



August 8, 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, August 8, 2019 in the Town Hall Board Room. Present were Mayor Rusty Knox and Commissioners Jane Campbell, Matthew Fort, Jim Fuller, Autumn Rierson-Michael, and David Sitton. Town Manager Jamie Justice, Economic Development Manager Kim Fleming, 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 5:00 p.m.

- **CLOSED SESSION**

Commissioner Fort made a motion to move to closed session per NCGS §143-318.11. (a) (3) – Consult with Attorney. The motion passed unanimously (5-0).

At 5:55 p.m., Commissioner Campbell made a motion to return to open session. The motion passed unanimously (5-0).

- **ANNOUNCEMENTS**

Communications Director Amanda Preston read the following announcements:

Congratulations to Davidson Police Corporal Joe Squashic for completing the North Carolina Traffic Enforcement and Investigation Certification Program. This rigorous program required 500 training hours through the North Carolina Justice Academy, which Joe exceeded, and must be completed in just five years. Officers, upon completion of the program, will have mastered several important aspects of traffic enforcement and related topics, thus achieving a high level of professionalism for themselves as well as the department. This program began in 1999 and Joe is the 305th police officer in the state to complete the program since inception. Congratulations, Cpl. Squashic!

The next Quarterly Q&A Session with the Mayor and Board of Commissioners will be held on Tuesday, September 3 at 6:30pm at the clubhouse in Summers Walk, 17240 Summers Walk Blvd. This is open for all citizens to attend.

Sunday, August 18, the Lake Norman Fondo Bike Race, a cycling event benefitting Lake Norman Area charities, will take place throughout Davidson. All event activities will be hosted here at the Village Green.

The next Concert on the Green features our annual GospelFest performance on Sunday, August 25 at 6pm.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **DISCUSSION**

(a) **Continuum**, formerly known as MI-Connection, is the broadband/cable company owned by the towns of Mooresville and Davidson. In March, the towns announced starting the process for the sale of Continuum and retainment of RBC Capital Markets as the exclusive financial advisor for the sale. Town Manager Justice presented an overview of the sale process to date.

On Tuesday, August 13, the boards of Mooresville and Davidson voted by resolution to approve an Asset Purchase Agreement from TDS Broadband Service, LLC and the sale of Continuum in the amount of \$80 million. Per NC State Statute, a referendum will be on the November ballot asking eligible Mooresville and Davidson voters to approve the sale of Continuum. Pending voter approval in November, transfer of ownership is expected to occur by the end of 2019.

Continuum employees will be offered positions within TDS to support local and national operations. TDS employs nearly 2,700 people in 30 states and currently has strong momentum in the broadband and cable industry with expansion of fiber optic networks in multiple markets across the U.S.

Between now and the Closing of the Sale, Continuum customers will continue to receive their voice, internet and video services, pricing, and customer service to which they are accustomed during this period.

Commissioner Campbell made a motion to open the Public Hearing at 6:10 p.m. The motion passed unanimously (5-0).

No one signed up to speak.

Commissioner Fuller made a motion to close the Public Hearing at 6:10 p.m. The motion passed unanimously (5-0).

Commissioner Fort made a motion to approve Resolution 2019-36 Approving Sale of the Continuum Communications System Subject to Voter Approval and Resolution 2019-37 Calling for a Vote of the Eligible Voters of the Town of Davidson Regarding Sale of the Continuum Communications System to TDS Broadband Service LLC. The motion passed unanimously (5-0).

(b) Parks and Recreation Director Kathryn Spatz and Town Attorney Cindy Reid presented the **Park at Beauty Conservation** Agreement. On March 26, 2019, the board of commissioners voted unanimously to

adopt the recommendations of the Park at Beaty Street Task Force, including permanently protecting all 6 parcels (20+acres) that make up the Beaty Property with a conservation easement. The Park at Beaty Leadership Committee, primarily Dave Cable, and staff have been working to develop easement language that addresses town, neighbor, and Davidson Land Conservancy (DLC) interests. The draft conservation easement was presented to the board of commissioners on July 9.

Commissioner Fuller made a motion to excuse Commissioner Rierson Michael from voting on the conservation easement due to her position as Executive Director of Davidson Lands Conservancy, who is the recommended holder of the conservation easement agreement. The motion passed unanimously (4-0).

Commissioner Fuller made a motion to approve Resolution 2019-35 to Convey the Beaty Conservation Easement Agreement and Budget Amendment 2020-07 to appropriate \$30,000 to DLC for stewardship of the conservation easement. The motion passed unanimously (4-0).

The purpose and terms of the easement will be published in the Charlotte Observer beginning Saturday, August 17 and, after that, the conveyance can be finalized by Mayor Knox signing the easement agreement.

(c) Town Manager Justice presented a recap of the **Public Facilities Bond Referendum**. On July 9, the board approved the introduction of the bond order to issue \$14 million dollars in G.O. Public Facilities Bonds and held a Public Hearing on July 23. The board discussed receiving additional public input for the 5 acres around the 251 South Street property, the Sloane House, and the Pump House.

Commissioner Campbell made a motion to approve Resolution 2019-33 Providing for the Adoption of a Bond Order Authorizing the Issuance of \$14,000,000 General Obligation Public Facilities Bonds and Resolution 2019-34 Setting a Special Bond Referendum and Notification of the Mecklenburg County Board of Elections and the Iredell County Board of Elections. The motion passed (4-1) with Commissioners Campbell, Fort, Fuller, and Rierson-Michael voting yes and Commissioner Sitton voting no.

(d) **Consider Approval of Davidson Mobility Plan**

Commissioner Rierson Michael made a motion to defer the item to the August 27 regular meeting. The motion passed unanimously (5-0).

(e) Planning Director Jason Burdette presented a proposal for **River Run Phase VI** to re-designate approximately 74.8 acres located east of Shearer Rd and south of E. Rocky River Rd. from a combination of Neighborhood Edge/Conditional Planning Areas to entirely Conditional Planning Area. The applicant is working with Epcon Communities to develop a 130-unit active adult (age-restricted) community. As part of the conditional request, the applicant is asking for a number of exceptions to the Davidson Planning Ordinance. After a discussion, the board of commissioners provided feedback to the applicant about the proposed development.

(f) Planning Director Jason Burdette and representatives from **CFA Church** presented a **proposal for a Conditional Map Amendment** (rezoning) for 261 Griffith Street (Sadler Square Shopping Center) from Village Commerce Planning Area to Conditional Planning Area. The purpose of the rezoning would be to permit a religious use in the space formerly occupied by Healthy Home Economist grocery store. After a discussion, the board of commissioners provided feedback to the applicant about the proposed rezoning.

(g) Town Manager Justice requested the board of commissioners to approve a resolution and budget amendment to purchase four homes for the purpose of preserving those homes as affordable. The addresses are 202 Mock Road, 145 Mock Road, 144 Mock Circle, and 211 Lakeside. The purchase price for all four homes is \$820,000. One of the strategic goals of the board is to 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. These homes will be rented or sold to households with incomes between 50% and 80% AMI.

Commissioner Campbell made a motion to approve Resolution 2019-38 to authorize the purchase of 211 Lakeside Drive, 145 Mock Road, 144 Mock Circle, and 202 Mock Road and approve Budget Amendment 2020-08 for \$820,000 plus related expenses. The motion passed unanimously (5-0).

(h) No additional items were presented during **Miscellaneous/Open Discussion**.

- **ADJOURN**

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

The meeting adjourned at 8:58 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor