



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, June 18, 2018

2:00 PM

Room 2700, Wake County Justice Center

Meeting Called to Order: Chair Jessica Holmes

Present: 7 - Chair Jessica Holmes, Vice-Chair Sig Hutchinson, Commissioner John D. Burns, Commissioner Matt Calabria, Commissioner Greg Ford, Commissioner Erv Portman, and Commissioner James West

Others Present: David Ellis, County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Yvonne Gilyard, Deputy Clerk to the Board; Bill Greeves, Chief Information and Innovation Officer; Johnna Rogers, Chief Operating Officer; Chris Dillon, Assistant County Manager; Denise Foreman, Assistant County Manager; Ben Canada, Assistant to the County Manager

Pledge of Allegiance

Invocation: Commissioner Greg Ford

Items of Business

1. [Approval of Agenda](#)

Commissioner West moved, seconded by Commissioner Ford, to approve the agenda. The motion passed unanimously.

2. [Approval of the Minutes of the Work Session of May 30, 2018, Work Session of June 4, 2018; Regular Meeting of June 4, 2018, and Work Session of June 11, 2018](#)

Commissioner Burns moved, seconded by Commissioner Ford, to approve the Minutes of the Work Session of May 30, 2018, Work Session of June 4, 2018, Regular Meeting of June 4, 2018, and Work Session of June 11, 2018. The motion passed unanimously.

3. [Proclamation Recognizing LGBT Pride Month](#)

Attachments: [LGBT Pride Month Item Summary.docx](#)
[Proclamation recognizing LGBT Pride Month.docx Edits.docx](#)

Chair Holmes said that this is the first time in Wake County history that the Board of Commissioners have acknowledged June as LGBT Pride Month.

Mr. James Miller, Executive Director, LGBT Center of Raleigh, thanked the Board of Commissioners for their work and support of the LGBT community. He said that he has served the LGBT Center for eight years. He said the recent "Out Raleigh" event had 62,000 attendees. He said that the Raleigh City Council and Board of Commissioners showed support to the LGBT community. He said there are four pillars: understanding the history, understanding ancestry, awareness of the community, and advocacy for the care that is needed in the community. He said it is important that the citizens understand diversity in the community. He said celebration of pride is not just for self worth but for those that are unable to celebrate, to educate the younger population, and for the opportunity that is available.

Commissioner Ford spoke of the Stonewall Riots in June 1969 in Manhattan and said there was an awakening of the LGBT community. He said the first pride recognition occurred nationwide in the year that followed. He said the first pride marches began in 1970 in New York, Las Angeles, and Chicago and expanded to other areas of the country. He said that bigotry, ignorance, homophobia, and intolerance remain major obstacles. He noted that children and youth need assistance foremost because of the risk factors outlined from the Center of Disease Control. He said that federal and state protections are needed for youth to codify protections into law. He said the current administration opposes to grant federal agencies the authority efforts to collect or study basic information about LGBT Americans. He said if no reports or data are available, then the government is unable to act on its findings. He said that he and his husband along with the community are proud of the strides that have been made in the LGBT community. He said that in 2015 the Board of Commissioners adopted an Equal Opportunity Employment Ordinance that added sexual orientation, gender identity, and gender expression to the anti-discrimination policy. He said that progress has been made through the years and continues to make progress in partnerships and programs dedicated to the education, health, and advocacy among the citizens and the community. He said that more LGBT candidates are stepping up to run for office in every policial party, which humanizes the environment and changes the debate for legislation.

Commissioner Ford said that he is one of 448 "Out" officials in the country, one of 12 in the State of North Carolina, and one of 2 in Raleigh.

Commissioner Ford read aloud the Proclamation.

Chair Holmes said that the Proclamation challenges the community to move beyond tolerance to a place of true inclusion. She said that that the southern statement "Y' aLL, " truly means "All."

Commissioner Ford moved, seconded by Commissioner Calabria, to approve a Proclamation recognizing June as LGBT Pride Month. The motion passed unanimously.

4. [Retiree Recognition](#)

Attachments: [Item Summary 6.18.2018.docx](#)

[Danny Lee.docx](#)

[Delia Little.docx](#)

[Thee McAllister .docx](#)

[Gloria Richburg.docx](#)

Mr. David Ellis, County Manager, recognized the following retirees for their service to Wake County:

William Danny Lee, 30 years of service, General Services Administration

Delia Ann Little, 32 years of service, Register of Deeds

Thee McAllister, 37 years of service, General Services Administration

He presented each of them with a plaque commensurate for their years of service.

5. [Update on Wake County's New Online Land Development and Permitting System](#)

Attachments: [Item Summary](#)

[Presentation](#)

Mr. Tim Maloney, Planning, Development, and Inspections Director, said that the new online permit portal coming this summer will replace the county's current systems and databases used by customers and staff to issue and track permits and inspections for all development services provided by Wake County. He shared the services provided.

- Building Plan Review, Permitting & Inspections
- Zoning, Subdivisions, & Land Use Permits
- Stormwater, Erosion & Sedimentation Control
- Wastewater System Permitting & Inspections
- Well Systems Permitting & Inspections

- Food Safety Plan Review and Inspections
- Fire Safety Inspections

He shared a screenshot of the current outdated program that is used. He said the new system will allow for 24/7 access. The new system will make customers feel more connected to a government that is accessible, responsive, and engaged with the public in real time. He said that the new system will allow for plans to be reviewed, permit status updates can be viewed, and fees paid online. He said citizens can schedule inspections online and check inspection results. He shared information about staff that has been working on the system.

