

VILLAGE OF WESLEY CHAPEL COUNCIL  
COMMUNITY FORUM MINUTES  
May 3, 2010 – 7:00 P. M.

The Village Council of Wesley Chapel, North Carolina, met in the Fellowship Hall of Wesley Chapel United Methodist Church at 120 Potter Road South, Wesley Chapel, North Carolina.

**Present:** Mayor Horvath, Mayor Pro-tem Bradford; Council Members Brotton, Hess and Ormiston

**Others Present:**

Village Clerk/Finance Officer: Cheryl Bennett  
Planning/Zoning Administrator: Joshua Langen

Concerned citizens: Stephen & Susan Keeney, Donna Kenyon, Donna Pasciuta, Carol & Jim Mullis, Shirley Hafey, Shirley Wilson, Dolore Gebhardt, Tessie & Rick Morris, Rita & Sue Gutierrez, Gayla & Chuck Adams, Bob Freitag, Charles Leiner, Stacy Brosius, Jenny & John Lepke, James & Agnes McAleer, Sean Maher, Kelly & Scott Hickey, Butch & Becky Plyler, Sydell Coniglio, Julie Brown, Mildred Gwinn, William Plyler, Mike Como, Maura MacKinnon, Jim & Trina Hardman, Jayne Ruzsala, Patty & Dave O'Brien, Jim Gordon, Chad Hunt, Susan Moore, Jeannine & Michael Kenary, Eric Martell, David Kennedy, Barbara Rucker, Art Lusk, The Vitas, Geoffrey Vickers, Jerry Davis, Kelle Snyder, Amy Hennen, Pat Stitt, Marnie Holland, Mia Hanson, Charice Muckelvene, Stanley Schwartz, Allison Tellone, C. Adelglass, Carnetta Rohland, Janis & Mike McCoy, Kate Stahlman, Rebecca Magee, Cathy Burns, Billy Austin, Darren Karlin, Anthony J. Scott, Casey Wensevic, Ray Davis, Diana Bowler, Stuart Samuels, Sharon Johnston and one illegible name

Meeting was called to order at 7:00 PM and a quorum was present.

Mayor Horvath opened the meeting. He noted that tonight we will get thoughts from three Committees; Safety, Downtown, and Parks and Rec. We had a Master Plan survey done three years ago, and subsequently a Parks and Rec survey. This info has been taken as input for planning for the future. Council is working on a capital improvement plan which looks at major expenditures over a five or ten year period of time, no final decisions have been made yet. We currently have one full time and two part time employees who work in a rental house outside the town limits, rent is about \$20,000 per year. We have funds in the bank due to fiscal prudence over the last twelve years, and are now planning for the future to do the right things for the citizens. We also want to make our commercial area a viable, friendly and somewhat pedestrian area. Mayor Horvath introduced the Council members and staff.

Tessie Morris, Chairman of the Safety Committee introduced Deputy AJ Manero who is the resource officer at Cuthbertson High School. He noted when school gets out, crime goes up, and a lot of our crime is breaking and entering vehicles. Lock your cars, and don't leave valuables in plain sight. Have good lighting around your house. Don't hesitate to call 911 and a deputy will be dispatched. When you are out of town lock your homes; kids will break in and have a party; also have a neighbor bring in the mail.

Neighborhood Watch is people helping to make a difference. Don't hesitate to call the police; at the Sheriff's office website <http://sheriff.co.union.nc.us/> there are links for gun permits, sex offender registration, pet adoption, and incident searches. The Sheriff's office is on Highway 74 east going into Wingate. Deputy Manero inquired into problems residents were having. A resident asked about child abductions, he noted there are child ID kits; the service explorer post will fingerprint kids. Lt. William Thompson has three bloodhounds, and they take calls very seriously. Someone inquired about kids driving golf carts, it is illegal. Council member Ormiston encouraged citizens to set up a neighborhood watch, you can call the Sheriff's office and they will help you set it up. Her neighborhood has block captains and an e-mail list.

