

GRANVILLE COUNTY BOARD OF COMMISSIONERS
November 6, 2023
GRANVILLE EXPO AND CONVENTION CENTER
4185 US Highway 15 South, Oxford, North Carolina

PRESENT:

Chair Russ May
Vice Chair Timothy Karan
Commissioner Zelodis Jay
Commissioner Robert Williford
Commissioner Sue Hinman
Commissioner Tony W. Cozart
Commissioner Jimmy Gooch

County Manager Drew Cummings
Deputy County Manager Korena Weichel
County Attorney James C. Wrenn, Jr.

CALL TO ORDER

At 7:02 p.m., Chair Russ May called the meeting to order. Commissioner Zelodis Jay had the invocation and led the Pledge of Allegiance.

Moment of Silence

Chair May said that he would like to take a moment of silence. He read the following statement:

It is with great sadness that I am sharing the news that Mr. James Land passed away. He was a retired Fire Chief and the brother to one of our own fellow firefighters, Chief Robert Land of Corinth.

He asked everyone to bow their heads in a moment of silence in respect to Mr. Land.

Board Introduced the 2023-2024 Leadership Granville Class

Chair May introduced the 2023-2024 Leadership Granville Class. He read the following statement and then asked them to stand and be recognized as a group.

The Leadership Granville class attends Commissioner's meetings to learn firsthand about the governance of the county. The class met informally with the Board prior to this meeting. On Tuesday, November 14th, the class will participate in a tour of the animal shelter, the 911 center, and the Law Enforcement Center and Detention Center, and participate in a round table discussion with department managers regarding county operations.

Commissioner Karan mentioned that Leadership Granville is a program that allows citizens to join each year. The nine-month class provides an opportunity to learn about various industries that affect Granville County, including county government and local businesses. The program aims to equip participants with the tools and skills to make positive change in the community. He acknowledged Clerk to the Board Debra Weary, Annette Myers, and Rosalyn Green for their participation as facilitators and former class participants. He said that some Board members have participated in Leadership Granville and that it offers a great opportunity for those interested.

Board Thanked the Oxford Fire Department and Other Fire Departments

Chair May thanked the Oxford Fire Department and the other fire departments for their rapid response to the fire in downtown Oxford on this date. They were able to limit the damage in downtown Oxford.

CONSENT AGENDA

Chair May noted the change on the August 7, 2023 minutes, page 31 of the agenda. Commissioner Gooch was listed as District 6, and that was corrected to District 7.

Motioned by Commissioner Sue Hinman, seconded by Commissioner Robert Williford, and unanimously carried, the Board approved the consent agenda as follows with the correction to the August 7, 2023 minutes:

A. Approved Budget Amendment #3 for fiscal year 2023-2024:

BUDGET AMENDMENT #3			
November 6, 2023			
Legal Document			
<i>Be it ordained,</i> the FY 2023-2024 Annual Budget Ordinance is hereby amended as follows:			
GENERAL FUND			
Expenditures	Increase	Decrease	Total
Public Safety			\$ (51,016)
Sheriff's Department	53,984		
Detention Center		(105,000)	
Community Services			\$ 40,000
Construction Projects	40,000		
Economic Development		0	
Area Projects and Other Appropriations			\$ 76,000
Special Appropriations	76,000		
Contributions to Other Funds & Contingencies			960,000
Contributions	1,000,000		
Contingencies		(40,000)	
Total Expenditures			\$ 1,024,984
Revenues			
Restricted and Intergovernmental	24,984		
Appropriated Fund Balance	1,000,000		
Total Revenues			\$ 1,024,984

FY24 BUDGET AMENDMENT #3
Detail [For Reference Only]

Description				Amendment	Balance after Amendment
Public Safety					
General Fund/Sheriff					
Expenditures: Increase					
10	4310	353	R & M - Vehicles	\$24,984	\$61,417
Revenues: Increase					
10	3836	850	Insurance Reimbursement	\$24,984	\$44,984

Description: recognize receipt of insurance proceeds from repair of Sheriff Dept vehicles and application of those funds to Repair and Maintenance

Public Safety & Special Appropriations

General Fund/Sheriff and Detention

Expenditures: Increase/ (Decrease)

10	4310	123	Separation Allowance	\$30,000	\$129,000
10	4310	354	Contract Services	\$70,000	\$130,000
10	4310	122	Overtime	\$75,000	\$150,000
10	8500	441	Creedmoor SRO Officer	\$76,000	\$150,000
10	4310	121	Salaries	(\$146,000)	\$4,084,451
10	4320	121	Salaries	(\$105,000)	\$2,136,985

Description: Move budget funds from lapsed salaries to cover existing or forecasted budget shortfall in separation allowance, overtime charges, the contract of Robert Bailess and the cost of a second SRO officer for the City of Creedmoor

Community Services

General Fund/Economic Development

Expenditures: Increase/ (Decrease)

10	4920	380	Promotions and Sponsorships	\$5,000	\$5,000
10	4920	121	Salaries	(\$5,000)	\$257,838

Description: Move budget funds from lapsed salaries to fund Corridors of Opportunity promotional campaign.

General Fund/Construction Projects

Expenditures: Increase/ (Decrease)

10	4251	944	4185 Hwy 15 South, Oxford (Expo)	\$40,000	\$181,826
10	9910	991	General Contingency	(\$40,000)	\$140,000

Contributions to Other Funds

General Fund/Contributions

Expenditures: Increase

10	9800	033	Transfer to Senior Center North Project	\$1,000,000	\$1,000,000
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Revenues: Increase/ (Decrease)

10	3990	991	Appropriated Fund Balance	\$1,000,000	\$5,952,349
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Description: Funding Senior Center North construction project with funds previously assigned in fund balance to the Human Services function. The remaining \$1,000,000 (of the original \$2,000,000) of fund balance assigned to Human Services will now be unassigned.

B. Approved unassigning \$1,000,000 from Human Services back to the General Fund.

C. Approved the following tax refunds, releases, & write-offs:

- Refunds October 5, 2023 - October 25, 2023: \$ 1593.81
- Releases October 5, 2023 - October 25, 2023: \$ 1088.21
- Write-offs (\$2 and less) October 5, 2023 - October 25, 2023: \$ 3.10

D. Approved Minutes:

- August 7, 2023 Regular Meeting with the correction of district on page 31 of the agenda packet.

E. Approved Resolution to Adopt Granville County Personal Property Disposition Policy:

Resolution to Adopt the Granville County Personal Property Disposition Policy

- Whereas,** Granville County owns personal property that may be deemed surplus to the operation of government due to age, condition, or obsolescence; and
- Whereas,** Granville County wishes to establish and maintain a personal property disposition program as allowed by Article 8 of Chapter 153A of the North Carolina General Statutes (“NCGS”), Article 12 of Chapter 160A of the NCGS, and other applicable law; and
- Whereas,** Granville County wishes to adopt a policy that outlines the necessary steps to dispose of personal property owned by Granville County that, due to condition, obsolescence, or other factors, that has been deemed surplus by the County in accordance with said policy; and
- Whereas,** the Granville County Board of Commissioners (the “Board”) elects to delegate certain authorities to the county manager as herein set forth.
- Therefore,** the Board hereby resolves that:
1. The Granville County Personal Property Disposition Policy (the “Disposition Policy”) attached hereto as **Exhibit A** is hereby adopted by the Board effective as of the date of adoption of this resolution.
 2. The county manager is authorized to deem personal property as surplus and dispose of any such surplus personal property owned by Granville County in accordance with said Disposition Policy.
 3. This Resolution and corresponding Disposition Policy are enacted pursuant to the provisions of Article 8 of Chapter 153A of the NCGS, Article 12 of Chapter 160A of the NCGS, and other applicable law.
 4. This Resolution shall be effective upon adoption and shall only be modified upon a further resolution of the Board.

F. Approved Resolution to Reduce Salary of Elected Official – Register of Deeds:

**Resolution Providing Notice to All Candidates for the Granville County Register of Deeds
Position of Intent to Reduce Salary (G.S. 153A-192)**

- WHEREAS, pursuant to N.C. Gen. Stat. 153A-92, the Granville County Board of Commissioners (“Board”) is charged with setting the schedule of pay, expense allowances, and other compensation of all county officers and employees, whether elected or appointed;
- WHEREAS, N.C. Gen. Stat. 153A-92 provides that during the year of a general election, the Board may reduce the salary, allowances, or other compensation of an officer to be elected at the general election only in accordance with said statute;
- WHEREAS, the starting salary for the Register of Deeds official to be elected at the upcoming general election will be the minimum salary set forth in the Granville County Position Classification, which is currently \$63,229.00;
- WHEREAS, this resolution hereby gives notice of the Board’s intention to make this change and does so no later than 14 days before the last day for filing notice of candidacy for said office.
- NOW, THEREFORE, BE IT RESOLVED, by the Granville County Board of Commissioners that this Resolution may not be altered or amended until after the person elected Register of Deeds in the next general election takes office.
- BE IT FURTHER RESOLVED, that the Granville County Board of Commissioners may adjust the starting salary of the candidate elected considering the years of service and performance in related experience of the person elected.
- NOW, THEREFORE, BE IT RESOLVED, that the salary for the elected Register of Deeds of Granville County to take effect at the time the person takes office will be \$63,229.00.

