

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
June 10, 2013 – REGULAR MEETING

The Board of Commissioners of Transylvania County met in regular session on Monday, June 10, 2013 at 7:00 p.m. in the large courtroom of the Transylvania County Courthouse.

Commissioners present were Vice-Chairman Larry Chapman, Jason Chappell, Chairman Mike Hawkins, Daryle Hogsed and Page Lemel. Also present were County Manager Artie Wilson, County Attorney Tony Dalton, and Clerk to the Board Trisha Hogan.

Media: *The Transylvania Times* – Eric Crews

There were approximately 80 people in the audience.

CALL TO ORDER

Chairman Mike Hawkins presiding called the meeting to order at 7:05 p.m.

WELCOME

Chairman Hawkins welcomed everyone to the meeting and thanked the members of the audience for participating in their County government. Chairman Hawkins introduced the members of the Board of Commissioners and staff.

PUBLIC COMMENT

Anne Alexander: Ms. Alexander stated she has been in small business most her life which is very important to the country and especially Transylvania County. She expressed her support of the original proposed budget, including the investment in economic development. The County needs to help create living wage jobs by attracting new businesses through fully funding economic development efforts, which will in turn help those who are suffering, underemployed and on public assistance. Ms. Alexander noted that a property tax increase will not hurt the vast majority of those in poverty because they do not own property. Also, there is already property tax relief available for elderly and disabled property owners. Ms. Alexander also noted that the County has been neglecting infrastructure needs for some time and it is going to take an investment to catch up. Henderson County has invested in its infrastructure and therefore has been far more successful in bringing in new business and as a result has a healthy tax base. She agreed with zero based budgeting and eliminating government waste, but said taxes are necessary to provide services. She applauded Commissioners for moving forward with recommendations from the Goldsmith report. Investing in economic development is a better alternative than higher unemployment, higher demand for social services, and ultimately higher crime rates. Ms. Alexander asked Commissioners to reconsider supporting the original budget. The original proposed budget still keeps the County's tax rate very low and will not discourage potential businesses from coming here.

Kim Provost: Ms. Provost thanked Commissioners for putting forth a tax increase to fund education. She believes the top priority of the Board should be to create a strategic plan which will help the County face future issues. A strategic plan and economic development strategies work hand-in-hand. Ms. Provost commented that the Goldsmith report has already provided the County with a template for economic development. She believes the County has hunkered down for too long and is worse off because of it. She asked Commissioners what they are willing to commit to for the betterment of the County.

Gerry Hunsicker: Mr. Hunsicker said he has attended County budget meetings for the last few years and the pattern has not changed. Just as there is a proposed moratorium on the biomass facility while the County seeks to gather information, there should be the same for new County jobs and government expansion. He cited articles in the local newspaper about the County's lack of growth over the past 15 years, while surrounding counties are booming. Mr. Hunsicker commented that private sector employees do not receive raises if they are not productive or additional staffing for departments. He said Transylvania County needs good paying jobs; otherwise the County should expect the foreclosures to continue. He commented about the difference in the County's population growth versus the growth in local government. Mr. Hunsicker also compared County employees to teachers and said County employees have received several salary increases, whereas teachers have not. He closed by saying the education of students and young people is more important than County services.

Jackie Hovey: Ms. Hovey thanked Commissioners for their support of education over the years and for realizing that education is the key to economic development. Children are the future of this County and it is important to make an investment in them. Ms. Hovey closed by saying that every dollar invested in education is ten dollars the County won't have to invest in the jail.

Dr. Clyde Brooks: Dr. Brooks emphasized the importance of having a manager for the new animal shelter. The animal advocacy groups have plans to increase animal adoptions and decrease the euthanasia rate. Without a manager in place, these efforts will go to waste. At all the meetings he has attended regarding the new animal shelter, the question he is asked the most is will the new shelter have a manager. He has not been able to answer that question. Dr. Brooks reported that over 800 people contributed donations for the new shelter and raised over \$350,000. The majority of those people also contribute through their taxes for the new shelter. Citizens of this County want to see the shelter managed properly. The volunteer effort and the use of inmates for cleaning will require someone onsite to manage these functions.

