



Town of Summerfield – Closed Session Minutes

Town Council Meeting Minutes
March 20, 2013
Alicia Flowers
Dianne Laughlin
John Wray
Scott Whitaker
William Hill

Summerfield Town Hall | 4117 Oak Ridge Road
March 12, 2013 | 6:30PM


Present: Mark Brown, Dena Barnes, Alicia Flowers, Dianne Laughlin, John Wray, Town Manager Scott Whitaker, and Town Attorney William Hill

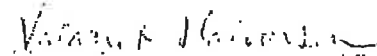
* NOTE: In open session, Barnes made a motion at 7:30pm to recess to closed session as provided under NCCGS 143-318.11(a)(2), NCCGS 143-318.11(a)(3), NCCGS 143-318.11(a)(b), and 160A-168. The motion was seconded by Flowers and passed unanimously.

There was brief discussion about presenting the Summerfield Award during Founders' Day; and update on repairs of the SAP Field House building; and an update regarding the Lipinski lawsuit against the Town.



By consensus, Council reconvened to Open Meeting at 8:35pm.


Mark Brown, Mayor


Valarie R. Halvorsen, Town Clerk



C L O S E D S E S S I O N M I N U T E S F E B R U A R Y 1 0 , 2 0 1 5

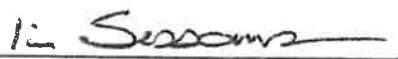
Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Town Manager Scott Whitaker.

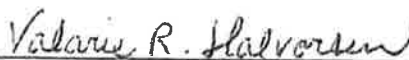
* NOTE: In open session, Barnes made a motion at 9:35pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Adams; passed unanimously.

The following properties were discussed:

1. **Town-owned Brookbank Road properties:** During the last meeting, Council authorized the manager to offer the property at \$250,000; the potential buyer offered \$150,000. There was discussion about the need to establish a trail route and the location of any trees to be removed in that area. Council approved a counter offer of no less than \$175,000.
2. **Alexander Martin House** (4118 Oak Ridge Road): The property has a tax value of \$97,100 and the owner offered it for \$125,000. Whitaker relayed that the property shares a well with two other adjacent properties (4114 Oak Ridge Road and 7717 Summerfield Road). Council discussed water and potential renovation and parking potential as it might relate to a broader master plan of the intersection area. Whitaker was directed to inquire further with two property owners to gauge interest in the sale of all three tracts.
3. **Former Baynes property** (7804 Summerfield Road): No new information was available.
4. **Ronald and Linda Vandergrift property** (7613 Summerfield Road, 26.38 acres): By consensus, there was no new negotiation direction.

By consensus, Council reconvened to open meeting at 10:04pm.


Tim Sessoms, Mayor


Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.



C L O S E D S E S S I O N M I N U T E S M A R C H 1 0 , 2 0 1 5

Present: Tim Sessoms, Dena Barnes, Mike Adams, Alicia Flowers, Elizabeth McClellan, Town Manager Scott Whitaker, Town Attorney William Hill.

* NOTE: In open session, Adams made a motion at 7:52pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by McClellan; passed unanimously.

The following properties were discussed:

1. **Beeson/Southard properties:** 4118 Oak Ridge Road and 4114 Oak Ridge Road are owned by Linda Southard. Ms. Southard will take \$180,000 for both properties. Adjacent property at 7717 Summerfield Road is owned by Sue Beeson who wants an appraisal but will accept \$80,000 for this property and the lot directly behind (4112 R1 Summerfield Road owned by Beeson Living Trust). Four houses (4114 Oak Ridge Road, 4118 Oak Ridge Road, 7717 Summerfield Road, and 7714 Summerfield Road {across the street}) all share one well located on the 7717 Summerfield Road property.

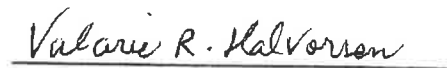
Whitaker was directed to negotiate with Ms. Southard for the 4118 Oak Ridge Road property (the Alexander Martin House) and to discuss well options with Guilford County.

2. **Former Baynes property (7804 Summerfield Road):** No new information was available.

By consensus, Council reconvened to open meeting at 8:19pm.



Tim Sessoms, Mayor



Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Flowers.



C L O S E D S E S S I O N M I N U T E S N O V E M B E R 1 0 , 2 0 1 5


Present: Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, Mike Adams, Town Manager Scott Whitaker, Town Attorney William Hill, Mayor-elect Mark Brown, Council-elect John O'Day, Council-elect Reece Walker.

* NOTE: In open session, McClellan made a motion at 7:07pm to recess to closed session as provided under NCGS 143-318.11(a)(5). Motion was seconded by Adams; passed unanimously.

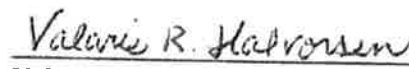
The following items were discussed:

1. Martin House (4118 Oak Ridge Road): Whitaker met with the county about well options: it was likely not feasible to locate the well on the property but perhaps the well behind the "flag building" property could be used, the county suggested it might need to be sleeved to prevent possible iron exposure. The tenants and animals had vacated and a driveway survey will be conducted 11/11. A motion was discussed; Flowers will make a motion to purchase with contingencies in open session.
2. Jenks' property beside Town Hall: Hill stated he was initially concerned about making an offer while there was a pending Board of Adjustment case, which had since been resolved. Whitaker stated Jenks is asking \$135,000 for the property, Jenks purchased the property for \$160,000 and the tax value is \$70,600. By consensus, Whitaker was directed to offer the \$135,000 asking price.

By consensus, Council reconvened to open meeting at 7:38pm.



Tim Sessoms, Mayor



Valarie R. Halvorsen, Town Clerk*

*Halvorsen was not present in the closed session; these minutes are based on notes taken by Laughlin.