

August 15, 2011

The Board of Commissioners of Franklin County, North Carolina, met for a Recessed Meeting at 6:00 P.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chair Sidney E. Dunston, Vice-Chairman E. Shane Mitchell, Donald C. Lancaster, Penny McGhee, Robert L. Swanson and David T. Bunn. Commissioner Harry L. Foy, Jr. arrived at 6:10 P.M.

Chairman Dunston called the meeting to order for the purpose of a discussion regarding revaluation.

1. SUBMITTAL OF THE 2012 SCHEDULE OF VALUES

Jimmy Tanner, Franklin County Tax Administrator, submitted the 2012 Schedule of Values. Subsequently, the Board was asked to accept the Schedule of Values; direct staff to have a copy of the proposed Schedule of Values available for review in the Franklin County Tax Office; direct staff to advertise as per North Carolina General Statutes; and direct staff to schedule the required public hearing.

Mr. Tanner offered the following PowerPoint presentation.

Franklin County Government

Proposed Schedule of Values
Summary Calendar

Presented By:
Jimmy Tanner
Tax Administrator

www.franklincountync.us

Franklin County Government

Franklin County Schedule of Values. Summary of Events

August 15, 2011	Submittal of Schedule of Values for Review
August 16, 2011	Have as Public Display in Tax Office
August 20, 2011	Required Public Notice of Submittal
September 6, 2011	Required Public Hearing
September 19, 2011	Board of Commissioners Adopts SOV's

www.franklincountync.us

Franklin County Government

Franklin County Schedule of Values. Summary of Events

September 24, 2011	First Publishing of Order
September 28, 2011	Second Publishing of Order
October 5, 2011	Third Publishing of Order
October 12, 2011	Fourth and Final Publishing of Order
October 24, 2011	Last day to file appeal to PTC

www.franklincountync.us

Franklin County Government

Franklin County Revaluation Project. Summary of Events (Estimated)

September 19, 2011	Proposed Approval of Schedule of Values
October to January	Revaluation Presentations throughout County
January 20, 2012	Proposed date to Mail 2012 Value Notices
January 23, 2012	Start of Informal Appeals
April 2, 2012	First date allowed for Board of E/R appeals
June 20, 2012	Board of Equalization and Review Adjourns
** ** *	Appeals to NC Property Tax Commission
June 30, 2012	Tax Rate determined for 2012 Tax Year
July / August	Property Tax Bills mailed with New Values

www.franklincountync.us

Franklin County Government

Revaluation Statistics and Totals

Reval Year	Informal Appeals or Taxpayers	Parcel Count	Days Informal Appeals	Days Board E/R Appeals	Total of Taxpayers Board E/R	Total of Parcels Board E/R	Notes
2003				1	1	1	Old Spawan School Concerns
2004	1201	3867	0	69	69	301	
2005			1	9	9	15	
2006			1	0	0	0	
2007			1	1	1	1	
2008			1	1	1	1	
2009			2	12	12	157	*Old Liberty Appeal
2010			1	4	4	16	
2011			1	10	10	10	
2012		5000	20			600	

www.franklincountync.us



Franklin County Government

Board of Equalization and Review

Options?

Board of Commissioners or Special Appointed Board by County Commissioners

Information Only, no answer or decision needed at this time

www.franklincountync.us

Franklin County Government

QUESTIONS?

www.franklincountync.us

Timothy Cain, President of Assessment Solutions, offered the following PowerPoint presentation.

2012 Revaluation

Franklin County, North Carolina

Revaluation 2012

“The purpose of a general reappraisal is not to raise revenue, but to equalize property values.”

- Franklin County 2012 Schedule of Values, Standards and Rules; page 4

2012 Revaluation

- ▶ §105-283 states “all property, real and personal, shall as far as practicable be appraised or valued at its true value in money.”
- ▶ True value in money is “the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.”