INTRODUCTIONS, RECOGNITIONS AND PRESENTATIONS

Board Updated on Kerr Area Rural Transit System (KARTS)

Kerr Area Rural Transit System (KARTS) Executive Director Randy Cantor expressed gratitude to Commissioner Jay and the Board for supporting KARTS and giving him the opportunity to present.

He also acknowledged County Manager Drew Cummings for his willingness to collaborate on transportation matters, emphasizing the importance of their partnership.

Mr. Cantor shared that he has over 30 years of experience in public transportation, mentioning successful operations in other counties where he managed systems without costing the county any money. He highlighted his ability to secure funding and operate efficiently, ensuring the systems thrived on their own income.

Mr. Cantor provided detailed statistics about KARTS' performance in the past year. This included information on the number of trips (over 137,000), miles covered (1,787,000 miles), and hours spent on the road (110,000 hours). He pointed out that 39,000 of these trips originated within Granville County, and that Oxford Loop and Medicaid services accounted for over 10,000 trips. Operating costs for the year were \$3 million. Administration costs for the year were \$1,100,000.

Mr. Cantor reported finding annual savings of over \$40,000 since joining on July 1, 2023. He addressed the Medicaid arrears issue by collaborating with the Department of Health and Human Services (DHHS) to identify and correct the problem and KARTS received \$200,000 in paid Medicaid claims, with an additional \$100,000 expected to catch up to what was owed.

Mr. Cantor outlined plans to further reduce costs by exploring new technologies and internalizing maintenance services, aiming for self-sufficiency and efficiency. He mentioned that they are moving forward with a new data support system for computers and phones at no additional cost. He said that he is reevaluating the property and liability insurance to see if there can be any cost savings. They acquired maintenance equipment and had their technician certified, and other than a major mechanical failure they can service every aspect of their vehicles in their garage. He said he expects to qualify and be approved as their own inspection station, which will further reduce costs.

Mr. Cantor mentioned an approved micro-transit grant of almost \$800,000 for computers and technology and \$150,000 for operating funds. This would introduce advanced scheduling technology and software, enhancing the system's efficiency and accessibility for users. He explained that the grant requires them to start in Henderson, and if successful could be expanded to other areas. He explained that the technology grant will pay for their current scheduling software for the next three years which costs \$85,000 per year.

Mr. Cantor said that he is exploring biofuels and noted that when he was working for Carteret County the fleet was converted to propane and made dual-fuel capable. He said that KARTS received a grant to have a fueling station put in at no cost. He said that the last propane drop was 93 cents per gallon. The past year they spent \$650,000 in fuel, and he said they would like to cut that in half over the next two years.

Mr. Cantor said that he works with scheduling and dispatching to improve efficiency. He would like to eliminate overtime for all drivers and part-time employees exceeding 30 hours. He discussed potential collaborations with contracted providers such as dialysis units, aiming to optimize transportation schedules. He highlighted the importance of cooperation between public and private entities to improve transportation services effectively.

Commissioner Karan inquired about how individuals in Granville County could access KARTS' services, specifically for elderly or disabled persons needing transportation to appointments. Mr. Cantor provided the web address and phone number for scheduling rides and explained the sliding fee scale, emphasizing that anyone could use the service.

Commissioner Jay shared positive feedback about KARTS' services. He emphasized the need for the expansion of services. Mr. Cantor responded by acknowledging the challenges of combining

urban and rural funding and highlighting the complexities of working with different grant programs.

Commissioner Williford asked if reducing overtime would necessitate hiring more staff. Mr. Cantor expressed his belief that with increased efficiency, existing staff could handle the workload without additional hiring. He emphasized the importance of improving processes and staff proficiency.

Chair May questioned Mr. Cantor about expanding services to the southern end of the county, specifically in Creedmoor and Butner. Mr. Cantor explained the challenges of staffing and funding constraints but agreed to work on finding solutions to expand services.

Chair May also raised the idea of collaborating with the Capital Area Metropolitan Planning Organization (CAMPO) and the City of Creedmoor to facilitate grants and enhance services. Mr. Cantor agreed to explore innovative solutions to address the transportation needs in the region.

Overall, the questions and answers revolved around accessing KARTS' services, expanding services in specific areas, addressing staffing challenges, and finding creative solutions to enhance transportation services in Granville County. Mr. Cantor expressed his willingness to collaborate and explore various avenues to improve the system.

Granville County Youth Leadership Council Annual Report and New Member Introduction

Chair May asked Charissa Puryear to introduce the Granville County Youth Leadership Council (GCYLC). Ms. Puryear explained that the Granville County YLC was created after a conversation the prior August when Jermaine Puryear, Jr. talked about the need for youth voices in the community. The council works with the Board of Commissioners, committees, and the community. Its purpose is to serve on boards, gather information, and identify community needs. Over the past year, the council conducted assessments and represented youth from every district in the county. After the brief overview, Ms. Puryear invited the Youth Leadership Council (YLC) to talk about their 2022-2023 year.

The Granville County Youth Leadership Council (GCYLC) provided an annual 2022-2023 update during their PowerPoint presentation and answered follow-up questions from the Board. Council Chair Jermaine Puryear, Jr. opened the presentation, and Co-chair Elaina Eley passed out the Annual Report.

Jermaine Puryear, Jr. explained that the annual report highlighted many of the projects and experiences of council members. He discussed the student needs assessment that the council conducted, which highlighted the need for more diversity, mental health counselors, leadership events, and student-led events in the community. He highlighted the group's participation in the local Culture Fest where they set up a booth to promote mental health in a fun and educational manner. He also mentioned upcoming projects and initiatives such as a yearly retreat, a teen game night/open mic, nursing home visits, the Mary Potter historical restoration, and Teen Closet for Granville County.

Cassie Peele mentioned that she served on the Granville County Library Board of Trustees and highlighted the various resources and programs that the library provides to the community such as Game On, STEAM, Teen Time, the Battle of the Books Club, and the donation refrigerator at the libraries, which is a system where people can give and take resources. Additionally, she mentioned that the library offers homework and testing help for students.

Ilesha Landis mentioned that the Juvenile Crime Prevention Council (JCPC) focuses on decreasing violence and promoting safety in Granville County. They discuss rehabilitation and redirection programs for troubled youth, such as Shepherd Youth Ranch, which uses horse therapy. They also

spread awareness about their discussions through social media and advocate for more inclusive and less intimidating interactions between School Resource Officers (SROs) and older teens. She expressed the desire to see SROs have more inclusive and non-intimidating interactions with older teens, believing that this would lead to better relationships, more respect, and a safer county.

Vashti Pearson mentioned that the Granville County Youth Leadership Council participated in Teen Mental Health First Aid training. They partnered with the Poe Center in Raleigh and took courses to learn how to approach situations involving mental and substance use challenges with their peers. They were certified in Teen Mental Health First Aid to be able to support and notice teens experiencing mental health issues, serving as a bridge and buffer to connect teens to adults who can provide help.

Elaina Eley spoke about the importance of addressing mental health in schools. She emphasized the need for mental health days, mental health classes, and more counselors in schools to help students cope with the pressures they face. She also highlighted the importance of teaching coping mechanisms and providing support for students in their everyday environments, such as homes and extracurricular activities.

Asia Abdul-Haqq mentioned the need for improved transportation for teens across the county. She discussed the lack of consistent transportation options for teens without cars or rides, which makes it difficult for them to get to work sites, participate in extracurricular activities, or attend out-of-school organizations. She suggested implementing a dedicated route for teens and extending the operating hours of public transportation to serve their needs better.

Joydan Johnson mentioned during the civic leadership workshop that they learned about engaging in participatory democracy. They also learned about communication, teamwork, leadership, critical thinking, and public speaking. The workshop focused on collaborating as a community to help the youth of Granville County better.

Mr. Puryear, Jr. closed the presentation by inviting all the new members to introduce themselves: Dylan Roseman (District 5), Claire Glavin (District 5), Kaylee Overby (District 5), Nathaniel Royster (District 7), Josef Black (District 4), Ann Black (District 4), and Jacquelin Jose (District 4).

The Board applauded the presentation. Commissioner Hinman and Commissioner Cozart discussed the importance of mental health counselors for young people and support for teens seeking transportation to jobs. They also discussed the need for better management of learning environments. Commissioner Jay appreciated the presentation and asked about Board actions to address youth mental health issues. Commissioner Karan thanked the youth for advocating for their peer groups.

Chair May challenged Ms. Puryear to present the group to the school and DSS boards regarding the stated gaps in mental health education, counseling, and after-school support as the Granville County school system and Department of Social Services are the main areas of impact. He mentioned that Representative Frank Sossamon had scheduled an upcoming mental health forum. The Mental Health and Substance Use forum was scheduled for November 30, 2023 at the Granville County Expo and Convention Center at 6:00 p.m.



Granville County Youth Leadership Council

2022-2023 Annual Report



Annual Report - Overview

The Granville County Youth Leadership Council (GCYLC) created an annual report to highlight many of the projects and experiences of our members.

