PERSON COUNTY BOARD OF COMMISSIONERS MEMBERS PRESENT

FEBRUARY 5, 2018 OTHERS PRESENT

Tracey L. Kendrick Gordon Powell Jimmy B. Clayton Kyle W. Puryear

Brenda B. Reaves, Clerk to the Board

Heidi York, County Manager

B. Ray Jeffers The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, February 5, 2018 at 9:00am in the Timberlake Public Safety

Satellite Facility located at 387 Helena Moriah Road, Timberlake for the purpose of holding its annual retreat focusing on Fiscal Year 2018-2019 Budget.

Chairman Kendrick called the meeting to order and welcomed the group to the annual Board retreat noting the retreat provides an opportunity to give direction to the County Manager for the upcoming recommended budget.

County Manager, Heidi York told the Board the retreat was a time for staff to share relevant information related to fiscal projections. Ms. York encouraged the Board to participate and feel free to ask questions in an informal manner throughout the day.

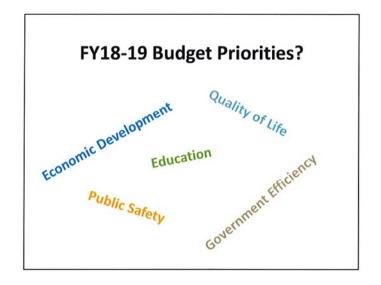
DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

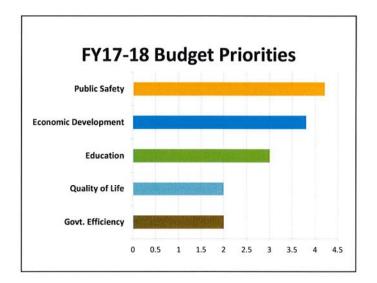
It was the consensus of the Board to start off the retreat with the County Manager's presentation for Budget Priorities with the annual audit presentation to follow.

A motion was made by Vice Chairman Powell and carried 5-0 to approve the agenda.

FISCAL YEAR 2018-2019 BUDGET PRIORITIES:

County Manager, Heidi York asked the commissioners to consider their budget priorities for Fiscal Year 2019 as she provided the following presentation:





Public Safety

- FY18: funded Public Safety Comm.
 Project; 9 new FTEs; 2% increase to VFD's (\$579K + \$90,625 capital)
- FY19 -4 EMS FTEs to make a full shift

Are there other Public Safety priorities that commissioners wish to address in FY19?

Economic Development

- FY18: \$230K + \$1.3M catalyst fund; site certification completed; \$3M invested in fiber
- FY19: Airport runway extension (\$18M)

Are there other Economic Development priorities that commissioners wish to address in FY19?

Education

- FY18: PCS current expense flat; capital +\$366K; PCC: 3% increase in current expense; capital +\$62K
- FY19: GA's class size requirement

Are there other Education priorities that commissioners wish to address in FY19?

Education

FY18 Budget for PCS:

Current Expense	Capital	Tech. Capital	CIP	Debt Service	Total
\$9,376,614	\$525,996	\$474,004	\$437,893	\$869,636	\$11,684,143

FY18 Budget for PCC:

Current Expense	Capital	CIP	Debt Service	Total
\$1,143,521	\$62,100	\$243,297	\$78,513	\$1,527,431

Quality of Life

- FY18: Senior Center operating \$305K;
 \$250K for wireless broadband project
- FY19: Continue Senior Center funding;
 Library upgrades (painting, ceiling, etc);
 solid waste?

Are there other Quality of Life priorities that commissioners wish to address in FY19?

Government Efficiency

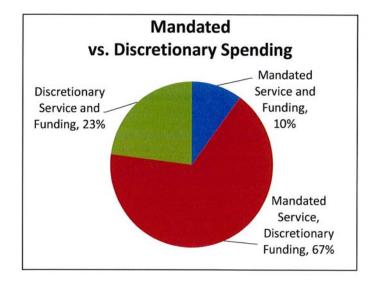
- FY18: 9 of 18 positions funded; 8 of 12 vehicles funded; held tax rate flat
- FY19: Investigating potential sale of Home Health & Hospice; tax rate?

Are there other Government Efficiency priorities that commissioners wish to address in FY19?

Ms. York stated the FY2018 budget was \$66M; per category Mandated/Funding equated to 10% or \$6.6M, Mandated/Discretionary equaled 67% or \$44M and Discretionary Funding was 23% or \$15M.