2012 Revaluation

- ▶ Franklin County’s last revaluation was effective in 2004
- ▶ Previously scheduled projects for 2010 – and then 2011 – were cancelled; uncertainty of the economy compelled prudent delay... and now, statutorily, we are required to act
- ▶ The primary purpose of a revaluation is to equalize the tax base

Goals for the Project

- ▶ Simplification
- ▶ Accuracy
- ▶ Equity

Goal: SIMPLIFICATION

- ▶ Creation of a 'Franklin County' model:
1,700 square feet, 3 BRs, 2 BAs, one story
- ▶ Less reliance on multipliers & factors
- ▶ Neighborhoods based upon locational criteria (including zoning)
- ▶ Occam's Razor: fewer assumptions = simpler (and better, more transparent) answers

Goal: ACCURACY

- ▶ Every sale since 1/1/04 examined
- ▶ Extensive sampling
- ▶ Assessment / Sale ratio testing
- ▶ Vast majority of weight placed on sales occurring in **2011**

Goal: EQUITY

- ▶ Neighborhood vs. Neighborhood
- ▶ Property Type vs. Property Type
- ▶ Vacant vs. Improved
- ▶ High-Value vs. Low-Value
- ▶ Market Value (sales) vs. Assessed Value

Statistical Findings

- ▶ Ratio Study Standards are utilized to measure consistency and equalization
 - **Coefficient of Dispersal (COD)** is a measure of uniformity in ratio studies, and allows direct comparisons between property groups. For single-family dwellings, results should generally be expected to be 15.0 or less (10.0 or less in newer or homogenous areas)
Franklin County = 9.86 (SFR)
 - For vacant land, CODs should be 20.0 or less
Franklin County = 14.18

Statistical Findings

- ▶ The **Assessment / Sale Ratio** measures the relationship between assessed values and market values, and should be at or near 100% (1.0000). This statistic helps to illustrate the level and uniformity of the assessments.
 - Franklin County 2012 (proposed): 0.9914 (SFR)
 - Franklin County 2004 (current): 0.9425 (SFR)

Preceding based upon a sample of approximately 500 sales from 7/1/10 to 6/30/11, conducted on July 24, 2011.

Population Changes

Census 2000 to 2010

North Carolina ranks #6 in America, with 16.6% increase over the period

Raleigh MSA ranked #1 in state, with 46.3% growth over the period

Franklin County up 29% for the period!

Economic Impacts

Perception vs. Reality

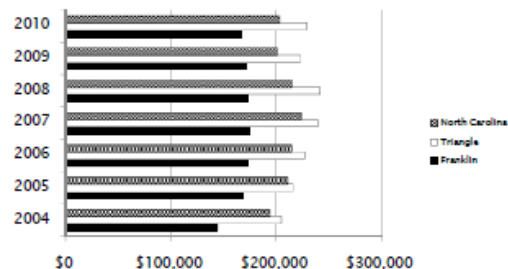
- ▶ There is substantial market-based evidence indicating that property values in Franklin County have flattened or even decreased since 2007... but, there is also substantial market-based evidence indicating that property values in Franklin County have generally increased since **2004 (year of previous reval... perception is key, here)**.

