



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, January 19, 2016

2:00 PM

Wake County Justice Center

Rollcall

Present: 7 - Chairman James West, Vice-Chair Sig Hutchinson, Commissioner John D. Burns, Commissioner Matt Calabria, Commissioner Jessica Holmes, Commissioner Caroline Sullivan, and Commissioner Betty Lou Ward

Others Present: Jim Hartmann, County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Leslie Rudd, Deputy Clerk to the Board; David Ellis, Deputy County Manager; Johnna Rogers, Deputy County Manager

Meeting Called to Order: Chairman James West

Pledge of Allegiance

Invocation: Commissioner Matt Calabria

Items of Business

1. [Approval of Agenda](#)

Commissioner Sullivan moved, seconded by Commissioner Ward, to approve the agenda. The motion passed unanimously.

2. [Approval of the Minutes of the Regular Meeting on January 4, 2016](#)

Commissioner Burns moved, seconded by Commissioner Holmes, to approve the minutes of the Regular Meeting on January 4, 2016, with the amendment to the minutes to reflect the motion by Vice-Chair Hutchinson and second by Commissioner Calabria to approve the appointments. The motion passed unanimously.

3. [Report of the Operation Medicine Drop Event and Announcement of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh](#)

Attachments: [Item Summary](#)
 [Medicine Drop Event Attachment](#)
 [20151202_134421-2 resized](#)

Ms. Sonya Reid, Human Services Program Manager, provided the report on the results of the October 27, 2015 Operation Medicine Drop.

She reported that the Operation Medicine Drop event was held at the Wake County Human Services' Sunnybrook Building in conjunction with the Wake County Sheriff's Office. This was the first time Human Services had been part of this type of campaign, which coincided with the U. S. Drug Enforcement Agency's 10th Annual National Take Back Initiative.

Ms. Reid said Operation Medicine Drop's goal is to save lives and protect the environment.

Ms. Reid said that 28,377 pills were collected over the course of the day. The Sheriff's Office determined the pills estimated street value was \$54,162. Volunteers also collected three 30-pound boxes of over-the-counter drugs.

The average North Carolinian fills 17 prescriptions annually; and studies show that as much as 40 percent of the drugs dispensed are not used.

Ms. Reid announced Wake County is the first public health department to provide the permanent medicine drop-off box.

Ms. Reid also recognized Ms. Connie Nance, Wake County Pharmacy Director, who organized and implemented the installation of the permanent drop-off site.

Access to these drop-off boxes will result in a decrease in accidental overdose and help to further protect water sources.

Commissioner Ward expressed her appreciation to the Wake County Health Department for their efforts in protecting the public.

Chairman West thanked Ms. Reid for the report.

That the Board of Commissioners receives a report of the Operation Medicine Drop Event in October 2015 and promote the usage of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh

4. [Council on Fitness and Health Report](#)

Attachments: [Council on Fitness Item Summary](#)
 [Council on Fitness Annual Commissioners' Report](#)

Mr. Leon Bullard, Chair, of the Council on Fitness and Health, provided an update on the council's recent activities.

Mr. Bullard shared the council's mission to promote physical fitness and a healthy lifestyle in Wake County.

He reviewed the council's current projects, including the certificate of excellence awards; health and fitness education; and the community-wide campaign.

The latter includes Screen-Free Week Wake County on May 2-8, 2016, which encourages families to turn off their screens and get active. The council is partnering with Raleigh Parks and Recreation Department, the Town of Cary, the Cary Senior Center, the YMCA, the Boys & Girls Club and the Poe Center among others.

Mr. Bullard reviewed the council's current member list.

He shared the council's upcoming opportunities and needs, including recommendations for award recognitions and potential members. He said that the council meets the second Thursday, monthly from 12:30-1:30 PM at the Wake County Human Services building (10 Sunnybrook Road), meeting room #344.

Chairman West thanked Mr. Bullard for the report and what the committee is doing to improve the quality of life for the citizens in Wake County.

Commissioner Ward thanked Mr. Bullard for his years volunteering and for promoting a healthy county.

5. [Proclamation Recognizing January as Human Trafficking Prevention Month](#)

Attachments: [Item Summary](#)
 [Proclamation](#)

Vice-Chair Hutchinson read aloud the proclamation and presented it to Dr. Ellen Blair with Partners Against Trafficking Humans in NC (PATH).

He said that Human Trafficking is an issue that deserves attention since youth between 12-13 years of age are targeted every 30 seconds. He said the issue resonates close to home since he has a grandchild close to this age.

Dr. Blair provided additional information about human trafficking and thanked the Board of Commissioners for bringing the issue to light. She highlighted the following information about the US Government and how it defines human trafficking.

- The recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- Sex trafficking in which a commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age.

She introduced Captain Rick Hoffman with the Raleigh Police Department. He said human trafficking includes drug crimes, labor law crimes and internet crimes. In 2015, the Raleigh Police Department embarked on 25 human trafficking investigations impacting 20 victims and 12 people were arrested. Eleven of the 20 victims were minors.

Ms. Christine Shaw with the Raleigh Salvation Army shared information about a program that assists victims of human trafficking called Project Fight.

She said there were 45 referrals which resulted in 40 confirmed cases last year around Wake County. Most were 18 to 25 years old.

Vice-Chair Hutchinson asked how could victims could get help. Ms. Shaw said victims can reach out to the Salvation Army, Crime Stoppers, and the National Human Trafficking Hotline at 1-888-373-7888.

Commissioner Ward asked if the victims are local or from other part of the state. Captain Hoffman said some are from out of state, some are local, all of them come from all walks of life--from foster kids to kids from affluent families.

Commissioner Burns asked if prostitution cases are reviewed for human trafficking potential and is there mitigation for young women. Captain Hoffman said they are, and federal law requires all prostitution cases involving minors must be reviewed for human trafficking threats.

Chairman West thanked the presenters for bringing this awareness before the board.

Ms. Blair introduced Mr. Lynn Jordon serving on the PATH Advisory Board and another guest from 4H.

Vice-Chair Hutchinson moved, seconded by Commissioner Ward, that the Board of Commissioners adopts a proclamation recognizing January as Human Trafficking Prevention Month. The motion passed unanimously.

6. [Recognition of Recent Awards](#)

Attachments: [awards--January.docx](#)

Mr. Hartmann said that last month, Wake County Government was again recognized as one of the Triangle's top 25 healthiest employers at the fifth annual Triangle Business Journal's Healthiest Employer awards.

These awards recognize employers that demonstrate their commitment to employee wellness by emphasizing it in their overall values and mission, and providing a variety of health initiatives and resources that empower employees to proactively improve their overall health. After being ranked #22 in 2013 and #21 in 2014, Wake County moved up to become the #5 ranked Healthiest Employer for 2015.

Mr. Hartmann said the dramatic increase in the ranking recognizes the county's efforts to improve and expands the workplace health and well-being programs.

The county was recognized for its shift to a holistic approach to wellness that includes an emphasis on physical, emotional, social and financial health, as well as our two Employee Health Centers. As part of the ranking process, the top 25 healthiest employers completed an online assessment to determine their Health Employer Index, which is a nonbiased measurement that scores wellness programs in comparison to regional and national employers.

The Health Employee Index ranges from 0 to 100 and includes categories such as Leadership Commitment, Strategic Planning, Marketing and Communications, and Programming and Interventions. Wake County's Health Employee Index was 73.38, well above the national average of 49.57.

The Triangle's top five Healthiest Employers will advance to the second stage of the awards contest, where Wake County will join regional winners from all over the nation to compete for a spot in the top 100 Healthiest Employers.

Mr. Hartmann said the national winners will be announced in late September. He congratulated the team leading these efforts on

this remarkable achievement. He recognized the staff representing the county's employee health and well-being initiative.

Ms. Johnna Rogers, Deputy Manager; Ms. Angela Crawford, Human Resources Director; Ms. Mary Beth Manville, Deputy Human Resources Director; Ms. Robin Pleasant, Human Resources Consultant; and Ms. Justine DiStefano, Benefits Specialist and Wellness Coordinator.

Vice-Chair Hutchinson applauded staff for their efforts.

Ms. Crawford, Human Resources Director presented the newest initiative, which offers bands to employees that work more sedentary jobs.

7. [Retiree Recognition](#)

Attachments: [Item Summary.docx](#)
 [Kathy Edington Bio.docx](#)
 [Deborah Lofton Bio.docx](#)

Mr. Hartmann recognized Deputy Director of CCBI, Kathy Edington, who retires after 30 years of service.

He noted that she has been part of the glue that has held CCBI together and was instrumental to building the department's national reputation.

Commissioner Holmes commended Ms. Edington for being a trailblazer for women in that department.

Mr. Hartmann recognized Human Services Supervisor, Deborah Lofton, who retires after 31 years of service.

Mr. Hartmann presented them with plaques commemorative to their service to Wake County.

Consent Agenda

Commissioner Sullivan moved, seconded by Commissioner Holmes, to approve the Consent Agenda. The motion passed unanimously.

8. [Second Reading on a Priority Care Ambulance Inc. for a Non-Emergency Ambulance Franchise](#)

Attachments: [Priority Care Ambulance Non-emergency Ambulance Franchise Request Agenda Item Second Reading 2016.docx](#)
[ORDINANCE GRANTING FRANCHISE TO PRIORITY CARE AMBULANCE.docx](#)

Commissioner Sullivan moved, Commissioner Holmes seconded, that the Board of Commissioners grants a non-emergency ambulance franchise to Priority Care Ambulance Inc. for operation of a non-emergency ambulance service in Wake County effective January 26, 2016 for a period of five years. The motion passed unanimously.

