

Wake County

301 South McDowell Street Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, January 6, 2025 5:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chair Matt Calabria

Pledge of Allegiance

Staff Present: David Ellis, County Manager; Scott Warren, County Attorney; Duane Holder, Deputy County Manager; Ashley Jacobs, County Manager; Emily Lucas, County Manager; Yvonne Gilyard, Clerk to the Board; Toni Womack, Deputy Clerk to the Board; Ben Canada, Chief of Staff; Danya Perry, Diversity, Equity and Inclusion Directory; Dara Demi, Chief Communications Officer; Ellen Meder, Communications Officer; Kate Maroney, External Communications Division Director; Portia Johnson, Senior Executive Assistant; and Tanika Cooper, Senior Executive Assistant.

Present:

7 - Chair Matt Calabria, Vice-Chair Don Mial, Commissioner
 Vickie Adamson, Chair Susan Evans, Commissioner Cheryl
 Stallings, Commissioner Shinica Thomas, and Commissioner
 Tara Waters

Invocation: Commissioner Shinica Thomas

Items of Business

Present:

7 - Chair Matt Calabria, Vice-Chair Don Mial, Commissioner
 Vickie Adamson, Chair Susan Evans, Commissioner Cheryl
 Stallings, Commissioner Shinica Thomas, and Commissioner
 Tara Waters

1. Approval of Agenda

Commissioner Thomas moved, seconded by Commissioner Evans to approve the agenda.

The motion carried with an unanimous vote.

Aye:

- 7 Chair Calabria, Vice-Chair Mial, Commissioner Adamson,
 Chair Evans, Commissioner Stallings, Commissioner
 Thomas, and Commissioner Waters
- 2. Approval of the Minutes of the Regular Meeting of November 18, 2024 and the Work Session of November 12, 2024

Vice Chair Mial moved, seconded by Commissioner Waters to approve the Minutes of the Regular Meeting of November 18, 2024 and the Work Session of November 12, 2024.

The motion carried with an unanimous vote.

3. National Human Trafficking Prevention Month Proclamation

<u>Attachments:</u> National Human Trafficking Prevention Month Item Summary.docx

<u>Human Trafficking Proclamation - January.docx</u>

Commissioner Stallings shared the proclamation for National Human Trafficking Prevention Month.

Ms. Nikki Miller, Director of Operations for Shield North Carolina and Ms. Erin Burcher, a member for the Shield NC Board of Directors, shared their appreciation for the Board's attention towards the importance of educating the community.

Commissioner Adamson shared that children in the Wake County's Foster Care system are at times victims of human trafficking.

Commissioner Waters expressed her appreciation for the work of Shield North Carolina.

Chair Calabria asked for clarity as to why North Carolina is in the top 10 states for human trafficking.

Ms. Miller shared it is because North Carolina has a great highway system and has a lot of agriculture which breeds labor human trafficking.

Ms. Burcher shared that large sporting events are large targets for sex human trafficking.

That the Board of Commissioners adopts the proclamation requested by Commissioners.

Consent Agenda

4. GoWake Access FY 2025 NCDOT Rural Operating Assistance Grant

Attachments: 01.06.2025 AO FY25 ROAP BOC Final.docx

01.06.2025 A&O FY25 ROAP Application, Certitifed Statement and

Sub-Allocation.pdf

Budget Memo - FY2025 Human Services Transportation Fund.pdf

That the Board of Commissioners approves and appropriates the FY 2025 allocation of \$751,185 from the North Carolina Department of Transportation (NCDOT) Rural Operating Assistance Program (ROAP) into the Transportation Fund.

5. Accept and Appropriate Funds for the Analysis of Impediments to Fair Housing Choice Report

Attachments: Analysis of Impediments Revenue.docx

Budget Memo - FY2025 HACR Fund 2200.pdf

That the Board of Commissioners amends the Fiscal Year 2025 budget to accept and appropriate \$47,152 from the City of Raleigh and the Town of Cary for consulting services to produce the Analysis of Impediments to Fair Housing Choice Report.

