

April 24, 2017

The Board of Commissioners of Franklin County, North Carolina, met for its Regular Meeting at 7:00 P.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chairman Cedric K. Jones, Vice-Chairman Sidney E. Dunston, Commissioners Michael S. Schriver, Harry L. Foy, Jr., David T. Bunn and Shelley L. Dickerson. Commissioner John M. May was absent.

Chairman Jones called the meeting to order and asked the Board to consider the addition of a closed session relative to North Carolina General Statute 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Commissioner Dunston made a motion to add the closed session to the agenda, seconded by Commissioner Schriver. The motion duly carried approval with all present voting "AYE."

Chairman Jones then asked the Board to consider approval of the consent agenda.

Commissioner Dunston made a motion to approve the consent agenda, seconded by Commissioner Dickerson. The motion duly carried with all present voting "AYE."

The following items were approved.

1. CONSENT AGENDA

- A. March 20, 2017 Minutes
- B. April 3, 2017 Minutes
- C. Releases, Adjustments, Refunds, and Tax Collection Report

2. COMMENTS FROM THE PUBLIC

This was the time set aside by the Board of Commissioners to allow individuals five minutes to address the Board on issues concerning the county.

Richard Gill, 1524 Mays Crossroads Road, Franklinton, NC

- Mr. Gill said he is attempting to sell property on Mays Crossroads Road for the purpose of creating a 150 lot subdivision on 78 acres. He said the developer is using the proper channels but with current capacity issues he is asking for assurance of water and sewer capacity for year 2 and 3 before the project begins.

Kathy Quinn, 3107 Rose Lane, Zebulon, NC

- Ms. Quinn is a grieving mother whose 25 year old son Austin died in November, 2015 from a drug overdose. She commented Franklin County Schools are saturated with illegal substances and that her son's addiction began as a student of Bunn High School. Ms. Quinn has developed a Facebook page (Spark of Hope) in order to promote awareness. She asked the county to assist in promoting awareness as well and combating substance abuse.

3. PUBLIC HEARING

Incentive: Palziv North America

Palziv North America is considering an expansion of their manufacturing line in Franklin. The potential expansion would bring additional machinery and create 40 new jobs. The Governor has granted a One NC Fund totaling \$40,000 to Palziv for this project contingent upon job creation and a local incentive that will match the One NC Fund. The total investment that will be made by Palziv is \$5,714,636. The tax valuation of the new investment is \$4,399,405. The four-year tax yield on the new investment is

\$160,560. The Economic Development team requests the consideration of a 3% incentive of the total tax valuation equaling \$131,982 to be paid over four years at \$32,996 annually after taxes are paid.

The presentation follows.



Company Profile

- ▶ Israeli manufacturing company (Palziv, Inc.)
- ▶ North American headquarters
- ▶ Incorporated in 2009
- ▶ Responsible for production polyethylene foam-based products used in packaging, automotive, construction, orthopedic and leisure industries
- ▶ Current employment: 157



Palziv North America (Expansion Opportunity)

- ▶ Louisburg facility will serve the company's North American, South American and Canadian markets
- ▶ Timeline: Proposed start: 2017 Proposed Completion: 2018
- ▶ Installing new manufacturing lines
- ▶ Relocation of Canadian manufacturing operation
- ▶ Estimated Taxable Investment: \$4,399,405
- ▶ Expected Jobs: 40 over two years
- ▶ Competition: Cobourg (Ontario, Canada)



Incentive Request

Franklin County Investment Breakdown

Palziv North America	Investment
Estimated Assessed Tax Valuation (Machinery & Equipment)	\$4,399,405
*Incentive Request	3% of \$4,399,405 = \$131,982
** Annual Incentive for four years	\$32,996



* Unanimous approval by Franklin County EDC Executive Committee
 **Paid only after taxes are paid

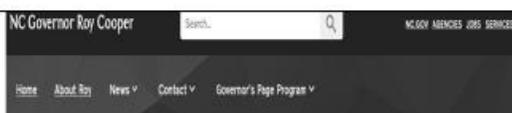


State of North Carolina - Incentive Package

State of North Carolina Incentive Package	Award
One North Carolina Fund (*requires local match)	\$40,000
N.C. Community College Customized Training	\$52,000
State of North Carolina Total Incentives	\$92,000



*Franklin County local incentive may be utilized for required One NC match (\$20,000)



GOVERNOR - Plastics Manufacturer to Expand Operations in Franklin County

Plastics Manufacturer to Expand Operations in Franklin County

Palziv North America will create 40 jobs in Louisburg

RALEIGH

Apr 11, 2017

Palziv North America, an internationally recognized manufacturer of polyethylene foams will add 40 jobs in an expansion to its operations in Louisburg, Governor Roy Cooper announced today. The company plans to invest nearly \$5.2 million in Franklin County.

