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August 28, 2018

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting at 6:00 p.m. on Tuesday, August 28, 2018 at Davidson Town Hall. Present were Mayor Rusty Knox, Mayor, Commissioners Jane Campbell, Matthew Fort, Autumn Rierson Michael and David Sitton. Commissioner Fuller called in to the meeting and arrived in person during the meeting. Town Manager Jamie Justice, Assistant Town Manager Dawn Blobaum, Economic Development Manager Kim Fleming, Finance Director Pieter Swart, Parks and Recreation Director Kathryn Spatz, Planning Director Jason Burdette, Police Chief Penny Dunn, Public Information Officer Cristina Shaul, 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 6:01 p.m.

- **ANNOUNCEMENTS**

Public Information Officer Cristina Shaul announced the following:

Davidson Connections is Thursday, September 6 at 5:30 p.m. at Fly Leaf Counseling located at 432 S. Main Street, above Davidson Beverage Company.

North Mecklenburg Christmas Parade applications are now available. We will accept the first 120 applicants. Information is on our website.

The installation of the playground in the new park near Bailey Springs should begin as part of the first phase of constructing this new park with a grand opening to take place in November.

The Town of Davidson requested federal Community Development Block Grant (CDBG) funds to help with improvements at Roosevelt Wilson Park (play feature and picnic structure) and constructing new sidewalks on Houston Street and Mock Road. To get approval for the funding, the town must show that the project benefits low- and moderate-income persons. Generally, an applicant can rely on census data to prove this benefit. For the park and sidewalk improvements, however the census tract included too large an area to qualify. The qualification must instead be done through a door-to-door survey of a smaller area. We need volunteers to help us conduct this survey process on Saturday, September 22 at 9:00 a.m. (with shifts until 3:00 p.m.) and/or on Sunday, September 23 (from 3:30 to 6:00 p.m.).

Applications for our advisory boards available online through September 28.

There is a Public Input Session for the North Harbor Conditional Planning Area on Wednesday, August 29 from 5:00 – 7:00 pm.

The Park at Beaty Street Task Force wants input. Drop off photos of what park features you'd like to see on the 19 acres of town-owned land along Beaty Street. Visit the idea wall in the town hall lobby to add an image or take the second online survey. The survey link is on our website at www.townofdavidson.org/ParkatBeaty. The task force also is hosting a public input session on September 17 from 5:30 to 7:30 p.m. at town hall.

The Davidson Fire Department is undertaking an accreditation process and hosting two public input sessions. One is scheduled from September 24 from 9:00 a.m. to noon and another is on September 26 from 5:30 to 8:30 p.m. We also have a question on our Open Town Hall portal on fire department priorities.

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 to 7:00 p.m. at town hall.

Mayor Knox stated that **Resolution 2018-22 Legislation for I-77 HOT Lanes Comprehensive Agreement** was moved to new business (b).

Mayor Knox read **Resolution 2018-21 Recognition of Mickey Pettus** for his service as the Chair of the Planning Board and Board of Adjustments.

- **CHANGES TO THE AGENDA**

Manager Justice asked that item (f) from old business be moved to consent agenda item (n). Manager Justice recommended the Board of Adjustment discussion item moved to the September 4 agenda. There was no objection from the Board.

- **PUBLIC COMMENTS**

The public comments period opened at 6:10 p.m. and was closed at 6:26 p.m. Six (6) citizens spoke. The comments were summarized by Commissioner Sitton.

- **PUBLIC HEARING**

Commissioner Fort made a motion to open the public hearing. The motion passed unanimously (4-0).

Planning Director Jason Burdette presented an update on the Proposed DPO Section 18: Floodplain Ordinance. The Federal Emergency Management Agency (FEMA) updated Flood Insurance Rate Maps (FIRMs) for Mecklenburg County which will become effective on November 16, 2018. The Town of Davidson must adopt an updated floodplain ordinance to include the new map data by the November 16, 2018 deadline or risk being suspended from the National Flood Insurance Program (NFIP).

The public comments period was opened at 6:34 p.m. and was closed at 6:34 p.m. No citizens spoke.

Commissioner Campbell made a motion to close the public hearing. The motion passed unanimously (4-0).

- **CONSENT AGENDA**

Consider Approval of Draft Meeting Minutes from July 10 and July 24

Consider Approval of Revised Board Meeting Schedule

Consider Approval of FY2018 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties

Consider Approval of FY2019 "Order of Collection" for Mecklenburg and Iredell County Tax Collectors

Consider Approval of Financing of Backhoe

Consider Approval of Request from Park at Beaty Task Force for Amendments to Resolution 2018-06

Consider Approval of Budget Amendments BA2019-09 and BA2019-10

Consider Approval of Ordinance 2018-03 (DPO Section 17 Watershed Text Amendments) & Consistency Statement

Consider Approval of Appointments of Chairs for Design Review Board and Planning Board/Board of Adjustment

Consider Approval of Arts & Science Council Advisory Council Appointments

Consider Approval of Noise Ordinance Variance – Fall Fling at Davidson College

Consider Approval to Direct Planning Board to Make Recommendation within 30 Days on the Proposed DPO Text Amendments

Consider Approval of Appointment at Park at Beaty Task Force Member

Consider Approval of Annexation Policy

Commissioner Fort made a motion to approve. The motion passed unanimously (4-0).

