



**TOWN OF DAVIDSON
BOARD OF COMMISSIONERS
4th Tuesday Regular Meeting
Town Hall Board Room - 216 S. Main Street
August 27, 2019**

I. CALL TO ORDER - 5:00 P.M.

II. CLOSED SESSION

- (a) **Consult with Attorney NCGS 143-318.11. (a) (3) - Davidson Acquisition Company, et. al. v. Town of Davidson , et. al.**
-

III. ANNOUNCEMENTS - 6:00 P.M.

- (a) **Ceremonial Signing of Beaty Park Conservation Easement Resolution**
- (b) **Proclamation - Recognition of Hoke Lumber**

IV. CHANGES TO AGENDA

V. PUBLIC COMMENTS - The Board shall provide at least one period for public comment per month at a regular meeting.

VI. PRESENTATIONS

- (a) **Fiscal Impact Analysis
Economic Development Manager Kim Fleming
and TischlerBise**
Summary: The Town of Davidson contracted with TischlerBise in 2014 to develop the town's Cost of Land Use Fiscal Impact Analysis. It is best practice to update this type of study every 5 years and/or when there is a significant change in the municipal cost structure or revenue stream. The 2019 analysis will update the study based on the county-wide revaluation and the addition of fire station no. 2. This study will also help inform the town's Comprehensive Plan by providing a Fiscal Sustainability Policy Document.

VII. 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 July Meeting Minutes**
Summary: Draft Meeting Minutes from July 9 work session and July 23 regular meeting.
- (b) **Consider Approval of Recommended Change to Parks & Recreation Department Policies and Procedures**
Summary: Town of Davidson Parks and Recreation staff recently had conversations with adjoining land owners surrounding town parks and the potential provision of a buffer for park amenities. After researching the issue, staff recommended to the Livability Board mirroring Mecklenburg County's parks and recreation master plan which calls for a 100 FT. buffer around the perimeter for regional and community parks but has language "100 FT. is desired but not mandated" for neighborhood parks. The Livability Board discussed this issue at its August 20 meeting and voted unanimously (13-0) to recommend a buffer but remove any language related to a set distance and add the following language to the Parks and Recreation policies and procedures:
The Parks and Recreation Department shall work collaboratively with neighbors when developing park plans and shall respect adjoining property owner concerns. A buffer is desired but not mandated. The intention of this policy is not to explicitly prohibit park elements within the buffer but to look at each on a case-by-case basis.
- (c) **Consider Approval of Proposed Changes to Fee Schedule**
Summary: The Town of Davidson Police Department, Fire Department, Parks and Recreation Department, Public Works Department, and Affordable Housing Program have identified updates to the fee schedule.
The proposed fees provide update and clarification to the parks and recreation and public works fees. The proposed fees provide alignment with actual staff time and resources utilized to the fee charged. Additionally, staff has worked to ensure the fees are in-line with fees charged by other municipalities.

The Police and Fire updates are related to off-duty public safety officer fees. The changes also align the market rate for services and actual cost to provide the service.
The change to the age exemption to the animal license fee aligns the police policy with the fee schedule

The Affordable Housing PIL increase is a 32.81% increase over the current fee, and is the actual percentage increase to real property assessed values in Davidson due to the 2019 Revaluation.
- (d) **Consider Approval of Budget Amendment 2020-10 for Fire Department purchase of Self-Contained Breathing Apparatus (SCBA)**
Summary: The Pines at Davidson made a donation of \$8,000 in FY2019 to the Town of Davidson Fire Department. This donation will allow the fire department to purchase additional Self-Contained Breathing Apparatus (SCBA). Budget Amendment 2020-10 will appropriate the funds to purchase the equipment from FY2020 Fund Balance.
- (e) **Consider Approval of FY2019 Tax Collector's Settlement**

Statement for Mecklenburg and Iredell Counties

Summary: Enters the FY2019 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties into the official record of the Town of Davidson.

(f) **Consider Approval of FY2020 "Order of Collection" for Mecklenburg and Iredell Tax Collectors**

Summary: The "Order of Collection" authorizes the Tax Collector to collect the ad valorem taxes as assessed by the office of the Tax Assessor. This item includes both Mecklenburg and Iredell Counties.

VIII. OLD BUSINESS

(a) **Affordable Housing Program Update
Town Attorney/Affordable Housing Manager Cindy Reid**

Summary: As part of an affordable housing strategy, the Affordable Housing Steering Committee recommended creating new and maintaining existing affordable homes.

1) Preservation of older homes:

One of the recommendations was to use \$200,000 of payment in lieu monies for a critical repair program. The town partnered with Our Towns Habitat for Humanity for the program. At the board meeting, Chris Ahearn, CEO of Habitat, will share what we have accomplished.

2) Building new homes:

The Steering Committee also indicated a strong preference for homes being built rather than a payment in lieu. Attempts to get developers to build homes have been unsuccessful because building "affordable" homes is not what market rate builders do, and the numbers did not work. However, the Village at South Main developer has requested the board of commissioners to review a proposed model for Village at South Main.

(b) **Consider Approval of Davidson Mobility Plan
Senior Planner Travis Johnson**

Summary: The Davidson Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. These include specific project and policy recommendations. The Mobility Plan is a culmination of 18 months of public engagement and feedback.

(c) **Consider Approval of Public Facilities Debt Payment Plan
Assistant Town Manager Karen Whichard**

Summary: At the August 13, 2019 meeting, the board discussed the public facilities bond referendum and made final approval to place the issue on the ballot November 5, 2019. As part of this discussion, the board asked staff to bring back information related to the staff funding recommendation for the \$14.0 million in general obligation bonds required to renovate the current town hall for public safety purposes and the renovation of the property at 251 South Street as a town community center.

The purpose of this agenda item is to consider which option to share with the community during the information sharing campaign planned for the lead-up to the bond referendum.

The two options for communications purposes are:

A. Inform the community that, through a combination of funds set aside along with the timing of the debt issuance, that the projected property tax equivalent is 2 pennies, or

B. If the Continuum sale proceeds as planned, the town would dedicate the \$1.0 million annual contribution for Continuum to public facilities debt service and leave the tax rate flat at \$.29 per \$100 of assessed valuation.

- (d) **Consider Approval of Draft Resolution 2019-39 - 251 South Street Steering Committee Phase II Charge**
Assistant Town Manager Karen Whichard and Parks and Recreation Director Kathryn Spatz
Summary: This past spring, the board of commissions engaged a group of citizens to provide recommendations for the building at 251 South Street as part of the public facilities project. At that time, the board adopted a scope of work and charge for the citizen-led steering committee, which included a future Phase II site plan conceptual design. Draft Resolution 2019-39 is an updated charge for Phase II, which asks the citizen steering committee to investigate various public service elements that meet community values and goals, including but not limited to affordable housing and parks and recreation amenities appropriate for the site.

IX. SUMMARIZE MEETING ACTION ITEMS

X. ADJOURN



Agenda Title: Consult with Attorney NCGS 143-318.11. (a) (3) - Davidson Acquisition Company, et. al. v. Town of Davidson , et. al.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: Ceremonial Signing of Beaty Park Conservation Easement Resolution

Summary:

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		



Agenda Title: Proclamation - Recognition of Hoke Lumber

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Proclamation - Recognition of Hoke Lumber	8/27/2019	Cover Memo



PROCLAMATION Recognition of Hoke Lumber

WHEREAS, in 1940, Charles Hoke, Sr. purchased a small sawmill on Jetton Street in Davidson; and

WHEREAS, in 1943, Charles brought in his two brothers, Alton and Woodrow, as partners. The business added a retail store and Hoke Lumber Company began; and

WHEREAS, Charles Jr., better known as Junior, and his sister Dot Gregory, took over the operations of Hoke Lumber in the late 1970's and ran the business until 2006; and

WHEREAS, it continues today as a family business owned and operated by, Junior's children and third generation owners, Rick and Tammy, along with fourth generation Ryan, Tammy's son, and Julie; and

WHEREAS, after 75 years as a business in Davidson, Hoke Lumber closed the site on Jetton Street to expand the business in Mooresville.

NOW THEREFORE BE IT RESOLVED, I, Mayor Rusty Knox, and the Town of Davidson Board of Commissioners recognize the Hoke Family and Hoke Lumber Company as a long time Davidson business, providing jobs to generations of Davidson residents, and their years of service to the community.

Proclaimed this 27th day of August, 2019.

Rusty Knox, Mayor



Agenda Fiscal Impact Analysis

Title: Economic Development Manager Kim Fleming and TischlerBise

Summary: The Town of Davidson contracted with TischlerBise in 2014 to develop the town's Cost of Land Use Fiscal Impact Analysis. It is best practice to update this type of study every 5 years and/or when there is a significant change in the municipal cost structure or revenue stream. The 2019 analysis will update the study based on the county-wide revaluation and the addition of fire station no. 2. This study will also help inform the town's Comprehensive Plan by providing a Fiscal Sustainability Policy Document.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
□	Agenda Memo - Fiscal Impact Analysis 08.27.19	8/22/2019	Cover Memo
□	Presentation - Fiscal Impact Analysis 08.27.19	8/22/2019	Presentation



2019 Fiscal Impact Analysis

To: Davidson Board of Commissioners
From: Kim Fleming
Date: August 27, 2019
Re: 2019 Fiscal Impact Analysis

1. OVERVIEW

The Town of Davidson contracted with TischlerBise in 2014 to develop the town's Cost of Land Use Fiscal Impact Analysis. It is best practice to update this type of study every 5 years and/or when there is a significant change in the municipal cost structure or revenue stream. The 2019 analysis will update the study based on the county-wide revaluation and the addition of fire station no. 2. This study will also help inform the town's Comprehensive Plan by providing a Fiscal Sustainability Policy Document.

2. RELATED TOWN GOALS

Strategic Plan Item:

Focus on commercial growth

List core value(s):

Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.

3. OPTIONS/PROS & CONS

Pros: The findings of the study will be an additional datapoint to analyze when making development decisions.

Cons: The findings of the study will be an additional datapoint to analyze when making development decisions.

4. FYI or RECOMMENDED ACTION

FYI

5. NEXT STEPS

Meet with staff, gather preliminary information.

Cost of Land Uses Fiscal Impact Analysis Overview

Davidson Town Board Meeting

August 27, 2019

L. Carson Bise, AICP, President

TischlerBise

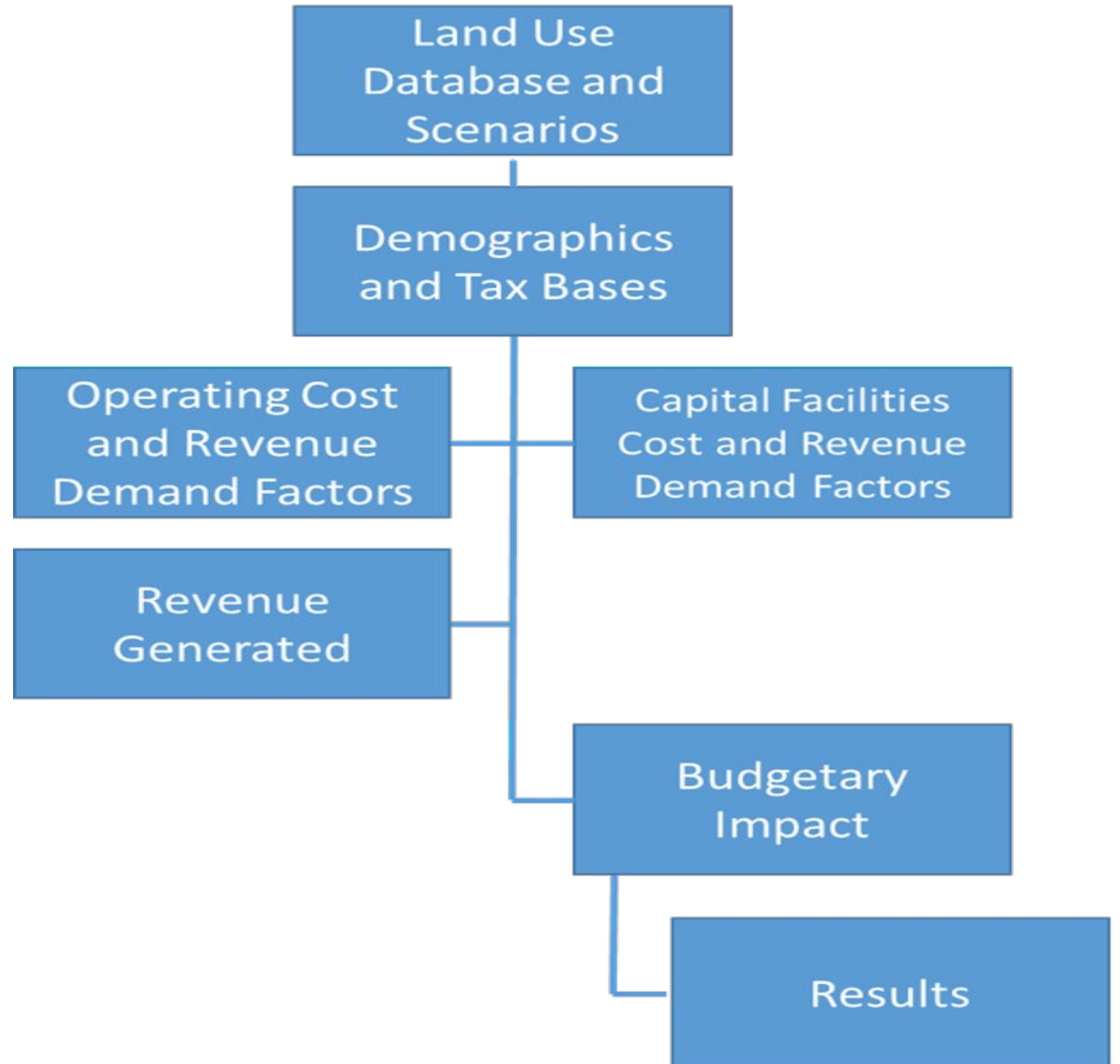


- Fiscal, economic, and planning consultants
- National Practice
- Fiscal Impact Evaluations (800+)
- Impact Fees (900+)
- Infrastructure Needs & Revenue Strategies
- Public and Private Sector Experience

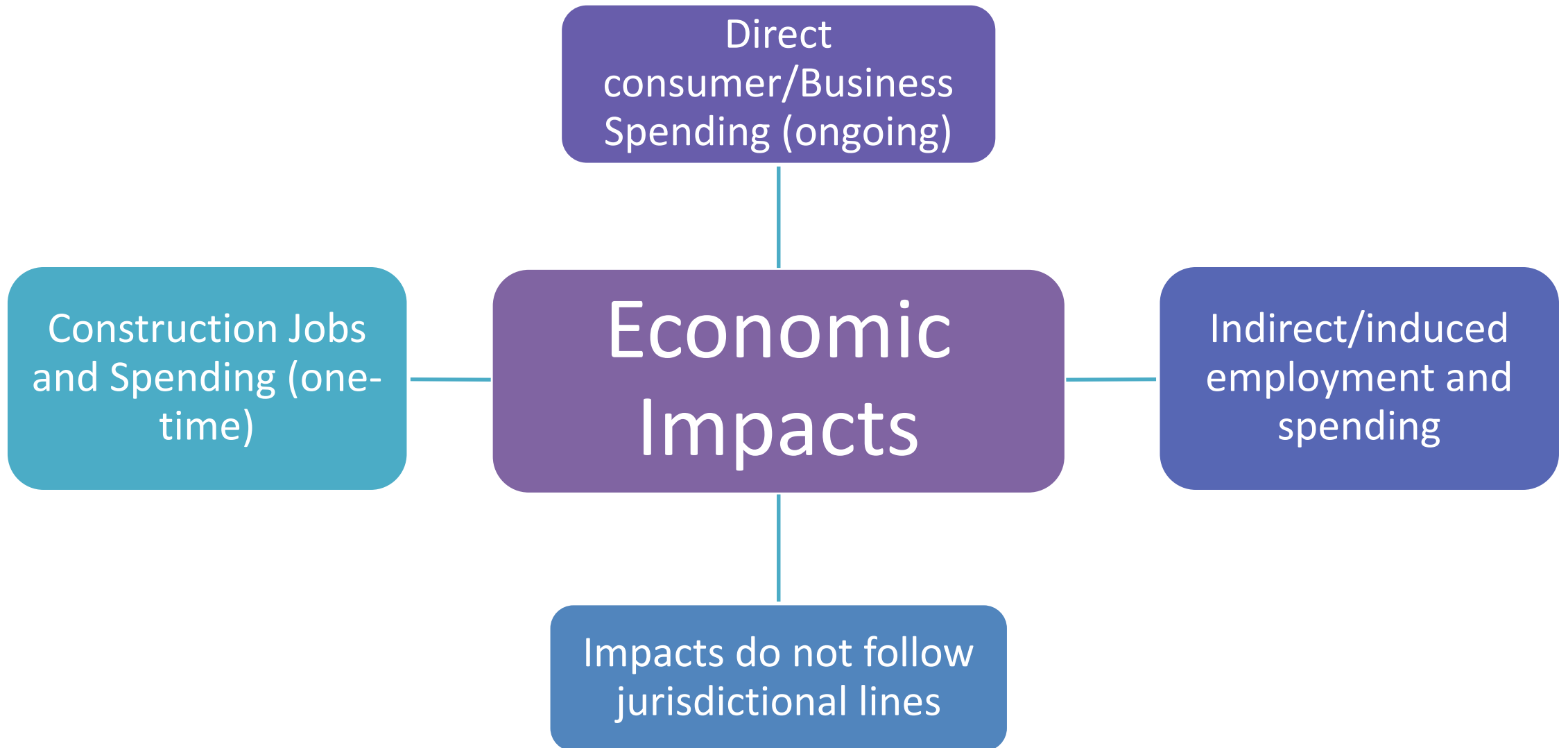
The Planning Process Today

- Most local governments do not know the true cost of development decisions or if the current land use plan is fiscally sustainable
 - Has/Is growth really paying for itself?
 - Many communities are still feeling a "slight hangover" from the Great Recession
- What is the market for certain uses?
- Should development be incentivized? If so, what types?
- Increased funding responsibilities on localities
 - Decreasing state and federal funding
 - How can localities make up the difference?

