

MINUTES
CITY COUNCIL MEETING
BETHEL HEIGHTS CITY HALL
April 3, 2017 at 7:00 P.M.
SPECIAL MEETING

The Bethel Heights City Council met for a special meeting in the Bethel Heights City Hall. Mayor Cynthia Black called the meeting to order at 6:02 p.m.

ROLL CALL: The following members answered the roll call: Debra Cheval, Karen Taylor, Sam Black, Jim Swanson, and Sherry Tuck.

OFFICIALS IN ATTENDANCE: City Attorney Joe Summerford, Deputy City Clerk Lisa Gibson, Recorder/Treasurer Janet Nelson, and Police Chief Rick Moore were also present.

PLEDGE OF ALLEGIANCE: The members recited the Pledge of Allegiance.

APPROVE AGENDA: Alderman Black moved to approve the agenda for April 3, 2017. Alderwoman Cheval seconded the motion. Motion passed without dissent.

APPROVE MINUTES: March 21, 2017. Alderwoman Cheval moved to approve the minutes from March 21, 2017. Alderwoman Taylor seconded the motion. Motion passed without dissent.

PUBLIC FORUM:

OLD BUSINESS:

NEW BUSINESS:

1. **Agent for Purchasing Property:** Mayor Black introduced Daniel Hawes with Landmark Real Estate & Investment. Mr. Hawes stated that he has done a property evaluation and market analysis to present. Mr. Hawes stated that the 14 acres along North Oak Street is listed for \$20,000 per acre. Mayor Black questioned if he found the house to have any value. Mr. Hawes stated that his observation is that there is no value on the house. Alderwoman Taylor questioned if the railroad increases the value. Mr. Hawes stated that yes because it can be utilized. Mrs. Gibson asked about having soil samples done. Mr. Hawes asked what the time period would be and if this would be a cash purchase. Mayor Black stated that it would take about two weeks and that the city would pay cash. Mr. Hawes stated that if the city was paying cash then it would be a quick closing. Mayor Black asked if we should notify the owners that we are looking at the property. Mr. Hawes stated that in

Call to Order

Roll call

Officials

Pledge

Agenda

Motion to Approve
Motion Passed

Minutes

Motion to Approve
Motion Passed

Public Forum

Old Business

New Business

Agent for Purchasing
Property

today's market it would be a quick close with cash and lots of times if paying cash, the seller is willing to accept a slightly lower offer. Mr. Hawes stated that a title company would do a full title search and get a clear title before a closing was taken place. Mayor Black asked for the term. Mr. Hawes stated that the market value is based on what it's worth to the city. Attorney Summerford asked how long has the property been listed. Mr. Hawes stated about 90 days and that it is listed as motivated to sell. Alderman Black asked about the commission and closing cost. Mr. Hawes stated that the commission is paid by the seller and that closing cost can vary. Alderwoman Cheval asked about the property the food bank was looking at. Mayor Black stated that she hasn't heard from them. Alderwoman Cheval asked if the property must be within the city limits. Mayor Black stated no, it could be annexed in. Alderman Black stated that it would be easier if it was located within the city. Alderwoman Cheval motioned to allow Mayor Black and Recorder/Treasurer Janet Nelson to enter into a contract with Daniel Hawes as agent to purchase property with a 90-day contract. Alderwoman Taylor seconded the motion. Mayor Black called the roll and the following votes were recorded: Tuck-yes, Swanson-yes, Black-yes, Taylor-yes, and Cheval-yes. Motion passed without dissent.

2. **Offer for Purchasing Property:** Mayor Black asked for thoughts on purchase price. Alderwoman Cheval asked if this property is in a flood area. Mr. Hawes stated that he did run a Fema report on the property. Mr. Hawes suggested establishing a beginning price and a maximum price with a recommendation of \$17,500 to \$20,000 price range based on the comparative pricing. Mayor Black asked what the actual acreage is due to it being listed at 14.26 and the county showing there is 14.14 acres. Mr. Hawes stated that a survey can be requested. Attorney Summerford suggest a low cash offer with a clear title. Members discussed different prices per acre. Mayor Black asked what the thoughts were on a maximum price and if going in low was what thoughts were. Mayor Black stated that she would like to go in low due to the past activity on the property. Alderman Black asked if \$15,000 per acre would be too low. Mayor Black suggested setting a maximum amount. Alderman Black stated he would suggest a max of \$275,000 but not offering that amount to start with. Alderwoman Cheval would agree with setting the max at \$275,000 but would prefer not to pay that much but also with a contingency of the soil analyst. Alderwoman Taylor motioned to set a maximum offer at \$275,000 for the purchase of the property. Alderwoman Tuck seconded the motion. Mayor Black called the roll and the following votes were recorded: Cheval-yes, Taylor-yes, Black-yes, Swanson-yes, and Tuck-yes. Motion passed without dissent.

Offer for Purchasing
Property

ADJOURN MEETING: Alderman Black moved to adjourn the meeting.
Alderman Taylor seconded the motion. Motion passed without dissent.
Meeting adjourned at 6:55 p.m.

Adjourn Meeting
Motion to Adjourn
Motion Passed

APPROVED: *Cynthia Black*
Mayor

ATTEST: *Janet Nelson*
Recorder/Treasurer