- Information Services
- Community Services
- Environmental Services
- Fire Services
- Finance
- Budget
- Communications

He shared a timeline of the mainframe shutdown and said the Go Live date will be Monday, July 9, 2018. He shared information about reaching out to customers.

- Providing information and assistance to our customers before and after go live
 - Sending email updates to customers
 - Handing out information at our permitting locations and posting signs
 - Posting information on our websites
 - Providing online tutorial on how to use the new system
 - Outreach to the Homebuilders Association and other organizations
 - Pushing out information on the County's social media channels

Vice-Chair Hutchinson commended staff for the forward thinking and said the new process will save time in the way citizens interact with the county.

Consent Agenda

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, to approve the consent agenda. The motion passed unanimously.

6. [Interlocal Agreement Between the Town of Rolesville and Wake County Regarding Administration of Rolesville's Stormwater Ordinance and Erosion and Sedimentation](#)

[Control Ordinance.](#)

Attachments: [BOC Item Summary ILA Rolesville.6.18.18.docx](#)
[Rolesville ILA 2018.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners authorize the County Manager to execute an Interlocal Agreement between the Town of Rolesville and Wake County regarding the County's administration of Rolesville's Stormwater Ordinance and Erosion and Sedimentation Control Ordinance. The motion passed unanimously.

7. [Interlocal Agreement Between the Town of Wendell and Wake County Regarding Administration of Wendell's Stormwater Ordinance and Erosion and Sedimentation Control Ordinance](#)

Attachments: [BOC Item Summary.ILA Wendell.6.18.18.docx](#)
[Wendell ILA 6.18.18.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners authorize the County Manager to execute an Interlocal Agreement between the Town of Wendell and Wake County regarding the County's administration of Wendell's Stormwater Ordinance and Erosion and Sedimentation Control Ordinance. The motion passed unanimously.

8. [Approval of Interlocal Agreement with City of Raleigh for review and processing of commercial building permit applications](#)

Attachments: [ILA Plan Review COR.docx](#)
[Interlocal Agreement - COR.docx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners authorize the County Manager to sign an Interlocal Agreement (ILA) with City of Raleigh establishing a joint agency for the review and processing of commercial permit applications. The motion passed unanimously.

9. [Award Construction Contract for New Hope EMS Station](#)

Attachments: [New Hope EMS Item Summary.docx](#)
[New Hope EMS Bid Tabulation.pdf](#)
[New Hope EMS Project Cost Summary.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners award a construction contract to TCC

Enterprises, Inc. of Louisburg, NC and authorize the County Manager to execute a contract in the amount of \$1,681,500 for the New Hope EMS Station. The motion passed unanimously.

10. [Proposed 2018 Installment Financing Agreement not to exceed \\$385,000,000](#)

Attachments: [20180618 Item Summary - 2018 IFA Draw Program.docx](#)
[20180618 Attachment 1 - Prelim Resolution - 2018 IFA Draw Program.DOC](#)
[20180618 Attachment 2 - Notice of Public Hearing - 2018 Draw Program.DOC](#)
[20180618 Attachment 3 - FY2019 Capital Needs List - 2018 Draw Program.docx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners:

1. Adopt a resolution making certain findings and determinations regarding the financing of the construction and equipping of certain public school and community college facilities pursuant to an installment financing agreement; and,

2. Call for a public hearing at the July 23, 2018 Board of Commissioners meeting on the agreement and the transfer of certain school property to the County; and

3. Request the Local Government Commission to approve the financing arrangement. The motion passed unanimously.

11. [Approval of Funding Agreement for Marbles Kids Museum PLaY-stallation Project](#)

Attachments: [Marbles Item Summary.docx](#)
[Marbles Funding Agreement for approval.docx](#)
[Budget Memo - FY 2018 Major Facilities Capital.xlsx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners,

1. Approve a funding agreement in the amount of \$100,000 with Marbles Kids Museum, subject to the terms and conditions acceptable to the County Attorney; and,

2. Appropriate \$100,000 in the Wake County Major Facilities CIP Fund. The motion passed unanimously.

12. [Approval of Funding Agreement for Town of Cary Soccer Facility Lighting Project](#)

Attachments: [Cary Item Summary.docx](#)
[Cary Resolution Agreement 2018.doc](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners approve a funding agreement in the amount of \$400,000 with the Town of Cary, subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.

