

**Open Work Session
Donation of Land
November 7, 2017**

Mr. Weston Young, Deputy Director of Administration, and Mr. Steve Miller, Director of Recreation, Parks and Tourism, came before Council. Mr. Young said he came before Council at the October 3 Council Meeting to present a proposed donation of land. He said they will touch on a recap of some of that in the presentation. He said he has provided a draft presentation in the Brief Book, and they have made a few tweaks from that in the time between. He said he would like to start off with some brief drone footage of the property they have taken. He said the view starts at the Henry Parker Complex with one of their new turf fields, and, as it moves along, it then flies over the low portion of the creek. He said Councilman Joe Holloway mentioned that is a very low spot. He said, when walking back there, there are some hiking and mountain bike trails that get pretty close to it. Mr. John Cannon asked if this is the property being shown now, where the greener area is, to which Mr. Weston Young responded, yes. He said the trees are shorter there because they were harvested. He said he is not sure what year, but it was fairly recently. He said what they are looking at is mostly young pines. Mr. Cannon said he had asked earlier whether it could be harvested, and someone told him there was no forest there that could be harvested. He then asked if this property can be harvested, to which Mr. Young responded, it was harvested, yes. Mr. Matt Holloway said it has probably been 20 years. Mr. Cannon said, in 20 years, the County can get their investment back. Mr. Young said, when looking at it now, the footage is showing one of the two stormwater ponds which he described as borrow pits previously, and he can explain that there was a method to their madness. He said, as seen now, this farm field is not part of the property. The property line is at the trees, and then it goes forward into the video. Mr. Matt Holloway asked if that was the access being shown, to which Mr. Young responded, yes, this is the primary access. He said it is currently being blocked off. He said they get to it along the railroad, and this shows another view of one of the ponds. He said it is shown where people have driven there. He said there has been some dumping along the way, but that can all be easily cleaned up. He said it is mostly young pines, and when looking at the soil, it is sandy material. Mr. Matt Holloway asked what the material on the bottom of the ponds is, and if it is all sand, to which Mr. Young responded, where the ponds are dug are complex. He said it is a loamy sand, and, basically, loam is a mixture of sand, silt, and clay, and loamy sand is basically sand with trace amounts of silt and clay. He said it is not pure sand, but he has a Power Point on the soils, and he can go into that.

Mr. Young said the property is located on the north-central part of the County, and, as mentioned previously, it is adjacent to the Henry Parker Complex, as seen in the video. He said, to give some background on the donation, again, the County was approached by the landowners interested in donating the parcel. He said the donation is contingent on the transfer occurring prior to December 29 of this year for tax write-off on their end. He said the County was to have the property appraised by an IRS-qualified appraiser, and that has been completed. He said the County is to handle any title examination and deed preparation, and that can be handled by the County Law Department. He said the County is to cover County and State real estate taxes for the 2017-2018 tax year. He said he has a Power Point touching on the County taxes, but the State taxes are, he believes, in the \$2,000 range.

Mr. Young said he will present some details on the property. He said there are three contiguous parcels totaling 234.67 acres. He said the property appraised at \$1,060,000, which is a little over \$4,500 per acre. He said it is located within the City of Salisbury's corporate boundary, and it is zoned R-8A and Conservation. He said the conservation piece is, basically, along the creek where the low-lying property sits. He said R-8A is, basically, a high-density residential zoning within the City. He said it allows for 8,000

square foot parcels, and, he failed to mention at the last meeting, it also allows for multifamily-use, which is the "A" part of the R-8A. He said there are no utilities currently going to the property, so it could not support that designation until water and sewer were provided. He said, to be honest, he thinks utilities from Delmar are closer than current City utilities. He said he mentioned the ponds, as seen in the drone footage, and, again, he called them borrow pits previously. He said the material dug for those stormwater ponds was used for the Bypass. However, the shape of them was non-uniform because there was a subdivision laid out with those, and the concept is not a popular stormwater design because excavation can be expensive, unless there is a home for it in this case. He said their intention was to dig it down to where there was no water, sort of a dry pond concept, and it would be big enough for recreational facilities, playgrounds, or sports fields for the neighborhood. He said, that being said, when there is rain, 16-acre and 21-acre properties are not likely to actually have that much water in them. He said, again, this is not a concept he is too familiar with, but that is how it has been explained to him, that they are stormwater ponds, not borrow areas. Mr. Joe Holloway asked if they have water in them, to which Mr. Young responded, there is some water, because they dug down and that is something he will touch on. He said depth to groundwater is around 20 feet. He said it is super well-drained, sandy soil, 20 feet down to hit groundwater, and that is about where they dug these ponds down at 15 to 20 feet in some areas. With the exception of the creek buffers, the site is mostly comprised of young pines, as seen in the video, where there is a distinction between the older, taller trees in the low-lying areas, and the younger trees in the bulk of the property. He said, as he mentioned previously, a portion of the site falls within the Paleo Channel.

