

**April 5, 2010**

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

Chair McGhee-Young asked the Board to consider adding an item to the agenda regarding a grant application to the United States Department of Commerce Economic Development Administration. She said the item would be discussed immediately after the discussion regarding East Youngsville Sewer Expansion.

Commissioner Lancaster made the motion to add the item to the agenda, seconded by Commissioner Foy. The motion duly carried with all present voting "AYE."

Chair McGhee-Young asked the Board to consider approval of the consent agenda.

Commissioner Dunston made the motion to approve the consent agenda, seconded by Commissioner Lancaster. The motion duly carried with all present voting "AYE." The items approved are as follows:

**1. CONSENT AGENDA**

- A. March 15, 2010 Minutes
- B. Cover the Uninsured Week 2010 Proclamation
- C. Spring Litter Sweep 2010 Proclamation
- D. County Government Month 2010 Proclamation
- E. Public Safety Telecommunicator's Week Proclamation
- F. TDA (Tourism Development Authority) request to fund a \$1,500 grant for the Lake Donna Party
- G. TDA (Tourism Development Authority) request to fund a \$1,700 grant for the Lake Royale Triathlon
- H. Lease agreement with the North Carolina State Highway Patrol regarding a request to locate equipment on the County's tower
- I. Consider scheduling a meeting of the 2010 Board of Equalization and Review on April 26<sup>th</sup> at 6pm

Item 1-B

---

**COVER THE UNINSURED WEEK 2007 PROCLAMATION**

**WHEREAS, more than 48 million Americans do not have health care coverage; and**

**WHEREAS, eight out of 10 people who are uninsured are in working families; and**

**WHEREAS, uninsured Americans live sicker and die younger than those who are covered; and**

**WHEREAS, as costs continue to rise, fewer individuals and families can afford to pay for coverage and fewer small businesses are able to provide coverage for their employees; and**

**NOW THEREFORE, we recognize that we have just taken a Historic step to solve one of America's greatest problems by passage of the HEALTHCARE REFORM BILL, we hereby proclaim April, 2010, COVER THE UNISURED MONTH in Franklin County.**

---

## Item 1-C

**SPRING LITTER SWEEP 2010****A PROCLAMATION**

**WHEREAS**, the North Carolina Department of Transportation organizes an annual Spring statewide roadside cleanup to ensure clean and beautiful roads in North Carolina; and

**WHEREAS**, the Spring 2010 "LITTER SWEEP" roadside cleanup will take place April 17 – May 1, 2010, in Franklin County to encourage local governments and communities, civic and professional groups, businesses, churches, schools, families and individual citizens to participate in the Department of Transportation cleanup by sponsoring and organizing local roadside cleanups; and

**WHEREAS**, Adopt-A-Highway volunteers, Department of Transportation employees, Department of Correction inmates and community service workers, local government agencies, community leaders, civic and community organizations, businesses, churches, schools, and environmentally concerned citizens conduct annual local cleanups during "LITTER SWEEP" and may receive certificates of appreciation for their participation; and

**WHEREAS**, the great natural beauty of our State and a clean environment are sources of great pride for all North Carolinians, attracting tourists and aiding in recruiting new industries; and

**WHEREAS**, the cleanup will increase awareness of the need for cleaner roadsides, emphasize the importance of not littering, and encourage recycling of solid wastes; and

**WHEREAS**, the 2010 Spring cleanup celebrates the 22<sup>nd</sup> anniversary of the North Carolina Adopt-A-Highway program and thousands of volunteer groups that donate their labor and time year round to keep our roadsides clean; and

**WHEREAS**, the "LITTER SWEEP" cleanup will be a part of educating the children of this Great State regarding the importance of a clean environment to the quality of life in North Carolina;

**NOW, THEREFORE**, the Franklin County Board of Commissioners, does hereby proclaim April 17 – May 1, 2010, as "SPRING LITTER SWEEP" time in Franklin County, and encourages all citizens to take an active role in making their communities cleaner.

