

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
September 11, 2018 – REGULAR MEETING

The Board of Commissioners of Transylvania County met in regular session on Tuesday, September 11, 2018 at 9:00 a.m. in Commissioners' Chambers at the County Administration Building located at 101 S. Broad St., Brevard, NC.

Commissioners present were Jason Chappell, Mike Hawkins, Vice-Chairwoman Page Lemel and Kelvin Phillips. Chairman Larry Chapman was unable to attend as he was traveling abroad. Also in attendance were County Manager Jaime Laughter and Clerk to the Board Trisha Hogan. County Attorney Misti Bass participated remotely.

Media: *The Transylvania Times* – Derek McKissock

There were approximately 20 people in the audience.

CALL TO ORDER

Vice-Chairwoman Page Lemel presiding certified that a quorum was present and called the meeting to order at 9:05 a.m.

WELCOME

Vice-Chairwoman Lemel welcomed everyone to the meeting and introduced Commissioners and staff in attendance.

PUBLIC COMMENT

There were no comments from the public.

AGENDA MODIFICATIONS

There were no agenda modifications from Commissioners or staff.

Commissioner Chappell moved to approve the agenda as submitted, seconded by Commissioner Phillips and unanimously approved.

CONSENT AGENDA

Commissioner Chappell moved to approve the Consent Agenda, seconded by Commissioner Hawkins and unanimously approved.

The following items were approved:

PROCLAMATION – PROCLAIMING CONSTITUTION WEEK

September 17, 2018 begins the national celebration of Constitution Week and a weeklong commemoration of America's most important document. A resolution petitioning Congress to set aside September 17-23 annually to be dedicated to the observance of Constitution Week (submitted by the Daughters of the American Revolution) was signed into Public Law #915 on August 12, 1956 by President Dwight D. Eisenhower. The aims of the celebration are to emphasize citizens'

responsibilities for protecting and defending the Constitution, preserving it for posterity, to inform people that the Constitution is the basis for America's great heritage and the foundation for our ways of life, and to encourage the study of the historical events which led to the framing of the Constitution in September 1787. Commissioner Chappell read aloud the proclamation for the benefit of the public. Commissioners approved Proclamation 31-2018-Proclaiming Constitution Week which is hereby incorporated by reference and made a part of these minutes.

LETTER CONGRATULATING THE PISGAH FISH CAMP ON ITS 50TH ANNIVERSARY

On September 22, 2018, the Pisgah Fish Camp will celebrate its 50th anniversary as a restaurant in Brevard. Commissioners wished to congratulate them on their success with approval of a congratulatory letter. Commissioner Lemel read aloud the letter for the benefit of the public. Commissioners approved the letter congratulating the Pisgah Fish Camp on its 50th anniversary which is hereby incorporated by reference and made a part of these minutes.

Commissioner Hawkins, on behalf of the Hawkins family, invited the public to attend the 50th anniversary celebration on September 22nd. He announced the Pisgah Fish Camp intends to serve the menu from 1968 and there will be music and other fun for all to enjoy.

PRESENTATIONS/RECOGNITIONS

UPDATE ON SILVERMONT MASTER PLAN

Parks and Recreation Director Jared Mull provided Commissioners with an update on the Silvermont Master Plan presentation for the purpose of clarifying the need for a master plan, highlighting the issues at Silvermont and discussing the next steps in the process. If weather permits, Commissioners are scheduled for a site tour of Silvermont following the meeting.

Mr. Mull explained that master planning parks is a crucial element to ensure the proper placement of park amenities based on public need and the topography of the land. Ideally, a master plan would be developed for a park prior to the placement of amenities. The 2016 Parks and Recreation Master Plan adopted by the Board of Commissioners included selecting an architectural firm that specializes in park design to master plan all County-owned parks. Silvermont was chosen as the first park to master plan with the hope that it would serve as a guide for master planning other County parks.