Mr. Young said, touching on the soils, he has a soil map, and the color code is basically a hydrologic soil group, and he can touch on that. He said the majority of the site is either sand or loamy sand, as discussed earlier. He said the northern part of the site happens to be the loamy sand part where the ponds are, and then going closer to Henry Parker, it is pure sand. He said, again, it is extremely well drained with 20 feet to groundwater. He said the little table he has on the Power Point shows, on the bottom left, the grading for hydrologic soil ranges from A to D. He said "A" means sand and drains great, and "D" means it could be clay, or it could be some sort of high-organic muck that is not conducive to draining. He said there tends to be wetlands in the "D" soils, and tends to not have wetlands in the "A" soils. He said, although they are not the bulk of the site, there are some that are A-D and B-D. He said they can swing either way depending on how inundated they are.

Mr. Young said, continuing on to wetlands, the State and Federal Governments provide wetland maps. He said a delineation would be needed to confirm there is no other wetland, but they are good guides. He said he believes the green is the National Wetland Inventory, and then the bluish-green happens to be the State. He said, as Council can see, they are all located in the low-lying area, so the bulk of the property there tends to be high, sandy soils, and he will touch on the elevation in the next Power Point.

Mr. Young said, moving on to topography, he has provided larger maps to Council in their brief books, but it is hard to see the numbers on the Power Point, and for the citizens at home. He said topography is, basically, a map of elevations. He said the closer the lines are, the steeper the terrain. He said this is the northern part of the property, and the two ponds are outlined by the circle. He said, again, they were not dug as a borrow pit, but they were dug more as part of a residential layout. He said, as mentioned previously, they were dug, in some cases, to the groundwater level, which is about 20 feet down, and then some other parts not so much. He said he will come back to the ponds briefly. He said this map shows the main center of the parcel, and what is critical about this is that it has a highpoint elevation of 48 feet. He said the elevations for the bulk of the site are comparable to or higher than Henry Parker. He said he is talking 5 to 8 feet higher elevation than where Henry Parker is now, and

sand, so this is ideal ground. He said the creek areas are where it becomes unusable, as it drops quickly, and is consistently wet.

He referred to his next Power Point and said it is one of the slides that was not in the brief book because of the time constraints, and it shows something that was brought up previously. He said the annual County taxes the County would lose by accepting this donation is to the tune of \$18,585.35 per year. He said this is based on a City zoning R-8A, which he mentioned previously, with a State assessed value of \$1,761,000. He said that is \$700,000 more than what their appraisal came in at. He said he would not recommend speculating too far, but looking over a 20-year period, by accepting the donation and giving up the taxes, the County is essentially paying for the property in unpaid taxes. He said, when looking at that over a 20-year period, assuming a 4.5 percent growth rate, the present value is \$252,000, which equates to a little over \$1,000 per acre. Mr. Joe Holloway said that is why nobody ever built on it. He said if someone built something on it, it would be more taxes, to which Mr. Young responded, if it was developed. Mr. Cannon clarified that the assessment would naturally go down with the new appraisal, to which Mr. Young responded, if the donation is not accepted, they will submit the new appraisal, and the County will have less taxes by that percentage. He said, looking over a 20-year period, with these assumptions, they are looking as if they are paying \$1,000 per acre.