Some highlights:

- Student Needs Survey
- Culture Fest
- County Board Participation
- Youth Focus Group
- tMHFA Training
- Civic Leadership Training



Student Needs Survey

We all talk about change and the voice of the youth but our council decided it was time to actually hear and document the needs and wants of our peers.

- By gathering information we were not only able to make the youth of Granville County feel heard but give them a voice that will effect change.
- With the results from this assessment we've been able to plan and partake in projects to not only equip ourselves with the tools and skills to make change but also, make positive change for youth in Granville County.

More mental health counselors

More diversity

Extending more courtesy and respect towards students

Better management of a healthy environment for learning and safety of students w/o suppressing the students further.

Leadership events to help students when they get out of high school

Teen job fairs so teens know what jobs are available in their area.

Would like to see more student led events

Culture Fest



The GCYLC participated in the local culture fest. As the GCYLC, we felt it was important to inform the public of the troubles of mental health in our community.

Here we informed the public of our council and the importance of mental health. We had an interactive booth where you could play games about mental health and win prizes. We talked about how mental health was not only important for adults, but also the youth in our community.

Granville County Library Board of Trustees

- The Library Board helps provides the community with different resources to be able to gain knowledge
- Has different programs for teens (ie. Game On, STEAM, Teen Time)
- Volunteer Opportunities
- Battle of the Books Club
- Donation fridge
 - Give something or take something
- Offer homework and testing help



What We Learned:

- Accessible resources for teens to use in the library system
 - School help
- Programs that will help teens and children outside of school



- ◆ The goal: Decrease violence, Promote safety
 - Rehabilitation and redirection programs
- ◆ Ins and outs of Granville County
 - Function of SRO's, county programs, YMCA, etc
- ◆ Learning everything
 - Appreciating the work behind the county
- ◆ Spreading awareness and info
 - Social media, council meetings
- ◆ Speaking up and out
 - Speaking the mind of the youth of Granville County and their experiences



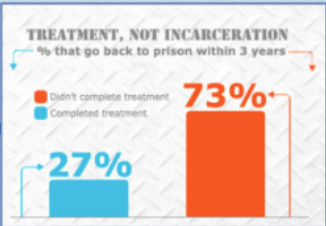
Our input and experiences

- ◆ More SRO involvement
 - ◆ Getting to SRO's on a personal level
 - ◆ SRO involvement thats not daunting or intimidating to teens



Our input and experiences

- ◆ Drug usage
 - Rehabilitation and redirection program rather than punishment
 - More targeted campaigning and awareness



A school replaced detention with meditation. The results are stunning.

Veterans Affairs Committee



Human Relations Commission



Parks, Greenways & Recreation Focus Group

Topics of Discussion

- Activities for teens
- How the county can improve the parks
- Recreational improvements
- Public transportation



Transportation



- Lack of transportation for teens without cars in Granville County
- Teens without cars do not have a consistent way of getting to their worksites, extracurricular activities, out-of school organizations and etc.
- One way of public transportation currently
- Marketed mainly towards the senior population
- Solution: Work route dedicated to teens across the county after school hours; extended operating hours



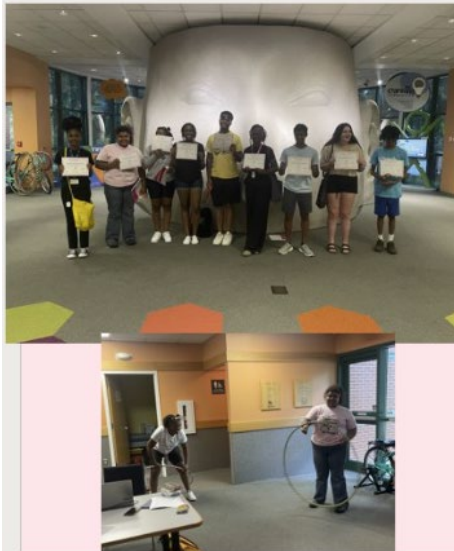
Teen Mental Health First Aid Training (tMHFA)

The GCYLC participated in the Teen Mental Health First Aid Training courses at the Poe Center for Health Education in Raleigh, North Carolina. In the course of three days span over three weeks we learned about the various ways to approach situations that involve our peers and mental health obstacles. We now have the knowledge on how to notice and support a friend or peer experiencing a mental health or substance use challenge. To ultimately be a bridge or a buffer for them to connect them to an adult and get them the help that they need.



Topics We Covered

- Types of Mental Health Challenges and Disorders
- Impacts Mental Health can have
- Helping a Friend in Crisis
 - Recovery Position
- The Action Plan
 - **Look** for warning signs
 - **Ask** how they are
 - **Listen** up
 - **Help** your friend connect with an adult
 - **Your Friendship** is important



Civic Leadership Training



Participation Date: June 16, 2023

The Granville Youth Leadership Council participated in a Civic Leadership bootcamp where we built foundational support for youth to become civically engaged in the process of participatory democracy, living within a community of competing values and interests and working to find common ground for the common good.

What we learned is

- Public Speaking
- Improved comprehension of Government
- Time Management
- Teamwork and Collaboration
- Critical Thinking and Reflection
- Built communication skills



Upcoming Projects & Initiatives

- The Closet by GCYLC
- Retreat
- Teen Game Night/Open Mic
- Middle School Outreach
- Nursing Home Visits
- Mary Potter Historical Restoration
- Masonic Home Partnership
- Granville County Mobile App
- Board Partnerships

COMING SOON TO A COUNTY NEAR YOU

The Closet by GCYLC

Board Updated on Cooperative Extension Field Crops Program

Cooperative Extension Field Crops Agent Mikayla Berryhill spoke from the following PowerPoint Presentation. She talked about her educational program as a Field Crops agent for Granville and Person counties. She mentioned hosting workshops and events for landowners and farmers, providing one-on-one technical visits, and developing resources to help growers make informed decisions. She also shared the impact of her educational events, including the number of attendees, their satisfaction, and their willingness to change their practices based on what they learned.



Field Crops Program in Granville County

Mikayla Berryhill



Who cares?

Granville County is home to 27,303 acres of cropland, with 6,600 acres of soybeans, 3,700 acres of wheat, and 2,400 acres of corn, according to 2021 data. 3,468 acres of tobacco was harvested in 2017*. Crops made up \$19,973,362 of cash receipts in 2021.

*Tobacco data is no longer being taken to protect producers' privacy due to the reduction of tobacco production.



NC COOPERATIVE EXTENSION  

Grain Variety Selection Tool "Cheat Sheet"

USE THIS TO LOOK AT ONE SPECIFIC VARIETY

- Find all the data on the selection tool on one specific variety
- The company tech sheet can also be found here

USE THIS TO NARROW DOWN THE BEST VARIETIES FOR YOUR OPERATION

- Choose characteristics/criteria to find the best varieties for your farm
- Click "Select Data Field" and choose the characteristic, choose equal to, greater than, or less than, then type in or choose your criteria
- This will take you to a "Compare Varieties" page to look at all the varieties that meet your criteria

EXAMPLE for Soybeans:

- Click "Select Data Field"
- Choose "Yield bu/A"
- Select the ">" or "greater than" symbol
- Type 75 where the "75" is
- Click "Search"

USE THIS WHEN YOU HAVE A LIST OF VARIETIES YOU WANT TO COMPARE

- Select multiple varieties to compare on one page WITHOUT selecting characteristics
- The best time to use this is when you have a list of varieties from your seed dealer (or multiple seed dealers) and want to see which performed the best

USE THIS TO SEE A SUMMARY OF OVT DATA

- "Quick and dirty" view of OVT data
- You can choose one of the "analytics" fields or choose your own "data fields"
- Quickest way to look at OVT data



What is the impact?

- 273 total attendees to group events
 - Satisfaction - 97% of attendees were satisfied with programming
 - Improving knowledge - 77% of attendees improved their knowledge
 - Changing practices - 53% of attendees planned to change their practices as a result of attending

NC COOPERATIVE EXTENSION  

COVER CROPS COUNCIL

GET A RECOMMENDATION **BROWSE COVER CROPS** PROFILE ABOUT HELP FEEDBACK LOGIN

WELCOME TO THE SOUTHERN COVER CROP COUNCIL SPECIES SELECTOR

Choose your state from the dropdown or the map

State: **NORTH CAROLINA**



Resources

Species

Event

...ts were selected from
...est N.C. PSI

5-min. read



...as the state attended the first
... Agent Network on April 21,
...ing.



Come and visit with us!



Questions?