6. Award Construction Contract for Cary Main EMS Station Project

Attachments: Agenda Item.docx

Project Cost Summary.pdf

Bid Tab.pdf
Site Plan.pdf
Floor Plans.pdf

That the Board of Commissioners:

- 1) Awards a construction contract in the amount of \$9,825,300 to O'Connor Company of NC, Inc, and
- 2) Authorizes the County Manager to execute the construction contract for the Cary Main EMS Station Project subject to terms and conditions acceptable to the County Attorney, and
- 3) Approves the facility name: "Cary Main EMS Station."
- Approval of Lease Amendment for Weatherbridge Center III

<u>Attachments:</u> Agenda Item - Weatherbridge Lease Amendment 8 (Legistar

Final).docx

8. Authorization of Additional Tax Administration Positions

Attachments: Mid Year FTEs.docx

Budget Memo - FY2025 Personnel Ordinance Memo.pdf

That the Board of Commissioners authorize 10.0 positions in the Tax Administration Department in the County General Fund.

9. Tax Committee Recommendations for Gross Receipts Penalty, Refund Requests and Various Reports

<u>Attachments:</u> Tax Collections Item Summary

Tax Committee Agenda Process

Executive Summary 1

January 2025 Refunds Under 500.pdf

Municipal Collection Report

Wake County Collection Report

Monthly In-Rem Foreclosure Report

That the Board of Commissioners approves the attached recommendations by the Tax Committee.

General Public Comments

10. General Public Comments

Steve Rao, Morrisville City Councilman, shared updates from the Town of Morrisville. He also shared his appreciation of Chair Calabria's service on the Board of Commissioners. He listed Chair Calabria's achievements and contributions.

Roy Woodlief, former Wake County Sheriff Office employee, shared comments regarding his current medial condition and request for medical benefits.

Ellen Reeves of southwest Raleigh, shared comments regarding placement of the Athens Drive Community Library.

Douglas Reeves shared comments regarding the Library Bonds and how it supports the Library Systems. He shared comments regarding Athens Drive Community Library.

Landis Vogler of southwest Raleigh shared comments regarding Athens Drive Community Library.

Martique Lorray shared comments regarding Athens Drive Community Library.

Selena Kite shared comments regarding Athens Drive Community Library.

Cora Kite, 6th grader at Morrisville Middle School shared comments regarding Athens Drive Community Library.

Jeffrey Kite shared comments regarding Athens Drive Community Library.

Yvonne Gilyard, Clerk to the Board, shared there were four online public comments that were in favor of the Athens Drive Library remaining in the community. She will forward the online comments to the Board of Commissioners.

Regular Agenda

11. Public Hearing on the Proposed Comprehensive Plan Amendment 02-24 to Adopt the Western Wake Area Plan

Attachments: Item Summary.docx

Comprehensive Plan Amendment Presentation 01-06-25.pdf

Western Wake Area Plan.pdf

Staff Report.docx
Resolution.docx

Akul Nishawala, Planner III, shared Proposed CPA-02-24.

He shared Land Use Planning Documents.

He shared Land Use Planning - Area Land Use Plans (ALUPs).

He shared Updated Area Plan Geographies (map).

He shared Overview (map).

He shared Existing Conditions - Western Wake Area Plan.

He shared Population and Housing (map).

He shared Race and Ethnicity.

He shared Social Equity.

He shared maps of 2022 Vulnerability and Economic Health.

He shared Current Land Use (map).

He shared Agriculture (maps).

He shared Community Engagement - Western Wake Area Plan.

He shared Engagement Summary.

He shared images from community meetings.

He shared Future Land Use (map).

He shared Multi-Use Districts (map).

He shared Development Framework Amendments (maps).

He shared Commercial Area Location.

He shared Greenway and Walkability network.

He shared Land Use Plan Feedback.

He shared Apex - Western Big Branch Area Plan. He shared Staff Findings.

The public hearing was opened.

No public hearing comments.

The public hearing was closed.

Mr. Tom Wells, Planning Board Chair, shared there were three community meetings that were well attended. He shared a few topics that were addressed during the meetings:

- 1. Quality of the soil in the area is excellent for farming.
- 2. Duke Power suggested a better use of the property.
- 3. School assignments were discussed.