13. [Approval of FY2019 Funding Agreements with Alliance Behavioral Healthcare for Behavioral Health Services](#)

Attachments: [ABH Funding Agreement Item Summary.docx](#)
[WC ABH Funding Agreement for Approval.docx](#)
[WC ABH UNCHCS Funding Agreement for approval.docx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners:

1. Authorize the County Manager to enter into a funding agreement not to exceed \$18,531,388 with Alliance Behavioral Healthcare that provides funding for behavioral health services subject to terms and conditions acceptable to the County Attorney, and;

2. Authorize the County Manager to enter into a tri-party funding agreement not to exceed \$10,700,912 with Alliance Behavioral Healthcare and UNC Health Care that provides funding for behavioral health services at WakeBrook campus subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

14. [Multi-Year Agreements to Provide Solid Waste Management Consulting, Engineering and Environmental Monitoring Services](#)

Attachments: [eSW 2018 Consultant Selection.docx](#)
[18-033 RFQ Engineering Serv.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners authorizes the County Manager to execute five-year agreements with CDM Smith, SCS Engineers, Smith Gardner and Kessler Consulting, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

15. [Approval of the County Funding Plan for the Home and Community Care Block Grant](#)

Attachments: [Agenda Item.docx](#)
[2018-2019 Home and Community Care Block Grant Materials.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners approve the County Funding Plan submitted by Wake County Human Services, Meals on Wheels and Resources for Seniors and affix required signatures. The motion passed unanimously.

16. [Wake County Community Development Block Grant Cooperation Agreements for Federal FY2019-2021](#)

Attachments: [Item Summary](#)
[FFY 2019-2021 Amended Cooperation Agreement for Apex, Knightdale, Morrisville, Wendell, Wake Forest, Rolesville, Fuquay Varina, Zebulon, Garner.pdf](#)
[FFY 2019-2021 Cooperation Agreement for Holly Springs.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners:

1. Authorize the County Manager to execute Amended Community Development Block Grant Agreements with nine municipalities: Apex, Knightdale, Morrisville, Wendell, Wake Forest, Rolesville, Fuquay Varina, Zebulon, Garner, subject to terms and conditions acceptable to the County Attorney and;

2. Authorize the County Manager to execute a new Community Development Block Grant Agreement with the Town of Holly Springs, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

17. [Wake County Juvenile Crime Prevention Council Annual Plan and Certification for FY 2018-19](#)

Attachments: [Agenda Item.docx](#)
[Annual Plan 18-19 5.23.18.pdf](#)
[Wake County JCPC Funding Plan 18-19.pdf](#)
[JCPC Certification 2018-2019.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners adopt the Wake County Juvenile Crime Prevention Council Annual Plan for FY 2018-2019. The motion passed unanimously.

18. [Affordable Housing Development Conversion Request from DHIC for Lennox Chase Development, LLC.](#)

Attachments: [Item Summary](#)
[DHIC Request Letter-Lennox Chase Statement of Lender Consent.pdf](#)
[Statements of Lender Consent](#)
[Summary of Tax Credit Properties.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners:

1. Consent to Community Revitalization and Preservation Corporation (CRPC), a non-profit affiliate of DHIC, as the sole member and manager of Lennox Chase Development, LLC; and,

2. Authorize the Chair to execute the statement of lender consent subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

19. [Wake County Public School System Capital Program Reallocations and Appropriations](#)

Attachments: [Item Summary - Reallocate Temporary Funding.docx](#)
[BOC Resolution.docx](#)
[Budget Memo - FY 2018 Debt Service Fund.xlsx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners approve the following actions to replace temporary funding for Parkside Elementary and North Ridge Elementary with permanent, limited obligation bond funding:

1. Reallocate \$9 million in appropriated fund balance from North Ridge Elementary back to the Debt Service Fund and appropriate \$9 million from the Series 2018A Limited Obligation Bond funding for North Ridge Elementary.

2. Reallocate \$10 million in the Seven-Year Capital Improvement Program from Parkside Elementary to CIP 2013 Life Cycle Replacements and appropriate \$10 million of Series 2018A Limited Obligation Bond funding for Parkside Elementary in the Seven Year Capital Improvement Program. The motion passed unanimously.

20. [FY 2018 Budget Revisions](#)

Attachments: [Wrap Up Agenda Item.doc](#)
[Budget Memo - FY 2018 Non-Departmental.pdf](#)
[Budget Memo - FY 2018 Sheriff .pdf](#)
[Budget Memo - FY 2018 Human Services.pdf](#)
[Budget Memo - FY 2018 Grants Fund.pdf](#)
[Budget Memo - FY 2018 Solid Waste Capital Fund.pdf](#)
[Budget Memo - FY 2018 Solid Waste CIP Uncommitted Funds.pdf](#)
[Budget Memo - FY 2018 Fire Tax CIP.pdf](#)
[Budget Memo - FY 2018 Fire Tax CIP Uncommitted Funds.pdf](#)
[Budget Memo - FY 2018 County Capital Fund - Automation.pdf](#)
[Budget Memo - FY 2018 County Capital Improvement Fund Uncommitted Funds.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners:

Approve budget revisions to the FY 2018 General Fund, Debt Service Fund, Grants and Donations Fund, Solid Waste Capital Fund; Fire Tax District Capital Fund, and County Capital Projects Fund. The motion passed unanimously.

21. [Appointment of the 2018 NACo Annual Conference Voting Delegate for Wake County Board of Commissioners](#)

Attachments: [2018 NACo Voting Delegate Item Summary.docx](#)
[NACo Voting Delegate Form.pdf](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, that the Board of Commissioners appoint Chair Jessica Holmes as the Voting Delegate for the 2018 National Association of Counties Annual Conference being held July 13-16, 2018. The motion passed unanimously.

Public Comments:

Ms. Jeanne Lake, 4705 Tee Box Court, Fuquay-Varina, NC, thanked the Board of Commissioners for their work. She said the park can be utilized by the people of the community. She said it can be utilized by the South Wake citizens. She said the park is fair and 95 percent of the neighborhood worked on the covenants.

