historic preservation, economic development, and affordable housing. They will discuss this latest draft of the strategic plan and consider it for approval. Once approved, staff members will create a work plan for each action step and provide quarterly updates on progress.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ DRAFT STRATEGIC PLAN 2018	3/23/2018	Cover Memo



DRAFT STRATEGIC PLAN 2018-2019

The Town of Davidson's strategic plan contains nine strategic goals that support the long-term vision of the town. Each strategic goal contains a set of tactical priorities or an outline of processes, and action steps to reach each goal.

GOALS 2018-2019



LAND USE STRATEGY

The Town of Davidson will align land use policies including revision of development processes, zoning, and regulations to preserve our architectural history, manage residential growth, reduce the scale of future development, and enhance downtown (i.e., connect North and South Main Streets).



COMMUNITY ENGAGEMENT STRATEGY

The Town of Davidson will have inclusive engagement with the community to encourage substantive, respectful, and

open dialogue, increase participation, and foster a sense of belonging.



HISTORIC PRESERVATION STRATEGY

The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.



GREENWAYS, OPEN SPACE, AND PARKS STRATEGY

The Town of Davidson will increase physical and mental health of Davidson citizens. Preserve open space and promote greenway connectivity. Provide ample opportunities for play and discovery (active and passive).



The Town of Davidson will preserve existing affordable housing* and work with a variety of partners to create new available, affordable workforce and elderly housing.

*Affordable housing for the Town of Davidson is defined as incomes between 50% and 120% AMI



The Town of Davidson will maintain organizational excellence through sound financial management, training and retention of quality employees, and superior service to the community.



The Town of Davidson will use existing assets and manage growth to encourage an appropriate mix of residential and commercial development.



The Town of Davidson will build on existing relationships to strengthen partnerships with strategic organizations and institutions.



The Town of Davidson will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.

Key: Items in *blue italics* are to be completed within 90 days of February 1, 2018.



LAND USE STRATEGY

Goal 1: *The Town of Davidson will align land use policies including revision of development processes, zoning, and regulations to preserve our architectural history, manage residential growth, reduce the scale of future development, and enhance downtown (i.e., connect North and South Main Streets).*

Tactical Priority	Action Steps	Lead Staff	Timeline
1. Review and develop options to change planning processes	1. <i>Present existing processes to board, including discussion of "by-right."</i>	Planning	<i>April 24, 2018</i>
	2. <i>Examine tools available to slow growth and share implications of each (i.e., moratoria, charrette process, etc.)</i>	Planning	<i>May 2018</i>
2. Change land use regulations	1. Review what areas are on cusp of developing	Planning	Spring/Summer 2018
	2. Examine tools available to slow growth/share implications (i.e., urban growth boundary; buffers; water and sewer policy; revisions to planning areas (Village Infill Planning Area, Lakeshore Planning Area, Commercial Business District, Village Center) for lower density and smaller scale; watershed and tree ordinances).	Planning	Spring/Summer 2018
3. Begin Comprehensive Plan process	1. <i>Present options and timeline to board.</i>	Planning	Completed 2/27/18
	2. Write RFP for consultants, post RFP, interview and hire consultants.		April 2018

	3. Host symposium on historic preservation, growth management strategies, and traditional town planning. 4. Determine citizen committees for comprehensive plan, including “land use” and “preservation of Davidson’s character” and “options for preservation of open space.” 5. Review Rural Area Plan		TBD/Comp Plan Late summer/ early fall 2018 During Comp Plan process
4. Revise Core Value #5	1. <i>Present options to board; wordsmith.</i> 2. <i>Citizen input.</i> 3. <i>Board adoption.</i>	PIO	<i>March 27, 2018</i>
5. Investigate land preservation grants		Livability Board	



COMMUNITY ENGAGEMENT STRATEGY

Goal 2: Davidson will have inclusive engagement with the community to encourage substantive, respectful, and open dialogue, increase participation, and foster a sense of belonging.

Tactical Priority	Action Steps	Lead Staff	Timeline
1.Create new approach to board meetings	<ol style="list-style-type: none"> <i>Review timing of meetings to make accessible to all</i> <ul style="list-style-type: none"> <i>Change meeting start time</i> Explore “Coffee Chats” concept and make improvements <i>Enhance Novus Agenda content and review item order</i> Allow for time in decision-making process for public discussion and board analysis prior to action. 	<p>Town Manager</p> <p>Board and Town Manager Town Clerk</p> <p>Board of Commissioners</p>	<p>Complete</p> <p>Complete Under review</p> <p>Complete</p> <p>In progress</p>
2.Review and update community engagement process	<ol style="list-style-type: none"> Discuss current community engagement process (overall and planning-specific) Target specific audiences/constituents to encourage engagement with a variety of methods. Pertains to every goal in this plan; work plans to flesh out each tactical priority/action item will contain constituents to reach and how. Work plans will also list relevant core values. Use upcoming planning project as model for community engagement process 	<p>Town Manager, PIO, Planning Each dept.</p> <p>Planning</p>	<p>60 days</p> <p>Will do as part of each detailed work plan</p>
3.Review board/staff communications	<ol style="list-style-type: none"> <i>Update board/staff expectations document</i> Create time for board/staff to de-brief on ongoing projects Develop system for staff to regularly communicate to board Clarify guidance to advisory boards 	<p>Town Manager</p> <p>Board and Town Manager</p> <p>Board and Town Manager</p>	<p><i>March 27, 2018</i></p>

		Board	
4.Social Community Engagement	1. <i>Create and host community dinners</i>	ED Mgr & Committee	In progress
	2. Enhance Town Day to include service project and community dinner	Parks & Recreation PIO	In progress
	3. Explore “welcome wagon” ideas		In progress
	4. Conduct Citizen Survey		
	5. Engage our neighborhoods including more outlying neighborhoods	ATM BoC & PIO	Spring 2019 Ongoing
	6. Use direct communication		
		Board and staff	Ongoing



HISTORIC PRESERVATION STRATEGY

Goal 3: *The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.*

Tactical Priority	Action Steps	Lead Staff	Timeline
1.Create/expand local historic district	1. Investigate Local Historic District designations.	Planning	<i>In progress March 27, 2018</i>
2.Investigate historic preservation tools	1. Discuss tools (i.e., conservation districts) with planning board	Planning Board	90 days
3.Historic Preservation Plan	1. Create plan.	Comp Plan committee, Planning Board committee or consultant to investigate and prepare?	Comp Plan



GREENWAYS, OPEN SPACE, AND PARKS STRATEGY

Goal 4: *The Town of Davidson will increase physical and mental health of Davidson citizens. Preserve open space and promote greenway connectivity. Provide ample opportunities for play and discovery (active and passive).*

Tactical Priority	Action Steps	Lead Staff	Timeline
<i>1.Neighborhood initiatives</i>	<ol style="list-style-type: none">1. Improve neighborhood parks2. Connect Summers Walk to River Run via greenway.	Parks and Rec Planning	Spring 2018 TBD
<i>2.Town-wide initiatives</i>	<ol style="list-style-type: none">1. Healthy living initiative2. Connect greenways and seek alternative ideas for more greenways.	Parks and Rec Parks and Rec	Ongoing Ongoing
<i>Seek park grants</i>	<ol style="list-style-type: none">1. Apply for PARTF grant if GO Bond funds available; review other opportunities for park grants.	Parks and Rec	September 2018



AFFORDABLE HOUSING

Goal 5: The Town of Davidson will preserve existing affordable housing* and work with a variety of partners to create new available, affordable workforce and elderly housing.

*Affordable housing for the Town of Davidson is defined as incomes between 50% and 120% AMI

Tactical Priority	Action Steps	Lead Staff	Timeline
1.New programs	1. Explore ideas for renovation and rehab of existing homes owned by lower income homeowners and possible grant funding (i.e. Davidson Housing Coalition's HAMMERS program).	Aff. Housing	TBD
2.Review existing program; make changes	2. A. Review UNCC Urban Institute needs assessment study, current ordinance requirements for affordable housing and diversity of housing, plans for PIL funds, options for administration of program and regional approach. B. Determine changes board wants.	Aff. Housing	Spring 2018



ECONOMIC DEVELOPMENT STRATEGY

Goal 6: *The Town of Davidson will use existing assets and manage growth to encourage an appropriate mix of residential and commercial development.*

Tactical Priority	Action Steps	Lead Staff	Timeline
<i>1. Review existing program</i>	1. Share 2017-2022 ED Strategic Plan and discuss overall strategy, including opportunities for food economy.	ED Mgr	May 2018
<i>2. Focus on historic preservation as economic development tool</i>	1. Encourage redevelopment of Linden Mill, train station, IB School, public works building, etc.	ED Mgr	Determined by board priorities.
<i>3. Focus on commercial growth</i>	1. Connect North and South Main Streets, examine Jackson Streets, NC 73, Circles @ 30.	ED Mgr and Planning	Comp Plan process



MOBILITY/TRANSPORTATION

Goal 7: *The Town of Davidson will enable citizens to move freely throughout town via transit, car, bicycle, and on foot.*