PUBLIC COMMENTS

Chris Stevens, 3585 Arbor Place, Wake Forest, NC, made the following comments:

I have sat on your side of the aisle as an elected official, so I understand and I empathize with the pressures and dilemmas you encounter on a daily basis, and I do appreciate your service. I also understand from having been in your place that those pressures can include not wanting to make a decision that will upset your loved ones, or alienate your Commission colleagues, county employees, or your business associates. It may include not wanting to take a stand that will not be embraced by your political party, because how will you get reelected without those political donations? It might be feeling obliged to be the sage on the stage who has the definitive solution for every complex situation when you know full well that you lack critical information and counsel. I've been there. I actually really do understand. However, because I have stood in your shoes, I also understand the courage it takes to override the personal and special interest pressures under which you must lay. Sure, I believe each of you has an ethical core that knows when you can make an honest, thoughtful decision and when you should slow down and wait because you lack adequate information. I also know that insecurity drowns out that core ethical voice unless you rise up to be your better, stronger selves. The tension between rampant development on small lots that increase revenues and address housing availability and ensuring adequate residential drinking water now and in the future is a complex ethical and practical dilemma. No one should expect you to have the one right answer. The planet, this country, and our county are all grappling with a problem whose scope is almost beyond our imagination, not enough water for everyone. Unfortunately, complex issues do

not generally benefit from avoidance or neglect. Ensuring adequate residential drinking water is one such issue. I ask that you reinstate the one-acre minimum lot size and reach out in all directions for expertise and unbiased counsel until a reasoned, informed decision is possible. I will be sending you my good wishes and watching. Thank you.

PUBLIC HEARINGS

After Holding a Public Hearing, Board Approved Placing the Proposed Schedules, Standards, and Rules on the Next Scheduled Board of Commissioners Meeting for Consideration

Chair May said that the purpose of the public hearing is to hold the required public hearing to hear comments from the public before adopting the final schedule, standards, and rules.

Chair May declared the public hearing open and recognized Tax Administrator Jenny Griffin for a brief overview.

Tax Administrator Griffin provided a brief overview of the proposed schedules, standards, and rules. She explained that these values encompassed a wide range of factors, such as land topography and outbuildings, and were available for public review both in their office and on the county website. Ms. Griffin mentioned that the reevaluation process was underway.

When asked, Tax Administrator Griffin recommended that the schedules be added to the November 20, 2023 agenda for possible approval on that date.

Chair May asked anyone wishing to speak to come to the podium and state your name and address.

Alice Meise, 1103 Lakeridge Drive, Falls Meadows subdivision, Creedmoor, NC, raised concerns about accessing information online. She inquired about the specifics of the proposed values, including any percentage increase or decrease in tax rates.

Ms. Griffin clarified that the schedule of values was available online until December 3rd and explained that the process involved sales studies.

Commissioner Hinman held up the book of schedules for the audience.

When asked, Ms. Griffin confirmed that the schedule of values is available online.

No one else came forward for public comments.

Chair May declared the public hearing closed. There were no clarifications or questions so the Board took action.

Motioned by Commissioner Zelodis Jay, seconded by Commissioner Robert Williford, and unanimously carried, the Board approved placing the proposed schedules, standards, and rules on the next scheduled Board of Commissioners meeting for consideration.

After Holding a Joint Public Hearing for Economic Development: Portman Industrial LLC and Economic Development: Incentive for Portman Development LLC, Board Approved the Contract for the Purchase of Approximately 127.16 acres in Triangle North Granville Business Park to Portman Industrial, LLC and an Economic Incentive Package

Chair Russ May announced that two public hearings would be held jointly. The first was to seek public views on the potential sale of approximately 127.16 acres of land in Triangle North Granville Business Park to Portman Industrial LLC by Kerr-Tar Regional Economic Development Corporation. The second was to receive public views on the proposed appropriation expenditure of county funds, not exceeding \$1,100,000, for reimbursing Portman Industrial LLC for site preparation costs on land to be acquired by the company from the Kerr-Tar Regional Economic Development Corporation consisting of 127.16 acres of land in Triangle North Granville Business Park.

Chair May declared the public hearing open and recognized Interim Economic Development Director Audrey Boone for an overview.

Interim Economic Development Director Boone presented information about the two Portman matters. She said that the purpose of the first public hearing was to gather public opinions on the potential sale of approximately 127.16 acres of land in Triangle North Business Park by Kerr-Tar Regional Economic Development Council ("KTRDEC") to Portman Industrial. Regarding the second public hearing, she said that the public's views would be sought on the proposed appropriation expenditure of county funds, not exceeding \$1,100,000, intended to reimburse Portman for site preparation costs. Portman Industrial, as the developer, planned to construct at least two buildings covering a total of 940,000 square feet for various purposes such as manufacturing, research and development, life sciences, warehouse distribution, logistics, or similar purposes.

She continued, stating that the purchase price for the site was stated to be \$35,000 per acre, totaling around \$4,450,600. Granville County was expected to receive the net sales proceeds as outlined in the amended Development Agreement. The development was anticipated to stimulate the local economy, leading to the creation of new permanent full-time jobs in the county. As part of the contract, Portman had also agreed to specific property use restrictions, aligning with the county's goal of attracting jobs that will pay at or above the median average wage in the area. The costs for which the county will reimburse the company included clearing and grading of the site and associated erosion and stormwater control activities and will not exceed \$1,100,000. She then gave her recommendations for action after the joint public hearing and then introduced those that would be speaking.

Chair May recognized County Attorney Jim Wrenn who presented an overview of the contract. Summary points include:

The purchase price for the property is \$35,000 per acre, totaling \$4,450,600 for 127.16 acres.

A \$100,000 earnest money deposit is required within five days of the effective date of the purchase and sale agreement, which will be applied to the purchase price at closing.

There is an initial due diligence period of 120 days, with up to two 60-day extension periods, during which Portman can conduct environmental assessments and obtain necessary approvals.

The property will have restrictions on its use, limiting it to manufacturing, life science, biotech, and product assembly end users during the initial 27 months.

The project includes at least two separate buildings comprising no less than 940,000 square feet for various industrial purposes. The first phase consists of approximately 285,000 square feet.

Portman's obligations under the contract are contingent on the property being finally approved for the project, including all necessary government approvals and permits.

Portman must commence vertical construction of the first phase within 12 months following closing and the second phase within 12 months of the completion of the first phase.

There are unique conditions related to the property's ownership structure, involving Granville County, Kerr Tar Regional Economic Development Corporation (KTREDC), and other counties, with Granville County being the economic owner of the property.

The net sales proceeds will go back to Granville County, and when making the incentive payment to Portman, Granville County will be repaid in full from tax revenues before distributions go out to other counties.

Attorney Wrenn offered to pause and answer any questions or to answer questions later time in the hearing.

Chair May said that Attorney Wrenn could answer questions later, and then opened the floor to anyone wishing to speak.

John Gaskin, representing Portman Industrial, LLC, introduced the company and its affiliated entities to the commissioners. He spoke from a PowerPoint presentation. Mr. Gaskin described Portman as the purchaser of the transaction and the developer and owner of industrial projects across the United States. He emphasized the long-term partnership between Portman, the County, and Kerr-Tar for this project. He introduced the Portman team members present, including Ken Skinner (Vice President of Construction), Alex Seiferth (Development Associate), Al Williams (representing Jones Lang LaSalle (JLL)), the leasing and marketing agent), and Keith Horton (Managing Director for Frampton Construction, the general contractor). He said that Thomas and Hutton (civil engineers) were not present.

Mr. Gaskin described John Portman, the founder of Portman, as a renowned architect and developer who designed and developed his own projects. He said that Portman LLC has developed over 80 million square feet of space and deployed over 20 billion in capital for projects since 1957. He explained that Portman's buildings are move-in ready, with build-out offices, lighting, and dock packages already in place, making them more attractive compared to competitors who offer cold dark shells.

Mr. Gaskin highlighted their extensive experience and expertise in industrial and logistics development, showcasing specific projects they had undertaken, including modern logistics facilities, life sciences, biotech, and other specialized industrial spaces. Mr. Gaskin discussed Portman's approach to developing buildings tailored to the needs of potential tenants, such as reinforced roofs for solar panels and enhanced power distribution.

Mr. Gaskin outlined the phases of the proposed project, emphasizing the importance of the first building in attracting tenants and initiating the development process. Mr. Gaskin also described their marketing strategy, which included plans to modernize the entrance to the park, utilize QR codes, drone videos, 3D renderings, and animated storytelling to showcase the project to potential clients.

Throughout the presentation, Mr. Gaskin emphasized the collaborative nature of the partnership between Portman Industrial LLC, Granville County, and Kerr-Tar Regional Economic Development Corporation (KTREDC), and their dedication to the project's success.

Scott Hadley from Lee and Associates in Raleigh, North Carolina, provided a comprehensive overview of property values during his presentation. He presented a packet containing comparable sales information from Benson, Dunn, and Sanford, and said that he excluded Wake and Durham counties in his research. Mr. Hadley outlined the prices of industrial parks in surrounding areas, emphasizing the competitive landscape. He provided the Board with a detailed list of industrial parks and prices per acre. Included on the list were Triangle North Franklin at \$30,000 an acre, Sanford's Lee County Enterprise Park at \$65,000 an acre, and Vance County's Park at \$19,500 an acre. He said that the property in Granville County was priced at \$35,000 an acre, which he deemed competitive based on the market trends and surrounding property values.

County Attorney Jim Wrenn explained that the information was being presented in accordance with General Statute 158-7.1 (d) which requires the Board to consider the value of the property, including any restrictions placed on it, when making a determination. He stated that Mr. Hadley provided information suggesting that the property is being sold at fair market value but stated that the final decision rests with the Board.

Chair May asked Ms. Boone if she had any follow-up to the presentation regarding wage and data information.