9. [Request From Wake County Board of Education for Approval to extend a Multi-Year Operating Lease - Durham Road \(Second Reading\)](#)

Attachments: [Durham Drive Second Reading.docx](#)
[2015-11 19 Second Amendment to Lease Agreement F.R.O. LLC VII final](#)
[2015-12-10 Cash Flow Analysis Durham Road](#)
[Presentation Second Reading of FRO Lease 1-18-2016](#)
[Draft Resolution for January 19 Board Reading.docx](#)

Commissioner Sullivan moved, seconded by Commissioner Holmes, that the Board of Commissioners:

1. Ratifies an application submitted to the Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Public School System commercial building lease extension for educational and support purposes at 931 Durham Road, Wake Forest NC; and

2. Approves future recurring appropriations to the Wake County Board of Education to support the increased cost of lease payments, estimated at a total of \$131,185 between FY 2022 - FY 2026.

10. [Wake County Public School System CIP 2013 Reallocations and Appropriations \(Second Reading\)](#)

Attachments: [Final Second Reading Item Summary](#)
[App PPT](#)
[Resolution to Reallocate and Appropriate Funds in CIP 2013](#)
[CIP 2013 Appropriation Summary as of 1.19.16](#)
[Board of Education Resolution](#)

Commissioner Sullivan moved, seconded by Commissioner Holmes, that the Board of Commissioners approve the Board of Education's request to reallocate and appropriate funds in CIP 2013.

1. Reallocate a total of \$1,118,388 in CIP 2013, including \$918,388 of contingency funds for construction at Lincoln Heights Elementary and \$200,000 in startup design funds to account for scope and schedule changes at Vandora Springs Elementary.

2. Appropriate a total of \$47,448,387 in CIP 2013 for construction and public infrastructure at Bryan Road and Lincoln Heights Elementary schools, startup design at Vandora Springs Elementary, and design at Rolesville Elementary.

Public Comment

No one came forward for public comments.

Regular Agenda

11. [Wake County Public School System Budget Amendment](#)

Attachments: [Item Summary](#)

Mr. Mark Winters, Wake County Public Schools Finance Officer, said during their regular meeting on November 17, 2015, the Board of Education approved a fund balance appropriation of \$6,007,500 for various one-time expenditures. This included \$2,002,672 for capital projects that, per statute, must be budgeted for in the Wake County Public School System Capital Outlay Fund. On December 15, 2015, the Board of Education approved a budget amendment to appropriate the \$2,002,672 within their Capital Outlay Fund for these projects. Because this amendment represents an increase to the Capital Outlay Fund and it includes an appropriation for projects identified in G.S. 115C-426(f), it requires approval from the Board of Commissioners.

Commissioner Ward moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners approves the Board of Education's budget amendment appropriating \$2,002,672 of fund balance for various vehicle, facility and technology improvements. The motion passed

unanimously.

12. [Request from Wake County Public Schools for Approval of a Multi-Year Operating Lease - Dillard Drive \(Second Reading\)](#)

Attachments: [Item Summary Second Reading](#)
 [Presentation Dillard Lease - Second Reading](#)
 [Precis and Proposed Lease](#)
 [Resolution Dillard Drive Lease](#)
 [Cash Flow Analysis Dillard Drive JJ](#)

Ms. Betty Parker, Wake County Real Estates Services Director, presented the second reading of the proposed resolution approving the Wake county Board of Education to enter into a lease agreement for a 21,756 square feet of flex space upon a 3.2 plus acre lot with surface parking at 5651 Dillard Drive, Cary, NC.

She reviewed the intended uses for the space as follows:

Enterprise Learning Model High School - Students take ownership of their progression through a full course load with flexible access to teacher, content, peers, and learning utilizing the best of both online and face-to-face education.

Alternative Learning Center Hub - Support to middle & high school long-term suspended students enrolled in Second Chance On-line Resource for Education (SCORE) program with access to face-to-face extra support and wrap-around services for the student and family. Supports Homebound/ Home Hospital program students.

Flexible Learning Support - Teachers prepare and oversee delivery of core course content utilizing technology. Also evaluate and coordinate elective course delivery via NCVPS and other online vendors.

Commissioner Holmes asked how the school system would address transportation needs.

Ms. Parker said transportation is generally not provided to long-term suspended students, so there would be some responsibility on the student and families. She added that this is the first facility of its kind. Ms. Parker added that students attending this facility that have Individual Education Plans (IEP) also have individualized transportation plans and those services will remain in place.

Commissioner Holmes challenged the Board of Education to partner with others to assist with transportation for the students

Commissioner Burns said the enterprise learning model seems to

self-select students that have access to independent transportation. He asked how the school system can make this model more inclusive.

Ms. Parker agreed that this model will have an impact on student selection, but this is the first of many schools which will be opened across the country, therefore; gradually opening up the opportunity to more students county-wide.

Commissioner Burns asked about how opportunity arose and the building came about. Ms. Parker said the Board of Education has been looking for an Enterprise Learning Model and a focus on improvements for long-term suspended students. She said there is leadership and cost savings near the space. She said the space gives opportunity to bundle needs.

Chairman West asked if there are similar programs already in place to assist suspended students. Ms. Parker confirmed there are. Chairman West asked about the success rate of those programs and if the strengths of those programs are being applied to this model and how they can be improved.

Ms. Kathy Moore, Deputy Superintendent for Academic Advancement, said that, previously, the school system was not required to continue educating long-term suspended students. The school system has since changed its approach, understanding that it is in the students' and the system's best interest to continue working with the students. Initially, previous programs assisted students right as they left for suspension and leading up to students' return. This flex space addresses that gap time in the hopes of strengthening the potential for students' success upon return.

Commissioner Sullivan asked how the school system could address drop-outs in this program. Ms. Moore said there is a blended campus site where these kids can be reintroduced to high school and achieve their diploma.

Commissioner Ward said she was contacted by a neighboring property owner who expressed his enthusiasm for the proposed property use.

Commissioner Calabria thanked the school system for their progressive efforts in utilizing this space. He shared concern in choosing a location for students that can adequately utilize the program given the current transportation plan. He commended the schools for responses for making technologies available to students.

He also asked if plans for additional sites housing these types of programs are actively being planned. Ms. Moore confirmed there are

other plans in the works, but this initial Dillard Drive location is the opportunity to test the program and revise the facility plans and the program's plan before implementing it in additional areas across the county.

Commissioner Burns thanked the school system for the additional information on this plan. He said that due to the short-term pressures in negotiations with the property owner, the boards are being pressured to make a long-term spending decision without an appropriate time for due diligence of the program and its long-term effects. He expressed his concern about the position that it places the board even though the services are needed.

Chairman West said that there is a great need, but he understands the concerns that have been addressed. Commissioner Calabria asked when it was known the site was available. Ms. Parker said staff learned about the site in mid-November. He said that he understood the concern, but the need is there and moving forward is the best direction.

Commissioner Holmes said, despite concerns about the logistics, she said she is excited about the program's potential and is satisfied that the transportation issues will be addressed.

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

- 1. Ratifies an application to the North Carolina Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Board of Education flex/office space lease for educational and support purposes at 5651 Dillard Drive, Cary, NC; and**
- 2. Approves future recurring appropriations to the Wake County Board of Education to support the lease and additional operating costs of the facility, estimated at a total of \$4.7 million over the ten-year term of the lease. The motion passed unanimously.**

13. [Approval of Wake County Tax Exempt Private Activity Bonds Approval Policy](#)

Attachments: [Item Summary](#)

[TEFRA Policy-final for agenda 01192016.docx](#)

County Attorney Scott Warren, presented the proposed bond approval policy. He said this sets the framework for future tax exempt items.

He thanked Ms. Nicole Kreiser, Wake County Debt Manager, for her work toward the policy. He also thanked Mary Nash Rusher, Hunton and Williams Law Firm ; and Jeff Poley, Parker and Poe Law Firm for

their work.

He said that the Wake County Board of Commissioners is requested at times to conduct hearings and approve projects seeking tax exempt financing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). This law provides a favorable financing vehicle for capital projects.

He reviewed the revisions to the policy, as recommended by counsel, that maintains government transparency and the board of commissioners' unbiased fiscal actions on the county's behalf. He said that the policy provides consistency with requests when they arise.

Commissioner Burns asked if these are tax-exempt bonds. Ms. Nash Rusher said this largely applies to tax-exempt bonds, though there will be some exceptions. She added this is not about approving the purpose of the projects, but rather an approval of the fact that bonds will be issued to finance certain projects. These bonds will generally come from the Industrial Facilities Commission or the Housing Authority and are required to be considered by the Board of Commissioners.

Commissioner Sullivan asked for clarification on projects that are located in a municipality whether they approve these instances first.

Mr. Warren noted that there will be instances when these bonds can be directed back to municipalities for use and management if the facility is completely within the municipality's jurisdiction. Ms. Nash Rusher added that the bond issuer also impacts which elected body approves it: if the Wake Housing Authority is issuing a bond, then the Wake County Board of Commissioners would review it for approval.

Commissioner Burns moved, seconded by Commissioner Sullivan, that the Board of Commissioners approves the attached policy effective immediately. The motion passed unanimously.

14. [Public Hearing on Proposed Town of Holly Springs Extra Territorial Jurisdiction \(ETJ\) Request of 6,125 Acres](#)

Attachments: [Item Summary](#)
 [Holly Springs ETJ Presentation](#)
 [Town of Holly Springs ETJ Request Resolution](#)
 [Wake County ETJ Criteria](#)
 [Holly Springs ETJ Staff Report](#)
 [Town of Holly Springs ETJ Request Map](#)
 [Town of Holly Springs CIP \(2015-2020\)](#)
 [Town of Holly Springs Future Land Use Map](#)
 [Town of Holly Springs Water Service Map](#)
 [Town of Holly Springs Wastewater Map](#)
 [ETJ Frequently Asked Questions](#)
 [Wake County Planning Board Minutes](#)
 [Communications](#)
 [Wake County Resolution](#)

Chairman West recognized Mr. Dick Sears, Mayor, Town of Holly Springs; Mr. Charlie "Chuck" Simmons, Holly Springs Town Manager; Mr. Bryan Coates, Wake County Planner; and Ms. Michelle Muir, Wake County Planning Board Chair.

Mr. Bryan Coates, Wake County Planner, presented the request by the Town of Holly Springs, to increase the town's extra-territorial jurisdiction by 6,125 acres. He noted this ETJ request impacts around 700 properties west of the current corporate limits.