Tactical Priority	Action Steps	Lead Staff	Timeline
1. Create Davidson Mobility Plan	1. Continue work with consultants. Include town walks with citizens, charrette process and citizen input.	Planning	Spring and Summer 2018
	2. Fold Mobility Plan into Comprehensive Plan.	Planning	Fall 2018
2. Review existing projects	1. Presentations to board include:		
	a. North-South Corridor Study	LNTC	May 2018
	b. GO Bond projects	Finance	Spring 2018
	c. Turn lane from Main to Concord	Public Works	April 2018



OPERATIONS

Goal 8: Davidson will maintain organizational excellence through sound financial management, training and retention of quality employees, and superior service to the community.			
Tactical Priority	Action Steps	Lead Staff	Timeline
1.Sound financial management	<ol style="list-style-type: none"> 1. <i>Present financial overview, budget process, fund balance strategy.</i> 2. <i>Create "infographics" for website.</i> 3. Initiate other financial transparency initiatives 4. Determine future options for Continuum. 5. Review staffing, pay, and benefits levels. 	Finance	<p><i>Completed 2/13/18</i></p> <p>60 days</p> <p>Budget process</p> <p>TBD</p> <p>Budget process</p>
2.Capital and maintenance needs	<ol style="list-style-type: none"> 1. Address facility needs of Police, Fire, Public Works, and Parks and Recreation, including community space. 2. Address infrastructure needs, including sidewalks, street re-surfacing, park maintenance. 	TM	<p>Completed 2/13/18</p> <p>Ongoing</p>
3.Examine Town Assets	<ol style="list-style-type: none"> 1. Review map and develop plan for all town-owned land. 2. <i>Develop Beaty St property plan.</i> 	<p>TM</p> <p>TM</p>	<p>TBD</p> <p>Spring 2018 - 2019</p>



PARTNERSHIPS

Goal 9: *The Town of Davidson will build on existing relationships to strengthen partnerships with strategic organizations and institutions.*

Tactical Priority	Action Steps	Lead Staff	Timeline
1. Davidson College	1. Board create list of priorities for strategic asks.	TM/Board	TBD
2. Non-profits	1. Review non-profit grant process;	TM/Board	Feb 27, 2018; revisit during budget process



Agenda Title: Discuss and Finalize Potential Changes to the Town's Vision Statement and Core Value #5

Public Information Officer Cristina Shaul

Summary: The Davidson Mayor and Board of Commissioners have discussed changes to the Town of Davidson's vision statement and core value #5 over the past few months. Attached is the latest document showing the current vision and core value, and proposed changes to which the members of the board can react. During this time at the March 27th meeting, the mayor and commissioners will be able to offer up their suggestions for further wordsmithing and next steps.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
2018-03-22VISION CORE VALUE #5	3/26/2018	Cover Memo

VISION:

Current: Davidson is a town that has long been committed to controlling its own destiny as a distinct, sustainable, and sovereign municipality. Our town's sense of community is rooted in citizens who respect each other; in racial and socioeconomic diversity; in pedestrian orientation; and in the presence of a liberal arts college. We believe our history and setting guide our future.

Proposed modifications (Feb 2018):

VISION:

Davidson remains committed to controlling our own destiny as a distinct, sustainable, and sovereign small town. Our sense of community is rooted in citizens who respect each other, in racial and socioeconomic diversity, and in pedestrian orientation; all in the presence of a small liberal arts college.

Our history and character guide our future as we strive to be the best small town in America.

CORE VALUE #5:

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

Retreat (Jan 2018) revision: Davidson is a small, historic, college town. We are a town that celebrates our rich cultural and architectural history. Our unique character is reflected in our land use, managed approach to growth, and preserved in our architectural history and honored when incorporated with new development. Our land planning will reflect historic patterns of village-centered growth, connections between our neighborhoods, preservation of our rural area, and provision of our public spaces.

CORE VALUE #5

Option #1

Davidson's traditional character is that of a small college town that celebrates its rich cultural and architectural history. Its land use policies and approach to development will manage population growth, connect neighborhoods, preserve rural areas, and provide engaging public spaces.

Option #2

Davidson's historic character as a small town must be preserved, so development will support a thriving village center, connect neighborhoods, protect rural areas, provide public spaces, and preserve architectural history and character while managing residential growth.



**Agenda Title: Public Facilities Update and Consider Budget Authorization
Assistant Town Manager Dawn Blobaum**

Summary: The board requested further investigation into several sites for public facilities. We have information on the former IB School, Metrolina Warehouse, the PW site and other sites in the vicinity. To move forward with more detailed study of the former IB School site, we will need authorization to engage the architect, construction manager, and other consultants if required.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Potential Options For Public Facilities	3/26/2018	Cover Memo

Potential options for public facilities

3/27/2018

Former IB School w/existing town hall renovated for police and fire departments:

Met with architect and construction manager to discuss process and schedule. Will tour school building on Thursday to determine if building is viable for our use. Will discuss parameters of renovation with Stewart Grey of Charlotte-Mecklenburg Landmarks Commission, since both the exterior and interior are designated landmarks.

Moving forward with investigating the building and determining whether it is viable as town hall will require funding. Deliverables will include a conceptual design by Creech and Associates and preliminary pricing information by Edifice prior to the deadline for a GO Bond referendum this fall.

A larger renovation of existing town hall for police and fire departments (to insure they can remain in the building for a minimum of 20 years) will require additional design work and pricing information. Creech and Associates and Edifice are able to complete this work on the same schedule as the IB School work.

The schedule for Creech and Associates' work is divided into two phases:

Phase I IB School: Research building and confirm allowable scope of interior and exterior renovation.

Preparation of up to three options for overlaying needed space per department and space required by CMS on the existing school footprint.

Prepare scalable hand sketched floor plan diagrams.

Total for Phase I: \$10,000

Phase II IB School: Architectural assessment of existing conditions and degradation of exterior envelope and interior materials.

Building code and accessibility compliance analysis.

Assessment of the existing MEP systems with a written report.

Structural assessment with written report.

Phase II Existing Town Hall: Review current program of spaces and schematic design and revise to 20-year minimum growth.

Complete revised hand sketched floor plan diagrams that represent changes.

Phase II Cost Analysis: Phase I and Phase II information to Construction manager and required coordination for preliminary analysis of options.

Total for Phase II: Up to \$20,000

Timeline

- March 27 – board to approve funding for consultants' work.
- April 24 – Creech will report on Phase I - suitability (test-fit) for use as town hall.
If approved by board, will begin Phase II and engage consultants (MEP, structural, roof, etc.) and begin work on re-design of existing town hall for police and fire 20-year growth.
- May 22 – Report by Creech on Phase II - engineering assessment and revision to existing town hall design.
- June 12 – preliminary cost estimate to board for IB School renovation and increased scope renovation

of existing town hall.

Referendum Compliance Schedule

1. June 12th – board approves of staff notifying LGC (w/preliminary cost estimate).
2. July 10th – Formal language of referendum notice approval by board.
Need agreement with CMS prior to public hearing.
3. Special Meeting for public hearing in July.
4. August 14th board to approve GO Bond referendum.

PW facility, Ada Jenkins, ATT property:

Ada Jenkins: Have not met with the property owner yet. Reviewed the site to judge the impact of the watershed ordinance regulations on their usable space: Existing 4.35 acre site, with 1.5 +/- acres existing impervious. With engineered stormwater, 50% of the remainder of the site can be pervious surface. The addition of town facilities would severely limit the plan for a joint-use park (potential GO Bond project) on the site.

Public Works facility: Possibility for PW to move to alternative site. Existing site could be used for affordable housing or for additional joint use space for Ada and Davidson Parks and Recreation.

ATT property (partial): Slim possibility of lease/sale for use as athletic field space.

Metrolina Warehouse:

Warehouse is unavailable for town use.

Separate PD facility on town site w/existing town hall:

Conceptual design and preliminary pricing information available for this option.

Current plan:

Schematic design and pricing information available for this option.



Agenda Mobility Plan Update

Title: Senior Planner Travis Johnson

SUMMARY: Provide an update on the revised schedule for the Mobility Plan, currently underway. Included is a brief summary of past transportation plans.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Mobility Plan presentation	3/22/2018	Presentation

MOBILITY PLAN UPDATE



College Town. Lake Town. *Your Town.*

Mobility Plan Update
J. Travis Johnson, Planning

MOBILITY PLAN UPDATE

- Updated Schedule

- Review Existing Plans



Schedule

- **Transportation Presentations**
- **Tours**
- **Intercept Surveys**
- **Table Events**
- **Charrette**



Schedule

Transportation Presentations

Dates: TBD

Location: Town Hall

Topics:

