



Town of Franklinton

Board of Commissioners
Town Hall 101 N. Main St.
December 19, 2023, 7:00 PM

MINUTES

Those in Attendance: Mayor Art Wright, Commissioners John Allers, Alvin Holden, Judy McArn, Tasha Hatten, and LaTasha Wilder, Town Manager Zach Steffey, Town Attorney Brian Pridgen, and Town Clerk Lauren Chandler

Others in attendance: Public Works Director Brad Kearney, Chief of Police James Davis Jr., Town Planner Chris George, Carey Johnson with the Franklin Times, and citizens

Mayor Wright called the Board of Commissioners meeting to order. Commissioner Holden led the Pledge of Allegiance.

Approval of Agenda

Commissioner Allers made a motion to approve the Board of Commissioners Agenda. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Approval of Minutes

Commissioner Wilder made a motion to approve the following minutes: November 21, 2023 Regular Meeting and November 21, 2023 Adjustment Meeting. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Consent Agenda

- a. Amendment to the Code of Ordinances 2023.12.01

Commissioner Allers made a motion to approve the consent agenda. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

Public Comments (Three-minute time limit)

There were no public comments.

Agenda Items

- a. Swearing in of Newly Elected Officials

- i. Presentation by Franklin County Clerk of Superior Court Shelley Dickerson

Ms. Dickerson swore in Arthur Wright as Mayor, and Judy McArn and Tasha Hatten as Town Commissioners.

- b. Presentation of Fiscal Year 2022-2023 Audit

- i. Presentation by PT CPAs PLLC Joe Turchetti

The auditor provided the Board of Commissioners with a copy of the Audit Report. This report is what Mr. Turchetti went through during his presentation.

Mr. Turchetti stated that the report goes through 4 main sections which he would highlight: the Auditors' Opinion, the Managers Discussions and Analysis, the Specific Statements, and the Notes on Financials.

The Auditor Opinion: the Town has received a clean opinion. Mr. Steffey inquired whether this would remove the Town from the LGC Unit Assistance list. Mr. Turchetti stated that he did not see a reason why the Town of Franklinton would not be removed.

Page 17 with Exhibit 1: Full Accrual Base accounting which includes all the hard assets (building, land, etc.) plus the pension. The Towns' pension amount went up due to the evaluation of the previous year. This fluctuation is from the market's fluctuation. This amount may be lower next year and is determined by the NC State Treasurer. The important number is \$1,000,007.00 (1.3 in cash, \$50,000 in current liabilities); cash on hand exceeded the total liabilities. This marks for a very successful year.

Page 23 Exhibit 5: Budgeted \$2.6 for Revenue and 3.1 expenses so there was budgeted that the Town would use the General Fund balance for this difference. However, what happened was that the expenses dropped to \$2 million, and the Town ended with a profit of \$800,000 for the year. The Town debt was paid off with this money and increase the Town's cash by half a million dollars. All this data are marks of a strong financial year.

Page 17 Long Term Liabilities; Page 14: The Town started the with \$800,000 in long-term liabilities. Even though the pension liabilities had increased, the Town dropped the Town debt by \$418,000 which helped mitigate that pension increase.

At the end of the year, the Town had a net position of \$3,000,000. This is the Town's equity. This is not all spendable monies. Some are fixed assets and reserves for stabilization. \$670,000 is the amount that the Town ended with for spending.

Full Income Statement: The actual pension that hit our accounting book is just shy of \$300,000. This includes the depreciation expense which was \$174,000. The revenues increased and expenses decreased and that left the Town with a net in the \$800,000s. Property taxes for the year 1,359,000 which was very close to what was budgeted. Other taxes increased some. The ARP money was \$700,000, which the Town will not have anymore. This number is why the Revenue looks a little inflated.

The ABC Board is a component unit. Their assets and liabilities are shown in the report as a memo because the Town is related to this component unit in that it gets monies from the ABC Board. This amount does not factor in the Town's balance sheet.

Page 19: This is the government accounting sheet that communicates the amount of cash available to spend. There is \$1.3 million, taxes receivable, garbage billing to collect, and sales tax. Mr. Turchetti's team looks at actual deposits to confirm this cash availability.

There is \$1.2 million of unassigned fund balance. This is what Mr. Steffey is looking to build for the Town. The ARP is spent so that is now at \$0. It was used as revenue replacement and spent correctly; reported as income.