## Item 1-D

**County Government Month****PROCLAMATION**

**WHEREAS**, the month of April, 2010 is the National County Government Month and North Carolina's county governments are proud of their key role in the governmental partnership as the local provider and facilitator of important services for the community; and,

**WHEREAS**, North Carolina's counties face the challenge of using limited resources efficiently and effectively to meet the needs of the public through such programs as health care, child and elder care, environmental protection, deed registration, social services, job training, public education funding, emergency medical services, drug and alcohol abuse treatment, law enforcement, water and sewer services, and library services; and,

**WHEREAS**, many North Carolina counties seek a stronger partnership with their citizens in defining community problems and solutions through such efforts as strategic planning and local focus groups; and,

**WHEREAS**, leadership in county government today requires a commitment to long hours and continued learning in a variety of topic areas, and a strong sense of purpose to assure that necessary services are provided without undue burden on the taxpayers;

**NOW, THEREFORE**, the Franklin County Board of Commissioners does hereby proclaim the month of April, 2010, as

**"COUNTY GOVERNMENT MONTH IN FRANKLIN COUNTY"**

and urges all citizens to be more involved in and aware of issues facing our counties by volunteering for county programs, voting in elections and attending public meetings.

## Item 1-E

**PROCLAMATION  
A PROCLAMATION TO DESIGNATE APRIL 11-17, 2010  
PUBLIC SAFETY TELECOMMUNICATOR'S WEEK**

**WHEREAS**, emergencies can occur at anytime that require law enforcement, fire or emergency medical services; and

**WHEREAS**, when an emergency occurs the prompt response of emergency responders is critical to the protection of life and preservation of property; and

**WHEREAS**, the safety of our emergency responders is dependent upon the quality and accuracy of information obtained from citizens who call 9-1-1; and

**WHEREAS**, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

**WHEREAS**, Public Safety Telecommunicators are the single vital link for our emergency responders by monitoring their activities by radio, providing them information and insuring their safety; and

**WHEREAS**, each telecommunicator has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

**NOW, THEREFORE**, the Franklin County Board of Commissioners does hereby proclaim April 11-17, 2010, as "PUBLIC SAFETY TELECOMMUNICATOR'S WEEK" in Franklin County in honor of the men and women whose diligence and professionalism keep our county and citizens safe; and urge our citizens to observe this week in honor of all telecommunicators nationwide who answer our calls for help.

---

**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 made.

**3. EAST YOUNGSVILLE SEWER EXPANSION: REQUEST FOR TIME EXTENSION**

A Performance Agreement between Franklin County and Hill Ridge Farms, LLC was required for Franklin County to receive funding from the Rural Center of up to one half the cost of the project for the East Youngsville Sewer Expansion. At the outset of the project, the estimated cost was \$500,000 for the sewer expansion. Hill Ridge Farms committed to a minimum of 25 full time jobs valued at \$10,000 per job making Franklin County eligible for \$250,000 in funding by the Rural Center. The jobs, according to the Performance Agreement, must be created by September, 2010. If the jobs are not created by the specified deadline of September, 2010, Hill Ridge Farms then owes \$10,000 per job to Franklin County/The Rural Center for every job less than the 25 not created.

The Board was asked to consider an extension request to the Rural Center extending the deadline for job creation by one year. Requests for extensions are not uncommon in light of the recent downturn in the economy. If the Board approves the submission of an extension request, the new date for completion of the jobs will be September, 2011. The

extension request would also be reviewed by the Rural Center before approval is finalized.

One condition required by Franklin County of granting the extension request will be the issuance of a letter of credit from a financial institution guaranteeing payment of \$250,000 in the event the project terms are not met by Hill Ridge Farms. Additionally, construction plans and permits must be approved by May 31, 2010, with first inspection completed by December 31, 2010.

The Public Utilities Advisory Committee has reviewed and recommended the extension with the conditions mentioned.

Commissioner Lancaster made a motion to approve the request for a one-year extension to the Rural Center's timeline in the Performance Agreement for job creation for the East Youngsville Sewer Expansion subject to a letter of credit being provided. The motion was seconded by Commissioner Dunston and duly approved with all present voting "AYE."

#### **4. GRANT APPLICATION FOR FUNDING FOR ACCESS ROAD FROM 401 TO TRIANGLE NORTH EXECUTIVE AIRPORT**

Funding is available from the Community Trade Adjustment Assistance Program from the United States Department of Commerce Economic Development Administration (EDA) which will allow Franklin County to apply for funds that could be directed for infrastructure needs. The purpose of this program is to provide grants to communities that have experienced job loss resulting from international trade impacts. Franklin County has been listed as one such community as a result of the closing of Flextronics. The pre-application to qualify for this grant was done at no cost by the Kerr-Tar Council of Governments on the County's behalf. While it is not certain the County is qualified, all indications have been positive that Franklin County does meet the main criteria. Priority will be given to communities who have had a minimum of 8.25 workers impacted in connection with the Trade Adjustment Assistance Program's analysis. Franklin County has had 16.1 workers impacted per 1,000 workers, mostly attributable to the closure of Flextronics.

