

SEALED MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
August 9, 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 7:55 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 Hawkins and Phillips reported on their two-on-two meeting with members of the Rosman Board of Aldermen. They reported that both Aldermen were opposed to the County's offer of a sizeable tap fee for water and sewer for a new animal shelter at the Calvert site as currently planned; however both were agreeable to providing utilities if the shelter were relocated to the upper part of the Calvert site. The two Aldermen also disagreed with the County's estimates on the cost of extending pipe for utilities and the size of the pipe needed. The Manager reported additional costs of at least \$200,000 to relocate the shelter on the Calvert site.

Commissioners discussed the options available to them:

1. Build the animal shelter on the original site as planned and construct well and septic system
2. Relocate animal shelter to upper part of the Calvert site and obtain water and sewer from the Town of Rosman with additional expenses of least \$200,000 (to extend and improve road, etc.)
3. Renegotiate the Jennings property and determine bottom line selling price

Commissioners instructed the Manager to submit a formal request in writing to the Town of Rosman for water and sewer at the originally planned site with the offer of an additional tap fee of \$45,000. In the mean time, the Manager was instructed to research other methods for obtaining utilities.

Items to include in the letter to the Town of Rosman:

1. If the Board of Commissioners decides to construct the animal shelter on the Calvert property as currently planned, the Board of Commissioners is willing to determine the cost to construct and install a well and septic system and offer the same as a tap fee to the Town of Rosman. The cost is estimated in the \$45,000 range.
2. If the Board of Commissioners decides to construct the animal shelter on the upper side of the Calvert property there will be no offer of an additional tap fee (above normal tap fee). Will the Town of Rosman guarantee hook up to water and sewer as discussed in meetings with Commissioners Hawkins and Phillips?
3. Convey to the Town of Rosman that the Board of Commissioners is exploring all options at this time.
4. Offer timeline for response from the Town of Rosman by the Board of Commissioners' next meeting on August 23, 2010. May require special meeting of the Board of Aldermen.

There was no further discussion and **Chairman Chappell moved to leave closed session, seconded by Commissioner Phillips and unanimously carried.**

ATTEST:

Jason R. Chappell, Chairman
Board of County Commissioners

Trisha M. Hogan
Clerk to the Board

08/09/2010