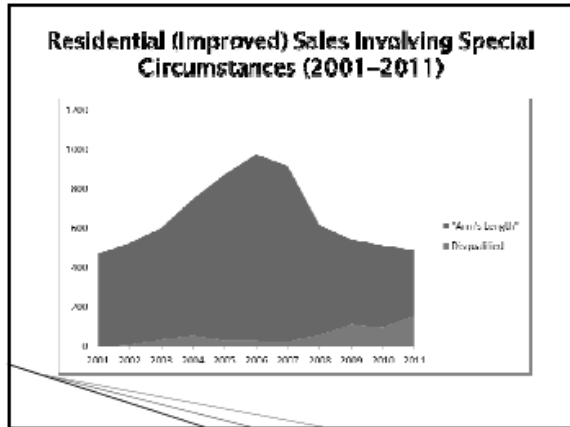
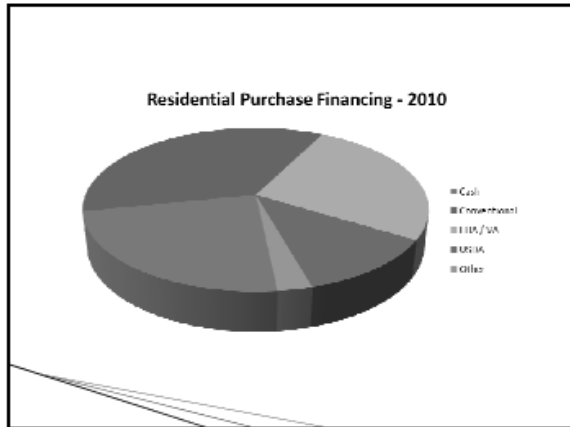
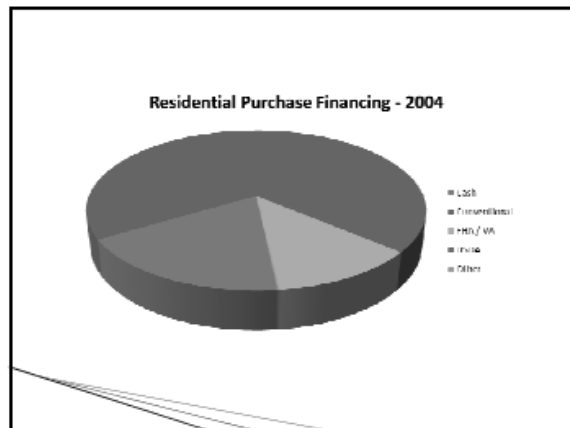
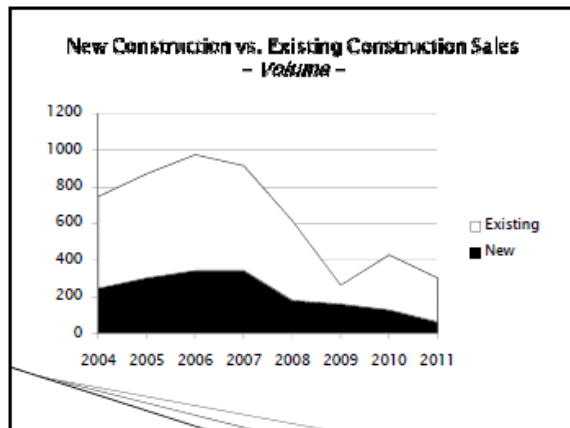
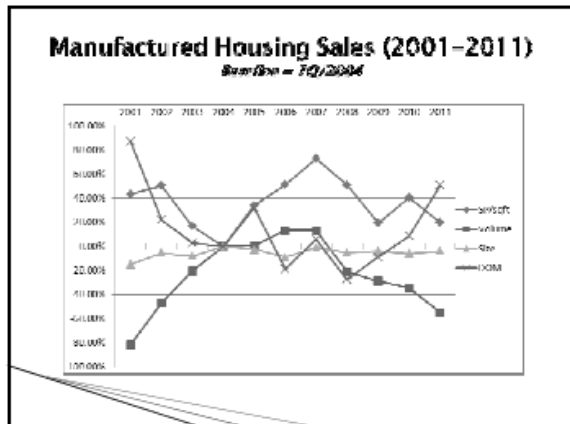
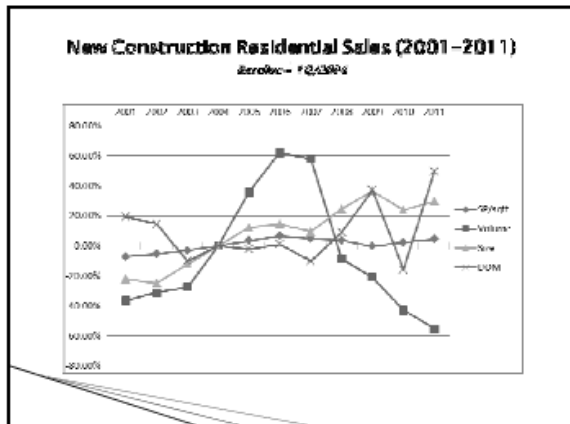
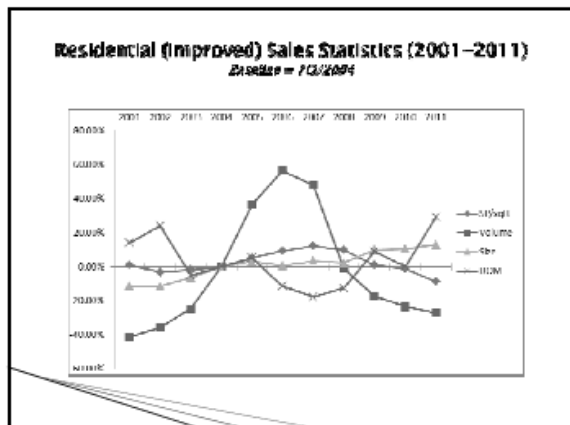
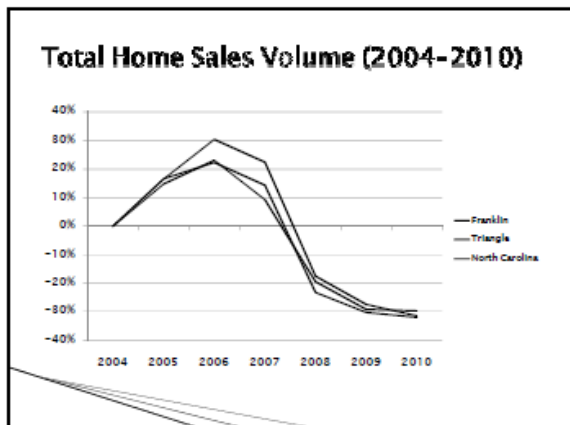
Office of Federal Housing Enterprise Oversight