Mr. Mull recapped the Silvermont master planning timeline as the following:

- 5/22/18 – Stakeholder meetings held (Friends of Silvermont, Senior Center participants, Master Gardeners, Historical Society)
- 5/31/18 – Public input meeting held at Silvermont
- 6/4/18 – Online survey was created and marketed to the public; just over 300 people took survey
- 6/19/18 – Sitework Studios presented recommendations to Parks and Recreation Commission based on meetings, survey, and site analysis
- 7/23/18 – Rough draft of master plan presented to Board of Commissioners
- 8/21/18 – Parks and Recreation Commission reinforced their unanimous support of the draft to Board of Commissioners, but recommended holding another public input meeting
- 8/31/18 – Phasing plan for final review sent to Parks and Recreation Director
- 9/11/18 – Board of Commissioners' meeting and (pending) site visit at Silvermont
- 9/18/18 – Parks and Recreation Commission monthly meeting
- Dates TBD – additional public input meeting and final presentation by Sitework Studios

The following were offered as reasons for Sitework Studios' significant changes/recommendations for Silvermont:

- Safety – The entrance/exit of Silvermont is not safe for vehicles or pedestrians. The current traffic flow of Silvermont is also not safe given that the only accessible parking behind the building directs vehicles to drive next to the playground.
- Maintenance – There are major storm water and erosion problems at Silvermont. Rainfall constantly washes away the trail surface and the run-off causes problems for the neighbors located directly behind the mansion.
- Opportunities:
 - Community Special Events - #2 program need according to 2016 master plan
 - Small Family Picnic Areas - #5 facility need according to 2016 master plan
 - Natural Play Areas - #3 (Environmental Education Programs) and #4 (Outdoor Skills/Adventure programs) most needed program areas according to the 2016 master plan; indicated these areas could be better served
 - Event Venue - opportunity to host more weddings, parties, etc.
- The plan has received the unanimous support from the Parks and Recreation after conducting extensive stakeholder input and public engagement

Mr. Mull thought it was important to address the rationale for proposing to remove certain amenities:

- Silvermont master plan is a long range plan of 15-20 years to be completed in phases
- Staff fully realizes and notes that both the tennis and basketball courts are being used by the public on an ongoing basis
- The recommendation is that no courts should be removed until an alternate location is secured and new courts are constructed
- There is a need for additional tennis courts and basketball courts based on the 2016 master plan. It is not feasible to add additional courts at Silvermont.
- The sub-surfacing of the tennis courts is not in good condition and constantly cracks and needs repair.
- Removing both the basketball and tennis courts will greatly reduce the amount of impervious surfaces to help with the storm water issues.
- Aesthetically speaking, the best location for the basketball courts is not in front of the mansion.

Sitework Studios recommended the following phasing plan:

- Phase 1 – Park entrance/exit, vehicle roundabout, restroom renovations, dumpster enclosure, rain garden
- Phase 2 – Converting the existing main trail to a 6' wide asphalt trail; alleviates storm water issues
- Phase 3 – Removal of the basketball courts, creation of the open lawn area, more accessible parking, pedestrian sidewalk
- Phase 4 – Drainage and storm water improvements, natural play area added, additional picnic areas
- Phase 5 – Removal of the tennis courts, master gardeners area, creation of the multi-purpose open lawn area, 6' wide walking loop, small pavilion

Following the meeting today and weather/time permitting, Commissioners intend to take a site visit of the Silvermont grounds to view the storm water and drainage issues. Mr. Mull announced there

will be another public input session scheduled with the date to be determined. Following the public input session, Sitework Studios will present the final Silvermont Master Plan to the Board of Commissioners. He reminded Commissioners there is no intention to recommend the removal of any amenities until new locations have been identified, funded and completed.

This concluded Mr. Mull's presentation and he welcomed feedback from Commissioners.

Commissioner Lemel inquired about the total price for all five phases of the project. Mr. Mull informed Commissioners that the total price is estimated to be \$1.2 million.

Commissioner Hawkins thought the plan represented an example of something good for the community. For this reason, he questioned why the consultant allowed a 15-20 year timespan to complete all five phases. With such a long timeframe and the number of Boards of Commissioners over that time period, he feared the project would never get done. He hoped Commissioners would be able to figure out the issues with relocating amenities and adopt a more aggressive timeframe. Commissioner Lemel supported Commissioner Hawkins' comments and felt that phases 1 and 2 could be completed quickly, especially as Commissioners have already committed funds for parks and recreation purposes. Mr. Mull stated that the consultant took a conservative approach by phasing in the project over time because they were unsure of the County's ability to find property to relocate the tennis and basketball court amenities and of the availability of funding to complete the project in its entirety.