Mr. Coates reported the town first held a public meetings to inform the community of the request in April, 2015. In June, 2015, the town Planning staff submitted the ETJ report to Wake County.

He reviewed the original ETJ request of more than 10,000 acres. He also reviewed the revised request of 6,125 acres. The revised request removes portions of Duke Energy-owned property.

Mr. Coates reviewed the county's land-use plan criteria used to evaluate ETJ proposals and how Holly Springs' request meets those criterion.

Mr. Coates reviewed the staff findings.

The Town of Holly Springs request for 6,125 acre ETJ Extension is in accordance with North Carolina State Law 160A-360 Article 19

The Town of Holly Springs request of 6,125 acre ETJ Extension complies with Wake County Land Use Plan's seven criteria for ETJ Extensions

The Town is experiencing growth in its Short & Long Range Urban Services Areas

The Towns of Holly Springs and Fuquay-Varina have amended their annexation agreement to address PIN 0658304164 owned by Mr. Richard Mullen

Chairman West opened the public hearing.

Ms. Gina Clapp, Planning Director, Town of Holly Springs, clarified the reason that the town removed a split parcel from the original ETJ request. One piece of the parcel was already in the Fuquay-Varina ETJ and has nearby utilities to extend to the parcel for further development. It was determined by the towns of Holly Springs, Fuquay-Varina and the property owner agreed that the parcel would be better serviced as part of Fuquay-Varina's ETJ.

She added that there is a 10-year building permit estimate around 500 permits per year. Last year, Holly Springs had more than 900 building permits for single-family homes. As a result, the town is running out of available space to develop.

She also clarified the revisions to the ETJ request that impacted Duke Energy. She noted that some of the acreage that was removed was open space area that serves as a buffer for Duke Energy facilities and would likely never be developed.

Ms. Clapp explained that the towns of Holly Springs and Fuquay-Varina are adjusting their annexation boundary agreement to address jurisdictional issues with parcels owned by Mr. Richard Mullen, developer. The parcel is currently split between Fuquay-Varina ETJ and the proposed Holly Springs ETJ.

Ms. Kendra Parrish, Town of Holly Springs Engineer, noted that sewer would likely be in the proposed ETJ area well within the 10-year annexation plan. She added that staff is reviewing plans to improve water utility extension options.

Commissioner Burns asked about urbanization along New Hill Holleman Road and the expansion of water and sewer on the northern area of that road. Ms. Parrish said that extension should occur within five years.

Ms. Parrish added that, if the ETJ request is denied and left up to the

property owners, then utility extension becomes spotty, creating patches of areas without service, rather than more uniform utility access.

Chairman West asked if there are effected property owners on New Hill Holleman Road where utilities will be extended that oppose this plan. Ms. Parrish confirmed there are some effected property owners that have concerns about the plans.

Commissioner Calabria asked if the Town of Apex is in support of this request. Ms. Parrish said this is in accordance with the ETJ agreement between the towns of Holly Springs and Apex.

Commissioner Calabria asked if EMS would be affected in this area. Mr. Warren said that EMS is a county function and would not be affected.

Commissioner Calabria asked about projects currently under review that would be directly effected. Ms. Clapp said there are two subdivisions that are currently under review that are within this ETJ. Bringing them into the ETJ would impact further plans for development.

Mr. Coates said that the Planning staff looks at whether the criteria are met.

Mr. Warren said there are statutory and common law vested rights when you have property development. The rights are unique to the owner. There are timelines. Property owners should seek their own advice regarding common law vested rights.

Chairman West called for a brief recess.

Chairman West opened the meeting to public comments.

Ms. Tammy Jo Parker, (3525 Bartley Holleman Road, New Hill, NC) impacted property owner, shared her concern over having to change her business to conform with Holly Springs' commercial regulations. She said that she owns 30 acres. She also expressed concerns about the impact further development would have on local traffic. She said that the residents are directly affected by the rising of the lake surrounding her property.

Mr. James Stevens, (7434 IronRod Way, New Hill, NC) Wake County resident, shared concerns about the traffic and congestion around Holly Springs and the proposed ETJ area and the encroachment of both Holly Springs and Duke Energy controlled land around his family property. He said that he does not support the proposal by the Town of Holly Springs.

Mr. Ben Honeycutt , (3617 Bartley Holleman Road, New Hill, NC) an impacted property owner, shared concerns about the negative effect the ETJ and additional development would have on traffic, roads, and quality-of-life. He said that Duke Energy owns the land surrounding his property. He said that he does not support the proposal by the Town of Holly Springs.

Mr. Jeremy Hudson (5524 Rex Road, Holly Springs, NC) said the ETJ expansion would restrict the ability for him to subdivide his property. He said that he lives nearby the waste water treatment facility that has been discussed.

Ms. Tammy Jo Parker also shared concerned about the impact the ETJ could have on her ability to maintain her livestock.

Mr. Jason Starritt (4604 Optimist Farm Road, Holly Springs, NC & 4636 Optimist Farm Road, Holly Springs, NC), said that he owns two parcels of land that are being subdivided. He expressed his concern about future division of his land and annexation by the Town of Holly Springs. He asked that the town to remove his parcels of land from consideration.

Mr. Paul Brewer, an affected business owner, (Harris Lake Boat Storage), said the zoning regulations would impact the future of his boat storage business and its potential growth. He voiced concern over involuntarily being included in Holly Springs jurisdiction. He asked for additional time to work with town staff to revise the ETJ plan so as to minimize the impact to affected residents. He encouraged the board to vote against the ETJ expansion.

Mr. Odis Stephenson (6601 Rex Road, Holly Springs, NC), an affected resident, shared concerns for the existing traffic around the proposed ETJ area and the impact additional development would have on this problem.

Mr. John Dooley (7304 Cateswood Court, Apex, NC) said that his property backs up to the area. He received the notice of the town hearing the day of the meeting. He said that it was not advertised in advance. The traffic and trucks are an issue.

Mr. James Stevens said there is a doughnut hole in that area and the back side is covered by flood control regulations. He cannot understand what the town wants to proceed because of the area around it.

Mr. Keith McGuinness, Senior Land Strategist Duke Energy, said the land is regulated by the North Carolina Utilities Commission. The purpose is around power generation. Concerns are around urbanization near the site. He said Duke Energy is self-contained and sees no reason

to be included in the ETJ request. He said that Duke Energy values the relationship with the Town of Holly Springs.

Chairman West closed the public hearing.

Commissioner Burns reassured citizens that the Board of Commissioners is responsible for listening and gathering information to make the best decision about the request.

Commissioner Burns expressed his concern about how the change in annexation laws have impacted ETJ regulations. He suggested staff report the impact of the changes and include a report from Duke Energy in order for the board to make an informed decision about the request.

Commissioner Burns moved that this report be heard and referred to the Growth, Land Use, and Environment (GLUE) Committee. Commissioner Ward seconded the motion.

Mr. Warren also noted that the following agenda item on the proposed Land Use Amendment would need to be referred to the GLUE Committee and asked the board to amend the motion to reflect this. He said within 60-days after the motion has been referred it can be considered by the full board.

Vice-Chair Hutchinson said he would like a report on staff's recommendation and assessment of the request.

Mr. Coates said staff recommends approval as it meets the county's requirements. He said, looking long-term, these parcels will need utility service.

Ms. Michelle Muir, Planning Board Chair, said the Wake County Planning Board recommended approval of the request in a vote of 7-2.

Vice-Chair Hutchinson asked for the reason for dissent of the Wake County Planning Board.

Ms. Muir said there were concerns about development close to Duke Energy and that citizen input was not properly vetted.

Commissioner Calabria asked Mr. Coates to respond to the traffic concerns brought up by several residents. Mr. Coates said towns and DOT are responsible for road maintenance and expansion. He agreed there are growing pains that come with expansion and development.

Commissioner Calabria asked where concerned property owners can direct their questions. Mr. Coates said questions can be directed to

Wake County Planning staff.

Chairman West asked Mr. Coates to recap Wake County's seven criteria for adoption of requests and whether traffic is considered in these criteria. Mr. Coates shared a brief review. He said the right-of-way is considered for future development.

Chairman West called for a vote by show of hands on the motion to refer the request to the GLUE Committee. The board unanimously agreed by show of hands to refer the request to the GLUE Committee.

Commissioner Burns said there will be a future GLUE meeting that will go over policy and ask questions and then come before the full board.

Mr. Warren said that will be a future public hearing will be required that will be heard by the entire board after the GLUE Committee meeting takes place.

Commissioner Burns moved, seconded by Commissioner Holmes, that the ETJ request be referred to the Growth, Land Use and Environment (GLUE) Committee for further review. The motion passed unanimously.

15. [Public Hearing on Proposed Land Use Plan Amendment 02-15 to Reclassify 12, 798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area](#)

Attachments: [Item Summary](#)
 [LUPA 02-15 Presentation](#)
 [Town of Holly Springs Request Resolution](#)
 [LUPA 02-15 Request Map](#)
 [Wake County Land Use Plan Goals](#)
 [Town of Holly Springs Future Land Use Map](#)
 [Holly Springs Utility Map](#)
 [Planning Board Minutes](#)
 [LUPA02-15 Resolution](#)

Commissioner Burns moved, seconded by Commissioner Hollmes that the request be referred to the Growth Land Use and Environment (GLUE) Committee for further review. The motion passed unanimously.

16. [Affordable Housing Funding Request to Habitat for Humanity of Wake County](#)

Attachments: [Item Summary.doc](#)
 [Application Summary.xlsx](#)
 [Location Map.pdf](#)
 [Appraisal Summary.pdf](#)
 [Elevation.pdf](#)

Ms. AnneMarie Maiorano, Deputy Human Services Director, said that Mr. Jim Middleton, Land Development Manager, Habitat for Humanity, who represents the agency making the request was present if there were questions.

Ms. Kelly Baraldi, Interim Program Manager for Housing and Community Revitalization, presented the proposed grant approval which would fund three homes in the County Manor subdivision near the Town of Holly Springs.