Mr. Young said the other financial consideration he would like Council to consider is that the stormwater pond still contains suitable fill material. He said it is mostly sand, and in the case of the ponds, it is sand with some silt and clay. He said, doing rough calculations, this is assuming a 2:1 slope, and their best excavator long stick without pumping water can go down 25 feet, and there is about 1.3 million cubic yards of soil available. He said, by digging these out, which, being in the City limits, which they would have to get out of, they could provide both water features, which he will let Mr. Miller touch on when they get to the recreational value, as well as cover material for Newland Park Landfill. He said if they were to buy that same amount of material from a local company, they are talking \$8 to \$10 per cubic yard. He said that \$10 to \$13 million-dollar estimate does not include the cost of the staff, the excavator operator, operation and maintenance of said heavy equipment, the hauling, and fuel. He said, still, from a financial standpoint, that soil has value, at least to Solid Waste for cover material, and Council is all fairly well aware of the constraints they have with their current borrow mining at Solid Waste, but it would also provide any fill material they need should there be any other projects the County has. Mr. John Hall asked how long it would take the County to use this amount of fill material, to which Mr. Young responded, it would probably help them continue with the life of the existing landfill, but they have not done those calculations yet. Mr. Hall asked if there is any other County-owned property where they could get this type of soil, to which Mr. Matt Holloway responded, San Domingo has sandy soil. Mr. Young then said, for possible borrow mining, he does not think San Domingo is considered at all for new landfill. He said for borrow material, the closer to the landfill, the best. He said the current landfill situation utilizes off-road dump trucks that can carry significantly more material, hence, their name. He said they do not go on the road because, being 50 tons and up, they would tear up the road. He said these would have to be done with dump trucks, but it would provide material that would be beneficial too. Mr. Joe Holloway asked if they could excavate that much soil out of there, to which Mr. Young responded, he thinks the State is favorable for the public good, and that the County landfill be able to operate. He said he sees issues with maybe a private entity doing it, and if there is a market for it. He said they would rather control their borrow sources. He said this is not as close to the landfill as he would like, but it is close enough to Naylor Mill, and that is a straight shot. He said, again, this is something to consider, and the \$10-13 million is purely if the County was buying the amount of material estimated. He said, again, with the timeframe, it is hard to really get into the weeds of this, but they need to look at how long it would take to mine this, and are there any other parcels near the landfill

they would need to consider. He said if they were developing this parcel into a park, this would provide water features, and when driving in through the center of this farm, there would be two ponds on both sides, which he thinks would be pretty stunning, as well as knowing that it literally helped cover the landfill. Mr. Kilmer asked if this landfill excavation would be in conjunction with the park, or would the landfill excavation be first, to which Mr. Young responded, he would think the landfill excavation would have to happen before any sort of water-related activities would be proposed. He said he would think it would be part of an adaptation process, such as, for example, the Henry Parker current turf ballfields. He said all the ballfields were not put in at once, but that property has adapted over time to the needs of the County. He said this is something where they could come to Council, they could formalize some of the proposed uses, which he will let Mr. Miller go into, and long-term have a pond that could provide material. He said he thinks the borrow mining permit would be easier to obtain, rather than if they were to pump down one pond into the other so they could dig deeper, than a groundwater appropriation permit, which may be harder to obtain, but they could get even more material if they are able to do that. He said, again, it is quality material based on the soil maps. Mr. Joe Holloway asked, if this property had not become available, and the County was not figuring on getting this dirt anyway, they would be getting cover material from wherever they are getting it from now, correct? Mr. Young responded, the footprint they are getting it from now is growing limited, and they are hitting large pockets of clay which is not conducive to cover material. He said it is good for the new cells, and that will help them for things, such as the construction of cell 9 as was discussed earlier on the agenda, but does not help with cover material. Mr. Joe Holloway asked if some of the land the County is buying will have fill in it too, to which Mr. Young responded, hopefully. He said, if the County can acquire all they are interested in, they will have some borrow areas there, and this would be less of a priority, but he wanted to touch on the potential of this. He said recreation can have ponds for kayaking, or learning to sail without wave action, or fishing. However, if they have a borrow area closer to the landfill, that is what they would look at. Mr. Cannon asked if there are any restrictions as far as what they can do with the Paleo Channel, as far as how deep they can dig, to which Mr. Young responded, they would not dig in the Paleo Channel. He referred back to the topography map, and clarified that it does not show the full property. However, the blue line on the left is one of the streams, which is the property line. He then pointed to the other property line and the center of the site, and then pointed out a dashed blue line as being the Paleo Channel. He said they would be looking at not impacting that at all, or, worst case, maybe putting hiking trails through there, like Henry Parker has now. Mr. Cannon asked where the pits were located in relation to that, to which Mr. Young responded, they are further north out of the Paleo Channel. He said, if they had ponds over the Paleo Channel and somebody spilled oil, that would then be contaminating the Paleo Channel, whereas there is not that concern. He said they are not polluting that pristine Paleo. Mr. Matt Holloway asked if the wetlands are non-tidal wetlands, to which Mr. Young responded, yes, this is not tidally influenced at all, and is not in a critical area, such as Pirate's Wharf. He said, for example, he has learned that Pirate's Wharf from the water to Whitehaven Road is all in the critical area, so a lot of things that were proposed in the plan done previously would be an uphill battle, if not impossible, because regulations have changed over time, and the critical area boundary covers almost all of the farm side of Pirate's Wharf. Mr. Kilmer said, speaking of environmental issues, obviously there has been some disturbance of the land there, and he wonders if there will there be any surprises from an environmental perspective. He said some work has been done there, and it does not look to be very severe, but do they know if there could be any surprises, and how would they make sure that would not happen from an environmental impact. Mr. Young said that is a great question. He then said, typically with property acquisitions, and they are of course running close to the deadline, there are Phase I and Phase II NEPA documents, and the Phase I tends to be a title search. He said if they are looking at who has owned the property in the past and they see an industrial activity, or a gas station from the 1930s, that is cause for concern, because there could be underground tanks. He said, as part of