Deputy Manero noted there are some new laws, one allows golf carts on the streets only if there is an ordinance allowing it (which Wesley Chapel does not have), the driver must be licensed and age sixteen or older. Moped drivers must also be sixteen or older. An electric scooter meets the definition of a motorcycle, and the driver must be licensed and registered. Thanks were expressed to Deputy Young for his input on park planning. The Sheriff's office offers bicycle rodeos and safety inspections. Council thanked Deputy Manero for his time.

Todd Hess, Council member and Chairman of the Downtown Committee presented the Committee's recommendations. The purpose of the Committee was to review the Master Plan suggestions and reconcile the conflicts identified, define the Village Center, explore residential alternatives and types of buildings for the Village Center, maintain the rural character, as well as identify potential town hall sites. The Downtown Committee produced a Resolution (which is also on the website) and Hess went over the key recommendations. Hess introduced the committee members. Hess reviewed the sources of information, which included the committee members, Village Council liaison Brad Horvath, staff, Master Plan, site visits, development plans currently underway, planned activities for the County and surrounding communities, and the Wingate University Marketing Analyses. A citizen asked how many residents participated as sources of information; Hess said he couldn't say.

The Committee defined the core of the Village Center as areas I (northwest quadrant east of Antioch Church Road, III (small parcel in the northwest quadrant west of Antioch Church Road), and IV (northern-most part of the southwest quadrant). Area II is not currently in the Village, however we could create incentives for voluntary annexation. The Resolution suggested authorizing the development of housing types that would allow a broader spectrum of the population to experience ownership in the Village Center with the goal of

fostering the development of an age-in-place community and promote ownership by younger people and for people of retirement age. This would not be transient housing (apartments), and would include rigid architectural standards and preserve the rural character. The core areas include the Harris Teeter shopping center and Siler Church, because at some time in the future they may be re-developed. Currently Wesley Chapel zoning is one house per acre, if you are in a development with smaller lots, it was probably developed under County zoning and annexed in later. Residents asked how large the core area is, Hess replied probably two miles or less. A citizen noted that you cannot control who moves in with more affordable housing. Housing would be primarily single family with possibly condos so grounds would be taken care of. Residents asked how that goes with the rural feel; Hess said there are renderings that incorporates this, the additional green space gives a rural feel. A citizen asked since we currently have one acre zoning, why are we jumping to quarter acre. Hess replied as you fan out of the core area it does make sense to progressively go to half acre. A resident noted young families may not necessarily buy, is there any other reason to do this; Hess said it would also create population density to support the downtown area. A citizen asked if we stay at one house per acre, can we not support the businesses. Hess said we support the businesses with traffic coming in; the traffic studies done when the shopping centers were created went out five miles, now more stores have opened in other areas. A citizen asked about increasing density, targeting a population under age thirty would bring in two car families, and the roads can't handle the traffic; if you target older residents you might have less traffic. Hess noted having a walkable town center can decrease the need for cars; if you have services available, you could perhaps get by with one car. A question was asked, if you go to quarter acre, now you get eight cars per acre; Hess replied we need to design the roads to support this, not the whole area will be quarter acre but maybe achieving an average of one house per half acre. A question was asked whether the outside traffic would quit coming in, instead it would double the traffic. A citizen asked what would be in area V; it might be half acre lots, supplemented with green space.

The Committee suggested revising zoning regulations in such a way to provide offsets to developers who are willing to build special use developments, dedicate land to the public, such as for conservation districts or parks, improve roadways or provide less dense residential housing in exchange for the ability to develop denser housing in the Village Center. A citizen asked about schools, and availability of water; another noted Union County Schools were not in the information sources. Mayor Horvath noted this will be averaging with clustering; examples are found in Davidson and Baxter; you do need to plan the growth. He noted Wesley Chapel is not doing the building.

