

**December 4, 2006**

The Board of Commissioners of Franklin County, North Carolina, met in Regular Session at 7:00 P.M. in the Commissioner's Meeting Room located in the County Administration Building with the following Commissioners present: Chairman Sidney E. Dunston, Vice-Chairman Lynwood D. Buffaloe, Commissioners Harry L. Foy, Jr., Bob Winters, Penny McGhee-Young, Donald C. Lancaster, and Robert L. Swanson.

## **1. ELECTION OF OFFICERS**

Chairman Dunston opened the floor for nominations for Chair of the Franklin County Board of Commissioners. Commissioner Swanson nominated Commissioner Lynwood Buffaloe. Upon motion by Commissioner Young to close the nomination, seconded by Commissioner Winters, with all present voting "AYE", duly carried.

Before turning the gavel over to Chairman Buffaloe, Commissioner Dunston expressed gratitude to his fellow board members for electing him to serve as Chairman and said he is proud of the accomplishments made in the past year.

Chairman Buffaloe then took his seat as Chairman. He thanked the Board for the opportunity to serve and opened the floor for nominations for Vice-Chairman. Commissioner Young nominated Commissioner Swanson. A motion was made by Commissioner Dunston to close the nominations on said name, seconded by Commissioner Buffaloe. Upon motion to elect Commissioner Swanson as Vice-Chairman by acclamation, the motion carried 5 to 2, with Commissioners Lancaster and Winters voting "NO."

Chairman Buffaloe asked the Board to consider adding an agenda item pertaining to a possible lease agreement between the County and C-N-C Mechanical, Inc. at the Franklin County Regional Airport to become item 6A. Upon motion to add the item to the agenda by Commissioner Swanson, seconded by Commissioner Dunston, with all present voting "AYE", duly carried.

## **2. CONSENT AGENDA**

Upon motion by Commissioner Lancaster, seconded by Commissioner Dunston, with all present voting "AYE", duly carried approval of the following consent agenda items:

- A. 2007 Board of Commissioners Meeting Schedule
- B. Request for refund of Revenue Stamp from Register of Deeds office
- C. Declaration of Lake Royale lot numbers 437C and 494C as surplus property
- D. Acceptance of Assignment of long term lease of Elbert Boyd to Skyhawk Enterprises (private enterprise)

## **3. COMMENTS FROM THE PUBLIC**

No public comments were made.

## **4. RECOMMENDATION FOR DIGITAL ORTHOPHOTOGRAPHY PROJECT**

County Manager Chris Coudriet introduced the agenda item stating under General Statute, the County was required to send out a Request for Qualifications rather than a Request for Proposal to find the best and most capable firm in negotiating a favorable contract price.

According to Franklin County Tax Administrator Jim Wrenn, as per GS143-64.31 titled Declaration of public policy, the Franklin County Tax and GIS Office sent out a Request for Qualifications (RFQ) for the acquisition of countywide digital orthophoto base maps. The new maps will replace the 2000 base maps currently used in the tax office. The estimated cost of this project, in the amount of \$135,000 was approved in the current year's budget. Since the budget adoption, county staff has been successful in acquiring grant funds from the N.C. OneMap Federal Assistance Award Cost Share for Orthophotography Projects. The county estimates it will receive approximately \$25,000 to \$30,000 as a result of this grant, thus enabling the total cost of the project to be lowered accordingly.

As instructed by statute, Wrenn said the county will attempt to negotiate with the best qualified firm and if negotiations are not successful with that firm, negotiations will be attempted with the next best qualified firm.

Geofiny was selected as the best qualified firm. With all other factors being relatively equal, Geofiny was chosen because of their familiarity with the county as a result of the 2000 project in addition to the staff's first hand knowledge of the company's exceptional quality of workmanship and finally the overall greater weight of the combined experience and qualifications.

County Attorney Darnell Batton explained that in this matter the county is required to be more concerned with quality than price, stating the contract must be awarded to the most qualified bidder rather than the most cost effective. At that point, terms would be negotiated with the Board. Batton said if the negotiations were not successful, then negotiations would begin with the second most qualified and so forth. He said the matter will still come back before the Board before a contract is awarded.

Upon motion by Commissioner Lancaster to accept the recommendation of the Tax Administrator to negotiate a contract with Geofiny, seconded by Commissioner Foy, with all present voting "AYE", duly carried approval.

## **5. AGRARIAN GROWTH ZONE**

House bill 2170 was passed by the N.C. General Assembly in 2006. Included in this bill, in Section 143B-437.10, is a provision to establish Agrarian Growth Zones in counties that have contiguous census tracts or census block groups, and that have a poverty level greater than 20% and cannot be larger than 5% of the county's total area.

According to Franklin County Economic Development Director Ronnie Goswick, the advantage of an Agrarian Growth Zone is that companies locating in the zone would be eligible for up to \$2,750 in job tax credits. The normal tier 3 tax credit would be \$750.

