

**SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MEETING – FEBRUARY 27, 2006**

Pursuant to NCGS 143-318.11(a)(5) to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease, the group entered closed session at 8:58 p.m. Present for the closed session were Chairman David Guice, Commissioners Jason Chappell, Jeff Duvall, Ray Miller and Kelvin Phillips, the county manager, Attorney David Neumann, and the clerk to the board. Two properties were discussed.

Swangim Property: In December 2005, Ann Swangim approached the county about selling her parents' place to the county. The manager provided an update to the board of commissioners regarding the property (house and open lot) on Johnson Street behind the Board of Elections. The property was appraised by Jeffrey L. Holland, State Certified Real Estate Appraiser. According to Mr. Holland, the best use appraisal for the property is \$137,000. The property is appraised on the tax rolls at \$100,000. The total acreage for both parcels is 0.4882 acres.

The manager believes that this would be an excellent opportunity for the county to have additional property for a storage building for the Board of Elections and additional parking for county employees. The church is utilizing more and more of the parking lot across from DSS and Community Services. Any purchase, however, would have to be conditioned on the property being properly zoned for the county's use. The manager has been told by Mr. Josh Freeman, city planner, that this would not be a problem.

The commissioners discussed the necessity for additional parking and the possibilities that this property would offer the county and agreed that the manager should pursue the purchase of the property contingent upon proper zoning. Commissioner Chappell would like to talk with Mr. Freeman about the zoning before making a decision. The manager was directed to follow-up with Mr. Freeman and report back.

Cilley Property: Marla Cilley is concerned about what affect the city's proposed Unified Development Ordinance (UDO) will have on the five-acre parcel of property she owns on Morris Road adjacent to the county's property. She has been considering selling her land or trading it for some property owned by Transylvania Community Hospital. Before doing anything, she would like to know if the board of commissioners would be interested in purchasing her five-acre tract on Morris Road.

The commissioners discussed the benefits of purchasing the additional land and felt that, in light of not knowing what the zoning for the property will eventually be, it would be prudent to hold on the issue for the time being. They instructed the manager to gather more information before they make a decision.

Following the second portion of the closed session, **Commissioner Duvall moved to leave close session and re-enter open session, seconded by Commissioner Phillips and unanimously approved.**

ATTEST:

Jason R. Chappell, Chairman
Board of County Commissioners

Kimberly T. Conover, Clerk to the Board