the title search, they are prepared, if there is consensus from Council, and he will be asking for that at the end of this presentation, to have the environmental title search done in a short manner. He said the Phase II will do the soil tests, which gets a little more involved, and typically only triggers if there are some concerning reports in the Phase I. He said they will do borings around where they think the gas station used to be, or the underground tanks used to be, and test for hydrocarbons and other contaminants that could be a brownfield. He said, from what he has seen on the site, and if Council has not been out there, he would love to get them out there, it is upland, sandy pines. He said it is really pretty, and he has not had one mosquito, except when getting down to the creek area where it drops down significantly, but it is beautiful property. He said, if he may, he wants to hand things over to Mr. Miller, and then they will be glad to take any and all questions.

Mr. Steve Miller said he is sorry he missed the last meeting, but he appreciates the opportunity to talk about this opportunity. He said he heard from the last meeting of Council's desire to hear potential ideas as far as usage. Mr. Joe Holloway clarified, Council asked for a plan, not ideas. Mr. Miller said what he would like to do is present what they think would be proper usage. He said they do not have a master plan for anything like this in a month, as that would take longer to do something like that, and would take more vetting with the public to do that, but he thinks they have some good thoughts as to what the potential use could be, and he would like to also touch on what he feels is the value of this opportunity, which is very unique to the County. He said, in terms of usage, he mentioned they do not have a master plan at this point, but he thinks there is support, and Council heard that from Mr. McCain with the NRCAC as well, that could meet a public need, and also possibly generate some revenue in making this a low-impact recreational area. He said low-impact recreation could include a number of different things, and Mr. Young has mentioned a few, which include hiking trails, biking trails, primitive camping, and, if there were water features, it could include fishing and those types of low-impact recreation opportunities. He said that would have a very low-impact, not just on the type of activity, but also on the Paleo Channel, and environmental impact would be low with that type of usage at a facility like this. He said if they went in a direction like that, their ideal situation, their first option would be to seek a public-private partnership, the private helping to manage with camping reservations, and the types of things a private entity could help manage on behalf of the County, and it would also provide the County some revenue to help offset the loss of some of the tax revenue that was referenced earlier. He said there is other potential usage for the land, but he thinks this is the direction they would like to see things go. He said part of why they think this could work is because of some of the feedback they received in the recent update of the LPPRP. He said two of the top five things that people said they would like to see more of, in terms of recreation, is a desire for more trails, and a desire for more opportunities for camping. He said whether that happens at this site or other sites, certainly that could be up for debate and discussion, but they feel there is some public interest in these types of amenities, and they have heard that not just through the LPPRP, but through other avenues, such as their commissions, recreational councils, and things of that nature, and they feel like this site could be a potential site, at least to meet some of that public demand. He said he does feel there is public demand, and there would be public interest in this type of activity, but he does want to clarify, especially in terms of the LPPRP, which is a planning document. He said it is a snapshot in time as to what the public perceives their needs are, and what the County perceives the needs to be. He said, as they all know, sometimes those needs change over time, and they can look no further than what they have done with the Athletic Complex. He said it was not long ago that they were proposing to build additional soccer fields at the Athletic Complex, and the West Metro Core was going to become a soccer complex. He said, looking at what has happened in the last couple of years, they built ten fields out in Fruitland, they built six fields out in Pittsville, and between that and Crown, they could be in a situation very quickly where they are overbuilt, in terms of soccer fields. He said needs change over time, they adapt to

