

November 6, 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, David T. Bunn, Mark Speed, Harry L. Foy, Jr. and Shelley L. Dickerson.

Chairman Jones called the meeting to order and asked the Board to consider an addendum to the consent agenda. The items would be considered as Item 1-C (October 16, 2017 Minutes) and Item II (Kerr-Tar COG Broadband Service Proposal). Commissioner Foy made the motion to amend the agenda, seconded by Commissioner Dunston. 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 Bunn. The motion duly carried approval with all present voting "AYE."

#### 1. CONSENT AGENDA

- A. Budget Ordinance Amendment #2 (Pursuant to North Carolina General Statute 159-15, the County Finance Officer is requesting a budget ordinance amendment in the amount of \$34,582 for the fiscal year ending June 30, 2018 to amend the General Fund to recognize grants received by the Health Department and Social Services Department.)
- B. Petition for acceptance of late application – Living Hope Community Church
- C. October 16, 2017 Minutes

#### 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. AWARD RECOGNITION: JAMES D. SPEED ACHIEVEMENT SCHOLARSHIP

The Board recognized Abigail Graham as the recipient of the Senator James D. Speed Achievement Scholarship. This award was established in 2006 in honor of the late Senator James D. Speed and presented each year to a deserving Junior Beef Exhibitor. Miss Graham is the first Franklin County native to receive this prestigious statewide achievement award. Commissioner Mark Speed and Agriculture Extension Agent Martha Mobley offered comments about the award as well as Miss Graham.

#### 4. BLOCK GRANT AGREEMENT

Steve Merritt, Airport Manager, asked the Board to consider approving funding in the amount of \$79,232 for corporate hangar site preparation. The site preparation will allow the airport to construct three hangars at the south end of the airport.

Commissioner Dunston made a motion to fund the project, seconded by Commissioner Bunn. The motion duly carried approval with all present voting "AYE."

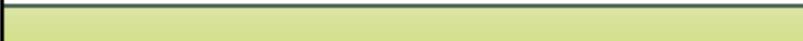
#### 5. 2018 REVALUATION STATUS

Dan Williams, Tax Administrator, provided an update on the status of the 2018 countywide, general reappraisal.



# Revaluation 2018

Franklin County Board of Commissioners  
November 6, 2017



## Current Status

- Schedule of Values – Fully Adopted
- Field Visits – Ongoing
  - Completion November 2017
- Township & Neighborhood Modelling
- Valuation Notices
  - Design complete
  - Mailing – February 9, 2018



## Property Review Process

- Full page form on Valuation Notice
- Web Form
  - Design completion mid-November
- Reviews conducted by appointment
  - Includes outside normal business hours



## Property Values

- Real Property values are going:
  - Generally UP
  - Specifically – it depends on the parcel
- Development Growth
  - Permits
  - Parcel counts
- Market Growth
  - Number of Sales
  - Sales Price



### Parcel Count

- Parcels in 2012
  - 38,603
- Parcels in 2017
  - 39,739
- Increase of 3% over 5 year period



## Sales Ratio

- Assessed Value divided by actual Sales Amount
- Example:
  - 2012 valued at \$140,000 sells for \$140,000 (sales ratio 1.00)
  - 2017 valued at \$140,000 sells for \$161,000 (sales ratio 0.87)

## What about my Tax Bill?

- Value change only half of the equation
- Tax Rate is the other half
  - Set at budget time based on budget revenue

## Questions

### 6. HALIFAX COUNTY MEMORANDUM OF UNDERSTANDING (MOU)

The Board was asked to consider approval of an MOU with Halifax County that will allow Franklin County to partner for the sharing of space and resources for an alternate 911 center at Halifax's new primary PSAP (Public Safety Answering Point).

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

### 7. UPDATE ON BOND SALE AND REFUNDING

Chuck Murray, Finance Director, provided an update regarding the recent bond sales of \$11,400,000 and refunding of \$8,800,000 from the 2009 bond sale.