Bill Briggs: Mr. Briggs believes a manager for the new animal shelter is essential. Without the shelter manager, he asked who will oversee the care of the animals, supervise the volunteer efforts, organize and oversee those cleaning the runs and cages, greet prospective adopters during operating hours, etc. Mr. Briggs thinks the County's three animal control officers are operating the current shelter as best they can but they still are not able to meet the needs of the public. He believes taxpayers and donors are expecting a shelter with proper management. Mr. Briggs closed by saying the new shelter cannot be operated properly with the current staffing levels and he asked Commissioners to include funding for this position in the budget.

Susan Evans: Ms. Evans reported that comments for the City of Brevard's comprehensive plan have been compiled and she submitted copies to the Clerk for each Commissioner.

Clifford Coggins: Mr. Coggins had several questions and concerns about the budget. He first asked the Board to explain the position of Income Maintenance Caseworker. He also questioned the need for another property appraiser in the Tax Office being that the DMV is going to start collecting vehicle taxes. Mr. Coggins commented about the cost of renovating the old library being too high and asked which County offices would be located there. Mr. Coggins stated that many taxpayers in this County are on fixed incomes and are not receiving raises. He stated his position as being against a tax increase.

John Dillon: Mr. Dillon wondered if Commissioners will be coming back to the public next year asking for another tax increase. He said Commissioners need to be fiscally responsible because continually taxing citizens does not fix government problems.

AGENDA MODIFICATIONS

There were no agenda modifications.

Commissioner Lemel moved to approve the agenda, seconded by Commissioner Chappell and unanimously approved.

CONSENT AGENDA

Commissioner Lemel moved to approve the Consent Agenda as presented, seconded by Commissioner Hogsed and unanimously approved.

The following items were approved:

MINUTES

The minutes of the May 14, 2013 Joint Meeting with the Board of Education were approved.

ASHEVILLE REGIONAL HOUSING CONSORTIUM – MEMBER PARTICIPATION

Transylvania County has been an active member of the Asheville Regional Housing Consortium since 1993, along with Buncombe, Henderson and Madison Counties and most of the municipalities therein. Every three years, member governments must renew their agreement or invoke their right not to participate in the Asheville Regional Housing Consortium. Commissioners approved remaining an active member of the Asheville Regional Housing Consortium.

APPLICATIONS FOR PERMITS TO CONDUCT FIREWORKS DISPLAYS

The 2010 Pyrotechnics Act requires the Board of Commissioners to approve all permits to conduct aerial fireworks displays. Fire Marshal Gerald Grose received the following permit applications for fireworks displays and recommended approval of each:

1. Burlingame – July 3
2. Camp Carolina – July 6
3. Camp High Rocks – July 4
4. Camp Illahee – July 4
5. Camp Rockbrook – July 4
6. Heart of Brevard – July 4
7. Lake Toxaway Country Club – July 4
8. Wayne Bishop for Ms. Jacqueline Rogow (private event in Cedar Mountain) – July 4

Commissioners approved the permit applications as submitted.

PROCLAMATION ARTS AND CULTURE WEEK

For the past few years the Transylvania Arts Promotion has requested that both the City of Brevard and Transylvania County proclaim the last week in June leading up to July 4th as Arts and Culture Week. The Transylvania Arts Promotion will host a series of events and activities for the entire week.

Commissioners approved Proclamation 19-2013 Arts and Culture Week: June 21-July 4, 2013.

(Proclamation 19-2013 Arts and Culture Week: June 21-July 4, 2013 is hereby incorporated by reference and made a part of these minutes.)

APPOINTMENTS

TAX ASSESSOR/COLLECTOR

David Reid was appointed as Tax Collector in 2007 to mirror his appointment as Tax Assessor. In June 2009, he was appointed to a four-year term as Tax Administrator since both functions are now combined.

Commissioner Lemel moved to reappoint David Reid as Tax Assessor/Collector for another four-year term. The motion was seconded by Commissioner Chapman and unanimously approved.

OLD BUSINESS

REVISED FY 2014 BUDGET PROPOSAL

On Tuesday, May 28, 2013 the Manager and staff presented the proposed FY 2014 Budget. After three nights of budget workshops, the Board instructed the Manager to bring back a revised budget which includes a 4.2 cents increase in the ad valorem tax rate. The original budget proposed by the Manager included a 5.92 cents increase in the ad valorem tax rate.

Finance Director Gay Poor reviewed the revised budget in detail. The operational budget as of May 30 included revenues of \$40,492,319 and expenditures totaling \$43,721,524, leaving a projected deficit of \$3,229,205. As of this date, with the proposed tax increase of 4.2 cents, revenues are projected to be \$43,190,216 and expenditures at \$44,264,521, leaving a deficit a \$1,074,305.