Commissioner Evans asked for clarity regarding the request to lower density in the Western Wake area.

Mr. Nishawala shared that the community members moved to Western Wake for a specific reason and they are fearful that the area will change. He shared as planners they must recognize growth may not be expected in all areas.

Commissioner Stallings shared her appreciation for the information shared with the Board and she is aware that the community is very engaged and the plan fits perfectly. She asked if there has been farmland lost.

Mr. Nishawala confirmed there has been land lost, but not to the extent as in other parts of the county.

Commissioner Stallings asked for clarity on the use of Duke's property.

Mr. Nishawala shared there has not been any further conversation regarding Duke Power's property.

Commissioner Waters echoed Commissioner Stallings statements regarding community engagement.

Commissioner Adamson shared that farmers' reactions in the Western Wake Plan is pretty good plan. She share the biggest complaint she receives from farmers is that they are not advised of land development until the development is nearly finished. She asked is there a way to inform farmers of development that is adjacent to their land.

Tim Maloney, Planning Development and Inspections Director, shared Soil

and Water in now included in their development review process. This is to determine proximity to a bona fide farm. He shared they will also discuss what accommodations could be made to help buffer the two adjacent uses.

Vice-Chair Mial shared he appreciates that staff is thinking out side the box in how a community can grow.

Commissioner Thomas asked for clarity of the water quality.

Mr. Nishawala shared they have had conversation regarding wells in this area. He shared this was an area that necessitates a lot of concern. However, they will continue to look into it.

Commissioner Stallings asked if the accommodations that are being made for farmers is a new process.

Mr. Maloney shared with the updated UDO (Unified Development Ordinance) from two years ago, it was embedded that conversations with farmers is done. He shared they have not codified anything specific.

There was continued discussion regarding farmland accommodations and updating the Board of Commissioners.

There was continued discussion regarding water use and water quality in the western Wake area.

Chair Calabria shared his observations regarding the greenway analysis and asked if there will be potential partnerships.

Mr. Nishawala shared there is a greenway Master Plan.

There was discussion regarding topics discussed in PlanWake regarding housing.

That the Board of Commissioners holds a public hearing and adopts the attached resolution to approve the Western Wake Area Plan and amend the Wake County Comprehensive Plan, PLANWake.

12. Public Hearing and Consideration of a Business Development Grant Agreement for Amgen, Inc.

Attachments: Amgen Phase 2 Item Summary.docx

Amgen Presentation 01-06-25.pdf

Wake County Project Bengal Agreement 12.18.2024 (Clean Approval

Copy).docx

Wake County Business Development Grant Policy Adopted

12.4.2023.pdf

Michael James, Assistant County Manager shared, Amgen.

He shared Amgen's Holly Springs Site.

He shared Proposed Phase II Agreement Terms.

He shared Upward Mobility Bonus.

He shared State and Local Incentive Summary.

He shared Partners.

Chair Calabria opened the public hearing.

No public hearing comments.

Chair Calabria closed the public hearing.

There were no public hearing comments submitted online.

Commissioner Thomas shared her kudos to staff's hard work on the project and Amgen has been a great partner. She shared Amgen has created a large number of jobs and a lot of community partnerships.

Commissioner Evans shared she appreciation of Amgen with their partnerships in the community.

Dana Martinez, Amgen, thanked the Board, Wake County and the community for their support. She shared more than 70% of the employees at Amgen are North Carolinians.

Vice-Chair Mial shared his appreciation of Amgen.

Commissioner Stallings expressed her appreciation.

That the Board of Commissioners holds a public hearing and approves a Business Development Grant Agreement with Amgen, Inc. subject to the terms and conditions acceptable to the County Attorney.

13. Waive the Three Consecutive Term Limit to Allow Mr. David Kushner the Ability to Serve One Additional Two-Year Term on the Raleigh Durham Airport Authority Advisory Board

Attachments: RDU Airport Authority BoD Regular Agenda Item 1.6.25 LMP.docx

Policies and Procedures for Advisory Board Appointments.pdf

Chair Calabria shared a summary of the process for the Board's

appointment to the RDU Authority Advisory Board. He shared there is a request to extend a current appointment.