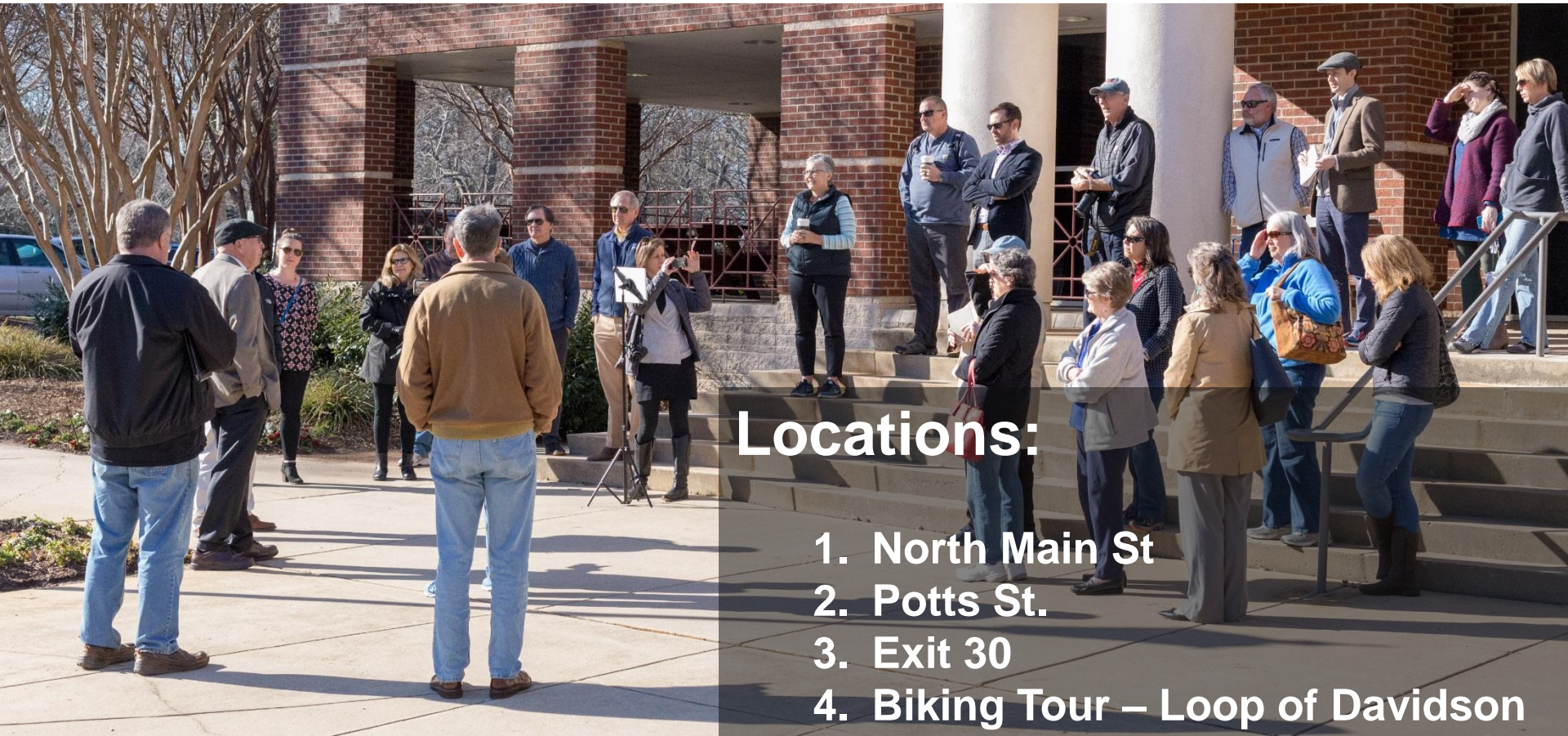
1. Innovative Technology in Transportation
2. Transit
3. Bicycle and Pedestrian
4. Roads



Schedule

Tours

Date: TBD



Locations:

1. North Main St
2. Potts St.
3. Exit 30
4. Biking Tour – Loop of Davidson

Schedule

Intercept Surveys

Date: TBD

Table Events

Date: TBD

Locations: College
and Farmer's Market

Schedule

Charrette

Dates: TBD (3 Days)

Location: Town Hall

All-day Sessions, Evening Reports, and
Final Report

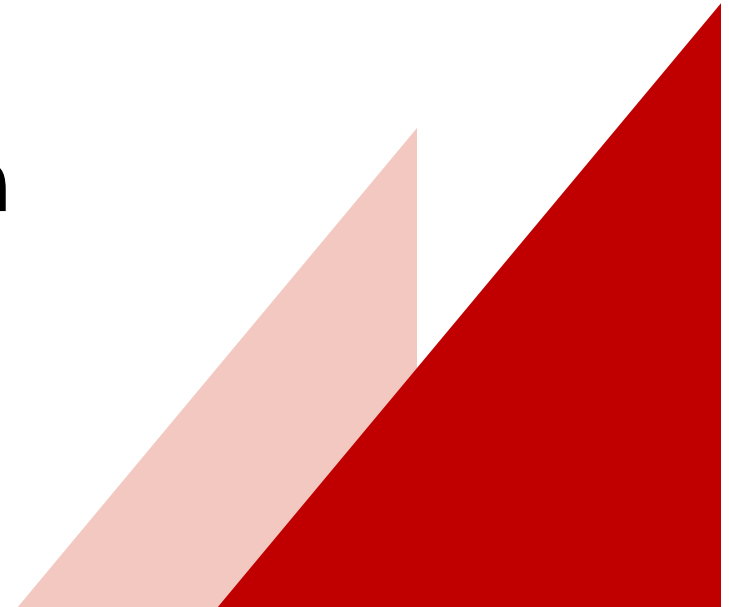


Schedule

Steering Committee Charrette Debrief

Joint Planning Board / Livability Board
TBD (August)

Town Board Presentation
TBD (August)



Schedule

Review of all Comments

Town Board Presentation
(October / November)

Existing Plans Review

Review of Plans

- Downtown Pedestrian Safety Enhancement Plan (2002)
- Circulation Plan (2003)
- Connectivity and Traffic Calming Report (2003)
- Davidson Transit Station Small Area Plan (2005)
- Potts-Sloan-Beaty Street Corridor Land Use Plan (2007)
- Bicycle Transportation Plan (2008)
- Davidson Comprehensive Plan (2010)
- Comprehensive Parking Study (2011)
- Station Area Plan Update (2012)
- Davidson Walks and Rolls: Active Transportation Master Plan (2013)
- Circles at 30 Small Area Plan (2013)
- Parks and Recreation Master Plan (2014)
- Rural Area Plan (2016)

Existing Plans Review

Downtown Pedestrian Safety Enhancement Plan (2002)

Outlines pedestrian crossing improvements and bicycle facility improvements in order to protect the pedestrian- and bicycle-oriented character of central Davidson.

- Intersections of Main Street and Concord Road, Main Street and Depot Street, Concord Road and Lorimer Road, and Concord Road and College Street.
- Installation of bicycle lanes along Concord Road, from Lorimer Road to Kimberly Lane.

Existing Plans Review

Circulation Plan (2003)

This plan summarizes the results of an extensive connectivity study of how to improve circulation and mobility, as well as pedestrian and bicycle connectivity.

The recommendations and priorities established were based on citizen stakeholder input, as well as input from Town staff and consultant research.

Roadway connections were identified based on their ability to

- 1) relieve traffic congestion on major thoroughfares and at primary intersections,
- 2) enhance movement safety in the area, and
- 3) maintain and enhance quality of life in Davidson.

Existing Plans Review

Connectivity and Traffic Calming Report (2003)

This plan is the implementation plan that followed the Circulation Plan of 2003. It provides details of the traffic calming measures and intersection treatments that should be applied to specific new roadway connections.

1. Neighborhood streets maintain their character
2. Accommodate traffic without directing unnecessary traffic into neighborhoods.

The plan outlines a number of guiding design and engineering principles that support these proposed recommendations.

Existing Plans Review

Davidson Transit Station Small Area Plan (2005)

Select the locations of a transit station and parking lot in anticipation of the extension of rail transit and enhanced bus services from Charlotte to Mooresville. The Station Area includes the land on either side of the railroad tracks, between Delburg Street and the back of Town Hall.

Goals

1. Select the station platform and parking locations for the transit system,
2. Identify and reevaluate the infrastructure issues that will affect the station plan and will be affected by the transit system, and
3. Discuss options for development in five areas around the proposed Station Area.

Recommendation: adopt a Transit Oriented Development Zoning Classification to support mixed-use development around the future station.

Existing Plans Review

Potts-Sloan-Beaty Street Corridor Land Use Plan (2007)

Analysis and planning of an alternative north-south corridor to Main St./NC-115 along Beaty St., Sloan St., and Potts St., including a new street connection between Sloan St and Potts St. in order to alleviate current and future traffic along NC-115.

Recommendations:

Potts St

Sloan St

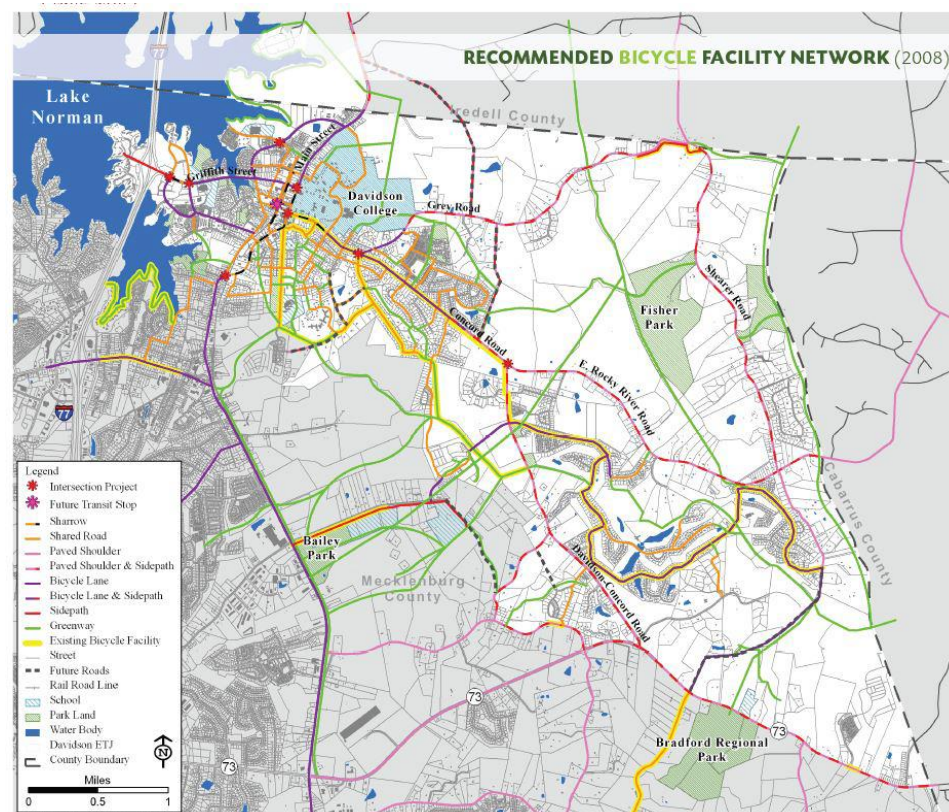
Beaty St.

