

October 3, 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, Penny McGhee, Donald C. Lancaster, Harry L. Foy, Jr., Robert L. Swanson and David T. Bunn.

Chairman Dunston called the meeting to order.

1. CLOSED SESSION

The Board was asked to consider entering into closed session pursuant to North Carolina General Statute 143-318.11 (a)(6), in order for the Board to discuss a personnel matter.

Commissioner Swanson made a motion to enter into closed session pursuant to North Carolina General Statute 143-318.11 (a)(6), in order for the Board to discuss a personnel matter. The motion was seconded by Commissioner Mitchell and carried 6 to 1 with Commissioner Foy voting "NO."

At approximately 6:01P.M., the Board entered into closed session.

At 6:30 P.M., following the closed session, Commissioner Swanson made the motion to enter back into open session, seconded by Commissioner Mitchell. The motion duly carried approval with all present voting "AYE."

Commissioner McGhee then made a motion to appoint Mr. Jerry Jones as Sheriff of Franklin County. The motion was seconded by Commissioner Swanson.

Following the appointment, Commissioner McGhee stated the definition of a leader is someone who steps out and makes a decision, then either suffers the consequences or reaps the benefits. She said it is the Board's job to appoint a Sheriff, but stated it is not the Board's job to pick who is going to be the Sheriff forever. She stated the Board is responsible for selecting a Sheriff that will do the best job they can possibly do in the middle of an interim term. She stated everyone is aware the Sheriff's Office is currently in an unfavorable position and said she based her decision on qualifications, experience and most importantly on the job interview. She commented that without a doubt and without hesitation Jerry Jones offered the best interview. She then asked the citizens to support the newly appointed Sheriff. She stated she had ignored derogatory comments from citizens in order to make a decision she thought was best for the citizens of Franklin County. She said the public will have an opportunity in 2014 to elect whomever it chooses for Sheriff, but in the meantime said she was extremely happy and proud to nominate Jerry Jones as the next Sheriff of Franklin County.

The Board then voted on the earlier motion by Commissioner McGhee to appoint Mr. Jerry Jones and the motion duly carried with all present voting "AYE."

Another motion was made by Commissioner McGhee to set the Sheriff's salary at \$69,133. The motion was seconded by Commissioner Swanson and duly carried approval with all present voting "AYE."

Commissioner Swanson then made a motion to enter back into closed session pursuant to North Carolina General Statute 143-318.11 (a)(6), in order for the Board to discuss a personnel matter. The motion was seconded by Commissioner Mitchell and carried 6 to 1 with Commissioner Foy voting "NO."

At approximately 6:46 P.M., Commissioner Bunn made a motion to enter back into open session, seconded by Commissioner Mitchell. The motion duly carried with all present voting "AYE."

Chairman Dunston then stated that Mr. Jerry Jones, in closed session, did accept the appointment of Sheriff and thanked all of those who expressed interest in the position. He stated his hope that citizens understood the process or selection was not an easy one.

At approximately 6:48 P.M., Commissioner Foy made a motion to adjourn the meeting, seconded by Commissioner Mitchell. 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, Penny McGhee, Donald C. Lancaster, Harry L. Foy, Jr., Robert L. Swanson and David T. Bunn.

Chairman Dunston called the meeting to order and asked the Board to consider approval of the consent agenda.

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

The items approved are as follows.

1. CONSENT AGENDA

- A. September 19, 2011 Minutes
- B. September 26, 2011 Minutes
- C. 2012 Board of Commissioners Meeting Schedule
- D. Consider TDA (Tourism Development Authority) request to fund a \$6,500 grant for the Allen de Hart Concert Series at Louisburg College
- E. Request for addition of Jeffrey Way to the State Maintained Secondary Road System
- F. 2011 Fire Prevention Week Proclamation

Item 1-F

2011 Fire Prevention Week Proclamation

WHEREAS, the County of Franklin, North Carolina is committed to ensuring the safety and security of all those living in and visiting our county; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,500 people in the United States in 2009, according to the latest research from the nonprofit National Fire Protection Association (NFPA), and fire departments in the United States responded to more than 360,000 home fires; and

WHEREAS, cooking equipment is the leading cause of home structure fires and associated injuries, and the third leading cause of home fire deaths; and

WHEREAS, heating and electrical equipment and smoking materials are among the leading causes of all reported home fires; and

WHEREAS, home candle fires are reported to a US fire department every 30 minutes, on average; and

WHEREAS, the risk of dying in a home structure fire caused by smoking materials rises with age; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, automatic fire sprinkler systems cut the risk of dying in a home fire by about 80%; and

WHEREAS, Franklin County, North Carolina first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Franklin County, North Carolina residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, the 2011 Fire Prevention Week theme, "It's Fire Prevention Week. Protect your Family from Fire!" effectively serves to remind us all of the simple actions we can take to keep our homes and families safe from fire during Fire Prevention Week and year-round.