**FRANKLIN COUNTY**

**\$11,400,000 ISSUED IN BONDS**

**SOLD AT A NET PREMIUM OF \$536,373**

**TOTAL AVAILABLE FOR THE BOND PROJECTS \$11,936,373**

**BONDS WERE FOR 20 YEARS**

Bidders on Refunding	Interest Rate	
<b>Fidelity Capital Markets</b> Robert W. Baird and Co.	<b>2.6085%</b> 2.6282%	<b>Winner</b>
Janney Montgomery Scott LLC FTN Financial Capital Markets	2.6137% 2.6690%	
Fifth Third Securities Inc. Wells Fargo Bank	2.6735% 2.6333%	
PNC Capital Markets Citigroup Global Markets	2.6634% 2.6275%	
Piper Jaffray Bank of America Merrill Lynch	2.6711% 2.6560%	
J.J.B. Hilliard, W.L. Lyons, Inc. Hilltop Securities	2.7039% 2.6368%	
<b>Ranged from 2.6085 to 2.7039</b>		

Debt Payments	Principal	Interest
FYE 2018	-0-	124,094
FYE 2019	570,000	391,875
FYE 2020	570,000	369,075
FYE 2021	570,000	346,275
FYE 2022	570,000	323,475
FYE 2023	570,000	300,675
FYE 2024	570,000	277,875
FYE 2025	570,000	255,075
FYE 2026	570,000	232,275
FYE 2027	570,000	209,475
FYE 2028	570,000	186,675
FYE 2029	570,000	163,875

Debt Payments	Principal	Interest
FYE 2030	570,000	151,050
FYE 2031	570,000	136,800
FYE 2032	570,000	119,700
FYE 2033	570,000	102,600
FYE 2034	570,000	85,500
FYE 2035	570,000	68,400
FYE 2036	570,000	51,300
FYE 2037	570,000	34,200
FYE 2038	570,000	17,100
Totals	11,400,000	3,947,369



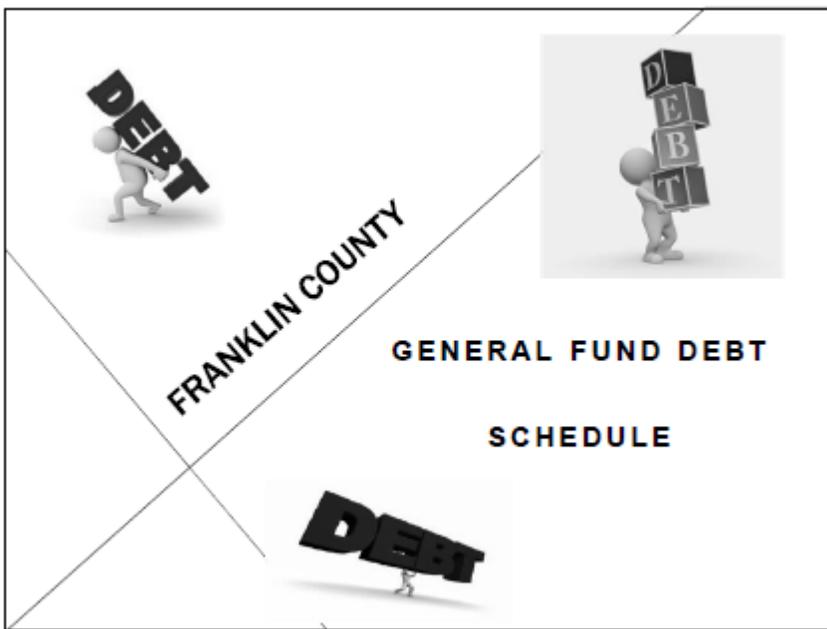

**FRANKLIN COUNTY**

**\$8,800,000 REFUNDED**

**\$967,000 IN SAVINGS**

Bidders on Refunding	Interest Rate	
Fidelity Capital Markets	1.8266%	Winner
Robert W. Baird and Co.	1.8392%	
Janney Montgomery Scott LLC	1.8616%	
FTN Financial Capital Markets	1.8832%	
Fifth Third Securities Inc.	1.9013%	
Wells Fargo Bank	1.9186%	
PNC Capital Markets	1.9360%	
Citigroup Global Markets	1.9394%	
Piper Jaffray	1.9405%	
Bank of America Merrill Lynch	1.9470%	
J.J.B. Hilliard, W.L. Lyons, Inc.	1.9775%	
Previous Rate was 4%	Ranged from 1.8266 to 1.9775	

