

MINUTES OF MIDWAY TOWN COUNCIL SPECIAL MEETING HELD ON FEBRUARY 18, 2013 AT 7:00 P.M. AT TOWN HALL, 125 GUMTREE ROAD, MIDWAY, NORTH CAROLINA

CALL TO ORDER

Mayor Pro Tem Mike McAlpine called the meeting to order and welcomed everyone present.

Councilors present were: John Byrum, Mike McAlpine, Robin Moon, Todd Nifong, and Sue Stephens. Absent: Mayor Norman Wilkes. Town Manager Ryan Ross, Town Attorney Jim Lanik, Planning Consultant Vagn Hansen and Town Clerk Linda Hunt were present.

Proper notice of the special meeting was given by posting the notice on the Town's website, on the outside bulletin board, and by e-mail at least 48 hours prior to the meeting.

No members of press were in attendance.

ACQUISITION OF REAL PROPERTY

The purpose of the special meeting is to discuss, and to possibly take action on, the acquisition of real property by the Town.

Mayor Pro Tem Mike McAlpine briefly explained the process the Town has followed in its long search for a suitable tract of land for a town hall that would meet the current and future needs of Midway. With enough acreage, the Town would also have the ability to develop the remaining property. Future expansion could be to establish park facilities with walking trails, soccer or baseball fields, picnic shelters and playground areas.

Town Council established a Land Search Committee in April of 2009 and the committee was assigned the task of trying finding a tract of land consisting of 10-plus acres that would meet the Town's criteria for a site for town hall. The committee met several times to discuss various sites but they were unable to find suitable property.

At the January 7, 2013 regular Town Council meeting, Town Manager Ryan Ross informed Council he had been approached by a local resident offering to sell his real property (38 acres+/-) on Gumtree Road to the Town. Mr. Ross stated the property owner expressed his desire to give the Town the first option on the property; however, another party is interested in buying the property and the owner would like an answer from the Town as soon as possible.

Council determined the offer to sell the 38 acres to the Town merited further investigation and directed the Town Manager to take the necessary steps to have the property fully evaluated and report his findings back to Council.

Town Manager Ryan Ross reported he has completed his evaluation of the property and it is his conclusion that the Town would be well-served by purchasing the property based on the following information he gathered regarding the property in question:

- Proposed Town Hall Site Analysis prepared by Vagn Hansen, Project Planner, Benchmark CMR, Inc.
- Opinion of Investment prepared by John Grey, P.E., The Wooten Company
- Survey of property by Brad Coe, Coe Forestry and Surveying
- Appraisal by Timothy Swaim, State Certified General Appraiser

Highlights from the reports are as follows:

Proposed Town Hall Site Analysis

Location

- Corporate limits of the Town of Midway were analyzed to locate the central geographic point within the Town.
- The vast majority of the Town's residents will be within a 3 mile drive of a future Town Hall.
- Advantages and disadvantages of the property not being situated on a primary thoroughfare within a prime commercial area:
 - Primary advantage is that land availability within the Town's core commercial area is limited and asking prices are high compared to other areas of Town.
 - Purchasing and building on a site in the core commercial area would also remove a piece of potentially valuable land from the available inventory for future commercial development, while this particular parcel would have limited commercial development potential.
 - The primary locational disadvantage is the lack of visibility in the community offered by this site; however, there is no need to maintain a high degree of visibility to attract traffic like a commercial business would need.

Development Constraints

- Very few constraints but a number of advantages.
- Primary advantage is the large amount of acreage.
- A tract of this size should be able to accommodate any current or future needs for land, structures, parking and related facilities.
- Constraints
 - Water Supply Watershed development regulations; however, there should be no requirement to construct any permanent stormwater control structure.
 - Lack of sewer service at the site provides a potentially minor constraint to the development of the property.

Infrastructure Opportunities

- Two opportunities for infrastructure improvements.
 - Possibility to add a third connecting road to Country Lane through the potential Town Hall site and connect it to Gumtree Road.
 - Would give access to the neighborhood regardless of whether the railroad tracks are in use since Gumtree Road has grade separation from the railroad.
 - Connection to the Country Lane neighborhood with a low speed local road through the potential Town Hall site would also give the neighborhood good access to any future Town amenities that may be constructed on the site.
 - Potential expansion of sewer east of the railroad.

