



College Town. Lake Town. *Your Town.*

August 7, 2018

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, August 7, 2018 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Jim Fuller, Matthew Fort, Autumn Rierson Michael and David Sitton. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Fire Deputy Chief Ryan Monteith, Parks and Recreation Supervisor Leslie Willis, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Information Office Cristina Shaul, Town Attorney Cindy Reid, and Town Clerk Betsy Shores were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 7:00 p.m. due to the National Night Out event that was held from 5:00 p.m. to 7:00 p.m.

- **ANNOUNCEMENTS**

Public Information Officer Cristina Shaul announced the following:

Christmas in Davidson applications are now available on the website.

Two public input sessions for planning related projects; Wednesday, August 8 from 5:00 p.m. – 7:00 p.m. for Lake Cornelius Residential and Wednesday, August 29 from 5:00 p.m. – 7:00 p.m. for the North Harbor Club Conditional Planning Area. More info available on the website.

The medicine drop box on the west side of our building has new hours. It will be open every other Monday, starting August 13, from 8:00 a.m. to 5:00 p.m.

We are now accepting applications for our advisory boards through September 28.

The Park at Beaty Street Task Force wants resident input. Drop off photos to the display in the lobby of Town Hall of requested park features or take their online survey through August 13. The survey link is on our website at www.townofdavidson.org/ParkatBeatySTTF

We have a new question on our Open Town Hall portal on the topic of \$300,000 in state funds being allocated for projects in Davidson.

Nominations for the Jack Burney Community Service Award are now being accepted through September 28.

New residents' reception will be held on Thursday, September 20 from 5:00 p.m. to 7:00 p.m. at town hall.

- **CHANGES TO THE AGENDA**

Town Manager Justice provided an update on the watershed ordinance text amendments. At the July 10th meeting, the Board directed staff to move forward with the proposed revisions to the Planning Ordinance Section 17 Watershed Protection Overlay District with the exception of section 17.6.1 – 17.6.3. The Board of Commissioners will consider taking action on the proposed revisions at the August 28th meeting.

Commissioner Fort made a motion to add to the agenda a discussion with North Carolina State Senator Jeff Tarte regarding the budgeting process. The motion passed unanimously (5-0).

Senator Jeff Tarte explained the process for the North Carolina State budget including allocating discretionary funds to municipalities. During the last legislative session, the NC General Assembly approved three grants for projects in the Town of Davidson:

\$100,000 to be used for Downtown Park/Farmers' Market area site improvements, \$100,000 for police equipment, and \$100,000 for fire equipment.

- **PRESENTATION**

Program Manager Don Ceccarelli from Charlotte-Mecklenburg Storm Water Services presented an update on the Mecklenburg County Floodplain Ordinance. The Federal Emergency Management Agency (FEMA) updated Flood Insurance Rate Maps (FIRMs) for Mecklenburg County with an effective date of November 16, 2018. Davidson must adopt an updated floodplain ordinance to include the new map date by the November 16, 2018 deadline or risk being suspended from the National Flood Insurance Program (NFIP). A public hearing will take place on August 28, and the board will consider the approval of map and text amendments at a future meeting.

Tony Martin from Charlotte Water provided an update on their project to upgrade the water distribution system to provide better flow to customers in Davidson. The project starts at Catawba Avenue in Cornelius and parallels a Duke Power right-of-way to and along South Street in Davidson. A related project heads west on Cathey Street toward Walnut and Main Streets and east on Cathey Street toward Concord Road.

- **CONSENT AGENDA**

Consider Approval of Budget Amendments 2019-06

Consider Approval of Tax Levy Adjustments for refunds from Solid Waste Fund

Commissioner Fort made a motion to approve the consent items. The motion passed unanimously (5-0).

- **OLD BUSINESS**

First item on the agenda was the General Obligation Bond for Public Facilities. Mayor Knox gave an update with an offer from Charlotte-Mecklenburg Schools to purchase the property at 251 South Street. Manager Justice provided options for the General Obligation Bond Referendum.

- 1) Do nothing and decide not to proceed.
- 2) Proceed with the referendum on the November ballot with consideration of the purchase price and proposed phase one renovation of 251 South Street and phase 2 renovation of the current Town Hall for police and fire.
- 3) Proceed with the purchase 251 South Street and place the estimated renovation costs on the referendum for the November ballot.
- 4) Purchase 251 South Street and not do a referendum this November. That would enable us to control the property and then go through a Master Planning or Public Input Process to further study the Public Facilities project.

Commissioners discussed the options of the purchase, the referendum, and opportunities for public input.

Commissioner Fort made a motion to approve authorizing staff to execute the contract for the \$2.4 million purchase and due diligence period and to cancel the bond referendum for November.

Commissioner Sitton amended to move forward into contract negotiations and due diligence period.

Approved 3-2. Commissioners Fort, Rierson Michael, and Sitton voted yes. Commissioners Campbell and Fort voted no.

Second item on the agenda was the Park at Beaty Task Force Status by Denise Beall and Dave Cable. Denise introduced members of the Task Force that were present at the meeting. Denise presented a brief overview of the Task Force, requested clarification of the original resolution language and \$26,700 in funding as a preliminary operating budget, including a study on the potential removal of the dam versus retaining and repairing the pond amenity. The Board will consider approval of the clarification to the resolution and the expenditure request on the August 28 meeting.

Third item on the agenda was the Comprehensive Plan Consultant Recommendation. Public Information Officer Cristina Shaul and Comprehensive Plan RFP/Consultant-Selection Committee Representatives Pat Coleman and Michael Flake provided an update. The committee recommended Clarion Associates, based in Chapel Hill, NC, as the consultant. Commissioners requested that Clarion Associates attend the August 28 meeting to answer questions before moving forward with the contract.

Fourth item on the agenda was a discussion of the draft water/sewer extension policy and the annexation policy. Manager Justice and Town Attorney Cindy Reid provided information to the board on each policy. Commissioners decided to formalize the unwritten policy for water and sewer extensions and grant the authority for the extension of water and sewer services in the extra-territorial jurisdiction to themselves, instead of the Town Manager. A draft annexation policy has been created that addresses the policy and procedures for voluntary annexation requests for both contiguous and

non-contiguous properties. Commissioners will consider taking action on the draft water/sewer extension policy and the annexation policy at the August 28 meeting.

- **NEW BUSINESS**

Resolution 2018-20 is a request from the Davidson Land Conservancy for an exemption from Section 54-1 of the Davidson Municipal Code to be able to offer limited beer to age-appropriate race participants on the town green after their Run for Green race on Saturday, September 15. Commissioner Rierson Michael serves as the Executive Director of the DLC and asked to recuse herself from voting.

Commissioner Fuller made a motion to recuse Commissioner Rierson Michael. The motion passed unanimously (4-0).

Commissioner Sitton made a motion to approve Resolution 2018-20. The motion passed unanimously (4-0).

Planning Director Jason Burdette led a discussion with commissioners on reducing the scale of building types in the Village Infill Planning Area (VIPA), including the removal of the multi-family building type. There will be a public comment period specific to this topic at the August 28 meeting.

- **SUMMARIZE ACTION ITEMS**

Town Manager Justice summarized action items.

- **ADJOURN**

Commissioner Campbell made a motion to adjourn. The motion passed unanimously (5-0).

The meeting adjourned at 10:23 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor