

RELEASED  
2/20/24

CLOSED SESSION MINUTES  
TUESDAY, FEBRUARY 21, 2023

The City Council met in a closed session at 7:27 pm on Tuesday, February 21, 2023, during a recess of a regular meeting. The Clerk reported that the following Council members were:

PRESENT: Sonya Hagaman  
Jeremy Plank  
Scott Tweedy  
Tom Stalcup

ABSENT: Leroy Duncan

**PURCHASE OR LEASE OF REAL PROPERTY:**

City Manager Steve Palen stated going through and looking at the design of the 9<sup>th</sup> Street detention pond project, the property next to the city owned property may need to be purchased to move dirt. There are around 650,000-cubic yards of dirt that would need to be hauled off. To haul the dirt on-site it averages around \$4-\$6 per yard and to haul the dirt off-site it averages around \$12-\$15 per yard.

The owner of the property is asking around \$40,000 per acre. City Manager Steve Palen stated he offered \$20,000 per acre and they turned that price down.

Councilman Tweedy asked for clarification on the number of acres the city would be purchasing.

City Manager Steve Palen explained it would be 30 acres that the city would purchase.

Councilwoman Hagaman asked if there was a second site considered.

City Manager Steve Palen stated he did not have a second site under consideration, but he did speak with Rick Rose who owns property north of the detention pond and offered to haul dirt to his property to fill in ravines.

Discussion ensued regarding selling the dirt to individuals or to the Landfill instead of purchasing the property.

Councilman Plank asked for the market value of the land.

City Manager Steve Palen explained depending on who you speak to it ranges in value from \$14,000 to \$18,000 per acre.

Council members agreed for the City Manager, Steve Palen, to continue negotiations on purchasing the property.

There being no further business, the closed session adjourned at 7:38 pm.