Retail in the Village center was discussed; Hess described neighborhood retail, perhaps something similar to the Baxter center retail. Highway commercial development would be discouraged. Architectural standards would be adopted. Objectives of a town hall were considered; the committee recommended the area proximate to the town hall be a rural setting. A town hall would identify the downtown area, and should be central to that area and provide a sense of

permanence; be an area where events could be held, and provide meeting space. Area VII is already developed and not a rural setting, so the Committee preferred Area IV; Dogwood Acres (without considering cost) meets their criteria for the town hall location.

Bradford spoke for the Parks and Rec Committee. She noted the Master Plan identified parks and rec as a high priority which led to the Parks and Rec Committee; she introduced the members. The Committee did a survey on what amenities and type of park was desired. Active parks were not a high priority, probably due to WCWAA. Residents wanted paved and unpaved walking trails, community events, an amphitheatre, fishing pond, gardens, and a nature center. They also got responses from the high school students. The committee explored opportunities, and presented them to council. Council suggested they look at the property being donated; we contracted Haden Stanziale to present a plan for the park including the pond that Ramona Price Keels offered to donate to the Village. Page Price Park's design includes a trail, piers, boardwalk over wetlands, existing house, playground, amphitheater, and gardens. The Village applied for a grant of \$500,000 from the State. Since the donated land is a match for the grant, we haven't taken control of the property yet. The first round of grants will be awarded this Friday. There is a dam on the property, classified by DENR as high hazard due to its proximity to the road, so we will choose an engineering firm on May 10, 2010 to do a dam analysis to see if the dam is sturdy and to get it up to standards. DENR asked that the brush be removed so the natural spillway will not erode. We will know the results of the study in 1.5 to 2 months. We will also have to buy 3.3 acres for \$35,000 per acre and 1.7 acres on the other side of the lake. A citizen asked if we could do Page Price Park without buying the additional acres. Bradford said it is not required, but desirable. A deputy suggested we have only one access point for safety reasons, and also suggested desk space for a deputy and we could get a grant for a scooter. A question was asked about the fence; it is on the left side, the Keels requested it because they are building a house there. A citizen asked if there was any way to limit park access to Village residents; Bradford said we could do stickers, but then you have to have someone to inspect for them. Some of the grants require general access, she will check on this subject. A citizen asked if we want to build a park for Indian Trail or Monroe residents. On the flip side, it promotes our commercial area to visitors. A citizen noted traffic turning left out of Price Mill is difficult; Bradford said we would see what DOT would require, possibly the speed should be reduced. The price of the house at Page Price Park was asked; it is currently under negotiation Bradford replied. A citizen inquired about the natural gas substation being close to the park, and will it expand. Bradford said she didn't think so at this point.

Bradford described Dogwood Acres; it is at the corner of Lester Davis Road and Highway 84. There is 22.6 acres, a 4,600 square foot house on a hill, and a pond at the bottom. The hill makes a natural seating area; it could be a passive type park, there are beavers and a dam. A citizen asked if we could use the house for a town hall; it is a possibility.

A circa 1810 historic Houston House is on property off Goldmine Road which was recently bought by a church; Julie Brown from the Parks and Rec Committee has been talking to the owners to see if it could be preserved; it would have to be moved off site. Bradford said we are exploring forming an historic preservation society, 80% of the respondents on the Master Plan survey were interested in identifying and preserving historic sites. They could then pursue grants to preserve the house. We would seek to fund this through private donations and grants. Parks and Rec is interested in using the house as an outdoor classroom at the park. Julie Brown has located some interesting historic material related to the house.

Bradford moved on to the capital improvement portion of the presentation. The balance sheet shows we have \$2.2 million in the general fund, some of that is earmarked for particular projects like a town hall and land acquisition. An average of \$100,000 surplus funds has been generated each year; we have spent frugally in the past. As we grow, our surplus will be impacted. There are also concerns that many of our revenues are passed through the state, and with state budget concerns, they could take some of our revenues. The proposed use of annual surplus is for a contract deputy, park maintenance, and part-time staff for park oversight in the future, as well as ongoing expenses. As we grow we must add funds for things such as codification. We must also keep a reserve balance in the general fund for cash flow; all our funds do not come in at the first part of the year. If we deplete the general fund, we will not be able to obtain loans if needed in the future. Therefore, if we want to finance particularly large projects, it is advisable to take out a loan. Mayor Horvath added that sales tax doesn't go directly to the Village; the state allocates it out based on real estate taxes levied. So the sales tax generated here goes to other towns as well as the County and State. We get as much from privilege licenses on businesses as we do from property tax.

