

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Monday, April 11, 2022 at 6:00 P.M.
CLOSED SESSION**

Jonathan & Aurelia Helms Property Purchase-8563 E Franklin St.

Closed Session 143-318.11.(a)(#5) Acquisition and disposition of property

To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

Attending: Mayor Del Eudy, Mayor Pro Tem Lori Furr, Commissioner Carter, Commissioner William Meadows, Commissioner Jim Sells, Commissioner Justin Simpson, Randy Holloway, John Scarbrough, Amy Schueneman, Crystal Smith, and Erin Burris.

Randy Holloway asked the Board to recall at a previous meeting the Board authorizing to make an offer to the Helms family at the corner of Franklin and N. Washington for the appraised value of \$210,000. John Scarbrough drew up a lease agreement for them to pay \$1,000 a month for rent. Erin Burris sent them the offer and they called her back. They were very pleased with the \$210,000 offer, but they do not want to pay the \$1,000 a month for rent. They own the house and don't have any monthly payments. The alternate offer Randy and John made to Jonathan and Aurelia Helms of \$200,000 and \$1 rent per month. They turned it down because they thought the house was worth \$210,000. They don't expect to live there free; they would pay \$100 a month. The Town can't move forward with the project until the house is purchased.

Erin Burris stated DOT advised the Town to purchase the house to avoid having to pay for relocation costs and other items that the Town does not want to do. Once we are under contract with DOT the Town will have to follow federal regulations. Hopefully, the Town may get more money to add a turn lane off Washington from CMAQ because it furthers the purpose of congestion mitigation. It would have to be at a later time.

They have already signed their construction agreement and loan agreement. It would have shown they did not have a monthly house payment. It is more important for the Town to get the property now. Is it worth the Town having to move the family to a temporary home and pay the cost?

As far as the future contract, it states that the Town is not responsible for any repairs to the home while they are in there. They would have to pay for any HVAC repairs, etc. The Helms family has submitted their plans for a construction permit to build on S. Main Street.

Since the Town is still in negotiations, no motion will be made in open session until a contract is ready to sign.

A motion to come out of Closed Session was made by Commissioner Furr with a second by Commissioner Sells. All Board Members were in favor. (5-0)


Amy Schueneman, Town Clerk CMC, NCCMC



8590 Park Drive : PO Box 787 : Mount Pleasant, North Carolina 28124 : fax 704-436-2921

Website: www.mtpleasantnc.org Email: townhall@mtpleasantnc.us