2/5/2018

Mandated Services and Funding	Mandated Services, Discretionary Funding	Discretionary Service and Funding
Social Services Unemployment Law Enforcement Separation Allowance Debt Service	Board of Commissioners Board of Elections Inspections/Fire Community College Health Courts Education Emergency Management EMS/911 Finance Jail Legal Medical Examiner Mental Health Register of Deeds Sheriff Social Services Soil and Water Tax Stornwater	Senior Center Cooperative Extension Economic Development Education (personnel, teacher supplements) Animal Services PATS Administration General Services Fleet Forestry Veterans IT Library Drug Court Museum Planning Recreation PI



2/5/2018

FY19 Action Plan					
Category Priorities					
Public Safety	1,				
	2.				
Economic	1.				
Development					
	2.				
Education	Action (March 1997) in the Control of the Control o				
	2.				
Quality of Life	1.				
	2.				
Government Efficiency	1.				
	2.				

Commissioner Jeffers stated his priorities to be the Volunteer Fire Departments (VFDs). He also noted a need for a portion of the leftover mental health funding to be used for a pilot program to which Assistant County Manager, Sybil Tate said the Sheriff was implementing a program that would offer inmates onsite teleconference counseling once a week. Vice Chairman Powell added that Cardinal Innovations will have additional funding resources available to counties through grant application. Commissioner Jeffers recommended the County to find community partners as resources related to the opioid crisis due to its impact with the County's eligible workforce and child protective services.

Commissioner Clayton noted the Boulevard project valued at \$32M had been approved by NC DOT. He noted the graduation rate in 2016-2017 was 76.3% and Person County's local teacher supplement ranked 11^{th} in the state.

Vice Chairman Powell stated of the last 13 years of local funding to the schools, one of those years included a 2% cut and seven years resulted in flat funding. He said this was not sufficient funding for employees and buildings even if student enrollment has decreased. Vice Chairman Powell noted the Economic Development Commission's #1 goal was education. Vice Chairman Powell also asked for staff to differentiate and publish the local and sales tax contributions associated with school debt.

Commissioner Jeffers noted the possibility for future need of additional parking space at the Senior Center. He also told the group of an idea for a Boys and Girls Club for afterschool hours.

Chairman Kendrick asked staff to review the general statute related to cutting the board of commissioners' salary and health benefits, which altogether was \$99K.

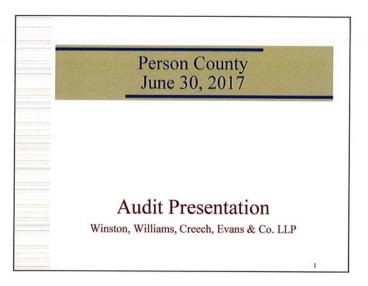
Commissioner Puryear asked staff to review having access to an attorney on an oncall basis versus the contracted basis which was budgeted at \$59K.

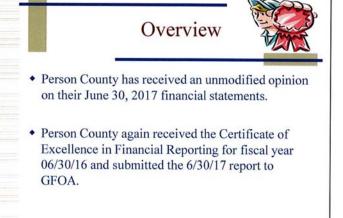
Ms. York asked for the Board to prioritize the categories for her upcoming budget planning. It was the consensus of the Board to keep public safety as the #1 priority, move education to the #2 priority, #3 economic development, #4 quality of life and #5 government efficiency.

Chairman Kendrick announced a brief recess at 9:58am; the meeting was reconvened at 10:05am.

PRESENTATION OF THE ANNUAL AUDIT:

Ms. Tara Roberson of Winston, Williams, Creech, Evans, & Company, LLP, Certified Public Accontants, presented the following June 30, 2017 annual Audit:



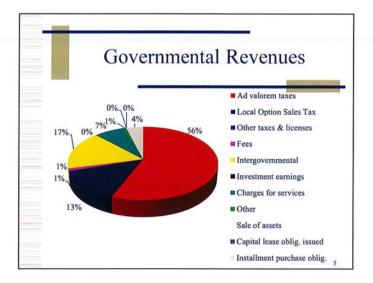


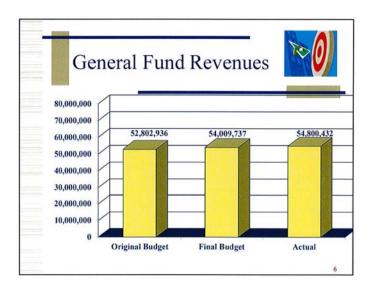


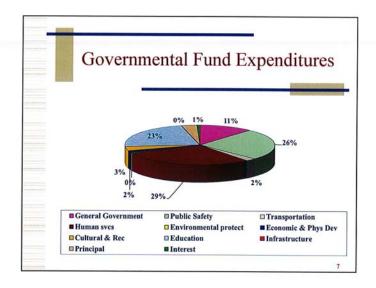
- Management's Discussion and Analysis
- Statement of Net Position