Current Debt Payments	New Debt Payments	Savings - Refinancing
FYE 2018 - 176,000	176,000	
FYE 2019 - 352,000	321,600	30,400
FYE 2020 - 1,152,000	1,056,600	95,400
FYE 2021 - 1,120,000	1,027,200	92,800
FYE 2022 - 1,188,000	1,092,800	95,200
FYE 2023 - 1,152,000	1,059,600	92,400
FYE 2024 - 1,116,000	1,021,400	94,600
FYE 2025 - 1,080,000	988,400	91,600
FYE 2026 - 1,044,000	950,400	93,600
FYE 2027 - 1,008,000	912,600	95,400
FYE 2028 - 972,000	880,000	92,000
FYE 2029 - 936,000	842,400	93,600
<b>Total - \$11,296,000</b>	<b>Total - \$10,329,000</b>	<b>Savings - \$967,000</b>



General Fund Debt Schedule	Principal and Interest	Increase or Decrease From FYE 2018
FYE 2018	8,962,577	
FYE 2019	9,148,158	+ 185,581
FYE 2020	<b>8,114,389</b>	- 1,033,769
FYE 2021	7,779,829	
FYE 2022	7,642,284	
FYE 2023	<b>6,738,583</b>	- 2,223,994
FYE 2024	6,523,114	
FYE 2025	6,013,777	- 2,948,800
FYE 2026	<b>5,381,245</b>	
FYE 2027	5,175,781	- 3,786,796
FYE 2028	<b>3,773,948</b>	
FYE 2029	2,833,525	- 5,188,629

General Fund Debt Schedule	Principal and Interest	
FYE 2030	1,937,175	
FYE 2031	706,800	
FYE 2032	689,700	
FYE 2033	672,600	
FYE 2034	655,500	
FYE 2035	638,400	
FYE 2036	621,300	
FYE 2037	604,200	
FYE 2038	587,100	
Totals	84,893,917	

County Manager Angela L. Harris indicated the Board would be asked to review and consider approval of a debt management policy and fund balance policy in the near future.

## 8. WATER & SEWER ALLOCATION ORDINANCE AMENDMENT

The Utility Advisory Committee met October 12, 2017 and unanimously recommended a change to the Water and Sewer Allocation Ordinance. The change would be reflected in Section 8-d regarding the time period of an extension stating the extension shall not exceed an additional 12 months. Chris Doherty, Public Utilities Director, presented the amendment.

Commissioner Foy made a motion to approve modifications to the Water & Sewer Allocation Ordinance. The motion was seconded by Commissioner Dickerson and duly carried approval with all present voting "AYE."

## 9. ALLOCATION REQUESTS

### A. Preddy Tract Subdivision Phase I Utility Allocation Request

The Preddy Tract Subdivision was approved by the Town of Youngsville Council on November 2, 2014 for a 174-lot subdivision to be served by Franklin County Utilities for water and sewer. The subdivision is located near the intersection of NC Highway 96 and Tom Williams Road. The proposed subdivision is consistent with the County's Water and Sewer Allocation Ordinance.

On October 12, 2017, the Utility Advisory Committee unanimously recommended to allocate water and sewer for the first phase (50 lots) and the recreation center with a final plat recordation date of December 31, 2019. The development will be required to meet all other state and local regulations in addition to securing any off-site utility easement as needed. A deposit for required acreage fees for water and sewer services in the amount of \$4,462.50 shall be required within 15 days of board approval.

Commissioner Foy made a motion to approve water and sewer allocation to serve 50 lots as well as the recreation site. The motion was seconded by Commissioner Dunston and duly carried approval with all present voting "AYE."

### B. Gill Plantation Subdivision Phase I Utility Allocation Request

The Gill Plantation Subdivision Phase I was approved by the Planning Board on July 11, 2017 for a 73-lot subdivision to be served by Franklin County Utilities for water and sewer. The subdivision is located off Mays Crossroads Road near the intersection Hill Road and Peach Orchard Road. The proposed subdivision is consistent with the County's Water and Sewer Allocation Ordinance.

