



Legislation Details (With Text)

**File #:** 15-9013      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Approved  
**File created:** 8/13/2018      **In control:** City Council Business Meeting  
**On agenda:** 8/27/2018      **Final action:** 8/27/2018  
**Title:** Property Transactions - Goose Creek Pump Station - Part 2, Parcel #42

**Attachments:**

Date	Ver.	Action By	Action	Result
8/27/2018	1	City Council Business Meeting	Approve	Pass

**Property Transactions - Goose Creek Pump Station - Part 2, Parcel #42**

**Action:** **Approve the following Condemnation: Goose Creek Pump Station - Part 2, Parcel #42**

**Project:** Goose Creek Pump Station - Part 2, Parcel #42

**Owner(s):** Paul D. Henderson and Ashely S. Henderson

**Property Address:** Northside of Thompson Road

**Total Parcel Area:** 57,936 sq. ft. (1.330 ac.)

**Property to be acquired by Easements:** 3,080 sq. ft. (.071 ac.) in Sanitary Sewer Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Trees and various plantings

**Use:** Single-family Residential

**Tax Code:** 195-081-33

**Appraised Value:** \$4,425

**Property Owner’s Concerns:** The property owner's representative is concerned with the compensation amount being offered and project impacts.

**City’s Response to Property Owner’s Concerns:** Staff informed the property owner's representative that they can obtain their own appraisal to justify a counter offer and addressed their concerns but no agreement was reached.

**Recommendation:** To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** N/A (Mint Hill)