

OCTOBER 11, 2016
CLOSED SESSION MINUTES REVIEW AND OPINION – WLH

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|---------------------------|---|
| <u>March 28, 2016</u> | Can release full minutes – no redactions |
| <u>February 9, 2016</u> | Can release full minutes – no redactions |
| <u>January 12, 2016</u> | Can release full minutes – no redactions |
| <u>November 10, 2015</u> | Release with redactions (2016 initial review) |
| <u>October 13, 2015</u> | Can release full minutes – no redactions |
| <u>September 8, 2015</u> | Can release full minutes – no redactions |
| <u>July 14, 2015</u> | Can release full minutes – no redactions (Revised from 2015 review) |
| <u>May 12, 2015</u> | CANNOT BE RELEASED |
| <u>April 14, 2015</u> | Release with redactions (Revised from 2015 review) |
| <u>March 10, 2015</u> | Release with redactions (Revised from 2015 review) |
| <u>February 10, 2015</u> | Release with redactions (Revised from 2015 review) |
| <u>June 10, 2014</u> | Release with redactions (No change from 2015 review) |
| <u>May 13, 2014</u> | Release with redactions (No change from 2015 review) |
| <u>February 11, 2014</u> | Can release full minutes – no redactions (Revised from 2015 review) |
| <u>January 14, 2014</u> | Release with changed redactions (Revised from 2015 review) |
| <u>July 9, 2013</u> | Release with redactions (No change from 2015 review) |
| <u>May 14, 2013</u> | Can release full minutes – no redactions (Revised from 2015 review) |
| <u>March 12, 2013</u> | CANNOT BE RELEASED (No change from 2015 review) |
| <u>December 18, 2012</u> | CANNOT BE RELEASED (No change from 2015 review) |
| <u>December 11, 2012</u> | CANNOT BE RELEASED (No change from 2015 review) |
| <u>November 13, 2012</u> | Can release full minutes (Revised from 2015 review) |
| <u>September 25, 2012</u> | CANNOT BE RELEASED (No change from 2015 review) |
| <u>July 12, 2011</u> | Release with redactions (No change from 2015 review) |
| <u>June 14, 2011</u> | Release with redactions (No change from 2015 review) |
| <u>December 19, 2007</u> | Release with redactions (No change from 2015 review) |
| <u>August 14, 2007</u> | Release with redactions (No change from 2015 review) |



C L O S E D S E S S I O N M I N U T E S M A R C H 2 8 , 2 0 1 6

Present: Mark Brown, Dena Barnes, Mike Adams, Dianne Laughlin, Reece Walker, Town Manager
Scott Whitaker, Town Attorney William Hill

* NOTE: In open session, Barnes made a motion at 6:01pm to recess to closed session as provided under NCGS 143-318.11(a)(3). Motion was seconded by Adams; passed unanimously.

Tinnin code enforcement case: Hill described the case involving junked vehicles, noting that penalties accrued through 3/7/16 were \$254,574. Hill spoke to Mr. Tinnin's daughter several times and met with both of them. The town's contracted code enforcement officer Kevin May visited the site the previous week and it was not in compliance. The case recourse was discussed. The decision was to ask the court that all cars be removed plus costs, including attorney costs, code enforcement officer costs, court costs, plus 10% of the penalty.

By consensus, Council reconvened to open meeting at 6:28pm.

Mark Brown, Mayor

Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Whitaker.



C L O S E D S E S S I O N M I N U T E S F E B R U A R Y 9 , 2 0 1 6

Present: Mark Brown, Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker, Town Manager Scott Whitaker (Town Attorney William Hill was not present, but was called and consulted in relation to the property matter)

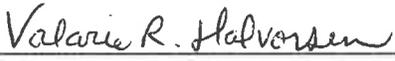
* NOTE: In open session, Barnes made a motion at 7:28pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Adams; passed unanimously.

26.38-acre Vandergrift property: There was discussion about price per acre, layout, former and future uses, and access as a contingency of purchase. A draft motion was considered, Hill consulted by phone, and by consensus, a motion to purchase was planned for open session.

By consensus, Council reconvened to open meeting at 8:23pm.



Mark Brown, Mayor



Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.



C L O S E D S E S S I O N M I N U T E S J A N U A R Y 1 2 , 2 0 1 6

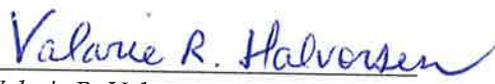
Present: Mark Brown, Dena Barnes, Dianne Laughlin, John O'Day, Reece Walker, Town Manager
Scott Whitaker, Town Attorney William Hill.

* NOTE: In open session, Barnes made a motion at 7:47pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Walker; passed unanimously.