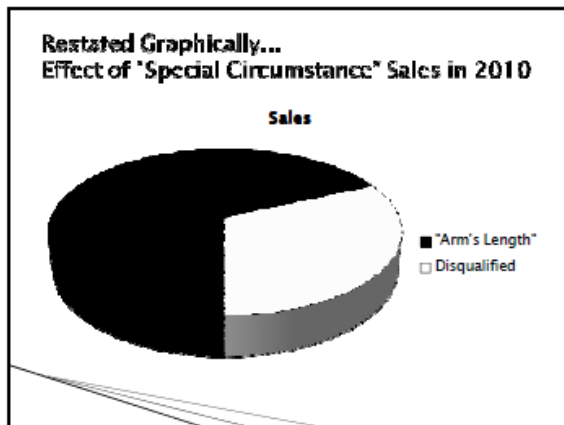
Federal Housing Finance Agency

MSA / Area	Past Quarter	Past Year	5 Years	Since 1Q '04
Ashville	- 1.82%	- 2.67%	+ 3.27%	+27.33%
Burlington	- 2.48%	- 2.75%	- 1.28%	+ 1.29%
Charlotte/Castonia	- 1.66%	- 0.20%	+ 2.25%	+11.96%
Durham/Chapel Hill	- 1.24%	- 0.72%	+ 4.24%	+14.97%
Fayetteville	+ 0.42%	+ 0.69%	+14.55%	+25.52%
Goldboro	- 0.52%	- 0.29%	+ 0.81%	+12.92%
Greensboro/High Point	- 2.31%	- 1.56%	+ 1.04%	+ 5.44%
Greenville	- 2.66%	- 2.90%	+ 0.28%	+ 8.10%
Hickory/Lenoir	- 2.91%	- 4.42%	+ 2.81%	+ 8.62%
Jacksonville	- 0.22%	- 0.79%	+14.44%	+41.76%
Raleigh/Cary	+ 1.48%	+ 1.87%	+ 8.11%	+18.88%
Rocky Mount	+ 0.21%	- 0.04%	+ 0.28%	+ 2.80%
Wilmington	- 2.72%	- 6.63%	- 9.04%	+26.80%
Winston-Salem	- 1.96%	- 1.19%	- 0.42%	+ 9.07%
North Carolina	- 4.02%	- 5.67%	- 4.28%	+ 8.55%

Average Residential Sale Price Triangle MLS







Timetable: 2012

- ▶ January 1: Listing period begins
- ▶ January 20: Mail notices of new value with informal appeal form attached
- ▶ March 31: Deadline for filing informal appeal
- ▶ April 2 - May 7: Initial meeting of Board of Equalization & Review
- ▶ June 30: Tax rate determined
- ▶ August: Tax bills mailed, reflecting new value



Commissioner Swanson made a motion to accept the submitted 2012 Schedule of Values for review; direct staff to have a copy of the proposed Schedule of Values available for review in the Franklin County Tax Office; direct staff to advertise as per North Carolina General Statutes; and direct staff to schedule the required public hearing for September 6, 2011. The motion was seconded by Commissioner McGhee and duly carried approval with all present voting "AYE."