THEREFORE, the Franklin County Board of Commissioners proclaims October 9-15, 2011 as Fire Prevention Week throughout this county, and urges citizens to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2011, and to support the many public safety activities and efforts of the Franklin County fire and emergency services.

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.

Linda Stephens, 846 White Level Road, Louisburg

- Ms. Stephens asked the Board to search for and select an alternate location for the telecommunication tower to be located in the White Level community.

Robin Faulkner, 790 Ronald Tharrington Road, Louisburg

- Mrs. Faulkner said she had no additional comments relative to the White Level telecommunication tower site. She distributed copies of the letter read in open session by Ms. Linda Stephens.

3. PUBLIC HEARINGS

A. Incentive Request for Smith/Packett Med-Com, LLC

Smith/Packett Med-Com, LLC is considering the location of a 54 bed Alzheimer's care facility in Franklin County and is requesting consideration of a three-percent incentive. The total investment that will be made by Smith/Packett Med-Com, LLC will be an estimated \$2,465,329 which includes the construction of a 22,288 square foot facility. Following the County's incentive policy guidelines and for competitive reasons, the Economic Development Commission requests consideration of the incentive for the business location at a total value of \$73,960. The request was that the incentive be provided over a four-year time period for an estimated value of \$18,490 per year.

The following PowerPoint presentation was given.

**FRANKLIN COUNTY ECONOMIC
DEVELOPMENT COMMISSION REQUEST
FOR INCENTIVE FOR
SMITH/PACKETT MED-COM, LLC**
October 3, 2011

- ▶ Considering location of 54-bed Alzheimer's care facility
- ▶ Construction of a 22,288 sq. foot facility
- ▶ Corner of US Hwy. 1 and Sunset Dr., Youngsville, NC
- ▶ Have received CON approval

WHO IS SMITH/PACKETT MED-COM, LLC?

- ▶ Healthcare development firm specializing in the design, development, financing, marketing, strategic planning and operation of healthcare facilities.

James R. Smith, CEO & Hamber D. Smith, President



Pleasant Ridge Campus - Roanoke, VA



HISTORY OF SMITH/PACKETT MED-COM, LLC

- ▶ Established in 1982 and developed senior housing and care companies throughout Virginia, Florida and the Carolinas.
- ▶ One of the largest senior housing and care development companies in the country.
- ▶ Manages more than \$60 million new healthcare related projects annually.
- ▶ Projects include senior housing and healthcare communities, active adult housing, independent living, assisted living, nursing homes, medical office buildings, and mixed use facilities.
- ▶ Developed and acquired more than 150 senior health and housing facilities throughout the Southeast with an aggregate value in excess of \$1 billion.
- ▶ Provide high quality, cost saving long-term development solutions to healthcare communities, providers and operators.
- ▶ Work closely with local community leaders, hospitals, civic groups and families to provide quality healthcare compatible with all sources of income and reimbursement systems.

EXAMPLES OF EXISTING FACILITIES

Nursing & Rehab Center - Radford, VA



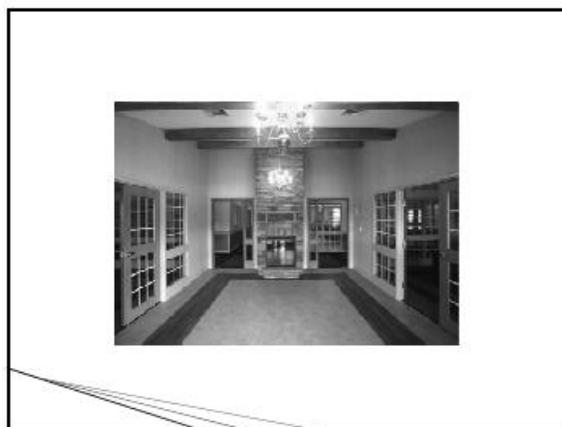
Tandem Healthcare - Windsor, VA



Augusta Nursing & Rehab Center - Fishersville, VA



EXAMPLE OF FACILITY DESIGN FOR PROPOSED FRANKLIN COUNTY LOCATION



INCENTIVE REQUEST

- ▶ Proposed investment estimate: \$2,465,329
- ▶ Construction of a 22,288 sq. foot facility
- ▶ Proposed full-time equivalent jobs during 3-4 year time period: 25
- ▶ 3% of proposed investment: \$73,960
- ▶ Paid over four (4) year time period: \$18,490/year

▶ Note: Paid only after taxes paid by company. Exact amount of incentive based on actual tax value increase.