Page 21-22: Income Statement on Government Standpoint: This is a reconciliation of page 18 and 21 comparing the different accountings involved. There was not a significant difference between these two due to the debt being paid off.

Notes: Page 28-29: These are model financial statements from the State.

Page 30: This page is the historical data on hard assets and any improvements and also the depreciation on those assets. Page 31 is a fixed asset list.

The pension documentation is from the State actuaries that Mr. Turchetti's firm is required to use for the audit.

Page 37: Deferred Inflows and Outflows of resources (like a prepaid expense): There was an expectation of what the Town would need to have to meet payments. The pension is a good example of this. This will increase with employment increase. The liability increases to cover all employees if they were all to retire at one time.

Mr. Turchetti stated that if anything did not sound correct with the report, he said that they could discuss and review any items of question.

Mr. Turchetti stated that he was ready to submit the audit as soon as the Town approved to do so.

- ii. Vote on accepting the Audit Report for FY 2022-2023 Board of Commissioners

Commissioner Allers made a motion to accept the Audit Report of FY 2022-2023. Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

- c. Voluntary Annexation Petition for 975 Cedar Creek (Parcel ID 010389)

- i. Staff Presentation Zachary Steffey

The Board of Commissioners have received a voluntary annexation petition for 975 Cedar Creek Road (Parcel ID 010389). The subject property is non-contiguous to the contiguous corporate limits of the Town of Franklinton. The subject property is zoned PD Planned Development. The subject property is 104.46 acres according to the Franklin County GIS records. The Town Clerk has reviewed the Annexation Petition and certified that the petition is complete. The Board of Commissioners voted at their November meeting to set a Public Hearing for December 19, 2023.

The Board of Commissioners are asked to hold a Public Hearing on the proposed Voluntary Annexation and to vote to approve the voluntary annexation of 975 Cedar Creek Road Parcel ID 010389.

- ii. Vote to Open Public Hearing Board of Commissioners

Commissioner Holden made a motion to open the Public Hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

- iii. Vote to Close Public Hearing Board of Commissioners

Commissioner McArn made a motion to close the Public Hearing. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

- iv. Vote on Annexation Board of Commissioners

Commissioner Aller made a motion to approve the Voluntary Annexation Petition for 975 Cedar Creek (Parcel ID 010389). Commissioner Holden seconded the motion. The motion was approved by a vote of 5-0.

- d. A Rezoning Petition to rezone the property located at 307 Bullock St. (Parcel ID 009128) to the Residential Single-Family Medium-A Zoning District (RSM-A) from the Residential Single-Family Medium Zoning District (RSM).

- i. Staff Presentation Zachary Steffey

The Town of Franklinton has received a rezoning request for 307 Bullock Street (Parcel ID 009128). The rezoning request is to change the zoning of the property from RSM Residential to RSM-A Residential to allow for the construction of a duplex. The property is bordered to the north by property zoned RSH Residential and to the west, south, and east by property zoned RSM Residential. The subject property is .3535 acres according to Franklin County GIS records. Based on the information contained within the Franklin County GIS records the subject property meets the minimum lot size and dimensional requirements for the RSM-A Residential Zoning District.

The Planning Board of the Town of Franklinton met at 6:00 PM on Monday, December 11, 2023, and voted 4-0 to forward a favorable recommendation of the proposed rezoning to the Board of Commissioners. The Planning Board also

found the proposed rezoning to be reasonable and consistent with the adopted Comprehensive Plan of the Town of Franklinton.

The Board of Commissioners are asked to consider whether to approve or deny the rezoning request for 307 Bullock Street (Parcel ID 009128) with the proposed Statement of Reasonableness and Consistency.

ii. Vote to Open Public Hearing

Board of Commissioners

Commissioner Allers made a motion to open the Public Hearing. Commissioner Hatten seconded the motion. The motion was approved by a vote of 5-0.

Commissioner Wilder stated that she had a concern with the condition of the road in the rezoning, but she also feels this rezoning will improve the conditions with the new construction.

iii. Vote to Close Public Hearing

Board of Commissioners

Commissioner Holden made a motion to close the Public Hearing. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

iv. Vote on Rezoning

Board of Commissioners

Commissioner Allers made a motion to approve the Rezoning Petition to rezone the property located at 307 Bullock St. (Parcel ID 009128) to the Residential Single-Family Medium-A Zoning District (RSM-A) from the Residential Single-Family Medium Zoning District (RSM) and that the rezoning is consistent with the adopted Comprehensive Land Use Plan of the Town of Franklinton, that the proposed rezoning is reasonable, and that the proposed rezoning is in the best interest of the public. Commissioner McArn seconded the motion. The motion was approved by a vote of 5-0.

