

September 5, 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, Commissioners Michael S. Schriver, David T. Bunn, Mark Speed, Harry L. Foy, Jr. and Shelley L. Dickerson. Vice-Chairman Sidney E. Dunston was absent.

Chairman Jones called the meeting to order and asked the Board to remove the closed session from the evening's agenda. Commissioner Bunn made a motion to remove the closed session, 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 Foy made a motion to approve the consent agenda, seconded by Commissioner Speed. The motion duly carried approval with all present voting "AYE."

1. CONSENT AGENDA

- A. August 21, 2017 Minutes
- B. August 25, 2017 Minutes
- C. Petition for Acceptance of Late Application

2. COMMENTS FROM THE PUBLIC

No comments were offered.

3. PUBLIC HEARING: 2018 SCHEDULE OF VALUES

Pursuant to NCGS 105-317 (2)(b), a public hearing on the proposed schedules, standards and rules must be held by the Board of Commissioners at least seven days adopting the final schedules, standards and rules.

Chairman Jones opened and closed the public hearing at approximately 7:02 P.M. with no comments offered from the public.

The Board will be asked to adopt the 2018 Schedule of Values at its meeting on September 18, 2017.

4. AIRPORT GROUND LEASE AMENDMENT

Franklin County is party to a ground lease with AAP Properties, LLC. This lease was initiated to facilitate the construction of a large commercial aviation operation at the Airport in April of 2013. AAP Properties, LLC constructed a 12,000 square foot hangar for its use. The performance of the tenant has been excellent with both the airport and tenant satisfied with the performance of the lease. The airport is in the process of developing new lease agreements with other tenants of the airport. The amendment requested is to remove the requirement for a default minimum payment to the County. The tenant is required to pay a land lease and to list the hangar and its contents with the Tax Office. If the payments to the County in the form of ground lease and tax payments do not exceed a minimum amount, a minimum payment is required. In the four years of the lease, the minimum payment has been exceeded. This minimum payment requirement could be an impediment to establishing new leases at the airport. Staff polled other similar sized airports and none have a minimum payment clause.

Airport Manager Steve Merritt offered the following PowerPoint presentation.

Amendment to Lease for AAP Properties, LLC

September 5, 2017

Current Lease

- 40 year lease initiated April 2013
- Tenant paid for and built their hangar on the leased property
- Tenant pays ground rent for the hangar
 - Currently \$4,600 per year
- Tenant pays ad valorem taxes on hangar
 - Currently \$7,400 per year
- Tenant pays ad valorem taxes on contents (aircraft)
 - Currently \$12,950 per year

Guaranteed Minimum Payments

- If the total of payments of ground lease, ad valorem tax on hangar and ad valorem tax on contents (aircraft) do not exceed \$15,000;
- Tenant would be required to pay the difference between \$15,000 and the actual payments for the other items.
- This clause was inserted to ensure that in the event of the hangar being empty, a minimum amount would be required.
- The tenant has exceeded the minimum in all of the years of the lease period.

Amendment Specifics

- The Triangle North Executive Airport Commission is recommending that the guaranteed minimum payment language be removed.
 - This would consist of removing the text from:
 - The last line of Paragraph 3c.
 - All of Paragraph 3d,
 - All of Paragraph 3e.
 - No other changes
- This text is considered an impediment to the creation of future leases and is not necessary for compliance with the intent of the original lease.

Commissioner Bunn made a motion to approve Amendment #1 to the current land lease as supported by the Airport Commission. The motion was seconded by Commissioner Speed and duly carried approval with all present voting “AYE.”

5. APPOINTMENTS

A. Historic Preservation Commission

The Board was asked to consider appointing Debra Brodie and Mary Jo Buffaloe.

Commissioner Bunn made a motion to appoint Debra Brodie and Mary Jo Buffaloe to the Historic Preservation Commission, seconded by Commissioner Dickerson. The motion duly carried approval with all present voting “AYE.”

B. Juvenile Crime Prevention Council

The Board was asked to consider the following appointments/reappointments:

Appoint

Oliver Greene (Parks & Recreation representative)

Scott LaVigne (Health Director or designee)

Reappoint

Keith Smith (Business Community Member)

Jeanette Richardson (Social Services Director or designee)

Mattie May (County Manager or designee)

Alice Faye Hunter (At Large)

Meg Wyatt (At Large)

Clarette Hill (Director of MH, DD and Substance Abuse)

Commissioner Bunn made a motion to appoint/reappoint the individuals listed above to the Juvenile Crime Prevention Council. The motion was seconded by Commissioner Dickerson and duly carried approval with all present voting “AYE.”

6. OTHER BUSINESS

No additional business items were discussed.

7. 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: Commissioner Bunn inquired how often the maintenance contract for county vehicles is examined and put out for bid. County Manager Angela L. Harris stated it had been a number of years (2007/2008) since an RFQ (request for qualifications) was submitted. She said a team worked together to create the RFQ and the current vendor met the criteria. Commissioner Bunn asked if the county had ever examined performing vehicle maintenance in-house. Mrs. Harris said maintenance had not been completed in-house during her tenure. She said some years ago the Sheriff's Department had discussed the possibility but it never came to fruition. She noted staffing, training and facilities would have to be factored in.

Commissioner Jones: No comments were offered.

Commissioner Schriver: Commissioner Schriver attended a recent dinner meeting with the Vance Granville Community College Board of Trustees. He said it was refreshing to see the college share its future vision and suggested the county discuss doing the same in order to create a strategic plan.

Commissioner Dunston: Commissioner Dunston was absent.

Commissioner Dickerson: No comments were offered.

Commissioner Speed: No comments were offered.

County Manager Angela L. Harris: Mrs. Harris reported on the following:

- In response to Commissioner Shriver's comments on strategic planning, Mrs. Harris mentioned an initiative known as *Franklin Forward* that involved citizens as well as a consultant to create a strategic plan in the early 2000's. She said there had not been a plan created since that time but felt revisiting the information would be helpful.
- Mrs. Harris commented on the ongoing Farmer's Market survey. In order to reach more people she said the deadline has been extended to October 10. She asked for the public and board members to respond.
- Mrs. Harris commented on an opportunity to submit applications for Golden Leaf Grants. She has submitted information to community partners and asked that submissions be made by September 18 as she must submit her own recommendations to Golden Leaf by October 20.
- Mrs. Harris stated Solid Waste Director John Faulkner has announced his retirement after 30 years of service effective November 30, 2017. Mrs. Harris said the county appreciates his service and will begin immediately reviewing the job description in order to begin the search for a new director. Mr. Faulkner will have input in the transition process.
- Mrs. Harris stated she appreciated the service of Mike Bailes who served approximately six months as interim Public Utilities Director. Chris Doherty has been selected to fill the position.
- Mrs. Harris noted bond rating conferences are scheduled.
- She also commented on a community broadband assessment that is being conducted.

At approximately 7:36 P.M., Commissioner Bunn made a motion to adjourn, seconded by Commissioner Speed. The motion duly carried approval with all present voting "AYE."

Cedric Jones, Chair

Kristen G. King, Clerk to the Board

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