At approximately 7:05 P.M., Commissioner Foy made a motion to adjourn, seconded by Commissioner McGhee. The motion duly carried with all present voting "AYE."

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: Chair Sidney E. Dunston, Vice-Chairman E. Shane Mitchell, Donald C. Lancaster, Penny McGhee, Robert L. Swanson, David T. Bunn and Harry L. Foy, Jr.

Chairman Dunston called the meeting to order and asked the Board to consider approval of the consent agenda. Commissioner McGhee made the motion to approve the consent agenda, seconded by Commissioner Mitchell. The motion duly carried with all present voting "AYE."

The items approved are as follows.

1. CONSENT AGENDA

- A. August 1, 2011 Minutes
- B. 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. No comments were offered.

3. PUBLIC HEARINGS

A. Text Amendment to the Franklin County Unified Development Ordinance, Chapter One – General Provisions, Article 3, Permits and Procedures, Section 3-1: Permit Required

Planning and Inspections Director Scott Hammerbacher gave a summary of the proposed text amendment.

At 7:10 P.M., Chairman Dunston opened and closed the public hearing with no comments offered from the public.

Commissioner Swanson made a motion to approve the text amendment, seconded by Commissioner Foy. The motion duly carried approval with all present voting "AYE."

B. Text Amendment to the Franklin County Unified Development Ordinance, Section 2-1: Word Interpretation, Section 6-2: Notes to the Table of Permitted Uses, and Section 23-3: Extension or Enlargement of Nonconforming Situations concerning unenclosed canopies.

Planning and Inspections Director Scott Hammerbacher gave a summary of the proposed text amendment.

At 7:15 P.M., Chairman Dunston opened and closed the public hearing with no comments offered from the public.

Commissioner Lancaster made a motion to approve the text amendment, seconded by Commissioner Foy. The motion duly carried with all present voting "AYE."

C. Text Amendment to the Franklin County Unified Development Ordinance, Section 26-3: Powers and Duties of the Board of Adjustment, (C) Conditional Uses.

Planning and Inspections Director Scott Hammerbacher gave a summary of the proposed text amendment.

At 7:17 P.M., Chairman Dunston opened and closed the public hearing with no comments offered from the public.

Commissioner Mitchell made a motion to approve the text amendment, seconded by Commissioner McGhee. The motion duly carried with all present voting "AYE."

D. Text Amendment to the Franklin County Unified Development Ordinance, Section 2-2: Definition of Basic Terms, and the addition of Article 15B. Public Safety Telecommunication Tower Regulations.

Commissioner Mitchell stated new information has been received on the topic and made a motion to table the public hearing until the Board's September 6, 2011 meeting. The motion was seconded by Commissioner McGhee and duly carried approval with all present voting "AYE."

4. UPDATE: BOYS AND GIRLS CLUB, FRANKLIN UNIT

The Board received an update on the Boys and Girls Clubs Franklin Unit from Board Members Rosemary Champion and Keith Smith along with Jerome Levisy, CEO of the North Central North Carolina Boys and Girls Club. The group thanked the Board for its continued support and acknowledged Lamar Roundtree as the club's Youth of the Year.

5. HILL ROAD GRAVITY SEWER - REBID

On Tuesday, August 2, 2011, bids were received by Franklin County for the installation of the Hill Road Gravity Sewer line. Four of five responsive bids were opened and read ranging from \$383,210 to the low bid submitted by Corbett Contracting, Inc. of \$340,610. Based upon the bids received and references confirmed, Public Utilities Director Bryce Mendenhall recommended the bid be awarded to Corbett Contracting, Inc. for the project as listed.

