

**MINUTES OF CLOSED SESSION  
CITY COUNCIL – CITY OF SANFORD  
NOVEMBER 2, 2000**

Upon a motion duly made, seconded, and carried in the August 31, 2000, open session of the Law and Finance Committee of the City Council, the Council went into closed session in accordance with N.C.G.S. 143-318.11(a)(5) to instruct the public body staff concerning the position to be taken for the acquisition of real property.

The following people were present in the closed session:

Mayor Winston C. Hester  
Council Member Clawson Ellis  
Council Member J. T. Kirkman  
Council Member Walter McNeil, Jr.

Mayor Pro Tem Joseph E. Martin  
Council Member Philip Dusenbury  
Council Member Linwood Mann, Sr.  
Council Member James G. Williams

City Manager Leonard Barefoot  
City Attorney Susan C. Patterson  
Deputy City Clerk Bonnie D. White

Public Works Director Larry Thomas  
City Engineer Vic Czar  
Civil Engineer II Hal Hegwer

Mayor Hester called the meeting to order.

36-Inch Transmission Water Line Easements

City Engineer Vic Czar and Civil Engineer Hal Hegwer informed Council that the City has encountered some problems in getting easements from four residents for the extension of the 36-inch transmission line into town.

Mr. Czar stated that Tommy Hickman, residing at 1053 Lower Moncure Road, is requesting \$5,275 for his property. The City's appraisal was \$1,250 but that did not include the trees and shrubs he will lose. Ragland Landscaping estimated the value of the shrubs at \$3,625, and the City verified the estimate. The easement is for two-tenths of an acre. The consensus of Council was to direct staff to offer Mr. Hickman \$5,275.

Bobby Stewart, residing at 877 Lower Moncure Road, is requesting \$2,100. The City's appraisal was \$832. Mr. Stewart is losing several shrubs and trees that privatizes his driveway. The consensus of Council was to direct staff to offer Mr. Stewart \$2,100.

Mr. Czar said the City will be reimbursed from the grant for the property acquisitions. The property owners will not benefit from the extension of the line.

Johnny Howard, who inherited Minnie Mae Talley's property located on Poplar Springs Church Road, is requesting \$36,000. Mr. Howard states that he is planning to build a subdivision on the property where the waterline will run. Mr. Howard feels he will lose the value of two lots due to the fact that the easement will run in the location for the proposed septic tank drain fields for both lots. John Daniels performed an appraisal

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for the City and valued the property at \$10,000 including timber. Given the time the City would spend in court, staff recommends offering \$23,000 for both lots.

The consensus of Council was to direct staff to offer Mr. Howard \$23,000 for both easements and, if he did not accept the offer, to proceed with condemnation.

Lex Hunter, owning property on Poplar Springs Church Road, is requesting \$55,000 for his property. His property is at the very beginning of the project. He would like \$5,000 per acre plus two timber cuttings, and \$5,000 for a barn he is losing. The easement is for approximately 2.6 acres in Phase II of the 36-Inch Transmission Line extension.

The City's estimated value of the property is \$24,327 which was arrived at \$5,000 per acre, \$10,327 for timber and \$5,000 for the barn. Mr. Czar felt an offer of \$30,000 was generous.

The consensus of Council was to direct staff to offer Mr. Hunter \$30,000 and, if he did not accept the offer, to proceed with condemnation.

Purchase of Property at Service Center

Public Works Director Larry Thomas advised Council that Jon Powers agreed to sell his home and property to the City located at the Service Center for \$90,000 plus three months to vacate. The Council directed staff to proceed with the purchase.

Adjournment

The motion to adjourn closed session and return to regular session was made by Council Member Linwood Mann. Seconded by Council Member Phil Dusenbury, it carried unanimously.