



**TOWN COUNCIL  
REGULAR WORKSHOP MEETING**  
Council Chamber – All Virtual  
February 23, 2021 @ 5:30 p.m.



**MINUTES**

The Indian Trail Town Council, per NCGS 166A-19.24, held a virtual Regular Meeting workshop at 5:30 p.m. on February 23, 2021. Due to ongoing COVID-19 concerns, the Town continues its effort to protect meeting participants and attendees. The public was notified and given access to the live meeting.

*All Virtual*

**Present:** Mayor Michael Alvarez; Mayor Pro Tem Marcus McIntyre; Council Members Todd Barber, David Cohn, Mike Head, and Jerry Morse;

**Staff:** Town Manager Michael McLaurin, Town Clerk Kathy Queen, and Town Attorney Karen Wolter

Mayor Alvarez opened the Workshop at 5:30 p.m.

**Workshop –Policy Presentation**

1. Vann Harrell, Union County Tax Assessor, provided information on Union County’s 2021 property re-valuation. Of the 104k parcels completed, residential valuations are up almost 39% and commercial valuations are up 15% from the 2015 assessment. Indian Trail ranks 3<sup>rd</sup> and 2<sup>nd</sup> respectively in the County with regard to having the highest percentage increases in both residential and commercial property values.

Mr. Harrell also provided an update on the property tax claim made by Lowes Home Centers disputing the assessed value of their properties resulting from the 2017 Union County property assessment. The Court ruled in favor of Lowes ordering tax refunds totaling \$854,603.42 for 2017, 2018, 2019 and 2020, for both taxes and interest. Refunds are due from Union County, the City of Monroe, Town of Indian Trail, Town of Waxhaw, Bakers and Waxhaw Fire Tax receipts. Indian Trail’s obligated tax refund to Lowes Home Center is \$47,161.38.


2. Hayden Kramer, Park & Rec. Director, responded to Council Members’ earlier request with a presentation on proposed park projects. He noted suggestions are a result of Town-wide survey results and stakeholder meetings and discussed how Bond funds could be used. Mr. Kramer presented several options for various parks and their projected costs to include expanding walking paths and trails, providing year-around indoor recreational space, and other ideas such as “add-value” items which include lightening detectors for fields, stadium seating, upgrading the existing Disc Golf Course and potentially installing scoreboards. Mike McLaurin, Town Manager, requested for Council to accompany Todd Huntsinger and Hayden Kramer on a tour of the parks to discuss these ideas further.

Being no further business, Mayor Alvarez asked for a Motion to adjourn.

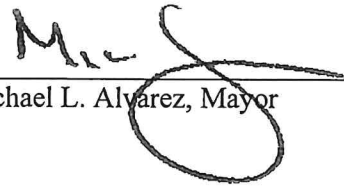
*MOTION* was made by Council Member Head to adjourn at 6:29 p.m. and was unanimously approved.

**TOWN COUNCIL OF INDIAN TRAIL**

Attest:

  
Kathy Queen, Town Clerk



  
Michael L. Alvarez, Mayor