Since the budget workshops, staff reviewed revenues and expenditures with the objective of developing a viable budget incorporating the 4.2 cents tax increase. As a result, staff added \$2.698 million in revenue, \$2.5 million of which is due to the proposed tax increase. For expenditures, there is a net increase of \$543,000.

Ms. Poor explained the changes in revenues. Staff had originally projected a 2.5% increase in sales tax revenues over the current year. Sales tax revenues are now projected to increase by 3% and the increase is based on the growth projected by the State, adding another \$27,460 to revenues. Working with the Sheriff, staff reviewed the inmate population assumptions used to estimate the cost associated with housing inmates from other jurisdictions. Ms. Poor adjusted the revenues by \$22,400 to reflect those assumptions. The County received notification recently that the EMS Medicaid Cost Settlement is expected to be \$18,300 more than originally estimated. In Building and Permitting there are some fairly minor fee increases expected to generate another \$3,000. The increase is for the purposes of recouping more of the actual costs incurred during the inspections and to bring the County's fees more in line with neighboring counties. The Health Department was also recently informed that they were going to be receiving a Medicaid Cost Settlement of approximately \$145,000 for FY 2013. The Health Director felt that \$100,000 is a reasonable estimate for the FY 2014 Budget. Based on activity, the revenues for Environmental Health fees have been increased by \$5,000. Also added to revenues is \$20,000 from a transfer from the Capital Projects Fund. This is an installment payment from the City of Brevard for the agreement between the City and County for the new animal shelter. The City agreed to pay the County \$100,000 over a five-year period. Lastly, there was a revision to the Home and Community Care Block Grant which reduced revenues by \$6,663. The total changes from staff amounted to \$190,497. Including the changes from staff and the revenues expected from the tax increase in the amount of \$2.5 million, revenues are projected to be \$2.698 million.

Ms. Poor also explained the changes in expenditures. Staff reviewed the budget requests after the budget workshops and removed any nonessential requests. Human Resources removed staff scholarships for continuing education in the amount of \$1,500. The Register of Deeds reduced copy costs by \$1,200. The roof and HVAC replacement for the Administration Building was removed from the Maintenance budget

at a cost of \$25,920. The HVAC unit will probably last one more year which will give time for Commissioners to make a decision on the Courthouse expansion. Maintenance also removed from their budget the cost of paving the access road to the Recreation Center in the amount of \$65,000. The Information Technology Director removed the funding for a virtual server projected to cost \$6,000. The Fire Marshal reduced supplies and personal protective equipment totaling \$400. There was a revision to the Home and Community Care Block Grant which reduced expenditures by \$6,663. The Solid Waste Director successfully renegotiated the contract with the vendor who supplies electronic recycling. Solid Waste had already purchased enough stickers which should last through next year. The Solid Waste budget was reduced by \$7,400. Staff identified \$114,083 in reductions.

Some items were added back to the budget. Strategic Vision Development was discussed during the budget workshops. Funds in the amount of \$15,000 have been set aside for those efforts. There was already \$5,000 included in the budget related to this, bringing the total to \$20,000. Staff added \$20,000 for a study of the Courthouse expansion project for a total of \$30,000. Commissioners approved funding for paid staff for the volunteer fire departments beginning January 1, 2014. Staff added \$20,000 for the Brevard Rescue Squad so they would have adequate staffing as well. There was a salary correction in the Health Department which added \$2,480 to expenditures. The most significant change was the addition of \$600,000 for economic development for investment and infrastructure and to provide funds to be able offer incentives and economic development tools. The total changes to expenditures amounted to \$543,397.

The Manager pointed out that the original budget proposal included a tax increase of 5.92 cents, monies to renovate the old Library, and borrowing \$6.5 million for the Courthouse expansion. These items have been removed from the revised budget. All other items remained the same. He noted that the pay increase for employees will be based on performance. The revised budget includes a 4.2 ad valorem tax rate increase and a deficit of \$1,074,705. Projecting out three years, the proposed increase in the ad valorem tax rate, without the renovation of the old library or expansion or the Courthouse, would bring available fund balance down to an estimated level of 13.3% as of June 30, 2016.