"North Carolina enjoys a reputation on the global stage as a great location for manufacturers," Governor Cooper said. "Companies have many choices when they evaluate a location, and this decision proves North Carolina offers everything a manufacturer needs to succeed."

Contact Information

Ford Porter
porter@nc.gov
 919-814-2100



Paul Robertson, COO



**Governor Cooper Announces 40 Jobs;
 \$5.2 Million Expansion of Palziv North America
 on April 11, 2017**



Chairman Jones opened and closed the public hearing at approximately 7:29 P.M. with no comments offered.

Commissioner Dunston made a motion to approve the incentive request as presented, seconded by Commissioner Foy. The motion duly carried approval with all present voting "AYE."

4. PRESENTATION: GOVERNOR'S AWARD FOR VOLUNTEER SERVICE

Kellie London was recognized for receiving the Governor's Award for Volunteer Service. The presentation was conducted by Mary Jo Van Horne, District Administrator, Guardian ad Litem Program for Judicial Districts 9 and 11.

5. FARMER'S MARKET FEASIBILITY STUDY

Charles Mitchell, Cooperative Extension Director, led a discussion about the Farmer's Market Feasibility Study currently being conducted and provide an introduction of those conducting the study including Dr. Sandy Maddox and Edward Olive from the University of Mount Olive.

Cooperative Extension received a grant from the North Carolina Agricultural Development and Farmland Preservation Trust Fund to assist with conducting the study for a Farmers Market facility in Franklin. Funding for the study has also been provided by the local Franklin County Farm Bureau Board of Directors.

Community meetings were held March 30, 2017 and April 6, 2017 with a third meeting planned for April 27, 2017. The next phase of the study will incorporate an interview process.

No action was requested or taken at this time.

6. CREATION OF HISTORIC PRESERVATION COMMISSION

Staff presented the first draft of a Historic Preservation Ordinance and asked the Board to move to the recommended step of creating a Historic Preservation Commission of seven members. The commission would play a key role in protecting important architectural resources. It will also be the first step in becoming a Certified Local Government, which then makes the county eligible for matching grants from the State Historic Preservation Office.

Preserving Our History and Enhancing the Economy: A Historic Preservation Commission for Franklin County



Past Efforts



Local Volunteers and Staff from the Division of Archives and History, 1970s

Franklin's Hunt for Historic Houses

Even local history buffs were surprised by the 333 "discoveries."

By T. R. PRANCE



If you are like most folks, at some time in your life you have seen the splendor of our state, the sight of an old house that has stood for centuries. Many of these houses, when you see them, you wonder what they were like in the past. They were built in a great era, and they were built with a great spirit. They were built with a great spirit, and they were built with a great spirit.

Each morning of the program, a volunteer staff of 100 people met at 8:00 a.m. and worked until 4:00 p.m. in all parts of the county, the field was wide.

How It Was Done

Franklin's search for the county's historic houses was a joint effort of the North Carolina Department of Archives and History, the Division of Archives and History, and the Franklin County Historical Society. The program was a joint effort of the North Carolina Department of Archives and History, the Division of Archives and History, and the Franklin County Historical Society.



Comprehensive Survey, Phase I 2015-2016

Funded with \$30,000 from
Franklin County and TDA

Jeroen van den Hurk, Consultant,
surveyed more than 500 properties



Comprehensive Survey, Phase II, 2017

Funded with \$45,000 provided by
State Historic Preservation Office

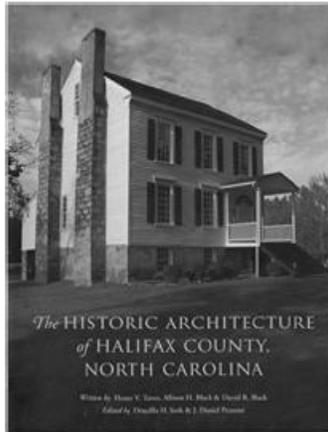
Van den Hurk will evaluate 250
properties in greater depth



Survey Benefits

- County will have full electronic access to photos and survey data for planning purposes
- The survey identifies properties that are eligible for the National Register of Historic Places
- This database will assist in developing tourism initiatives
- The survey will provide the basis for a substantial book on the county's architectural heritage—an important educational tool

Most Surrounding Counties Have Published Their Survey Results



Surveys Identify Properties and Districts That Should Be Protected and Preserved

A **Historic Preservation Ordinance**
provides the tool:

It creates a **Historic Preservation Commission** with
seven qualified members appointed by County
Commissioners

Qualifications of Members

(G.S. 160A-400.7)

“Members of the Historic Preservation
Commission shall have demonstrated education,
experience, special interest, or a combination
thereof, in historic preservation, history,
architecture, architectural history, archaeology,
cultural anthropology, planning, or a related
field.”

