

Vineyards trail property and maintenance

Attachment(s): yes

MEETING DATE: APRIL 12, 2016

STAFF COMMENTS / RECOMMENDATION:

The on-going discussion has most recently resulted in an agreement (attached) drafted by the town attorney between the town and The Vineyards at Summerfield, LLC. The LLC has signed the agreement and Council will consider it also. The understanding is that referenced "immediate repairs" and "current repairs" involve an estimate from GroundWorks for \$36,476; that these repairs would be budgeted for FY16-17; and, the work would be done between 7/1/16 and 8/31/16.

A second decision for consideration involves maintenance. A proposal is attached for review and the town attorney will advise how potential implementation would relate to the agreement under consideration.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:



Land donation and access to Vandergrift property

Attachment(s): no

MEETING DATE: APRIL 12, 2016

STAFF COMMENTS / RECOMMENDATION:

Following on-going negotiations, the town decided to purchase this property per the 2/9 minutes (relevant portions only):

Adams motioned as follows: I motion to direct the Town Manager to enter into an agreement to purchase the 26.38-acre tract owned by Ronald and Linda Vandergrift at a purchase price of \$500,000 with \$10,000 deposit as earnest money, with the contingency that the town will be able to secure access to its satisfaction within the due diligence period. The lot referenced is tax parcel #0146998 in Book 76 on Page 68 and adjoins Summerfield Community Park to the north. The purchase is supported by the Summerfield Comprehensive Plan in the areas of "Community Character Preservation," "Parks and Recreation Improvements," and "Sidewalk, Bikeway, and Trail System." ...The motion was seconded by O'Day and carried unanimously.

The access needed involves portions of properties owned by Sue Beeson and the Beeson Living Trust. A written agreement related to deeding this access is being drafted and reviewed and will be forwarded to Council for meeting discussion.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:



Regional water initiative for water supply planning and future economic development

Attachment(s): yes

MEETING DATE: APRIL 12, 2016

STAFF COMMENTS / RECOMMENDATION:

Rockingham County has drafted a Memorandum of Understanding (MOU) among area jurisdictions related to "the need to review and investigate water supply alternatives to current and future development corridors in western Rockingham County and northern Guilford County."

The draft MOU (attached) is being reviewed and has not received Summerfield input yet. It is being presented as information only at this point.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:

Donation acknowledgement re: Alexander Strong Martin House purchase

Attachment(s): no

MEETING DATE: APRIL 12, 2016

STAFF COMMENTS / RECOMMENDATION:

Following on-going negotiations, the town decided to purchase this property per the 11/10/15 minutes:

Flowers motioned to enter into an agreement with Linda A. Southard (seller) for the "Martin House" property. The 0.62-acre property's address is 4118 Oak Ridge Road, Summerfield, NC 27358 and its parcel ID is 0146945. The agreed-upon purchase price was \$90,000 with \$2,500 earnest to be paid upon signing an "Agreement for Purchase and Sale of Real Property."

The purchase is contingent upon the town's current preservation (details to be established) of the primary structure, excluding later add-ons. A primary intent of the purchase is historic preservation per Policy Area 11 of the Comprehensive Plan. A second contingency is that the town is able to secure well access. Flowers authorized the town manager to implement the above-referenced agreement, any associated agreements related to personal property and fixtures, and to expend the said earnest payment. The motion was seconded by McClellan and carried unanimously.

The owner's accountant requested a donation letter 11/23, the request wasn't granted, and the closing occurred 12/30. The tax value is \$97,100 – \$7,100 more than the purchase price, and the owner and accountant have recently requested reconsideration and a \$7,000 donation letter for tax purposes.

NOTES:

TOWN COUNCIL COMMENTS / ACTION: