

The Town *of* Davidson

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Presentation Overview

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



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

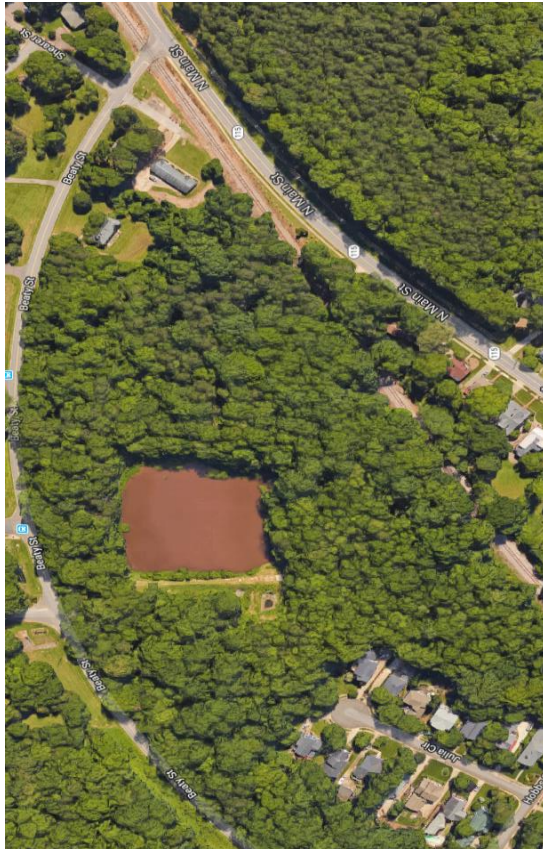
1. Origin/Master Plan: P&R Master Plan
2. Why important: One of best opportunities for open play space on west side of town
3. Status: Ada Jenkins and town working on agreement for use of fields/maintenance
4. Next Steps: Key 1st step is to engage and involve community to lead project
5. Pros/Cons: lose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



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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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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

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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

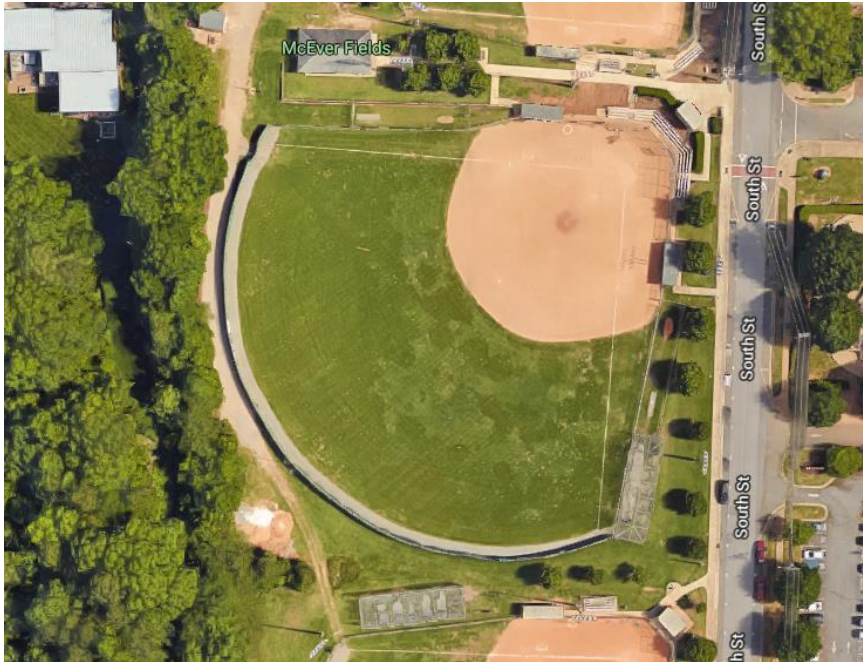
1. Origin/Master Plan: does not show up in any plan
2. Why important: P&R dept's greatest need for current programming is gym space
3. Status: recently opened PO for \$1,260 to research if possible



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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.



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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.



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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



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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.

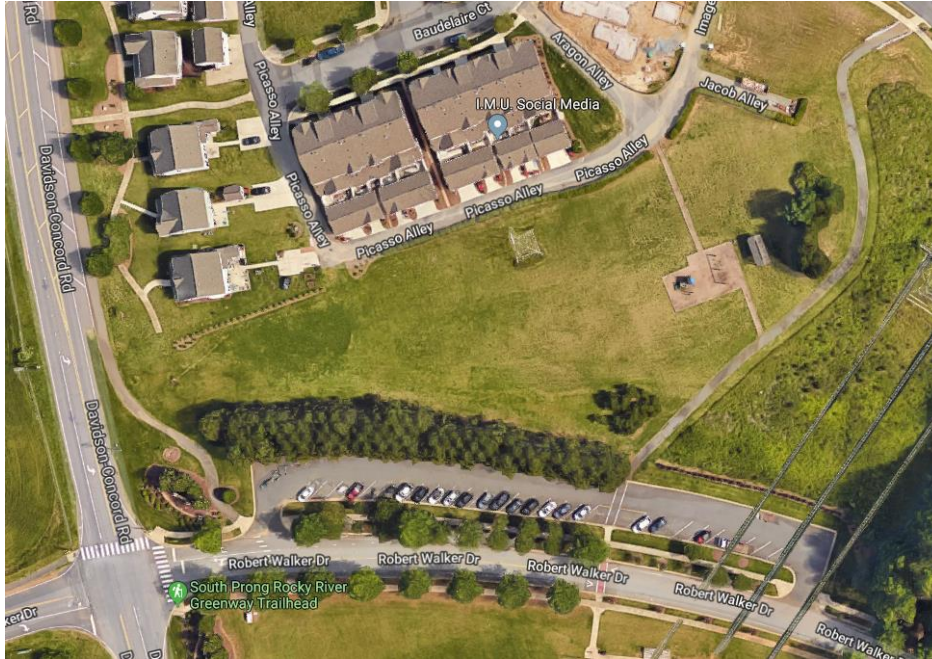
Location: 00118858

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



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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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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.



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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Questions