Existing Plans Review

Bicycle Transportation Plan (2008)

Enhance and promote the Town as a destination for bicyclists and a livable community for local residents.

Recommended A significant amount of bicycle facilities including multi-use paths.



Existing Plans Review

Davidson Comprehensive Plan (2010)

The Davidson Comprehensive Plan was a community-based effort.

While a Comprehensive Plan is by nature not as project-focused as a small area plan or a comprehensive transportation plan, it does contain goals, policies, and objectives that guide future planning efforts related to mobility.

Mobility Study Group

“provide a transportation network that is consistent with the land use context, safe and efficient for all types of users, meets basic regional needs, and bears minimal impact on the natural environment.”

Existing Plans Review

Comprehensive Parking Study (2011)

To examine existing parking deficiencies, to help plan for future parking needs, and to develop a funding strategy to allow the Town to make enhancements to parking in Downtown over time.

The consultant conducted space count and utilization surveys, and projected parking demand for a five and ten-year horizon. The study indicated that in those time periods, assuming that recommendations were implemented, Downtown would not experience a parking deficit.

Categories of recommendations fell along the following broad types:

- Operational Management
- Configuration of existing parking
- Pricing of parking
- Increasing efficiency of supply

Existing Plans Review

Station Area Plan Update (2012)

This plan is an update to the Transit Station Small Area Plan of 2005. Within the report, there is a thorough review of previous plans in Davidson, with a detailed synopsis and map for the following plans:

- 1996 Beaty Street Plan
- 1998 Town Center Plan
- 2002 Griffith Street Plan
- 2006 Station Area Plan
- 2009 North of Griffith Plan
- 2009 Eco-Industrial Plan
- 2010 Comprehensive Plan

The findings of this review include a recommendation that some street connections recommended within the Circulation Plan of 2003 be replaced with off-road bicycle and pedestrian routes.

Existing Plans Review

Davidson Walks and Rolls: Active Transportation Master Plan (2013)

An active transportation master plan that focuses on pedestrian mobility, but also addresses complementary forms of transportation like bicycle and transit. The plan's intent is to create a vision for an improved walking and bicycling environment in Davidson.

This plan brings forward some of the recommendations of previous plans, such as the Davidson Comprehensive Plan, Carolina Thread Trail, and Lake Norman Regional Bike Plan. In addition, with much of a bicycle and pedestrian network also being part of the parks and recreation system (for example greenways), there is and should be a great deal of overlap between recommendations of the Walks and Rolls Plan and recommendations of a parks and recreation master plan.

Existing Plans Review

Circles @ 30 Small Area Plan (2013)

The Circles @ 30 Small Area Plan was conducted in 2013 to focus on the area adjacent to Griffith Street between I-77 and just east of Davidson Gateway Drive. The area is a major gateway to Davidson, and has historically had the greatest potential for new development in Davidson proximate to the current nucleus of Town and served by existing infrastructure.

Purpose :“to provide a vision for the development of the Circles @ 30 area that results in a vibrant, sustainable mixed-use environment within the context of Davidson’s small town atmosphere.”

Existing Plans Review

Parks and Recreation Master Plan (2014)

The plan has a number of corresponding policy and program recommendations to support and encourage the use of parks and recreation facilities.

The number one priority facility recommendation based on public input is to “continue to expand the greenway (multi-use trail) system to provide access within a ¼ mile of all households”.

- design and construction of the Kincaid Trail Greenway extension (currently underway);
- design and construction of the Summer’s Walk Greenway connection to River Run;
- Securing of land, design, and construction of a greenway from Downtown to Fisher Farm/Abersham/Allison Park;
- Design and construction of the Mooresville to Charlotte Trail through downtown to connect to Roosevelt Wilson Park.

Existing Plans Review

Rural Area Plan (2016)

This plan outlines recommendations for improving mobility and the health of the community by providing transportation choices to and within the Rural Planning Area in the form of new roadway connections, sidewalks, and greenways.

The plan outlines potential vehicular connections in the Rural Planning Area, drawing on planned routes from the Charlotte Regional Transportation Planning Organization's (CRTPO) Comprehensive Transportation Plan (CTP), and adding a few new proposed roadway connections. Greenway and trail connections are also delineated.

Questions?

Contact

tjohnson@townofdavidson.org



College Town. Lake Town. *Your Town.*

Mobility Plan Update
J. Travis Johnson, Planning



Agenda Title: Expansion to Local Historic District Process
Senior Planner Chad Hall

SUMMARY: Provide an update on the Local Historic District expansion process.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ 20180322 LHD Expansion	3/23/2018	Cover Memo

LOCAL HISTORIC DISTRICT EXPANSION PROCESS



College Town. Lake Town. *Your Town.*

Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

AGENDA

Local Historic District Expansion Process

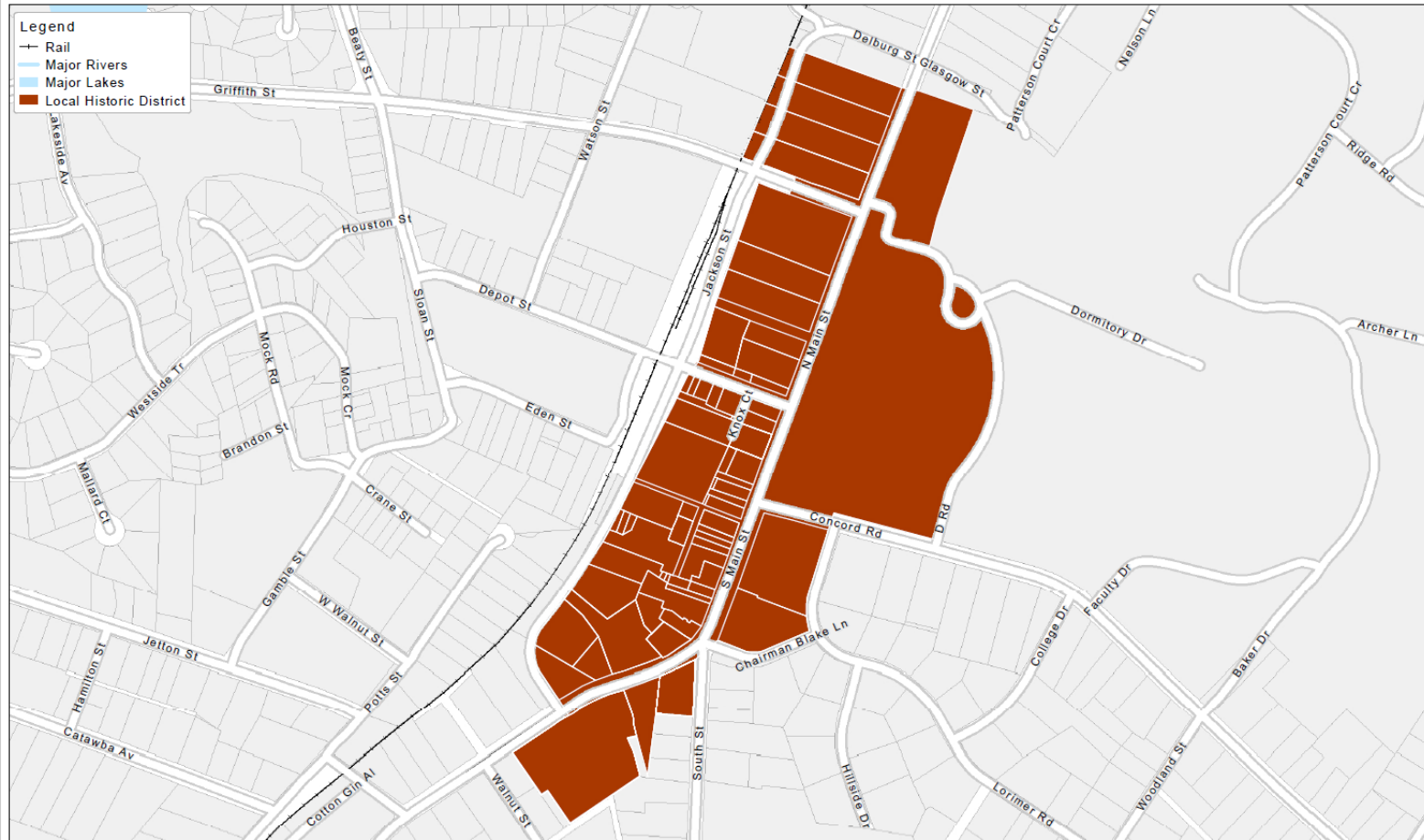
- Current Districts
- Geographic area(s) for expansion
- Process and Timing



