

DRAFT

Davidson, NC 28036

April 8, 2008

**PUBLIC HEARINGS AND REGULAR MEETING
OF THE TOWN OF DAVIDSON BOARD OF COMMISSIONERS**

The Board of Commissioners of the Town of Davidson held two Public Hearings and a regular meeting beginning at 7:00 p.m. on April 8, 2008. The meeting was held in the Town Hall Board Room.

Present were Mayor John Woods, and Commissioners Jenest, Venzon, Williams, and Johnson. Commissioner Webster was absent. Also present were Town Manager Leamon Brice, Assistant Manager Dawn Blobaum, Town Attorney Rick Kline, Police Chief Jeanne Miller, Parks & Recreation Director Steve Fraher, and Planners Lauren Blackburn and Sandra Kragh.

Mayor Woods called the meeting to order and announcements were presented on a hand-out. The presentation of Mecklenburg County's 10 Year Park and Recreation Master Plan was removed from the Agenda.

Mayor Woods introduced Parks and Recreation employee Sharon Williams as the Town's employee of the quarter and presented a gift and plaque recognizing that award.

Jay Laurens, Director of Ada Jenkins was introduced by Mayor Woods. Mr. Laurens gave a brief update of activities and programs provided at the Ada Jenkins Center.

Cornelius Town Manager Anthony Roberts and Commissioner Jim Bensman presented information on the Town of Cornelius' animal shelter project. They informed the Board that the Cornelius Town Board had unanimously approved the project. A discussion followed and the Board asked that a draft of the Standard Operating Procedures be forwarded to Town Manager Brice for review.

Planner Lauren Blackburn gave an update on the Davidson-Concord Road Small Area Plan. Ms. Blackburn gave a brief review of previous meetings and activities and provided power point slides of many options and possibilities that resulted from meetings with the consultant, and Town of Cornelius and Huntersville. A discussion followed with input from Board members and Staff. No action was taken.

Mayor Woods opened the first Public Hearing to receive citizen comment on proposed amendments to the Davidson Planning Ordinance Design Regulation *Section 9.1.2.3* and *9.2.1.2*. Planner Sandra Kragh briefly explained the proposed amendments and options available. Following several questions from Board members, the Public Hearing was closed.

A second Public Hearing was opened by Mayor Woods to receive citizen comment on the proposed annexation of the Griggs property at 14450 and 14432 East Rocky River Road. There was no citizen comment and the Public Hearing was closed.

Commissioner Bill Johnson made a motion to approve the Consent Agenda consisting of the following:

- Approved the Minutes of March 11th and 25th.
- Approved a Budget Amendment for receipt of revenue from Stough Farms for a Traffic Impact Analysis Contract.
- Approved a refund to Duke Energy in the amount of \$ 33,282 for an error in the annual State Certified Property in the Town of Davidson.
- Approved a Memorandum of Agreement with NCDOT for emergency removal of debris.
- Approved an Audit Contract for the 2007/2008 Fiscal Year.

Commissioner Laurie Venzon moved to adopt an amendment to the Davidson Planning Ordinance 9.2.1.2, Windows and Door Proportions and Design as described by Planner Sandra Kragh. The motion carried unanimously.

Commissioner Brian Jenest made a motion to adopt Option 3 of a proposed amendment to Davidson Planning Ordinance 9.1.2.3, Relationship of building to street as attached. The motion carried by unanimous vote.

The Board then moved to a work session format to discuss the Fiscal Year 2008/2009 Budget.

Town Manager Leamon Brice distributed spread sheets and presented information on several options for additional revenue, a plan for building Fund Balance back to forty percent over the next several years, staffing issues, the possibility of borrowing to fund street and sidewalk improvements, and other operating cost issues. A discussion followed and the Board agreed that a Finance Director position, twenty-four hour staffing for the Fire Department, land and sidewalk construction were the top priorities. Town Manager Leamon Brice is to fine tune the tentative Budget and bring back for discussion at the April 22nd Work Session.

A motion was made by Commissioner Johnson to move to closed session to discuss property purchase. Upon return to open session Commissioner Williams made a motion to authorize the Town Manager to enter into contracts in the name of the Town for the purchase of real property provided that (a) each contract contains a provision for a period of time to conduct an examination of the property during which period the Town may terminate the contract and recover its deposit for any reason and (b) the contract has a provision stating that the contract is terminated automatically at the end of such examination period unless the Board of Commissioners approves the contract and the continuation of the contract beyond the examination period. The motion passed unanimously.

There was no additional business and the meeting adjourned at 10:55 p.m.

Town Clerk