



August 27, 2019

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, August 27, 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, 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, Town Attorney Cindy Reid, and previous Town Clerk Carmen Clemsic were also present.

- **CALL TO ORDER**

Mayor Knox called the meeting to order at 5:02 p.m.

- **CLOSED SESSION**

Commissioner Campbell made a motion to move to closed session per NCGS § 143.318.11(a)(3) Davidson Acquisition Company, et. al. v. Town of Davidson, et. al.. The motion passed unanimously (4-0). Commissioner Sitton was not present for the start of the closed session.

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

- **ANNOUNCEMENTS**

Communications Director Amanda Preston made the following announcements:

The next Concert on Green will be held this Sunday, September 1 at 6:00 p.m. featuring Chicago Rewired.

The Town of Davidson offices will close in observance of the Labor Day holiday. We will re-open Tuesday, September 3. Garbage and recycling collection will be on a regular pick-up schedule.

The next Quarterly Q&A Session with the Davidson Mayor and Board of Commissioners will be on Tuesday, September 3 at 6:30 p.m. at the clubhouse in Summers Walk, 17240 Summers Walk Blvd. Everyone is invited to attend.

Mayor Knox read a **proclamation** in recognition of **Hoke Lumber Company** and their 75 years as a Davidson business. Mayor Knox signed the **Beaty Park Conservation Easement Resolution**.

- **PUBLIC COMMENTS**

The public comments period opened at 6:15 p.m. and closed at 6:29 p.m. Five citizens spoke.

- **CHANGES TO THE AGENDA**

No changes to the agenda.

- **PRESENTATIONS**

In 2014, the Town of Davidson contracted with TischlerBise 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. Economic Development Manager Kim Fleming and Carson Bise, President of TischlerBise, discussed with the board the 2019 analysis which 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.

- **CONSENT AGENDA**

Meeting Minutes from the July 9 work session and July 23 regular meeting
Recommended Change to Parks and Recreation Department Policies and Procedures
Changes to the Fee Schedule
Budget Amendment 2020-10 for Fire Department purchase of Self-Contained Breathing Apparatus (SCBA)
FY2019 Tax Collector's Settlement Statement for Mecklenburg and Iredell Counties
FY2020 "Order of Collection" for Mecklenburg and Iredell Tax Collectors

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

- **OLD BUSINESS**

(a) Town Attorney/Affordable Housing Manager Cindy Reid presented an update on **the Affordable Housing program**. The Affordable Housing Steering Committee recommended creating new and maintaining existing affordable 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. Chris Ahearn, CEO of Habitat, shared an update on what has been accomplished through this partnership.

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. Cindy Reid presented a proposal from the developer of the Village at South Main. The board asked that staff solicit public input through open town hall and have further discussion at the September 10th work session.

(b) Senior Planner Travis Johnson presented an overview of the proposed **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. The Mobility Plan is a culmination of 18 months of public engagement and feedback.

Commissioner Campbell made a motion to approve the Davidson Mobility Plan contingent on possible amendments after the upcoming Board Retreat.

(c) Assistant Town Manager Karen Whichard presented 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 board discussed two different options to share with the community during the information sharing campaign planned for the lead-up to the bond referendum.

Commissioner Fort made a motion to approve the recommended Public Facilities Debt Payment plan to communicate to citizens that the projected property tax rate increase is 2 pennies however, if the Continuum sale proceeds as planned, the town could dedicate the \$1 million annual contribution for Continuum to public facilities debt service resulting in no increase to the tax rate. The motion passed (4-1) with Commissioners Campbell, Fort, Fuller, and Rierson Michael voting yes and Commissioner Sitton voting no.

(d) Assistant Town Manager Karen Whichard provided an update on the **251 South Street Steering Committee**. 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. The board was asked to approve **Resolution 2019-39** with an updated charge for Phase II, which asks the citizen steering committee to investigate various public service elements that are aligned with the board adopted strategic plan with amenities appropriate for the site.

Commissioner Rierson Michael made a motion to approve Resolution 2019-39 South Street Steering Committee Phase II Charge with changes to bullet 3: "Investigate various public service elements that are aligned with the board adopted strategic plan with amenities appropriate for the site". The motion was passed unanimously (5-0).

- **SUMMARIZE MEETING ACTION ITEMS**

Commissioner Fort summarized the public comments.

- **ADJOURN**

Commissioner Rierson Michael made a motion adjourn. The motion passed unanimously (5-0).

The meeting adjourned at 8:31 p.m.

Attest:

Elizabeth K. Shores
Town Clerk

Rusty Knox
Mayor