

RELEASED AT THE TUESDAY, NOVEMBER 8, 2016 COUNCIL MEETING

APPROVED MINUTES & RELEASED SECTIONS 1, 3, 5, 7 & 8 AT THE JANUARY 11, 2011 TOWN COUNCIL MEETING: #1 MINUTES; #3 WEBB MEMORIAL LIBRARY; #5 PERSONNEL – CITY MANAGER R. RANDY MARTIN [NCLM]; #7 PERSONNEL – PERFORMANCE OF CITY EMPLOYEES [BONUS] AND #8 PERSONNEL – EVALUATION OF CITY MANAGER R. RANDY MARTIN

SECTIONS #2, 4 & 6 TO REMAIN SEALED [JANUARY 11, 2011]

**CLOSED SESSION MINUTES
MOREHEAD CITY, N.C.**

TUESDAY, DECEMBER 14, 2010

The Council met in CLOSED SESSION in the Municipal Chambers at 202 South 8th Street, Morehead City, N.C., during the Regular Meeting of the Town Council held on Tuesday, December 14, 2010, at 5:30 p.m., to approve the CLOSED SESSION Minutes of November 9, 2010 and November 22, 2001; discuss personnel and property acquisition as per G.S. 143.318.11[a][3][5][i]. Those in attendance were: Mayor Gerald A. Jones, Jr., Councilmen George W. Ballou, Paul W. Cordova, John F. Nelson, Demus L. Thompson, City Manager R. Randy Martin, City Attorneys Nelson W. Taylor, III, Derek Taylor, Mike Thomas and City Clerk Jeanne M. Giblin. Councilman David Horton was absent, excused.

2] Blair Farms Conservation Easement Property

City Attorney Derek Taylor stated that he has discovered the names of the Board Members of the Hunting Club which owned the property in question. He has sent a document to their accountant stating that the Town of Morehead City was interested in continuing to pursue acquiring the property.

In response to the comments of Eddie Cameron and Larry Land representing Blair Farms Homeowners Association [HOA] during the public comment section of the Council Meeting, Manager Martin stated that as directed at the last meeting the City Attorney on behalf of the Town of Morehead City is basically trying to pursue the same process as the HOA except that the City is pursuing it for public interests.

Mayor Jones stated he was more comfortable with the City acquiring the property because a homeowners association can always sell the property later. The property would be more protected if the City acquired it.

Councilman Nelson stated that if the City wants the property then the City should continue the proceedings to acquire it.

Councilman Thompson commented that the City would be more apt to use the property as it is intended to be used as undeveloped, undisturbed open space.

City Attorney Derek Taylor stated he would apprise the HOA attorney that the City is pursuing acquiring the property and continued that after the last Closed Session meeting, he apprised the county to proceed with foreclosure proceedings.

The Council concurred to continue to pursue acquiring the property and to have City Attorney Derek Taylor inform the HOA's attorney so that the HOA knew of the City's position on the matter.

4] National Guard Armory on 35th and Bridges Streets

Manager Martin informed the Council that as directed he notified Carteret General Hospital representatives that if the National Guard Armory property were to be vacated by the National Guard, the City would consider selling it to the hospital for market value.

6] Acquisition of Property owned by John Poag on the Morehead City Waterfront [701 Evans Street]

Manager Martin informed the Council that he had a discussion with John Poag regarding the City's possible interest in his property at 701 Evans Street and the accompanying parking lot. Mr. Poag has detailed his requests in a letter to the City. He is granting the City the first opportunity to acquire both the restaurant and parking lot. He is willing to delay the closing to accommodate the City, but he wanted to get a contract and earnest money now. If the City does not wish to acquire the property he will market it. Mr. Poag would like to net \$2 million for both properties. To meet his tax liability and his \$2 million net goal, he was offering the property for \$2.5 million.

Manager Martin requested that the Council give him direction so he could give Mr. Poag a response. Mr. Poag requested a response before the end of December, or he was going to begin marketing the property. There have been no environmental assessments or appraisals of the property. Manager Martin continued that the City needs City-owned public parking places and particularly if the leased parking owned by the N.C. Railroad were to be developed and taken away from public parking use. Mr. Poag wants to sell the restaurant and parking lot together and will not discount the price for just the parking lot.

Councilman Nelson commented he had no interest in acquiring the property for the amount of money requested. He felt that the City already had property in the vicinity which will need funding for development.

Councilman Thompson concurred and continued that the property should remain a private enterprise and that the City had no need for the restaurant building.

Manager Martin commented that he agreed the value to the City would be the parking lot, but the asking price of approximately \$2.5 million was a lot of money for a parking lot. The City has no planned use of the building which will need upkeep and maintenance especially since it is located over the water.

Mayor Jones commented that the building [restaurant] does not need the parking lot since City zoning does not require it, and perhaps the City could get a better price if the property goes on the market at this time.

Councilman Ballou concurred saying he was not in favor of acquiring the property at this time.

Councilman Cordova commented that he agreed the City should respond to the owner, "Thank you, but no thank you."

The Council by consensus concurred that the City currently has other more pressing obligations.

Mr. Poag also advised the Manager that the restaurant would be closing for winter hours beginning immediately with plans to re-open in the spring unless the property is sold sooner.

Councilman Ballou MOVED, seconded by Councilman Thompson, and carried unanimously [Councilman Horton absent, excused] to return to OPEN SESSION.



Town of Morehead City

Gerald A. Jones, Jr., Mayor

Attest:

Jeanne M. Giblin, City Clerk