While Ms. Boone was coming to the podium, Attorney Wrenn added that the statute also required a determination of the probable median hourly wage for the property.

Ms. Boone shared estimated average annual salaries for target industries in Granville County as of the second quarter of 2023. The data source used was JobsEQ, provided through the partnership with the Kerr-Tar Regional Council of Governments. The salaries, listed in alphabetical order from advanced manufacturing to transportation and warehousing, were estimates and subject to change. The figures would guide recruitment and outreach efforts to attract potential end users to the park.

Commissioner Gooch asked if this was a good deal for the County and if so, why.

Attorney Wrenn replied that he believed it to be a good deal for the County. He mentioned that the negotiations took a significant amount of time and effort, but they were able to negotiate a fair market price for the property. He also highlighted the importance of focusing on manufacturing and life sciences tenants for the park, rather than just distribution. Additionally, he mentioned that partnering with a well-known development firm and bringing in well-known and experienced partners adds to the positive aspects of the deal.

Commissioner Williford asked about the potential road access from Exit 206 to the park. He specifically asked if there would be a direct road from Exit 206 into the park.

Attorney Wrenn replied that there would be a right turn into the park from Highway 158, near Tabbs Creek Road. Attorney Wrenn explained that a 20-acre property south of the park off Tabbs Creek and 158, formerly known as Bar Nine property, was bought with preliminary designs. The engineering analysis showed that a right turn into the property off of Highway 158 would be possible, making it easier to access the park. It was also anticipated that the road would run along the edge of the park property with the appropriate buffer and intersect with the existing Triangle North Drive, allowing access to Tabbs Creek Road and eventually back out to 158 over to Vance County.

Commissioner Williford posed a question about a scenario where after the first project is being built a client wants to build a second project in a way that would change the plans. He asked if they would proceed with the changes.

Attorney Wrenn deferred to Mr. Gaskin to answer the question.

Mr. Gaskin said that if an end user commits to the first building, the 265,000 square foot space, then they would start the second building earlier because they have a commitment for the first building. When asked, Mr. Gaskin confirmed that would be what they are hoping for as that is how they develop.

Regarding the former Bar Nine property, Commissioner Jay asked about the entrance from Highway 158 and whether they would be using Tabbs Creek Road to enter or exit the park.

Attorney Wrenn responded by explaining the ways to get in the park and mentioned that eventually, a road would be constructed that would connect the park to Vance County.

Commissioner Williford asked Attorney Wrenn if he thought the right-in would come to fruition.

Attorney Wrenn explained that that was what they were told by the engineers doing the analysis regarding the former Bar Nine property. He said that Portman has no economic interest in the property and the responsibility to preserve access falls on us as Granville County owns that property through the Kerr-Tar Regional Economic Development Cooperation.

Commissioner Jay asked if it was 18 months from closing that the first building would be built.

Attorney Wrenn checked his notes and confirmed.

When asked about the 27 months, Attorney Wrenn explained that the time frame for the first building included due diligence and approval time before closing. After the first building is finished, there would be a three-month period before marketing can begin for anything other than manufacturing and life sciences. The total time between closing and three months after the certificate of occupancy would be 27 months. As an example, he explained that if the agreement were to be signed the following day, the first building would be finished approximately 24 months from the current date.

Commissioner Williford asked if changing the name would jeopardize any agreement with Kerr-Tar or any others.

Attorney Wrenn replied that they would have to take the matter to the Kerr-Tar Board, and he does not think they would be upset with the change. He added that it would keep the Triangle North name and he thinks they would be pleased to see the forward progress.

Commissioner Williford asked if the park would still be a part of the Triangle North Research Park.

Attorney Wrenn confirmed that it is a part of Triangle North now and will continue to be a part of it. He added that it furthers the strategy that was developed a little over 20 years ago.

Commissioner Cozart asked what the status of the utilities on the park is and how this agreement impacts that.

Attorney Wrenn reported that the water and sewer utilities for the park are partially completed. The park was purchased after a previous developer had started development, resulting in some water in the park. Thanks to the ARPA (American Rescue Plan Act) funding, the county would be

able to complete the water and sewer improvements for the park. The water system improvements are almost ready to go out for bid, and a scope of work for the sewer pump station has been approved. Once the sewer pump station is up to standards, the requirements for water and sewer utilities will be met. Additionally, the County would coordinate with gas and electricity providers to extend service to the park.

When asked by Attorney Wrenn, Development Service Director Scott Phillips confirmed Attorney Wrenn's statement.

Commissioner Hinman said it sounded awesome and asked why we were giving them an incentive.

Attorney Wrenn explained that during negotiations with developer Portman, the local group was concerned that the property would only be used for warehousing and distribution. To address this, Portman agreed to limit the property to high-paying job industries such as biotech manufacturing. In return, they received a clearing and grading incentive for an exclusive 27-month marketing period for biotech advanced manufacturing, which is expected to bring substantial investment to the park. Last-mile distribution from the site is not allowed without the agreement of all parties involved.

Commissioner Williford asked if there was an agreement for 1.25 million gallons of water.

Attorney Wrenn clarified that they have an agreement to receive 1.2 million gallons of water per day with an option for an additional 300,000 gallons, bringing the total capacity to 1.5 million gallons per day. This was made possible by the City of Oxford obtaining additional capacity from the Kerr Lake Regional Water System. The details of the agreement would need to be reviewed for more information. When asked if more could be purchased, Attorney Wrenn suggested that they would need to discuss with the City of Oxford and regional partners about accessing water in Kerr Lake. He added that he believes that with good jobs and economic development, they can find a way to obtain more water.

Commissioner Karan expressed his satisfaction with the progress of a water and sewer project negotiated in 2017. He recalled a meeting 20 months ago at the park and mentioned the location of the said that he was glad to see that the project would not involve hazardous industries. He thanked the team for their diligence and looked forward to seeing the project come to fruition.

Chair May asked Mr. Gaskin what Portman's total investment in the initial phase is.

Mr. Gaskins replied that the total investment in the initial phase is between \$110 and \$115 million.

Chair May asked Attorney Wrenn what the rate of return would be on the \$1.1 million incentive and how soon we can hope to have that return.

Attorney Wrenn explained that recovering the investment made in a real estate project is complicated because it depends on the current tax rate. He projected that between 2025 and 2034, under the current tax rate, the investment would recover \$6,405,100 in taxes. However, if the tax rate decreased to 60 cents on the hundred, the investment would recover \$4,548,000 over that time period. Attorney Wrenn stated that the tax revenues from the park would be split equally between the counties in the Triangle North, but the incentive payment would be paid back to the county first. After the incentive is paid back in full, the tax revenues would be split four ways. He noted that in his opinion, this was a good return on the investment with the taxes from the real estate and personal property investment.

Chair May emphasized that it would be a significant return on \$1,100,000 and Attorney Wrenn confirmed.

Chair May inquired about Mr. Hadley's company's fair market value estimation of \$35,000 per acre based on water capacity, citing Sanford and other industrial parks as examples.

Mr. Hadley mentioned that Sanford had experienced significant growth due to their ample water and sewer capacity. He also noted that Sanford provided sewer to the Moncure Mega Site and ran a sewer line past their airport, resulting in a \$35,000 per acre price for raw land with sewer but no water capacity.

Chair May asked Mr. Hadley about his relationship with Portman Company.

Mr. Hadley explained that he is marketing the park for Kerr-Tar Regional Economic Development Corporation.

Chair May said he wanted to make clear the separation and independent analysis provided by Mr. Hadley.

Mr. Hadley said that Portman has its own broker, which they announced is Al Williams with JLL.

Chair May asked if anyone had any other comments.

Attorney Wrenn commented on Mr. Hadley's recognition of the potential in the region. He mentioned that Mr. Hadley had been working with Kerr Tar to market the property for seven years, with little success until now. However, Mr. Hadley's persistence was paying off.

Chair May asked the Board if there were any questions of Mr. Gaskins' staff.

Mr. Williford asked what effect the current market value of \$35,000 would have on the future price of land.

Attorney Wrenn said that there is nothing in any of the agreements that prevents the price from adjusting subject to fair market value.

Commissioner Williford asked about Portman's right of first refusal if they were to receive an offer from someone else.

Attorney Wrenn said that a price can be determined at that time.

Mr. Hadley said he thought it was important to say that the market would determine the price.

Chair May asked for the County Manager's input.

County Manager Cummings expressed gratitude towards those involved in the negotiation of a deal that he believed to be in the County's best interest. Attorney Jim Wrenn, Mr. Gaskin, and Portman were thanked for their persistence, while Audrey Boone was recognized for her work in the economic development office. Former Economic Development Director Harry Mills was also acknowledged despite not being present. Mr. Cummings acknowledged the collective effort put forth to reach this point in the negotiations.

Chair May opened the floor for anyone that wanted to make public comments on the matter.