Elements of the Fiscal Equation



Elements of the Economic Equation

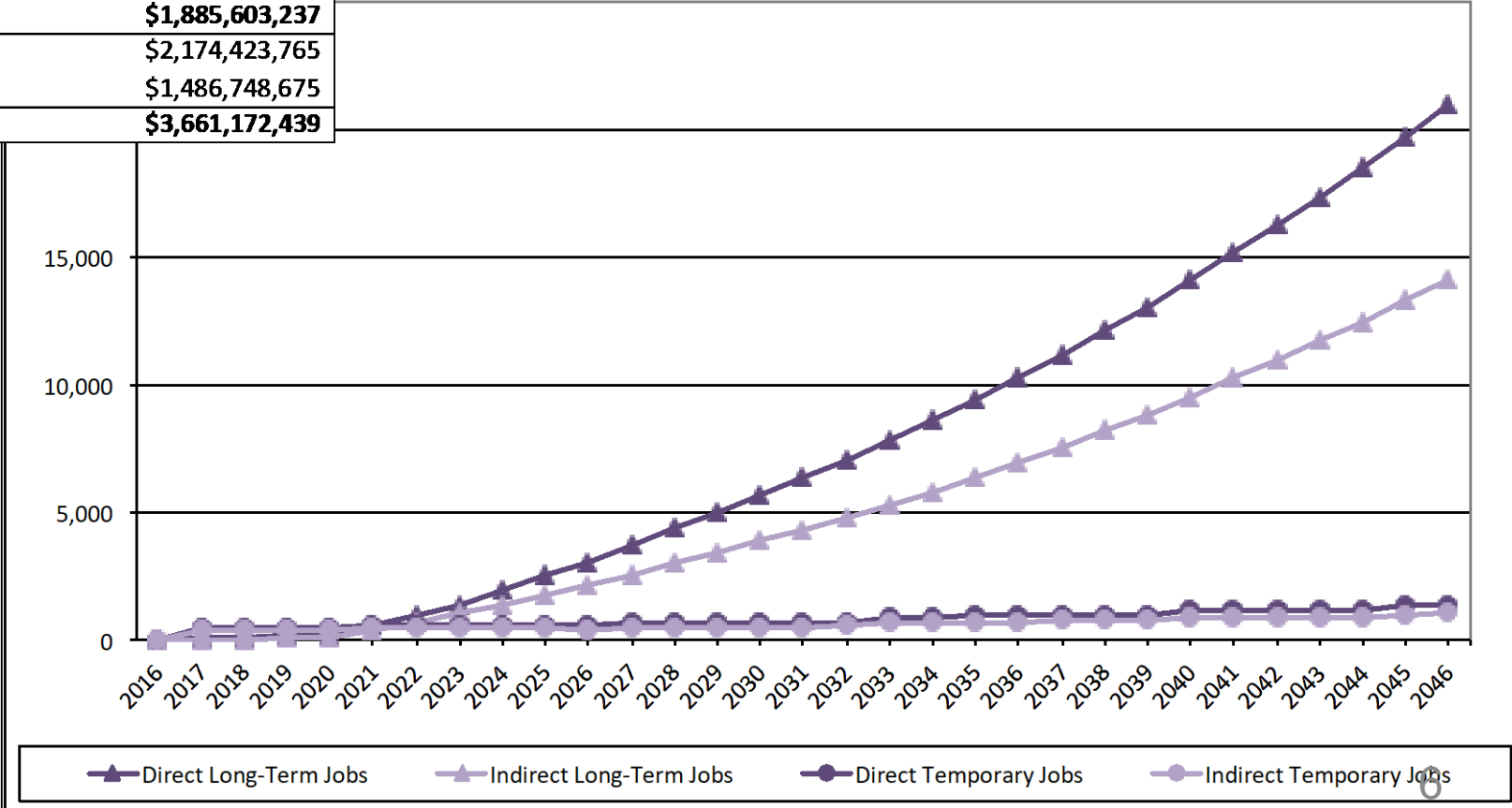


Economic Impact Analysis

30-Year Cumulative Long-Term Economic Effects
City of Colorado Springs Banning Lewis Ranch Fiscal and Economic Impact Model

Category	Look Forward
Direct Effect Jobs	20,979
Indirect and Induced Effect Jobs	14,143
TOTAL LONG-TERM JOBS CREATED	35,122
Direct Effect Labor Income	\$1,262,898,798
Indirect and Induced Effect Labor Income	\$622,704,439
TOTAL LABOR INCOME	\$1,885,603,237
Direct Effect Output	\$2,174,423,765
Indirect and Induced Effect Output	\$1,486,748,675
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$3,661,172,439

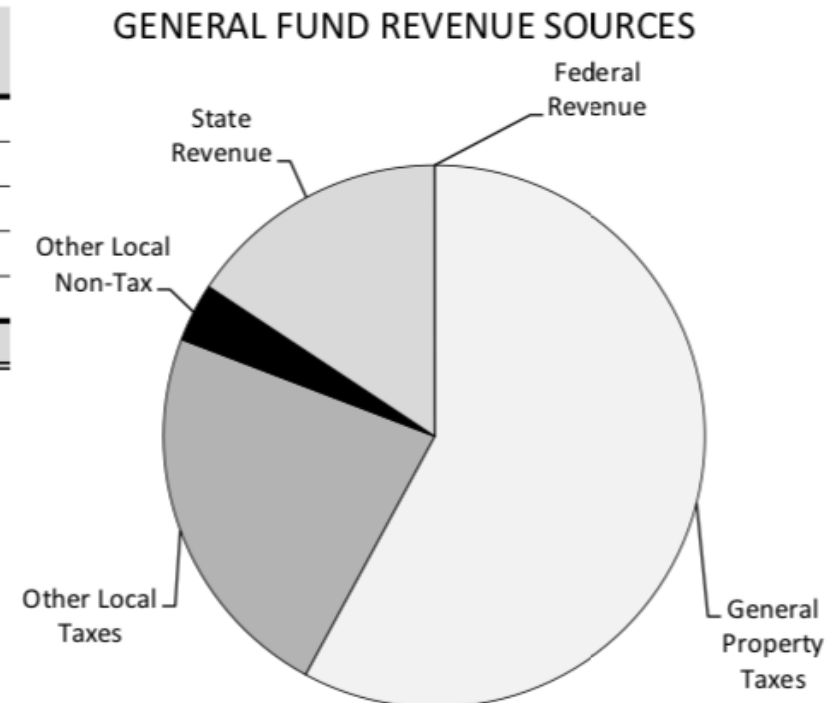
Cumulative Total Jobs - Banning Lewis Ranch
Look Forward: Long-Term and Temporary Jobs
Colorado Springs, Colorado



Fiscal Impact vs. Revenue Forecasting

- Municipal budgeting is primarily “revenue driven”
 - Revenue forecast is used to establish spending target
- Fiscal impact analysis is not revenue constrained
 - Forecast expenses needed to maintain current levels of service

Source	FY-20 Estimate	Component Share
General Property Taxes	\$ 348,907,916	57.90%
Other Local Taxes	\$ 138,147,102	22.92%
Other Local Non-Tax	\$ 21,058,169	3.49%
State Revenue	\$ 94,469,167	15.68%
Federal Revenue	\$ 35,000	0.01%
Total General Fund	\$ 602,617,354	100.00%

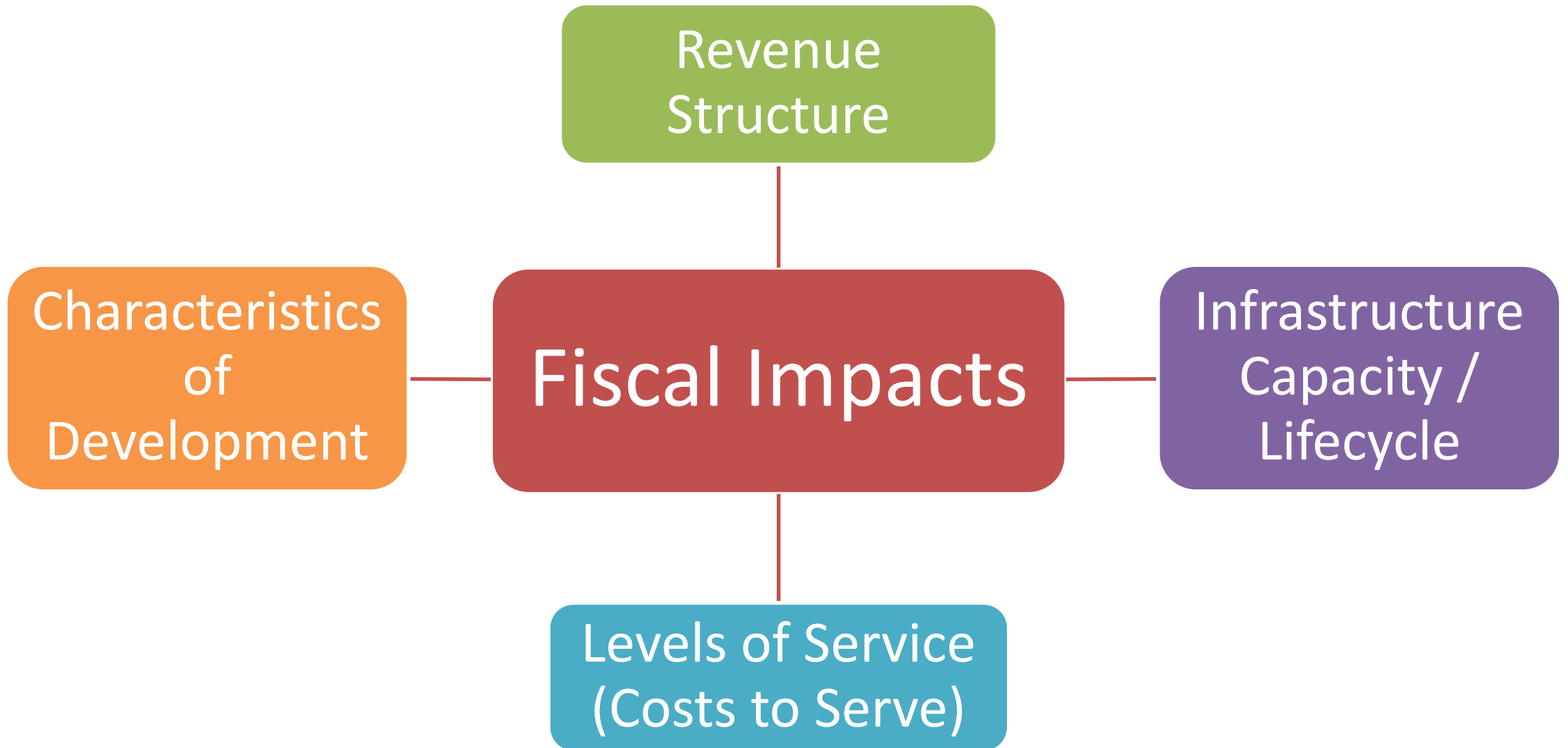


What Questions Can be Answered?

- Land use policies and development patterns
 - What is the relationship between development densities and infrastructure costs?
 - What is the optimum mix of land uses?
 - What is the relationship between the geographic location of new development and the cost?
- Leveraging public dollars for economic growth (incentives)
 - How to invest limited funds to maximize return
 - Redevelopment
 - Tax increment financing
- Timing on impacts
 - Are we living off tomorrow's growth?
- Annexation

