

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

MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
February 8, 2021 – CLOSED SESSION

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, the second closed session was entered. Present were Chairman Chappell, Commissioners Chapman, Dalton, Guice and McCall, County Manager Jaime Laughter, Assistant County Manager David McNeill, and Clerk to the Board Trisha Hogan. County Attorney John Kubis participated remotely via Zoom meeting software.

Closed Session #2 – Property Acquisition for EMS Base Station

On November 9, 2020, the Board instructed staff to conduct an environmental study as part of the due diligence process for property located on Morris Road. Staff was also instructed to seek a 90-day due diligence contract with a starting purchase offer of \$150,000 with the ability to negotiate up to the appraisal amount of \$243,000. The purpose of this purchase would be to construct a new EMS base station.

Staff reported that due diligence has been completed and the County remains under contract. Staff negotiated a purchase price of \$238,500. Soil testing results were as expected and there were no environmental red flags.

Assistant County Manager David McNeill reviewed construction estimates with the Board. The environmental and geotechnical study revealed soil composition to be very similar to the Sylvan Valley Industrial Building site. High Country Engineering estimated site work costs, to include removing a large amount of soil and adding new soil, to be approximately \$570,000. There remains fill dirt at the Public Safety Facility site from the construction of that building that could be used to reduce costs. Architect Rich Worley provided an opinion of probable cost for the construction of the building in the range of \$2.2 million to \$2.5 million which includes the necessary site work.

If the Board moves forward with the purchase, staff recommended having discussions with Brevard Community Church on a potential land swap. The Church owns a flatter lot which is cheaper to build on and a much more ideal site for EMS base operations. The Church's site would require less removal of soil, thereby reducing overall costs. A preliminary review indicated the site would accommodate the necessary square footage and building footprint. Once in the design phase, staff would examine other ways to reduce costs, such as relocating parking spaces, revising the stormwater management system, building type, etc. Staff advised it would be best to first secure this property, then begin negotiations with the Church about a potential trade. If the Church agrees, the County will need to order an appraisal of their lot and take other action based on statutory requirements.

The due diligence contract expires 90 days from December 17, the date it was signed by the Manager. The Manager confirmed the County has approximately \$800,000 in the emergency services reserve for a cash purchase. Actual construction of the EMS base station would take additional capital appropriation. Staff encouraged the Board to act quickly because the condition of the current EMS base station is approaching repairs and maintenance issues that will be costly.

The Board was supportive of the purchase. Commissioners instructed staff to begin discussions with the Church about a possible land swap. They requested an update in closed session at the next meeting. In

the meantime, the Board instructed staff to begin preparing the necessary paperwork to complete the sale of this property since the due diligence contract is nearing expiration. At the next meeting, the Board will direct staff on the final purchase and land swap negotiations or request an extension of the due diligence contract, if necessary.

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

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

ATTEST:

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