Bradley Oldenburg, 6588 Huntsboro Road, Oxford, NC, made the following statement in support:

First of all, for someone who's worked in the life sciences Industry for over 15 years and because of that work with customers that attracted me to North Carolina, I'm very excited to see that a good portion of this business may be in the life sciences area, bringing it up north, that's a really good thing. And I also think having worked in the industry that long, I think some of those salary estimates might be a little conservative. So, I think it's going to be a real positive thing for the county and the area. My question to the board, and you can pose to the commission if you will, is in addition to the \$1.1 million in the infrastructure investment that the county's making, do we anticipate any other tax incentives either for the development or for the businesses that will be coming in, hopefully, that we'll be attracting here? Any other tax incentives that we might anticipate going forward?

Chair May said he would rephrase Mr. Oldenburg's comment as a question and invited presenters to reply.

Attorney Wrenn replied that the decision to provide incentives for industries that want to relocate to the area would be a policy decision of the Board. However, he hoped that the board would consider providing additional incentives if a biotech manufacturing firm wants to move in and do an upfit.

Ms. Boone noted that the agreement being discussed would not prevent end users from receiving grants and incentives from the state. In such cases, the Board would consider a County or local match requirement on a case-by-case basis.

Chris Stevens, 3585 Arbor Place, Wake Forest, NC, inquired about the potential impact on county law enforcement due to the potential patrol and security stretch in the area.

Attorney Wrenn explained that during negotiations with the City of Oxford for water, a fire protection district was included in the agreement. The agreement also required a payment of 15 cents per \$100 valuation towards fire protection for anything located in the park. Security in the park would be provided by the Sheriff's department and expected to be supplemented by internal security for facilities located there. In similar situations, fire protection has been a major concern while internal security is often relied upon.

Chair May talked about the importance of metrics and data in determining the need for additional Sheriff positions. He explained that while the Sheriff's office has 72 officers, they have not reached their full hiring quota. He emphasized the importance of public safety and fire protection, and said he is open to increasing positions based on metrics data.

County Manager Cummings pointed out that residential development typically uses more services than it pays for in taxes, while commercial and industrial development uses fewer public services than they pay in property taxes. He emphasized the importance of commercial and industrial development to balance out the heavier service usage of residential development which also helps subsidize law enforcement needs.

Chris Stevens, 3835 Arbor Place, Wake Forest, NC, continued and mentioned the issue of hiring officers for law enforcement in the country. She pointed out that the problem is not necessarily financial, but rather the lack of interest in the field. She said that as a result, there is a shortage of officers, which raises concerns about the security of businesses in the county.

County Manager Cummings expressed his appreciation for attendees and acknowledged concerns about pay and benefits for law enforcement. He mentioned that the county approved

adjustments in the current year's budget and hopes that it will positively impact recruitment and retention efforts. He acknowledged the rapidly changing environment and the county's efforts to stay on top of it.

Chair May mentioned that companies like the one being discussed can use private police, who are certified law enforcement officers working for the company, to handle security measures. He added that such measures can be taken by individual companies once a tenant becomes available. Based on his experience working in corporate America and corporate security, he believes that security measures can be implemented effectively.

At this point, Chair May said that there were two joint public hearings and declared the public hearings closed.

Chair May read the recommendation for the first public hearing as follows:

The Economic Development Interim Director requests approval of the contract for the purchase of real property to Portman and Industrial LLC, and that the County Manager and the County Attorney be authorized to finalize an economic development agreement with the company with the County Manager to execute the agreement.

Commissioner Robert Williford made the motion and Commissioner Tony W. Cozart seconded the motion.

Attorney Wrenn said that two findings need to be added and explained.

Chair May clarified the two additional items as the range of average wages and property value.

Chair May asked that the motion be amended.

Motion amended by Commissioner Robert Williford, seconded by Commissioner Tony W. Cozart seconded, unanimously carried, the Board approved the contract for the purchase of approximately 127.16 acres in Triangle North Granville Business Park to Portman Industrial, LLC and authorized the County Manager and County Attorney to finalize and execute the contract and confirmed two required findings – (1) that probable average annual wages for industries that would be located in the proposed facilities would range between \$56,514 and \$117,842 (probable average hourly wage of \$27.17 to \$56.65), well above current, average local wages, and (2) the proposed sale price of \$35,000 per acre is consistent with fair market value based on provided comparable sales and listings for a similar property.

Chair May read the recommendation for the second public hearing as follows:

The Economic Development Interim Director recommends approval of the \$1,100,000 incentive package and that the County Manager and County Attorney be authorized to negotiate a grant contract with the company, which will be brought back to the Board for approval at a later meeting.

Motioned by Commissioner Sue Hinman, seconded by Commissioner Timothy Karan, and unanimously carried, the Board approved a \$1,100,000 incentive package for site preparation for Portman Industrial and authorized the County Manager and County Attorney to negotiate a grant contract with the Company which will be brought back to the Board for approval at a later meeting.

Chair Russ May expressed his gratitude to the Board for providing the opportunity to celebrate a momentous occasion for the county. He thanked everyone involved in the hard work that was put together to achieve this milestone.

RECESS

Motioned by Commissioner Robert Williford, seconded by Commissioner Tony W. Cozart, the Board took a brief recess at 9:45 p.m.

Motioned by Commissioner Sue Hinman, seconded by Commissioner Tony W. Cozart, the Board resumed the meeting at 9:55 p.m.

FACILITY IMPROVEMENTS

Board Approved Teaching Kitchen Design Services at Granville County Cooperative Extension

Development Services Director Scott Phillips presented the request for the approval of a fixed-price service contract for the design of the Granville County Cooperative Extension Office's teaching kitchen. He explained that the project had been planned for several years but was delayed due to budget constraints and lease terms. The contract would allow for the necessary improvements to be made to the facility. Mr. Phillips recommended that the county exempt itself from NCGS 143-64.31 and then award the contract to Steven Baxter Architect for a price not to exceed \$17,400.

When asked about the exemption, County Attorney Wrenn stated that the exemption request is for an exemption from the Mini-Brooks Act, which requires that architectural services be procured based on qualifications. However, if the project is under \$50,000, it can be exempted from this requirement. He mentioned that it can be expensive to go through the qualifications-based procurement process for a job like this. He added that the exemption seems like a reasonable way to handle it.

County Manager Cummings stated that upgrades to the building were put on hold while waiting for a decision on a lease extension. The state had agreed to a 20-year lease extension through 2047, which made it sensible to invest in the improvements.

Motioned by Commissioner Timothy Karan, seconded by Commissioner Tony W. Cozart and unanimously carried, the Board approved exempting the County from the Mini-Brooks Act (NCGS 143-64.31) based on the contract amount being less than \$50,000, along with the designer's familiarity with the project, and approved awarding a fixed price engineering service contract to Stephen Baxter Architect for the design of the Granville County Cooperative Extension's Teaching Kitchen located at 125 Oxford Loop Road facility in Oxford, for an amount not to exceed \$17,400.00 unless authorized through an approved change request.

TAX MATTERS

Mr. Cummings asked, at the Tax Administrator's request, to address item 16, Public Update on Revaluation, before item 15, Spatialist Comper Products.

Public Updated on 2024 Revaluation

Tax Administrator Jenny Griffin provided an update on the revaluation process, stating that there will be a large increase in property values, with some properties seeing a significant increase and

others seeing a more moderate increase. She mentioned that the Schedule of Values includes base rates for property characteristics such as location, year built, type of construction, and dwelling grade. She also mentioned that sales studies will be conducted until December 31st to account for any changes in the real estate market. Ms. Griffin presented based on the following PowerPoint presentation, which includes examples of sales and market value increases since the 2018 reevaluation.



2024

**Revaluation
Information
Tax Department**

11/6/2023

Recap October 16, 2023

- Prediction of large increase in values for 2024 Revaluation.
- Submission of Schedule of Values, Standards, and Rules to the Board of County Commissioners.
- Published public hearing on the proposed SOV in the Oxford Ledger and Butner Creedmoor News



Schedules of Values, Standards, and Rules

- Contain all base rates to be applied against property and/or property characteristics.
- Takes into consideration location, year built, type of construction, etc.
- Dwelling classes range from mansions, and A grade through E grade homes.
- A dwelling value would depend on the class, heated & non-heated square feet, number of bathrooms, type of foundation, and physical condition.



Not all nonprofits qualify for a property tax exemption

- Home schools do not qualify
- Community service is neither volunteers, good Samaritans, nor community activists.

Just because something is a 501(c)(3) does not mean they will qualify

Exemption Appeal | Tax | January 2, 2024

Why Must We Have A Revaluation?

- Required by North Carolina General Statute 105-286; all real property must be reappraised at least once every eight years.
- Keeps Taxable real estate values closer to current market values.
- Reestablishes the fairness of the tax burden between properties, which typically change in value at different rates by location and property type.

As Property Values Change

- It's not practical to try and match the tax values with the continuous fluctuations in the market values
- Revaluation is the process of re-setting the tax values at a specific point in time.
- Each property owner is paying taxes according to the value of their particular property as of the date of revaluation.