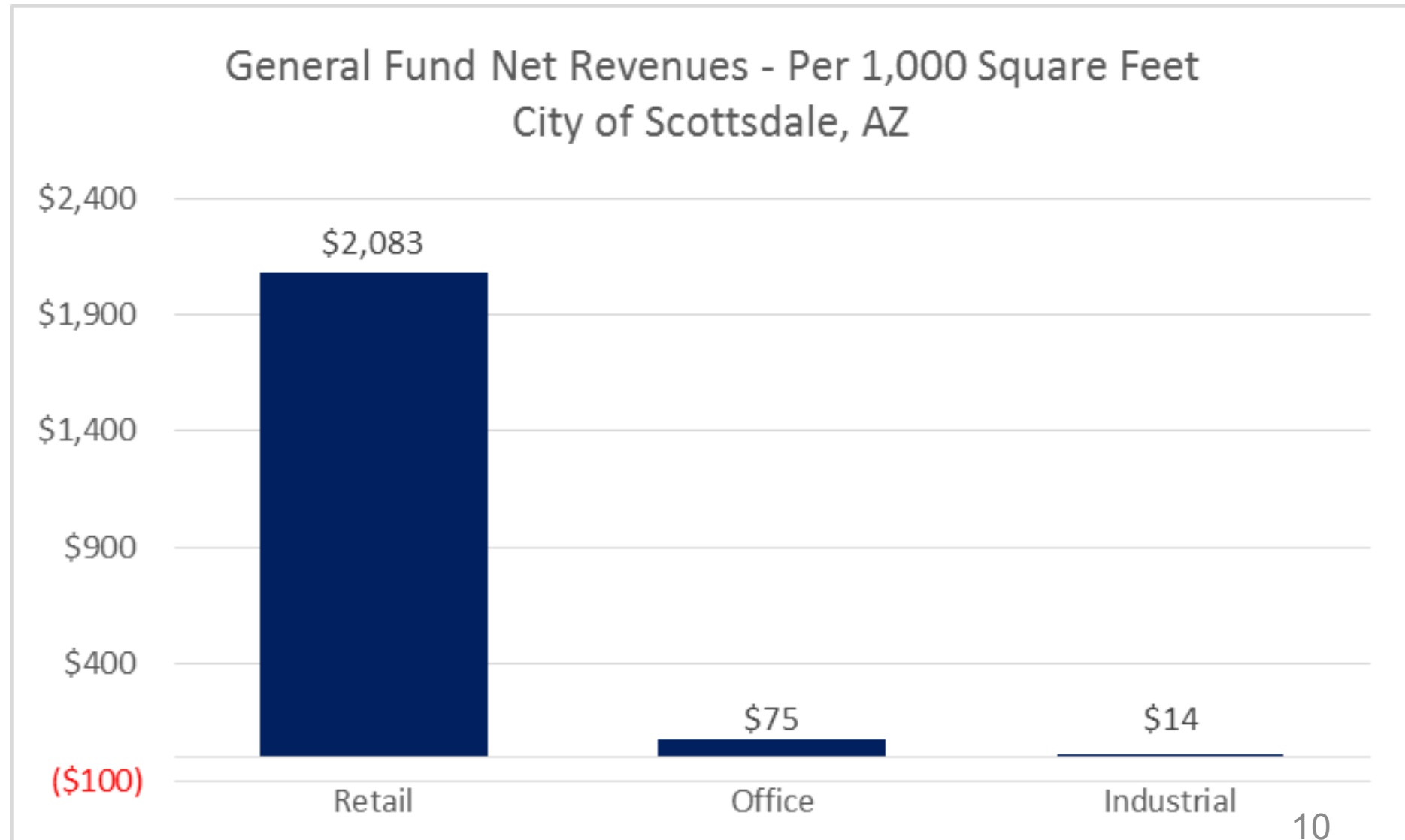


Drivers of the Fiscal Equation



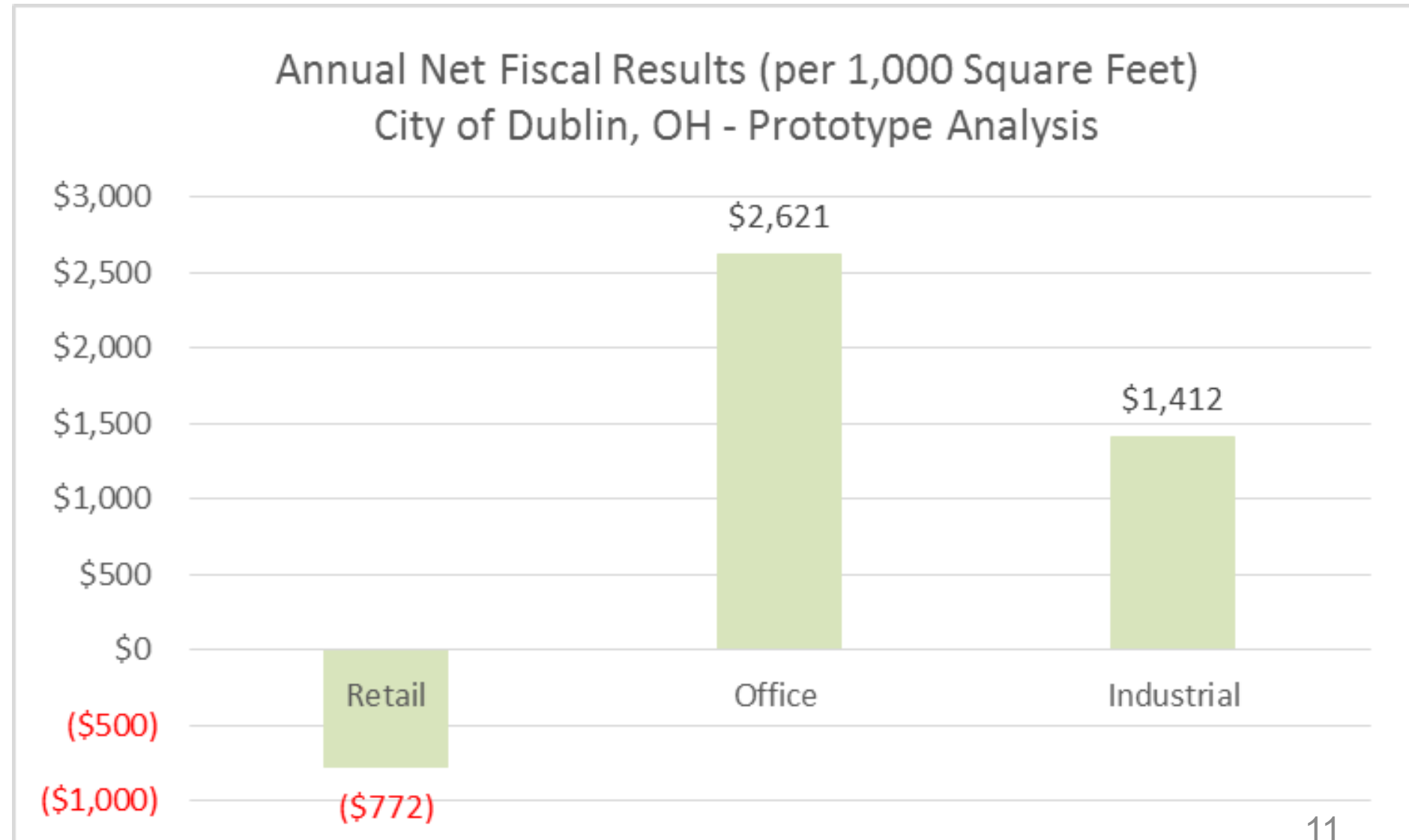
Revenue Structure as Driver

- Locality with **Point of Sale** Sales Tax



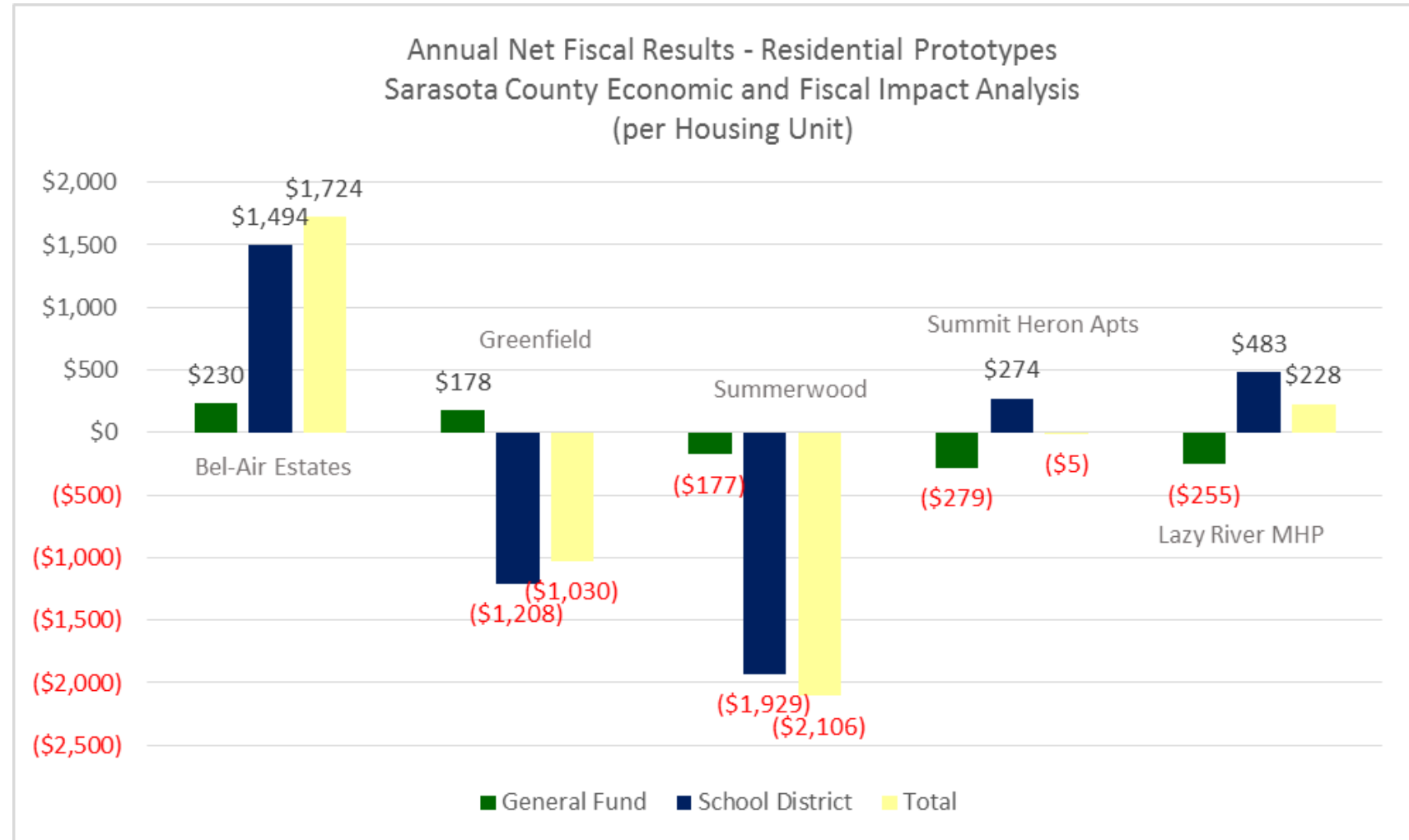
Revenue Structure as Driver

- Locality with **Local Income Tax by Job Location**



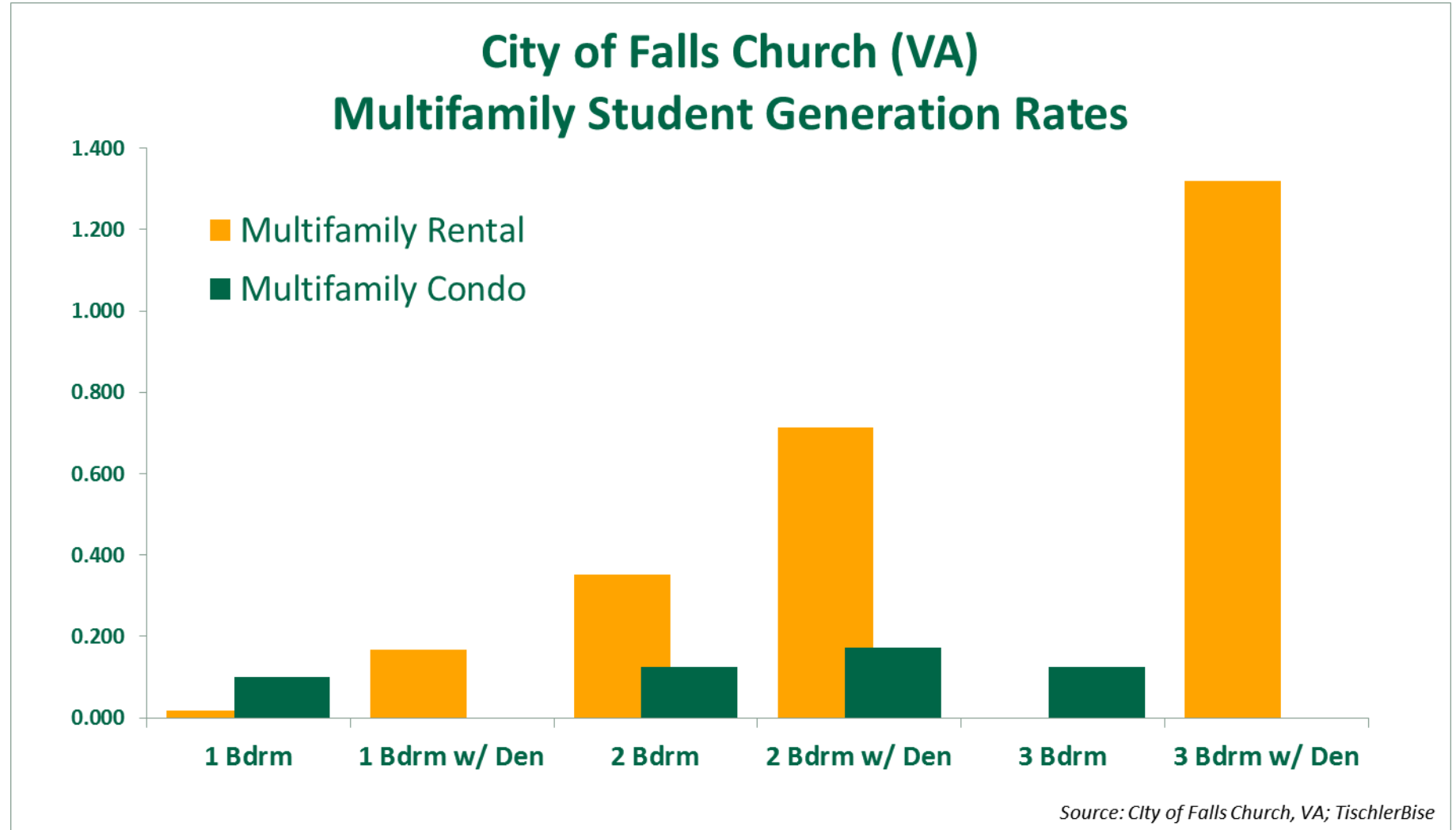
Demographic Characteristics as Driver

- Influence of Single Family Characteristics



Demographic Characteristics as Driver

- Influence of Multifamily Characteristics



Levels of Service/Services Provided as Driver

			Admin.	Animal Control	Dev. Services	Facility Maint.	Fire	Health	Library	Mayor/ Council/ Manager	Muni. Court	Planning	Parks & Rec.	Police	Public Works	Other	Total
	Pop. [1]	Jobs [2]	Pop. and Jobs	Pop.	Pop. and Jobs	Pop. and Jobs	Pop. and Jobs	Pop.	Pop.	Pop. and Jobs	Pop. and Jobs	Pop. and Jobs	Pop.	Pop. and Jobs	Pop. and Jobs	Pop. and Jobs	Pop. and Jobs
Balcones Heights	2,817	5,043	\$67	\$2	\$11	\$6	\$185			\$9	\$30		\$5	\$175	\$20	\$108	\$612
Castle Hills	4,217	4,096	\$79	i			\$183			i	\$46			\$247	\$84	\$16	\$656
Fair Oaks Ranch*	6,162	437	\$97		\$15		i	\$45		i	\$13		\$35	\$218	\$124	\$57	\$598
Grey Forest	494	46	\$244				\$109	\$4		i	\$50			\$446	\$265	\$1	\$1,120
Helotes	7,523	1,642	\$73	i	\$6	\$25	\$107			\$0.17	\$52			\$157	\$26		\$446
Hollywood Park	3,138	943	\$65			\$22	\$232			i	\$19		\$15	\$210	\$38	\$124	\$721
Kirby	8,199	547	\$115	\$16			\$89			\$2	\$16		\$42	\$104	\$55		\$434
Leon Valley	10,402	21,025	\$7		\$14		\$70		\$42	\$10	\$5		\$11	\$68	\$35	\$1	\$228
Live Oak	13,455	5,032	\$75	\$16	\$18		\$106			\$25	\$11	\$7	\$50	\$197	\$67	\$40	\$594
Schertz*	32,478	10,458	\$105	\$12	i	i	\$68		\$26	\$24	\$9	\$4	\$38	\$149	\$31	\$58	\$506
Selma*	5,689	3,365	\$381		i		\$188			\$5	i		\$9	\$321	\$61	\$1	\$962
Universal City	18,987	4,620	\$68	\$16	\$14	\$40	\$83		\$15	i	\$11		\$13	\$133	\$7		\$391
Windcrest	5,493	2,392	\$71	\$15	\$10	\$14	\$32			\$16	\$33		\$71	\$205	\$67	\$135	\$642
Average			\$111	\$13	\$12	\$21	\$121	\$24	\$28	\$11	\$24	\$6	\$29	\$202	\$68	\$54	\$608

Total G.F. Expenditure [3]	\$15,611,479	\$1,132,379	\$1,402,464	\$1,414,572	\$16,757,233	\$277,081	\$1,574,116	\$2,080,972	\$2,663,204	\$321,383	\$3,329,477	\$28,125,133	\$7,615,001	\$6,202,369	\$88,506,863
Pop./ Pop. And Jobs [4]	178,700	81,429	105,030	52,598	172,101	7,139	61,867	135,560	169,646	61,423	104,875	178,700	178,700	137,182	178,700
Weighted Avg Cost (per Pop /Pop and Job)	\$87	\$14	\$13	\$27	\$97	\$39	\$25	\$15	\$16	\$5	\$32	\$157	\$43	\$45	\$495

*Partially located in Bexar County but total citywide population and jobs used.

Projection Methodology

[1] Source: US Census, 2011 Population Estimates

[2] Source: US Census, LED, "On the Map," 2011 Estimate.

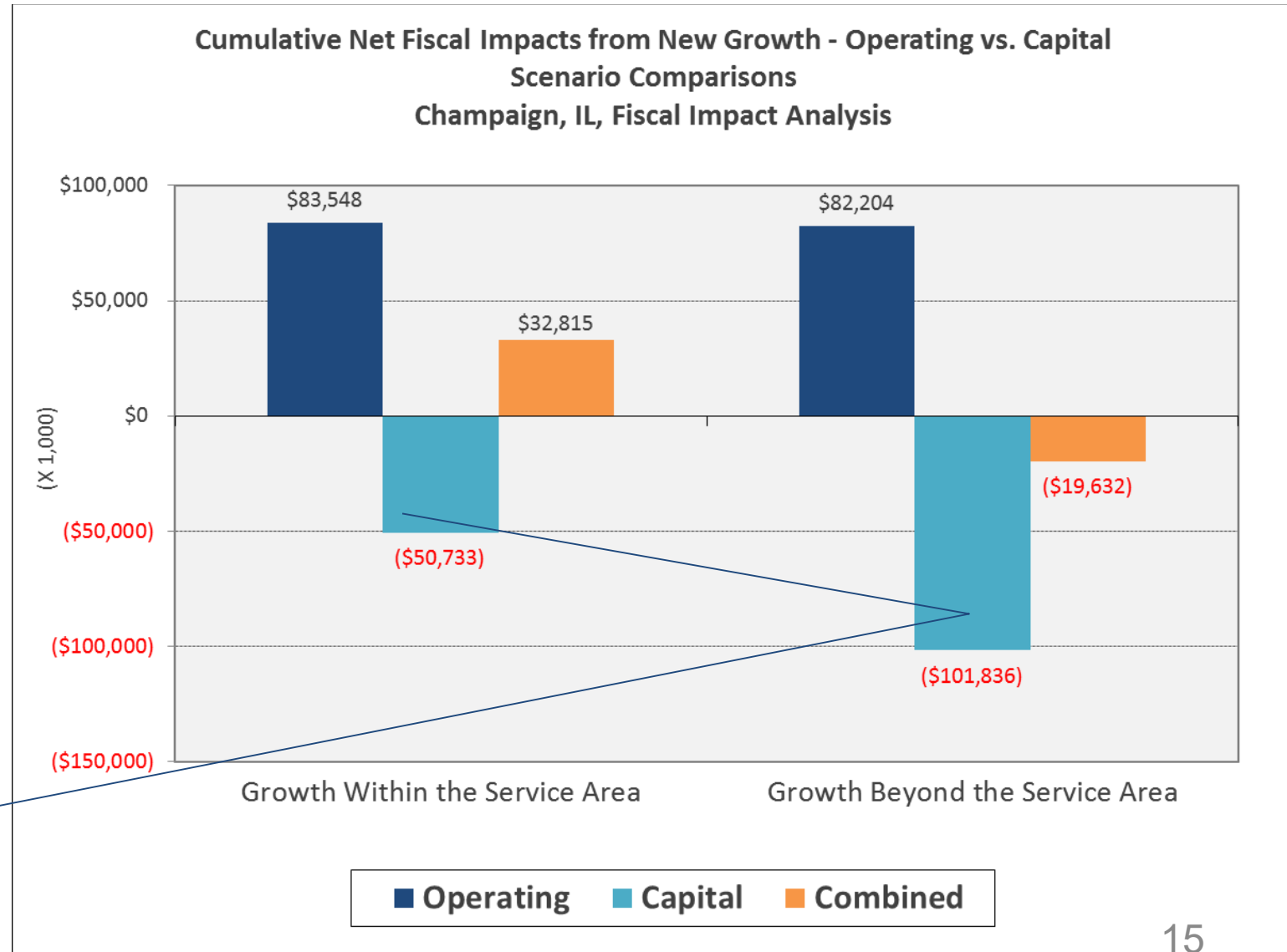
[3] Represents total expenditures of selected Bexar County cities under each department.

[4] Represents total population or population and jobs of selected Bexar County cities that fund the department through their General Fund.

