



Town of Shallotte

ACTION AGENDA ITEM

2025

TO: BOARD OF ALDERMEN

FROM: Isaac Norris Jr CPA Finance Director

ACTION ITEM #:

MEETING DATE: 10/7/2025

DATE SUBMITTED: 9/29/2025

ISSUE/ACTION REQUESTED: The Board of Aldermen needs to approve an additional amount to be paid to Mr. Henry Bennett for the easement relating to the 12" Forcemain Project.

PUBLIC HEARING: YES NO

BACKGROUND/PURPOSE OF REQUEST: The Town's engineer, Mr. David Bowman made a miscalculation in the amount due to Mr. Bennett when it was originally calculated. The Town owes Mr. Bennett an additional \$14,051.80. Please see the attached email.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:	YES	<u>NO</u>
CAPITAL PROJECT ORDINANCE REQUIRED:	YES	<u>NO</u>
PRE-AUDIT CERTIFICATION REQUIRED:	<u>YES</u>	NO
REVIEWED BY DIRECTOR OF FISCAL OPERATIONS	<u>YES</u>	NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY:	YES	NO	<u>N/A</u>
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ADVISORY BOARD RECOMMENDATION: N/A

TOWN MANAGER'S RECOMMENDATION: Recommend that the additional amount be approved.

mg

FINANCE RECOMMENDATION: Recommend that the additional amount be approved.

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ATTACHMENTS: Email from Town engineer Mr. David Bowman.

ACTION OF THE BOARD OF ALDERMEN

APPROVED:

☐

DENIED:

☐

ATTEST:

CLERK TO THE BOARD

DEFERRED

UNTIL:

SIGNATURE

OTHER:



Isaac Norris <inorris@townofshallotte.org>

FW: Bennett Easement correction

1 message

Maria O'Sullivan Gaither <mgaither@townofshallotte.org>
To: inorris@townofshallotte.org, cbranning@atmc.net
Cc: Dan Formyduval <dformyduval@townofshallotte.org>

Mon, Sep 29, 2025 at 12:21 PM

Isaac,

Dave Bowman made some errors in the calculation for the easement for Henry Bennett. Both in the information as well as the calculation for payment. See email below.

His amount should have been \$16,332.71 less \$2,280.91 that we paid him making the amount we own him is \$14,051.80.

You would please process payment for that in the most recent check run.

We will also need to take to BOA for an adjustment – this is part of the 12” Forcemain project.

Mimi O'Sullivan Gaither

Town Manager



Town of Shallotte

PO Box 2287

Shallotte NC 28459-2287

910-754-4032 Phone

910-754-2740 Fax

mgaither@townofshallotte.org

mgaither@atmc.net

From: d bowman <dbowman@atmc.net>

Sent: Monday, September 22, 2025 11:01 PM

To: Mimi Gaither <mgaither@townofshallotte.org>; Dan Formyduval <dformyduval@townofshallotte.org>

Subject: Bennett Easement correction

Well, I must be losing it. First, Chris Stanley is doing the survey for the McMullens on the Bennett property and he pointed out that the deed I drafted was incorrect, I have attached the corrected deed for resigning. When I went back to calculate the new amount for the easement, I realized that I had used an incorrect value and we way underpaid the Bennetts. Their land value is actual \$107,452.05 per acre. Since we are asking for an easement of 0.152 acres, we should pay them \$16,332.71. I think after this, I won't be doing any more easement work. I tried to speed it up so that we could get them to sign before materials were dropped off, and that hurry caused a big error. I apologize for any inconvenience. Hopefully, the Bennetts will sign with the offer of additional compensation. Once they sign, the new deed will need to go to the Register of Deeds and the old one will have to be replaced. Let me know if you have any questions.

David



Corrected Deed Bennett Sept2025.docx

20K