

2009 SPPACE QUESTIONNAIRE

Jeff Pugliese
Huntersville Town Commissioner

1. **What are the top three issues your community needs to address? How would you propose to tackle these issues?**

Budgets and spending must be considered the number one issue for elected officials due to the impact on almost every aspect of government. In Huntersville particularly road infrastructure and transportation issues must be addressed. And in the current economic climate government legislation and regulation must be balanced to support our business environment and job creation.

2. **Because of present economic realities, what changes do you propose to your town's policies and regulations to adjust to the new economy?**

Streamlining approval processes for commercial development is a key area where we need some focus by the new board. We especially need to address the concept of repeated "small area planning" which adds considerable time and expense to every project.

3. **Do you believe your town should fund school capital costs, parks, roads, transit, police and fire protection needs for your town? Should purchasers of new homes be responsible for funding these services for the entire town? Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?**

The burden for services must be distributed fairly across the entire community of users, whether individual citizens or businesses. Clearly government is tasked with providing infrastructure and services that establish and maintain our quality of life, and all of the funding targets mentioned can fit in this mix. However, we must prioritize spending to maximize value without over taxing.

4. **How would you encourage your town's economic growth while including a variety of housing types and prices?**

We must continue to make Huntersville a work destination with a broad mix of business enterprises. Support for economic development is key, and we must evaluate past efforts as well as best practices to ensure appropriate results. Doing so provides for a broad spectrum of socio-economic opportunities which help drive diversity in housing.

5. **Recently adopted ordinances and policies have increased development costs and as a result will increase prices for office, industrial and retail space, as well as housing. What could be done to lower development costs in order to prevent families and businesses from relocating across county lines?**

Better standardization of practices for evaluating and approving development are key to this issue. Today the town uses common methods for each analysis, yet the actual performance and applications of those methods are "one off's" specific to the area in question. Greater re-use of previously developed practices and benchmarks in conjunction with some modification of zoning and planning tools would reduce time/effort/costs for all parties.

6. **Would you support a cost/benefit analysis for existing and proposed land use regulations in order to ensure that the purported benefits outweigh their negative impacts on economic development and housing affordability?**

Cost benefit analysis is a part of what government does to evaluate the viability of proposed business/development activities, in addition to other aspects that relate to the quality of life of the community as a whole. These include pre-existing and adopted plans, availability of infrastructure, and overall economic impact. It is important that a positive impact be part of the equation, however there are other factors as well that must be considered.