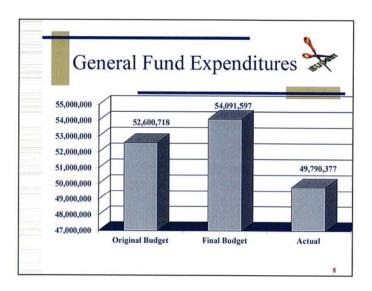
	2016	2017
Total Assets	\$ 75,690,052	\$ 76,705,279
DO of Resources	(1,159,423)	(4,791,044)
Total Liabilities	17,935,108	24,769,438
DI of Resources	761,878	392,901
Net Position	\$ 58,152,489	\$ 56,333,984

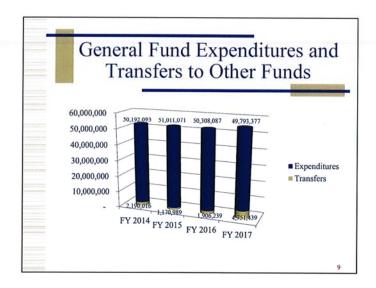
Statement of Activities 2016 2017 Revenues \$ 64,166,404 \$ 56,910,012 Expenditures 54,392,915 57,386,577 Change in Net Position \$ 9,773,489 \$ (476,565) Net Position - Beginning, 47,926,113 58,152,489 previously reported (1,341,940) 56,810,549 Restatement 452,887 Position - Beginning, 48,379,000 restated **Ending Net Position** \$ 58,152,489 \$ 56,333,984

