



# Town of Summerfield – Council Minutes Special Called Meeting

Summerfield Town Hall | 4117 Oak Ridge Road  
January 22, 2013 | 6:30PM

*Town Council: Mayor Mark J. Brown*

*Mayor Debra D. Hoffmann*

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*Town Clerk: Valarie Halvorsen*

*Scott Whitaker, Manager*

Mark Brown called the meeting to order at 6:30 pm with the following present:

## Council

Mark Brown, Mayor  
Dena Barnes  
Alicia Flowers  
Dianne Laughlin  
Elizabeth McClellan  
John Wray

## Staff

Scott Whitaker, Town Manager  
Valarie Halvorsen, Town Clerk  
William Hill, Town Attorney  
Dana Luther, Finance Officer

## Agenda

Flowers motioned to approve the agenda, seconded by Wray and carried unanimously.

### Discussion of potential future town hall or expansion

Whitaker stated the topic was broached in the past and he thought it prudent to revisit it prior to upcoming budget meetings in order to get Council's input. Luther stated during last year's budget discussions, Council indicated a desire not to build a new structure elsewhere, but also a reluctance to spend excessive funds to repair the current town hall exterior. Council instead expressed interest in a future annex.

Brown stated that other sites have been considered and ruled out in the past. He noted the Town needs to look at future needs.

Flowers felt the Town-owned lot on Summerfield Road (beside the fire department) should be addressed. Wray stated the property is needed for Founders' Day, and suggested selling the property on Brookbank Road and using the money to purchase suitable property for a town hall. He felt Council should buy land and build, and the Summerfield Road property should be retained for Founders' Day use. He suggested it could potentially be used to host a farmers-market or community garden. Flowers stated that paying to mow the Summerfield Road property, which is currently only used once a year, is not a prudent use of taxpayer funds.

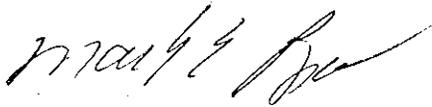
There was discussion about the stream/drainage ditch that dissects the property, which would limit use and buildability. The Manager read a past memo regarding the Town's investigation of the ditch and associated costs to make changes in regard to the ditch. Selling or donating the property to the fire department was discussed with the contingency that the Town could use the property for Founders' Day. Flowers, Wray, and Barnes expressed agreement and the consensus was that Brown discuss it with fire department leadership. Hill advised statutes dictated procedures for transferring property to non-profit vs. a private sale.

There was discussion about the condition and long-term suitability of the current town hall building and the importance of maintaining it regardless of whether a new town hall were to be constructed. By consensus, the manager was authorized to explore the suitability and availability of adjoining properties as a potential annex site.

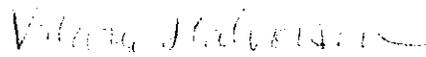
**Potential sale of Brookbank Road property (update)**

Whitaker stated the NC General Statutes provide several options to dispose of real property if desired. One attractive option is "Negotiated Offer, Advertisement, and Upset Bids" and is described in GS 160-269. It allows the town to solicit and negotiate an offer to purchase property, and then advertise it for upset bids. Whitaker stated he had spoken to an interested party and both parties discussed sharing the cost of an appraisal of the Brookbank Road property as an initial step. Hill added this would be subject to agreement by the appraiser and both parties. Hill briefly discussed the statutory notice requirements for such a sale. By consensus, Council directed Whitaker to move forward with the Negotiated Offer, Advertisement, and Upset Bid process regarding the Brookbank Road lots.

With no further business before the Town Council, a motion was made at 7:35 pm by Wray to adjourn. The motion was seconded by McClellan and carried unanimously.



Mark L. Brown, Mayor



Valarie Halvorsen, Town Clerk