

CLOSED SESSION MINUTES

The Board of Councilmen of the Town of Rural Hall went into closed session on August 10, 2021 at 7:00 pm in the Town Hall Council Chambers pursuant to NCGS 143-318.11(a)(5). The following members were present: Mayor Timothy M. Flinchum; Mayor Pro Tem John N. McDermon; Councilwoman Susan H. Gordon; Councilman Ricky S. Plunkett; Councilman Jesse A. Stigall; Manager Megan Garner; and Town Clerk Dora Moore.

Manager Garner has spoken to local real estate agent Kent Hunter about the purchase price of the Tuttle property located at 7420 Church Street. Mr. Hunter stated he has not been in the property but based upon the age of the home and land connected to the property, he provided the following estimates:

- Estimate for land and house - \$325,000-\$350,000
- Estimate for land only - \$6,000-\$8,000/acre
- Estimate for house only - \$300,000 (on the high end)

Manager Garner shared the tax value for the house and land is \$265,400 and Mrs. Tuttle is requesting \$450,000 for the house and land. Mrs. Tuttle has indicated that others are interested in the property.

Prior to the meeting, Council visited the property (outside only) individually and noted the following:

- septic tank that serves the home is at the rear of the home on the pond side
- pond dam is located on Mrs. Tuttle's portion of the land
- upfitting a residential home for a community/senior center would be pricey
- land rolls too much for subdividing more than 2-3 lots

The following options were discussed:

- buy everything, subdivide, sell the house and two acres, and keep remainder of land for an amphitheater
- buy everything and tear down the house
- offer \$150,000 for everything except house and two acres
- if sold to someone else, Town could make offer to buy the remainder of the lake and enough space for a walking trail
- if purchase, may want to determine structure status within six months
- if want to expand park, purchase of land is a win for the Town

After much discussion Council consensus was given as follows:

- Manager offer \$350,000 for everything.
- If Mrs. Tuttle declines, ask if she is willing to sell the house plus two acres to include septic system.
- Pay for purchase from fund balance.
- A called meeting, if needed, can be scheduled for August 23, 2021 at 4:30 pm.

There being no further business, Councilwoman Susan H. Gordon made a motion to adjourn the closed session at 7:34 pm. Mayor Pro Tem John N. McDermon seconded the motion, and the motion passed unanimously.

Dora K. Moore
Town Clerk