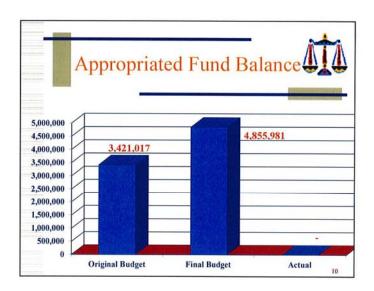


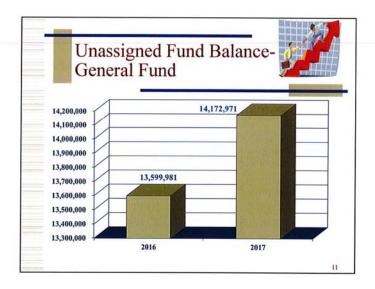


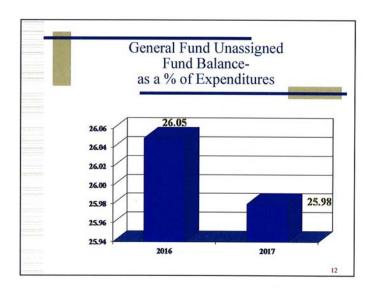


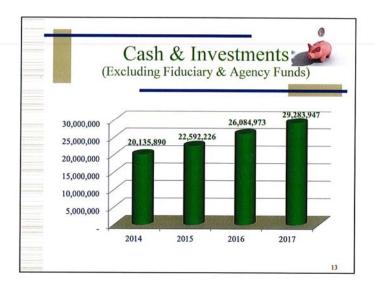


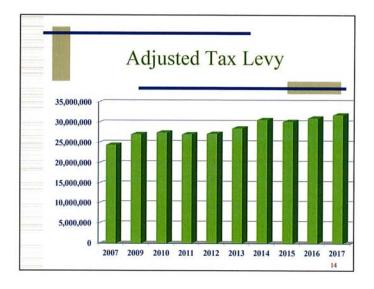


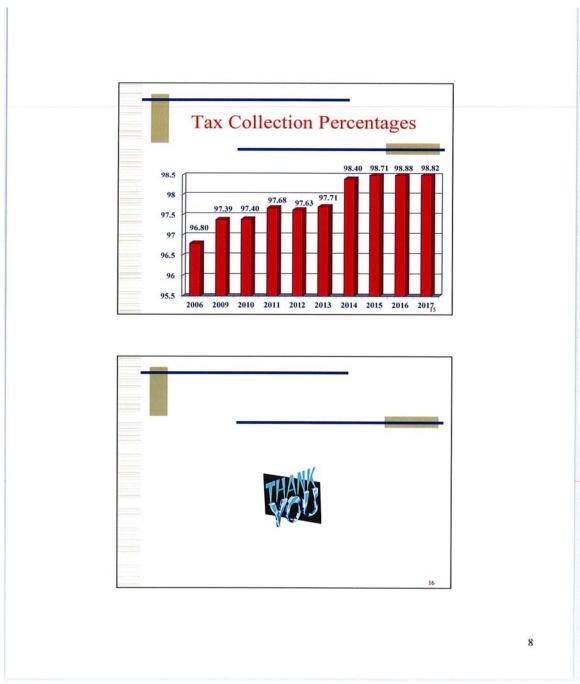












Ms. Roberson summarized that Person County has received an unmodified and clean opinion for its June 30, 2017 financial statement and compliance audits. She noted the opportunity to strengthen internal controls and operating efficiency with suggestions submitted to applicable agencies.

The Board praised the Finance staff for achieving the Certificate of Excellence in Financing Reporting and the Tax Office for its exemplary collection rate.

REPORT OF UNPAID TAXES:

Russell Jones, Tax Administrator noted General Statute 105-369(a) required that he report to the Board the amount of unpaid 2017 taxes that are a lien on real property during the first meeting in February. Mr. Jones stated this report was simply a check point for the Board for the progress that the Tax Office was making on collections and a way to alert the Board if collections are down.

As of January 24, 2018, Mr. Jones indicated the collection rate was 91.88 % with unpaid 2017 taxes at \$1,980,541. Mr. Jones said the Tax Office continually works to improve the collection rate and that on February 2, 2018 the collection rate was at 94.96%.

Mr. Jones asked the Board to accept the report noting no motion was needed.

It was the consensus of the Board to accept Mr. Jones' report as presented.

ADVERTISEMENT OF UNPAID REAL ESTATE TAXES:

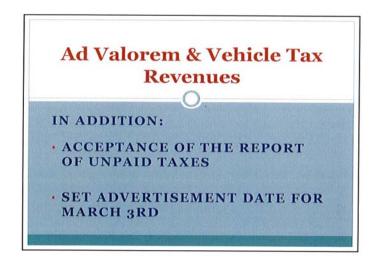
Russell Jones, Tax Administrator stated a motion was required to order the advertisement and set the advertisement date for delinquent 2017 real property taxes. Mr. Jones said the Tax Office would like for the date to be March 3, 2018 noting the newspaper advertisement was required under General Statue 105-369(c) and can be placed anytime between March1st and June 30th. Mr. Jones added that this was a great collection tool and the sooner the County advertises, the better result for the collection rate. Mr. Jones noted the cost of the advertisement would be charged to the delinquent real estate bills.

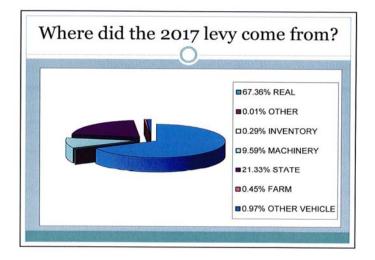
A **motion** was made by Commissioner Puryear and **carried 5-0** to set the advertisement date for delinquent 2017 real property taxes for March 3, 2018.

AD VALOREM & VEHICLE TAX REVENUES:

Russell Jones, Tax Administrator shared the following presentation on the County's Ad Valorem & Vehicle Tax Revenues:

Feb. 5, 2018





1

Mr. Jones said for the current tax year, FY2018, the largest part of the levy is real property (land and buildings), then state appraised property at just over 21% percent, then machinery (business equipment). DMV, shown as an additional revenue source, represents 8%.

What causes the LEVY to change?

- Real Property-Growth (new construction), splits of parcels, demolitions, changes in exempt status, changes in acreage in deferred (farm use)
- State Appraised-Changes each year, unpredictable by the County
- Equipment-Additions/Deletions, depreciation
- Registered Vehicles-New vehicles/current year depreciation(approximately 42,000 total).
 Collected by NCVTS (NCDMV).