The 4.2 cents increase in the ad valorem tax rate would bring the County's tax rate from the 9th lowest in the State to the 12th lowest in the State, assuming that no other counties change their tax rates in FY 2014. For a homeowner whose property and home is assessed at \$300,000, the 4.2 cents increase in the ad valorem tax rate reflects a \$126 annual increase for the property owner, or \$2.42 per week.

The Manager asked Commissioners to accept the revised budget proposal and authorize staff to proceed with scheduling a public hearing.

Discussion: Commissioner Hogsed pointed out that the tax increase applies to vehicle taxes as well.

Commissioner Chapman expressed concern about the renovation of the old Library being tied to a tax increase. The Manager said the renovation of the old Library is dependent on what Commissioners might do about the Courthouse expansion. If the Courthouse is expanded at the current site, Administration would need to be relocated. There is already \$1.2 million available of the \$1.6 million needed for the renovation of the old Library, leaving a shortfall of \$382,000. The Manager noted that \$30,000 has been included in the budget to study the Courthouse expansion project and provide a cost estimate of expanding onsite. The shortfall for the renovation of the old Library can be pulled from the fund balance.

Commissioner Lemel asked the Manager to remind Commissioners of when they began discussing court space needs. The Manager said this area has been discussed for several years when Commissioners began seriously looking at the security in the Courthouse. Representatives from the Administrative Office of the Court have visited the facility and recommended an expansion. Some preliminary work has been done on

what can be done at the site. Moseley Architects helped the County with a study about the cost of a new facility. A new Courthouse to be located at the Public Safety Facility would cost approximately \$20 million. Because of that cost, the focus shifted to determining what could be done at the current site. The fact remains that the current facility is overcrowded and there is no separate entrance for inmates and members of the public which is a major security issue. The proposal includes a sally port and a holding cell, as well as an additional courtroom. This is the number one capital project for the County.

Chairman Hawkins noted that the figures to renovate the old Library are several years old. The Manager confirmed and said staff would need to get revised cost estimates.

Chairman Hawkins asked the Manager to clarify his recommendation on these two projects. The Manager recommended a study be completed first. If the study indicates a need to move forward with the expansion project, then he suggested revising the plans for the old Library renovation.

Commissioner Chapman responded to a question during the public comment period by Clifford Coggins about what an Income Maintenance Caseworker does for the County. He explained that two of these positions are being requested because of an increase in the caseload numbers for those receiving financial assistance through the Department of Social Services.

Commissioner Hogsed put forth an alternate budget proposal to Commissioners for consideration. His proposal included the budget as presented by staff with the following changes:

1. Education - remove the restoration of the fund balance \$323,871
2. Education - remove the Brevard Elementary School Asst. Principal \$71,903
3. Education - reduce capital expense budget to \$1.3 million
4. Remove parking lot resurfacing from Register of Deeds & Tax Offices \$105,000
5. Remove the Go-Paperless project from Board of Commissioners \$11,800
6. Remove onsite voter registration equipment \$14,700
7. Modification for new employees: hire two EMS workers, a Social Worker I for the Health Department, two Income Maintenance Caseworkers and a Social Worker III for the Social Services Department
8. Remove funding for Pisgah Legal Services \$18,480

The total of these reductions is \$1,028,134. Adding in the staff and expenditure changes made to the budget proposal tonight totaling \$304,580, the deficit is reduced to \$1.867 million. He proposed to take the deficit from fund balance. Commissioner Hogsed commented that he understands there are needs but he disagreed with the County's ability to fund all the requests this year.

Commissioner Hogsed made a motion that Commissioners accept his alternate budget proposal. The motion was seconded by Commissioner Chapman. Commissioner Chapman noted that he read an article about Henderson County Schools, which is much larger than Transylvania County Schools, which referenced their capital budget as being \$1 million; while the capital budget proposed for Transylvania County Schools is \$1.6 million. Commissioner Chapman reported that this County has significantly funded the school system and made up for budget cuts from the State. He expressed concern that many of the same items requested in their capital budget were requested last year. He wondered how the capital funding was being used. Commissioner Chapman also referred to the many comments made about how this budget impacts economic development; however, he believes only one item is related to economic development in the amount of \$600,000 and at this point Commissioners have no idea how those monies will be spent. The rest of the budget is to grow government and for improving services that may or may not be critical. He disagreed with taxing citizens for this purpose.