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Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

LOCAL HISTORIC DISTRICT



Date: 10/28/2015

DATA SOURCE: NC ONE MAP; MECKLENBURG COUNTY, NC;
AND DATA CREATED BY THE TOWN OF DAVIDSON

LOCAL HISTORIC OVERLAY TOWN OF DAVIDSON NORTH CAROLINA

1 inch = 280 feet

0 140 280 Feet



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



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Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

HISTORIC PRESERVATION COMMISSION

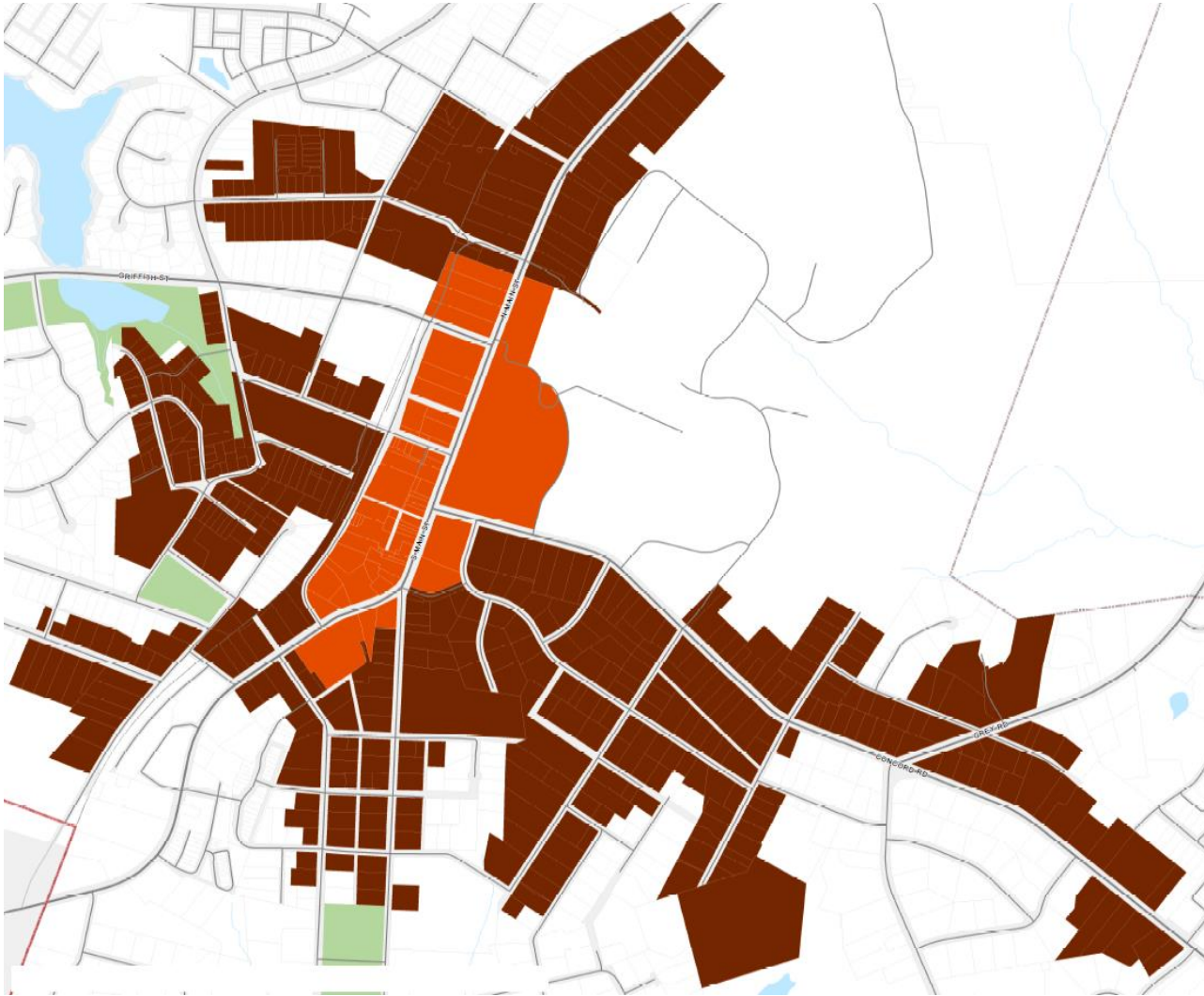
The HPC reviews projects within the Local Historic District (LHD). Purview of review is of both the vertical architectural elements and the horizontal site features. The primary guiding document for review within the LHD is the Historic Design Guidelines.

Historic Preservation Commission duties and responsibilities, include:

- Grant or deny certificates of appropriateness for buildings and sites in the Local Historic District.
- Recommend buildings, structures, areas, sites, or objects to be designated by ordinance as historic districts or historic landmarks.
- Initiate and participate in negotiations with owners or other parties to find means of preserving historic buildings scheduled for demolition (365 days).
- Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties



NATIONAL REGISTER HISTORIC DISTRICT



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Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

DESIGN REVIEW BOARD

The DRB reviews certain architecture outside of the LHD; for those projects, the Davidson Planning Ordinance is the guiding document (mainly Chapter 4).

In general, the DRB will review:

- All commercial (storefront, workplace, live/work), institutional and multifamily projects in Davidson's town limits or extraterritorial jurisdiction (ETJ); and
- Outside of the LHD but within the National Register Historic District, the DRB can also review townhomes in addition to the aforementioned architecture.
- Other items as required by the DPO.
- DRB does not have authority to delay demolition outside of LHD (without use of other preservation tools).
- DRB does not review single-family homes.



LOCAL HISTORIC DISTRICT EXPANSION PROCESS

Expanding Davidson's Local Historic District

- The expansion of the district must be justified in terms of historic significance in the area. This is a critical thinking of the history of the specific area for preservation.
- How and why is this area significant? Commercial area, residential area, a specific period/style of residential, etc. What makes it worthy as a district?
 - Current NRHD has integrity as a complete district, noting certain changes.
 - Each smaller district will need to justify its individual integrity.



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Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

LOCAL HISTORIC DISTRICT EXPANSION PROCESS

Geographic area(s) for expansion

- Include entire National Register Historic District?
 - Pro: Entire area of significance is protected
 - Pro: Clarity of boundaries (one district vs. multiple)
 - Con: May not gather full NRHD support (minimum 66% preferred)
- Portion(s) of the National Register Historic District?
 - Pro: Typically easier to gather neighborhood support
 - Con: Each time expanding LHD, the process will be duplicated



LOCAL HISTORIC DISTRICT EXPANSION PROCESS

Process/Next Steps:

- Notify residents of National Register Historic District
- Public awareness/education (what it means to be in an historic district)
- Neighborhoods vote on their desire to be within LHD
- Draft boundary set; nomination report generated
- SHPO (30 days), DRB and Planning Board review and recommendation
- Town Board decision (traditional map amendment process)

Timing:

- Each new district or an expansion of a current district is an approximately six month process, but could take longer due to complexity, outstanding issues and level of NRHD/neighborhood resident support



PRESERVATION

Additional preservation tools:

- Landmark designation (inside and outside of district(s))
- Conservation Districts
- Preservation Easements (private)
- Investigate Davidson's Historic Resources in order to create foundation for Historic Preservation Plan (LHD, Beaver Dam, cemeteries, barns, etc.)



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Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

LOCAL HISTORIC DISTRICT EXPANSION PROCESS

Questions/Comments?





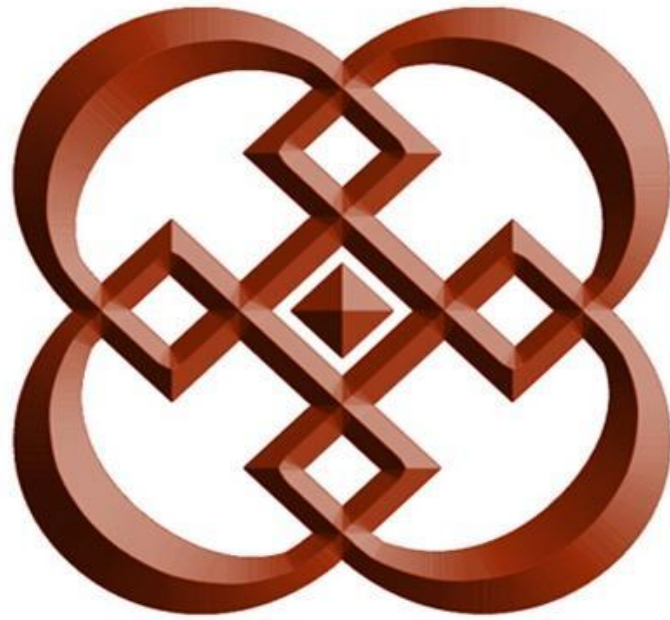
Agenda Title: Davidson-Concord Rd/ Robert Walker Dr Roundabout Discussion
Public Works Director Doug Wright