Infrastructure Capacity as Driver

- Fiscal effects of not extending infrastructure

\$50 million difference due to NOT extending infrastructure



Infrastructure Lifecycle as Driver

Infrastructure Category	PROJECTED RANGE OF COSTS Existing Unfunded + Future City Growth (20 Years)* (x\$1,000s)		
	Scenario 1	Scenario 2	Scenario 3
Roads and Bridges (DOS)	\$158,573	\$162,001	\$247,860
Drainage (DOS)	\$14,103	\$14,103	\$14,103
Police	\$13,641	\$14,905	\$23,174
Fire	\$32,830	\$33,880	\$51,355
SPAR	\$31,965	\$31,965	\$50,865
General Government	\$0		
Solid Waste ***	\$9,360		
Transit***	\$1,425		
SUBTOTAL Costs	\$261,897		
Water (DOS)	\$200,724		
Sewer (DOS)	\$175,139		
SUBTOTAL Costs	\$375,864		
TOTAL Costs	\$637,761		

	PROJECTED EXISTING REVENUE SOURCES (x\$1,000s)		
Debt Service Millage	\$92,592	\$98,043	\$156,338
Other Existing Sources-Local**	\$40,000	\$40,000	\$40,000
Other Existing Sources-State & Federal***	\$63,776	\$66,417	\$93,705
TOTAL Existing Revenue Sources	\$196,368	\$204,461	\$290,043
SHORTFALL (20-Yr Cumulative)****	(\$441,393)	(\$459,713)	(\$647,011)
Average Annual Shortfall or Surplus	(\$22,070)	(\$22,986)	(\$32,351)

Notes:

* From TischlerBise Phase II Fiscal Impact Analysis; all capital costs reflect Pay-Go

** Assumed at \$2 million per year for 20 years

*** Assumed at 10% of expenditures, based on historic funding levels

**** Includes water and sewer costs

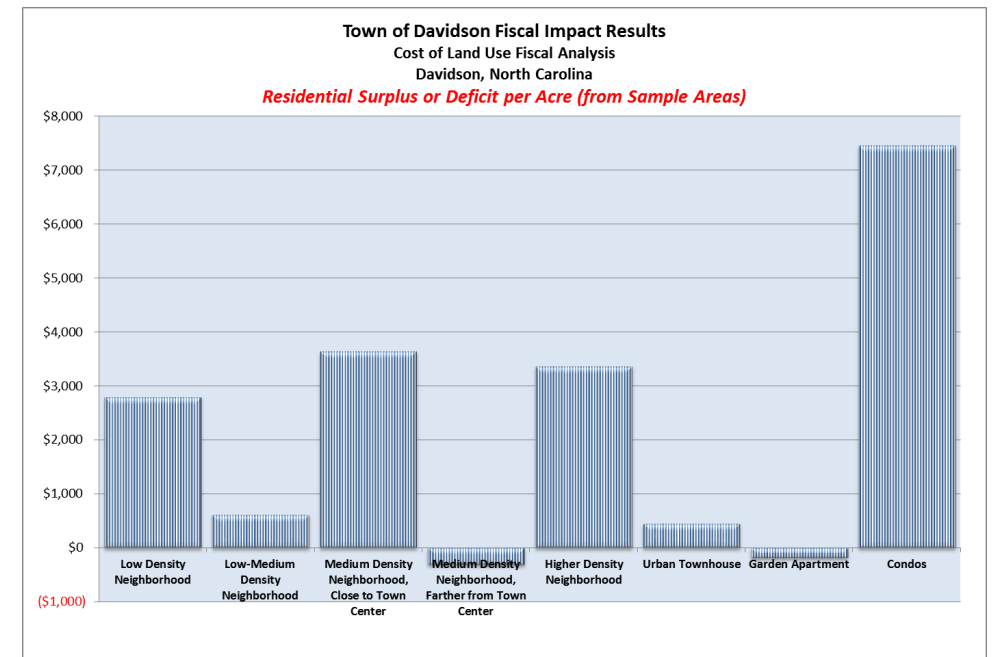
Source: City of Shreveport; TischlerBise

Town of Davidson Cost of Land Use Study

- Snapshot” approach to determine direct costs and revenues for different types of land uses and/or areas
- Results show fiscal effect land uses and/or areas have on a jurisdiction’s budget
- It seeks to explore the question:
 - ***“What type of development pays for itself?”***
- Limitations to this approach are the reliance on average costing, particularly for one-time capital costs.
 - That is, marginal “lumpy” costs—due to events or thresholds (such as reaching a certain population)—are not necessarily captured.

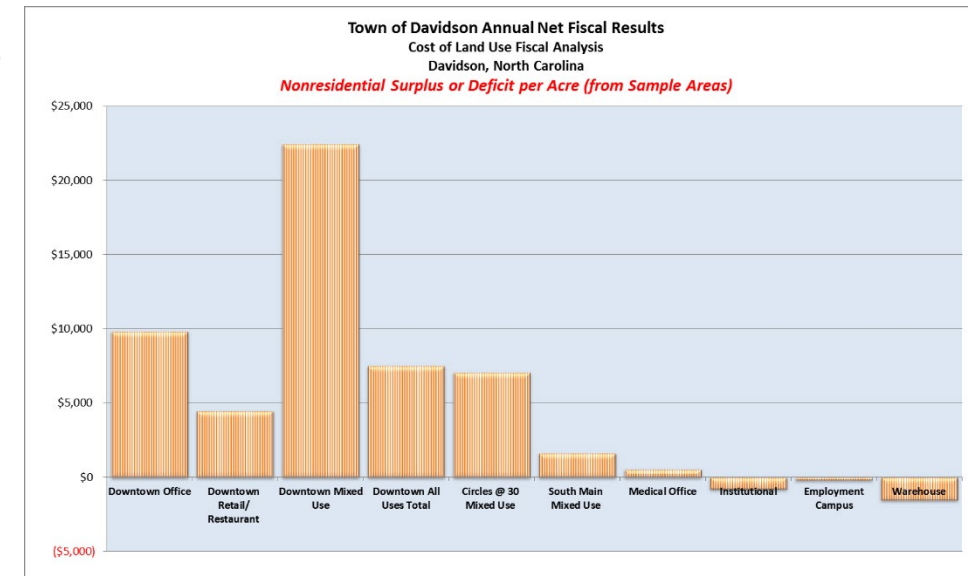
2014 Study Residential Land Use Categories

- Low Density Neighborhood
- Low-Medium Density Neighborhood
- Medium Density Neighborhoods, Close To Town Center
- Medium Density Neighborhoods, Farther from Town Center
- Higher Density Neighborhoods
- Urban Townhouses
- Garden Apartments
- Condos



2014 Study Nonresidential Land Use Categories

- Downtown Office
- Downtown Retail/ Restaurant
- Downtown Mixed Use
- Downtown All Uses Total (total of the first three prototypes)
- Circles@30 Mixed Use (Office/Retail/Restaurant/Lodging)
- South Main Mixed Use (Office/ Retail/ Restaurant)
- Medical Office
- Institutional
- Employment Campus
- Warehouse



Next Steps

- Meet with Staff to define land use prototypes for 2019 Study
- Update cost and revenue assumptions
- Present preliminary results to Staff
- Prepare Fiscal Sustainability Policy Document
- Finalize Study and present findings

Questions

Thank You

Carson Bise, AICP, President
carson@tischlerbise.com

www.tischlerbise.com

301.320.6900



Agenda **Consider Approval of Draft July Meeting Minutes**
Title: **Summary:** Draft Meeting Minutes from July 9 work session and July 23 regular meeting.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	Draft Meeting Minutes 07-09-19	8/22/2019	Backup Material
□	Draft Meeting Minutes 07-23-19	8/22/2019	Backup Material



July 9, 2019

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, July 9, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, and Autumn Rierson-Michael. Commissioner David Sitton was absent. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Chief Bo Fitzgerald, Human Resources Director Megan White, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, Town Attorney Cindy Reid and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 5:04 p.m.

- **CLOSED SESSION**

Commissioner Campbell made a motion to move to closed session per NCGS §143-318.11. (a) (5) – Land Acquisition (202 Mock Road, 144 Mock Circle, 145 Mock Road, and 211 Lakeside Avenue). The motion passed unanimously (4-0).

At 6:03pm, Commissioner Campbell made a motion to return to open session. The motion passed unanimously (4-0).

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores read the following announcements:

The Davidson Police Department and Cornelius Police Department invite teen residents that have their NC Driver's license to a Teen Distracted Driving event on Saturday, July 27 from 12:00- 3:00 p.m. at Ingersoll Rand, 800 Beaty Street. It is against the law for drivers under 18 to use cell phones while operating a vehicle in NC, but at this event, teens will use both a cell phone and a club car while they drive through a cone obstacle course. This event is open to Davidson and Cornelius residents who are ages 16-19.

Mark your calendars for Tuesday, August 6 to celebrate National Night Out! The local National Night Out event was started in 2006 at the request and by the support of The Davidson African-American Coalition. The vision of this organization was for all residents to come together, break bread, and find common ground. Our community is stronger and better for their efforts 13 years ago. The Town of Davidson Police Department and North Meck CrimeStoppers will host the annual event from 5-7pm at

Roosevelt Wilson Park. Join us for food, activities and fun for all ages.

The Summer 2019 resurfacing project will begin in mid-July. The town has contracted with Barton Contracting, who also worked with us in 2018. Streets to be paved include South Street, Mock Road, Davidson-Gateway Drive, and Sloan Street. There will be no street closures for the project, but there may be delays when one lane is closed. Work will not occur during peak traffic hours.

Traffic Alert for Robert Walker Drive near the River Run Soccer Fields. Robert Walker Drive will be closed beginning Monday, July 15 to repair storm water pipe and road settling. Traffic will be detoured onto Wooden Tee Lane and through the Bradford Community via Poetry Lane to access Davidson-Concord Road. The road will reopen on Friday, July 19, however all work is weather dependent so please exercise caution and patience in making your way around the area.

- **QUARTERLY COMMISSIONER REPORTS**

Commissioners gave reports on the following organizations:

Commissioner Autumn Rierson Michael - Centralina Council of Governments

Commissioner Matthew Fort - Lake Norman Chamber of Commerce

Commissioner Jim Fuller - Visit Lake Norman

Commissioner Jane Campbell - Charlotte Regional Transportation Planning Organization,
Lake Norman Transportation Commission & Meck Counts 2020

Mayor Rusty Knox - Metropolitan Transit Commission

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **DISCUSSION**

(a) Parks & Recreation Director Kathryn Spatz and Park at Beaty Task Force Member Dave Cable presented the recommended **name of the proposed Park at Beaty and a conservation easement**. The overwhelming choice, receiving 78.5% of the votes, on Open Town Hall was Beaty Park. Write-in ideas were permitted and several citizens expressed a desire for the park to be named Clontz Park, in honor of the family who sold the town land to the town. The Task Force Leadership Committee and the Livability Board recommend the park officially be named Beaty Park and be dedicated to the Clontz Family. The board of commissioners will consider approval of the name at the July 23 meeting. Park at Beaty Task Force member Dave Cable presented information on the proposed conservation easement in partnership with the Davidson Lands Conservancy. The proposed easement will permanently protect all 6 parcels (20+acres) that make up the Beaty property. The next step is to approve the conservation easement as presented at the July 23 meeting.

(b) Planning Director Jason Burdette, Senior Planner Trey Akers, and Planning Board Ordinance Committee members Dave Cable, Shawn Copeland, and Ellen Donaldson presented the draft text amendments to **Davidson Planning Ordinance Section 9 Tree Ordinance**. The discussion included work completed, violations, and fees. Next steps include a Public Hearing at 6:00 p.m. on July 23 at the board of commissioners meeting, and recommendations from the Planning Board and Livability Board.

(c) Planning Director Jason Burdette presented the different options, strategies, and pros and cons to better control the pace of development, specifically concurrency and **targeted conditional zoning**. After working with a consultant who specializes in growth management strategies and is familiar with North Carolina statutes, targeted conditional zoning is the preferred tactic to pursue. The board provided additional feedback and staff will continue to research targeted conditional zoning options.

(d) Finance Director Pieter Swart reviewed the next steps in process for **General Obligation (G.O.) Bonds for Public Facilities**.

Commissioner Campbell made a motion to approve Resolution 2019-31 to set the date of the Public Hearing on Tuesday, July 23 at 6:00 p.m. at Davidson Town hall. The motion passed unanimously (4-0).

(e) Town Manager Justice and the board of commissioners discussed several potential projects for roadways, greenways, and parks. The Charlotte Regional Transportation Planning Organization (CRTPO) provides grants to local governments for transportation-related projects. Their next grant cycle for discretionary grant funding begins in August and closes in October. The grants are typically an 80% grant with a 20% local match. Staff has reviewed the potential projects and determined the ones that are the most likely to be eligible for CRTPO grant funding:

- Highway 115 and Beaty Street intersection improvements
- Potts Sloan Beaty Phase 2 - Beaty Street multiuse path from Griffith Street to Highway 115
- Grey Road multiuse path from Wolfe Street to Abersham Park
- River Run to Summers Walk Greenway - engineering study phase

Commissioner Fuller made a motion for staff to review the projects and move forward with the application process. The motion passed unanimously (4-0).

(f) During **Miscellaneous/Open Discussion**, Commissioner Fuller commended Visit Lake Norman for their involvement with the Davidson College Reunion Weekend and Commissioner Fort requested additional citizen feedback for the proposed Downtown Gathering Space to help with decision making.

- **ADJOURN**

Commissioner Campbell made a motion to adjourn. The motion passed unanimously (4-0).

The meeting adjourned at 8:30 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor



July 23, 2019

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, July 23, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Jim Fuller, Autumn Rierson Michael, and David Sitton. Commissioner Matthew Fort was absent. Town Manager Jamie Justice, Assistant Town Manager Karen Whichard, Communications Director Amanda Preston, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Works Director Doug Wright, Town Attorney Cindy Reid, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 5:00 p.m.

- **CLOSED SESSION**

Commissioner Campbell made a motion to move to closed session per NCGS § 143.318.11(a)(6) Personnel. The motion passed unanimously (4-0).

At 6:06pm, Commissioner Campbell made a motion to return to open session. The motion passed unanimously (4-0).

- **ANNOUNCEMENTS**

Town Clerk Betsy Shores made the following announcements:

The Davidson Police Department and Cornelius Police Department will host a Teen Distracted Driving event this Saturday, July 27 from 12:00- 3:00 p.m. at Ingersoll Rand. This event is open to teens from Davidson and Cornelius.

The Davidson Police Department and North Meck CrimeStoppers will host National Night Out on Tuesday, August 6 from 5-7pm at Roosevelt Wilson Park. The local National Night Out was started in 2006 by the Davidson African-American Coalition. The vision was for all residents to come together, break bread, and find common ground. Our community is stronger and better for their efforts 13 years ago. Join us for food, activities and fun for all ages.

Town Manager Jamie Justice introduced Amanda Preston, the new Communications Director. Amanda started with the Town of Davidson on Monday, July 22, 2019.

- **PUBLIC COMMENTS**

The public comments period opened at 6:12 p.m. and closed at 6:18 p.m. Two citizens spoke.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **PRESENTATIONS**

Justin Dionne, Executive Director for the **Cain Center for the Arts**, provided an update on the plans for the four-county Lake Norman region public arts and community center. The Cain Center for the Arts will offer performances, education opportunities, gallery, and community spaces.

- **PUBLIC HEARING**

*Commissioner Fuller made a motion to open the public hearing at 6:46 p.m.
The motion passed unanimously (4-0).*

A public hearing was held on the **Davidson Planning Ordinance Section 9: Tree Ordinance Text Amendments**. In December 2016 the Livability Board suggested revising the standards to institute best practices, make adjustments, and clarify administration procedures. Updating the tree ordinance is listed as a high priority on the planning department work plan and under the town board strategic plan, land use goal. Since the fall of 2018, staff, Planning Board Ordinance Committee members and Livability Board Members have proposed substantive changes to Section 9: Tree Ordinance. Three people spoke during the public hearing during the public hearing.

Commissioner Campbell made a motion to close the public hearing at 6:53 p.m. The motion passed unanimously (4-0).

*Commissioner Campbell made a motion to open the second public hearing at 7:05 p.m.
The motion passed unanimously (4-0).*

A public hearing was held on the **Proposed 2019 G.O. Bonds for Public Facilities**. The proposed \$14 million G.O. Bond issuance will fund the renovation of the historic 251 South Street building for a new town center and reconfigure the current town hall to better accommodate the needs of the Davidson Police and Fire Departments. Three people spoke during the public hearing during the public hearing.

Commissioner Rierson-Michael made a motion to close the public hearing at 7:14 p.m. The motion passed unanimously (4-0).

- **CONSENT AGENDA**

Meeting Minutes from June 6 Quarterly Q&A Session, June 11 work session, and June 25 regular meeting

Naming of Beaty Park

Budget Amendment 2020-01 for Arts Project Fund

Budget Amendment 2020-02 for down payment assistance funding

Budget Amendment 2020-03 for FY2020 Affordable Housing Fund
Budget Amendment 2020-04 for Fiscal Impact Analysis Update
Budget Amendment 2020-06 for Rapid Rectangular Flashing Beacons (RRFBs) Agreement with NCDOT
Noise Ordinance Variance - Fall Fling at Davidson College on Saturday, September 28

Commissioner Rierson-Michael made a motion to approve the consent agenda. The motion passed unanimously (4-0).

- **OLD BUSINESS**

(a) Senior Planner Travis Johnson presented an update on the **Davidson Mobility Plan**, a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. It is a continuation of Davidson's long history of multi-modal transportation planning that has allowed the town to develop as a place where people can drive, walk, access transit, and bicycle easily and comfortably — and where quality of life is one of the highest in the Charlotte metro area. The board will consider adoption of the Mobility Plan at the August 13 meeting.

(b) Economic Development Manager Kim Fleming reviewed with the board two issues that need to be addressed before moving forward with the **Downtown Community Gathering Space Project**; design and funding. Based on feedback from the board, staff will continue to research synthetic turf or some other unitary synthetic material such as rubber or foam surface at the tot lot.

Commissioner Campbell made a motion to approve Budget Amendment 2020-05 to carry forward \$55,000 of grant funding received in FY2019 for the Downtown Gathering Space and add an additional \$275,000 of unassigned fund balance to complete the project and Resolution 2019-32 to preserve the ability reimburse the money from unassigned fund balance with 2017 general obligation bonds. The motion passed unanimously (4-0).

(c) Town Manager Jamie Justice presented a **water/sewer extension request from Kistler Farms** for the development of 15 single-family homes. The parcels included are predominately wooded. This request was previously before the board at the May 28, 2019 meeting and the board did not approve the extension and requested additional information from the developer.

Commissioner Campbell made a motion to approve the water/sewer extension request. The motion tied (2-2) with Commissioner Campbell and Commissioner Rierson-Michael voting for and Commissioner Fort and Commissioner Fuller voting against. Mayor Knox broke the tie by voting yes to approve the request. The motion was approved (3-2).

- **SUMMARIZE MEETING ACTION ITEMS**

Commissioner Campbell summarized the public comments and public hearing.

- **ADJOURN**

Commissioner Campbell made a motion adjourn. The motion passed unanimously (4-0).