Existing Structures

- The presence of a number of structures on the site provides the Town with an opportunity to begin the process of designing the site while expanding its office space rather quickly.
- As a public building, a number of modifications would be necessary to occupy the structure.
 - Access for persons with disabilities.

Summary

- Appears from this brief analysis that the site should be given strong consideration for purchase as a future town hall site.
- Potential positive aspects of the site appear to greatly outweigh any negatives aspects.

- Availability of this amount of land that is similarly situated at the assume price will not likely occur frequently.
- With the benefits and lack of major constraints at the site, a decision to acquire the property would have a high degree of benefit for the Town both today and for future generations.

Consultants John Grey and Russell Pearlman of The Wooten Company engineering firm have toured the site and have given their opinion of the Town's investment to purchase the approximate 38 acres:

- Offers a great deal of flexibility for development because of the large acreage and the gentle elevation changes through the site.
- Site close to the geographic center of the current Town of Midway land area which will be convenient for all citizens.
- Site also close to the current business district.
- Ability to relocate Town Hall to the house on site provides the Town with more space for operations and additional office space.
- Size of property gives the Town ability to build a new town hall designed to meet the Town's specific needs and also gives the Town the ability to establish a community facility, library or park facilities.
- Park facilities could include soccer or baseball fields, walking trails, tennis, horse shoes, Frisbee golf, picnic shelters and playground areas.

Copies of the survey maps were provided to Town Council.

State Certified General Appraiser Timothy J. Swaim, State Certified General Appraiser, estimated the value of the subject property to be \$605,000.

The subject property can be accessed from either Gumtree Road or Country Lane and has road frontage on both roads.

Town Manager Ryan Ross advised Council that The Wooten Company highly recommends the Town purchase of the property.

Planning Consultant Vagn Hansen added the property is an excellent tract of land that will serve the Town well.

This concluded the background information regarding the acquisition of property.

RECESS TO CLOSED SESSION

On motion by Councilor Stephens, seconded by Councilor Nifong, Council voted unanimously to recess to closed session in accordance with NCGS 153-318.11 (a)(b) for the purpose of discussion of acquisition of property.

RECONVENE TO OPEN SESSION

On motion by Councilor Nifong, seconded by Councilor Moon, Council voted unanimously to reconvene to open session.

After reconvening to open session, the following two items were added to the agenda.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

On motion by Councilor Byrum, seconded by Councilor Stephens, Council voted unanimously to approve the terms and conditions of an agreement between the Town of Midway (Buyer) and Mr. Rodney W. Thomas (Seller) of 848 Hebron Church Road, Winston-Salem, North Carolina for the sale and purchase

of a tract of land consisting of 37.53-acres located at 426 Gumtree Road in Midway at a purchase price of \$506,356.00 and to authorize execution of the agreement, pending final approval by the Town Attorney.

BUDGET AMENDMENT 2-13 TO APPROPRIATE FUNDS FOR THE PURCHASE OF LAND – FISCAL YEAR 2012-2013

On motion by Councilor Stephens, seconded by Councilor Nifong, Council voted unanimously to adopt Budget Amendment No. 2-13 for Fiscal Year 2012-2013 to appropriate funds in the amount of \$550,000.00 for the purchase of land.

Town of Midway
Budget Amendment
For Year Ended June 30, 2013
BA-2-13

Be it ordained by the Town Council of the Town of Midway, North Carolina at its regular meeting on the 18th day of February, 2013 at 7:00 p.m. that the following budget amendment be adopted to appropriate funds for land purchase.

	Increase (Decrease)
<u>General Fund</u>	
Land Purchase	\$550,000
Administration – Finishing Rental Space	(\$ 50,000)
Public Works – Hardscape	(\$ 30,000)
Fund Balance Appropriated	\$470,000

Adopted this the 18th day of February, 2013.

ADJOURNMENT

On motion by Councilor Byrum, seconded by Councilor Stephens, Council voted unanimously to adjourn the meeting.

Mike McAlpine, Mayor Pro Tem

Linda A. Hunt, Town Clerk