SUMMARY: General Obligation Bond review and discussion prior to consideration of approval at April 10 meeting.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ DC_RW Roundabout	3/23/2018	Cover Memo



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

**TOWN OF DAVIDSON
ROBERT WALKER
ROUNDBOUT ADDITION
CONCEPTUAL DESIGN**
DAVIDSON, NORTH CAROLINA

SEA L
**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

KEY
PLAN

SCALE: 1" = 30'

0' 15' 30' 60'

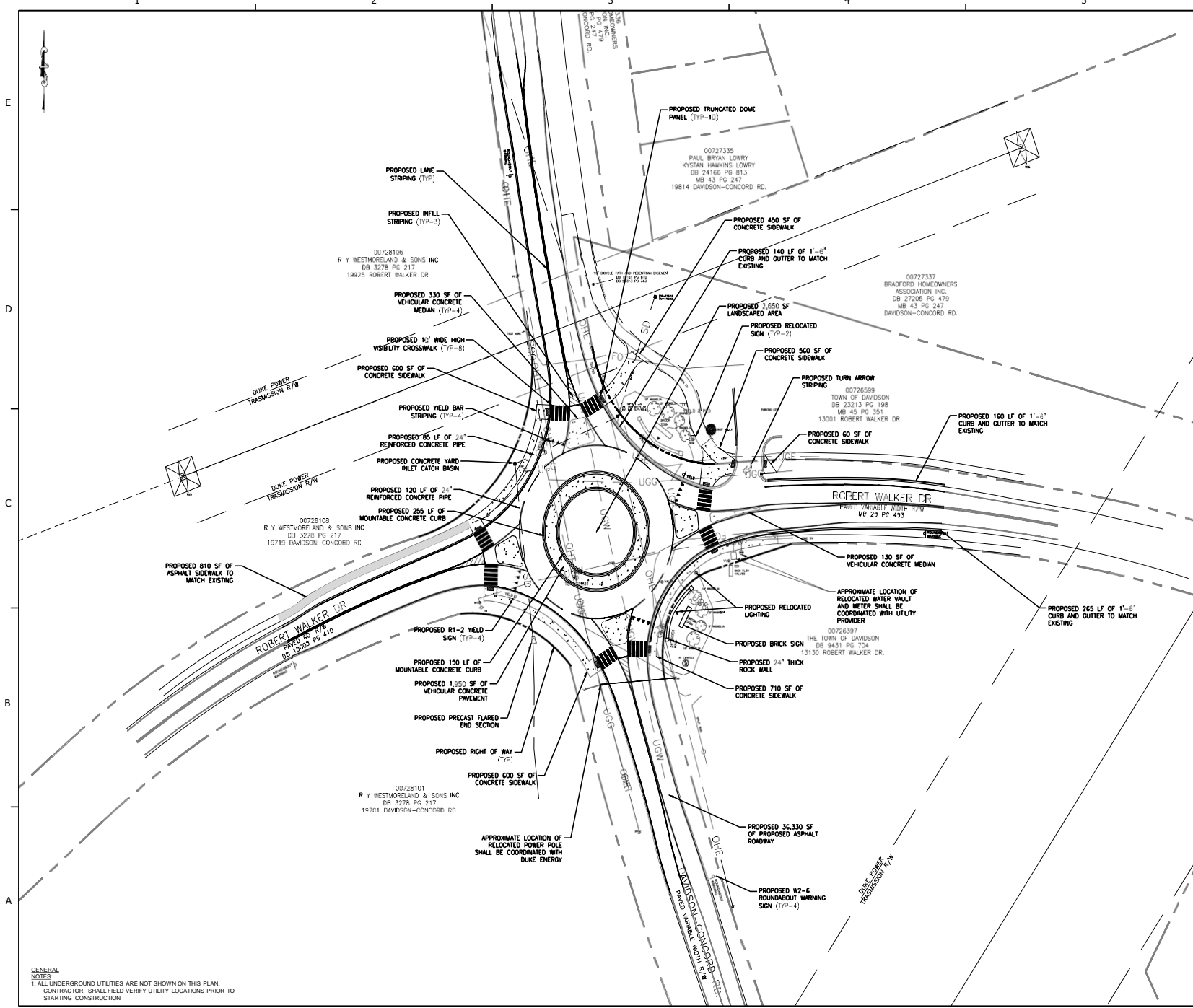
NO.	DATE	BY	DESCRIPTION

REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE
TTL
E

**ROUNDABOUT SITE
PLAN**

PROJECT NO.
30065882

**EXH
2**



GENERAL NOTES
1. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAN.
CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO
STARTING CONSTRUCTION

Cost Breakdown

			<u>NCDOT</u>		<u>TOWN</u>		<u>WESTBRANCH</u>		<u>TOTAL</u>
ENGINEERING			\$120,000.00		\$30,000.00		\$0.00		\$150,000.00
RIGHT-OF-WAY			\$20,000.00		\$5,000.00		\$0.00		\$25,000.00
CONSTRUCTION			\$869,000.00		\$170,000.00		\$47,000.00		\$1,086,000.00
GRAND TOTAL			\$1,009,000.00		\$205,000.00		\$47,000.00		\$1,261,000.00



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Davidson-Concord Rd / Robert-Walker Drive Roundabout
 Doug Wright, Public Works Department
 March 27, 2018

PROJECT:	ROUTE:	DESCRIPTION:	LENGTH:	COUNTY:	%	MPO / RPO	%
U-6092	DAVIDSON	DAVIDSON-CONCORD ROAD AT ROBERT WALKER DRIVE. CONSTRUCT ROUNDABOUT.	MILES	MECKLENBURG	100	CHARLOTTE	100

PROJECT BREAKS												NON COMMITTED /		FUNDING CATEGORY		HWY					
BRK	SPOT ID	DESCRIPTION										COUNTY(S)		MPO/RPO(S)		COMMITTED ELIGIBLE / FUNDED NON 6%					
FUNDING	FFY20	FFY21		FFY22		FFY23		FFY24		FFY25		FFY26		FFY27		FFY28		FFY29		POST YEARS	
STBGDA																					
L																					
STBGDA																					
L																					
STBGDA	C	869																			
L	C	217																			

COMMENTS:

		FFY18	FFY19				
STBGDA	PE	120					
L	PE	30					
STBGDA			R	20			
L			R	5			
STBGDA							
L							

- ☐ INTRASTATE SYSTEM
- ☐ LOOP PROJECT
- ☐ NHS (NATIONAL HIGHWAY SYSTEM)
- ☐ ECONOMIC DEVELOPMENT PROJECT
- ☐ FEASIBILITY STUDY PROJECT

SPOT ID	
U	PROGRAM
DIV	ELIGIBLE
DIV	FUNDED
HWY	HWY_NON

☐ 6_PERCENT
 ☐ COMMITTED
 ☐ NON_COMMITTED

PRIOR YEARS:	
PROGRAMMED:	1,261
POST YEARS:	
TOTAL COST:	1,261



Agenda Title: **ITEM DEFERRED - Review General Obligation (GO) Bonds Potential Parks Projects**

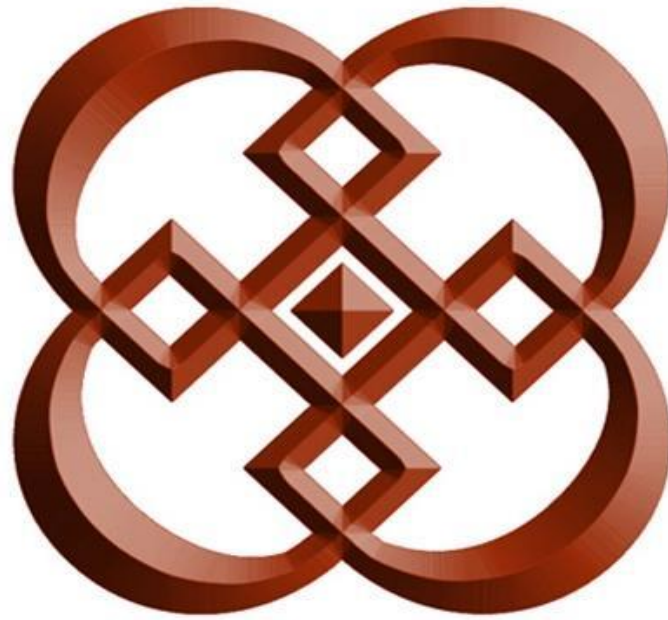
Parks & Recreation Director Kathryn Spatz

SUMMARY: Discussion of the potential projects for the Parks GO Bonds. This is part two of the potential projects.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Potential Park GO projects	3/23/2018	Cover Memo



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

Presentation Overview

- Presentation Plan
- G.O. Bonds and Issuance
- Parks and Recreation Projects



College Town. Lake Town. *Your Town.*

General Obligation Bonds, Potential Projects
March 27, 2018

Presentation Plan

- Mobility and Greenway Projects – February 27
- Parks and Recreation Projects – Tonight
- Comprehensive Review - April



G.O Bonds

- 2017 Referenda
 - \$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. Bond Issuance

- Local Government Commission actually issues the debt
- Utilize bond counsel and financial advisor
- Need a bond rating and offering document
- From Board action to receipt of funds requires 60-90 days
- Issuance fees of about \$150,000 to \$175,000, including underwriting fees



Parks

- Community Parks
- Park/Properties Improvements & Partnerships
- Maintenance/Minor Improvements in Parks
- Other Parks & Recreation Projects



Community Parks – Park at Ada Jenkins



This project is in the FY18-23 adopted CIP. It would begin with a joint Ada Jenkins-Livability Board led public input/community outreach effort to involve all stakeholders in community task force.