26.38-acre Vandergrift property: There was discussion of access via Medearis Street, a stump dump on the property, the tax value (\$124,000), original asking price (\$750,000), current price (\$550,000), previous offer by town (\$400,000) and returned offer (\$500,000), current zoning (AG), where property adjoins town park, and access options via town park. By consensus, council directed manager to offer \$300,000 initially for the property, and authorized a negotiating amount not to exceed \$400,000.

By consensus, Council reconvened to open meeting at 8:24pm.


Mark Brown, Mayor


Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.



CLOSED SESSION MINUTES NOVEMBER 10, 2015

Present: Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Mike Adams, Town Manager Scott Whitaker, Town Attorney William Hill, Mayor-elect Mark Brown, Council-elect John O'Day, Council-elect Reece Walker.

* NOTE: In open session, McClellan made a motion at 7:07pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Adams; passed unanimously.

The following items were discussed:

1. Martin House (4118 Oak Ridge Road): Whitaker met with the county about well options: it was likely not feasible to locate the well on the property but perhaps the well behind the "flag building" property could be used, the county suggested it might need to be sleeved to prevent possible iron exposure. The tenants and animals had vacated and a driveway survey will be conducted 11/11. A motion was discussed; Flowers will make a motion to purchase with contingencies in open session.

2. [REDACTED]

By consensus, Council reconvened to open meeting at 7:38pm.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.



C L O S E D S E S S I O N M I N U T E S O C T O B E R 1 3 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker, Town Attorney William Hill.

* NOTE: In open session, McClellan made a motion at 8:29pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Barnes; passed unanimously.

The following items were discussed:

1. Martin House (4118 Oak Ridge Road): Southard did not accept the offer of \$75,000 or the \$80,000 maximum authorized by council 9/8. Southard would like \$100,000 for the property and agreed to the town's contingencies: 1) county approval of a well on the parcel; and, 2) that all tenants and animals must vacate prior to closing. Council authorized Whitaker to offer \$90,000 and up to \$97,100 (tax value).
2. Other properties discussed included: 1) 26-acre Vandergrift tract; and, 2) the Jenks property beside Town Hall; Whitaker was directed to not make any offers on these properties at this time.

By consensus, Council reconvened to open meeting at 9:02pm.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk*

**Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.*



C L O S E D S E S S I O N M I N U T E S S E P T E M B E R 8 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker, Jim Secor for Town Attorney William Hill.

* NOTE: In open session, McClellan made a motion at 8:45pm to recess to closed session as provided under NCGS 143-318.11(a)(3) and (5). Motion was seconded by Barnes; passed unanimously.

The following items were discussed:

1. Secor addressed unsealing closed session minutes.
2. Martin House (4118 Oak Ridge Road): Whitaker received a quote of approximately \$177,000 to bring the first floor flooring up to commercial standards and to demo the frame and block additions to the original structure. He felt the quote was grossly over estimated. Whitaker also had the shared well on the adjacent property checked for total coliform and fecal coliform and both tested negative. Council authorized Whitaker to offer Southard \$75,000 with an option to go as high as \$80,000 for the property contingent on: 1) county approval of a well on the parcel; and, 2) that all tenants and animals must vacate prior to closing.
3. Sessoms stated the 26-acre Vandergrift property was available for approximately \$500,000.
4. Whitaker was asked that the draft of the Development Ordinance rewrite come to council prior to Zoning Board review.

By consensus, Council reconvened to open meeting at 9:20pm.



Tim Sessoms, Mayor



Valarie R. Halvorsen, Town Clerk*

**Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.*



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

C L O S E D S E S S I O N M I N U T E S J U L Y 1 4 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker, Town Attorney William Hill.

* NOTE: In open session, Barnes made a motion at 9:11pm to recess to closed session as provided under NCGS 143-318.11(a)(3) and (6). Motion was seconded by Adams; passed unanimously.

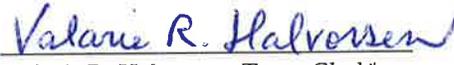
The following items were discussed:

1. Southard property (4118 Oak Ridge Road): The condition of the property was discussed including lower level flooring (manager directed to engage engineer to assess), potential uses, and management.
2. Tinnin code case: Advised attorney to move forward with abatement enforcement.
3. Budget amendment #5 for property assessments (FY14-15): Approved by consensus and would be voted on immediately after in open session.

By consensus, Council reconvened to open meeting at 9:38pm.



Tim Sessoms, Mayor



Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.

Council: Mayor Tim Sessoms, Mayor Pro-tem Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan

Staff: Scott Whitaker (Manager), Jeff Gaord (P&R Manager), Valarie Halvorsen (Clerk), Julie Reid (Planner), Katrina Whitt (Finance Officer)



CLOSED SESSION MINUTES APRIL 14, 2015

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker, Town Attorney William Hill.