Commissioner Thomas shared that term limits are valuable and gives the community the opportunity to serve. She shared there is a policy in place for a reason and to waive the policy would dilute the policy.

Commissioner Adamson shared she agreed term limits are important and they have been enforced in the past. She shared this situation is different. Mr. Kushner's expertise is needed at this time.

Vice-Chair Mial shared the issue is about the policy and not the individual. He shared if they continue to waive the policy then it means they do not have a policy. He shared the policy should be reviewed and revised.

Commissioner Evans shared it is important to have term limits. She shared they might need to review the policy in general. She agreed that Mr. Kushner brings a lot to the table and the policy should be waived to extend his current term.

Commissioner Stallings shared she is happy to revisit the policy. She shared she supports waiving the policy.

That the Board of Commissioners approves the one-time request to waive the three consecutive term limit in any one appointed position to allow Mr. David Kushner the ability to serve one additional two-year term on the Raleigh Durham Airport Authority.

The motion carried with the following:

Calabria - Yes Mial - No Thomas - No Adamson - Yes Evans - Yes Waters - Yes Stallings - Yes

Appointments

14. Alliance Health

<u>Attachments:</u> <u>Alliance Health Item Summary 12.11.24.pdf</u>

Alliance Health Member List 12.11.24.pdf

- Alliance Health = 1 Vacancy
 - 1 Vacancy:

o , Commissioner liaison

15. Fuquay-Varina Board of Adjustment

Attachments: Fuquay-Varina Board of Adjustment Item Summary 12.11.24.pdf

Fuguay-Varina BOA Member List 12.11.24.pdf

<u>Fuquay-Varina BOA Notice of Resignation and Appointment</u> 12.11.24.pdf

- Fuquay-Varina Board of Adjustment = 2 Resignations + 2 Appointments
 - 2 Resignations:
 - o Dan Miller, ETJ Representative
 - o Michelle Braxton, ETJ Representative
 - 2 Recommendations by the Town of Fuquay-Varina:
 - Chris Goins, to complete Dan Miller's term (new term start date: 1/6/25 - term end date: 12/31/25)
 - Christian Matthews, to serve a new three-year term in place of the recently appointed Michelle Braxton (new term start date: 1/6/25 - term end date: 12/31/27)

16. Garner Planning and Appearance Commission

<u>Attachments:</u> Garner Planning Commission_Item Summary_12.11.24.pdf

Garner Planning and Appearance Commission Member List

12.11.24.pdf

Garner Planning Notice of Recommendation 12.11.24.pdf

Garner Planning Commission Applicant Packet 12.12.24.pdf

Garner Planning Ben Mills Advisory Board Application 2021.pdf

- Garner Planning and Appearance 'Commission = 1 Vacancy
 - 1 Vacancy, ETJ
 - 1 Recommendation from the Town of Garner:
 - Ben Mills, to fill the ETJ seat; term ending date: June 30, 2026

Health and Human Services Board

Attachments: Health and Human Services Item Summary 12.11.24.pdf

Health and Human Services Member List 12.11.24.pdf

Health and Human Services App. Roster 12.11.24.pdf

Health and Human Services Applicant Packet 12.11.24.pdf

Health and Human Services Board Choices 12.11.24.pdf

Health and Human Services Board = 2 Reappointments

- 2 Reappointments:
 - o Kelcy Walker Pope, General Public
 - o Anita Sawhney, Dentist

18. Historic Preservation Commission

Attachments: HPC Item Summary 12.11.24.pdf

HPC Member List 12.11.24.pdf

HPC App. Roster 12.11.24.pdf

HPC Applicant Packet 12.11.24.pdf

HPC Board Choices 12.11.24.pdf

• Historic Preservation Commission = 5 Reappointments

- 5 Reappointments:
 - o Charles Morris, Chair
 - o Brendan Fetters
 - o Tom Carrigan
 - Daniel Turner
 - o Stephanie Ashworth