changing needs, and the LPPRP is just a snapshot in time of what those needs are. He said, when looking at Parker, they actually took soccer fields offline to be able to do the things they did. He said the point he is making is that needs change over time, and they feel this property could meet that need, or meet other needs. He said that brings him to his last point, and that is the value this opportunity presents. He said, as Mr. McCain noted in his comments, this is a very tremendous and unique opportunity the County has at this moment that they may not get again. He said he is saying this for several reasons, number one being a land donation as opposed to an acquisition. He said in their Land Preservation Plan, they did not recommend 235 acres of acquisition to meet a need, and if they were saying they were going to have to pay \$1 million dollars, or pay off \$1 million dollars, they would not be sitting here having this conversation. He said the fact that this is a donation makes this a unique opportunity for the County. He said a second reason he feels this is a very unique opportunity is that this is an unrestricted donation. He said, when looking at West Metro, or some of the others they have acquired with Program Open Space (POS) funding, there are certain restrictions with those properties. He said, if needs do change, it is hard to flip those to do different things with the property because it was acquired with State funds, and there are restrictions in place. He said this would not be the case, as it would be unrestricted to meet any needs the County has, whether it is the need he has outlined here in terms of the recreational value, or some of the things Mr. Young has outlined. He said the County would have complete flexibility to meet whatever need either exists, or might exist in the future, and he thinks that opportunity would hold a lot of value. He said, in fact, he thinks that is where the real value is. He said, in terms of Council, any development done on the property would certainly be part of a public process, in terms of capital programming, and the things they would have to do to develop a property like this. He said the last thing he will mention is that this is a unique opportunity in that the property is contiguous to the Athletic Complex, which is kind of the crown jewel of their park system. He said that is their premier park, and to have 200+ acres right next to that where they could either potentially use it to complement what they already have, or to meet other needs of the County right next to Parker, is a unique opportunity that likely will never come again, as far as at that property, and with the County. He said, when putting all those things together, and he will defer to Mr. Young as far as official recommendations, looking at those factors, he thinks there is certainly a need, and certainly a wonderful opportunity the County has that he thinks they should take advantage of.

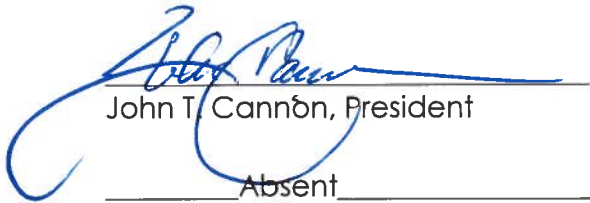
Mr. Young said this concludes their presentation. He said ultimately they would like consensus from Council if there is interest in pursuing this any longer. He said, as Council has hopefully learned, they are in favor of accepting the donation, and they see a lot of opportunity with it. He said, with that, they realize there are concerns with other properties the County has obtained, and they will be glad to talk about any of those. Mr. Kilmer said they mentioned it was next to the Parker Complex. He asked if they see an ability to expand the ballfields out, as they are contiguous, or does it run into the creek area, to which Mr. Miller responded, it runs into the creek. He said he thinks there would be the potential to expand, but, from what they have seen, one would not be able to walk from one to the other, so they would have to access it from the Connelly Mill side. He said, certainly, that could be something to be added to the table, but people would have to get in their cars and drive around, and that could be one of the potential opportunities. Mr. Young added, they can look at whether they find some way of bridging that creek, or it could be connected along the railroad that runs on the eastern side of primarily the Connelly Mill parcel, and that way would be shorter than having to go out to Jersey Road or Route 13 to get up to Connelly Mill. He said they would look at that as a way of connecting it, but that would be down the road. Mr. Kilmer asked if the main access is through the farm on the north end, to which Mr. Young responded, yes, there is an easement running through the center of the farm. He said there is a clump of trees, and he is guessing a house used to be there maybe, but, yes, it is directly through that field. Mr. Kilmer said it has been mentioned in passing about the borrow pit being in the City, and they