Ms. Baraldi said in November 2016, Habitat for Humanity of Wake County submitted an application for Wake County's rolling non-tax credit request for proposals to purchase and develop three lots. The lots are located in the County Manor Subdivision on Crittenden Lane in Holly Springs (REID #160181) between N. Main St. and Rt. 55 bypass. The site has been subdivided into three lots. Habitat has requested \$75,000 in grant funds to purchase the lots.

Habitat for Humanity targets all households earning 30-60% of area median income (currently \$24,250-\$47,280 for a family of four). All Habitat's homeowners are first time homebuyers or have not owned a home in three years. Habitat homeowners contribute "sweat equity" by working alongside volunteers for the construction of their home.

The application was reviewed by Housing & Community Revitalization staff. The application met the County's threshold requirements of a complete application, is affordable to homeowners earning less than 80% AMI, has site control, supportive services, and has support from the Town of Holly Springs. Additionally, the Town will be contributing financially by waiving all the development and permit fees. County staff from Budget, Facilities, Design & Construction, Finance, and Revenue assisted in vetting the application.

A total of approximately \$699,000 in federal HOME funds is available in the housing budget. The application was presented to and reviewed by the Housing Advisory Committee on December 17, 2015. The committee supported and approved staffs' funding recommendation.

Habitat plans to start construction on the homes in September 2016, and have the last house completed by December 2016. The last home will be sold by January 30, 2017.

Commissioner Ward moved, seconded by Commissioner Sullivan, that the Board of Commissioners approves a grant of up to \$75,000 in federal HOME funds to Habitat for Humanity of Wake County for the purchase of three lots in Holly Springs, NC subject to the terms and conditions acceptable to the County Attorney.

All awards are contingent upon developments receiving local approvals including site plan approval and all necessary permits from the local municipality. In addition, all awards are contingent upon the basic terms as identified in the project descriptions, including funding commitments from the financial partners as identified. The motion passed unanimously.

17. [Approval of a Lease at 221 South Rogers Lane, Raleigh, NC for Wake County Emergency Medical Service, Emergency Management and Fire Safety](#)

Attachments: [Agenda Summary_PS Warehouse/Training Lease](#)
[Lease Terms and Proposed Payment Schedule](#)
[Proposed Lease Agreement](#)
[Proposed Site Plan](#)

Mr. Mark Edmondson, Facilities, Design and Construction Project Manager, reviewed the request for the board to approve a 15-year lease for an Emergency Services and Fire Safety training center located on South Rogers Lane, Raleigh.

He said since 2011, there have been discussion by staff to expand the warehousing and storage needs of Wake County's Emergency Medical Services (EMS), Emergency Management (EM) and Fire Services FS) Departments. Over the past several years, services have exceeded the capacity of the current space and there is not adequate space on site for further expansion. A local design consultant was hired in 2013 to perform a space needs study. The scope of the study has evolved since that time to consider other departmental needs. After those additional needs were sorted out, a final study was completed earlier this year which defined the final program needs for each of the departments. Subsequently, funding was approved in the FY 2016 operations budget for new leased warehouse space.

County staff, working with a commercial realtor, evaluated the program needs developed for these departments. A Request For Proposal (RFP) was publicly advertised April 22, 2015, to area property owners, setting

out requirements specifically to house for warehouse space.

During this time, the initial response addressed the need for the warehouse-not including training space. Later, it was determined by staff that all the training needs could not be addressed.

Mr. Edmondson said in August 2015, staff was asked to expand the scope of the lease to include space for a training facility to accommodate the Wake EMS System's current and future training needs. Staff was given two options: to lease the space for 15 years which totalled 70,000 total square feet or purchase the 160,000 square foot building.

He said that staff is satisfied with the 15-year lease.

Commissioner Burns asked what the recurring funds are to operate this facility. Mr. Edmondson said this has been addressed with the budget department and is indeed a request for one-time funds.

Vice-Chair Hutchinson moved, seconded by Commissioner Burns, that the Board of Commissioners authorizes the Chairman to execute a fifteen year lease (and any associated Memorandum of Lease) on behalf of Wake County with 221 Rogers Lane, LLC for a warehouse and training center to be located at 221 South Rogers Lane, for use by Emergency Medical Service, Emergency Management and Fire Safety, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

18. [Approval of 2016 Board Retreat Agenda](#)

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

Mr. Hartmann said that the agenda is a draft and may have minor changes.

Commissioner Holmes moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners approves the 2016 Board Retreat Agenda. The motion passed unanimously.

19. [Consideration of 2016 Board of Commissioners Committee Structure](#)

Attachments: [Item Summary Committee Structure.docx](#)
[2016 Proposed Committee Structure](#)

Chairman West commended Vice-Chair Hutchinson for his work toward finalizing the committee structure and appointments of the County Commissioners to the Wake County Boards and Committees.

Vice-Chair Hutchinson moved, seconded by Commissioner Ward, that the Board of Commissioners considers and adopts the appointments of

County Commissioners to Wake County Boards and Committees. The motion passed unanimously.

Other Business

Chairman West said the 2016 Martin Luther King Day Jr. events were a success and there were several board members that attended.

Chairman West said that he and Vice-Chair attended a recent leadership training for Chairs and Vice-Chairs with the North Carolina Association of County Commissioners. He said that at the meeting they developed relationships with other county chairs that would like to partner with Wake County on Economic Development.

He also noted that each commissioner has received a recent Affordable Housing Report.

Commissioner Burns said that First Presbyterian Church in Raleigh will be commemorating its 200 years of establishment. He said the celebration of the church will be on Thursday, January 21, 2016, and invited the board. He asked the board to support a resolution honoring this at a future meeting.

Closed Session

Mr. Warren said there was no need for a closed session.

Adjourn

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

Respectfully submitted,

Denise M. Hogan, NCCCC
Clerk to the Board
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 15-279

Type: Items of Business **Status:** Agenda Ready
In control: Human Services

On agenda: 1/19/2016 **Final action:**

Title: Report of the Operation Medicine Drop Event and Announcement of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary](#)
[Medicine Drop Event Attachment](#)
[20151202_134421-2_resized](#)

Date	Ver.	Action By	Action	Result
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Report of the Operation Medicine Drop Event and Announcement of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh

That the Board of Commissioners receives a report of the Operation Medicine Drop Event in October 2015 and promote the usage of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh

Item Title: Report of the Operation Medicine Drop Event and Announcement of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh

Specific Action Requested:

That the Board of Commissioners receives a report of the Operation Medicine Drop Event in October 2015 and promote the usage of the Take Back Drop Box at the Public Health Center, 10 Sunnybrook Road, Raleigh.

Item Summary:

The Operation Medicine Drop (OMD) event was held on October 27, 2015 at the Wake County Human Services' Sunnybrook Building in conjunction with the Wake County Sheriff's Office. This was the first time Human Services had been a part of this type of campaign, which coincided with the U.S Drug Enforcement Agency's 10th Annual National Take Back Initiative. The event provided an opportunity for the public to properly discard expired and/or unused medications. Collections from that day totaled 28,377 pills (controlled and non-controlled) with a street value of \$54,162.00. An additional three, 30 pound boxes of over-the-counter (OTC) medications were collected by pharmacy staff.

The average North Carolinian fills 17 prescriptions annually and studies show that as much as 40% of the drugs dispensed are never used. Abuses of unused and/or expired prescription medications is a public health issue, leading to accidental poisoning, overdose and abuse as well as protect our water system. Since 1999, 91% of all unintentional poisonings were caused by prescription or over-the-counter medications (Source: N.C. Injury & Violence Prevention Branch). If trends continue, unintentional poisoning deaths will surpass motor vehicle deaths as the leading cause of injury deaths in North Carolina by 2017.

The prevalence of unintentional overdose deaths has resulted in a multi-faceted public health response to saving lives and protecting the environment. Consequently, Wake County Human Services now has its own permanent take back drop box, housed at the Public Health Center, 10 Sunnybrook Road. Wake County is the first health department to incorporate this as a service to the community. Pharmacy staff has complete responsibility for the removal of all drugs from the receptacle and follow the process of the vendor, Assured Waste Solutions, for proper disposal.

Citizens are encouraged to also utilize the other five permanent Take Back Drop Box sites in Wake County (Cary Police Department, Holly Springs Police Department, Wake County Sheriff's Department (lobby), Wake County Law Enforcement Training Center and Wake Forest Police Department).

We enlist your support and encourage you to share information about these additional locations in your district.

Attachments:

1. Operation Medicine Drop Report and Listing of Permanent Take Back Drop Box locations in Wake County
2. Picture of Sunnybrook Center Drop Box



Legislation Details (With Text)

File #: 15-271

Type: Items of Business **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Council on Fitness and Health Report

Sponsors:

Indexes:

Code sections:

Attachments: [Council on Fitness Item Summary](#)
[Council on Fitness Annual Commissioners' Report](#)

Date	Ver.	Action By	Action	Result
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Council on Fitness and Health Report

That the Board of Commissioners receives information about the Council on Fitness and Health's recent activities

Item Title: Council on Fitness and Health Annual Report

Specific Action Requested:

That the Board of Commissioners receives information about the Council on Fitness and Health's recent activities.

Item Summary:

The Wake County Council on Fitness & Health, also known as The Fitness Council, works to encourage and empower Wake County residents to increase physical activity and improve health. Mr. Leon Bullard, Chair of the Council, will provide a summary and presentation of the council's recent activities and plans for 2016. Information provided will include an overview of current projects and ongoing health and fitness education initiatives as well as consideration of future needs and opportunities.

Attachments:

1. PowerPoint Presentation



Legislation Details (With Text)

File #: 15-242
Type: Items of Business
Status: Agenda Ready
In control: Human Services
On agenda: 1/19/2016
Final action:
Title: Proclamation Recognizing January as Human Trafficking Prevention Month
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary](#)
[Proclamation](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		
1/19/2016	1	Board of Commissioners		

Proclamation Recognizing January as Human Trafficking Prevention Month
That the Board of Commissioners adopts a proclamation recognizing January as Human Trafficking Prevention Month

Item Title: Proclamation Recognizing January as Human Trafficking Prevention Month

Specific Action Requested:

That the Board of Commissioners adopts a proclamation recognizing January as Human Trafficking Prevention Month.