Ms. Nancy Ferrell-Unwin, 4705 Linaria Lane, Fuquay-Varina, shared about the habitat on the Crooked Creek property that would be beneficial for the Southern Wake property owners. She thanked the board for the work they

do.

Mr. Jeremiah Pierce, 9204 Parkins Court, Raleigh, NC, spoke of the shortfall in the funding of the schools. He said that the children are the future of tomorrow. He spoke of the security issues in Wake County schools and asked for additional funding.

Mr. David Carter, 5216 West Oakes Drive, Fuquay-Varina, NC, said he has worked in the Parks and Recreation area for 45 years, 22 of which were in Wake County. He said Wake County is behind in planning for a park. He said the community has done what it needs to do to plan for a park. He asked the board to fully support the Crooked Creek park project.

Ms. Stephanie Lormand, 2704, Ramsey Road Raleigh, NC, spoke of the restrictions on the Crooked Creek property. She said there is already land in Southern Wake county for a park.

Ms. Phyllis Pickett, 4721 Shady Green Drive, Fuquay-Varina, said the acquisition for the park was approved with a vision. She said other businesses want to move to the Fuquay-Varina area . She thanked the board for the due diligence and asked the board to approve the park.

Mr. Ron Nawajczyk, 5700 Creekfall Lane, Fuquay-Varina, said all of the eleven conditions of the acquisition have been met. He spoke of a recent news article stating that the Fuquay-Varina area has had a tidal wave of growth. He said the purchase of the Crooked Creek property would be filling a gap, and provide enhanced collaboration with community partners. He asked the board to vote for an opportunity for the community.

Ms. Patricia Goodwin, 2627 Brighton Bluff Drive, Fuquay-Varina, said she has lived in the area for 11 years. She said Fuquay Varina has play grounds and sports fields but no parks that are suitable for walking. She said she is working with the HOA in her development for a greenway path. She asked the Board of Commissioners to support a park in Southern Wake County.

Mr. Charles Jason III, former citizen of Fuquay-Varina, spoke of the habitat that roams on the Crooked Creek property. He said that a world can be taught in a park but it is hard to teach in a city central playground.

Ms. Cathy Wilson, 1001 Rutgers Court, Raleigh, NC, said that she will be a caretaker of her newborn grandson. She said the family lives in Fuquay-Varina and she supports the need for a park.

Mr. Harold Albright, 4738 Lanera Lane, Fuquay-Varina, said that a park provides a learning area for the new school. He said that he has a vision of

interconnecting the park and the greenway.

Mr. Kristen Bellar, 3301 Leesville Town Court, Raleigh, NC, said it is great to see so much support for the park. She said she worked for the City of Raleigh Parks and Recreation for 14 years and is now an educator. She said that she sees value in both the schools and parks but there is not a choice to be made between the two. She expressed concern that the county did not fully fund the school system but they are willing to spend money on a park. She said that she is hopeful that the park is open to all citizens so all children can benefit from it.

Ms. Lynn Daubert, 5325 April Wind Drive, Fuquay-Varina, said she has waiting for southern Wake County to get a park for 30 years. She said there is no safe place to walk or ride a bike.

Mr. Martin Carlson, 3117 Dalton Lane, Fuquay-Varina, said that congestion is evident and is due to rapid growth. He said benefits to the county foster appropriate growth.

Commissioner Calabria suggested that the Proposal to Purchase the Former Crooked Creek Golf Course item be moved up on the agenda due to the number of citizens present to hear the item. Chair Holmes agreed that it was appropriate to move the item up.

Regular Agenda

24. [Proposal to Purchase the Former Crooked Creek Golf Course](#)

Attachments: [Crooked Creek Agenda Summary.docx](#)
[June 18, 2018 BOC Crooked Creek Presentation.pptx](#)
[Triangel Greenways Council Offer 2018_03_29.pdf](#)
[Town of FV e-mail regarding infrastructure improvements.pdf](#)
[Reimbursement Resolution - Crooked Creek.doc](#)
[Budget Memo - FY 2019 Debt Service Fund.pdf](#)
[Budget Memo - FY 2019 Parks CIP.pdf](#)
[Budget Memo - FY 2019 County Capital Improvement Fund Uncommitted Funds.pdf](#)

Mr. Frank Cope, Community Services Director, shared the background of the park.

- The former golf course is 164 acres and closed in 2015
- WCPSS has a contract to purchase 21 acres for an elementary school (E-44)
- Property under consideration is 143 acres

- August 2017 Work Session - Board of Commissioners received presentations from both a South Wake Park Project representative and staff
- At the November 6, 2017 meeting, the Board of Commissioners voted 4-3 to consider the acquisition of the former Crooked Creek golf course subject to 11 conditions
- At the June 11, 2018 Work Session, the Board of Commissioner received an update on the proposal to acquire the former Crooked Creek golf course property
- The Board discussed that the conditions have been largely satisfied with the exception of:
 - Condition 8 (access easement for the tunnel under Hilltop Needmore Road), which can be settled prior to closing
 - Condition 10 (Board of Commissioner appropriation), which requires Board action at the June 18, 2018 meeting.

He shared the long-term property development.