would have to have it de-annexed. He asked Mr. Young to expand on that, to which Mr. Young responded, the City does not allow borrow pits. He said it is his understanding the annexation occurred in 1987. He said the site was previously zoned industrial with its proximity to the railroad. He said they thought Northwood and the growth there was going to expand up into that way. He said, where that did not happen, the developers then looked at a residential option, went to great lengths to get it rezoned, and since then have changed their tune as well. He said, within City limits, unless they get some sort of exemption through them, he thinks it would benefit the County to take it out of the corporate limits of Salisbury, and then that would allow them to legally dig it, of course with State permits. Mr. Kilmer said, if there is consensus from Council to do this, will there be something in the CIP for the coming year about this, to which Mr. Miller responded, they did not put anything on their original draft of the CIP, and Mr. Young added, they are not done with the CIP yet, so they could outline a plan of what they are going to do. He said they would probably want to reach out to the private sector, where they do want a public-private partnership, and get their take on it. He said they would want to know if there is a KOA, or some other entity out there that does these things, and can help them lay it out, and go from there.


Mr. Joe Holloway said his big issue is, as mentioned before, all the property the County already owns and has not done anything with. He said he was not on Council at the time, but he remembers all the excitement about the Hershey property. He said it is sitting down there as hunting and farming property, and has never been used for any recreation, other than maybe somebody hunting on it. He said he was on Council when Mr. Mackey was exclaiming how much they needed the Westside Park, and it had to be done right away, and here they are ten years later, and it has never been touched. He said the County has property east of Walston Switch Road that he thinks was a donation as well, which they ended up with through the Winterplace Park property, and it is used for hunting. He said he sees this as an opportunity if it is followed through on, but he still does not see the plan, and all he sees are the ideas. He said everybody had these same ideas with the Hershey property, and everybody had ideas when it came to the Westside Park, so here they are again. Mr. Young said, as he touched on with the Hershey property, Pirate's Wharf, a plan was put together prior, which the critical area will not allow. Mr. Joe Holloway said they still have property there which they could do something with, to which Mr. Young responded, correct. He said a work group has been formed that is examining that. He said the West Metro Core property, as he mentioned previously, is Project Open Space. He said once they acquire a property with the POS funds, there are strings attached. He said they have talked internally to see what they can do to offload the parcels they are not using. He said the County is not into the farm rental business, and they are not into the hunting property business. Mr. Joe Holloway asked if they are talking about selling some of those properties, to which Mr. Young responded, offloading the ones the County no longer has a need for. He said it is a reasonable consideration. He said County property is sometimes acquired with a future vision in mind, and whether it is political changes or regulation changes, the intended use is no longer there. He said he thinks that is what happened with the West Metro Core, which had the intended use of more soccer fields. He said he thinks what happened at about that time, and Mr. Miller can correct him if he is wrong, is that was acquired right before the recession. He said that was about the time funds were drying up, and he is sure the question of Council at the time was if the County should invest in soccer fields when they are giving employees furlough days, and struggling to pave roads. Mr. Cannon clarified, that purchase was strictly made because the County was concerned that if they did not buy it, the State was going to take back the Project Open Space funding because they were in a recession, and that is why that purchase was made. Mr. Joe Holloway said it was touted by Recreation and Parks that they needed another park, too. Mr. Young said they need to dig into the Program Open Space as to how to offload these parcels, and can they use this donation as space they plan to do something with for Project Open Space, while offloading these other parcels. He said they need to look into it, because, again, he thinks Mr. Joe Holloway's concern is legitimate, and he thinks