Commissioner Chappell commented that the proposal calls for reserving \$600,000 for economic development, while realizing that more will be needed in future years. He disagreed with Commissioner Chapman that this amount is the only item related to economic development in the budget. Providing an excellent education and a well-trained and viable workforce is just as important to economic development as setting aside monies. He also believes the County needs to be able to position itself to act when businesses are looking to relocate here. Commissioner Chappell does not favor tax increases; however, he believes it is important to fund education and economic development initiatives in order to position the County to be successful.

Commissioner Chapman commented about the County's fund balance levels and said that is where the \$600,000 should come from once the needs have been identified. He also noted that the majority of the budget proposal is all recurring expenses.

Commissioner Hogsed clarified that his budget proposal would reduce the deficit to \$1.867 million which he proposed to take from fund balance with no tax increase.

Commissioner Lemel stated that when she ran for office she was very critical of County government and was sure there were ways to cut the budget significantly. She visited every County department, spent time with each department head, toured their operation, and asked questions about their challenges. During this process, she was surprised to discover that County departments are being run bare bones. She invited the public to visit these offices and see firsthand the space needs issues and the services that are being provided while not being able to keep up with the pace. Commissioner Lemel said this is related to the economic state of the County; however, the County departments have to be able to address the needs of the less fortunate citizens and those who require the services. Furthermore, she said County department heads are also citizens of this County who pay taxes so they are making these budget requests as both citizens and employees. She assured the public that County employees are working hard for them and the least Commissioners can do for them is to provide a decent working environment.

The motion failed by a vote of 2 to 3, with Chairman Hawkins and Commissioners Chappell and Lemel voting against.

Commissioner Chapman understands the renovation of the old Library is related to the Courthouse expansion project; however, he also feels it is tied in with economic development. For instance, the County Administration building is cramped and does not present itself well to prospective businesses or tourists, etc. He asked Commissioners to consider part of the \$600,000 for economic development being used towards the renovation of the old Library; otherwise the County should sell the building. Chairman Hawkins agreed with his comments and said it will be important to first understand what the costs will be. If the County should decide to move forward in whatever direction, it should be done well.

Commissioner Chappell moved to direct staff to schedule a public hearing based on the proposed budget that was presented by staff tonight. The motion was seconded by Commissioner Lemel and passed by a vote of 4 to 1, with Commissioner Hogsed voting against.

Chairman Hawkins announced that a public hearing will be held at the next regular meeting on June 24, 2013 and Commissioners will vote on the budget later the same week.

Chairman Hawkins allowed comments from the public. Gerry Hunsicker understands that the next revaluation will be effective in the next couple of years and he believes property values in this County have dropped 30%. If that is the case, he expects Commissioners will have to raise taxes higher to make up for the loss in revenues. The Manager explained that the next revaluation will take effect January 1, 2017. At that time, the Board of Commissioners will have to announce to the public the revenue neutral

tax rate. If property values go down, the property tax rate goes up, and vice-versa. The budget proposal carries the County forward through a three-year period to the next revaluation. The Tax Office is working on the revaluation process now, hence the need for additional staff. The in-house revaluation process will result in a cost-avoidance of \$320,000.

NEW BUSINESS

HAZARD MITIGATION PLANNING GRANT

Transylvania County has an opportunity to participate in a four-county regional Hazard Mitigation Plan. The three other counties are Henderson, Polk and Rutherford. The cost of the plan is \$100,000, with \$75,000 provided by the federal government and \$25,000 divided evenly among the four counties. Transylvania County's share would be \$6,250 but will be provided by in-kind services. The County's participation will provide greater access to resources should an emergency occur.

Commissioner Lemel moved to authorize the County to sign the agreement to participate in the Regional Hazard Mitigation Plan. The motion was seconded by Chairman Hawkins. Commissioner Chapman asked staff to define a hazard mitigation plan. Communications Director Kevin Shook explained that Homeland Security and FEMA require counties, as a result of past disasters across the nation, to have in place a hazard mitigation plan. The plan identifies local hazards such as winter storms, flooding, etc., and potential avenues to mitigate the hazard, such as the elevation of houses. Having the plan in place allows the County to be able to apply for grants to complete such projects and receive assistance should a disaster occur. By participating in a regional plan, the counties will have an opportunity to qualify for larger amounts of funding. Operations Manager David McNeill added that the County's plan has to be updated every five years but the current plan will be extended for three years by participating in the regional effort. The cost of completing an in-house plan can be up to \$15,000, or \$60,000 if contracted out. **The motion passed unanimously.**

PUBLIC COMMENT

Edwin Jones: Mr. Jones commented that the public would benefit greatly from the slide show presentation being in larger and bold print. Commissioner Chapman noted that a copy of the budget is available for public inspection at County Administration and the Library and is also posted on online.

