

Minutes
Transylvania County Board of Education
October 9, 2008

CALL TO ORDER/WELCOME
BUSINESS ITEMS

1. Hogsed Lease
2. Closed Session (Personnel)

The Transylvania County Board of Education met in special session at 7:00 p.m. on October 9, 2008, at the Morris Education Center. Present were Teresa McCall, Chairman; Mike Rogers, Vice Chairman; Bill Cathey; and Jenni Pogue. Also present were Dr. Sonna Lyda, Jenny Hunter, Norris Barger, Board Attorney Chris Campbell, and approximately four guests and media representatives. Chairman McCall called the meeting to order.

1. Hogsed Lease

Norris Barger presented a lease agreement between the Board and Sharon O. Hogsed (landlord) for the long-term rental of a portion of the Hogsed property in Rosman for parking and any other lawful purpose. The initial term of the lease is 20 years, with an option to renew in five-year increments by mutual agreement of both parties. The rent for the first year is \$4,200. Rent is to be paid annually and will increase by three percent per year. Taxes will be paid by the landlord. The Board will have the right to make improvements to the property with prior written consent from the landlord. The landlord will not be liable for any damages that may occur on the property. The landlord will have limited access to the property. The Board shall have right of first refusal to purchase the property. Mr. Rogers suggested that the lease be amended to include, "when determining the purchase price, the parties shall only consider the value of the property without improvements and shall not add or deduct the amount of improvements to or from the purchase price." Mr. Rogers suggested getting an appraisal of the property before any improvements are made. Mr. Barger reported that an appraisal is in the works. ON A MOTION BY MR. CATHEY, SECONDED BY MR. ROGERS, the Hogsed lease agreement as amended and right of first refusal were unanimously approved.

Mr. Barger gave a brief update on the RES playground/parking project. A soil sample will need to be done for the parking lot, which could cause in a slight delay in the project.

2. Closed Session

ON A MOTION BY MR. ROGERS, SECONDED BY MR. CATHEY, the Board went into closed session at 7:20 p.m. to discuss information that is not a public record (employee personnel files), pursuant to N.C.G.S. 143-318.11(a)(1) and 115C-319. Present in the closed session were Mrs. McCall, Mr. Rogers, Mr. Cathey, Mrs. Pogue, Mr. Campbell, a teacher and spouse, and Dr. Lyda. The Board discussed the teacher's request for licensure extension. ON A MOTION BY MRS. POGUE, SECONDED BY MR. CATHEY, the Board voted 3:1 to approve the request for an extension of time to fulfill licensure coursework requirements due to extenuating circumstances (FOR: Cathey, McCall, Pogue; AGAINST: Rogers). ON A MOTION BY MRS. POGUE, SECONDED BY MR. ROGERS, the Board reconvened in open session at 8:40 p.m.

There was no further business, and ON A MOTION BY MR. ROGERS, SECONDED BY MRS. POGUE, the meeting was adjourned at 8:45 p.m.

October 9, 2008

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Respectfully submitted,

Chairman

Secretary