Duties of Historic Preservation Commission (G.S. 160A-400.8)

- Conducting an inventory of properties of historical, archaeological, architectural, and/or cultural interest
- Recommending to Board of Commissioners that individual buildings, structures, sites, areas, or objects of exceptional importance within its zoning jurisdiction be designated as "historic landmarks" and that exceptionally important areas within its zoning jurisdiction be designated as "historic districts (designation is subject to approval by the Commissioners)

Duties of Historic Preservation Commission

- Developing design guidelines for use by owners in undertaking work on their landmark properties or on properties in historic districts

Duties of Historic Preservation Commission

- Reviewing and acting on proposals for exterior alteration, relocation, or demolition of designated historic landmarks; exterior alteration, relocation, demolition, or new construction of properties within designated historic districts

Duties of Historic Preservation Commission

- Acquiring historic properties for preservation purposes
- Conducting educational programs pertaining to historic landmarks or historic districts within its jurisdiction

Duties of Historic Preservation Commission

- Advising property owners about appropriate treatment(s) for characteristics of historic properties
- Preparing and recommending adoption of a preservation element, or elements, as part the Franklin County Comprehensive Land Use Plan

Benefits of Designation

- Offers protection
 - . Helps to maintain integrity of individual properties and districts
 - . Can delay demolition for up to 365 days
- Through tax incentives, gives owners encouragement to invest in their property, thus increasing the tax value

Certified Local Government Status

Once a county forms a historic preservation commission, it can work to become a Certified Local Government

Becoming a CLG

Establish Historic Preservation Commission



Designate staff member to oversee work of commission



Operate for at least one year



Designate at least one landmark

Benefits of CLG Status

CLG status makes the county eligible for matching grants from the State Historic Preservation Office; an example would be a grant to help with publication of the comprehensive survey of Franklin County's historic architecture

After a brief discussion, County Clerk Kristen King reminded the Board it could not vote on the creation of the ordinance on its first reading without a unanimous vote by the Board. The ordinance would need to be brought back before the Board at its May 1, 2017 meeting due to the absence of Commissioner May.

Commissioner Schriver made a motion to delay a vote on the ordinance until May 1, 2017, seconded by Commissioner Dunston. The motion duly carried approval with all present voting "AYE."

Following the discussion, Commissioner Bunn dismissed himself from the meeting.

7. APPOINTMENTS

No appointments were made.

8. OTHER BUSINESS

No additional business items were discussed.

9. BOARD, MANAGER AND CLERK'S COMMENTS

This was the time set aside for the Board of County Commissioners, the County Manager, and the Clerk to the Board to report on various activities. The Board may also discuss other items of interest.

County Clerk Kristen G. King: Ms. King reminded the Board of its next regular meeting scheduled for May 1, 2017.

Commissioner Foy: Commissioner Foy asked for an update from the Utilities Advisory Committee and the status of allocation. He was informed the committee will meet again within 30-60 days after information is received from engineers. Commissioner Foy also asked for an update on the hospital and was informed negotiations are confidential and would be discussed later in the evening during closed session.

Commissioner Bunn: No comments were offered.

Commissioner May: Commissioner May was absent.

Commissioner Jones: No comments were offered.

Commissioner Schriver: No comments were offered.

Commissioner Dunston: Commissioner Dunston commented on economic development in Franklin including the availability of the Triangle North certified site. He feels economic development is moving in a positive direction despite current concerns over the availability of water and sewer resources.

Commissioner Dickerson: No comments were offered.

County Manager Angela L. Harris: No comments were offered.

At approximately 8:25 P.M., Commissioner Dunston made a motion to enter into closed session pursuant to North Carolina General Statute 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion was seconded by Commissioner Schriver and approved 4 to 1 with Commissioner Foy voting "NO."

Following closed session, Commissioner Dunston made a motion to re-enter open session, seconded by Commissioner Schriver. The motion duly carried approval with all present voting "AYE."

No action was taken.

At approximately 8:50 P.M., Commissioner Dunston made a motion to adjourn, seconded by Commissioner Schriver. The motion duly carried approval with all present voting "AYE."

Cedric Jones, Chair

Kristen G. King, Clerk to the Board