19. Housing Authority

Attachments: Housing Authority Item Summary 12.12.24.pdf

Housing Authority Member List 12.11.24.pdf

Housing Authority Board Resignation 12.13.24.pdf

Housing Authority App. Roster 12.11.24.pdf

Housing Authority Applicant Packet 12.11.24.pdf

Housing Authority Board Choices 12.11.24.pdf

Housing Authority = 1 Resignation

- 1 Resignation:
 - o Earline DeVone Young

20. Juvenile Crime Prevention Council

Attachments: JCPC_Item Summary 12.12.24.pdf

JCPC Member List 12.11.24.pdf

• Juvenile Crime Prevention Council = 1 Vacancy

- 1 Vacancy:
 - o , Commissioner appointee

21. Raleigh Durham Airport Authority

Attachments: RDU Authority Item Summary 12.12.24.pdf

RDU Airport Authority BoD Regular Agenda Item 1.6.25.pdf

Policies and Procedures for Advisory Board Appointments.pdf

RDU Authority Member List 12.11.24.pdf

RDU Applicant Roster 12.12.24.pdf

RDU Authority Applicant Packet 12.12.24.pdf

RDU Authority Board Choices 12.12.24.pdf

RDU Authority D.Kushner Reappointment Request 12.11.24.pdf

RDU Authority E.Hankins Reappointment Request 12.11.24.pdf

RDU Attendance Report 2024.pdf

• Raleigh Durham Airport Authority = 2 Reappointments

- 2 Reappointments:
 - Ellis Hankins
 - David Kushner

22. Water Partnership

<u>Attachments:</u> Water Partnership Item Summary 12.12.24.pdf

Water Partnership Member List 12.11.24.pdf

Water Partnership Applicant Roster 12.12.24.pdf

Water Partnership Applicant Packet 12.12.24.pdf

Water Partnership Board Choices 12.12.24.pdf

• Water Partnership = 3 Vacancies

- 3 Vacancies:
 - Town of Rolesville representative
 - Town of Zebulon representative
 - Town of Wendell representative

23. Upcoming Vacancies for February

Attachments: Upcoming appointments February 2025.pdf

Upcoming Vacancies for February 2025

(All applications are due by close of business on January 20, 2025)

Appointments made February 3, 2025

- Fire Commission = 2 Reappointments + 1 Appointment
 - 2 Reappointments:
 - o LeRoy Smith, South Region Primary
 - o Tim Herman, West Region Primary
 - 1 Appointment:
 - Melanie Shekita, to fill Not-For-Profit Alternate Seat
- Greater Raleigh Convention and Visitors Bureau = 3
 Reappointments + 1 Resignation + 1 Recommendation
 - o 3 Reappointments:
 - o Julie Smith, Member-at-Large
 - o Dave Rose, Member-at-Large
 - Rob Elmore, Chamber of Commerce Representative
 - 1 Resignation:
 - o Mark Zimmerman
 - 1 Recommendation by the Greater Raleigh Convention and Visitors Bureau:
 - o David Mars
- Housing Authority = 1 Vacancy
- Knightdale Board of Adjustment = 1 Reappointment
 - 1 Reappointment:
 - o Britany Waddell, Regular seat
- Knightdale Land Use Review Board = 1 Reappointment
 - 1 Reappointment:
 - o Ronald M. Cole II

- Town of Morrisville Planning and Zoning Board = 1 Appointment
 - 1 Appointment:
 - Esther Dunnegan, to fill ETJ seat
- Wake County Board of Adjustment = 1 Reappointment
 - 1 Reappointment:
 - o Britany Waddell, Regular seat
- Wake County Planning Board = 4 Reappointments
 - 4 Reappointments:
 - o Brenna S. Booker-Williams
 - o Suzanne V. Prince
 - o G. Thomas Wells
 - o David P. Adams
- Water Partnership = 1 Reappointment
 - 1 Reappointment:
 - o Marc Collins, Town of Wendell Representative
- Upper Neuse River Basin Association = 1 Reappointment
 - 1 Reappointment:
 - o Don Mial, County Commissioner

Other Business

24. Reports from Advisory and Regional Boards

<u>Attachments:</u> Advisory and Regional Boards Item Summary.docx

Commissioner Evans shared information regarding her involvement on the Capital Area MPO (Metropolitan Planning Organization). She shared they are working on providing an update from the Wake Transit plan. She shared the CAMPO staff has put together additional information for the public. There was public engagement in the Fall and they are asking for additional input from the public. She shared they are establishing priorities for 2035. There is a website to complete a survey: publicinput.com/waketransit2035. They will receive input until January 31, 2025.