The meeting adjourned at 8:19 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor

DRAFT



Agenda Title: Consider Approval of Recommended Change to Parks & Recreation Department Policies and Procedures

Summary: Town of Davidson Parks and Recreation staff recently had conversations with adjoining land owners surrounding town parks and the potential provision of a buffer for park amenities. After researching the issue, staff recommended to the Livability Board mirroring Mecklenburg County's parks and recreation master plan which calls for a 100 FT. buffer around the perimeter for regional and community parks but has language "100 FT. is desired but not mandated" for neighborhood parks.

The Livability Board discussed this issue at its August 20 meeting and voted unanimously (13-0) to recommend a buffer but remove any language related to a set distance and add the following language to the Parks and Recreation policies and procedures:

The Parks and Recreation Department shall work collaboratively with neighbors when developing park plans and shall respect adjoining property owner concerns. A buffer is desired but not mandated. The intention of this policy is not to explicitly prohibit park elements within the buffer but to look at each on a case-by-case basis.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Agenda Memo - Consider Approval of Recommended Change to Parks & Recreation Department Policies and Procedures 08.27.19	8/23/2019	Cover Memo



Recommended Changes to Parks & Recreation Department Policies and Procedures

To: Davidson Board of Commissioners

From: Kathryn Spatz, Parks & Recreation Director

Date: August 27, 2019

Re: Recommended Change to Parks & Recreation Department Policies and Procedures

1. OVERVIEW

Town of Davidson Parks and Recreation staff recently had conversations with adjoining land owners surrounding town parks and the potential provision of a buffer for park amenities. After researching the issue, staff recommended to the Livability Board mirroring Mecklenburg County's parks and recreation master plan which calls for a 100 FT. buffer around the perimeter for regional and community parks but has language "100 FT. is desired but not mandated" for neighborhood parks.

The Livability Board discussed this issue at its August 20 meeting and voted unanimously (13-0) to recommend a buffer but remove any language related to a set distance and add the following language to the Parks and Recreation policies and procedures:

The Parks and Recreation Department shall work collaboratively with neighbors when developing park plans and shall respect adjoining property owner concerns. A buffer is desired but not mandated. The intention of this policy is not to explicitly prohibit park elements within the buffer but to look at each on a case-by-case basis.

2. RELATED TOWN GOALS

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

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

3. OPTIONS/PROS & CONS

N/A

4. FYI or RECOMMENDED ACTION

Staff recommends the board of commissioners consider for approval the Livability Board's recommended change and this policy be adopted and added to the Parks and Recreation policies and procedures.

5. NEXT STEPS

If adopted, this statement would be added to the Parks and Recreation policies and procedures. Staff currently follows this practice but it will memorialize as policy.



Agenda Title: Consider Approval of Proposed Changes to Fee Schedule

Summary: The Town of Davidson Police Department, Fire Department, Parks and Recreation Department, Public Works Department, and Affordable Housing Program have identified updates to the fee schedule.

The proposed fees provide update and clarification to the parks and recreation and public works fees. The proposed fees provide alignment with actual staff time and resources utilized to the fee charged. Additionally, staff has worked to ensure the fees are in-line with fees charged by other municipalities.

The Police and Fire updates are related to off-duty public safety officer fees. The changes also align the market rate for services and actual cost to provide the service.

The change to the age exemption to the animal license fee aligns the police policy with the fee schedule

The Affordable Housing PIL increase is a 32.81% increase over the current fee, and is the actual percentage increase to real property assessed values in Davidson due to the 2019 Revaluation.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
□	Agenda Memo - Proposed Changes to Fee Schedule 08.27.19	8/22/2019	Cover Memo
□	Attachment - Proposed Changes to FY2020 Fee Schedule 08.27.19	8/22/2019	Backup Material



Fee Schedule Update

To: Davidson Board of Commissioners
From: Piet Swart, Finance Director
Date: August 27, 2019
Re: Fee Schedule Update

1. OVERVIEW

The Police Department, Fire Department, Parks and Recreation Department, Public Works Department, and Affordable Housing Program have identified updates to the fee schedule.

2. RELATED TOWN GOALS

Strategic Plan Goal #8: *Davidson will maintain organizational excellence through sound financial management, training and retention of quality employees, and superior service to the community.*

Core Value: Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

3. OPTIONS/PROS & CONS

The proposed fees provide update and clarification to the parks and recreation and public works fees. The proposed fees provide alignment with actual staff time and resources utilized to the fee charged. Additionally, staff has worked to ensure the fees are in-line with fees charged by other municipalities.

The Police and Fire updates are related to off-duty public safety officer fees. The changes also align the market rate for services and actual cost to provide the service.

The change to the age exemption to the animal license fee aligns the police policy with the fee schedule

The Affordable Housing PIL increase is a 32.81% increase over the current fee, and is the actual percentage increase to real property assessed values in Davidson due to the 2019 Revaluation.

4. FYI or RECOMMENDED ACTION

Staff recommends the approval of the fee schedule

5. NEXT STEPS

The Board will consider Approval of the updated fee schedule on August 27, 2019

TOWN OF DAVIDSON FEE SCHEDULE FY 2020

Effective July 1, 2019

ADMINISTRATION	Approved Fee	Proposed Fee
Cemetery Plot In-town Resident	\$ 1,500.00	
Cemetery Plot Non-resident	\$ 3,000.00	
Columbarium Niches In-town Resident	\$ 1,000.00	
Columbarium Niches Non-resident	\$ 2,000.00	
Filing Fee for Municipal Office (determined by MCBOE and adopted by Town Board)	\$5 Comm./ \$10 Mayor	
Returned Check Charge	\$ 30.00	
ECONOMIC DEVELOPMENT	Fee	
Christmas in Davidson - For-profit vendor	\$ 250.00	
Christmas in Davidson - Non-profit vendor	\$ 100.00	
Event sponsorships for all events:		
Level I sponsorship	\$ 2,500.00	
Level II sponsorship	\$ 1,500.00	
Level III sponsorship	\$ 1,000.00	
Level IV sponsorship	\$ 500.00	
Level V sponsorship	\$ 250.00	
Vendor fees vary by event	\$50 - \$250	
Street Vendor Application - annual fee	\$ 150.00	
Business Registration - one time fee	\$ 40.00	
Film Production Permit - fee (one-day)	\$ 150.00	
- each additional day	\$ 300.00	
PARKS AND RECREATION	Fee	
Fees for Special Events at the following locations: Village Green, McEver Fields, Roosevelt Wilson, Ada Jenkins, Fisher Farm, Town maintained roads, Town parking lots		
Event application, required for all	\$ 20.00	
Alcohol Permit Processing Fee (Charged per hour of staff time)		\$25.00 per hour
Event Administration Fee (Charged per hour of staff time)		\$25.00 per hour
Mowing for Special Event		Cost of Mowing
Robocall (For street closure notification)		\$75.00
Road race route review - Review for routes not currently approved	\$ 500.00	
Trash Receptacles - Per site		\$ 25.00
Trash Receptacles - Fisher Farm		\$ 50.00
Trash Receptacles - Per receptacle		\$ 7.50
Traffic Barrels/Barriers/Cones - Per Site		\$ 50.00
Reservation for Town Sites (see application) - Resident*	\$10.00 - \$200.00	DELETE
Reservation for Town Sites (see application) - Non-profit, Resident*	\$0 - \$150.00	DELETE
Reservation for Town Sites (see application) - Non-resident*	\$30.00 - \$150.00	DELETE
Reservation for Town Sites (see application) - Non-profit, Non-resident*	\$15.00 - \$265.00	DELETE
<i>*Dependent upon impact to grounds and required Town staff involvement</i>		
See PD Fee Schedule for Off Duty Police Officers for events		
See FD Fee Schedule for Firefighters and apparatus for events		
Meeting room use at Parks & Rec facilities - Regular business hours (Non-profit - No Charge)	\$ 20.00	\$20.00 Per Day
Meeting room use at Parks & Rec facilities - After regular business hours		\$25.00 Per Day
Cost of employee after regular business hours		\$15.00 Per Hour
Primitive Overnight Camping at Fisher Farm (No trailers or recreational vehicles)	\$0.50/camper	\$5.00 Per Tent
Rental of Kayak/Canoe Space at Nature Preserve/Parham Park		

Resident	\$100 per year	
Non-resident	\$150 per year	
Athletic Field use		
Light usage (resident)	\$10.00/hour	\$15.00 Per Hour
Light usage (non-resident)	\$20.00/hour	\$25.00 Per Hour
Youth Sports		
Practice	\$5.00/hour	\$10.00 Per Hour
Games	\$25.00/hour	
Adult Sports		
Practice without lights	\$10.00/hour	
Practice with lights	\$20.00/hour	
Games plus lights	\$ 35.00	\$40 Per Game
Tournament rentals	\$100.00/tournament	
Each team entered on the tournament bracket	\$ 25.00	
Cost per field for lights	\$20.00/hour	
Field preparation	\$ 35.00	
PLANNING	Fee	
Permits - residential		
Detached (Single-family)	\$ 40.00	
Accessory structure, addition, or alteration	\$ 40.00	
Attached (multi-family per dwelling unit)	\$ 100.00	
Site/building foundation	\$ 50.00	
Permits - non-residential		
Minor (less than 5,000 sq. ft.)	\$ 175.00	
Major (5,000 sq.ft.or greater)	\$ 350.00	
Site/building foundation	\$ 50.00	
Accessory structure, addition, or alteration (less than 5,000 sq ft)	\$ 150.00	
Accessory structure, addition, or alteration (5,000 sq ft or greater)	\$ 250.00	
Permits - other		
Sign permit per sign (fee waived if submitted with an approved Certificate of Appropriateness)	\$ 65.00	
Sign package permit	\$ 200.00	
Zoning use permit	\$ 40.00	
Demolition permit	\$ 40.00	
Temporary use permit	\$ 100.00	
Temporary use permit - construction trailer/sales office/tent	\$ 40.00	
Plan review		
Master plan	\$ 1,000.00	
Conditional master plan (<u>plus costs</u>)	\$ 2,000.00	
Individual building	\$ 750.00	
Conditional planning area single family residential on an individual lot (<u>plus costs</u>)	\$ 750.00	
Master plan or conditional amendment not substantial (as defined by Planning Ordinance) (<u>plus costs</u>)	\$ 300.00	
Master plan or conditional amendment substantial (as defined by Planning Ordinance) (<u>plus costs</u>)	\$ 750.00	
Erosion Control Plans (ESC) - Residential Lot	\$ 75.00	
Erosion Control Plans (ESC) - Commercial Lot	\$ 150.00	
As-Built Plans	\$ 50.00	
Revisions to approved plans (RTAP)	\$ 250.00	
Plat Review		
Exempt subdivision	No Fee	
Preliminary plat	\$ 1,000.00	

Final plat	\$	400.00	
Site plan review	\$	500.00	
Plat amendment/re-combo	\$	75.00	
Application to boards and commissions			
Design Review Board	\$	500.00	
Design Review sign package within a traditional neighborhood development or historic district	\$	300.00	
Design Review Board consent item or minor alteration or addition	\$	100.00	
Certificate of Appropriateness in an historic district, including sign or vendor cart	\$	75.00	
Board of Adjustments variance	\$	500.00	
Board of Adjustments appeal	\$	500.00	
Other			
Required parking space: Payment-in-Lieu for each space in the Village Parking Overlay District (per DPO Section 2.3.3 & 8.3.3)	\$	3,000.00	
Required Sidewalk: Payment -in-lieu for each linear foot	\$	50.00	
Required multi-use path: Payment-in-lieu for each linear foot of a property's frontage in Scenic Byway Overlay District (per DPO Section 2.3.10)	\$	47.50	
Required open space: Payment-in-lieu for each acre in Rural Planning Area (per DPO Section 2.2.15.D)			
Tier 1: Acreage Balance Owed: First 10 Acres	\$	49,303.75	
Tier 2: Acreage Balance Owed: Next 40 Acres	\$	42,815.00	
Tier 3: Acreage Balance Owed: Next 50 Acres	\$	34,573.75	
Tier 4: Acreage Balance Owed: Over 100 Acres	\$	28,111.25	
Zoning verification	\$	50.00	
Text or map amendment	\$	500.00	
Vested rights	\$	300.00	
Any permit, application, or submittal after the fact	Double the fee		
Annexations	\$	150.00	
Small Cell Wireless Facilities			
Technical Fee, Per Application	\$	600.00	
Per Facility Fee	\$	100.00	
Affordable Housing (Per Unit)			
Payment in Lieu - developments approved 2001 - June 2007	\$	26,550.00	
Payment in Lieu - developments approved June 2007 - 2008	\$	30,475.00	
Payment in Lieu - developments approved 2008 - May 26, 2015	\$	34,700.00	
Payment in Lieu - developments approved after May 26, 2015	\$	26,550.00	
Payment in Lieu - developments approved after August 27, 2019			\$ 35,260.00
POLICE		Fee	
Abandoned vehicle removal		cost of towing and storage	
Animal license (citizens over 60 years of age are exempt from the fee)	\$	10.00	\$10.00
Parking Ticket	\$	30.00	
Parking Ticket Convenience Fee (Applicable to all Parking Tickets)	\$	3.00	
Parking Ticket Late Fee (Charged to all tickets not paid within 30 days)	\$	30.00	
Alarm registration		No Fee	
False alarm incident schedule:			
1 & 2 false alarms		No Fee	
3, 4 & 5 false alarms	\$	50 each	
6 & 7 false alarms	\$	100 each	
8 & 9 false alarms	\$	250 each	
10 + false alarms	\$	500 each	
Privilege tax for motor vehicles	\$	20.00	

Taxicab Permit per Taxicab	\$ 50.00	
Fingerprinting	\$ 10.00	
Use of Off Duty Police Officer for events, if requested by applicant - minimum of 4 hours per officer	\$25.00/hour	\$30.00/Hour
Use of Off Duty Police Officers requiring a police supervisor - minimum 4 hours per supervisor		\$35.00/Hour
Use of Police Cruiser when Off Duty Police Officers are used for events	\$16.25/hour	\$10.00/Hour
Peddler's & Hawker's Application Fee	\$25.00 per day	
Police records request	See reproduction costs	
FIRE DEPARTMENT	Fee	
Use of Off Duty Officers and Firefighters for events, if requested by applicant	\$26.00/hour	\$27.00/hour
Use of apparatus for events, if requested by applicant:		
Fire truck	\$90.00/hour	
Ladder truck	\$150.00/hour	
Vehicle	\$13.00/hour	
ATV and Trailer	\$10.25/hour	
Boat	\$14.00/hour	
PUBLIC WORKS	Fee	
Set-up Traffic Barrels/Barriers/Cones - Per Site		\$ 50.00
Solid waste fee - single family home - billed annually	\$ 201.00	
Solid waste fee - multi-family home - individual billed annually	\$ 60.00	
Oakhill Apartments	\$ 4,320.00	
Lakeside Apartments	\$ 3,000.00	
Abatement of public health nuisances	cost of removal	
Storm Water Fee (below fees are billed semi-annually)*		
Tier 1	\$21.06 / year	
Tier 2	\$31.32 / year	
Tier 3	\$44.46 / year	
Tier 4	\$87.84 / year	
Commercial (per impervious acre) - billed monthly	\$522 / year	
<i>*Tier: Single-family homes are in 1 of 4 billing tiers based on the property's total amount of impervious surface.</i>		
REPRODUCTION COST	Fee	
8 1/2" x 11" (Black & White) per page	\$ 0.25	
8 1/2" x 11" (Color) per page	\$ 0.50	
11" x 17" (Black & White) per page	\$ 0.75	
11" x 17" (Color) per page	\$ 1.00	
18" x 24" (Black & White) per page	\$ 2.00	
18" x 24" (Color) per page	\$ 10.00	
24" x 36" (Black & White) per page	\$ 5.00	
24" x 36" (Color) per page	\$ 15.00	
36" x 48" (Black & White) per page	\$ 10.00	
36" x 48" (Color) per page	\$ 20.00	
CD or Electronic Media	\$ 10.00	
Planning Ordinance	\$ 75.00	



Agenda Title: Consider Approval of Budget Amendment 2020-10 for Fire Department purchase of Self-Contained Breathing Apparatus (SCBA)

Summary: The Pines at Davidson made a donation of \$8,000 in FY2019 to the Town of Davidson Fire Department. This donation will allow the fire department to purchase additional Self-Contained Breathing Apparatus (SCBA). Budget Amendment 2020-10 will appropriate the funds to purchase the equipment from FY2020 Fund Balance.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
□	DRAFT - Budget Amendment 2020-10 for	8/22/2019	Budget Amendment
	Fire Department purchase of Self-Contained Breathing Apparatus (SCBA) 08.27.19		

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, 2020:

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>
10-10-4340-550	Capital Outlay - SCBA		\$ 8,000.00

Budgeted expenditures will fund the purchase of SCBA equipment for the pumper apparatus.

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>
10-00-3990-980	Fund Balance Appropriated		\$ 8,000.00

Fund the purchase of SCBA equipment with fund balance (FY2019 donation from the Pines designated for Fire Department).

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 27th day of August, 2019



Agenda Title: **Consider Approval of FY2019 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties**
Summary: Enters the FY2019 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties into the official record of the Town of Davidson.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	FY2019 Tax Collector Settlement Statement Mecklenburg County	8/22/2019	Backup Material
▣	FY2019 Tax Collector Settlement Statement Iredell County	8/22/2019	Backup Material



MECKLENBURG COUNTY

Office of the Tax Collector

To: James Justice, Davidson Town Manager
From: Neal L. Dixon, Director/Tax Collector
Date: July 19, 2019
Subject: Tax Collector's Settlement for Fiscal Year 2019

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Davidson Town Commission for Fiscal Year 2019 (tax year 2018).

The total FY 2019 Real Estate, Personal Property and Registered Motor Vehicle Tax charged to the Tax Collector for collection was \$6,991,247.16.