Bradford noted when the Master Plan survey was done 95% felt it was important to keep the tax rate low, 90% felt it was important to preserve the rural small town atmosphere, 88% felt it was important to preserve open space and have outdoor recreational opportunities available to us, 85% said it was important to develop greenways, 85% said emergency services were important, and 63% said they would pay additional tax to maintain the safety services; a similar number said they were willing to pay an additional one cent tax for parks and recreation. Based on this input, we are considering a contract deputy (currently we are dependent on the County Sheriff's department) who would primarily work in Wesley Chapel. Ormiston noted the deputy would be committed to Wesley Chapel unless called for an emergency in another location. Another option is Page Price Park. Another need is a town hall to provide office space for employees. Currently we are renting a house outside the town limits which is under foreclosure. Another priority is land acquisition and pedestrian connectivity. A question in the Master Plan survey asked if Wesley Chapel

should increase taxes and build a town hall. The choices were, yes immediately 10%; yes in the future 35%; no 55%. The next question said regardless of your answer to the previous question, where is the ideal location. The choices were in the existing commercial area at the intersection of Waxhaw-Indian Trail Road (the six acres) 79%, the vicinity of the Wesley Chapel Elementary School 16%; and other 5%.

Bradford noted we would go over some options next; you will also have the opportunity to fill out a sheet and add written comments as well as ranking priorities.

**Option 1** includes constructing a 6,000 sq. ft. Town Hall (includes meeting room space and space for down the road needs) on the 6 acres at an estimated cost of \$1.4 million, which would include parking, and landscaping. This option includes a contract deputy at \$75,000 per year, don't develop Page Price Park, and no tax increase. Ormiston reported she talked to the Sheriff and they don't have an allocation today for deputies at the fire station, they intend to, but it may be detectives; if they do staff deputies it will increase the presence here, however it won't be built for a year or so. It takes about six months to obtain a contract deputy. Tessie Morris noted a lot of the crimes that occur are at the shopping centers. Ormiston said we will contact the shopping centers and see if they will assist in paying for a deputy.

Capital expenditures \$1.4 million; avg. fund balance \$1,018,159, avg. projected surplus \$95,027.

**Option 2** includes continuing to rent town office and meeting space; obtain a contract deputy; no tax increase, and develop Page Price Park at a cost of \$1.4 million after the grant of \$500K; it would include all the items on the park plan, including items such as fishing piers, amphitheater and the dam, grants would also be pursued. It includes the price of the 1.7 acres with a small house. Insurance for the lake is about \$1,300; other structures would also be insured so the total insurance would be about \$2,000. A citizen asked if the numbers take into account maintenance and operating costs, they do. A contract deputy would provide 40 hours per week of time. The amount to repair the dam is unknown at this time, it could run from \$30,000 to \$300,000, the engineering analysis will help pin that number down.

Capital expenditures \$1.4 million; avg. fund balance \$820,723, avg. projected surplus \$(26,873).

**Option 3** includes a new 6,000 square foot town hall on the 6 acres at a cost of \$1.4 million, no deputy, a scaled down Page Price Park at a cost of \$1 million (the playground is scaled down, only 1 pier, and 1 picnic shelter, no amphitheater and no gardens, it includes a turning lane, we could finish the park in the future, but the average fund balance over five years is very low). A citizen asked when the 6 acres would be ready to build on; it will be ready in a month or two. The shopping center build out time will depend on when they get tenants, it wouldn't affect our timetable to build.

Discussion was held on the size of the town hall, and who would be using it. The size may be decreased, but we need space for records, committees, employees, and meeting space for council meetings.