- e. Resolution of Support for a study of upgrading US 1 between I-540 and the Franklin County line to a multimodal freeway using alternate funding methodologies.

i. Staff Presentation

Zachary Steffey

Mr. Steffey and Mayor Wright had the opportunity to attend a recent Campo meeting where they were able to discuss different strategies to fund the upgrade of US 1 from I-540 to the Franklin County line. One of the suggested methodologies to explore would be to utilize a toll supported method along US 1 giving US 1 a freeway status. This resolution would be in support of the study of this freeway from I-540 to the Franklin County line. This study would help us understand more what this would mean logistically, what the benefits would be, and any possible drawbacks with this method. This appears to be a viable funding method for US 1 and is similar to the I-540 project that is going well.

The Board of Commissioners are asked to consider adopting the proposed resolution.

Commissioner Allers stated he would be in favor of this method.

Mayor Wright stated that the funding would be for the area that stretched between I-540 and the Franklin County line and reiterated that this would be just to support a study on this method.

ii. Vote on Resolution

Board of Commissioners

Commissioner Allers made a motion to approve the Resolution of Support for a study of upgrading US 1 between I-540 and the Franklin County line to a multimodal freeway using alternate funding methodologies. Commissioner McArn

Reports

a. Town Manager Report, Staff Reports (included in packet)

- iii. The Town thanks Bill Hylander with our Public Works Crew for being the Christmas Squirrel in our promotional video and Town staff for all the Christmas preparations and event involvement.
- iv. There was a great turn out for the Christmas Tree Lighting. The Town doubled in number with our attendance.

- v. The Franklinton Christmas Market was successful with live carolers and craft vendors.
 - vi. The Town's hay train at Texaco Station Park was a huge success, and the Town is looking to do more in January to repurpose the hay bales.
 - vii. The Town would like to thank Destiny Russell, our Events Coordinator, the Franklinton Police Department and partnering Police Departments, Public Works Department, DJ Q Focus and Grand Marshall Anita Fuller for their contributions to the Franklinton Christmas Parade.
 - viii. The Town would like to recognize WRAL for giving the Town a lot of coverage during the month of December and with our holiday events. This coverage has been putting Franklinton on the map in our surrounding areas.
 - ix. Mr. Steffey had the honor of attending the Raleigh Union Station event for the S-line funding award. This award is for the Raleigh to Wake Forest part of the S-line and the Town of Franklinton anticipates the next application will be for Wake Forest to Henderson part of the S-line. The Town is eager to look for opportunities to gain a station during this next grant process. This item is a high priority for the Town.
 - x. The Town's Police Department had the honor of attending Officer Harry's Birthday celebration.
 - xi. The Town's House Decorating Contest has increased in our number of participants this year. Contestants have been awarded by category and Town staff have placed signs in their yards.
- b. Advisory Board Reports (included in packet)

Upcoming Meetings

- a. December 25, 2023 – January 1, 2024 – Town Hall closed in Observance of Christmas and New Years
- b. January 8, 2024 – Planning Board Meeting at Town Hall at 6:00 PM
- c. January 16, 2023 – Board of Commissioners Meeting at Town Hall at 7:00 PM

Commissioner Holden announced that the MLK March would be held on the 3rd Saturday of the month, January 20th. The march will start at Martin Luther King Jr Blvd. and end at First Baptist Church.

Closed Session in pursuant of NCGS § 143-318.11(a)(3) attorney client privilege.

Commissioner Allers made a motion to go into Closed Session in pursuant of NCGS § 143-318.11(a)(3) attorney client privilege. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

Commissioner Holden made a motion to come out of closed session. Commissioner Allers seconded the motion. The motion was approved by a vote of 5-0.

Adjournment

Commissioner McArn made a motion to adjourn the Board of Commissioners meeting. Commissioner Wilder seconded the motion. The motion was approved by a vote of 5-0.

X 
Arthur Wright
Mayor

X 
Lauren Chandler
Town Clerk