Changes in FY2019 Real Property Values

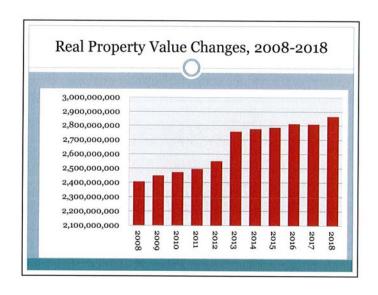
- Added new construction= +32 Million
- Actual value for 2017-2018=\$2.833 Billion
- Estimate value for 2018-2019=\$2.865 Billion

2

Mr. Jones noted the State appraised property was not available until September; the equipment number would not be available until late April. He further noted there was \$32M as compared to \$17M in new construction which equated to .60% growth, mostly due to residential construction.

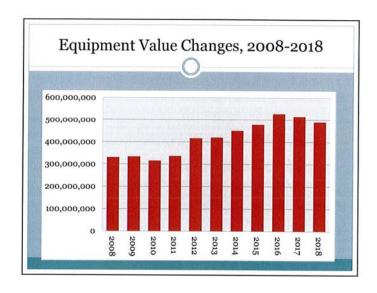
Mr. Jones showed a 10-year span, real property value changed from 2.833B to 2.865B, 32M in growth.

Feb. 5, 2018



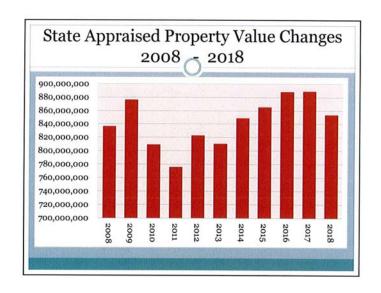
Changes in FY2019 Equipment Values

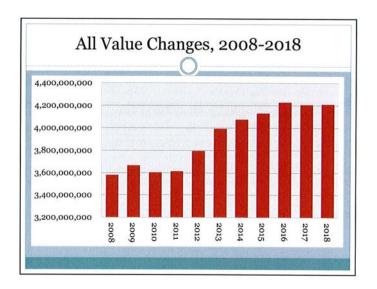
- Reduced for additional depreciation= \$45 M
- Add \$18 M for GKN first year of 2 year project
- Value for 2017-2018=\$516 M
- Value for 2018-2019=\$489 M



State Appraised Property Value Changes

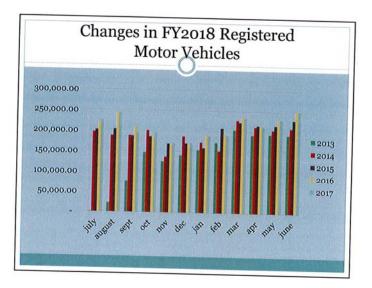
- · Appraised annually by the State
- Person County will not receive valuation until September 2018
- Value for 2017-2018 was \$889 M, an increase from prior year, and highest value in years
- Declined in 2010-2011 and 2011-2012, but increased in 2012-2013 by \$47 M to \$822 M
- Previous highest value was in 2009 at \$876 M
- Recommended value for 2018-2019=\$854 M





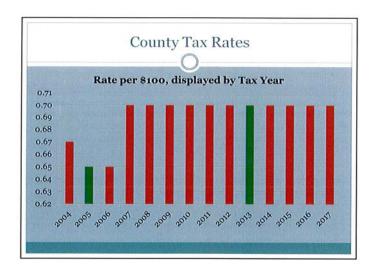
Changes in FY2018 Registered Motor Vehicles

- Collected by NCDMV since September 2013
- Collection rate is better than old system
- This revenue source has continued to trend upward
- Budgeting for \$208,000 per month in revenues



For the past 11 years, the tax rate has remained unchanged at \$.70 per \$100 in property value, i.e., a \$100,000 house value equates to \$700 in county property taxes annually. The green highlights the reevaluation year.

Feb. 5, 2018



For FY hat will one pen	
Collection Rate	Revenue
96.00%	\$439,760
96.25%	\$440,813
96.50%	\$441,865
96.75%	\$442,918
97.00%	\$443,970
97.25%	\$445,023
97.50%	\$446,075
97.75%	\$447,128

7

For FY2019, one penny will generate \$445,023. For FY2018, one penny was worth \$436,110.

