

MINUTES
ARCHER LODGE CLOSED SESSION
OCTOBER 18, 2010
ARCHER LODGE COMMUNITY CENTER

PRESENT: Mike Gordon, Mayor; Jeff Barnes, Councilman; Clyde Castleberry, Councilman; Matt Mulhollem, Councilman; John Perry, Councilman

ALSO PRESENT: Chip Hewett, Town Attorney, and Jean Overton, Town Clerk

1. WELCOME AND CALL TO ORDER

At 7:00 p.m., Mayor Gordon called the meeting to order and Council Meeting reconvened.

Attorney Chip Hewett requested that the Town Council enter into a closed session under NC General Statute 143-318.11 (5) to discuss the land acquisition and proposed contract with Carolyn Jones for purposes of acquiring land on behalf of the town.

Councilman Mulhollem made the motion to go into closed session to discuss acquiring land from Carolyn Jones. The motion was seconded by Councilman Castleberry.

With no public attendees, the meeting began in closed session.

Attorney Hewett informed the Council that Ms. Jones is willing to enter into a part sell, part lease with an option contract. Ms. Jones wants to sell the vacant land first at \$100,000 by December, 2010. She also offered a lease option on the house and the remaining land through July, 2011 which will result in two separate contracts involving two separate budget years. Attorney Hewett further stated that if the Council opted to buy the vacant parcel from the general fund and get a loan to pay the town back, it would probably not need LGC approval. However, the lease option contract will need LGC approval. Also, if the two parts are combined into one package, it will most definitely need LGC approval. It was suggested by Attorney Hewett that the Council process one application with both parts included to be submitted by November 7, 2010. This application should include enough money to do something to Archer Lodge Town Hall and include an appraisal by November 7, 2010. The public hearing will be held on November 8, 2010 and the application is due by November 7, 2010. The public hearing being held on November 8, 2010 is acceptable to LGC.

Discussion ensued regarding the town's options to purchase the vacant land first then purchase the house and remaining property or to package the two together and submit one application to LGC. It was further noted that the first vacant parcel (approx. 2 acres) has a tax value of \$34,850. The house and remaining property (approx. 2 acres) has a tax value of \$87,760 resulting in a grand total of \$122,610. The property is currently zoned commercial.

Attorney Hewett also introduced a third option proposed by the owner, Ms. Jones. This option involves selling the property to the town and owner finance it for 8% interest.

Further discussion ensued and the council came to an agreement on an option.

At 7:50 p.m. a motion was made by Councilman Barnes to return to open session and seconded by Councilman Mulhollem. All in favor.

A motion was made by Councilman Perry that the Town of Archer Lodge enter into a contract with Carolyn Jones for the purchase of two parcels for \$200,000 to close on or before December 31, 2010, with contract being subject to LGC approval and subject to a public hearing to be held on November 8, 2010 pursuant to General Statutes 160A-20g and to consider the borrowing of an additional \$50,000 for improvements on the land being purchased. The motion was seconded by Councilman Castleberry.

ADJOURNMENT

A motion was made by Councilman Mulhollem and seconded by Councilman Barnes to adjourn the meeting. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Jean K. Overton
Town Clerk

Michael Gordon, Mayor
Town of Archer Lodge