- Board has identified many potential uses of the property (e.g., park, affordable housing, nonprofit)
- Will engage community and multiple stakeholders in evaluating best uses of the property in order to master plan development
- During this planning period the property will be closed to the public

He shared the timeline and anticipated cost.

Ms. Emily Lucas, Interim Finance Director, shared the proposed funding strategy.

Land Acquisition costs

- \$4,000,000
- Temporary Funding
 - Transfer from Debt Service Fund to County Capital Parks Element
 - Intend to reimburse with future LOBs
- Permanent Funding
 - Include with already planned FY2019 LOBs issuance
 - Will fully replenish Debt Service Fund

Facilities and Planning costs

- \$553,000
- One-time Funding
 - Appropriation from uncommitted County Capital to County Capital Parks Element

Mr. Cope shared the requested board action.

1. Temporarily appropriates and transfers in FY2019, effective July 1, 2018, \$4,000,000 from available fund balance in the County Debt Service Fund to the County Capital Parks element for purchase of former Crooked Creek golf course;
2. Authorizes an Intent to Reimburse Declaration such that the County will utilize a future debt issuance intended to serve as the permanent appropriation source of funding for the Crooked Creek golf course land acquisition;
3. Appropriates in FY2019, effective July 1, 2018, \$553,000 from County Capital Uncommitted Funds for facilities and planning costs;
4. Authorizes the County Manager to execute an agreement to purchase the former Crooked Creek golf course from The Conservation Fund, subject to terms and conditions acceptable to the County Attorney; and,
5. Authorizes staff to develop a master plan for the Property and to keep the Property closed to the public until future uses are determined.

Commissioner West asked for confirmation that the purchase of the property - not the use - is being proposed today. Mr. Cope confirmed that is true. Commissioner West asked if approving this project would affect any other park projects or future park projects. Mr. Cope said no other parks or projects would be impacted by this project moving forward.

Commissioner West asked for an update on the Southeast Wake park land assemblage. Mr. Cope said land has been acquired and the project is currently in the master planning process. He said the purchase of the Crooked Creek property would not impact the Southeast Wake park project unless directed by the board.

Commissioner Burns said he understood the Park Master Plan is for planning of existing parks and does not address new parks or nature preserves. Mr. Cope agreed and said improvements have been identified in the plan for several county parks.

Commissioner Burns asked if there was ever a discussion on not acquiring any new parks until the improvements were completed on the existing parks. Mr. Cope said that was never discussed.

Commissioner Burns asked if acquisition of this park would result in a tax increase. Ms. Lucas said this acquisition would have no direct impact on the tax rate.

Vice-Chair Hutchinson said the Triangle Greenways Plan is not a part of this project. Mr. Cope said staff is not recommending the purchase of the Triangle Greenways Council property at this time. Vice-Chair Hutchinson asked if there had been correspondence from the Army Corps of Engineers to connect to the greenway. Mr. Cope said due to the restrictions on the Triangle Greenways Council property, staff is comfortable that the land will remain in its natural state. Therefore, the county will have the option in the future to coordinate a connection to the Greenway.

Commissioner Calabria referred to an email he received from Mr. James Lastinger at the Army Corps of Engineers stating that the Corps is open to the idea of allowing an easement to connect to the Greenway trail.

Commissioner Burns said the vote is a commitment to what the board promised to do. He said the conditions needed to be lifted, and that was completed so follow through must occur. He said he is confident that the board agrees that supporting this project does not mean there is a lack of support for the school system. He said it is unfair for staff to be blamed for a decision made by the board. He expressed appreciation for all the parks in North Raleigh and said he feels one in Fuquay Varina is a necessity due to the expansion of I-540.

Commissioner West stated that today's vote is on the purchase of the land, not the creation of the park. He said the board has worked with staff to create county goals. He said although the goals support county parks, he is still concerned about board priorities. He said resources are limited and it is important to have balance for all resident needs.

Commissioner Portman expressed concern about language not being included in the motion stating that this land will be used for a county park. He said that this board has done more for the WCPSS budget than any other board in the history of Wake County. He said it is important to look at the whole picture and to plan for growth.

Vice-Chair Hutchinson said he is excited and supportive of this project. He said a population health task force will highlight the need for green space.

He said this is an opportunity to improve the community and reduce social determinants. He thanked the citizens for their support of this project.

Commissioner Portman said he would like to revise the motion to clarify that this land will be used for a county park.

Commissioner Burns agreed but said it has been the intention all along to use this property as a park. He said since park funds are being used for the purchase, the land must be used for that purpose.

Vice-Chair Hutchinson said this is a two-step process and he sees no reason to change the language on the motion.

Mr. Scott Warren, County Attorney, said the maker of the motion could include the language change if so desired.

Commissioner Calabria said discussion has always been that the predominant use of this land would be for a park and any other use would be contrary to what has been indicated all along.

Commissioner West said the intent is the same as before but there is competing interest for county funds.

Chair Holmes thanked the citizens for the messages and assured them that the community has been heard. She cited a phrase by Martin Luther King "There comes a time when we must take a position that is neither safe, nor politic, nor popular but one must take it because it is right." She said money spent on this project will be taxpayer's dollars. She spoke of the citizens of Winter Haven, who are being evicted. She spoke of the needs of the school system. She said she takes the burden of considering all citizens very seriously. She said Crooked Creek is a great opportunity for the county, but she does not consider it a top priority.