FISCAL REVIEW & CAPITAL PROJECTS:

Finance Director, Amy Wehrenberg and Assistant Finance Director, Laura Jensen provided an overview of the County's Fiscal Review and Capital Projects:

02/05/2018

Person County Fiscal Review & Capital Projects



Person County Board of Commissioners Annual Retreat February 5, 2018

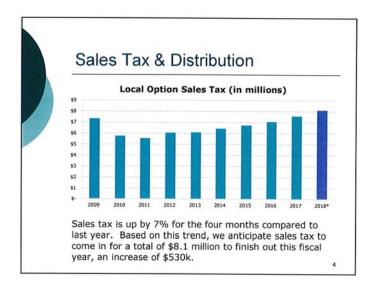
Amy Wehrenberg, Finance Director Laura Jensen, Assistant Finance Director

Discussion Summary



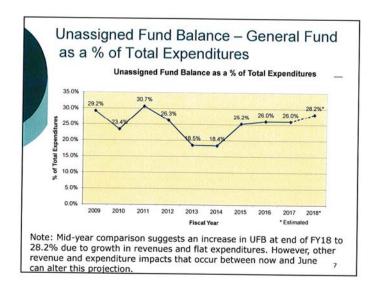
- Mid-Year Comparison: Revenues
- Sales Tax Distribution
- Mid-Year Comparison: Expenditures
- UFB Projection-FYE 2018
- o Capital Improvement Projects
- o Status of Major Projects
- o Debt Service-FY 2019
- Summary: Trends and Projections

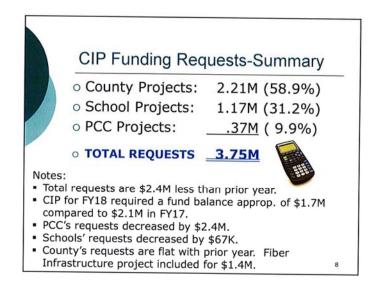
		0	parison	
REVENUES	Dec'16	Dec'17	Difference	% Change
Ad Valorem Taxes	18,794,380	19,366,312	571,932	3.0%
Sales & Other Taxes	2,706,122	2,923,597	217,475	8.0%
Fees & Licenses	3,799,753	4,238,642	438,889	11.6%
State & Federal Funding	3,292,623	3,419,076	126,453	3.8%
Other Revenues	296,835	321,081	24,246	8.2%
TOTAL	28,889,713	30,268,708	1,378,995	4.8%



EXPENDITURES	Dec'16	Dec'17	Difference	% Change
Personnel	11,533,808	11,721,831	188,023	1.6%
Operating	13,363,498	14,321,962	958,464	7.2%
Capital	171,475	229,929	58,454	34.1%
Debt Service	1,054,383	907,255	(147,128)	-14.0%
Transfers to Other Funds	2,228,025	1,203,017	(1,025,008)	-46.0%
TOTAL	28,351,189	28,383,994	32,805	0.1%
NET (Revs over Exp)	538,524	1,884,714	1,346,190	250.0%

Expenditures: Midby function)	omp.		, O11	
Incre	ases: 8	\$1,74	46,781	Decre	ases: ((\$1,7	13,976)
Education	1,123,481	20.9%	Lottery Projects; regular sch cap	Transfers to Other Funds	(1,025,008)	-46.0%	Xfrs: CIP, Econ Cat & RLF
Self-Funded Health Ins Fund	282,735	16.9%	Health Claims	Human Services	(534,156)	-7.8%	DSS CC Develop; Pub Health vacancies
Public Safety	225.046	3.5%	Part-time; vehicle M&R	Debt Service	(147,128)	-14.0%	Teleph Sys debt; lower debt pyts
Culture &			Roxplex-fall	Transportation	(5,519)	-1.3%	vehicle M&R in PATS
Recreation	110,045	13.2%	season; Library LSTA exp	General Government	(1.434)		PT-Elec; vacant IT
Economic Development	5,474	1.4%	PT for staff changes in P&Z & GIS	Environment Protection	(731)		Old landfill closure





4

The Early College pod is estimated to have a total cost of \$415,000 over four years. Chairman Kendrick asked staff to suggest a metal frame building on a concrete slab as a cheaper solution.

Public Safety Communication System Upgrade



- The Bethel Hill tower is scheduled to be installed February. Construction of the Bushy Fork tower will begin February. Both towers should be complete by April.
- Wireless equipment is in use on the Mt. Tirzah tower. Wireless equipment will be installed on Woodland tower in mid-2018.
- VIPER radios have been given to public safety organizations and are in use.
- The final bid for VHF equipment has been received. It is estimated to cost \$1.2M.
 The financing process will begin in Feb.'18
- The financing process will begin in Feb.'18 (will include NMS improvement costs).
- Estimated completion date for the entire project is Dec. 2018.