Commissioner Lemel inquired about how many tennis and basketball courts are needed to accommodate the County's population. Mr. Mull recalled that six to eight tennis courts and two to three basketball courts were needed, but he would need to consult the master plan to confirm. Commissioner Lemel added that the idea of turning the area into an event space is exciting to her, and she recalled other towns and cities she visited and how well their event spaces are used. The Manager noted that there may be opportunities to partner with the City of Brevard on how to utilize their undeveloped park space.

Speaking as one of its members, Commissioner Hawkins stated that the Economic Development Partnership of North Carolina speaks to groups about economic development and talks about those things that attract businesses to communities. He pointed out that *Site Selection* magazine's annual survey asks business leaders to list the items that are most important to them when selecting a site for a business. Ironically, taxes ranked eighth on the list. Community amenities, such as recreation, ranked fourth. From economic perspective, Commissioner Hawkins felt that having strong recreation facilities was not only a quality of life component for citizens, but could also be used as a tool to attract new people to the community.

Commissioner Chappell agreed there are components of the plan that could be completed quickly in order to preserve property that was deeded to the County, such as dealing with the storm water and erosion issues. While he understands the master plan and the vision for the event space, he was concerned about the County's competing with the private sector. He asked Commissioners to be mindful about that moving forward.

Commissioner Phillips inquired about how much acreage would be needed to facilitate new tennis and basketball courts. He also asked if lighting for these amenities was included in the plans. Mr. Mull responded that the amount of acreage required would depend on how many courts were needed, as well as parking spaces and restrooms required. Lighting was recommended for safety, but it was not priced for any new location that might be considered. The Manager added there is opportunity for investment when planning the new amenities to build in lighting.

Commissioners acknowledged receipt of the update with the understanding that they will be asked to make recommendations in the future pending the presentation of the final master plan. Staff will be announcing a public meeting in the couple of weeks.

APPOINTMENTS

BREVARD/TRANSYLVANIA CHAMBER OF COMMERCE EX-OFFICIO MEMBER

Per the bylaws of the Brevard/Transylvania Chamber of Commerce Board of Directors, Transylvania County may appoint an ex-officio member. Planning and Community Development Director Mark Burrows has been serving in this role since March 2016. This position will become vacant when he retires later this month. Both Chairman Chapman and Commissioner Hawkins served in this position in previous years. Commissioner Chappell expressed an interest in serving at this time.

Commissioner Hawkins moved to appoint Commissioner Chappell to serve as the Brevard/Transylvania Chamber of Commerce Ex-Officio Member, seconded by Commissioner Phillips and unanimously approved.

OLD BUSINESS

MOUNTAIN RIDGE PROTECTION ORDINANCE OF TRANSYLVANIA COUNTY

Planning and Community Development Director Mark Burrows presented this item. The current Mountain Ridge Protection Ordinance was adopted in 1983. Staff has presented Commissioners with the proposed changes and a public hearing was held at the previous meeting, at which there were no comments.

Proposed changes to the ordinance include: 1) changing the definition of protected ridge to include the elevation of 3,000 feet as required by NC General Statute; 2) updating the map to include the data produced by the NC Geodetic Survey; 3) delegating the final permit review to the Transylvania County Planning Board; 4) defining Dunn's Rock; and 5) making other changes to ensure that the ordinance is easier to read and similar to other Transylvania County ordinances. Staff recommended Commissioners adopt the proposed changes to the ordinance and the revised map.

Commissioner Phillips moved to approve the proposed revisions to the Mountain Ridge Protection Ordinance of Transylvania County and the map identifying the protected mountain ridges, seconded by Commissioner Chappell. Commissioner Hawkins asked if anyone else had come forth with questions or concerns since the last presentation or public hearing. Mr. Burrows reported that one individual brought forth a concern about her property, but according to NC General Statute, her property is not considered a protected mountain ridge. With that said, he and County Planner Joy Fields continue to work with the citizen and have contacted State officials on her behalf.