Capital expenditures \$2.4 million; avg. fund balance \$136,094, avg. projected surplus \$81,599.

**Option 4** includes a new 6,000 square foot Town Hall on the 6 acres at a cost of \$1.4 million, fully develop Page Price Park for \$1.4 million, obtain a deputy at \$75,000 per year, take out \$1 million in bonds, and fund it with a two cent tax increase.

Capital expenditures \$2.8 million; avg. fund balance \$229,329, avg. projected surplus (-\$41,996).

**Option 5** includes a contract deputy at \$75,000 per year, develop Page Price Park at \$1.4 million, acquire 22.6 acres Dogwood Acres at the corner of Lester Davis Road and Highway 84 for an estimated cost of \$1.8 million (includes parking), renovate the existing 4,600 square foot house into a 5,000 square foot brick town hall, take out \$1 million in bonds, fund with a two cent tax increase and by selling the six acres at the shopping center. The original listing price for Dogwood Acres was \$1.8 million, the \$1.8 million figure includes upfit of the house but not the cost of amenities such as trails or an amphitheater; we could apply for a grant. A citizen asked if the shopping center owner was interested in the six acres; they may be interested; it is zoned Office/Institutional, so does not allow for retail. A question was asked why the town hall here is 5,000 square feet but at the 6 acres it is 6,000 square feet. A citizen asked if the \$1.8 million includes the 22 acres and a town hall; yes since the appraised value of the property is \$1.1 million. The 6 acres is zoned Office/Institutional, so it could not have retail on it. The current owners of the shopping center may be interested in it. A citizen asked why we used 6,000 square feet for a new town hall, and 5,000 square feet for a town hall at Dogwood Acres. The cost of amenities was asked, Bradford noted with unpaved trails we might be able to use volunteer help. Someone asked if there could be an option with a scaled down town hall; there are a lot of options that could be considered, so please indicate things like that on the comments section of the sheet.

Capital expenditures \$3.2 million; avg. fund balance \$331,625, avg. projected surplus (-\$41,336).

A citizen asked if these options will go out to all the homeowners of the town; Council wanted to put it out tonight, and would like to put it on survey monkey with this presentation. It was also asked if we could do the same thing with the Downtown Committee's Resolution.

Discussion was held on additional on-going expenses. Someone asked what the hours would be for the park; we would like to have a gate and have it open from dawn to dusk.

Area tax rates are Marvin five cents, Weddington three cents, Mineral Springs has a two and a half cent tax rate. Marvin and Weddington currently have a contract

deputy. Other area towns provide more services, and have higher tax rates. Currently our tax rate is 1.65 cents. Options four and five would increase taxes by two cents. This is a tax not only on your land but also on things such as boats and vehicles. Currently the average home pays a Village tax of \$50 per year, it would increase to \$110 per year. We would hold a referendum before we did that. Handouts were given to citizens to rank their priorities and offer comments, they may return them tonight or send them back to us.

Public comments were heard from residents.

Stephen Keeney said he is a 26 year resident and on the Planning Board. He noted the six acres was designated for a town hall, the original plan in 2003 included a town hall, parking, landscaping, a first phase of 3,500 square feet and a second phase of 3,500 square feet if needed. It included a town library, amphitheater, landscaped park, walkways and restrooms. The plan was disregarded. He disapproved of using state and federal tax "grants" it is an indication of the problems with the insatiable urge to spend money; we need to take the responsibility to say enough is enough, develop the assets you have been given to the fullest, be good stewards of the Village's money.

Shirley Wilson, who is on the Planning Board, spoke next; she suggested we get our priorities in order, we have been a town for twelve years and need to build a town hall, we were given six acres; in the Master Plan survey 75% indicated they want a town hall on the six acres. If you don't want to listen to a survey, why do one. The lake and park are nice, but you can't have meetings around a lake. We are fortunate to have been give property, please look realistically at the situation.