Commissioner Stallings shared an update from Alliance Health. There was a ribbon cutting on December 19, 2025 for a peer respite program in

Wake County called a Retreat at Fernwood in Raleigh. This is a partnership with NC County Department of Health and Human Services, Alliance Health and the Promise Rescue network. She shared the 2023 State budget allocated \$835M to invest in behavioral health throughout the state and approximately \$130M for crisis response.

That the Board of Commissioners shares updates regarding advisory and regional boards.

25. Other Reports from Commissioners

Attachments: Other Reports Item Summary.docx

Vice-Chair Mial shared a few Commissioners and the County Manager attended the White Flag event that honored those that died last year. He shared the numbers have decreased from the prior year. He shared he also attended the opening of the Brian Center.

Commissioner Adamson shared her appreciation of the community that purchased items for foster care children. She shared they were able to purchase all items on the foster children's lists. They were also able to purchase new suitcases for the children. She shared they will have future efforts for children in foster care.

Commissioner Thomas shared the County Manager has mentioned previously to have a suitcase drive for children in foster care. She also shared the Board will have their retreat during the first week of January. Wake Forest Chamber of Commerce is having a Women's Leadership Conference and the Town of Rolesville is having a legislative brunch.

Chair Calabria shared he will be resigning as a Wake County Commissioner and consequently resigning in his role as Chair to the Board. Both resignations shall be effective Wednesday, January 8, 2025. He was presented with the opportunity to further contribute to the future of North Carolina as a member of Governor Josh Stein's administration. He shared the work that the Board of Commissioners do is very meaningful. He shared as a commissioner you are able to see all the good work that is being done by staff, volunteers, organizations and the community. He further listed the accomplishments of Wake County during his tenure. He shared he grateful for County employees, his colleagues, the people of the Wake County and his family.

Commissioner Stallings shared Chair Calabria's resignation is bittersweet. She thanked him for his service and his compassion. She shared he is "smart with a heart". Commissioner Thomas shared she learned a lot from Chair Calabria. She shared her appreciation of Chair Calabria's service and his contributions on the Public Safety Committee and being an advocate for education.

Commissioner Evans shared her appreciation for Chair Calabria's dedication. She shared the County has made a lot of progress during Chair Calabria's tenure on the Board.

Vice-Chair Mial shared he and Chair Calabria are both share a concern about public safety and he is appreciative of all the work Chair Calabria has done.

Commissioner Adamson congratulated Chair Calabria and he well deserves his new position.

Commissioner Waters shared people won't remember what you said or did, but they will remember how you made them feel.s She is appreciative that Chair Calabria always made her feel heard. She is excited for him in his next phase of his journey.

Commissioner Adamson asked for clarity on how the vacant Board seat will be filled.

Chair Calabria shared that with partisan elections, the replacement is determined by the political party's executive committee. In this case it would be the Democratic party. That group will meet by the end of January. Since he was elected county-wide, all members of the executive committee will be able to vote. He shared the determination might be done by the first meeting in February.

That the Board of Commissioners shares updates on a variety of topics.

26. Informational Items for the Board of Commissioners

<u>Attachments:</u> <u>Informational Items Item Summary 01-06-25.docx</u>

BOC Agenda Item - AR Write Off.docx

Write Off Memo.docx

That the Board of Commissioners receives information for fiscal year 2024 concerning uncollectible Accounts Receivable, excluding Taxes and the Housing Program, that the Finance Director has been authorized to remove from the County's subsidiary ledgers, without extinguishing the underlying debt.

Closed Session

No closed session.

Adjourn

Respectfully submitted,

Yvonne Gilyard, NCCCC Clerk to the Board