*NOTE: In open session, McClellan made a motion at 8:01pm to recess to closed session as provided under NCGS 143-318.11(a)(6) and NCGS 143-318.11(a)(5). Motion was seconded by Barnes; passed unanimously.

The following properties were discussed:

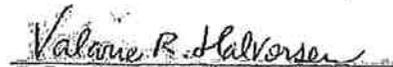
1. **Southard property:** Southard will accept \$100,000 for 4118 Oak Ridge Road on the condition that the structure would not be torn down. Council directed manager to have the property inspected (environmental and structural assessments).
2. **Vandergrift property (4008 R1 Oak Ridge Road):** The asking price for this 26.38 acre property was \$750,000. The town offered \$400,000; a counter-offer of \$500,000 was received. Sessoms will ask the realtor about a perk test.

Whitaker left at 8:30.



By consensus, Council reconvened to open meeting at 8:47pm.


Tim Sessoms, Mayor


Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.



C L O S E D S E S S I O N M I N U T E S M A R C H 1 0 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Elizabeth McClellan, Town Manager Scott Whitaker, Town Attorney William Hill.

* NOTE: In open session, Adams made a motion at 7:52pm to recess to closed session as provided under NCCGS 143-318.11(a)(5). Motion was seconded by McClellan; passed unanimously.

The following properties were discussed:

- 1. Beeson/Southard properties:** 4118 Oak Ridge Road and 4114 Oak Ridge Road are owned by Linda Southard. Ms. Southard will take \$180,000 for both properties. Adjacent property at 7717 Summerfield Road is owned by Sue Beeson who wants an appraisal but will accept \$80,000 for this property and the lot directly behind (4112 R1 Summerfield Road owned by Beeson Living Trust). Four houses (4114 Oak Ridge Road, 4118 Oak Ridge Road, 7717 Summerfield Road, and 7714 Summerfield Road (across the street)) all share one well located on the 7717 Summerfield Road property.

Whitaker was directed to negotiate with Ms. Southard for the 4118 Oak Ridge Road property (the Alexander Martin House) and to discuss well options with Guilford County.

2. [REDACTED]

By consensus, Council reconvened to open meeting at 8:19pm.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Flowers.

COMPLETED



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
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C L O S E D S E S S I O N M I N U T E S F E B R U A R Y 1 0 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker.

* NOTE: In open session, Barnes made a motion at 9:35pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Adams; passed unanimously.

The following properties were discussed;

1. **Town-owned Brookbank Road properties:** During the last meeting, Council authorized the manager to offer the property at \$250,000; the potential buyer offered \$150,000. There was discussion about the need to establish a trail route and the location of any trees to be removed in that area. Council approved a counter offer of no less than \$175,000.
2. **Alexander Martin House (4118 Oak Ridge Road):** The property has a tax value of \$97,100 and the owner offered it for \$125,000. Whitaker relayed that the property shares a well with two other adjacent properties (4114 Oak Ridge Road and 7717 Summerfield Road). Council discussed water and potential renovation and parking potential as it might relate to a broader master plan of the intersection area. Whitaker was directed to inquire further with two property owners to gauge interest in the sale of all three tracts.
3. [REDACTED]
4. **Ronald and Linda Vandergrift property (7613 Summerfield Road, 26.38 acres):** By consensus, there was no new negotiation direction.

By consensus, Council reconvened to open meeting at 10:04pm.

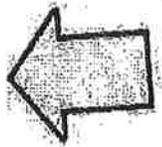
Tim Sessoms, Mayor

Valarie R. Halvorsen
Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.

Council: Mayor Tim Sessoms, Mayor Pro-tem Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan

Staff: Scott Whitaker (Manager), Jeff Gaird (P&R Manager), Valarie Halvorsen (Clerk), Julie Reid (Planner), Katrina Whitl (Finance Officer)





C L O S E D S E S S I O N M I N U T E S F E B R U A R Y 1 1 , 2 0 1 4

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker.

* NOTE: In open session, Barnes made a motion at 9:51pm to recess to closed session as provided under NCGS 143-318.11(a)(3). The motion was seconded by McClellan and passed unanimously.

There was discussion about the Gordon property negotiations and contract, including the assessments and testing that had been completed (lead, asbestos, radon, structural). It was decided by consensus to conduct a soil test in the area of the former blacksmith shop, along with a composite test of the broader acreage.

The Manager gave an update concerning his negotiations with David Couch to sell Town-owned tracts of land at Brookbank Road that abut Couch's property. It was negotiated that Couch would make an offer on both northern and southern tracts, instead of only the northern tract as previously discussed by Council, with the condition that the Town could buy back needed land for a future trail at today's negotiated price. The Manager reiterated the statutory process of a "negotiated offer and upset bid" would be followed. Council agreed to allow the Manager to proceed with an appraisal of the property based on the latest negotiations.