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$6,991,247.16	\$6,979,586.81	\$18,750.64	99.83%

At the end of FY 2019 there was 1 tax bill in the amount of \$185.50 under formal appeal with the Board of Equalization and Review or the Property Tax Commission; consequently, the Tax Collector was barred from pursuing collection for this tax bill. In Addition, the Tax Collector was barred by the U.S. Bankruptcy Court from collecting 1 real estate, personal property, and registered motor vehicle tax bill, totaling \$1,433.39. When the aforementioned tax bills are removed from the net levy calculation, the collection percentage increases to 99.84%.

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

3205 Freedom Drive, Suite 3000 (28208) • P.O. Box 31457 • Charlotte, North Carolina 28231 • 980-314-4488

Tax Collector's Settlement for Fiscal Year 2019

Page 2

Prior Year Collections

During FY 2019, the Tax Collector pursued collection of delinquent prior year taxes.

Real Estate and Personal Property Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2019</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2008	\$4,033,717.00	\$ 316.43	\$2,209.77	99.95%
2009	\$4,348,595.76	\$ 287.20	\$3,660.79	99.92%
2010	\$5,062,739.46	\$ 527.68	\$6,666.32	99.87%
2011	\$5,749,944.82	\$ 0.00	\$3,160.91	99.95%
2012	\$6,000,153.89	\$ 316.80	\$5,920.64	99.90%
2013	\$5,994,568.11	\$ 524.31	\$3,526.28	99.94%
2014	\$6,213,204.90	\$1,795.04	\$4,683.53	99.92%
2015	\$6,347,765.71	\$1,309.10	\$4,102.17	99.94%
2016	\$6,544,153.08	\$2,566.26	\$5,895.16	99.91%
2017	\$6,854,572.71	\$3,698.26	\$7,786.00	99.89%

Registered Motor Vehicle Tax:

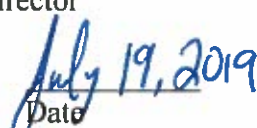
<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2019</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2015	\$65.29	\$0.00	\$65.29	0.00%
2016	\$ 0.00	\$0.00	\$ 0.00	0.00%
2017	\$ 0.00	\$0.00	\$ 0.00	0.00%

Please contact me at Neal.Dixon@MecklenburgCountyNC.gov or 980-314-4488 if you have any questions or comments regarding this settlement report.

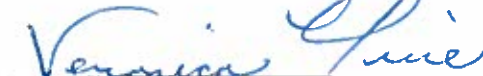
North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.

cc: Pieter Swart, Town of Davidson Finance Director
Julissa Fernández, Deputy Tax Director
Frank Wirth, Deputy Tax Director

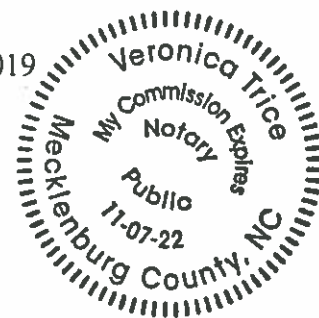

Tax Collector


Date

Sworn to and subscribed before me this 19 day of July, 2019


Notary Public

My commission expires: 11-07-22
Date





IREDELL COUNTY
OFFICE OF THE TAX COLLECTOR

Department of Tax Administration
Post Office Box 1027
Statesville, North Carolina 28687-1027

(704) 878-3020
Fax: (704) 928-2033

To: James Justice, Davidson Manager
From: Bill Furches, Tax Administrator/Collector
Date: August 2, 2019
Subject: Tax Collector's Settlement for Fiscal Year 2019

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Davidson Town Commission for the Fiscal Year 2019 (tax year 2018).

Net Levy	\$367,041.48
VTs (vehicles)	26,429.96
Total Levy	\$393,471.44
Collected	\$393,395.78
Uncollected	\$75.66
Percent Collected	99.98%

Uncollected Balances from Prior Years

Year Assessed	Balance
2009	\$ 36.42
2010	25.81
2011	75.44
2012	38.00
2013	78.53
Total Uncollected	\$ 254.20

Bill Furches

Tax Collector

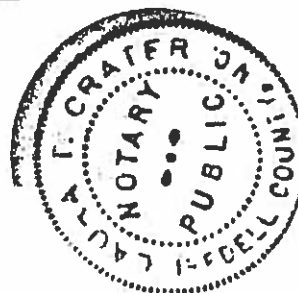
August 2, 2019

Sworn to and subscribed before me this 2nd day of August 2019.

Laura J. Crater

Notary Public

My commission expires on 3-3-2023.





Agenda Title: **Consider Approval of FY2020 "Order of Collection" for Mecklenburg and Iredell Tax Collectors**
Summary: The "Order of Collection" authorizes the Tax Collector to collect the ad valorem taxes as assessed by the office of the Tax Assessor. This item includes both Mecklenburg and Iredell Counties.

Summary:

ATTACHMENTS:

Description		Upload Date	Type
▣	FY2020 Order of Collection - Mecklenburg County	8/22/2019	Backup Material
▣	FY2020 Order of Collection - Iredell County	8/22/2019	Backup Material

ORDER OF COLLECTION

NORTH CAROLINA, DAVIDSON

TO THE TAX COLLECTOR OF MECKLENBURG COUNTY

GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records, filed in the Office of the Tax Assessor and the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien upon all real property of the respective taxpayers in Davidson and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real and personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand official seal, this _____ day of _____, 2019.

Mayor of Davidson (SEAL)

Attest:

Clerk to the Board

ORDER OF COLLECTION

NORTH CAROLINA, DAVIDSON

TO THE TAX COLLECTOR OF IREDELL COUNTY
GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered and commanded to collect the taxes set forth in the tax records, filed in the office of the Tax Assessor and the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien upon all real property of the respective taxpayers in Davidson and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real and personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand official seal, this 27th day of August, 2019.

_____(SEAL)

Rusty Knox

Mayor of Davidson

Attest:

Elizabeth K. Shores

Town Clerk



Agenda Title: **Affordable Housing Program Update**
Town Attorney/Affordable Housing Manager Cindy Reid
Summary: As part of an affordable housing strategy, the Affordable Housing Steering Committee recommended creating new and maintaining existing affordable homes.

1) Preservation of older homes:

One of the recommendations was to use \$200,000 of payment in lieu monies for a critical repair program. The town partnered with Our Towns Habitat for Humanity for the program. At the board meeting, Chris Ahearn, CEO of Habitat, will share what we have accomplished.

2) Building new homes:

The Steering Committee also indicated a strong preference for homes being built rather than a payment in lieu. Attempts to get developers to build homes have been unsuccessful because building “affordable” homes is not what market rate builders do, and the numbers did not work. However, the Village at South Main developer has requested the board of commissioners to review a proposed model for Village at South Main.

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Agenda Memo - Affordable Housing Program Update 08.27.19	8/23/2019	Cover Memo
□ Affordable Housing Update Slides	8/27/2019	Cover Memo
□ Our Town Habitat for Humanity Slides	8/27/2019	Cover Memo



Affordable Housing Update- Critical Repairs and Village at South Main

To: Davidson Board of Commissioners
From: Cindy Reid
Date: August 27, 2019
Re: Affordable Housing Update- Critical Repairs and Village at South Main

1. OVERVIEW

As part of an affordable housing strategy, the Affordable Housing Steering Committee recommended creating new and maintaining existing affordable homes.

Preservation of older homes:

One of the recommendations was to use \$200,000 of payment in lieu monies for a critical repair program. The Town partnered with Our Towns Habitat for Humanity for the program. At the Board meeting, Chris Ahearn, CEO of Habitat, will share what we have accomplished.

Building new homes:

The Steering Committee also indicated a strong preference for homes being built rather than a payment in lieu. Attempts to get developers to build homes have been unsuccessful because building “affordable” homes is not what market rate builders do, and the numbers did not work. However, the Village at South Main developer has requested the board of commissioners to review a proposed model for Village at South Main.

2. RELATED TOWN GOALS

- Davidson’s historic mix of people in all income levels and ages is fundamental to our community, so town government will encourage opportunities, services, and infrastructure that allow people of all means to live
- The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.
- The Town of Davidson will preserve existing affordable housing,* and other indicia of inclusion, 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 build on existing relationships to strengthen partnerships with strategic organizations and institutions.

3. OPTIONS/PROS & CONS

N/A

4. FYI or RECOMMENDED ACTION

FYI -no action- discussion only.

5. NEXT STEPS

The board will be asked to approve the plan for Village at South Main at the September 24 meeting. We can also add it for further discussion to the September 10 agenda.

Affordable Housing Program Update



College Town. Lake Town. *Your Town.*

Affordable Housing Update
Cindy Reid, Town Attorney
August 27, 2019



Agenda

- Policy Goal
- Programs and Implementation Tools
- Habitat Targeted Rehab Program Update
- Impacts
- Village at South Main Proposal
- Next Steps



Policy Goal

2018-2019 Strategic Plan

“The Town of Davidson will preserve existing affordable housing, and other indicia of inclusion, 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% of AMI



Programs and Implementation Tools 2018-2019

- Payment-in-Lieu/New Units
- Down Payment Assistance
- Davidson Housing Coalition Partnership
- Habitat for Humanity Targeted Rehab
- Davidson Housing Coalition – Veterans House
- Land and House Purchases/Potential Community Land Trust
- Hope-to-Home - Ada Jenkins Teaching House



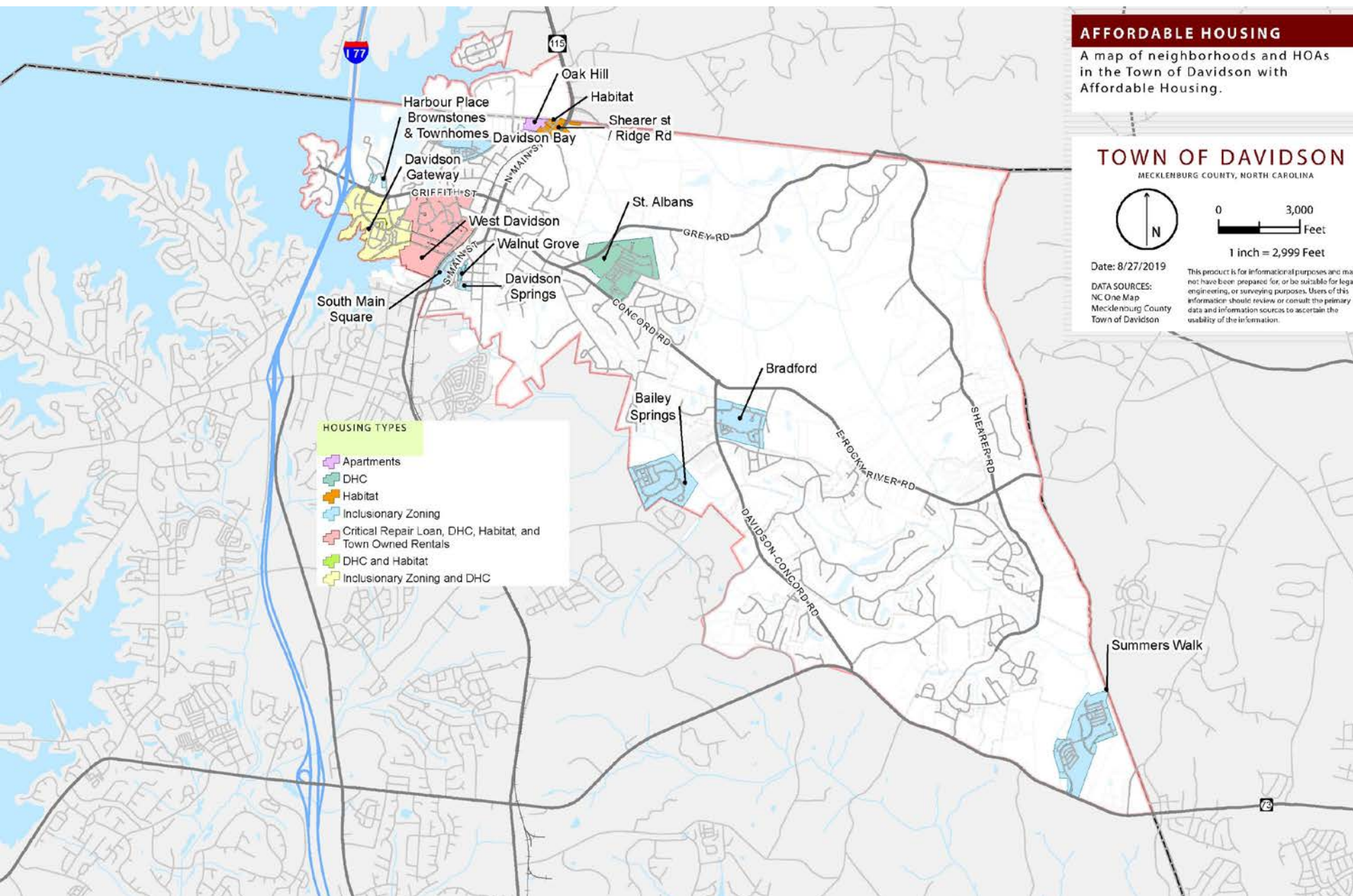
Habitat for Humanity



College Town. Lake Town. *Your Town.*

Affordable Housing Update
Cindy Reid, Town Attorney
August 27, 2019

Cumulative Impact



Village at South Main Developer Proposal

- Mkt value \$240,000 (appraisal ordered)
- Discounted to \$170,000
- Reduction in price (\$70,000) and soft costs applied to South Main Square PIL (\$79,650 for 3 units)
- Example: Buyer purchases for \$170,000, which is a reduction of \$70,000. Buyer requires \$5000 in closing costs (soft costs). Total reduction in price plus soft costs is \$75,000 per unit (\$225,000 for all three townhomes) Developer contributes \$79,650 and the remaining \$145,000 would be contributed from other PIL funds. These funds come from other developers and can only be used for affordable housing. A total of 8.5 PILs gets 3 new affordable townhomes in the prime downtown area.
- Deed restricted and available to households earning up to 80% of the AMI.



Next Steps

- September work session update from Ada Jenkins and Davidson Housing Coalition for Board of Commissioners
- October 1 Community Land Trust Conversation
- October joint meeting between Town Board and Housing Committee



Town of Davidson Critical Repairs

Our Towns Habitat for Humanity

August 27, 2019

We build *strength*, *stability* and *self-reliance* through *shelter*.

Our Towns: Your Local Habitat Builder

>350 Homes
>300 Critical
Repairs



State of Affordable Housing

- Housing is affordable if it is less than 30% of income.
- 1 in 3 households in the Greater LKN area is cost burdened.



FY 2018-2019 Results

195 People Served

- 14 New Homes
- 26 Critical Repairs
- 112 Education

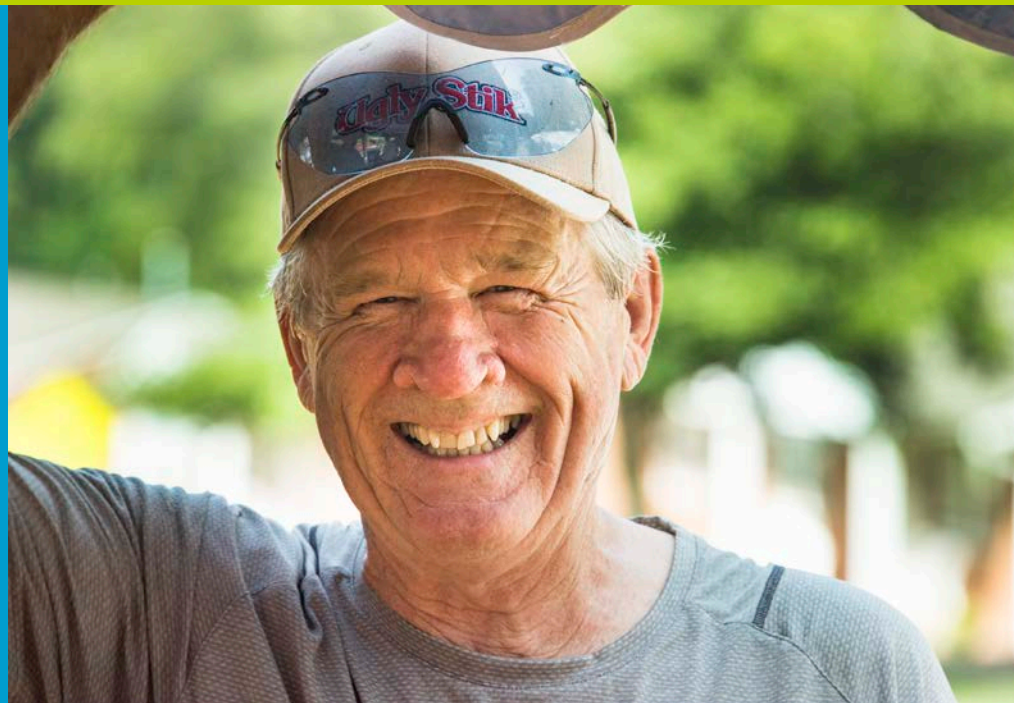
Homeowners contributed

- 5,600 Sweat Equity Hours
- Nearly \$2.8 million in property taxes since 2001





FY 2018-2019 Results



1,993 Volunteers

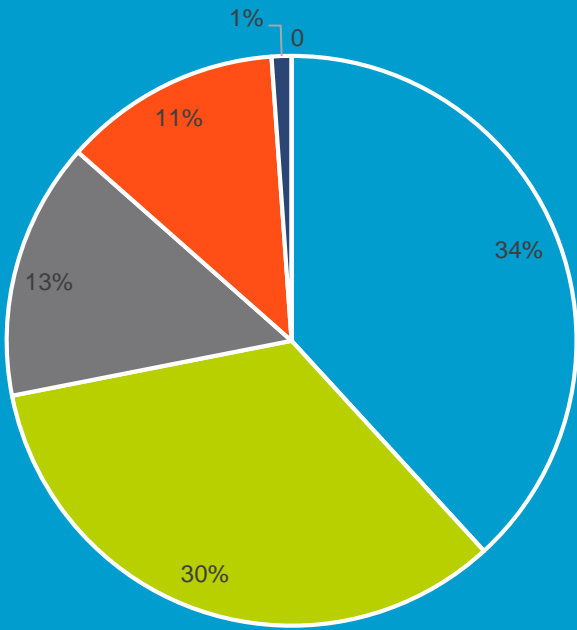
- 45,515 Hours
- \$1,101,008 Value

**ReStores
Construction
OTH Office**

Does Habitat Work?