Item Summary:

By Presidential Proclamation, January has been designated as Human Trafficking Prevention Month. Organizations, activists and survivors across the country are using this opportunity to raise public awareness concerning human trafficking.

In Wake County, Partners Against Trafficking Humans in NC ("Path NC"), works with a number of local partners and supporters to conduct public awareness events, facilitate training for professionals in multiple disciplines and advocate for legislation that will prevent trafficking, offer increased protection to victims, and accelerate the prosecution of perpetrators.

The US Government defines human trafficking as:

- The recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- Sex trafficking in which a commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age.

According to the U.S. State Department, human trafficking is the world's fastest growing criminal enterprise, generating an estimated \$32 billion in revenue globally each year. Two thirds of trafficking victims are women and girls and children now represent one in three victims of human trafficking. In the U.S., about 15,000 people are trafficked each year for the purposes of forced labor or sexual exploitation.

In 2015, forty cases of Human Trafficking were reported in Wake County by the Raleigh Police Department and the Salvation Army, nearly all of whom were women and one quarter were minors.

Attachments:

1. Human Trafficking Prevention Month Proclamation

**WAKE COUNTY BOARD OF COUNTY COMMISSIONERS
PROCLAMATION**

**Human Trafficking Prevention Month
January 2016**

WHEREAS, January is Human Trafficking Prevention Month. Wake County will be joining millions of Americans nationwide in recognizing the need to stop human trafficking.

WHEREAS, the United States has made great strides in preventing the occurrence of human trafficking, prosecuting traffickers and dismantling their criminal networks, and protecting victims and survivors, our work is not done. Wake County stands with those throughout the state of North Carolina who are working every day to end human trafficking, bring traffickers to justice, and empower survivors to reclaim their rightful freedom.

WHEREAS, 40 cases of Human Trafficking were reported in Wake County by the Raleigh Police Department and the Salvation Army in 2015, nearly all of whom were women and one quarter were minors and, according to the National Human Trafficking Resource Center, at least 4,168 cases were reported in the U.S. in 2015, we will continue to work on this issue until human trafficking no longer exists.

WHEREAS, the efforts by individuals, businesses, organizations, and governing bodies to promote the observance of "Human Trafficking Prevention Month" in January of each year represents one of the examples of the ongoing commitment in the County of Wake to raise awareness of and to actively combat human trafficking;

Now, Therefore, we, the Wake County Board of County Commissioners, do hereby proclaim January 2016, as "HUMAN TRAFFICKING PREVENTION MONTH" in Wake County, and urge our citizens to celebrate all in-home and community based services.

This the 19th day of January, 2016.

James West, Chairman
Wake County Board of County Commissioners



Legislation Details (With Text)

File #: 16-13
Type: Items of Business
Status: Agenda Ready
In control: County Manager
On agenda: 1/19/2016
Final action:
Title: Recognition of Recent Awards
Sponsors:
Indexes:
Code sections:
Attachments: [awards--January.pdf](#)

Date	Ver.	Action By	Action	Result
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Recognition of Recent Awards

That the Board of Commissioners recognizes recent award winners

Item Title: Recognition of Recent Award Winners

Specific Action Requested:

That the Board of Commissioners recognizes recent award winners.

Item Summary:

Wake County Government Named Fifth Healthiest Employer in the Triangle by Triangle Business Journal

Wake County Government was recognized as one of the top 25 healthiest employers in the Triangle by the Triangle Business Journal at its fifth annual Healthiest Employer Awards. These awards recognize employers that emphasize employee wellness in their overall values and mission, and show their commitment to improving the health and well-being of their employees by providing workplace health initiatives and resources.

Wake County was named the fifth healthiest employer, which is a significant improvement over the County's # 22 ranking in 2014. The County was recognized for its shift to a holistic approach to wellness that includes an emphasis on physical, emotional, social and financial health, as well as our two Employee Health Centers. Our goal is to move into the #1 spot in 2016 as we implement Living Great at Wake, the new employee health and well-being program.

Attachments:

None



Legislation Details (With Text)

File #: 15-282

Type: Items of Business **Status:** Agenda Ready

On agenda: 1/19/2016 **In control:** Human Resources

Title: Retiree Recognition **Final action:**

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary.pdf](#)
[Kathy Edington Bio.pdf](#)
[Deborah Lofton Bio.pdf](#)

Date	Ver.	Action By	Action	Result
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Retiree Recognition

That the Board of Commissioners recognizes upcoming retirees for their years of service to the County

Item Title: Retiree Recognition

Specific Action Requested:

That the Board of Commissioners recognizes upcoming retirees for their years of service to the County.

Item Summary:

The following employees are retiring:

- Deborah Lofton, Human Services - 31 years of service
- Kathy Edington, CCBI - 30 years of service

Attachments:

1. Deborah Lofton Bio
2. Kathy Edington Bio

Kathy Edington
Deputy Director
CCBI

Deputy Director Kathy Edington began employment at the Raleigh/Wake City-County Bureau of Identification on July 1, 1986 as an Identification Technician in the Processing Unit, which is now known as the Criminal Identification Unit. After three years as an Identification Technician, she was promoted to the role of Field Agent in the Investigations Division in July 1989 which made her the second female Crime Scene Agent within the CCBI organization.

Continuing on in her CCBI career, Kathy was promoted to be the first female Field Shift Supervisor in July 2002 in the Investigations Division; in December 2005 she was again promoted to be the Agency's first female Deputy Director and was assigned to the Support Services Division.

Additional accolades that Kathy achieved during her CCBI career include the following: she was the first female to be certified by the court system as a crime scene expert; the first female shooting reconstructionist; first female to testify on blood stain pattern analysis; and last but certainly not least the first female to testify on live court TV in a "murder for hire" case.

Kathy has been a dedicated and loyal employee and will be greatly missed.

Deborah Lofton
Supervisor I
Human Services

Deborah began her career with Wake County as a Department of Social Services employee on November 1, 1984. She worked as an Income Maintenance Caseworker in both the AFDC Review and Monthly Reporting units. In 1993, she joined the Child Care Subsidy department as a social worker before being promoted to her current position as a supervisor.

Deborah has enjoyed her tenure with Wake County and has seen many changes as the agency transformed from Wake County Department of Social Services to Wake County Human Services. She has been instrumental in organizing and integrating services at the Millbrook outpost site.

Deborah is known by her teammates as the planner and social chairperson. She is an East Carolina University graduate who enjoys attending football games, traveling with her family, working in her church, and working in her sorority. After 31 years of service, she will retire on February 1.

Item Title: Second Reading on a Priority Care Ambulance Inc. for a Non-Emergency Ambulance Franchise

Specific Action Requested:

That the Board of Commissioners grants a non-emergency ambulance franchise to Priority Care Ambulance Inc. for operation of a non-emergency ambulance service in Wake County effective January 26, 2016 for a period of five years.

Item Summary:

Priority Care Ambulance Inc. of Cary, North Carolina, is requesting the issuance of a non-emergency ambulance franchise for operation of a non-emergency medical transport service pursuant to the provisions of Chapter 111 of the Wake County Code of Ordinances. Award of a non-emergency ambulance franchise represents permission to deliver non-emergency ambulance transportation services, and does not involve County subsidies or payments.

The Director of the Department of Emergency Medical Services has reviewed Priority Care Ambulance's application for a non-emergency ambulance franchise, and has determined that Priority Care Ambulance's representations are consistent with the requirements of Wake County's ambulance franchise ordinance.

Priority Care Ambulance Inc. is requesting issuance of this franchise subject to the Department of Emergency Medical Services Director's finding of "on-the-ground" compliance of Priority Care Ambulance Inc. with Chapter 111 of the Wake County Code of Ordinances, and all applicable state statutes and regulations.

There are currently four franchised non-emergency ambulance providers and one franchised convalescent ambulance provider in Wake County. Priority Care Ambulance Inc. will be the fifth non-emergency ambulance provider.

Franchise requests require two readings. The Board of Commissioners held a public hearing on January 4, 2016, so this item provides the required second reading.

Attachments:

1. Ordinance Granting Franchise to Priority Care Ambulance Inc.

ORDINANCE GRANTING FRANCHISE TO Priority Care Ambulance Inc. of Cary FOR
OPERATION OF A NON-EMERGENCY AMBULANCE SERVICE

WHEREAS, Priority Care Ambulance, Inc., located in Cary, North Carolina, has applied for a franchise for operation of a non-emergency ambulance transport service in Wake County; and

WHEREAS, Chapter 111 of the Wake County Code of Ordinances authorizes the grant of such a franchise by the Wake County Board of Commissioners; and

WHEREAS, Priority Care Ambulance, Inc.'s franchise request has been reviewed and given preliminary approval by the Director of the Department of Emergency Medical Services; and

WHEREAS, issuance of the requested franchise will take place only upon a finding of compliance by the Director of the Department of Emergency Medical Services with Chapter 111 of the Wake County Code of Ordinances and all applicable state statutes and regulations;

NOW, THEREFORE, BE IT ORDAINED THAT Priority Care Ambulance Inc. of Cary be granted a franchise of five years' duration for the delivery of non-emergency ambulance service in Wake County, North Carolina, subject to the following provisions:

1. That such franchise shall be issued by the County Manager only subsequent to a finding of compliance by the Director of the Department of Emergency Medical Services with the provisions of Chapter 111 of the Wake County Code of Ordinances and all other applicable State statutes and regulations governing such ambulance services, a copy of which finding shall be maintained in the permanent files of the Clerk to the Board.
2. That if Priority Care Ambulance Inc. discontinues the service authorized by this Ordinance during the life of the franchise, or fails to comply with the conditions of this ordinance, then upon thirty (30) days' notice by Wake County, the franchise authorized here shall be declared null and void.