Fiber Installation Project



- The small fiber build is complete.
 Emergency equipment is expected to be installed in early February.
- Large fiber contract has been completed and signed. Total cost is \$2.9M.
- Construction of large fiber project will begin April 2018.
- Entire large fiber project is estimated to be complete by Dec 2020.

10

5

Assistant County Manager, Sybil Tate noted training for the VIPER radios will occur soon. The large fiber contract was awarded to Utiliplex of Morganton. Commissioner Clayton asked his fellow board members to contact Representative Larry Yarborough for support to request legislation for the state to relinquish the state-owned tower located at Mt. Tirzah to Person County so that communications equipment can be allowed to enhance services for citizens.

Commissioner Clayton recognized the Kerr Tar local government jurisdictions that supported the Airport Runway Extension Program.

02/05/2018

Airport Runway Extension Project

- Board approved significant project of \$11.23M which included match of \$1.01M in Jun'17
- Waiting on FAA approval of Master Plan which includes the runway extension
- Anticipate that project will cost \$18M to complete
- Board agreed to repurpose \$800K in CIP for airport hangar as part of local match required.



- Hoping to secure additional funding from FAA
- Large economic development potential

11

Increase in Debt Service - FY 2019



Debt Service Impact	FY 2019
ACTUAL:	
Paying down current debt from FY18 to FY19	(207,952)
Adding new debt for FY19: Towers/NMS Proj	369,270
Increase in actual from FY18 to FY19	161,318
BUDGET:	
FY18 Debt Service Budget	2,098,075
FY19 Debt Service Budget	1,890,123
Decrease in budget from FY18 to FY19	(207,952)

Note: Actual debt service cost increases by more than \$161K; however, budget decreases by almost \$208K since the Tower/NMS debt was already budgeted in current year.



Trends and Projections

- Revenues showing growth in all categories although timing differences in property tax overstates increase for FY18.
- Sales tax estimated to increase by 7% by FYE.
- Expenditures reporting basically flat resulting in an overall surplus of net revenues at mid-year. Detail, however, indicates cost strains in elevated health claims and public safety depts.
- Anticipating other cost strains (i.e. overtime) in EMS due to loss of personnel resources and higher call volume.
- o Current trends suggest increase in County's UFB at FYE.
- o Almost \$3.75M in CIP requests for FY19 to be considered.
- Large projects in the works could reap positive economic development results; however, significant costs with fiber project could present funding challenges.
- Estimating \$161K increase in actual debt service, but will be able to reduce almost \$208K in budgeted debt service costs for EV19

13

PREVIEW OF NEEDS IN FY2019:

County Manager, Heidi York

2/5/2018

Previewing Funding Needs for FY19

On our radar screens:

- VFDs
- Departmental Needs
- Education
- Personnel
- Health Insurance
- Home Health & Hospice Services

VFDs

- Their request for a fire tax of 4.25 cents includes 1.4 cents of additional funds
- Requesting an increase in funding of \$512,374 (1.4 cents), 76% increase
- Proposing a formula of \$60K for 1st station, \$45K for 2nd station plus \$400K distributed by property values per district
- Timberlake, Semora, Allensville, Ceffo, Moriah "intend to no longer provide services until the conditions of the funding in the Proposed Contracted Emergency Service Tax are met."

VFDs

Some options available to consider:

- Implement Fire Tax- can set rate for full 4.25 cents or 1.4 cents
- Implement a Quarter of a Cent Sales Tax increase & set an amount of funding for the VFDs
- Alternative funding formula
 - Example: \$49,999 for 1st station; \$45K for 2nd station; \$10K for capital per district
- Redistribute funding to those depts willing to continue serving their community, contracts for additional coverage?
- Others?

Tax Administrator, Russell Jones clarified the different amount of the value of one penny: for FY2018, one penny equaled to \$436,110, for FY2019, one penny equals to \$445,023 and for a fire district tax, one penny's value is \$368,444. Mr. Jones noted a fire district tax can only be implemented on June 30 per general statute. He further noted to implement a fire district tax, maps must be published and after four weeks, a public hearing must be held. Mr. Jones stated unless the City of Roxboro makes a resolution to be included in the county fire tax, the County has no jurisdiction to include the city. He added that should the City desire to be included in the fire district and adopt a resolution, the Board of Commissioners would set the fire district tax annually and have authority over the appropriation of the funds received by such tax. Ms. York stated the City Manager has not addressed such fire tax with Roxboro City Council. In terms of establishing a Fire Commission, Mr. Jones explained its role would be an advisory only.