Prior to the vote, Commissioner Hawkins thanked Mr. Burrows for his 25+ years of service to the County as he nears his retirement at the end of the month. Commissioner Hawkins commended him for his work with several different Boards of Commissioners and Planning Boards and for his continual effort to make citizen input and engagement a priority. He praised Mr. Burrows for being a leader in several areas of planning and community development, and for representing Transylvania County regionally and across the State in many organizations. He stated that Mr. Burrows has always been a champion and advocate for Transylvania County and always strived to build connections and bridges among people and organizations. Commissioner Hawkins noted that economic development was always very important to Mr. Burrows and he spent about 20 years working toward that goal in our rural county. The Board of Commissioners is now trying to address many of the issues he stressed as important and necessary for economic development for many years. Unfortunately, he

was hamstrung in his efforts because the County lacked the infrastructure that was needed. Commissioner Hawkins stated he admired his professionalism when the Board of Commissioners decided to outsource economic development. Mr. Burrows will be taking with him a great deal of institutional knowledge and he will be deeply missed. Commissioner Phillips added that future Boards of Commissioners will miss Mr. Burrows' expertise and dedication to the job and to Transylvania County. He wished him the best. Commissioner Lemel stated there was never any doubt that Mr. Burrows strived to do the very best he could do for Transylvania County. She wished him well and hoped he remained engaged with the community. Commissioner Chappell commented that he and Mr. Burrows have worked together for a long time. He shared that many years ago, he worked for the Employment Security Commission when the County experienced very significant layoffs and his office was inundated with an unemployment rate at nearly 14%. ESC staffs were in the process of making unemployment packets for another round of layoffs. The Director of Economic Development, that being Mr. Burrows, and other county employees, came to help make packets in order to ensure employment services were being provided to help citizens. He pointed out this was done without any fanfare, from a desire to help their fellow citizens, and for that he was very grateful. **The motion was approved unanimously.**

NCACC LEGISLATIVE GOALS

Before each biennial session of the General Assembly, counties submit their legislative proposals to the NC Association of County Commissioners (NCACC). County Commissioners from across the State review and approve a comprehensive goals package and then the NCACC sets off to work on legislation that may impact counties.

The goals submission deadline date to the NCACC is September 21. Goals should be submitted electronically. Goals should be submitted either by adopted resolution or a letter by the Chairman on behalf of the Board. The NCACC requested counties submit proposals in the form of a goal statement and the proposals should require the NCACC to support or seek legislation or funding to resolve an issue facing counties.

Following approval by the Board, it will be the responsibility of staff to electronically enter each goal separately onto the NCACC web portal, along with either the adopted resolution or letter and other supporting documentation that provides relevant background information.

The Manager asked Commissioners to discuss and determine if they wish to include other goals or to refine the current list. Otherwise, she recommended approval and submission of goals to the NCACC prior to the deadline of September 21, along with a cover letter from Chairman Chapman.

Commissioners discussed this item at their August 27, 2018 meeting. The following goals were offered at that time:

1. To appeal to the State to revise their metrics used for State funding designations
 - a. Economic tiers - calculations should be based on average weekly wages or annual wage income instead of per capita income in a county
 - b. Small school definitions - consider funding on a ratio instead of the "all or nothing" method currently used
2. To seek financial transparency for all public bodies
 - a. If the Local Government Commission flags a public entity for a concern in their audit, the public entity should be notified of the concern, as well as the local governing body of the county.
 - b. Develop more consistent audit standards for all elected boards throughout the State
3. To seek funding for State mandated services

- a. If the State of North Carolina is to require counties to meet specific staffing ratios and provide service programs, the State should provide the necessary funds to pay for them.
4. Repeal State income tax cap. A low cap could constrain the State should economic conditions change. The quickest and most obvious source for additional revenue would be property tax, thereby putting the burden on the shoulders of counties or creating a competitive environment for those revenues.
5. Advocate for funding flexibility within the NC Department of Social Services to develop programs that help prevent the development of lifelong problems
6. Expand ethics training requirements to include statutory and fiscal responsibility for elected public officials

Commissioner Chappell requested to add under Goal 1 the “low wealth” funding definition for schools. As with the small school funding, it is also an “all or nothing” method and should be revised. Transylvania County is not eligible for this funding, although counties with similar demographics are eligible for these funds.

Commissioner Hawkins requested to add, which has been included as a goal in past years, the request to increase the lottery fund allocation to counties to 40% as was written and passed in the original legislation. Since the lottery was passed, the allocation to counties was significantly reduced, thereby pushing the responsibility of school funding back to the local level and forcing counties to raise property taxes. Lottery funding has been increased to 20%, but it has not been restored to the 40% level.