Effective this ____ day of _____, 2016.

ATTEST:

James West
Chairman

Denise Hogan
Clerk to the Board



Legislation Details (With Text)

File #: 16-2

Type: Consent Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Request From Wake County Board of Education for Approval to extend a Multi-Year Operating Lease - Durham Road (Second Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [Durham Drive Second Reading.pdf](#)
[2015-11 19 Second Amendment to Lease Agreement F.R.O. LLC VII final](#)
[2015-12-10 Cash Flow Analysis Durham Road](#)
[Presentation Second Reading of FRO Lease 1-18-2016](#)
[Draft Resolution for January 19 Board Reading.pdf](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Request From Wake County Board of Education for Approval to extend a Multi-Year Operating Lease - Durham Road (Second Reading)

That the Board of Commissioners:

- 1. Ratifies an application submitted to the Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Public School System commercial building lease extension for educational and support purposes at 931 Durham Road, Wake Forest NC.**
- 2. Approves future recurring appropriations to the Wake County Board of Education to support the increased cost of lease payments, estimated at a total of \$131,185 between FY 2022 - FY 2026.**

Item Title: Request From Wake County Board of Education for Approval to Extend a Multi-Year Operating Lease – Durham Road (Second Reading)

Specific Action Requested:
That the Board of Commissioners:

- 1. Ratifies an application submitted to the Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Public School System commercial building lease extension for educational and support purposes at 931 Durham Road, Wake Forest NC; and**
- 2. Approves future recurring appropriations to the Wake County Board of Education to support the increased cost of lease payments, estimated at a total of \$131,185 between FY 2022 - FY 2026.**

Item Summary:

On February 13, 2006, the Board of Education approved a multi-year lease agreement with the FRO LLC VII for lease of a former grocery store building containing 52,474 square feet and approximately 377 surface parking spaces at 931 Durham Road in Wake Forest. This property was up-fitted by the Board of Education and modular classroom units added to accommodate additional educational uses. It is currently the site of the Wakefield High School Ninth Grade Center. The Board of Commissioners approved the lease on April 3, 2006. The initial term of this lease extends through June 30, 2016, with an option to extend for up to 5 additional years.

Due to continued growth in school populations in this area of the County, it has been determined that the continued use of this school campus is both needed and cost effective. (The intended use of the site beginning in the with the 2016-2017 school year will be for an innovative high school program) Therefore the Board of Education has negotiated and on December 1, 2015, accepted the terms and conditions of an amended lease amendment with FRO LLC, VII, subject to approval of funding by the Board of Commissioners and the Local Government Commission. The term of the Lease Amendment will commence on July 1, 2016 and expire on June 30, 2026, with options to renew for up to two five year periods (July 1, 2026 – June 30, 2031).

The base annual rental rate is \$478,503 (\$9.50/square foot) for the first five years of the term beginning on July 1, 2016. The rental rate shall increase to \$524,740 (\$10.00/square foot) for the second five years of the term beginning on July 1, 2021.

Purchase of the site is untenable at this time due to the seller's unwillingness to sell and the value of the site attributable to its income production attributes.

State law prohibits the Board of Education from entering into operational leases for school buildings and/or other facilities for more than three years without prior approval from the Board of Commissioners (NCGS §115C-530). WCPSS states there are sufficient funds in their local budget to absorb the operating costs of the lease through FY 2021, and by approval of the operating lease, the Board of Commissioners is not approving recurring additional funds to WCPSS to support the lease and additional operating costs of the facility until FY 2022. With Board approval, the Board commits to increasing the appropriation to WCPSS a total of \$132,000 between FY 2022 through FY 2026 to support the increased lease rate in the second five years of the lease.

Wake County Staff Comments:

County staff has been involved in certain aspects of the space needs analysis and prioritization process and the site selection process, and has reviewed the findings. Utilizing the site criteria and considering the program needs identified for location in the space, the Durham Road site meets those criteria at the lowest price available compared to other sites considered. Based on the information presented, County staff supports the lease of this parcel for educational and related purposes.

Attachments:

1. Lease Agreement Precis and Lease Agreement
2. BOE Resolution
3. Lease Space Funding Analysis
4. PowerPoint Presentation
5. BOC Resolution

Resolution
Durham Road Operating Lease Renewal

WHEREAS, the Wake County Board of Education wishes to enter into a ten-year lease renewal, with an option for one five year renewal, with FRO LLC VII for educational flexible space for high school programs pursuant to N.C. General Statute 115C-530; and,

WHEREAS, on February 13, 2006 the Board of Education approved a multi-year lease agreement for the site expiring June 30, 2016 and it has been used for the past ten years as a ninth grade center; and,

WHEREAS, on April 3, 2006 the Board of Commissioners approved funding for the original ten year lease as part of the County general fund appropriation to the Wake County Public School System and upfit for the facility was approved as part of the Plan 2004 building program.

WHEREAS, existing local funds in the Wake County Public School System's operating budget support the lease and operating and maintenance costs of the existing lease being proposed to be extended; and,

WHEREAS, the lease extension does not exceed the existing cost of the lease through FY 2021; and,

WHEREAS, Per 115C-530, if an operational lease is approved by the board of county commissioners, in each year the county commissioners shall appropriate sufficient funds to meet the amounts to be paid during the fiscal year under the lease; and

WHEREAS, WCPSS states that there are sufficient funds in their local budget to absorb the operating costs of the lease through FY 2021 and by approval of the operating lease, the Board of Commissioners is not approving recurring additional funds to WCPSS to support the lease and additional operating costs of the facility until FY 2022; and,

WHEREAS, The Board of Commissioners commits to increasing the appropriation to WCPSS a total of \$132,000 between FY 2022 – FY 2026 to support the increased lease rate in the second five years of the lease; and,

WHEREAS, North Carolina General Statutes §115C-530 requires that operational leases for school buildings and school facilities be approved by the Board of County Commissioners and Local Government Commission; and

WHEREAS, the Wake County Board of Commissioners finds that the proposed contract is necessary and expedient; is preferable to a bond issue for the same purpose; the sums to fall due under the contract are adequate and not excessive for the proposed purpose; and that an increase in taxes, if any, necessary to meet the sums to fall due under the contract will not be excessive;

NOW, THEREFORE, BE IT RESOLVED that the Wake County Board of Commissioners hereby agrees to appropriate sufficient funds in future years to the Wake County Board of Education to meet the FRO LLC VII lease obligations. Said funds shall in addition to regular appropriations made to the Wake County Board of Education beginning with the FY 2022 operating budget. The Wake County Board of Commissioners finds that because the property is not for sale, and because the school system desires adjacencies to their existing administrative space for programmatic purposes, an operating lease was deemed the most desirable option and approves the operating lease and approves the lease funding and associated operating costs of the lease.

Adopted this the 19th day of January 2016.

Wake County Board of Commissioners

James West, Chairman



Legislation Details (With Text)

File #: 16-3

Type: Consent Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Wake County Public School System CIP 2013 Reallocations and Appropriations (Second Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [Final Second Reading Item Summary](#)
[App PPT](#)
[Resolution to Reallocate and Appropriate Funds in CIP 2013](#)
[CIP 2013 Appropriation Summary as of 1.19.16](#)
[Board of Education Resolution](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Wake County Public School System CIP 2013 Reallocations and Appropriations (Second Reading)
That the Board of Commissioners approve the Board of Education's request to reallocate and appropriate funds in CIP 2013.

- 1. Reallocate a total of \$1,118,388 in CIP 2013, including \$918,388 of contingency funds for construction at Lincoln Heights Elementary and \$200,000 in startup design funds to account for scope and schedule changes at Vandora Springs Elementary**
- 2. Appropriate a total of \$47,448,387 in CIP 2013 for construction and public infrastructure at Bryan Road and Lincoln Heights Elementary schools, startup design at Vandora Springs Elementary, and design at Rolesville Elementary**

Item Title: Wake County Public School System CIP 2013 Reallocations and Appropriations (Second Reading)

Specific Action Requested:

That the Board of Commissioners approve the Board of Education's request to reallocate and appropriate funds in CIP 2013.

1. Reallocate a total of \$1,118,388 in CIP 2013, including \$918,388 of contingency funds for construction at Lincoln Heights Elementary and \$200,000 in startup design funds to account for scope and schedule changes at Vandora Springs Elementary.
2. Appropriate a total of \$47,448,387 in CIP 2013 for construction and public infrastructure at Bryan Road and Lincoln Heights Elementary schools, startup design at Vandora Springs Elementary, and design at Rolesville Elementary.

Item Summary

Overview

The Board of Education requests that funds in CIP 2013 be reallocated and appropriated as follows:

	Plan of Record/Budget			Appropriations		
	<u>Current</u>	<u>Reallocation</u>	<u>Proposed</u>	<u>Current</u>	<u>Appropriation</u>	<u>Proposed</u>
2013 Building Program						
New School Projects						
E-31 Bryan Road Elementary (South Garner, 2017- SA)*	26,007,414		26,007,414	1,050,000	24,957,414	26,007,414
Public Infrastructure	38,856,456		38,856,456	21,634,289	1,500,000	23,134,289
Exisiting School Projects						
Vandora Springs Elem (2018)*	3,150,000	200,000	3,350,000	1,150,000	200,000	1,350,000
Lincoln Heights Elem (2018)*	21,657,244	918,388	22,575,632	2,384,659	20,190,973	22,575,632
Rolesville Elem (2017)	11,555,169		11,555,169	950,000	600,000	1,550,000
Other Projects						
Startup Designs	18,577,677	(200,000)	18,377,677	-	-	-
Program Contingency	24,812,932	(918,388)	23,894,544	-	-	-
Total Reallocation/Appropriation	144,616,892	-	144,616,892	27,168,948	47,448,387	74,617,335
SA indicates Site Acquired						
*Budget Excludes Land Acquisition, Public Infrastructure. That work is reported in those line items.						

