

Closed Session April 17 2023

Town Manager Chad Simons said 57 Valley River Avenue is on the table to acquire for police department, and is about 4,700 square feet and includes parking spaces for approximately 12 vehicles. Mr. Simons said the price owners are asking for is \$675,000.

Mr. Simons said the town is in the black by about \$350,000 in the general fund for 22-23 fiscal year, mainly because of no capital outlay in budget and understaffed departments.

Ms. Stansell, Mr. Dickey and Ms. Charlene Smith said the building looked great, and is built extremely well.

Ms. Stansell also said it was a great location for police department, giving them downtown presence.

Ms. Dockery said she was not for the move – stating she feels like they were rushing into a decision and that the price did not seem fair. Mrs. Dockery also said the Town should consider more options, including refurbishing existing police department.

Ms. Dockery asked how many square feet police department had on Peachtree Street.

Town Manager Chad Simons said they would find out exactly, but was guessing around 2100 square feet.

Mr. Dickey said there are very few options to consider, and asked Ms. Dockery where they would be.

Ms. Dockery said properties become available all the time and the Town needed to be very careful before rushing into such a big decision.

Ms. Smith said she considered Mt. Vista Inn and the Mims Building, and both are priced way too high and are in much worse condition. Ms. Smith asked Ms. Dockery if she had been inside 57 Valley River Avenue. Ms. Smith also said acquiring land and constructing a new building would exceed a million dollars, pointing to what the County paid for EMS Station #1 at Peachtree St/US 64 intersection.

Ms. Dockery said she had seen the downstairs portion of the building, and looked at the pictures sent by Town Manager Chad Simons.

Assistant Police Chief Ryan Cunningham informed the Board that the existing building is in very poor condition, with serious electrical issues and lack of space. Assistant Chief Cunningham said he looked at building at 57 Valley River Avenue with Police Chief Tim Lominac, and both agreed that the location and building would give them what they needed for the future. Investigator Jason Murphy agreed that the building was extremely nice and would serve the needs of the department.

Ms. Smith said she was very skeptical at first until she went and looked at the building.

Mayor Radford arranged to provide Mr. McClure and Ms. Dockery a tour at 4 pm later that day.

Ms. Dockery said they would need an inspection, including a termite inspection, and title search before moving forward.

Motion was made by Dickey to allow Town Manager Chad Simons to negotiate an offer not to exceed \$675,000, which would include an inspection and termite inspection, for the acquisition of 57 Valley Avenue. Motion carried unanimously.