

Unsealed by the Board of Commissioners on 11/13/2023.

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
November 9, 2020 – CLOSED SESSION

Pursuant to North Carolina General Statute § 143-318.11 (a) (5) To establish, or 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 fourth closed session was entered. Present were Chairman Hawkins, Commissioners Chappell, Dalton, Guice and Lemel, County Manager Jaime Laughter, Assistant County Manager David McNeill, County Attorneys Bill Bulfer and John Kubis, Commissioners-elect Larry Chapman and Teresa McCall, and Clerk to the Board Trisha Hogan. The Attorneys participated via Zoom meeting software.

Closed Session #4 – Property – EMS Base Station

The Manager reported that the County commissioned a study a few years ago to conduct a site search for a new EMS base station with the goal of maximizing countywide response times. The study recommended moving the current EMS base station away from its current location near Ingles and seeking alternatives outside of downtown/city-centered, and specifically looking at the Pisgah Forest area. While sites are limited, staff explored possibilities resulting in contact with the property owner of a parcel located on Morris Road. Staff first reached out to Brevard Community Church about the lot they own on the corner of Morris and Ecusta Roads, but learned the property is under due diligence with another entity so they were not prepared to negotiate on the property at this time.

At a previous meeting, Commissioners instructed the Manager to order an appraisal for the parcel on Morris Road (not owned by the Church). The property owners, who live outside of Transylvania County, have expressed some interest in a possible sale. The property appraised at \$243,000. The current tax value is \$90,000.

The Manager communicated that an architect confirmed the site would accommodate an EMS base location. She noted that staff has explored the use of County-owned property next to the Public Safety Facility, but it presents challenges related to access and making rapid deployments.

The Manager reported that the condition of the existing EMS base station is very poor and obsolete. Ingles has interest in acquiring that parcel once vacated. She felt that Ingles would be interested in the property regardless of whether the County needed a new EMS base station. There is more than \$800,000 in the Emergency Services line item in the budget to make a cash purchase. If the sale of the current EMS base station site is successful with Ingles, the proceeds could be used to partially offset construction costs of a new facility.

The Manager asked for direction on whether to engage the property owner with an offer not to exceed the appraisal. She noted staff has yet to conduct an environmental study as part of the due diligence and she recommended doing so if instructed to proceed. The consensus of the Board was to seek a 90-day due diligence contract with a starting offer of \$150,000 and the ability to negotiate up to the appraisal amount. There was no direction on whether to continue negotiations with Ingles at this time.

ATTEST:

S://Jason R. Chappell, Chairman
 Transylvania County Board of Commissioners

S://Trisha M. Hogan, Clerk to the Board

11/09/2020