CIP 2013 Reallocations and Appropriations

The resolution reallocates a total of \$1,118,388 in CIP 2013. It includes the reallocation and appropriation of \$918,388 in contingency funds to cover the gap between the budget and anticipated bid amount for the Lincoln Heights Elementary renovation. The gap is largely due to the addition of collaborative spaces during the schematic design phase of the project. This would leave \$23,894,544 in contingency funds in CIP 2013. The item also reallocates and appropriates \$200,000 in startup design funds for the

Vandora Springs Elementary renovation. These additional design funds are needed to cover increased costs associated with the delay of the project, the addition of collaborative spaces, and other changes to the scope of the design.

The Board of Education is requesting an appropriation totaling \$47,448,387. A \$24,957,414 appropriation would cover the construction costs for Bryan Road Elementary School in Garner. It is scheduled to open in August 2017 as a swing space for the Vandora Springs renovation and then as a new school in 2018. A \$20,190,973 appropriation is requested for construction costs at Lincoln Heights Elementary in Fuquay-Varina. This amount includes the \$918,388 in contingency funds. \$1.5M is included to cover the public infrastructure costs associated with these two projects. The appropriation also includes \$600,000 in additional design funds to cover scope changes to the Rolesville Elementary renovation. After discussions with school administration and the Town of Rolesville, the Board of Education voted to demolish the gym on the school's campus and add other building renovations.

The Board of Education is aligning the facility standards with the Strategic Plan and Vision 2020. The learning environment plays a key part in several of the objectives. A new initiative takes advantage of existing traditionally non-instructional space and expands the space to provide collaborative space for instruction. A single classroom space cannot address every student's learning styles. Collaborative space provides an opportunity:

- To support differentiated instruction & a wide variety of learning styles among students (visual, auditory, tactile, kinesthetic)
- For proximity & support of other "traditional" learning spaces.
- To support project-based learning.
- To support the 4 C's – collaboration, creativity, critical-thinking skills and communication.
- To engage & motivate students.
- To provide other learning opportunities in a crowded school.

CIP 2013 Status

To date, \$531.2 million has been appropriated in CIP 2013. Two new schools have been completed, eight new schools are in the construction phase and one major renovation is in the construction phase. The summer of 2016 will be very busy as six new schools and one major renovation project will finish up and become ready for new students later in August. At the same time, eight new projects are planned to begin construction prior to the start of school in August 2016.

Staff Comments

County staff continues to work with WCPSS through the Joint Facilities Core Team to monitor the status of CIP 2013 and plan for future building programs. Bids are expected to be received for another round of CIP 2013 projects in early 2016, and County staff will monitor these bids as they are received. Staff is expecting to receive a large CIP 2013 appropriation request from the Board of Education next month that would include construction for several new schools and renovations, among other items.

History of CIP 2013

On October 8, 2013, Wake County citizens approved the authorization of \$810 million of general obligation bonds for the Wake County Public School System 2013 Capital Improvement Program. On October 21, 2013, the Board adopted the resolution declaring the results of the October 8, 2013 bond referendum. These bonds, plus cash appropriations, fund the WCPSS CIP 2013 Building Program. On November 18, 2013, the Board of Commissioners was asked to approve the original CIP 2013 Plan of Record, which consisted of \$43,800,000 from existing County funding, and \$939,954,793 in future funding for a total program amount of \$983,754,793. On June 16, 2014 the Board approved a Plan of Record increase in the amount of \$6,799,974 as a result of proceeds of the sale of the 3600 Wake Forest Road Site. On July 6, 2015 the Board approved a \$775,000 increase to the Plan of Record to reflect a reallocation of \$775,000 in CIP 2006 savings to CIP 2013. The Board approved a \$2.6 million increase to the Plan of Record on October 19, 2015 as part of another reallocation of savings from CIP 2006 to CIP 2013. The current Plan of Record totals \$993,929,767.

The Capital Improvement Program contemplates commitments through fiscal year 2017. It provides for construction of fifteen new schools: ten new elementary schools, three middle schools and two high schools. Additionally, the plan includes funds for five major renovations, start-up construction costs at five other schools, life cycle equipment replacement, educational equipment replacement, technology and security, land acquisition and start-up design for new schools, facilities assessments and program management and contingency. To date, \$531.2 million has been appropriated, two new schools have been completed, eight new schools are in the construction phase and one major renovation is in the construction phase.

CIP 2013 originally included funds for eleven new elementary schools, three new middle schools, two new high schools, six major renovations and startup renovation costs for three schools. On July 6, 2015 the Board of Commissioners approved the Board of Education's request for several changes to the program. Two projects were deferred to the next building program. The construction of a new elementary school in Holly Springs (E-46) was deferred due to site identification difficulties, and a major renovation at Vandora Springs Elementary was deferred due to swing space timing needs.

Attachments:

1. Presentation
2. BOC Resolution to Reallocate and Appropriate Funds in CIP 2013
3. Appropriation Summary for CIP 2013 as of January 19, 2016
4. Board of Education Resolution Requesting CIP 2013 Reallocations and Appropriations



Legislation Details (With Text)

File #: 15-281

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Wake County Public School System Budget Amendment

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Wake County Public School System Budget Amendment

That the Board of Commissioners approves the Board of Education's budget amendment appropriating \$2,002,672 of fund balance for various vehicle, facility and technology improvements

Item Title: Wake County Public School System Budget Amendment

Specific Action Requested:

That the Board of Commissioners approves the Board of Education's budget amendment appropriating \$2,002,672 of fund balance for various vehicle, facility and technology improvements.

Item Summary:

Per General Statute 115C-433(b)(i), the Board of Education must obtain approval from the Board of Commissioners for budget amendments that increase expenditures from their Capital Outlay Fund for certain capital projects listed in G.S. 115C-426(f). During their regular meeting on November 17, 2015, the Board of Education approved a fund balance appropriation of \$6,007,500 for various one-time expenditures. This included \$2,002,672 for capital projects that, per statute, must be budgeted for in the WCPSS Capital Outlay Fund. On December 15, 2015, the Board of Education approved a budget amendment to appropriate the \$2,002,672 within their Capital Outlay Fund for these projects. Because this amendment represents an increase to the Capital Outlay Fund and it includes an appropriation for projects identified in G.S. 115C-426(f), it requires approval from the Board of Commissioners. The projects included in the appropriation are listed below:

<u>Special Projects Reserve Transfer from Local Current Expense Fund</u>		
Project Description	Project Area	Transfer Amount
Replacement Vehicles for Security - 3 Autos/1 SUV	Chief of Staff	90,000.00
Crossroads I & II Modifications	Facilities/ M&O	205,000.00
Vehicles & Vehicle Replacement - M&O	Facilities/ M&O	712,500.00
D.E.F. Tanks for Fuel Trucks	Transportation	80,000.00
Filter Cleaning Machine	Transportation	50,000.00
Replacement Activity Buses	Transportation	720,000.00
Truck Bodies for Replacement Trucks	Transportation	25,000.00
Cisco Blade Chassis & Servers for Applications Hosting	Technology	50,000.00
Commvault Enterprise Backup to Replace Legacy IBM/Tivoli/Storserver	Technology	70,172.00
	Total Amount	2,002,672.00

Staff Comments

This is an appropriation of the school system's fund balance that the Board of Commissioners is statutorily required to approve. It does not increase or decrease the County's FY 2016 appropriation for WCPSS.

Attachments

N/A



Legislation Details (With Text)

File #: 16-4

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Request from Wake County Public Schools for Approval of a Multi-Year Operating Lease - Dillard Drive (Second Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary Second Reading](#)
[Presentation Dillard Lease - Second Reading](#)
[Precis and Proposed Lease](#)
[Resolution Dillard Drive Lease](#)
[Cash Flow Analysis Dillard Drive JJ](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Request from Wake County Public Schools for Approval of a Multi-Year Operating Lease - Dillard Drive (Second Reading)

That the Board of Commissioners:

- 1. Ratifies an application to the North Carolina Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Board of Education flex/office space lease for educational and support purposes at 5651 Dillard Drive, Cary, NC; and**
- 2. Approves future recurring appropriations to the Wake County Board of Education to support the lease and additional operating costs of the facility, estimated at a total of \$4.7 million over the ten-year term of the lease.**

Item Title: Request from Wake County Public Schools for Approval of a Multi-Year Operating Lease – Dillard Drive (Second Reading)

Specific Action Requested:
That the Board of Commissioners

1. Ratifies an application to the North Carolina Local Government Commission and adopts the attached resolution pursuant to NCGS 115C-530 approving a Wake County Board of Education flex/office space lease for educational and support purposes at 5651 Dillard Drive, Cary, NC; and
2. Approves future recurring appropriations to the Wake County Board of Education to support the lease and additional operating costs of the facility, estimated at a total of \$4.7 million over the ten-year term of the lease.

Item Summary:

On December 1, 2015, the Board of Education accepted the terms and conditions of a Lease Agreement with Chaucer Investments, LLC, ("Landlord"), to lease a building containing approximately 21,756 square feet of flex space upon a ±3.2 acre lot with surface parking at 5651 Dillard Drive, Cary, NC, subject to approval of funding by the Board of Commissioners and the Local Government Commission. The Lease Agreement is for a 10 year term, with options to renew for up to two additional five year periods (April 1, 2016 – June 30, 2026).

Planned Program

The building is located immediately adjacent to the existing WCPSS leased administrative buildings at Crossroads Corporate Park. The flex space will be used for educational and student support purposes. Due to continued growth in school populations in Wake County, it has been determined that the use of this site for these purposes is both needed and cost effective. There are three planned purposes of the space: (1) a flexible academy to provide primarily high school students three hour sessions to deliver face-to-face instruction to supplement on-line learning, (2) additional space to support long-term suspended students, including the provision of wrap-around services for students and their families, and (3) a space for the consolidation of WCPSS instructors who deliver on-line instruction for students throughout the system. WCPSS intends to use the site beginning with the 2016-2017 school year or as soon thereafter. Greater program detail follows:

1. Enterprise Learning Model High School/Flexible Academy: Enhances academic standards with innovative approaches to learning that maximize student potential with personalized, competency-based content. Students take ownership of their progression through a full course load with flexible access to teacher, content, peers, and learning utilizing the best of both online and face-to-face education (synchronous and asynchronous instruction). The flex space leased building

provides a central location for collaboration, critical activities and teacher-led instruction.