Shirley Hafey said we don't need to buy land for a town hall, we have 6.3 acres and can put everything the Village needs on this land; in the Master Plan 75% plus said they wanted a town hall on the Village's land. How many surveys do we need? Not many towns are fortunate to own 6 acres. It is nice to have a lake that has been offered us, but there are other expenses involved. She commented on the liability involved with the lake. Houston House is in Indian Trail, and is a money pit. We need to get our priorities in order, you are trying to do too much at one time. The town hall would give the Village an identity and a presence. She had an article from the Monroe Enquirer-Journal from when the land was dedicated for a town hall, and the original plan for the land that the Council had done at that time.

Gayla Adams said she appreciated the time and dedication of the committees. She has been a resident nine years, the first meeting she attended was regarding the shopping center, and there was a lot of acrimony and divisiveness. We all enjoy the shopping center now. With gas prices going higher, we need to support our local stores. Why did we move here; the Master Plan shows the possibilities and these possibilities are way out there. She sees the vision of the Downtown Committee; if you go to an existing town you have those shops, we are trying to build from scratch. If you don't have an area that invites families that cannot afford a large house on a large lot, and if you don't invite senior citizens, you are

not a town. We are a collection of HOA's; a town hall can mean a lot of things, it's where people gather, the town hall/community center can be many things. Regarding the vision of parks, she thought it was overstepping what we can afford as a Village, she did not think it is the right time; think about why we moved here, and proceed accordingly, think it through.

John Lepke moved here five years ago, and is on the Parks and Rec Committee. He said the crux of the matter is a decision; we need town offices, whether it is best at the shopping center or on the 22.6 acres. He said the cost is about the same, and we can try to get grants. He said he heard a sense of urgency due to the town hall office being foreclosed; but it takes time to build, Dogwood Acres is available tomorrow, to build on the six acres would take a year or more. He talked to his neighbors, if the cost is the same, they think we should go with the 22.6 acres. He heard the town hall is supported by the majority, in talking to his neighbors, he didn't hear that. He felt providing a park provides a service to residents. He surveyed his neighbors, and they unanimously favored Dogwood Acres if the cost is about the same as on the six acres; he submitted 46 letters opposing a town hall and increasing taxes to do so; supporting acquisition of 22.6 acres known as Dogwood Acres and conversion to a park and village offices/community center; and affirming an increase in tax rate of two cents to provide park services is more acceptable than any increase in taxes to finance a Town Hall.

A citizen asked if we acquire the 22 acres, it doesn't include amenities; that is correct.

Chuck Adams, who is Chairman of the Planning Board, spoke next. He said a lot of people are out of work, Chick Fil-A had 600 applicants for 65 positions, when income is less we need to spend less. There is a lot on Council's plate; his neighbors don't want a town hall on the border of Weddington. Even though the lake is being donated, it still costs \$1.4 million. When Highway 84 is widened, something could happen to the dam at Page Price Park, also there will be a liability involved with the lake. No one he spoke to wanted an increase in taxes. He noted one Council person said even if taxes double, it is a bargain, but he felt any increase in taxes is not acceptable. We own 6.3 acres, the original intent was for a town hall, and the Master Plan agreed. It is very accessible; it is not next to Target, there is still enough area for trails, a gazebo, and picnic tables. Also we will be getting an additional 2.6 acres behind Lowes Foods which is being donated by JDH to the town. He asked Council to be good stewards of our money.

Scott Hickey said he had some concerns, we moved here for the rural area – he was fleeing high taxes, congestion, and crowding. He suggested young people might start in Indian Trail and aspire to live here. He questioned a rehabilitation center definition in the Resolution, questioning whether it would include addiction rehab, such as drugs. Hess replied that it would be up to whoever

comes in and wants to build provide that service and would only be short term. Hickey said it is in the Resolution; it says addiction, and that is drugs and alcohol; we are a little village, and don't need grand ideas. He was not in favor of high density, this is not a time to spend millions of dollar, and we should use the six acres and keep the land rural. He said Sondra Bradford's point followed the survey; the Downtown Resolution is contradictory to the survey; people wanted high acreage and rentals and condos rated low. Bradford encouraged citizens to read the Master Plan on the website; people said they wanted one house per acre but also green space, and that was a dichotomy. Mr. Hickey said when you get grant money, there are strings attached. Bradford replied the State didn't say anything about limitations on programming, but she would check.

