



Board Meeting Agenda Abstract

Tuesday, January 20, 2026

Location:

Agenda Item

Sanford Conveyance Line - Joint Resolution Authorizing Condemnation of Property - (Wagner) - Item 8.C

Item Explanation

The purpose of this agenda item is to consider adoption of a joint resolution instructing the Town Attorneys for the Town of Fuquay-Varina and Town of Holly Springs to begin condemnation proceedings to acquire permanent and temporary construction public utility easements for the Sanford Waterline Conveyance Project. The Town of Fuquay-Varina and the Town of Holly Springs will jointly own these easements (PIN 0646579321).

Staff Comments

The Town of Fuquay-Varina and the Town of Holly Springs jointly entered into an Interlocal Agreement on July 23, 2024, for the construction, ownership, management, maintenance, and operation of a transmission conveyance line to provide water to both Towns from the expanded City of Sanford Water Filtration Facility. This project will provide water to both municipalities, supporting current and future water service demands.

Permanent and temporary construction easements are required for the Sanford Conveyance Waterline Project. 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 owners, 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 conveyance line 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 the property owner fair market value, 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 (PUE) and temporary construction easements for the following properties needed on behalf of both municipalities: PIN 0646579321 (PUE 1.2727) Acres and (0.3757) 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 would pay the property owner at closing similar to other real estate purchases.

Recommendation

CONSENT AGENDA

MOTION TO: Adopt the joint resolution authorizing the Town of Fuquay-Varina Town Attorney and the Town of Holly Springs Town Attorney to proceed with condemnation proceedings to acquire permanent (PUE) and temporary construction easements (TCE) for property (PIN 0646579321) as required for the Sanford Conveyance Waterline Project and as presented and recommended.

ATTACHMENTS

[Joint Resolution to Condem Conveyance Easements.docx](#)
[Improvements Map - Conveyance Line.pdf](#)