By consensus, Council reconvened to open meeting at 10:13pm.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk



C L O S E D S E S S I O N M I N U T E S . J A N U A R Y 1 4 , 2 0 1 4

Present: Tim Sessoms, Dena Barnes, Alicia Flowers, Dianne Laughlin, Mike Adams, Town Manager Scott Whitaker, and Town Attorney William Hill.

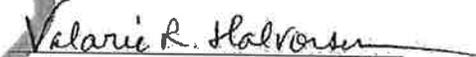
* NOTE: In open session, Barnes made a motion at 7:36pm to recess to closed session as provided under NCGS 143-318.11(a)(3) and (a)(5). The motion was seconded by Flowers and passed unanimously.

There was discussion about the Gordon property, their tenants, the recent media coverage, how the town should respond, and continued negotiations and intentions. Whitaker also updated council on the assessments and testing related to the Gordon property. Attorney Hill advised council not to respond individually and that the Mayor or Manager should ideally be the contacts.

[REDACTED]

By consensus, Council reconvened to Open Meeting at 8:21pm.


Tim Sessoms, Mayor


Valarie R. Halvorsen, Town Clerk

CONFIDENTIAL



C L O S E D S E S S I O N M I N U T E S M A Y 1 4 , 2 0 1 3 , 6 : 3 0 P M

Present: Mark Brown, Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, John Wray, Town Manager Scott Whitaker, and Town Attorney William Hill

* NOTE: In open session, Barnes made a motion at 7:58pm to recess to closed session as provided under NCGS 143-318.11(a)(3) and NCGS 143-318.11(a)(5). The motion was seconded by Wray and passed unanimously.

SAP Field House Building repairs: Hill recommending discussing the issue with insurance carriers of RP Murray and Doggett Construction.

Lipinski case: Hill gave an update regarding the Lipinski lawsuit against the Town.

Brookbank Road property: The town owns two tracts along Brookbank Road and has considered selling both. NCDOT had offered \$93,600 for 3.9 acres of right-of-way needed for the relocation of Brookbank Road and I-73. Another party is interested in purchasing the remaining acreage. Whitaker suggested a plan to sell the middle area (3.9 acres to NCDOT), sell the remaining northern tract via the "negotiated offer and upset bid" process allowed by NCGSs and as previously agreed to by Council, and keep the remaining southern tract for likely trail use due to recent trail developments. The consensus was to proceed with this plan.

Gordon property: There was discussion about the feasibility of using the property for a town hall or annex. Whitaker was directed to investigate individual concerns and report back.

By consensus, Council reconvened to Open Meeting at 9:07pm.

Mark Brown, Mayor

Valarie R. Halvorsen, Town Clerk



Town of Summerfield – Closed Session Minutes

Town Council: Mayor Mark E. Brown

Mayor Pro-Tem Dena Barnes

Alicia Flowers

Dianne Laughlin

Elizabeth McClellan

John W. Wray, Jr.

Summerfield Town Hall | 4117 Oak Ridge Road
November 13, 2012 | 6:30PM

Valarie Halvorsen (Clerk)
Scott Whitaker (Manager)

Present: Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, John Wray, Town Manager Scott Whitaker, Town Attorney Will Rozell

* NOTE: In open session, Laughlin made a motion to recess to closed session as provided under NCGS 143-318.11(a)(3) and NCGS 143-318.11(a)(5) at 9:17 pm. The motion was seconded by McClellan and passed unanimously.

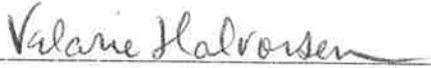
There was discussion about the repairs needed at the SAP Field House and the results of the mediation and potential litigation. The outcome was that drainage issues needed to be addressed immediately and that monitors would be placed on the building to monitor further settling; Atlantic Coast Engineering submitted a proposal. Barnes stated the company is owned by her cousin but she has no fiduciary interest in it. Council directed Whitaker to move forward on contracting with Atlantic Coast Engineering as needed.

There was discussion about the following property matters: 1) NCDOT right-of-way purchase related to the Town's 29 acres on Brookbank Road. Whitaker was directed to negotiate on the possible sale of this land to an individual and also with NCDOT in reference to their offer; and 2) a secondary entrance to SAP and the needed property donation from the Ayers family. Whitaker was directed to work with the attorney's office and Ayers family to obtain the necessary easements.

Rozell gave an update on the Lipinski case.

By consensus, Council reconvened to Open Meeting at 10:12 pm.


Dena Barnes, Mayor Pro Tem


Valarie Halvorsen, Town Clerk