QUESTIONS

Chairman Dunston opened and closed the public hearing with no comments from the public offered.

Commissioner Swanson made a motion to approve an Economic Development incentive for Smith/Packett Med-Com, LLC and task the County Attorney with developing a contract to ensure an investment of \$2,465,329, construction of the facility and the creation of 25 jobs as a condition of the incentive. The motion was seconded by Commissioner McGhee and duly carried approval with all present voting "AYE."

*Hunter Trefzger and Dustin Akers, Development Coordinators of Smith/Packett Med-Com, LLC were in attendance.

B. 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 made a motion to table the text amendment to the November 7, 2011 board meeting, seconded by Commissioner Swanson. The motion duly carried with all present voting "AYE."

4. OTHER BUSINESS

No additional business items were discussed.

5. BOARD, MEMBER 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: Mrs. King noted a meeting of the Franklin County Agriculture Board is scheduled for October 4, 2011 at 7:00 P.M. at the Franklin County

Cooperative Extension Center Annex. She noted a possible quorum of the Board of Commissioners may attend, but said no discussion or action by the Board is anticipated. Mrs. King also mentioned the Board is invited to the 2011 Farm-City Week Luncheon scheduled for October 25, 2011 at 11:30 A.M. at the Steve Nelms Farm. Additionally, she noted an upcoming Breast Cancer Benefit Concert is set for October 29, 2011. She distributed a flier that included information about the event as well as information on Breast Cancer Awareness Month.

Commissioner Foy: Commissioner Foy reported there was record attendance at the recent Franklin County Senior Fun Day event. He also encouraged citizens to attend the next Adopt-A-Thon event at the Franklin County Animal Shelter on November 5, 2011.

Commissioner Bunn: No report was offered.

Commissioner Dunston: Commissioner Dunston commented on his attendance at the recent Committee of 100 banquet as well as the annual banquet and awards ceremony of the Kerr-Tar Regional Council of Governments. Earlier in the day, Commissioner Dunston stated he attended a meeting at Vance Granville Community College (VGCC) in reference to facility plans. He said the Franklin County Campus is its fastest growing campus and said they have robust and exciting plans for the future. He commented the Board of Commissioners will be part of that process and said eventually the Early College program would move into VGCC's facility. He also commented on positive reports he has been given since the start of the Early College Program in Franklin.

Commissioner Lancaster: Commissioner Lancaster commented he attended the recent meeting and banquet of the Committee of 100.

Commissioner McGhee: No report was offered.

Commissioner Swanson: Commissioner Swanson stated he attended the recent Kerr-Tar Regional Council of Governments banquet at which time Commissioner Don Lancaster was honored as the County Commissioner of the Year. He also attended the Committee of 100 banquet/meeting.

Commissioner Mitchell: No report was offered.

County Manager Angela L. Harris:

- Mrs. Harris added that she attended (along with Commissioners McGhee and Dunston) the Public Officials Conference held recently in Henderson. She said the focus of the conference was disaster preparedness. Attendance was required in order to obtain a grant for the County.

6. CLOSED SESSION

- A. ~~The Board is asked to consider entering into a closed session pursuant to General Statute 143-318.11 (a)(6), in order for the Board to discuss a personnel matter.~~
- B. North Carolina General Statute 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 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 to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion was seconded by Commissioner McGhee and carried 6 to 1, with Commissioner Foy voting "NO."

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

Chairman Dunston noted no action was taken.

Commissioner Mitchell then made a motion to remove Item 6-A from the agenda, seconded by Commissioner Swanson. The motion duly carried approval with all present voting "AYE."

Commissioner Lancaster then made a motion to adjourn, seconded by Commissioner Mitchell. The motion duly carried with all present voting "AYE" and the meeting adjourned at 8:03 P.M.

Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board

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