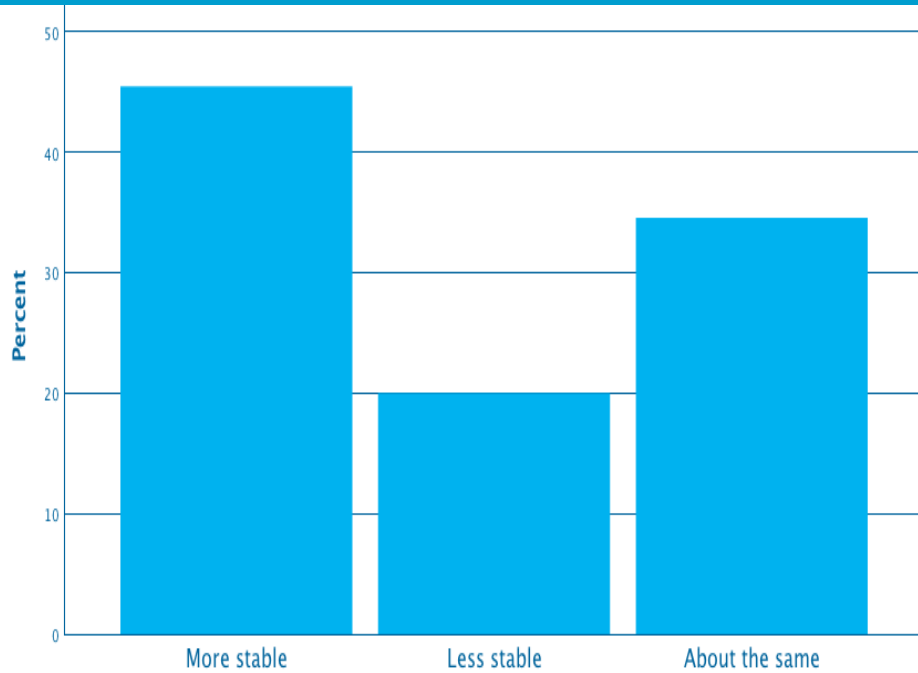
2019 Survey to determine the impact of homeownership on local families.



Respondents

Huntersville	1%
Cornelius	24%
Davidson	11%
Mooresville	30%
Troutman	<1%
Statesville	13%

291 homeowners contacted
21 percent response rate



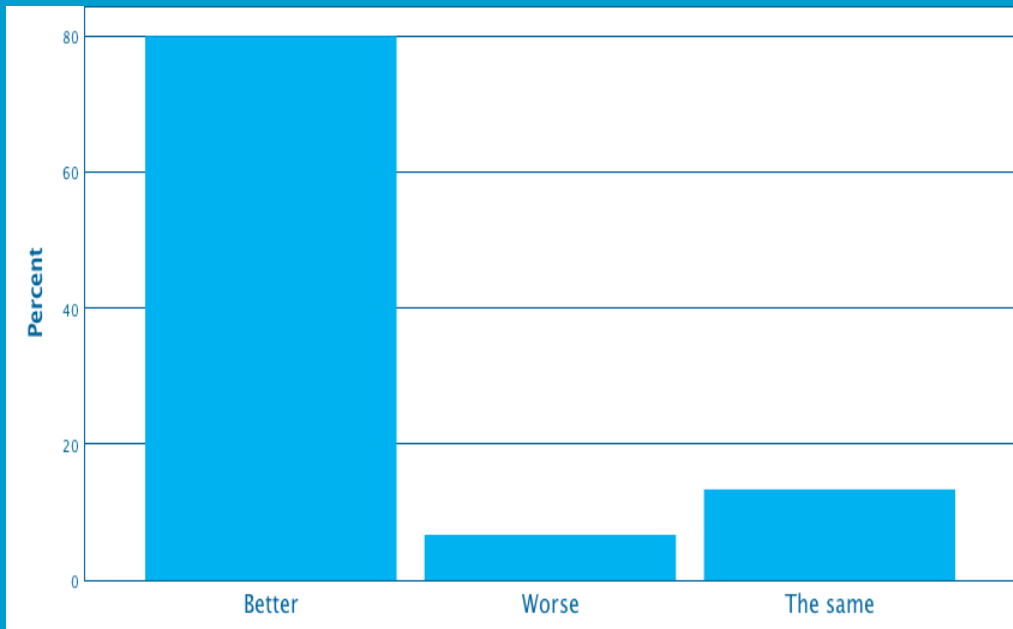
Employment Stability

More Stable 45.5%

Less Stable 20%

About the Same 34.5%

Since moving into their home, 45.5 percent say employment is more stable.



Financial Security

Better	80%
Worse	6.7%
About the Same	13.3%

75.5% able to meet expenses.

43.9% meet expenses with money left over.

31.6% live comfortably.

Education Outcomes

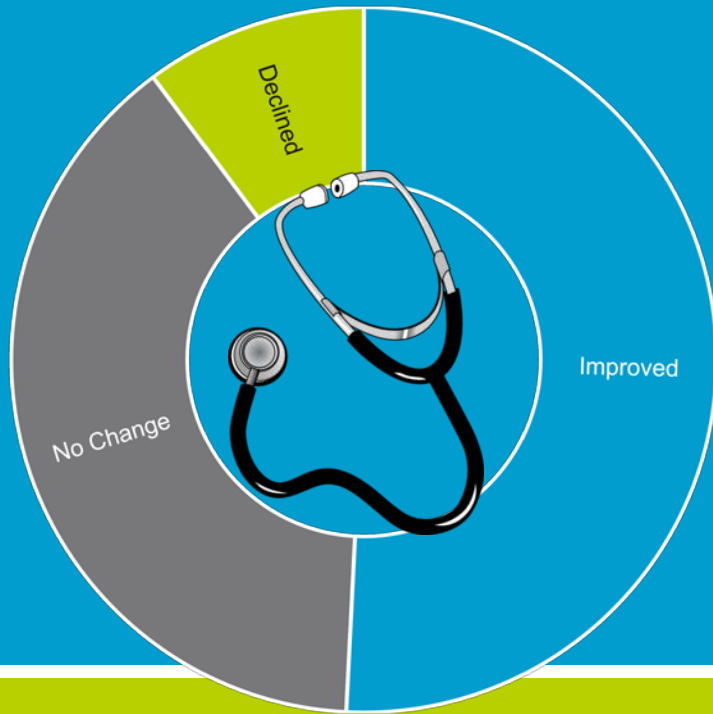
More time on reading & schoolwork (40%)

More time on community or recreational activities (54.2%)



60.9%* say children performed better in school.

***Sample size: 25 respondents**



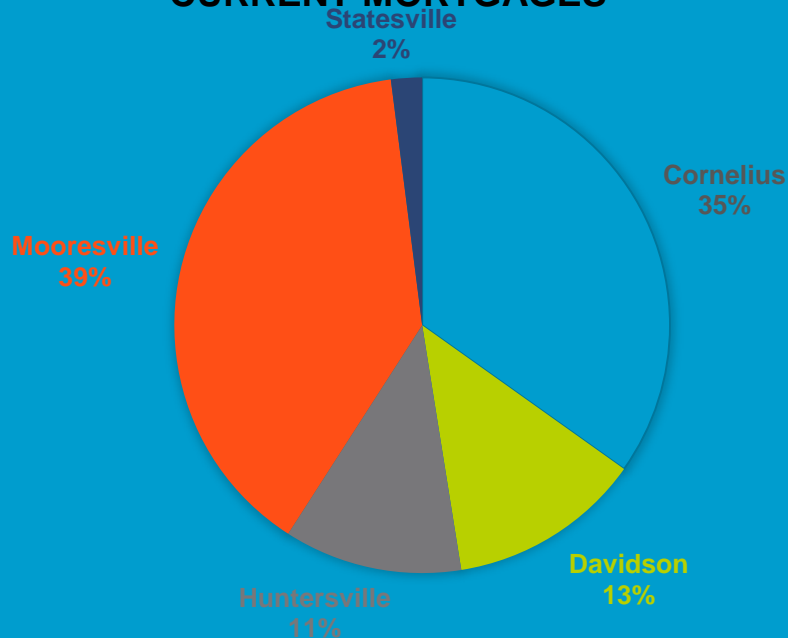
Family Health

Improved	50.8%
Declined	10.2%
No Change	39.0%

Homeowners report improved health; spend about the same on medical & dental care.

Where We Build

**% OF HOMES BUILT BY CITY WITH
CURRENT MORTGAGES**



Bailey Springs, Davidson



Completed 2019



Critical Home Repairs

Critical Repairs Are:

Extensive interior or exterior work performed to address health and safety issues or code violations.

Critical Repairs Are Not:

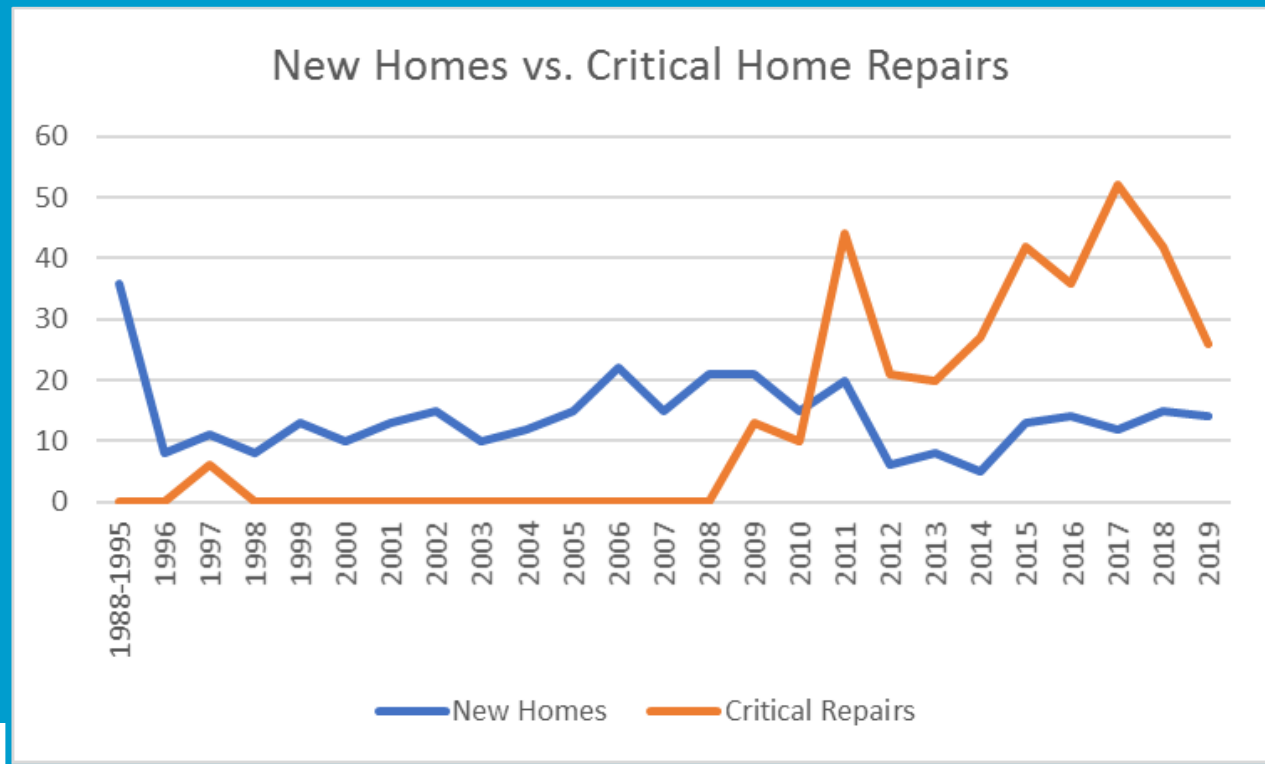
Cosmetic, discretionary improvements.

Safe. Secure. Weatherproof.

Critical Home Repairs

**2009: 13 Critical
Home Repairs**

**339 Critical Home
Repairs to Date**



Critical Home Repairs

**Town of Davidson
Critical Repairs Program**

Funding 6 homes

**Identified in partnership
with Town Code
Enforcement**



Critical Home Repairs

- Roof repair
- Window replacement
- Insulation
- HVAC Systems
- Flooring
- Porch Railings
- ADA Accessibility



Critical Home Repairs

Completed Repairs: 3

Ms. Sherrill, Ms. Donaldson, Ms. Houston

Repairs In Process: 2

Ms. Tuck, Ms. Smith

Application in Process: 1

Average cost to date: \$17,666/home

*“This help is good for the community, for senior citizens.
I appreciate Habitat and the Town also.” – Wanda Houston*



Thank You!

everyone
needs a place to call home



**Agenda Title: Consider Approval of Davidson Mobility Plan
Senior Planner Travis Johnson**

Summary: The Davidson Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. These include specific project and policy recommendations. The Mobility Plan is a culmination of 18 months of public engagement and feedback.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Davidson Mobility Plan 08.27.19	8/23/2019	Cover Memo
▣	Presentation - Davidson Mobility Plan 08.27.19	8/23/2019	Presentation



Davidson Mobility Plan

To: Davidson Board of Commissioners
From: J. Travis Johnson, Senior Planner
Date: 08/27/19
Re: Davidson Mobility Plan

1. OVERVIEW

The Davidson Mobility Plan is a local comprehensive transportation plan that provides a town-wide vision and coordinated recommendations for multi-modal travel and access within and through town. It is a continuation of Davidson's long history of multi-modal transportation planning that has allowed the town to develop as a place where people can drive, walk, access transit, and bicycle easily and comfortably — and where quality of life is one of the highest in the Charlotte metro area.

2. RELATED TOWN GOALS

Strategic Plan

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

1. *Create Davidson Mobility Plan*
 - Continue work with consultants. Include town walks with citizens, charrette process and citizen input.
 - Fold Mobility Plan into Comprehensive Plan.

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 and bicycle orientation**; all in the presence of a small liberal arts college. Our history and character guide our future.

Core Values

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

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

3. OPTIONS/PROS & CONS

Pros:

- Supports the community driven planning process that created this plan.
- Identifies projects, policies, and programs that will improve mobility in the Town.
- Sets clearly defined goals and objectives.
- Completes a project on the Strategic Plan.
- Positions the town to secure funding from CRTPO for identified projects in the plan.

Cons:

- Could lose CRTPO funding opportunities.

4. FYI or RECOMMENDED ACTION

Recommended Action: Consider for adoption.

5. NEXT STEPS

Begin implementation of the plan.

6. RESOURCES & ATTACHMENTS

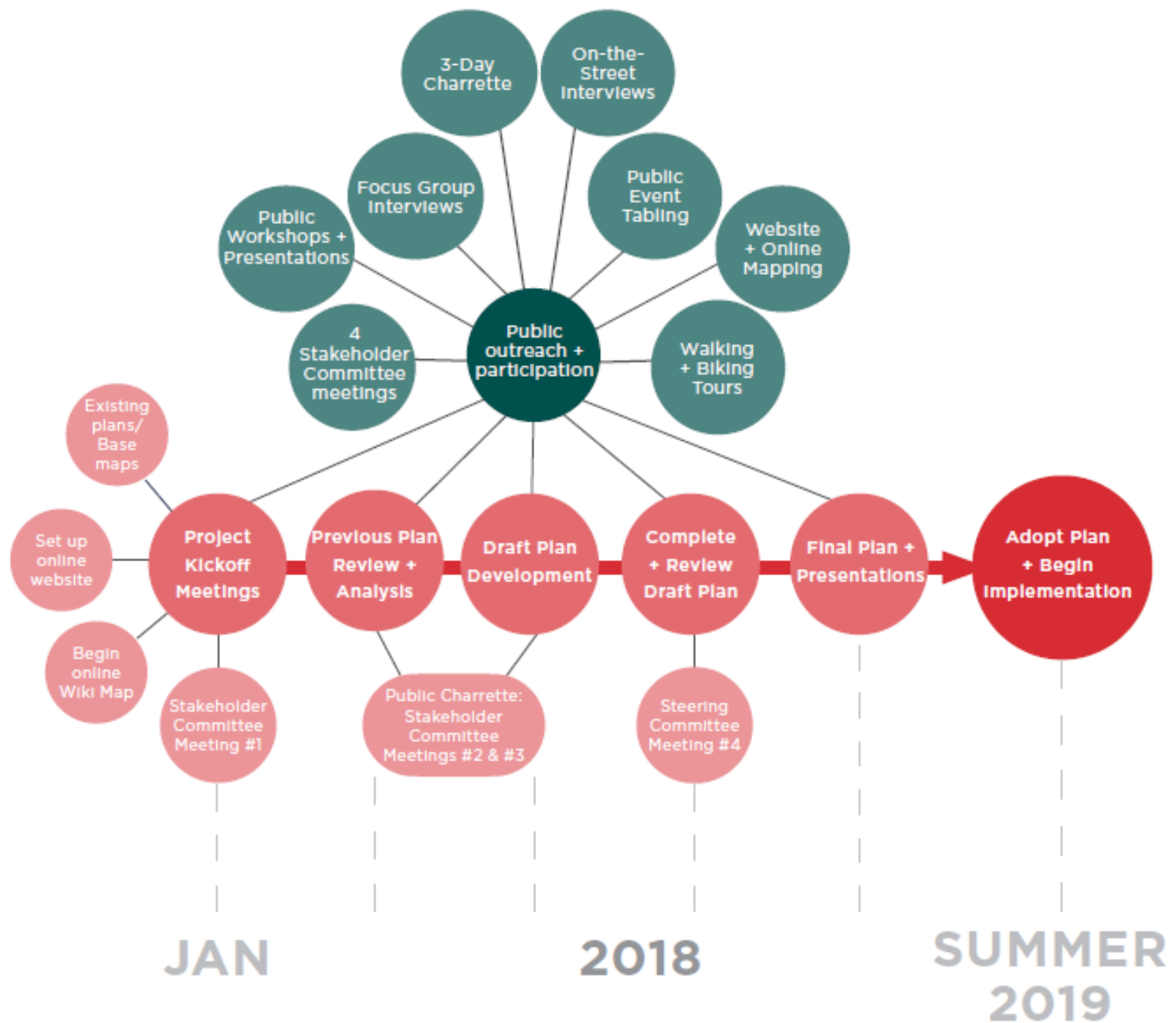
http://www.davidsonmobilityplan.com/wp-content/uploads/2019/06/DavidsonMobilityPlan_FinalReport_reduced-1.pdf



Comprehensive Transportation Plan



PLANNING PROCESS TIMELINE





DAVIDSON

MOBILITY PLAN

June 2019 | Final Report



- Projects
 - Policies
 - Programs
 - Implementation Plan
-
- Priority List
 - Reviewed Yearly

Corrections

PROPOSED BEATY STREET SIDEPATH (N MAIN ST TO GRIFFITH ST)

ABOUT THIS PROJECT

- This project will complete the pedestrian network by connecting to existing sidewalks on N. Main Street and those already on Beaty Street.
- This sidepath will be part of the Mooresville-Charlotte Trail
- The side of the street that this facility will be installed on has yet to be determined. Major destinations to connect to include Ingersoll Rand, Community School of Davidson, Oakhill Apartments on the north side, and the future park on the south side.