Location: 00323325

Cost Estimate: \$400,000

1. Origin/Master Plan: P&R Master Plan
2. Why important: One of best opportunities for open play space on west side of town
3. Status: Ada Jenkins and town working on agreement for use of fields/maintenance
4. Next Steps: Key 1st step is to engage and involve community to lead project
5. Pros/Cons: lose space for other projects



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General Obligation Bonds, Potential Projects
March 27, 2018

Community Parks – Park at Beaty Street



This project would begin with a comprehensive community outreach to help plan whatever amenities may eventually be included in the park. The park amenities can be added over time.

Location: 00328406,00326302,
0328403,00328402

Cost Estimate: ?

1. Origin/Master Plan: P&R Master Plan
2. Why important: Town owned, environmentally sensitive land, one of few large parcels for park on west side of town
3. Status: Town owned
4. Next Step: Form citizen task force to lead project



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General Obligation Bonds, Potential Projects
March 27, 2018

Community Parks – Park at Bailey Springs, Phase II



This project is in the FY18-23 adopted CIP. It includes the proposed buildout of the adopted concept plan for the park at Bailey Springs.

Location: 00711149

Cost Estimate: \$ 800,000

1. Origin/Master Plan: P&R Master Plan
2. Why important: This is geographic center of town, along greenway
3. Status: parcel still owned by WestBranch developer, expected to be deeded to town by May, 2018
4. Next Steps: have approved concept plan for very passive phase—will require design work eventually.



Community Parks – Northern Athletic Complex (land purchase)

This project would identify and purchase a parcel just north of the Davidson line in Iredell County to become a lighted athletic complex for the community.

Location: northwest part of Meck
County or potentially
Iredell County

Cost Estimate: \$ 2,000,000

1. Origin/Master Plan: Need for athletic complex rose in priority with active recreation focus in past year
2. Why important: If we want to have lighted athletic field complex, our best opportunity may well be in south Iredell County
3. Status: recently opened PO for \$1,680 to research options for sites and costs if move forward



Community Parks – Northern Athletic Complex (build-out)

This project would construct 2-4 lighted rectangular and 2-4 diamond artificial turf athletic fields each for the community as well as 4-6 outdoor courts appropriate for tennis, pickleball, and basketball.

Location: northwest part of Meck County
or potentially Iredell County

Cost Estimate: \$ 3,000,000

1. Origin/Master Plan: Need for athletic complex rose in priority with active recreation focus in past year
2. Why important: If we want to have lighted athletic field complex, our best opportunity may well be in south Iredell County
3. Status: recently opened PO for \$1,680 to research options for sites and costs if move forward



Park Improvements / Partnerships – Davidson K-8 Artificial Turf/Lighting of Rectangular Field



This project would be partnership with CMS re the K-8 work at Davidson Elementary--we would work to also get joint use of the gym as part of this deal. Note: The parcel is owned by CMS—the town would have access through a Memorandum of Understanding. Potentially partner with YMCA and/or Carolina Rapids as well.

Location: 00704123

Cost Estimate: \$ 1,000,000

1. Origin/Master Plan: Recent partnership opportunity with CMS through K-8 project
2. Why important: would gain joint use agreement for gym and indoor space and provide needed rectangular field space in town
3. Status: CMS has design; they need decision from town by end of April, 2018

General Obligation Bonds, Potential Projects
March 27, 2018



Park Improvements / Partnerships – Gymnasium on Town-owned South Street property



This project would add to the old pump house and construct a gymnasium- probably the single greatest need the P&R department has is for a gymnasium for existing programs. We are 100% dependent on CSD currently through our joint use agreement for their gyms. Once CSD has its own athletic complex it will no *longer* need outdoor space from the town and we worry we will not have access to CSD gyms. We **MUST** have a plan for a gym. The Ada Jenkins gym has proven too crowded as of yet to use on a regular basis for practice and even then is not suitable for games. We have discussed the idea of potentially partnering with CMS for the K-8 on this project.

Location: 00704202A, 00704205

Cost Estimate: \$ 800,000

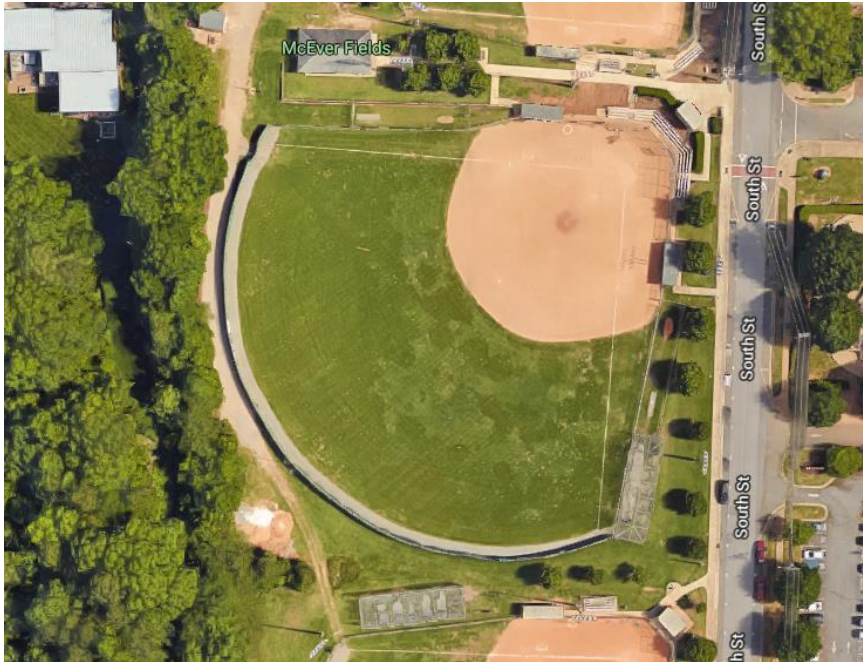
1. Origin/Master Plan: does not show up in any plan
2. Why important: P&R dept's greatest need for current programming is gym space
3. Status: recently opened PO for \$1,260 to research if possible



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General Obligation Bonds, Potential Projects
March 27, 2018

Park Improvements / Partnerships – 60/90 Field at McEver



This project would convert McEver field #2 into a true 60/90 field, building the wall up to the proper height so that high school and DYBA older age teams could play games on the field.

Location: 00704307

Cost Estimate: \$ 320,000

1. Origin/Master Plan: Idea raised by Livability Board and DYBA
2. Why important: Would allow older teams to play at McEver (they currently cannot play in Davidson)
3. Status: Preliminary work completed
4. Next Steps: Would need more specific design work to proceed
5. Pros/Cons: Project would greater benefit a relatively small number of residents.



College Town. Lake Town. *Your Town.*

General Obligation Bonds, Potential Projects
March 27, 2018

Park Improvements – Fisher Farm Restroom



This project is in the FY18-23 adopted CIP. The restroom was included in the 2014 adopted master plan for Abersham/Allison/Fisher Farm but there was insufficient funding in the 2008 county bond project to complete the restrooms.

Location: 00311104

Cost Estimate: \$ 300,000

1. Origin/Master Plan: P&R Master Plan, Abersham/Allison/Fisher Farm Adopted Plan by Town and County BOC
2. Why important: The park is currently served by leased, portable toilets.
3. Status: Meck County has a standard design for restrooms in parks so we believe the process would be streamlined.



College Town. Lake Town. *Your Town.*

General Obligation Bonds, Potential Projects
March 27, 2018

Parks – Davidson Pointe



This project is in the FY18-23 adopted CIP. The builder must eventually dedicate a 7 acre parcel to the town.

Location: in Iredell County

Cost Estimate: \$ 50,000

1. Origin/Master Plan: The developer of Davidson Pointe must dedicate a 7 acre parcel to the town with Phase II. A park at this location accomplishes our goal of having a park within $\frac{1}{4}$ mile of all homes.
2. Status: Phase II of the development is delayed so the park will in all probability not occur anytime soon
3. Next Steps: when it does move, 1st step will be to form citizen committee



College Town. Lake Town. *Your Town.*

General Obligation Bonds, Potential Projects
March 27, 2018

Parks – Davidson Landing Tennis Court Resurfacing



This project would be in partnership with the Davidson Landing homeowners association. Several years ago, the town contacted the homeowners association with the idea of resurfacing the tennis courts (which are currently in a state of disrepair) and, in exchange, opening them up for town resident usage.