Sydell Coniglio has lived here eight and a half years. She said Dogwood Acres is the best choice; it epitomizes the country feel, has an available house, could be easily converted, and could be used for picnics and trails. If there is an increase in taxes, she felt it is well worth it. We won't have to travel to other towns for a park.

Mike Como said he liked a smaller town hall, and didn't want to see taxes go up.

Butch Plyler said he has been here sixty years, and asked how many people pay \$50 tax; only one person raised their hand. He offered thanks to Council for granting the Fire Department CUP. He said you can make the figures look well on 5,000 square feet vs. 6,000 square feet for the town hall. On TV we see how Congress is spending, we are trillions of dollars in debt, and option 5 spends all our money and sells our land, and this is not responsible. The County has problems and will raise taxes. Our six acres is the best place for a town hall, and he said if he gave land to the town for a town hall, and then died and they sold it, he couldn't live with himself. We might be able to minimize the size of the town hall, but it must be big enough to meet our needs for twenty to thirty years.

Marnie Holland who is a member of the Parks and Rec Committee said 79% of the Master Plan respondents said use the six acres, but the new opportunity is the 22 acres. Eighty three % said they favored parks and recreation. The 22 acres is a great opportunity for Wesley Chapel. Currently we do not have a way to identify ourselves. People really want parks and recreation. In ten to twenty years we will be glad we had 22 acres; eventually all the land will be used up, it may cause an increase in taxes, but we are working hard to get grant funding.

Ray Davis who is a member of the Planning Board said he has lived here all his life. He didn't want to see a tax increase. He said we need a permanent place for the town records and that should take priority, parks can come later.

Julie Brown, who is a member of the Parks and Rec Committee, said she has lived in Union County twenty years; she served on the Master Plan and YMCA Exploratory Committees. She said the parks survey looked at a gap analysis,

compare how many times do you leave to go to a park and pay entrance fees, to the \$50 tax. She said the town is changing, think about what you would do differently.

Stuart Samuels said he has been here twenty one years, and in Wesley Chapel seven years, said he believes in balance. He grew up in Colorado where many parks are accessible, here he goes to other local parks, we need a town hall and a meeting place. He felt the six acres given were to be used for whatever is best for the community. He said with the choice of \$1.4 million for a building or \$1.8 million for a long term future, he would go with the \$1.8 million. He suggested going with both properties, in the long term they will be gone. With grants and community services we will be a community to be proud of. At the start of tonight's meeting the deputy warned us of the problems in the summer, if we have parks, it's a place for kids to go and helps keep them out of trouble.

Susan Keeney said the safety officer spoke to neighborhoods, but she doesn't have a neighborhood. Mr. Lepke gave you forty names, and she could do that too in support of option one; don't forget those who have been here longest. Taxes are higher and can force people out. She said they did their civic activity before parks were there.

Sharon Johnston, the current owner of Dogwood Acres, said they homeschooled, had cows, chickens and organic gardens, and a house big enough for large gatherings there. It was appraised by the County for \$2.4 million, and now appraised at \$1.1 million. When developers came in on the six acres, it was part of the concession and given to the town. They are willing to trade for the six acres at its appraised price. She would like to see the property used as a park; otherwise it will be offered for sale. The taxes are high so they can't hold on to it so they moved to Charlotte. She urged people to see it, it is beautiful, it is called Dogwood Acres because there are so many dogwoods on it. She said you could get the property for less than building a town hall on the six acres.

Mayor Horvath thanked everyone for attending and encouraged citizens to send back their feedback. The meeting adjourned at approximately 10:35 pm.

Respectfully submitted,

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Cheryl Bennett, Clerk

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Mayor Brad Horvath