having property they have no intended use for should really be offloaded. He said he does not think the POS funding, and the strings in play, make it friendly to easily offload, but they are honestly looking into that. Mr. Joe Holloway said Mr. Cannon had mentioned harvesting the timber, and he thinks they took an apple out of that barrel not long ago. He said he also knows Mr. Matt Holloway was concerned with people still being able to do their BMX biking or use ATVs, and he does not see that included in here. Mr. Young said there is a liability with that. He said he thinks it would be nice if citizens had a place to do that, but they are looking for something a little more low-impact. Mr. Joe Holloway asked, if this is acquired, will no trespassing signs be going up for those folks, to which Mr. Young responded, yes. Mr. Cannon said he thinks the potential upside outweighs the downside. Mr. Hall addressed Mr. Joe Holloway and said, four or five years ago, this Council looked at surplus and County-owned property. He said Council was provided with lists, and they went through the list, and did not take action on any of them. He said they found one piece they tried to sell, and the offer was so far below market value that they decided not to sell it. Mr. Joe Holloway said he does not recall that, and Mr. Hall said he thinks it would be certainly worthwhile to look at it again, but he does not think that should be considered in this decision. He said they are looking at a \$1 million-dollar gift in this issue, and they have seen what the potential is with the sandy loam soil of up to \$10 million or over, which he thinks is a real asset. He said his recommendation is that they go ahead and accept this property. He said in 1904, the dam broke at Humphrey Dam, and then went until 1920 that the City Council, or someone, decided to buy the bog where the park is now. He said that City Park certainly is an asset to their community, and he thinks this has a potential of being one of those types of assets. He said they cannot deny that the City Park does not offer something to this entire community that brings people into this community, and this has that same potential, and he thinks it is absolutely wonderful. He said, in saying that, he would like to make a motion that Council go out of Open Work Session, and go back into Legislative Session, with the purpose of accepting this offer, pending the Environmental Impact Study. Mr. Cannon said there is a motion on the floor, and it is really not an appropriate motion, but asking for a consensus. Mr. Joe Holloway asked if they need to have a public hearing before they can do anything like this. Mr. Cannon asked for a second to review this, to which Mr. Matt Holloway said he seconds it for discussion. Mr. Cannon said he is personally not in favor of making any formal statements, but he does not have a problem with coming up with a consensus. He pointed out there are six Councilmen present, not seven, and he would rather do it when they have all seven members present to do something formal. Mr. Hall said, in certain respects, he agrees with Mr. Cannon, but they were looking for a consensus tonight, in any case, to which Mr. Cannon said he does not mind an informal consensus, but this is on the floor for discussion. He said all those in favor, to which Mr. Hall responded, aye. Mr. Cannon asked opposed, to which Mr. Kilmer, Mr. Joe Holloway, and Mr. Ernie Davis responded, nay. Mr. Cannon said, consensus starting with Mr. Hall, who responded, yes, he is in favor. Mr. Kilmer said he is still pretty skeptical. He said he does see the upside to it, and, if all these plans come together, he will be very happy to eat some crow, and go out there and publically admit he was wrong, but, given past history, he thinks this has the potential to end up as another piece of land they are not using. He said he knows they can sell it, but he does not see that as being a realistic option. He said please prove him wrong, and prove his skepticism wrong, and he will be happy to admit he is wrong if these things do occur. Mr. Matt Holloway said yes, Mr. Davis said no, and Mr. Joe Holloway said he is going to echo some of the things Mr. Kilmer said. He said the County's history of not taking care of what they have is not good, so he is going to say no. Mr. Cannon said he is in favor of it, and he has also talked to Mr. Larry Dodd numerous times, and he has stated emphatically that he is in favor of it, so Mr. Young has four there. Mr. Young said he appreciates Council's time, and he thinks the best course of action on their end is for Mr. Miller and his staff to have a plan of action, and stay in touch with Council about how they are moving forward with it. Mr. Hall said he has one more thing he would like to say about that. He said he has been out to visit the site, and he has seen the ponds, he has seen the sites, and the pines are not ready to harvest, but the site is

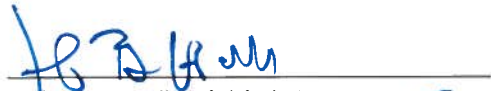
absolutely fabulous. He said it is high, sandy soil, and, as Mr. Miller and Mr. Young stated, it is 5 to 8 feet higher, and there are sections that are 48 feet higher. He said this can be absolutely a fabulous recreational area. Mr. Davis said his question is, if it is such a great piece of property, why do the people want to get rid of it, to which Mr. Matt Holloway responded, it is only good for recreation. He said it is never going to be developed. Mr. Young said they would not get a tax write-off if they sold it, to which Mr. Joe Holloway responded, they could have sold it to somebody to do a KOA, and that is what gets him. Mr. Young said his offer stands that if anybody would like to go out there, he will gladly take them out. There was no further discussion.



John T. Cannon, President

Absent
Larry W. Dodd, Vice President, District 3


Ernest F. Davis, District 1


Marc Kilmer, District 2


John B. Hall, District 4


Joe Holloway, District 5


Matt Holloway, At-Large


Laura Hurley, Council Administrator