The proposed zone will include the newly established Louisburg Industrial Park located west of Louisburg. It will include the property west of the Tar River to Mays Road and Peach Orchard Road, and then south down Cedar Creek on US 401.

Commissioner Lancaster asked if there was any commitment needed by the County. Goswick said there was nothing required of the County and stated the state gives additional tax credits for being in this agrarian zone.

Upon motion by Commissioner Dunston to ask the N.C. Dept. of Commerce to establish an Agrarian Growth Zone in Franklin County, seconded by Commissioner Swanson, with all present voting "AYE", duly carried.

## **6. CONSIDERATION OF REIMBURSEMENT OF FUNDS FROM AIRPORT LAND PURCHASE**

Franklin County Regional Airport is purchasing, for airport use, two tracts of land from the County of Franklin. Both tracts of land are adjacent to current airport property. Tract one includes 23.333 acres and tract two includes 24.449 acres of land. The airport needs this land in order to consider future relocation of Airport Road to accommodate future airport growth. Funds for this land purchase from the county will come from available current grant funds that must be spent by January 1, 2007.

The Airport Commission requests reimbursement of the funds to aid the airport in development of hangars that will support growth and revenue.

Upon motion by Commissioner Dunston to reimburse the Airport funds paid for land purchase from the County for use in Airport Development, seconded by Commissioner Winters, with all present voting "AYE", duly carried.

## **6A. APPROVAL OF A LEASE AGREEMENT BETWEEN THE COUNTY AND C-N-C MECHANICAL, INC. AT THE FRANKLIN COUNTY REGIONAL AIRPORT**

The Board then discussed a possible lease agreement between the County and C-N-C Mechanical, Inc. at the Franklin County Regional Airport. The lease term includes two spaces for a corporate hangar and office space. The tenant is expected to up fit the space at his expense with all work done to code. Also, when the lease is up, then tenant is expected to leave a clean leasable space. The agreement would bring an additional \$1800 per month revenue for the first three years. That amount would increase to \$2000 per month if the renewal option is selected.

Commissioner Dunston reported that this lease had been in the works for some time and now had the unanimous approval of the airport commission.

Commissioner Dunston asked if the lease met legal requirements. County Attorney Darnell Batton replied by stating it does but said he wanted to remind the Board for future purposes that this is the building that a Switzerland investor has a lien on, which would need to be resolved in the future. He said the lease would not have an adverse affect on arbitration. Despite that information, Mr. Batton said his recommendation was for the Board to move forward with the lease agreement.

Upon motion by Commissioner Lancaster to approve the lease agreement between the County and C-N-C Mechanical, Inc., seconded by Commissioner Dunston, with all present voting "AYE", duly carried.

Before moving on to the next item of business, Chairman Buffaloe presented a plaque to former Commissioner Jimmie Gupton in appreciation for his service to the citizens of Franklin County. Mr. Gupton thanked the Board and said he enjoyed serving for the past four years.

## **7. BOARD, MANAGER AND CLERK'S COMMENTS**

**Commissioner Lancaster:** No report.

**Commissioner Young:** Commissioner Young stated she was glad to begin service on the Board and said she was honored to serve.

**Commissioner Swanson:** No report.

**Commissioner Dunston:** Following a change in the Council of Governments bylaws, Commissioner Dunston asked the Board to consider appointing Junios Debnam to replace Sam Solomon who passed away. Commissioner Swanson made a motion to appoint Mr. Debnam, but no one seconded by motion, and the motion failed.

**Commissioner Winters:** Commissioner Winters, who is also presiding at his first Board of Commissioner's meeting, stated his contact information is published and asked to public to call on him with questions and concerns.

**Commissioner Foy:** Following his re-election, Commissioner Foy said he looks forward to the challenges of the next four years and stated he will serve to the best of his ability.

**Commissioner Buffaloe:** Commissioner Buffaloe reported on a CAMPO (Capitol Area Metropolitan Planning Organization) meeting he attended. He also attended a public hearing for the district held in Roxboro and had the opportunity to address some of the county's transportation needs.

**County Clerk Kristen King:** Mrs. King reminded the Board of the upcoming Franklin County employee service pin ceremony that will be held to honor fifty employees.

**County Manager Chris Coudriet:** Mr. Coudriet commented on the HUB site property and stated the deal was closed today. The County now officially owns the property that was under contract the Michael Leonard. He then gave an update on the Epsom School property and stated the bid for asbestos removal will go out before December 8<sup>th</sup>. Thirdly, Mr. Coudriet asked the Board to consider holding two planning session in January 2007 to discuss priorities for fiscal policy and a second detailed planning session on the budget process and to determine the Board's legislative agenda.

Before the meeting was adjourned, Chairman Buffaloe asked the Board to consider cancelling the second Board meeting in December due to a minimal work load and the holiday season.

Upon motion by Commissioner Lancaster to cancel the meeting, seconded by Commissioner Foy, with all present voting "AYE", duly carried.

Finally, upon motion by Commissioner Swanson, seconded by Commissioner Dunston, to adjourn, duly carried with all present voting "AYE".