Commissioner Jeffers asked the costs associated with the County's contract with the City of Roxboro to provide fire services to county residents. Ms. York responded the contract value is at \$381,000 with a 2% increase due in the upcoming budget which will take it up to approximately \$389,000; she noted the VFDs request on behalf of the City of Roxboro was \$393,000.

Vice Chairman Powell proposed setting a baseline benchmark funding of \$1M (inclusive of the current funding of \$669,000) for VFDs in the upcoming budget along with a resolution of support to VFDs on an ongoing basis for a 2% increase every other year demonstrating the unquestionable support of county commissioners. In turn, he asked the VFDs and its constituents within the districts support the one-quarter cent sales tax and promote such within the communities.

Commissioner Jeffers asked Vice Chairman Powell for the next step should the quarter-cent sales tax referendum be voted down. Vice Chairman Powell said they would have to find another plan noting he has heard much support for the sales tax option over raising property taxes. Commissioner Puryear stated his opposition to any tax increase.

Commissioner Jeffers advocated to have a designated fire tax and offset the property tax, i.e., .032 cents fire tax, and lower the property tax rate from .70 cents by .026 cents to 67.4 cents per \$100 valuation. Commissioner Jeffers said the VFDs requested more funding in a designated fire fund, outside the General Fund noting a fire tax nor a resolution of support would not be binding to a future board. Ms. Tate noted to offset the additional funding .014 cents would be needed without a cut to the General Fund, or, as an example lower the property tax rate by .014 cents with a .032 fire tax. Commissioner Jeffers asked staff to put the two proposals back to the Board at its March 19, 2018 meeting.

Ms. York stated she would have to propose a budget that sets aside a Fund Balance appropriation for either of the options on the table for the VFDs and once revenues are collected, whether sales tax or fire tax, a budget amendment to reimburse the Fund Balance. She confirmed the two proposals will be on the agenda for the Board's March 19th meeting.

Personnel Needs

- Merit pay plan (\$195K in FY18)
- Third phase of market study for general government (\$190K in FY18)
- Health Insurance: best case scenario, changes to high plan, projects 3.54% increase (+\$260,634), if consolidate to one plan more like 5% increase

Personnel Requests: New Positions

- EMS: 4 new Paramedics FTEs \$209,809
- EMS: 2 new EMT FTEs \$89,252
- Sheriff's Office: 2 new Deputy FTEs \$37,000
- Environmental Health: 1 new Envrn. Health Specialist FTE \$44,831
- DSS: 1 new Income Maint. Quality Assurance Analyst FTE \$40,665
- DSS: 1 new Income Maintenance Caseworker II FTE \$33,462
- Inspections: 1 new Code Enforcement Officer FTE \$38,728
- Parks & Recreation: 1 new Rec. Program Specialist FTE \$36,356

3

Ms. York stated the Board has shown interest in possibly adding a new position for an Economic Agricultural position at an estimated cost of \$50,000.

Ms. York asked the Board if there were any other items to be on the radar. She added that the potential sale of Home Health and Hospice would impact both revenues and expenditures after the budget was adopted noting a budget amendment would be required.

Commissioner Jeffers suggested consideration of additional funding to be appropriated to the Juvenile Crime Prevention Council for new programming for a Boys and Girls Club.

Chairman Kendrick stated interest in a Request for Proposals for the County Office Building to increase energy efficiency and climate control.

BUDGET WRAP-UP:

County Manager, Heidi York asked the Board if more information was needed by staff to connect the priorities with the needs. She noted Public Safety and Education were the top two priorities of the Board and the desire to align the funding to match the top two priorities.

CLOSING REMARKS & EVALUATION:

County Manager, Heidi York asked Board members to complete the retreat evaluation and return to staff.

Chairman Kendrick thanked staff for the pertinent information and efforts for a successful retreat, and to the community for coming out to support the budget process as well as the commissioners for staff direction on preparing the budget. Commissioner Jeffers stated appreciation to the County's 400 employees as they ask for more, receive less than they asked for, and they spent less than what was given to them.

ADJOURNMENT:

A **motion** was made by Commissioner Jeffers and **carried 5-0** to adjourn the meeting at 12:45pm.

Brenda B. Reaves	Tracey L. Kendrick	_
Clerk to the Board	Chairman	