Economic Development staff recommended the grant funds be utilized to continue with the strategic Economic Development plan recently endorsed by the Board and construct the access road from U.S. Highway 401 to the Triangle North Executive Airport. The completion of the road would provide the needed access to Triangle North Franklin.

The amount of the grant request will be \$1.6 million in federal funds. Coupled with the existing \$900,000 funds from the Department of Transportation, Franklin County would then have the necessary funding to complete the road.

Commissioner Lancaster made the motion to grant approval to enlist the services of the Kerr-Tar Regional Council of Governments and submit the grant application to the Economic Development Administration. The motion was seconded by Commissioner Dunston and duly carried with all present voting "AYE."

#### **5. PROPOSED 2011 REVALUATION UPDATE AND DISCUSSION**

The Board received an update from Tax Administrator Jimmy Tanner on the current revaluation efforts and was asked to decide as to whether to proceed with implementing

the upcoming revaluation for year 2011 or to further delay the revaluation until year 2012.

Mr. Tanner and Mr. Tim Cain, President of Assessment Solutions, Inc. offered the following PowerPoint presentations and asked that revaluation be delayed until 2012.

**Franklin County  
Revaluation 2011**

**Overview**

Assessment Solutions, Inc.  
April 5, 2010

**Why Revalue?**

- To appraise real property at market value.
- To "re-equalize" the tax base
  - Real property is assessed every 8 years
  - An imbalance is created that worsens over time
  - Real estate values change over time, but NOT uniformly across the County
- **Because it's the law (G.S. 105-286(a))**

**The "Market Value" Standard**

• **G.S. 105-283:**

"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.

**In other words...**

Market Value is the most **probable** price... not necessarily the highest, lowest, average or actual sale price.

**Project Goals**

- Simplification
- Accuracy
- Equity

**The Goal: SIMPLIFICATION**

- Creation of a 'Franklin County' model
- Less reliance on multipliers and factors
- Neighborhoods based upon locational criteria (including zoning) instead of arbitrary township lines
- Simpler (and better, more easily explained) answers for taxpayers

**Residential Modeling**

- The average size (heated square feet) of sold properties within the County has increased from 1,501 in 1999 to 1,848 in 2009.
- The median size of sold properties has increased from 1,350 sq. ft. in 1999, to 1,692 sq. ft. in 2009.
- The median number of bedrooms (3) and bathrooms (2) has remained unchanged from 1999 to 2009. The average number of bedrooms has increased from 2.26 to 2.55 - a reflection of shifting consumer demand and designs - since 1999.

Year	Average (sq. ft.)	Median (sq. ft.)
1999	1,501	1,350
2000	1,550	1,400
2001	1,600	1,450
2002	1,650	1,500
2003	1,700	1,550
2004	1,750	1,600
2005	1,800	1,650
2006	1,820	1,670
2007	1,840	1,680
2008	1,845	1,690
2009	1,848	1,692

### Neighborhoods

- 500+ Valuation Areas (“Neighborhoods”)
  - Location, location, location
  - Ensures conformity
  - Valuations based upon NBHD sales

### The Goal: **ACCURACY**

- Every parcel visited and verified
- Every transfer/sale since 1/1/04 examined
- Extensive sampling and extraction of *local* sales to determine *local* value standards
- Statistical testing

### Statistical Findings

Assessment / Sales Ratio Studies (conducted quarterly by North Carolina Department of Revenue on random samples) anticipate an approximate increase in value of 19.2% countywide.

This generalization does not adequately address changes – both up and down – on the neighborhood level. Again, all neighborhoods don’t share the same rate of appreciation.

### Statistical Findings

**MEDIAN SALES PRICE**

**DAYS ON MARKET**

### Statistical Findings

SALES VOLUME (% change)

### The Goal: **EQUITY**

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

### Impact of Foreclosures

2004

Sales Volume

2009

Sales Volume

### Impact of New Construction

2004

Sales Volume

2009

Sales Volume

### What Do We Do, Now?

- Recommend postponing revaluation until 2012 to more accurately reflect stabilized market values (currently in flux)
- Continue to review sales monthly for signs of stabilization
- All sales analyzed through 12/31/11 to ensure timeliness
- Town hall meetings (libraries, civic organizations, etc.) will be conducted from August to December, 2011
- New property valuation notices will be mailed – and informal appeals begin – in February, 2012
- New tax bills reflecting value changes mailed in September, 2012

### Q & A

Commissioner Lancaster made the motion to delay revaluation until 2012, seconded by Commissioner Dunston. The motion duly carried with all present voting "AYE."