- **OLD BUSINESS**

Parks and Recreation Director Kathryn Spatz introduced Livability Board Chair Steedman Lyles, and former Livability Chair Marty Metzker. Chair Lyles and Past Chair Metzker presented the process for non-profit grant applications and the allocation of \$50,000 appropriated for contributions. The Livability Board will review the 2018 applications and make funding recommendations to the Board by October.

Public Information Officer Cristina Shaul introduced Clarion Associates Project Manager Leigh Anne King who gave a presentation on the scope of the proposed comprehensive plan. After asking Ms. King questions about process, Commissioners were asked to approve the contract with Clarion Associates and authorize Budget Amendment 2019-07.

Commissioner Campbell made a motion to authorize Town Manager Jamie Justice to proceed with signing a contract with Clarion Associates and authorize the approval of Budget Amendment 2019-07 to appropriate the amount of \$85,000 for the first phase of the comprehensive plan. The motion passed unanimously (4-0).

Commissioner Fuller commented via phone that he could not vote but he lends his support.

Planning Director Jason Burdette provided an update on reducing scale of Village Infill Building Types and potential text amendments. Staff was tasked by a previous board with reviewing the multi-family building type and its inclusion in the Village Infill Planning Area (VIPA). The Board of Commissioners suspended the rules to open up the meeting for public comment.

Commissioner Fort made a motion to open the public comment. The motion passed unanimously (4-0).

The public comments period was opened at 7:27 p.m. and was closed at 7:50 p.m. Seven (7) citizens spoke.

Commissioner Fort made a motion to close the public comment. The motion passed unanimously (4-0).

Commissioners provided comments on the presentation and remarks from the public comment.

Commissioner Fort made a motion to approve the reducing the scale of Village Infill Building Types as presented and the consistency statement. The motion passed unanimously (4-0).

Town Manager Jamie Justice stated that under the Town's agreement with Charlotte Water, the Town approves any water/sewer extension requests to serve a property that's not considered a connection. Currently the process entails approval by the Town Manager. Staff was asked to create a draft water/sewer extension policy for the Board to consider. At the August 7 meeting, the Board discussed the June 5, 2018 version of the draft policy. This policy creates a written policy where previously there was no written policy and it changes where the decision goes from the Town Manager at the staff level to the Town Board. The Board discussed the draft policy and the process.

Commissioner Fuller joined the meeting at 8:07 p.m.

Commissioner Fort made a motion to approve the draft policy from June 5, 2018. The motion passed unanimously (5-0).

Town Manager Jamie Justice presented two requests for water/sewer extensions per Charlotte Water for Mayes Hall and the Potts Development.

The first request, from the developers of Mayes Hall, propose about 66 dwelling units on 24 acres in the Neighborhood Edge Planning Area. This property is off Mayes Road in the eastern part of the jurisdiction. Based on the information, staff has no objection to approving the water/sewer extension request to this property. Commissioners discussed the proposed development of the property.

Commissioner Campbell made a motion to approve as recommended by staff. The motion passed (4-1). Commissioners Campbell, Fort, Fuller, and Rierson Michael voted yes and Commissioner Sitton voted no.

The second request, from the developers of Potts Development, propose approximately 250 multi-family dwelling units on 15.441 acres in the Village Infill Planning Area. Town Manager Justice stated it's still unknown if this will be an extension or a connection. If a connection is available, the development may move forward without the board of commissioners' approval of water/sewer. The agreement with Charlotte Water is that extensions, not connections, have to be approved by the town. Based on the information from the proposal, staff is not recommending approval of water/sewer extension. Commissioners discussed the proposed development of the property.

Commissioner Fort made a motion to reject water/sewer extension to this property. The motion passed unanimously (5-0).

- **NEW BUSINESS**

Public Works Director Doug Wright led a discussion on sidewalk projects based on the priorities in the Walks & Rolls Active Transportation Plan. Commissioners will discuss the options listed below at the September 11 meeting and will potentially vote on sidewalk projects at the September 25. Commissioners indicated a preference for Option 1.

Option 1: Grey Road from Concord Road to Wolfe Street & Spring Street from Walnut Street to South Street

Option 2: Delburg Street from Watson Street to Beaty Street
Catawba Avenue from Potts Street to the town limits

Mayor Knox read **Resolution 2018-22** requesting the General Assembly enact legislation exempting change of scope, modification, or cancellation of the I-77 HOT Lanes Comprehensive Agreement from the Strategic Transportation Investment Process. The Towns of Cornelius and Huntersville recently passed a similar resolution. After discussion, the Board agreed to include addressing the Resolution to Governor Cooper, Secretary of Transportation Trogon and the NC General Assembly.

Commissioner Fuller made a motion approve. The motion passed unanimously (5-0).

- **SUMMARIZE ACTIONS ITEMS**

Town Manager Jamie Justice summarized the board requested action items for staff.

- **ADJOURN**

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

The meeting adjourned at 9:44 p.m.

Rusty Knox
Mayor

Attest:

Elizabeth K. Shores
Town Clerk

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