



Board Meeting Agenda Abstract

Tuesday, January 20, 2026

Location:

Agenda Item

Resolution - Harnett County Waterline Project - Authorizing Condemnation of Property - (Wagner) - Item 8.D

Item Explanation

The purpose of this agenda item is to consider adoption of a resolution instructing the Town Attorney for the Town of Fuquay-Varina to begin condemnation proceedings to acquire permanent and temporary construction public utility easements for the Harnett County Waterline Connection Project for PIN 0646579321.

Staff Comments

The Town of Fuquay-Varina and Harnett County jointly entered into an Interlocal Agreement on January 21, 2025, for the purchase of the Harnett County Water District. This project, now called the Harnett County Waterline Connection Project, includes the transfer of waterlines from Harnett County, constructed within the Town of Fuquay-Varina service area. To integrate the two water systems, the Town of Fuquay-Varina must construct additional waterlines and supporting infrastructure.

Permanent and temporary construction easements are required for the project along the property located on Piney Grove Wilbon Road. The Town has followed the acquisition process in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). Despite numerous efforts to reach a settlement with the subject property owner, the Town has decided to initiate the condemnation process and has ordered an appraisal. At this time, the Town must take action to secure the property to complete the project on time. The only remedy available to the Town is the condemnation process. The condemnation process enables the Town to proceed with the project while safeguarding the property owner's rights under the Uniform Act, which stipulates that the condemned property owner be compensated fairly for their property as the conveyance line project advances.

As a reminder, the condemnation process will comply with the Uniform Act, which requires the Town to pay fair market value to the property owner, as established by a third-party appraisal. This value could ultimately be resolved through mediation or a judge if there is a difference of opinion on the appraised value. While the property owner will be justly compensated, the Town's responsibility to the taxpayer means it will not pay above fair market value. The eminent domain process protects the public's and property owners' interests while allowing critical infrastructure projects to proceed.

Town Staff recommends authorizing the Town of Fuquay-Varina Town Attorney to begin the condemnation process for the permanent and temporary construction easements for the following property: PIN 0646579321 (permanent utility easement 0.5565) Acres and (0.3138) Acres temporary construction easement. While staff and management do not take the condemnation process lightly, management recommends adopting the attached condemnation resolution as the only viable option to move this project forward.

Fiscal Note

Yes

Funding for this project's easements has been budgeted and will be deposited in escrow if a condemnation is exercised. In the case of a voluntary acceptance, the Towns will pay the property owner at closing similar to other real estate purchases.

Recommendation

CONSENT AGENDA

MOTION TO: Adopt the resolution authorizing the Town Attorney to proceed with condemnation proceedings to acquire a permanent utility easement and a temporary construction easement from property PIN 0646579321 as required for the Harnett County Waterline Connection Project, as presented and recommended.

ATTACHMENTS

[Resolution Condemnation Harnett Connection.docx](#)
[Improvements Map - HCWD Easements.pdf](#)