---

**A RESOLUTION DELAYING THE COUNTY-WIDE REVALUATION FROM  
JANUARY 1, 2011 UNTIL JANUARY 1, 2012**

The County of Franklin Board of Commissioners does hereby resolve and declare as follows:

That the Franklin County Board of Commissioners had previously scheduled a revaluation for January 1, 2011, following a six-year revaluation cycle that had previously been delayed by one year. However, the Board in recognizing that the present unstable and somewhat unpredictable economic climate lends itself to difficulties in establishing accurate and fair property values, finds that delaying the revaluation until January 1, 2012, would be in the best interests of the citizens of Franklin County.

**NOW THEREFORE**, the County-Wide Revaluation is rescheduled from January 1, 2011 and shall be undertaken to be effective January 1, 2012.

This Resolution shall become effective upon its adoption. Adopted this the 5 day of April, 2010.

---

**6. OTHER BUSINESS**

Richie Duncan, Existing Industry Coordinator, provided a status update on the Broadband Initiative which will now be known as the North Carolina Rural Broadband Initiative. Mrs. Duncan stated a grant application has now been filed requesting \$111 million in funding. She clarified that \$78 million of the request would be federal money, with \$33 million in matching funds. A majority of the matching funds would come from the Golden Leaf Foundation, Century Link and other telecommunication companies. Mrs. Duncan stated a response on the grant application is expected within six to eight weeks.

Mrs. Duncan thanked the Board for allowing the Broadband Stimulus Communications Group to work with knowledgeable consultants in preparing the grant application. She also expressed appreciation to the team involved.

**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 King:** No comments.

**Commissioner Foy:** Commissioner Foy mentioned there is interest from citizens for a water line to the Pilot area. He stated he had been in touch with Public Utilities Director Bryce Mendenhall and that the idea be discussed by the Public Utilities Advisory Commission. Commissioner Foy recently attended a meeting of the Animal Advisory Board. He commended the group for their "passionate" involvement and asked when the new phone system would be installed at the Animal Shelter. Coy Floyd, Information Technology Director, was in attendance. He stated the system would be installed prior to the end of April. Commissioner Foy also mentioned a fundraiser being held by the Oak Grove Lodge of Louisburg. Funds raised will benefit the Boys and Girls Club.

Lastly, Commissioner Foy asked for information on a presentation provided recently to the 401 Advisory Committee. County Manager Angela Harris stated the Committee was provided information on Tax Increment Financing (TIF) by herself, Finance Director Chuck Murray and Planning Director Scott Hammerbacher. Following the presentation, she stated the group concluded TIF was not suitable for the 401 project.

**Commissioner Bunn:** Commissioner Bunn was not in attendance.

**Commissioner McGhee-Young:** Commissioner McGhee-Young provided a brief update from a recent meeting of the Area Mental Health Board. She stated state revenues for mental health are down drastically. She stated the network of care had been cancelled due to funding. She also stated that screening triages will be eliminated locally and will now be handled by providers in the Piedmont. Lastly, she reminded the Board that a joint meeting would be held April 12, 2010 at 5:00 P.M. with the Board of Commissioners, the Franklin County School Board and the Vance Granville Community College Board of Trustees regarding the Early College High School Program.

**Commissioner Lancaster:** Commissioner Lancaster attended the recent grand opening of McDonalds in Youngsville. He stated the restaurant employs 80 people.

**Commissioner Mitchell:** Commissioner Mitchell was not in attendance.

**Commissioner Dunston:** No comments.

**Commissioner Swanson:** Commissioner Swanson asked the Manager to provide to the Board a description of the role of Animal Control Director. He also asked for documentation on the role of the Animal Advisory Board.

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

- Mrs. Harris commented that revenues from Register of Deeds are up from last month and total over \$49,000.
- She stated the Parks and Recreation Department recently hosted a successful Easter egg hunt for the community.
- Mrs. Harris stated 12 contractors bid recently on the Pilot Park project. She stated bids met all criteria and ranged from \$807,000 to \$1.2 million. She said the architect is currently reviewing the bids to make a recommendation on the lowest, most responsible bidder. She stated a recommendation will be brought to the Board at its next meeting.
- Mrs. Harris reminded the Board that CMAQ (Congestion Mitigation Air Quality) grant funding is still available for use regarding the bike trail. The Board has not funded the match at this time. She said the State would be notified of the decision to decline at this time.

Commissioner Dunston made the motion to recess until April 12, 2010 at 5:00 P.M., seconded by Commissioner Foy. The motion carried unanimously and the meeting adjourned at 8:03 P.M.