On October 12, 2017, the Utility Advisory Committee unanimously recommended to allocate water and sewer for the first phase (49 lots) with a recordation date of December 31, 2018. The development will be required to meet all other state and local regulations in addition to securing any off-site utility easement as needed. A deposit for required acreage fees for water and sewer services in the amount of \$4,287.50 shall be required within 15 days of board approval.

Commissioner Dunston made a motion to approve water and sewer allocation to serve 49 lots. The motion was seconded by Commissioner Foy and duly carried approval with all present voting "AYE."

C. Cooke Road Subdivision Utility Allocation Request

The Cooke Road Subdivision was approved by the Planning Board on August 8, 2017 for a 35-lot subdivision to be served by Franklin County Utilities for water and sewer. The subdivision is located off Cooke Road near the intersection Flat Rock Church Road and NC HWY 401.

On October 12, 2017, the Utility Advisory Committee unanimously recommended to allocate water only for 20 lots with a recordation date of December 31, 2018. The UAC did not recommend the sewer allocation as the subdivision did not meet certain requirements of the Allocation Ordinance (not in corporate limits of a town, outside of a Water Supply Watershed, requested a new pump station). The development will be required to meet all other state and local regulations in addition to securing any off-site utility easement as needed. A deposit for required acreage fees for water and sewer services in the amount of \$750.00 shall be required within 15 days of board approval.

On October 24, 2017, staff received a letter from the engineer stating they can accommodate 25 lots for the subdivision instead of the 20 discussed. Staff has no issues with the additional five lots.

Commissioner Schriver made a motion to approve water allocation to serve 25 lots. The motion was seconded by Commissioner Speed and duly carried approval with all present voting "AYE."

D. Hidden Lake Allocation Extension

The Hidden Lake Phase 2 subdivision water and sewer allocation was originally approved on March 21, 2016. A condition of that allocation was to have the project plat recorded by February 22, 2017.

Due to changeover of permit reviewers at the Division Water Quality, the State approval took longer to obtain than originally scheduled. Therefore, the developer is requesting an extension of the recordation of the project. The revised schedule is as follows:

- Phase 2A – 12-31-2018 (20 lots)
- Phase 2B – 12-31-2019 (20 lots)
- Phase 2C – 12-31-2020 (20 lots)
- Phase 2D – 12-31-2021 (20 lots)
- Phase 2E – 12-31-2022 (20 lots)
- Phase 2F – 12-31-2023 (20 lots)
- Phase 2G – 12-31-2024 (20 lots)
- Phase 2H – 12-31-2025 (20 lots)
- Phase 2I – 12-31-2026 (20 lots)
- Phase 2J – 12-31-2027 (20 lots)

Commissioner Foy made a motion to approve the allocation extension, seconded by Commissioner Speed. The motion duly carried approval with all present voting "AYE."

## 10. OTHER BUSINESS

Chris Doherty provided an update on a water leak that occurred the previous weekend. A boil water notice was initiated as a result of the leak. The Reverse 911 system was used to inform citizens affected. Mr. Doherty noted a flier would be distributed to customers in the next billing cycle requesting updated contact information in order that the system can be used most effectively.

## II. KERR-TAR COUNCIL OF GOVERNMENTS BROADBAND SERVICE PROPOSAL

The Kerr-Tar Regional Council of Governments and several counties expressed an interest in improving broadband coverage and increasing broadband service offerings to business, citizens and government entities in the region. The Kerr-Tar COG issued an RFP for services and received the following responses:

- Mighty River – Complete and met the guidelines
- Broadband Catalysts – Complete and met the guidelines
- Trificient Technologies – Disqualified (did not follow RFP guidelines)
- Clark Nexsen – Disqualified (Did not include pricing)
- FD Solutions Group – Disqualified (Submitted after the deadline)

Mighty River and Broadband Catalysts were invited to make presentations to the review panel which consisted of Managers from Franklin, Granville, Vance and Warren counties and Diane Cox, Executive Director of the Kerr-Tar COG. The panel's recommendation to the Kerr-Tar COG Board was to approve working with Mighty River (pending at least 3 counties agreed to participate in the regional effort). This was approved by the Kerr-Tar COG Board on October 26, 2017 at their regular meeting.