Examples of Sales After 2018 Reval



Example of Sales After 2018 Revaluation

This property is in
Dutchville Township

- Tax Value \$138,248
- Sold 11/26/2018
\$167,000
- Sold 6/7/2022
\$270,000



Example of Sales After 2018 Revaluation

This property is in
Brassfield Township

- Tax Value \$337,718
- Sold 7/24/2018
\$318,000
- Sold 6/6/2023
\$550,000



Examples of Sales After 2018 Revaluation

This property is located
in Oak Hill Township

- Tax value \$39,307
- Sold 10/24/2018
\$24,000
- Sold 2/21/2019
\$119,000



Example of Sales After 2018 Revaluation

This property is in
Fishing Creek
Township

- Tax Value \$283,446
- Sold 2/16/2018
\$380,000
- Sold 3/6/2020
\$375,000
- Sold 2/7/23
\$560,000



Example of Sales
After 2018
Revaluation

This property is in
Sassafras Fork
Township

- Tax Value
\$143,349
- Sold 5/20/21
\$222,000
- Sold 12/29/21
\$240,000

What If Real Estate Market Changes?

- Sales study will be conducted until December 31, 2023
- When the Schedules of values, standards, and rules for appraising real property and present use are approved and values change; a market adjustment will be added.



Important Dates Required By General Statute

November 20, 2023:

- ➡ • Consideration of the Schedule of Values adoption by the Board of County Commissioners.

November 23rd, 30th, December 7th, & 14th:

- ➡ • Advertise adoption of the Schedule of Values.

December 21, 2023:

- ➡ • Last day to appeal the Schedule of Values to the State Property Tax Commission.



Questions?



When asked about the change from an eight-year to a six-year cycle, County Manager Cummings noted that the County was currently on a six-year cycle, and Ms. Griffin confirmed that the county had changed to a six-year cycle.

When Commissioner Williford asked whether the increase in market values was reflected more in the land or house values, Ms. Griffin deferred to Chase Pearson with Pearson's Appraisal Service.

Mr. Pearson discussed the increase in land value compared to housing, noting that land values tend to be more location dependent.

Commissioner Williford inquired about the regional aspect of this trend, and Mr. Pearson confirmed that their company has observed it across various counties in Virginia and North Carolina.

Ms. Griffin concluded her PowerPoint presentation with a list of important dates required by the North Carolina General Statutes.

Chair May inquired about the course of action in case of a sudden price drop due to a national calamity. Ms. Griffin replied that the taxing system would adjust each neighborhood's value to compensate for market value.

County Manager Cummings added that there are two corrective mechanisms for Granville County's property taxation. The first is the resetting of the revenue-neutral tax rate advertising and the tax rate with new values. The second corrective mechanism is the acceleration of revaluation from eight years to six years. The state monitors sales ratios in every county and requests adjustments to the revaluation schedule. If property values drop, the county might need to adjust the tax rate.

When asked if the information would be available online, Ms. Griffin said that she would forward it to the Public Information Officer to add to the Granville County Website.

Board Approved Contract with Spatalest, Inc. for Comper Products

Tax Administrator Jenny Griffin said that with it being a reevaluation year, she recommended that the County contract with Spatalest for their Comper products. She explained that Comper Pro is a comparable sales selector that helps validate sales assessment information on current sales and that Comper Citizens allows taxpayers to access comparable sales in their area, determining if they want to appeal or if they have concrete evidence of overstatement. She spoke from the following background information:

In January 2024 the tax office will be sending out change of value notices Countywide. With market values being at an all-time high we feel Spatalest's Comper Pro and Comper Citizen would be a helpful tool for our real property appraiser and taxpayers alike. Comper Citizen will allow taxpayers to view their property alongside similar nearby sales reducing and managing appeals. Comper Pro helps validate assessment information and improves accessing sales and property information all in one place versus searching on multiple sites.

No other company offers this service, so no other quotes were obtained.

Costs for year one will be:

Comper Pro - \$16,000 Comper for Citizens - \$5,950 Total: \$21,950

Each year will be:

Comper Pro - \$10,000 Comper for Citizens - \$5,950 Total: \$15,950

When asked to clarify the costs, she explained that the cost for the first year would be a total of \$21,950. Ms. Griffin confirmed the yearly fee is \$15,950, and that they may revisit it later to determine if both Comper Pro and Comper for Citizens would be needed every year or just needed during a reevaluation year.

County Manager Cummings clarified that the funding for this is already in the budget.

Motioned by Commissioner Timothy Karan, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board approved entering into a contract with Spatale Inc. for Comper Products in the amount of \$21,950 from the revaluation reserve budget and authorized the County Manager and County Attorney to execute the contract.

When asked when senior citizens could apply for age exclusions, Tax Administrator Griffin explained that the application period is January 1st through June 1st and that there would be additional presentations planned throughout the process.

EMERGENCY SERVICES MATTERS

Board Approved Message Boards Purchase with Awarded Grant Fund

Emergency Management Coordinator Robin Edwards stated that the purpose of the item was to consider the purchase of two message boards with awarded Homeland Security Grant funds. The message boards that Granville County Emergency Management currently had were beyond the end of life and were purchased in 2013 with Homeland Security Grant funds. The request was for the expenditure of the grant funds to purchase two new message boards. The Emergency Management Director and Coordinator recommended the purchase of two message boards from K and K systems with the awarded grant funds for a cost not to exceed \$31,854.56.

When asked if the message board would be shared with the region, Ms. Edwards said they could be deployed statewide, but they would be housed in Granville County. Granville County would have first access and could retain them when needed. When asked to clarify the number of counties in the region with which the County would primarily share the message boards, she confirmed that the region consists of eleven counties.

Motioned by Commissioner Sue Hinman, seconded by Commissioner Zelodis Jay, and unanimously carried, the Board approved the purchase of two (2) message boards from K & K Systems with awarded Homeland Security DPR-4 grant funds not to exceed the amount of \$31,854.56.

Board Approved Continuity of Operations Plan Update

Emergency Services Coordinator Robin Edwards mentioned that the purpose of the Granville County Continuity of Operations Plan (COOP) is to ensure that the county can continue to operate and provide continued services during a crisis or disaster. The COOP outlines mission essential functions, identifies critical facilities, equipment, and records, and establishes lines of succession and alternate facilities. The plan needed to be updated to reflect changes in county policies and restructuring of county departments. The Emergency Management Director and Coordinator recommended that the Board of Commissioners adopt the updated COOP and sign the updated promulgation statement.

Motioned by Commissioner Zelodis Jay, seconded by Commissioner Robert Williford, and unanimously carried, the Board approved the Resolution to Adopt Continuity of Operations Plan (COOP) Update and signed the associated updated Promulgation Statement.

Resolution to Adopt Continuity of Operations Plan (COOP) Update

WHEREAS, Granville County has found that a local Continuity of Operations Plan is essential in order to minimize potential disasters and their effects, provide for effective local responses when disasters occur, and facilitate local recovery, AND

WHEREAS, the Granville County Board of Commissioners further has found that local Continuity of Operations Plan constitutes an essential part of the countywide disaster preparedness program and that without continuity of operations planning, no county government can be fully effective, AND

WHEREAS, North Carolina General Statute 166A-19.15.(f)(2) states that each political subdivision is authorized to direct and coordinate the development of emergency management plans and programs in accordance with the policies and standards set by the Division, consistent with federal and State laws and regulations. Granville County Emergency Management, in cooperation with other county departments and agencies, has updated the Continuity of Operations Plan (COOP),

NOW THEREFORE BE IT RESOLVED, that the Granville County Commissioners hereby adopts the 2023 Granville County Continuity of Operations Plan (COOP) update.

Promulgation Statement

The mission of Granville County is to provide its residents with an array of services to enhance their quality of life, through a responsive, effective, and efficient local government. Granville County provides: Health and Public Safety, Human and Social Services, Environmental Management, Education, Recreation and Cultural Opportunities, and Economic Development. To accomplish this mission, Granville County must ensure its operations are performed efficiently with minimal disruption, especially during an emergency. This document provides planning and program guidance for implementing the Granville County Continuity of Operations Plan and programs to ensure the organization can conduct its essential missions and functions under all threats and conditions.

Key Granville County personnel who are activated under this plan are collectively known as Continuity Personnel. Upon plan activation and arrival, continuity personnel will establish an operational capability and perform mission essential functions within 12 hours from the time of the activation of the Continuity of Operations Plan, for up to a 30-day period or until normal operations can be resumed.

This plan is developed in accordance with guidance provided in the National Continuity Policy Implementation Plan; Continuity Guidance Circular 1 (CGC 1), Continuity Guidance for Non-Federal Governments (States, Territories, Tribes, and Local Government Jurisdictions), dated July 2013; Continuity Guidance Circular 2 (CGC 2), and Continuity Guidance for Non-Federal Governments, dated October 2013.

The Granville County Continuity of Operations Plan was originally adopted in 2017. With updates to the plan including lines of succession of the County Manager and updated county policy language, a plan update was adopted in 2023.

APPOINTMENTS

Board Approved Appointment to the Kerr-Tar Workforce Development Board

Chair May said that the purpose of this item is to make an appointment to the Kerr-Tar Workforce Development Board for an additional private industry seat. He referenced a letter from Lou Grillo, Workforce Director, who recommended William Betts (District 3) for a one-year term.

Motioned by Commissioner Robert Williford, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board appointed William Betts to serve on the Kerr-Tar Workforce Development Board in a private industry position for a one-year term.