Commissioner Ford said he acknowledges the beauty and potential of the property. He said there is passion and vision of the community, and he respects that. He said it would have been easier to go along with the majority, and he hopes the opinions of those opposed to the project be respected. He thanked the citizens for their feedback and involvement in the community.

Commissioner Calabria said the core value is to be an all values board. He said that a thorough look at history exemplifies moving mountains to assist the underprivileged in Wake County. He said it is important to recognize the great work of the entire board. He said the park will be a tremendous amenity and does not conflict with other priorities. He said Crooked Creek was not discussed during the budget process. He hopes

the discourse caused by this project will stop and that all Commissioners will work together to do what is best for the citizens. He said there are communications that do not happen at the dais. He referred to a quote mentioned earlier. "This is not either or, this is yes and." He said he believes there will be a good park system, a strong school system and sufficient affordable housing. He said this is a park for everyone. He said the park will provide amenities for decades to come.

Commissioner Calabria moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners:

- 1. Temporarily appropriates and transfers in FY2019, effective July 1, 2018, \$4,000,000 from available fund balance in the County Debt Service Fund to the County Capital Parks element for purchase of former Crooked Creek golf course;**
- 2. Authorize an Intent to Reimburse Declaration such that the County will utilize a future debt issuance intended to serve as the permanent appropriation source of funding for the Crooked Creek golf course land acquisition;**
- 3. Appropriate in FY2019, effective July 1, 2018, \$553,000 from County Capital Uncommitted Funds for facilities and planning costs;**
- 4. Authorize the County Manager to execute an agreement to purchase the former Crooked Creek golf course from The Conservation Fund, subject to terms and conditions acceptable to the County Attorney; and**
- 5. Authorize staff to develop a master plan for the Property and to keep the Property closed to the public until future uses are determined. The motion carried as follows:**

Aye: 4 - Vice-Chair Hutchinson, Commissioner Burns, Commissioner Calabria, and Commissioner Portman

Nay: 3 - Chair Holmes, Commissioner Ford, and Commissioner West

- 22.** [General Obligation Bond Referenda for WCPSS, WTCC, and PROS for November 2018 Ballot](#)

Attachments: [20180618 Item Summary - Fall 2018 Referenda.docx](#)
[20180618 Board Presentation - Bond Referenda Final.pptx](#)
[20180618 Attachment 1 - Preliminary Resolution - Fall 2018 Referenda.DOC](#)
[20180618 Attachment 2 - Tax Impact Chart - Fall 2018 Referenda.pdf](#)
[20180618 Attachment 3 - Schools Project List for Referendum.pdf](#)
[20180618 Attachment 4 - Wake Tech Project List for Referendum.pdf](#)
[20180618 Attachment 5 - Fall 2018 Referendum Calendar.DOC](#)

Ms. Lucas, shared the background of the request.

- Voter approved referendum is required for the County to issue General Obligation (GO) bonds
- County needs to issue debt as part of plan to fund Schools, Wake Tech, and County capital needs
 - GO bonds remain lowest cost financing option available to County
 - County has no remaining GO authorization for Schools, Wake Tech, or County purposes
- Prior discussion on structure and size of proposed referenda
 - Budget Retreat - March 17th
 - Work Sessions - May 14th & May 30th

She shared the relevant board goals.

Initiative E2.2

In partnership with WCPSS and Wake Tech, support a 2018 WCPSS bond referendum, and continue implementing financing strategies to address needs identified in the 7-year CIP

Initiative GS1.1

Prepare for a new parks, open space, and greenway bond referendum that will provide for more recreational opportunities and environmental education, assist in the development of a countywide interconnected greenway system, and provide additional watershed protection

She shared the proposed referenda summary.

- Proposed referenda size and structure
 - Schools \$548 million / 2 Year Bond (FY2020 - FY2021)
 - Wake Tech \$349 million / 4 Year Bond (FY2020 - FY2023)
 - PROS \$120 million / 6 Year Bond (FY2020 - FY2025)
- Proposed property tax impact of referenda is estimated 3.8¢ in FY2020
 - Board action on tax increase to take place concurrent with

FY2020 budget process

- Today's request is first of several Board actions culminating with referenda appearing on November 6, 2018 ballot

Ms. Lucas said the schools bond program totals \$548 Million.

- New Schools \$140 million
 - Middle school in Fuquay-Varina
 - Elementary school in Apex
 - Design/early stages of several
- Renovations \$283 million
 - 6 complete projects; 5 partial projects
- Program Requirements \$89 million
 - Life cycle; technology; infrastructure; property acquisition
- Contingency & Management \$36 million
- Cash funding component \$105 million
- Total 2 yr Program \$653 million

She shared the ballot language for the school bonds.

"Shall the order adopted on August 6, 2018, authorizing SCHOOL BONDS of the County of Wake, North Carolina in an amount not to exceed \$548,000,000 plus interest, for the purpose of providing funds to construct, renovate, expand, improve and equip school buildings and other school facilities, including associated real estate costs, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the Bonds be approved?"

She shared the Wake Tech Bond Program totals of \$349 million.