Warren County has decided not to participate, however the Managers for Franklin, Granville and Vance counties are expected to recommend to their respective boards that they move forward with the regional effort and work with Mighty River.

The revised proposal from Mighty River is a 7 to 9-month engagement providing the following listed services for the Kerr-Tar Region; specifically, Granville, Franklin and Vance counties.

1. Review existing broadband survey data and broadband asset inventory from counties and municipalities in the region.
2. Create RFP(s) that leverage the City's and County's assets to increase broadband availability for city/county facilities, consumers and businesses in the three listed counties.
3. Coalesce, interpret and distribute specific information on sources of funding (Federal, State, Private) that are available to anchor institutions and service providers and sources of funding that have already been committed for institutions or facilities in the Kerr-Tar counties.
4. Based on these funding sources, create a broadband strategic opportunity roadmap for the region.

The agreement would cover a 12-month period, however the expected timeline is a 7 to 9-month period. The estimated cost per county for the three counties to participate is not to exceed \$30,000 (all inclusive).

The Board was asked to authorize the County Manager to acknowledge Franklin County's participation in the shared services pending participation by Granville and Vance counties and authorize a funding level of up to \$30,000 to fund Franklin County's 1/3 portion of the total costs.

Commissioner Dunston made a motion to authorize participation in the regional broadband project. The motion was seconded by Commissioner Bunn and duly carried approval with all present voting “AYE.”

## 12. 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:** No comments were offered.

**Commissioner Foy:** No comments were offered.

**Commissioner Bunn:** No comments were offered.

**Commissioner Jones:** Commissioner Jones attended a recent meeting of the Franklinton Town Council.

**Commissioner Schriver:** No comments were offered.

**Commissioner Dunston:** No comments were offered.

**Commissioner Dickerson:** No comments were offered.

**Commissioner Speed:** No comments were offered.

**County Manager Angela L. Harris:** Mrs. Harris mentioned the following:

- Mrs. Harris encouraged the Board to attend an award’s ceremony on November 14, 2017 at the Koury Center in Greensboro. The Franklin County Board of Education successfully nominated the Board of Commissioners for the North Carolina School Board Association’s Commissioner of the Year award. Commissioners and staff are expected to receive the award.
- Mrs. Harris reminded the Board of a farewell reception for outgoing Franklin County Schools’ Superintendent Dr. Paschal Mubenga.
- Mrs. Harris reminded the Board of a welcome reception for incoming Franklin County Schools’ Superintendent Dr. Rhonda Schuhler.
- Mrs. Harris commented on a group from the White Level community that wishes to identify a strategy to promote economic development (i.e. cottage industries and small home businesses) in the northeastern area of the county. She said the group is raising money in order to work with a Department of Commerce planner and has asked that the county act as fiduciary.

## 13. CLOSED SESSION

The Board was asked to enter into closed session pursuant to North Carolina General Statute 143-318.11 (a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.

Commissioner Dunston made a motion to enter into closed session pursuant to North Carolina General Statute 143-318.11 (a)(4). The motion was seconded by Commissioner Speed and was approved 6 to 1, with Commissioner Foy casting the dissenting vote.

*Commissioner Mark Speed left the meeting prior to closed session.*

At approximately 8:23 P.M., Commissioner Bunn made a motion to enter back into open session, seconded by Commissioner Dunston. The motion duly carried approval with all present voting “AYE.”

As a result of closed session, Chairman Jones asked the Board to call for a public hearing regarding a possible economic development incentive.

Commissioner Bunn made a motion to conduct the public hearing on November 20, 2017. The motion was seconded by Commissioner Schriver and duly carried approval with all present voting “AYE.”

At approximately 8:30 P.M., Commissioner Bunn made a motion to adjourn, seconded by Commissioner Dunston. The motion duly carried approval with all present voting “AYE.”

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Cedric Jones, Chair

Kristen G. King, Clerk to the Board