Jack Hudson: Mr. Hudson stated that a few years ago Commissioners appointed two committees to study the impact of keeping the Courthouse downtown and the cost of building a new facility. He served on one of those committees. The committee unanimously agreed that the best use of funds was to build a new Courthouse next to the Public Safety Facility. The other committee completed an in-depth study of what offices should be included in a new Courthouse with room for expansion. This work is exactly what would be done by an architect today. Mr. Hudson commented that a former Commissioner did some research and found that a new facility could be constructed for approximately \$10.5 million to \$11 million. Therefore, Mr. Hudson believes there is no need to complete another study, nor should the County put a band aid on the current facility. He asked Commissioners to update the studies completed by the two committees and move forward with building a new Courthouse facility.

Gerry Hunsicker: Mr. Hunsicker said there are nine buildings for sale in downtown Brevard. Moving the Courthouse out of downtown would negatively impact the City even more, just as would Davidson River Village.

Kim Provost: Ms. Provost thanked Commissioners for taking steps to move the County forward. She knows Commissioners have hard decisions to make and no one wants a tax increase, but now is the time to do so. She believes if the County can grow its tax base by investing in education and economic

development, the County won't have to rely solely on property tax increases in order to provide services. She asked Commissioners to call on her personally to help the County in any way she can.

Michael Trufant: Mr. Trufant echoed Ms. Provost's comments. He said many changes have occurred over the last year with economic development efforts. There are interested people in the County who are available as a resource to Commissioners. Mr. Trufant thanked Commissioners for their investment in the County.

COMMISSIONERS' COMMENTS

Commissioner Lemel asked the Manager to inform the public about a conference call last week with School of Government officials regarding the biomass moratorium. The Manager reported that staff was directed some time ago to research a potential moratorium and options available to the County. The moratorium must be based on four elements, for example, not issuing a building permit or having a hazard industry ordinance in place. In order to comply with NC General Statutes, it is best for the County to have in place an ordinance dealing with hazardous types of land uses, while at the same time placing a moratorium on such types of land uses. The Manager noted that this would be similar to the Pisgah Forest Community Zoning Ordinance. Commissioners cannot just issue a moratorium; it has to be tied to other regulations already in place. The County Attorney is working on a recommendation for the Board and he intends to have a proposal to Commissioners by the next meeting.

The Manager reported that he has received no further information from the developer. Commissioner Chapman encouraged Commissioners to move forward with a moratorium. He commented that staff has expended numerous resources on this issue and it is time for Commissioners to stake their position, if nothing else to bide time to ensure all the information has been gathered.

Chairman Hawkins responded to comments made by Jack Hudson during the public comment period about the cost of a new Courthouse facility. He said the estimates are five years old; however, in 2008 the cost estimates were over \$20 million.

Chairman Hawkins moved to enter into closed session per NCGS 143-318.11 (a) (3) to consult with an attorney, (a) (4) to discuss matters relating to the location or expansion of business, and (a) (5) potential acquisition of property, after a 5 minute recess. The motion was seconded by Commissioner Chappell and unanimously carried.

CLOSED SESSION

Per NCGS 143-318.11 (a) (3) to consult with an attorney, (a) (4) to discuss matters relating to the location or expansion of business, and (a) (5) potential acquisition of property, closed session was entered into at 8:55 p.m. Present were Chairman Hawkins and Commissioners Chapman, Chappell, Hogsed and Lemel, County Manager Artie Wilson, Planning and Economic Development Director Mark Burrows, County Attorney Tony Dalton, and Clerk to the Board Trisha Hogan.

Commissioners consulted with the attorney on potential economic development projects and instructed staff on how to process.

Chairman Hawkins moved to leave closed session, seconded by Commissioner Lemel and unanimously carried.

OPEN SESSION

Chairman Hawkins moved to seal the minutes of the closed session until such time that opening the minutes does not frustrate the purpose of the closed session. The motion was seconded by Commissioner Chappell and unanimously approved.

ADJOURNMENT

Commissioner Chappell moved to adjourn the meeting, seconded by Commissioner Chapman and unanimously carried.

Mike Hawkins, Chair
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board