Commissioner Phillips requested to add to Goal 6 a requirement that legislative bodies at the State level also be mandated to take ethics training if they are not already required to do so. He commented that a prime example of an unethical issue is the lottery funding and how, since it was passed, legislators have never restored the funding to its original level of 40% as it was sold to the people of North Carolina.

The Manager recapped the additional goals:

- Add Goal 1c - low wealth funding - consider funding on a ratio instead of an “all or nothing” method
- Goal 6 to include State elected officials
- Add Goal 7 to include restoring lottery funding allocation to 40%

Commissioner Hawkins moved to approve submission of the seven goals to the NCACC prior to the deadline, along with a cover letter from the Chairman, seconded by Commissioner Phillips and unanimously approved.

NEW BUSINESS

CEDAR MOUNTAIN FIRE RESCUE REQUEST FOR RESERVE FUNDS FOR FEMA GRANT MATCH REQUIREMENT

Assistant County Manager David McNeill presented this item. He reported that Cedar Mountain Fire Rescue received notification that they were awarded a Fire Fighter Assistance grant from FEMA for the purchase of 22 sets of Self Contained Breathing Apparatus (SCBA) in the amount of \$139,480. The grant requires a 5% match of \$6,974 for a total expenditure of \$146,545. The department requested to use funds from their fire service district reserve account to meet the 5% match requirement. As of June 30, 2018, their reserve account balance was \$23,555.60, according to the County Finance Department. Mr. McNeill recommended approval of the department’s request.

Commissioner Chappell moved to approve the request to provide \$6,974 from Cedar Mountain Fire Rescue Reserve for the grant match requirement, seconded by Commissioner Phillips and unanimously approved.

APPROVAL OF FUNDS TO HOST SESAME STREET IN COMMUNITIES

Transylvania County facilitated establishment of the Early Childhood Initiative (ECI) in 2015 and has been host to the collaboration ever since. The ECI coordinates agencies and nonprofits that serve children ages 0-5 and their families to provide services using resources as efficiently as possible. As part of the early childhood advocacy work led by Commissioner Lemel, the opportunity for the ECI to partner with Sesame Street in Communities has arisen. A rebranding of the ECI and a launch of the partnership is scheduled during HalloweenFest on October 27. Commissioners budgeted funds this year to support the effort.

For this particular request, the Manager asked Commissioners to allocate some of those funds to purchase promotional materials that support the various County departments' involvement with the ECI and, for HalloweenFest, including, but not limited to, t-shirts with the new logo for members of the agencies in the ECI. The funds will also support the County acting as host to the staff visiting from Sesame Street at County Administration on the day of HalloweenFest, along with providing space for media engagement.

The Manager requested funds currently budgeted in contract services to be used across categories to support County participation in HalloweenFest as members of the Early Childhood Initiative up to \$5,000. She reported that final orders and transactions will be reflected in budget amendments.

Commissioner Hawkins moved to authorize up to \$5,000 of the funds budgeted to support the County's partnership in the ECI with Sesame Street in Communities to be used to host SSIC and provide promotional materials and support at HalloweenFest, seconded by Commissioner Chappell. Commissioner Hawkins thanked the Manager and Commissioner Lemel for the tremendous amount of work that has gone into this effort. Commissioner Lemel stated that the ECI is excited that Sesame Street characters Count Von Count and Abby Cadabby will be here for HalloweenFest. She invited everyone to attend HalloweenFest for the partnership launch. **The motion was unanimously approved.**

MANAGER'S REPORT

- Update on Hurricane Florence-North Carolina and South Carolina under states of emergency
 - Staff participating in emergency management briefings several times a day to monitor impact locally and throughout the State
 - Received verbal request to deploy medic unit with crew to Williamston, NC area and on standby for potential deployment to assist with search and rescue
 - NC State Emergency Management has activated Emergency Management Assistance Compact and has requested teams from non-impacted states for resources to deploy ahead of the storm
 - Anticipate activation of resources from WNC after landfall and the true path of the storm is realized
 - Continue to receive updates as to the path of the storm – as of this morning, the direct hit was shifted slightly north of Wilmington closer to Cape Hatteras; storm is expected to reach Raleigh and then begin to slow and stall; intense amounts of rain expected in the eastern portion of the State; the storm could shift again as the week continues and the storm moves closer to landfall; some models show different pathways; expected to experience wind impacts as early as Thursday evening

