

Unsealed by Board of Commissioners 03/28/2011.

**SEALED MINUTES  
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS  
July 12, 2010 – CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a)(3) to consult with an attorney and (a)(5) to instruct staff or negotiating agents concerning the position to be taken on behalf of the public body reference Calvert property, closed session was entered into at 8:45 p.m. Present were Chairman Chappell, Commissioners Bullock, Hawkins, Hogsed and Phillips, County Manager Artie Wilson, County Attorney David Neumann, and Clerk to the Board Trisha Hogan.

Commissioners met in closed session to discuss negotiations with the Town of Rosman in order to obtain water and sewer for a new animal shelter at the Calvert site. The Manager reported that Mayor Shelton met with him recently to inquire about whether the County may be interested in donating land to the Town of Rosman for river access. He noted the land was purchased with the help of a PARTF grant which stipulates usage for recreational purposes for a period no less than 50 years. The Manager suggested this could also be used as a negotiating tool in trying to obtain water and sewer for the animal shelter and the property could be deeded to the Town of Rosman with the same stipulations that it be used for recreational purposes. In addition, the Manager offered the following options for the Board to consider as negotiation tools:

Alternative 1	Offer Town of Rosman \$25,000 for water and sewer tap & easement
Alternative 2	Offer Town of Rosman \$35,000 for water and sewer tap & easement
Alternative 3	Offer Town of Rosman \$40,000 for water and sewer tap & easement
Alternative 4	Offer Town of Rosman \$45,000 for water and sewer tap & easement
Alternative 5	Move animal shelter to back of property and ask Rosman to provide another site and pay for the cost of a new convenience center
Alternative 6	Offer to exchange river access behind Town Hall for water and sewer tap & easement; property must remain PARTF compliant

Commissioners discussed the different options available to them, as well as the associated costs, and specifically the added expenses should the Board decide to relocate the shelter.

After discussion, Commissioners were in consensus to offer Alternative 4, along with Alternative 6 if necessary, to the Town of Rosman in order to negotiate water and sewer. In the mean time, at the request of the Board, the Manager will provide cost estimates of building a shelter on both locations at the Calvert site.

Commissioners Hawkins and Phillips agreed to represent the Board in two-on-two meetings with the members of the Board of Aldermen. They were instructed to report that the County has considered other alternatives, all of which are more costly alternatives, and that the County is under pressure by the community to build an animal shelter. They were also instructed to report that no other direction was given by the Board other than to offer Alternative 4 with the plan to build the shelter where originally designed. Furthermore, if Town officials are opposed to the offer, Commissioners Hawkins and Phillips should also offer Alternative 6.

**Chairman Chappell moved to leave closed session, seconded by Commissioner Bullock and unanimously carried.**

ATTEST:

---

Mike Hawkins, Chair  
Transylvania County Board of Commissioners

---

Trisha M. Hogan  
Clerk to the Board

07/12/2010