Board Approved Reappointment to the South Granville Water & Sewer Authority (SGWASA)

Chair May explained the reappointment of a member of the South Granville Water and Sewer Authority (SGWASA). He said that board members are appointed for three-year terms by the agencies they represent, and Granville County has two representatives. He noted that Timothy Karan's would expire on November 30, 2023, and he was eligible for reappointment.

Motioned by Commissioner Robert Williford, seconded by Commissioner Zelodis Jay, and unanimously carried, the board approved reappointing Timothy Karan for a 3-year term that expires November 30, 2026.

Board Approved Appointment to the Veterans Affairs Committee

Vice Chair Karan said that Jim Albright (District 5) had resigned from the Veterans Affairs Committee and asked if there was an appointment for consideration for District 5.

Motioned by Commissioner Russ May, seconded by Commissioner Robert Williford, and unanimously carried, the Board appointed Corey Brandon (District 5) to the Granville County Veterans Affairs Committee to fill an unexpired term ending February 2025.

Board Approved Appointment to the Juvenile Crime Prevention Council (JCPC)

Commissioner Gooch said that he received an application for appointment to the Juvenile Crime Prevention Council (JCPC) and that he would like to add that item to the agenda. He then nominated Hope Pittman. Chair May noted that she would be serving in a correction capacity as she is employed with the Department of Corrections. Commissioner Gooch confirmed Ms. Pittman's employment with the NC Department of Adult Correction (NCDAC).

Motioned by Commissioner Jimmy Gooch, seconded by Commissioner Timothy Karan, and unanimously carried, the Board appointed Hope Pittman (District 5 appointed by District 7) to the Juvenile Crime Prevention Council (JCPC) for the remainder of the current term ending June 30, 2023

COUNTY MANAGER'S REPORT

Board Approved Amendment to Interlocal Agreement with the City of Creedmoor for Second School Resource Officer (SRO).

County Manager Cummings reminded the Board that there was already an interlocal agreement with the City of Creedmoor for the provision of one School Resource Officer (SRO) for South Granville High School. He said that due to challenges in hiring enough trained SROs, the Sheriff's Office agreed to transfer some salary money to the City of Creedmoor, which did have enough trained staff, to provide an SRO for Hawley Middle School which is currently on the former Creedmoor Elementary site. This arrangement is only for the current year.

Chair May mentioned that the safety grant funds in the State budget had been approved but not yet utilized.

Motioned by Commissioner Robert Williford, seconded by Commissioner Sue Hinman, and unanimously carried, the Board approved the Amendment to the Interlocal Agreement with the City of Creedmoor for a Second School Resource Officer (SRO).

Board Approved UNC School of Government Workplace Climate Survey

Deputy County Manager Korena Weichel stated that the Workplace Climate Survey conducted by the UNC School of Government's Local Government Workplaces Initiative is designed to give employees a voice and provide insight into employee morale and satisfaction with their work environment. The survey covers various aspects such as job rewards, supervisory practices,

diversity and inclusion, organizational commitment, and burnout. The goal of the survey is to gather data that will help inform areas of improvement and ensure that the Granville County government is a preferred employer in the region. She noted the availability of funding in the fiscal year 2024 Non-Departmental Training Budget Line #10-8540-122. The recommendation was to approve a service agreement to conduct the survey.

Motioned by Commissioner Jimmy Gooch, seconded by Commissioner Tony W. Cozart, and unanimously carried, the Board approved authorizing the County Manager to execute an agreement with the Local Government Workplace Initiative to conduct a Workplace Climate Survey Agreement for an amount not to exceed \$15,000.

County Manager's Report

No further matters were reported.

COUNTY ATTORNEY'S REPORT

Board Approved Resolution Adopting Consensus Principles Part II for Revised Falls Lake Rules

County Attorney Jim Wrenn mentioned that the Upper Neuse River Basin Association had been working over the last 11 years to address the economic and technological feasibility of the Falls Lake Rules. He also stated that the consensus principles endorsed by the association focus on an adaptive management approach to achieve water quality reductions in the watershed.

Chair May said that they did meet with Mr. Forest Westall, Executive Director of the UNRBA, and that paragraph nine was one of the results of that meeting. He mentioned the role of paragraph nine in helping the county keep an eye on neighboring municipalities that could potentially harm the watershed, and Attorney Wrenn confirmed that was correct.

County Attorney Wrenn explained that paragraph nine of the revision should maintain the annual loading limits, allow for a more flexible evaluation of stormwater nutrient control, and provide innovative approaches to stormwater management. Attorney Wrenn noted that the Board is focused on including joint consultation among watershed organization members to ensure consistency in applying the rules and that this focus would be carried out through the Upper Neuse River Basin Association to assure quality control among different jurisdictions.

Motioned by Commissioner Tony W. Cozart, seconded by Commissioner Jimmy Gooch, and unanimously carried the Board approved the Resolution Endorsing the Upper Neuse River Basin Association (UNRBA) Consensus Principles II for Revised Falls Lakes Rules.

**GRANVILLE COUNTY RESOLUTION ENDORSING THE UPPER NEUSE RIVER BASIN ASSOCIATION
("UNRBA") CONSENSUS PRINCIPLES II FOR REVISED FALLS LAKE RULES**

WHEREAS, the North Carolina Environmental Management Commission ("EMC") adopted the Falls Lake Rules ("Rules"), and the N.C. Rules Review Commission approved the Rules at its December 16, 2010, meeting, with an effective date of January 15, 2011;

WHEREAS, the jurisdictions of the Falls Lake watershed developed an original set of consensus principles in February 2010 to guide the development of the current Rules;

WHEREAS, the Rules (15A NCAC 02B .0275 (5)(f)) allow for the reexamination of the existing Rules using a Division of Water Resources ("DWR")-approved evaluation process, and for the results of the reexamination to be presented to DWR and the EMC;

WHEREAS, the UNRBA has followed the Rules' reexamination process, secured required approvals of the process by DWR, and invested in a 10-year, \$10 million study of Falls Lake and its watershed, to establish an updated and comprehensive scientific basis for revisions to the Rules;

WHEREAS, on September 20, 2023, the UNRBA Board of Directors approved revised consensus principles ("Consensus Principles II", *see* Attachment A) for the readoption of the Rules;

WHEREAS, the UNRBA member local government jurisdictions desire to endorse the Falls Lake Consensus Principles II for the readoption of the Rules;

NOW, THEREFORE, BE IT RESOLVED, that the County of Granville endorses Consensus Principles II as adopted by the UNRBA Board of Directors, and recommends that the North Carolina Department of Environmental Quality and the EMC use these consensus principles as guidelines in developing the revised rules for Falls Lake.

County Attorney's Report

No further matters were reported.

PRESENTATIONS BY COUNTY BOARD MEMBERS

Commissioner Cozart reported on the excitement surrounding the development of the Triangle North Industrial Park. He also expressed his admiration for the Youth Leadership Council presentations.

Commissioner Karan said there would be a recreation master plan meeting on Wednesday, November 8, 2023, from 5:00 p.m. to 7:00 p.m. at the Granville County Convention and Expo Center. The open house would be a floating event.

Commissioner Jay mentioned that at their last NCACC district meeting, they talked about changes including that they do not have regional meetings this year for goals. Each district will meet and discuss three goals and three things that are affecting the counties. For Vance, Franklin, Person, Warren, and Granville he said he hopes to have a date by the last of January or sometime in February. He reported that on Friday, November 3, 2023, Granville Vance District Health Department showcased the THRIVE project for which they recently received \$4 million in funding from the Health Resources and Services Administration (HRSA). He mentioned that United States Department of Health and Human Services Secretary Xavier Becerra and North Carolina Department of Justice and Attorney General's Office Attorney General Josh Stein visited the Granville Vance District Health Department and were very impressed.

Commissioner Williford reported that he was invited by Representative Frank Sossamon to the Henderson-Oxford Airport where the airport board was presented with a \$500,000 check on November 1, 2023 from the State of North Carolina. Senator Lisa Barnes was also in attendance as well as people from both Vance and Granville counties. The funds would be used to run water to the airport and to install a sprinkler system. He emphasized the significance of the matter, stating that a 150,000-square-foot hangar necessitates the installation of a sprinkler system. He

conveyed his enthusiasm for this progress and extended gratitude to all those who contributed their efforts.

Chair May expressed gratitude toward the County staff for their hard work regarding the Portman matter. He then asked County Manager Drew Cummings to involve KARTS Executive Director Randy Cantor in the issue to address transportation services in the southern region. He mentioned a recent productive school liaison meeting where County Manager Cummings successfully negotiated how the school system would be able to obtain additional white buses. He said that there were plans for a joint meeting with the school board to discuss budgeting and objectives. He reported that the Cristex superfund was taken care of so the toxic site would be cleaned up over the next couple of years.

ANY OTHER MATTERS

There were no other matters.

ADJOURNMENT

Upon a motion by Commissioner Zelodis Jay, seconded by Commissioner Robert Williford, and unanimously carried, the Board adjourned at 10:49 p.m.

Respectfully submitted,
Debra A. Weary, NCMCC, CMC
Clerk to the Board

ATTEST:

Russ May, Chair