- Major Projects \$309 million
 - SW Advanced Industries Building
 - NW Health Science Lab & Auto Facility
 - PSEC Simulation Building
 - RTP Campus expansions
- Renovation & Repair \$24 million
 - Mechanical; HVAC; electrical
- Infrastructure Upgrade \$16 million
 - Mass notification system
 - Accessibility upgrades
- Cash funding component \$35 million
- Total 4 yr Program \$384 million

She shared the Wake Tech ballot language.

"Shall the order adopted on August 6, 2018, authorizing COMMUNITY COLLEGE BONDS of the County of Wake, North Carolina in an amount not to exceed \$349,000,000 plus interest, for the purpose of providing funds to construct, renovate, expand, improve and equip community college facilities for Wake Technical Community College, including associated real estate costs, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the Bonds be approved?"

She said the PROS Bond Program totals \$120 Million.

- Future acquisition and development of open space and greenways for recreation purposes
- Improvements, repairs, and renovations to existing County park facilities
- Future acquisition and development of new County park facilities

She shared the PROS ballot language.

"Shall the order adopted on August 6, 2018, authorizing PARKS, RECREATION AND OPEN SPACE BONDS of the County of Wake, North Carolina in an amount not to exceed \$120,000,000 plus interest, for the purpose of providing funds for improving and expanding existing parks and recreational facilities and acquiring and constructing new parks and recreational facilities, including facilities developed jointly with other governmental entities, and including the acquisition of open space land and other land for recreational use, the acquisition of rights of way and the furnishing of incidental facilities and equipment in connection therewith, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the Bonds be approved?"

She shared a chart of the fiscal impact of the referenda anticipated.

- Adherence to policies and guidelines protects AAA bond ratings
- Policies and guidelines remain within thresholds

She shared a chart of the calendar of events. She shared a summary.

- School, Wake Tech, and County look to meet capital needs through combination of GO bond funding and pay-go methods
- GO bonds are lowest cost financing option to meet County's capital needs
- Proposed referenda structure and related anticipated tax impact

has been modeled and works within County policies and guidelines

- Today's action is first of several coming Board actions before November

Commissioner Burns thanked staff for bringing forward three AAA bond packages and ensuring that they fit in the guidelines. He asked if a recession occurs or interest rates increase significantly before 2022, would changes be necessary to protect the AAA bond rating.

Ms. Lucas said after the referendum there would not be debt issued immediately. She said the pace of the bond program could be slowed and staff would work with the school system, Wake Tech, and Community Services to delay programs. She said another option would be to change the tax rate.

Commissioner West asked if there had been similar situations that programs were delayed. Ms. Lucas said that a library referendum was delayed during the recession.

Commissioner Portman said that borrowing for the bond referendum represents a 10 percent property tax increase in the next few years in addition to the increase from the past four years and before any operating cost impacts. He said that voters will not support continuous tax increases. He said the board needs to lay out a funding methodology for the schools. He said that an increase for the schools is not a cut. He said that a sustainable funding formula will allow for the schools to plan for next year and will assist with the negative perception that has occurred in the past.

Commissioner Burns said that the preservation of the public's vote for the bonds has been the basis of every tax vote. He said that all three bonds are important to the operation of county government. He encouraged the board to work with the Board of Education to ensure that a higher tax increase does not occur next year. He said the board cannot risk losing voting enthusiasm from the public for bonds. He encouraged the Board of Commissioners and Board of Education to work together to educate the voting public to the necessity of the bonds in that it is the most economical process to fund school construction.

Vice-Chair Hutchinson moved, seconded by Commissioner Burns, that the Board of Commissioners:

- 1. Adopt a resolution making certain findings and determinations;**
- 2. Direct the publication of a notice of intent to file an application with the Local Government Commission and the filing of said application;**

and

3. Schedule a bond referendum date; all in connection with the proposed issuance of general obligation bonds by the County. The motion passed unanimously.

23. [FY2018-2019 Affordable Housing Action Plan](#)

Attachments: [Item Summary](#)
 [PowerPoint Presentation.pptx](#)
 [2018-2019 Housing Action Plan.docx](#)

Ms. Alicia Arnold, Human Services Division Director, shared the the action plan.

- The Five Year 2015-2020 Consolidated Plan is the basis for the Annual Action Plan
- The Consolidated Plan: A strategic plan for the receipt of federal dollars that defines priority populations and the programs that will serve them.
- The Annual Action Plan: A one-year plan required to receive federal grants that describes specific programs planned to serve low-income individuals and families in Wake County.
- This plan satisfies a regulatory requirement for specific Federal entitlement funding and is not a comprehensive planning document for the Housing Division
- Historically, baseline CIP matching funds have been discussed in this presentation and in the plan, but its inclusion is not a regulatory requirement
- This Action Plan does not reflect the additional appropriation approved for FY2019 or the plans for those funds

She shared the grants received through the action plan.

- After submittal and approval of the Action Plan, the four grants below are received from the U.S. Department of Housing and Urban Development (HUD):
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships (HOME)
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - Emergency Solutions Grant (ESG)

She shared the feedback from Public Hearings.

- Support is expressed for the 2018 Action Plan high priority of very low income populations
- More rental assistance for low-income families
- Workforce housing is needed, including home ownership opportunities
- Additional housing support for female veterans
- Land costs continue to rise and which makes additional subsidies necessary for affordable development
- A comprehensive strategy for affordable housing education is needed

She shared the consolidated plan for priority populations.