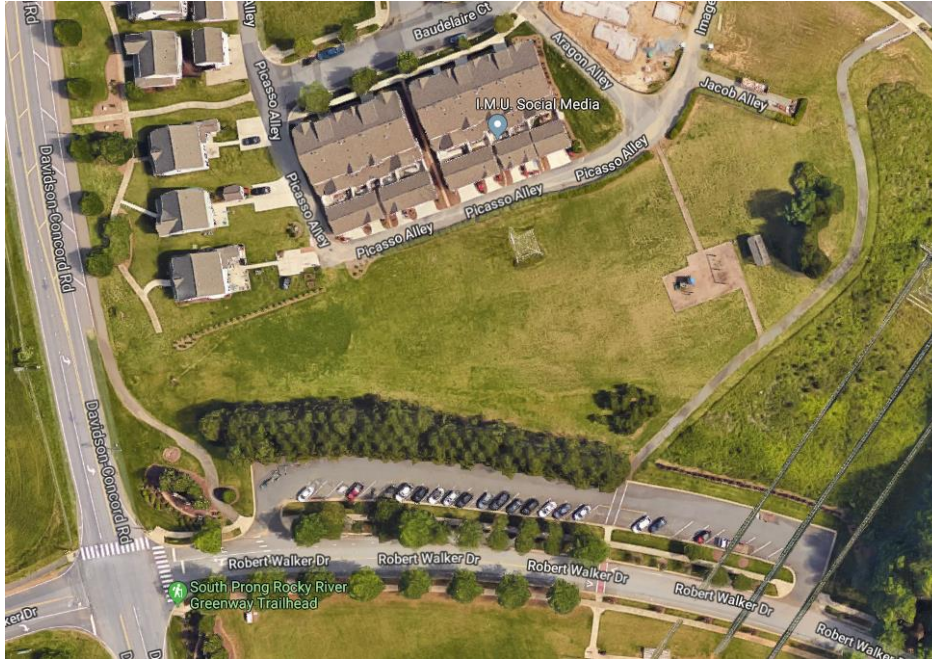
Location: 00118858

Cost Estimate: \$80,000

1. Origin/Master Plan: Not on plan
2. Why important: No public tennis courts currently, potential to be win for town and homeowners association
3. Status: we discussed this idea with association board and they were in favor of it but the town did not have funding.



Parks – Active Recreation with Bradford Homeowners Assn



We would partner with the Bradford Homeowners Association to replace the existing playground that is in disrepair, and to add several active play features that are appropriate for the setting and the neighbors approve.

Location: 00727337

Cost Estimate: \$ 250,000

1. Origin/Master Plan: not in plan
2. Why important: Adjacent to River Run soccer field and parking—could be win for both town and homeowners association
3. Status: Forming neighborhood committee to begin discussions of potential play features



College Town. Lake Town. *Your Town.*

General Obligation Bonds, Potential Projects
March 27, 2018

Parks – Active Recreation on Lakeside Property



This project was raised as a possibility and discussed at a public forum on Oct 28, 2017, however, we are aware of some neighbors who do not support the project. We recommend significant public input, especially from impacted neighbors, prior to proceeding.

Location: 00323119

Cost Estimate: \$ 800,000

1. Origin/Master Plan: Active recreation focus in past year
2. Status: Town-owned parcel was purchased with Land, Water, Conservation Fund so there are some restrictions.
3. Next Steps: Strongly advise outreach to neighbors before proceeding if wish to move forward



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General Obligation Bonds, Potential Projects
March 27, 2018

Parks – Downtown Community Park (Tot Lot)



The project would include enhancing the area of the Summit parking lot, Knox Court, and the Mary Beaty Tot Lot.

Location: 00325823, 00325830, 00325803,

Cost Estimate: \$ 423,525

1. Public facilities effort included use of this public space; citizens wanted improvements.
2. Popular and well used public space; farmers market is major draw and community asset.
3. Status: Public input process showed support; presented to adjacent business owners and DFM; Town board said consider GO funds for this project.



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5 Year Plan - Park Maintenance/Minor Improvements

Park	Examples	Total Cost	Not Funded
Beaver Dam	Replace rotten siding, sills, railing, electrical		
Caldwell Tot Lot	Rebuild sandbox, Swing set w/ADA seat Rebuild tunnel, add water fountain		
Faulkner Square	New trash recycle containers, Paint arbor New benches, Replant overcrowded beds		
Forest Park	New walkway steps, Resurface trails, New tables and benches		
Mary Beaty Tot Lot	New play structure with ADA feature, Handicap Accessible Ramp, Repaint railings Shade canopy		
The Preserve Dog Park	Play Equipment, Borders along gravel walkways, Redo plant beds, New crushed concrete/gravel, Grind down stumps, New benches, Water fountain with dog bowl option		
McEver Fields	Dry storage for infield machine		60'90 field
	New windscreen, new sidewalk		
Fisher Farm	Signage		Permanent restroom
			\$713,550
	Total Maintenance Cost	\$1,223,400.00	



Other Parks and Recreation Projects



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Park Improvements – Active Recreation Amenities & Picnic Shelter Replacement at Roosevelt Wilson Park



This project was originally funded through the operating budget and has been delayed. We have gone through extensive citizen input and we believe there is support for the amenities.

Location: 00323554

Cost Estimate: \$ 80,000
play features
\$65,000
shelter &
memorial

1. Origin/Master Plan: Active recreation focus in past year
2. Why important: Citizen input shows demand for play features
3. Status: Applying for CDBG
4. Next Steps: If not funded through CDBG, have funding reserved from in fund balance from last fiscal year. Shelter funding in operating budget.



Park Improvements – Lake Davidson Nature Preserve Kayak/Canoe Launch



This project would begin with a community input session. The goal is to add a fully accessible kayak/canoe launch at the nature preserve for users. The project is to be funded through the Duke Energy licensing agreement/settlement. Note: The parcel is owned by Davidson Day and the town has a permanent easement.

Location: 00330150

Cost Estimate: \$ 130,000

1. Origin/Master Plan: P&R Master Plan
2. Why important: Currently no dock for watercraft launch onsite. Funding is through Duke Energy settlement.
3. Next Steps: Signing Memorandum of Understanding with Duke Energy for the funding



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General Obligation Bonds, Potential Projects
March 27, 2018

Questions





Agenda Title: **ITEM DEFERRED - Review Public Comment Period Policy**
Town Manager Jamie Justice
Summary: According to the Town of Davidson Rules of Procedure the board may adopt reasonable rules for public comment periods.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Town of Davidson Public Comment Policy	3/23/2018	Cover Memo



Public Comment Policy

DRAFT 3-23-18

Overview

In 2005, the North Carolina General Assembly, through the passage of NCGS 160A-81.1, required that each municipality in North Carolina provide a period for public comment at least once per month at a regular meeting of the board of commissioners. The General Assembly gave board of commissioners the authority to adopt rules governing the conduct of the public comment period. The Town of Davidson recognizes the importance of receiving comments from the public. The purpose of the public comment period is to give the public an opportunity to express their views, comments or opinions to the board of commissioners. It is a time for the board of commissioners to listen to the public. The following rules have been established to maintain order and decorum during the public comment period. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

Public Comment Period

The public comment period shall be reserved as an item of business on the agenda for the board of commissioners' regular meeting, which is currently held on the second Tuesday of each month. All comments to the board of commissioners during the public comment period shall be subject to the following guidelines:

1. Prior to the start of the public comment period, persons wishing to address the board of commissioners will register on a sign-up sheet stationed by the meeting room door. Prior to beginning the public comment period, the Mayor will collect the sign-up sheet and recognize speakers in the order that they registered. Speakers will address the board of commissioners from the podium and special accommodations will be made for persons with a disability with appropriate advanced notice to the Town Clerk. Speakers will be asked to provide their name and address for the record.
2. Speakers may speak on any topic unless it is a topic for which a public hearing is being held on the same regular meeting agenda. Topics must be germane to the Town of Davidson.

2. Each speaker shall be limited to a maximum time of three (3) minutes. Each speaker will only be allowed to speak once during the public comment period. The Town Clerk shall serve as time keeper and the Mayor will promptly announce when the speaker's time has expired.
3. No time may be yielded or transferred from one speaker to another. Each speaker will be concise and avoid repetition. In order to avoid repetition and delay, groups of people supporting the same position are encouraged to designate a spokesperson for the group.
4. The public comment period is not intended to require the board of commissioners and/or any staff to answer any impromptu questions. Board members may ask a speaker to clarify information in order to better understand the speaker's comments. The board of commissioners will not take action on an item presented during the public comment period. Upon completion of the public comment period and when appropriate, the board of commissioners may summarize the comments heard from citizens and the board of commissioners may refer inquiries made during the public comment period to the Town Manager to address as appropriate. If necessary, the item may be added to the agenda of a future meeting, thereby providing the staff an opportunity to research the item and provide data to the board of commissioners for consideration and review.
5. Speakers will address comments to the entire board of commissioners as a whole and not one individual member. Discussions between speakers and members of the audience will not be permitted during the public comment period.
6. Speakers who have prepared written remarks are encouraged to leave a copy of such remarks with the Town Clerk. Speakers who have materials that they want distributed to the board related to the item they plan to discuss during the public comment period, shall provide nine (9) copies of those documents to the Town Clerk prior to the start of the meeting. The Clerk shall distribute the copies to the Davidson Mayor and Board of commissioners, Attorney, and Town Manager and retain one copy for the record.
7. Speakers shall be civil and courteous in their language and presentation. Profanity, vulgar language, inappropriate gestures, insults, personal attacks, accusations, or other inappropriate behavior will not be tolerated.
8. In order to provide for the maintenance of order and decorum in the conduct of the meeting, the Mayor may declare "out-of-order" any person who fails to comply with this policy. The Mayor shall caution any such person to abide by the provisions of this policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.