- Encouraged public to pay attention to Emergency Management Facebook page; it is a great resource to stay up to date on information
- Weather predictions for the three-day excessive rainfall for our region is indicating marginal at 5-10% at this stage, but is subject to change
- Eastern part of the State will receive the most impact; being compared to Hurricane Hazel which was devastating to that region; some areas could experience between 500-1,000 year flooding impacts; 40 inches of rainfall expected in some areas
- Finance Director recruitment update
 - Assessment Center held yesterday for three candidates
 - Moving forward with evaluation process to narrow down candidate list
- Congratulations to Mark Burrows, Planning and Community Development Director, on his retirement this month
- Kate Hayes has joined the County this month thanks to the generosity of the NCACC Fellowship Grant
- Thank you to Commissioners from the Little River Community Center for the Wi-Fi grant and facility improvement grant
- Mark your calendars for HalloweenFest on October 27 for the Sesame Street in Communities partnership launch; more information to come, including press releases

PUBLIC COMMENT

Edwin Jones: Mr. Jones shared that he remembered Hurricane Hazel. His uncle was the head forest ranger in the Pisgah National Forest at the time and actually found an injured seagull 500 miles away from the ocean. Mr. Jones expressed concern about the Commissioners' legislative goal proposal to remove the income tax cap. He said states that do not have a personal income tax are large magnets for economic development and attracting businesses, like Texas. Referring to the *Site Selection* magazine survey where low taxes ranked number 8, he wondered if that included both corporate and personal income tax.

COMMISSIONERS' COMMENTS

Commissioner Hawkins responded to Mr. Jones' comments. He agreed there should be some consideration when thinking about the personal income tax. He pointed out that a business owner opening up a new business in a small rural community is more than likely going to be part of the community; however, in larger metro areas, the CEO is probably located somewhere else and is simply building a new facility in our State. He thought Mr. Jones made a good point.

Commissioner Lemel moved to enter into closed session per NC General Statute 143-318.11 (a) (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body and per NC General Statute 143-318.11 (a) (5) to establish, or 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, after a 5 minute recess, seconded by Commissioner Chappell, and unanimously carried.

CLOSED SESSION

Pursuant to NCGS 143-318.11 (a) (4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, closed session was entered into at

10:26 a.m. Present for the first closed session were Vice-Chairwoman Page Lemel, Commissioners Chappell, Hawkins and Phillips, Rosman Town Mayor Brian Shelton (arrived late), County Manager Jaime Laughter, Transylvania Economic Alliance Executive Director Josh Hallingse, Transylvania Economic Alliance Director of Existing Business Services Eric Caldwell, and Clerk to the Board Trisha Hogan.

Commissioners received an update on a potential business expansion project.

Pursuant to NCGS 143-318.11 (a) (5) to establish, or 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 second closed session was entered into. Present for the second closed session were Vice-Chairwoman Page Lemel, Commissioners Chappell, Hawkins and Phillips, County Manager Jaime Laughter, Parks and Recreation Director Jared Mull, and Clerk to the Board Trisha Hogan.

Commissioners considered a proposal to purchase property for a specific purpose and directed staff on how to proceed.

Pursuant to NCGS 143-318.11 (a) (5) to establish, or 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 third closed session was entered into. Present for the third closed session were Vice-Chairwoman Page Lemel, Commissioners Chappell, Hawkins and Phillips, County Manager Jaime Laughter, and Clerk to the Board Trisha Hogan.

Commissioners received an update on property negotiation efforts and directed staff on how to proceed.

Commissioner Lemel moved to leave closed session, seconded by Commissioner Phillips and unanimously approved.

OPEN SESSION

Commissioner Lemel moved to seal the minutes of all three closed sessions until such time that opening the minutes does not frustrate the purpose of the closed sessions, seconded by Commissioner Phillips and unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, **Commissioner Lemel moved to adjourn the meeting at 11:52 a.m., seconded by Commissioner Chappell and unanimously carried.**

Larry L. Chapman, Chairman
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board