High Priority

- Renters 0-40% AMI (\$23,640/household of 1 and \$33,720/household of 4)
- Homeless individuals and families
- Non-homeless individuals and families with special needs

Medium Priority

- Renters 41-50% AMI (\$29,550/1 and \$42,150/4)
- Homeowners 41-50% AMI

Low Priority

- Renters 51-80% AMI (\$47,250/1 and \$67,450/4)
- Homeowners 51-80% AMI

Chair Holmes asked for clarification of the current Area Median Income (AMI). Ms. Arnold said as of today, it is \$84,300 for a family of four.

Commissioner West asked what percent of the population falls into each priority category. Ms. Arnold said staff will get that information and provide it to the board. She said there are currently 56,000 households in need of housing assistance.

Vice-Chair Hutchinson asked about the AMI for an individual. Ms. Arnold said the AMI is \$59,010 for an individual.

Commissioner West asked if there is a difference in the City of Raleigh's targeted communities.

Mr. Ellis said there would be a meeting in the near future about collaboration with the City of Raleigh.

Ms. Arnold shared information about the priority populations.

- Preserve existing affordable housing
- Develop new affordable housing
- Provide permanent supportive housing (rental assistance and support services)
- Provide outreach and rapid re-housing to homeless individuals and families
- Offer homeownership assistance through partner agencies
- Partner with towns for public facilities improvements
- Offer job training opportunities

She shared the expected revenues. She shared the proposed programs and expenditures.

Ms. Arnold said entitlement grants increased by 21 percent over last year. The increase resulted \$161,000 more in funding for affordable housing.

Commissioner Portman referred to a citizen that came before the commission last year. He asked why rapid re-housing wasn't used to assist the citizen. Ms. Arnold said the client didn't qualify for rapid re-housing but she did qualify for homeless prevention. She said that finding and locating new housing opportunities applied with this situation. Mr. Ellis said the home had failed federal inspection so staff worked to assist with new housing.

Commissioner Burns said this is only one stream of funding available for affordable housing.

Commissioner West asked if there are funds available for situations like Winterhaven. Ms. Arnold said there are a few different resources being used to assist those residents.

Chair Holmes said the board had expressed concern of reduction in funding. She said she was pleased to see net increases in each grant.

Mr. Ellis said that the City of Raleigh is working with residents at Winterhaven as well.

Ms. Arnold shared takeaways.

- Approving the Action Plan satisfies HUD's regulatory requirements to appropriate federal funds through a public process
- The Action Plan supports the County's commitment to prioritize housing programs for the most vulnerable residents
- The County's additional \$15 million housing investment compliments federal funding although not discussed in this Plan
- Federal funding levels increased incrementally in FY2019 over FY2018 federal funding appropriations

Commissioner Portman asked why the investment the county is making in affordable housing is not included in the report. Ms. Arnold said that the process requires a public comment process, which was completed prior to the county budget approval. Commissioner Portman asked if the county funding would leverage more federal funding. Ms. Arnold said the amounts of these four grants are based on a formula so the county funding would not allow them to leverage more federal funding.

Commissioner Burns moved, seconded by Commissioner Ford, that the Board of Commissioners,

Approves the FY 2018-2019 Affordable Housing Action Plan subject to appropriation;

Authorizes the Chair to sign documents necessary to submit the Action Plan to HUD and to carry out activities described in the plan. The motion passed unanimously.

Committee Reports

Commissioner Burns said that the Growth, Land Use, and Environment Committee met on June 11, 2018 and the committee discussed plans to improve and extend the life of the South Wake Landfill. He said there will be a report to the full board in the future. He said the committee discussed a proposal for a 100 percent Clean Energy Resolution by 2050. He said the committee discussed the Native Plants Initiative, which will require Wake County to develop guidelines moving forward for using native plants in all Wake County Government projects. He said that the committee discussed the consideration of the structure of the funding and petition process for orphaned roads.

Commissioner Portman said that there has been deferment of action by the of Education Committee on an ongoing renewable, sustainable, funding methodology for the schools. He asked for Commissioner Ford to assist

him with planning in the coming weeks to fulfill the board's objective of better funding the schools..

25. [Informational Item for Board of Commissioners](#)

Attachments: [Information Item re CIP report to Agenda 10.16.17.docx](#)
[CIP Report to Board- Agenda 10-16-17 Item 25.pdf](#)

Mr. Ellis asked all the county interns present from the UNC MPA Program to introduce themselves.

Mr. Aaron Brown said he is interning in the Budget and Management Services Department.

Ms Kalen Grosskopf, Ms. Ruiting Yang, and Ms. Emily Langston said they are interning in the Community Services Department.

Chair Holmes commended the interns for their work in Wake County.

Closed Session

Mr. Scott Warren, County Attorney, said the motion is pursuant to N.C.G.S. 143-318 11 (a) 4 to discuss matters related to the location or expansion of industries or other businesses in the area served by Wake County including an agreement on a tentative list of economic development incentives that may be offered by Wake County in negotiations.

Commissioner Burns moved, seconded by Commissioner Calabria, to go into closed session. The motion passed unanimously.

The meeting went into recess and the meeting reconvened. No action was taken by the board.

Adjourn

Commissioner Burns moved, seconded by Commissioner Ford, to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Denise M. Hogan, NCMCC
Clerk to the Board

Wake County Board of Commissioners