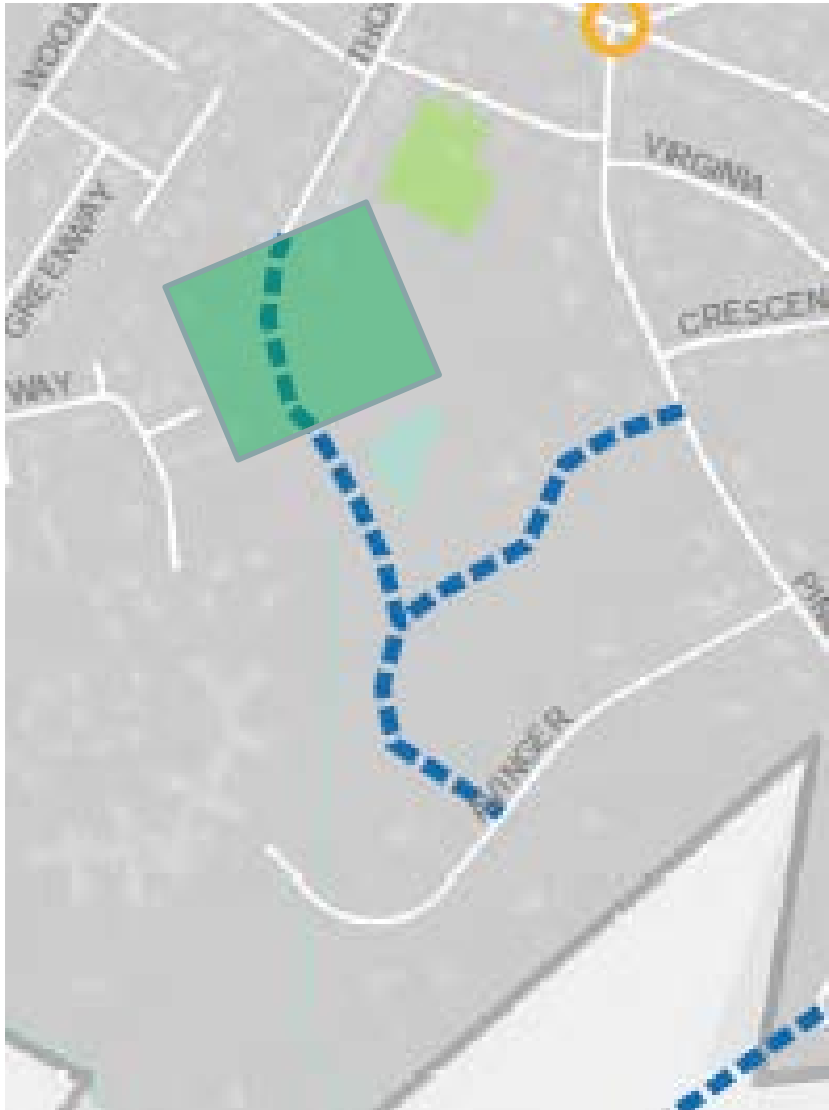
PED + BIKE PROJECTS



PROPOSED IMPROVEMENTS



Corrections



Davidson Land
Conservancy

Add note about
easement on
property.

Recommendations for approval

Livability Board

Recommend for Approval: No modifications

Planning Board

Recommend for Approval: Add Side Path to Concord Rd.

August 13th

Town Board Adoption

2019

Implement Plan

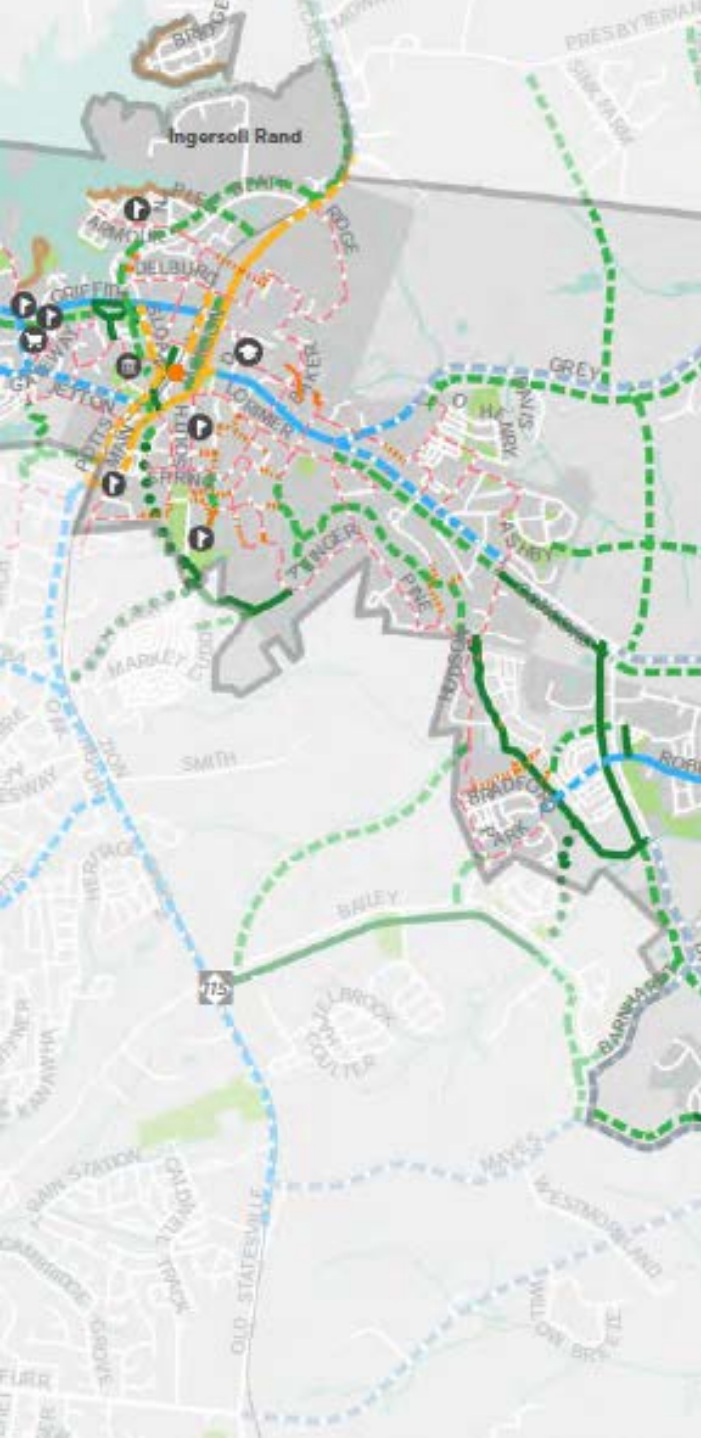
Comprehensive Plan

Call for Projects (CRTPO)

2020

Return to Town Board
with Policies, Projects,
and Programs.

Next Steps



Discussion

Questions?

tjohnson@townofdavidson.org

704.940.9639



**Agenda Title: Consider Approval of Public Facilities Debt Payment Plan
Assistant Town Manager Karen Whichard**

Summary: At the August 13, 2019 meeting, the board discussed the public facilities bond referendum and made final approval to place the issue on the ballot November 5, 2019. As part of this discussion, the board asked staff to bring back information related to the staff funding recommendation for the \$14.0 million in general obligation bonds required to renovate the current town hall for public safety purposes and the renovation of the property at 251 South Street as a town community center.

The purpose of this agenda item is to consider which option to share with the community during the information sharing campaign planned for the lead-up to the bond referendum.

The two options for communications purposes are:

A. Inform the community that, through a combination of funds set aside along with the timing of the debt issuance, that the projected property tax equivalent is 2 pennies, or

B. If the Continuum sale proceeds as planned, the town would dedicate the \$1.0 million annual contribution for Continuum to public facilities debt service and leave the tax rate flat at \$.29 per \$100 of assessed valuation.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Agenda Memo - Public Facilities Debt Payment Plan 08.27.19	8/23/2019	Cover Memo
▣	Presentation - Public Facilities Debt Payment Plan 08.27.19	8/23/2019	Presentation



Public Facilities Debt Payment Plan

To: Davidson Board of Commissioners
From: Karen Whichard, Assistant Town Manager
Date: August 27, 2019
Re: Public Facilities Debt Payment Plan

1. OVERVIEW

At the August 13, 2019 meeting, the board discussed the public facilities bond referendum and made final approval to place the issue on the ballot November 5, 2019. As part of this discussion, the board asked staff to bring back information related to the staff funding recommendation for the \$14.0 million in general obligation bonds required to renovate the current town hall for public safety purposes and the renovation of the property at 251 South Street as a town community center.

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The two options for communications purposes are:

- A. Inform the community that, through a combination of funds set aside along with the timing of the debt issuance, that the projected property tax equivalent is 2 pennies, or
- B. If the Continuum sale proceeds as planned, the town would dedicate the \$1.0 million annual contribution for Continuum to public facilities debt service and leave the tax rate flat at \$.29 per \$100 of assessed valuation.

2. RELATED TOWN GOALS

Strategic Plan: Operations, Historic Preservation

- **Priority 2-1:** Address facility needs of Police, Fire, Public Works, and Parks and Recreation, including community space

Core Values:

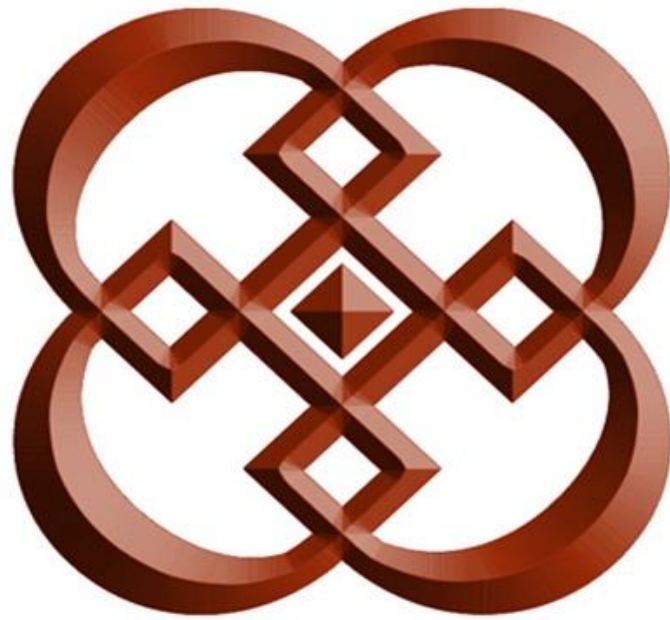
- **Goal 3:** The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.
- **Goal 8:** Davidson will maintain organizational excellence through sound financial management, training and retention of quality employees, and superior service to the community.

3. OPTIONS/PROS & CONS

- A. Inform the community that, through a combination of funds set aside along with the timing of the debt issuance, that the projected property tax equivalent is 2 pennies
- B. If the Continuum sale proceeds as planned, the town would dedicate the \$1.0 million annual contribution for Continuum to public facilities debt service and leave the tax rate flat

4. FYI or RECOMMENDED ACTION

Staff recommends approving Option B.



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

Project Overview

- Town community center at 251 South Street
 - Half community space/half town administrative offices
 - Preserves historic structure for the community to use
- Public safety renovation of current town hall
 - Provides adequate space for current and future police operations
 - Adds forensic evidence storage and secure exterior space
 - Adds living quarters and improves the restrooms and kitchen in Fire Station 1





Funding the Project

- The tax rate equivalent for the \$14.0 million is 3.5 pennies
- Combination of funds the Board has set aside for debt service and timing of the debt results in a projected 2 penny increase to the projected ad valorem tax rate
- If the Continuum sale proceeds as planned, staff recommends:
 - Dedicating the current \$1.0 million annual contribution for Continuum to public facilities debt service
 - Leaving the tax rate flat





Scenarios

Scenario	2017 GO Bonds	Public Facilities GO Bonds	Continuum \$1 million used for debt service	Estimated Tax Rate Increase (Pennies)	Tax Rate Increase Required Start
1	\$ -	\$ 14,000,000	No	2	2023
2	\$ -	\$ 14,000,000	Yes	0	
3	\$ 6,000,000	\$ 14,000,000	No	3.25	2022
4	\$ 6,000,000	\$ 14,000,000	Yes	0	
5	\$ 15,000,000	\$ 14,000,000	No	5	2022(2) / 2023(3)
6	\$ 15,000,000	\$ 14,000,000	Yes	1	2025

Assumptions

Scenario 3&4 \$6 million of 2017 GO Bonds issued in 2021

Scenario 5&6 \$5 million of 2017 GO Bonds issued in 2021/2023/2025

Public Facilities GO bonds issued \$10 Million in 2021/\$4 million in 2023





Options for Information Sharing

- A. Inform the community that, through a combination of funds set aside along with the timing of the debt issuance, that the projected property tax equivalent is 2 pennies, or
- B. If the Continuum sale proceeds as planned, the town would dedicate the \$1.0 million annual contribution for Continuum to public facilities debt service and leave the tax rate flat





Agenda Title: Consider Approval of Draft Resolution 2019-39 - 251 South Street Steering Committee Phase II Charge

Assistant Town Manager Karen Whichard and Parks and Recreation Director Kathryn Spatz

Summary: This past spring, the board of commissions engaged a group of citizens to provide recommendations for the building at 251 South Street as part of the public facilities project. At that time, the board adopted a scope of work and charge for the citizen-led steering committee, which included a future Phase II site plan conceptual design. Draft Resolution 2019-39 is an updated charge for Phase II, which asks the citizen steering committee to investigate various public service elements that meet community values and goals, including but not limited to affordable housing and parks and recreation amenities appropriate for the site.

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
□	Agenda Memo - 251 South Street Steering Committee Phase II Charge 08.27.19	8/23/2019	Cover Memo
□	Draft Resolution 2019-39 251 South Street Steering Committee Phase II Charge	8/23/2019	Resolution Letter



251 South Street Steering Committee Phase II Charge

Date: August 27, 2019
To: Davidson Board of Commissioners
From: Kathryn Spatz, Parks & Recreation Director
Re: 251 South Street Steering Committee Phase II Charge

1. OVERVIEW

This past spring, the board of commissions engaged a group of citizens to provide recommendations for the building at 251 South Street as part of the public facilities project. At that time, the board adopted a scope of work and charge for the citizen-led steering committee, which included a future Phase II site plan conceptual design. Draft Resolution 2019-39 is an updated charge for Phase II, which asks the citizen steering committee to investigate various public service elements that meet community values and goals, including but not limited to affordable housing and parks and recreation amenities appropriate for the site.

Staff is currently polling steering committee members to gauge availability and interest to continue with the process. If there are openings, we plan to contact original applicants to determine their interest in this phase of the project. Any new appointments would be considered by the board at the September 10 meeting. The initial meeting for Phase II of the 251 Steering Committee is scheduled for Thursday, September 19 at 6:30 p.m. in the town hall board room.

2. RELATED TOWN GOALS

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

3. OPTIONS/PROS & CONS

N/A

4. FYI or RECOMMENDED ACTION

Staff recommends the board of commissioners approve the revised charge.

5. NEXT STEPS



Resolution 2019-39
Authorizing the Manager to Begin the Conceptual Plan Process for Phase II
of the 251 South Street Site

WHEREAS, a conceptual plan process will allow the community and the Board of Commissioners to fully explore options for the site; and

WHEREAS, Community stakeholders including, adjoining neighborhoods, citizens at large, and advisory board members, all of whom applied to serve; and

WHEREAS, Parks & Recreation Director and Senior Recreation Program Manager shall serve as staff liaisons to the Task Force with significant input from town staff in other departments; and

WHEREAS, the Board of Commissioners appointed the 251 South Street Steering Committee and that it shall be retired after the Board of Commissioners adopt a concept plan; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Davidson that the once established 251 South Street Steering Committee is charged with the following:

- Sponsor public forums to solicit community input for the use of the 251 South Street site
- Identify and evaluate all assets on-site
- Investigate various public service elements that meet community values and goals, including but not limited to affordable housing and parks and recreation amenities appropriate for the site
- Consider ancillary uses as appropriate, respecting historic character of surrounding parcels
- 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, and potential revenues
- Meet with the Davidson Board of Commissioners for review and comment before making final recommendations
- Make recommendations for the consideration of the Davidson Board of Commissioners

Adopted on the _____, 2019.

Rusty Knox, Mayor

Attest:

Elizabeth K. Shores, Town Clerk