



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
CLOSED SESSION DURING
WORK SESSION
APRIL 4, 2017
5:30 P.M.

PRESENT

Mayor Darryl Moss, Commissioner Ernie Anderson, Commissioner Del Mims, Commissioner Thomas Jackson, Commissioner Herman Wilkerson, and Mayor Pro Tem Archer Wilkins. Also present were City Manager Michael P. Bonfield, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis, Jr.

CLOSED SESSION // per NCGS 143-318.11(a) (3) Attorney Client Privilege and (5) Property Acquisition

Mayor Pro Tem Wilkins moved that the minutes from this meeting be sealed for one year; seconded by Commissioner Wilkerson. Following lengthy discussion, the motion passed 3-2 with Commissioners Mims and Jackson dissenting.

Discussion continued regarding Mr. Jim Blaine's offer to purchase City-owned property on Cannady's Mill Road. Mr. Blaine had resubmitted his original offer for \$165,000 along with a property evaluation provided by a realtor backing up the offer.

Moved by Commissioner Mims that we accept Mr. Blaine's offer with the full understanding that the upset bid process will be followed; seconded by Commissioner Jackson.


Following additional discussion regarding other means by which to sell the property, the pros and cons of keeping the property, advertising costs, etc., the motion failed 2-3. Commissioners Wilkerson, Anderson and Mayor Pro Tem Wilkins dissented.

City Manager Mike Bonfield discussed issues NCDOT is having with right-of-way certification for the CMAQ 2, 3, and 4 sidewalk projects. Three easements were valued above \$10,000. In most cases, an appraisal would be needed for properties over \$10,000, however, Joey Hopkins with NCDOT has verbally stated the state has the ability to waive the appraisals if an affidavit is received from each of the property owners.

Three easements were obtained by the condemnation process, which also requires an appraisal process that cannot be waived. The value of the easements ranges from just over \$1.00 to around \$500.00. In each case, offers for more than the value were rejected. Appraisals are estimated to cost \$2,500 for each property. Mr. Bonfield recommends raising the offers to each of the owners to avoid condemnation altogether, which could add another six months to the process. If the owners don't respond to the offers we will have no choice but to obtain the appraisals and work through the condemnation process.

The Board concurred that Mr. Bonfield should work with Attorney Lori Dutra to make the higher offers to each property owner.

Moved by Commissioner Wilkerson, seconded by Mayor Pro Tem Wilkins, to return to open session. The motion received a 5-0 vote.



Del Mims, Mayor Pro Tempore
February 4, 2020

ATTEST:



Terry A. Hobgood, Jr., City Clerk