The bid summary follows.

BID SUMMARY Franklin County Utilities Hill Road Gravity Sewer Extension Franklin County, North Carolina						
CONTRACTOR	ADDRESS	LICENSE	BID	MBE	ADDENDUM	TOTAL BID AMOUNT
		NO.	BOMB	FORMS	No. 1	
Corbett Contracting, Inc.	Selma, NC	37318	X	X	X	\$340,610.00
Sanford Contractors	Sanford, NC	6301	X	X	Did Not Acknowledge	Did Not Read
T.A. Loving Company	Goldsboro, NC	325	X	X	X	\$360,570.00
H.O. Reynolds Company	Henderson, NC	14149	X	X	X	\$378,370.00
Triangle Grading & Paving	Burlington, NC	17456	X	X	X	\$383,210.00

Bids Opened and Read By:


Tim Carpenter, Project Manager
Hobbs, Upchurch & Associates, P.A.

Commissioner Mitchell made the motion to award the bid to Corbett Contracting, Inc. in the amount of \$340,610. The motion was seconded by Commissioner McGhee and duly carried approval with all present voting "AYE."

6. OTHER BUSINESS

No additional business items were discussed.

7. APPOINTMENTS

A. Agriculture Board

The Board was asked to consider the appointment of John Daniel to the Agriculture Board for a three-year term. If appointed, Mr. Daniel would represent the Louisburg Township.

Commissioner Lancaster made the motion to appoint John Daniel to the Agriculture Board for a three-year term, seconded by Commissioner Swanson. The motion duly carried approval with all present voting "AYE."

8. 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.

Clerk to the Board Kristen G. King: Mrs. King mentioned the grand opening celebration of the new Franklinton High School is scheduled for August 18, 2011 at 5:30 P.M.

Commissioner Foy: Commissioner Foy inquired about the SBI investigation of former Franklin County Sheriff Pat Green. He asked County Attorney Darnell Batton if the public could now review the investigation following its completion. Mr. Batton stated it is now in the "hands" of the Attorney General's Office for consideration of what action to take. He said the information would only be released by the Attorney General's Office and said he suspected that until indictments are brought forward (if any) that the investigation would be kept "close to hand." Commissioner Foy asked Mr. Batton to confirm there had been no charges. Mr. Batton stated none were filed today with the Grand Jury. The next trial session is set for September 12, 2011.

Commissioner David Bunn: No comments were offered.

Commissioner Lancaster: No comments were offered.

Commissioner McGhee: No comments were offered.

Commissioner Swanson: No comments were offered.

Commissioner Dunston: No comments were offered.

Commissioner Mitchell: No comments were offered.

County Manager Angela L. Harris: Mrs. Harris noted the following.

- Mrs. Harris stated she would be attending the upcoming annual conference of the North Carolina Association of County Commissioners.
- She also mentioned that copies of *Carolina Business* were distributed to the Board. Franklin County was featured in the publication.
- Mrs. Harris stated the Economic Development Strategic Plan will be reviewed internally on August 16, 2011 and said a report to the Board would be conducted at one of the Board's September Board meetings.
- Lastly, Mrs. Harris shared photographs taken at local events including the summer reading program, various programs offered by Parks and Recreation as well as photographs taken at a recent lunch and learn session held to share nutritional information with employees.

9. CLOSED SESSION

The Board was asked to consider entering into closed session pursuant to NCGS 143-318.11 (a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Commissioner Swanson made the motion to enter into closed session pursuant to NCGS 143-318.11 (a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion was seconded by Commissioner Mitchell and carried 6 to 1, with Commissioner Foy voting "NO."

Following the closed session, Commissioner Mitchell made the motion to enter back into open session, seconded by Commissioner Bunn. The motion duly carried approval with all present voting "AYE."

Chairman Dunston announced that no action was taken as a result of the closed session.

At approximately 7:56 P.M., Commissioner Mitchell made a motion to adjourn, seconded by Commissioner Bunn. The motion duly carried approval with all present voting "AYE."

Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board

(blank page)