



College Town. Lake Town. *Your Town.*

December 13, 2016

**WORK SESSION
TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Town of Davidson Board of Commissioners held its regularly scheduled pre-meeting on Tuesday, December 13, 2016 in the Town Hall Board Room. Mayor Woods called the meeting to order at 4:00 p.m. Present were Mayor John Woods and Commissioners Fuller, Jenest and Graham. Commissioners Anderson and Cashion were absent. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

The following items were included under other discussion:

- **Draft Text Amendments for Rural Area Plan**

Planning Director Jason Burdette highlighted proposed text changes to the Davidson Planning Ordinance based upon recommendations from the Rural Area Plan. The changes discussed included: Neighborhood Services Overlay at East Rocky River/Shearer, Neighborhood Edge Building Types and Lot Sizes, Required Improvements/Sewer, Agricultural Land Preservation – Open Space Credit and Scenic Byway Overlay Requirements. Mr. Burdette and the board discussed each topic and feedback was given by the board. Further detail about each topic is attached. It was also noted there will be a series of open-house meetings with the first being held in town hall on January 5, 2017 at 4:30 p.m.

- **North Mecklenburg Alliance Memorandum of Understanding**

Town Manager Jamie Justice recommended adding the North Mecklenburg Alliance Memorandum of Understanding to the regular meeting to approve; all three towns are in concurrence with the final draft. The North Mecklenburg Alliance Memorandum of Understanding is an interlocal agreement between the towns of Davidson, Cornelius, and Huntersville that creates an Alliance to study, investigate, and advocate transportation improvement in the Lake Norman area.

- **National Citizens Survey**

Assistant Town Manager Dawn Blobaum discussed the geographic comparison add-on to the contract with the National Research Center and the timing of the survey for Spring 2017. Commissioners would like to see questions on surveys before making a decision on whether to separate by geographic locations.

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

The Town of Davidson Board of Commissioners held its regularly scheduled meeting on Tuesday, December 13, 2016. Present were Mayor John Woods and Commissioners Fuller, Graham and Jenest. Commissioner Anderson and Commissioner Cashion were absent. Town Manager Jamie Justice, Town Attorney Cindy Reid, Assistant Town Manager Dawn Blobaum, Finance Director Pieter Swart, Planning Director Jason Burdette, Public Information Officer Cristina Shaul, Economic Development Manager Kim Fleming, Public Works Director Doug Wright, Police Chief Jeanne Miller, Fire Chief Bo Fitzgerald, Human Resources Manager Heather James and Town Clerk Carmen Clemsic were also present.

Mayor Woods called the meeting to order at 6:08 p.m.

- **Announcements**

Town Manager Justice introduced the new Town Clerk, Carmen Clemsic and acknowledged Heather James on the completion of her Master's Degree in Public Administration. He also gave a brief update on the recent Environmental Protection Agency (EPA) meeting. Noting that the EPA is currently sampling soil and offering to sample soil at no cost to property owners as well as mitigate issues if those properties have asbestos. There will be an informational meeting on December 15, 2016 at Ada Jenkins center.

Public Information Officer Cristina Shaul announced that there were spaces still open for Civics 101 class starting in February 2017. There is also a reunion session for Civics 101 on March 7. The Saturday Shuttle is on hiatus until April when attendance in the Farmer's Market will have increased attendance. The North Carolina Department of Transportation is conducting a transportation survey, all are encouraged to participate. There are three new questions on Open Town Hall portal regarding: (1) Parks and Recreation programs, (2) Affordable Housing, and (3) ReadDavidson. All angel tree gifts need to be returned on December 15, 2016. Angel tree gift wrapping will be at The McIntosh Law Firm, 209 Delberg St. starting at 3 p.m.

Mayor Woods introduced and gave an oath of office to police officers Meghan O'Brien and Anthony Better. Additionally, Chief of Police Jeanne Miller introduced Police Chaplain Jeffries. Chief Miller announced her retirement effective June 30, 2017.

- **Changes to the Agenda**

There was one change to the agenda. Town Manager Jamie Just suggested adding the North Mecklenburg Alliance Memorandum of Understanding under Old Business.

- **Public Comments**

The public comment period was opened and no comments were made.

The following item was included under Presentation:

Exit 30 Bridge Construction

Exit 30 Bridge Construction update was given by I-77 Mobility Partners. First stage will begin in the spring of 2017 and the entire project will continue through the rest of the year.

The following items were on the Consent agenda:

- **Approve Regular Meeting Minutes from November 8, 2016**

- **Approve Regular Meeting Minutes from November 21, 2016**
- **Approve Regular Meeting Schedule for 2017**
- **Approve Resolution 2016-22: Street Maintenance – Peninsula Drive**
- **Approve Resolution 2016-23: Street maintenance – Bradford neighborhood**
- **Approve Tax Levy Adjustments**

Commissioner Jenest made the motion to approve the consent agenda. The motion passed (3-0). The following items were considered under New Business:

- **Resolution 2016-21: Directing the Clerk to investigate a petition received under G.S. 160A-31.**

Mr. Justice explained the resolution is a voluntary contiguous annexation of 321 Catawba Ave requested by the property owner. Commissioner Fuller made the motion to approve resolution 2016-21. The motion passed (3-0).

- **Resolution 2016-24: Supporting Town of Davidson Rural Area Plan Recommendation – Charlotte Water**

The Town recently approved the Rural Area Plan on Sep 13, 2016. The plan recommended the extension water and sewer service to the Rocky River Phase 1 and 2, as well as the West Branch Rocky River. Charlotte Water has requested the Board to taken formal action by resolution. Commissioner Jenest made the motion to approve Resolution 2016-21. The motion passed (2-1). Commissioner Graham voted negative.

The following items were considered under Old Business:

- **Circles @ 30 Small Area Plan**

Mr. Burdette gave a brief explanation of Circles @ 30 Small Area Plan. He discussed the history of the Circles @ 30 Small Area Plan. The current plan was not formally adopted by the Board of Commissioners. Mr. Burdette further explained how an unapproved small area plan effects the development process.

- **North Mecklenburg Alliance Memorandum of Understanding**

Commissioner Fuller made the motion to approve the North Mecklenburg Alliance Memorandum of Understanding. The motion passed (3-0).

- **Adjourn**

The meeting adjourned at 7:25 p.m.

John M. Woods,
Mayor

Attest:

Carmen Clemsic
Town Clerk