2. Alternative Learning Center (ALC) Hub: Educational support to SCORE (Second Chance On-line Resource for Education) enrolled middle and high school long-term suspended students. Course content is primarily delivered through synchronous and asynchronous instruction utilizing technology. The flex space leased building provides a central location for face-to-face extra support, including wrap-around services for targeted support to address socio-emotional needs and enhanced transition services (access to counselor, psychologist, social worker, etc.) for the student and family. The number of SCORE students fluctuates throughout the year. There are currently 151 students that are typically enrolled in 4 core courses per semester, amounting to the delivery of more than 1,200 on-line courses per year to SCORE students. There is not a geographic assignment area for SCORE students, rather their choice to participate at the ALC Hub will be a decision of the student in consultation with family and SCORE staff.
3. Flexible Learning Support Space: Centralized space for teachers to prepare and oversee delivery of synchronous and asynchronous core course content utilizing technology, and evaluate and coordinate elective course delivery via North Carolina Virtual Public Schools (NCVPS) and other online vendors. Also supports Homebound/Home Hospital programs, Single Subject Acceleration, and other on-line instruction. There are currently 1,980 WCPSS students enrolled in on-line courses through collaboration with NCVPS, which amounts to delivery of more than 3,600 on-line courses per year.

Transportation:

The Wake County Public School System (WCPSS) is committed to eliminating barriers, such as transportation, in its provision of services to students and families who may be served in the SCORE program at the ALC Hub planned for the Dillard Drive facility. There is an existing C-Tran public transportation stop located in front of the facility. As part of program development WCPSS will collaborate with Raleigh and Cary transportation staff to explore increased transportation opportunities for ALC Hub students and their families. WCPSS transportation is not ordinarily provided to long-term suspended students, as WCPSS strives to place SCORE sites in regional locations, and students have the flexibility to access SCORE programming from home. WCPSS does provide transportation to certain students as required by their Individual Education Plans as were in effect at the time of their suspension.

Costs and Funding

The base annual rental rate is \$348,096 (\$16.00/square foot) and shall increase 2.5% on July 1 of each year beginning on July 1, 2017. The provision of utilities, custodial services, tax and insurance charges are not included in the lease rate of \$16.00/square foot, and Common Area Maintenance (CAM) costs will also be incurred beginning July 1, 2018 to the extent they exceed those of the base year. The terms of the lease are generally comparable to those of the adjacent Crossroads administrative space approved by the Board in 2010, which had a base rental rate of \$16.50 a square foot. Purchase of the site is untenable due to the seller's unwillingness to sell.

The Landlord will provide a Tenant Allowance in the amount of up to \$326,340 (\$15.00/sq.) to be used by Tenant for the costs of design and construction of Tenant Improvements, including but not limited to all permits and signage; furniture, fixtures and equipment and cabling. These costs are expected to be incurred in the first eight months of 2016. If costs exceed the Tenant Allowance of \$326,340, additional funds will be identified in the WCPSS operating budget.

The total facility operating costs, including operating lease rental, common area maintenance, and utilities and janitorial, is expected to cost \$4.7 million over ten years.

Fiscal Year	Lease Square Footage	TICAM	Utilities	Janitorial	Total
2017	\$ 348,096		\$ 29,385	\$ 29,948	\$ 407,430
2018	356,798	2,353	30,414	30,996	420,561
2019	365,718	4,788	31,478	32,081	434,066
2020	374,861	7,309	32,580	33,204	447,954
2021	384,233	9,917	33,720	34,366	462,237
2022	393,839	12,617	34,901	35,569	476,926
2023	403,685	15,412	36,122	36,814	492,033
2024	413,777	18,304	37,386	38,103	507,570
2025	424,121	18,945	21,298	39,436	503,800
2026	434,724	19,608	24,396	40,816	519,545
	\$ 3,899,852	\$ 109,254	\$ 311,680	\$ 351,334	\$ 4,672,121

WCPSS has stated that existing funds will be sufficient to cover FY 2016 operating costs. However, WCPSS will submit a budget request for additional funds to address the lease obligation and associated operating costs via the Board of Education's Proposed Budget fiscal years 2017 and beyond. In addition to the previously mentioned lease, common area maintenance, janitorial, and utilities; the business case would include estimates for recurring instructional operating costs such as local positions, local supplement, security, digital infrastructure and resource cost estimated around \$425,000. Some of the instructional operating costs may come in lower, if able to earn state allotments for some of the categorical positions.

Resolution

State law prohibits the Board of Education from entering into operational leases for school buildings and/or other facilities for more than three years without prior approval from the Board of Commissioners (NCGS §115C-530). As the terms of this lease meet these criteria, staff is requesting approval for submission of an application to the LGC in coordination with WCPSS. By approving the request for submission of an application, the Board finds that because the property is not for sale, and because the school system desires adjacencies to their existing administrative space for programmatic purposes, an operating lease was deemed the most desirable option. Board approval, in the form of a resolution, is a commitment to appropriate funds in subsequent fiscal years sufficient to meet the obligations of the contract. Should the Board of Commissioners approve the resolution, the Board of Education is required to

appropriate the current year's portion from existing funds, and in future years, from additional resources appropriated to them by the Board of Commissioners. It is requested that the operating lease be approved by the Local Government Commission at their February 2, 2016 meeting.

Wake County Staff Comments:

County staff has been involved in certain aspects of the space needs analysis and prioritization process and the site selection process, and has reviewed the findings. Utilizing the site criteria and considering the program needs identified for location in the space, the Dillard Drive site meets those criteria at the lowest price available compared to other sites considered.

WCPSS has provided estimates of operating costs associated with this lease and anticipated programmatic costs, as noted above. Per 115C-530, if an operational lease is approved by the Board of County Commissioners, in each year the County Commissioners shall appropriate sufficient funds to meet the amounts to be paid during the fiscal year under the lease. Because WCPSS states that there are insufficient funds in their local budget to absorb the operating costs, by approval of the operating lease, the Board of Commissioners is approving recurring additional funds to WCPSS to support the lease and additional operating costs of the facility as noted previously, totaling \$4.7 million between FY 2017 - FY 2026.

Attachments:

1. PowerPoint Presentation
2. Precis and Proposed Lease
3. Resolution
4. Lease Space Cash Flow Analysis



Legislation Details (With Text)

File #: 16-9
Type: Regular Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 1/19/2016
Final action:
Title: Approval of Wake County Tax Exempt Private Activity Bonds Approval Policy
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary](#)
[TEFRA Policy-final for agenda 01192016.pdf](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Policy for Consideration of Public Hearing for Tax Exempt Bond Issuance in Wake County
That the Board of Commissioners approves the attached policy effective immediately

Item Title: **Approval of Wake County Tax Exempt Private Activity Bonds Approval Policy**

Specific Action Requested:

That the Board of Commissioners approves the attached Wake County Tax Exempt Private Activity Bonds Approval policy effective immediately.

Item Summary:

The Wake County Board of Commissioners is requested at times to conduct hearings and approve projects seeking tax exempt financing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA). This law provides a favorable financing vehicle for capital projects.

The highest governing authority for the jurisdiction in which the project is located must hold a hearing and approve in principle the project to satisfy the Internal Revenue Code.

Staff has been directed to develop a policy to guide both staff and the Board in how these requests are received, processed and placed on Board agendas.

Attachments:

1. TEFRA Resolution
2. TEFRA Policy



Legislation Details (With Text)

File #: 15-283

Type: Regular Item

Status: Passed

In control: BOC Growth, Land Use and Environment Committee

On agenda: 1/19/2016

Final action: 1/19/2016

Title: Public Hearing on Proposed Town of Holly Springs Extra Territorial Jurisdiction (ETJ) Request of 6,125 Acres

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary](#)

[Holly Springs ETJ Presentation](#)

[Town of Holly Springs ETJ Request Resolution](#)

[Wake County ETJ Criteria](#)

[Holly Springs ETJ Staff Report](#)

[Town of Holly Springs ETJ Request Map](#)

[Town of Holly Springs CIP \(2015-2020\)](#)

[Town of Holly Springs Future Land Use Map](#)

[Town of Holly Springs Water Service Map](#)

[Town of Holly Springs Wastewater Map](#)

[ETJ Frequently Asked Questions](#)

[Wake County Planning Board Minutes](#)

[Communications](#)

[Wake County Resolution](#)

Date	Ver.	Action By	Action	Result
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1/19/2016	1	Board of Commissioners		
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Public Hearing on Proposed Town of Holly Springs Extra Territorial Jurisdiction (ETJ) Request of 6,125 Acres

That the Board of Commissioners holds a public hearing and adopts the attached resolution granting the Town of Holly Springs ETJ extension

Item Title: Public Hearing on Proposed Town of Holly Springs Extra Territorial Jurisdiction (ETJ) Request of 6,125 Acres

Specific Action Requested:

That the Board of Commissioners holds a public hearing and adopts the attached resolution granting the Town of Holly Springs ETJ extension.

Item Summary:

Request: Approve the Town of Holly Springs ETJ Extension of 6,125 acres.

Petitioner: Town of Holly Springs

Location: The proposed extension includes small areas east and south of town, the majority is west of current town limits along Holly Springs New Hill Road, Avent Ferry Road, Cass Holt Road, and New Hill Holleman Road south of US 1.

Analysis:

On April 21, 2015, the Holly Springs Town Council adopted a resolution requesting that the Wake County Board of Commissioners consider granting extension of the Town's Extra Territorial Jurisdiction by 10,485 acres. The ETJ request was modified by the Town of Holly Springs on November 3, 2015. The amended request is 6,125 acres.

According to State law, a municipality of more than 25,000 in population may exercise ETJ over an area not more than three miles beyond its corporate limits. The area beyond the corporate limits is defined as extraterritorial jurisdiction (ETJ). In determining the population of a city for the purposes of Article 1 of 160A-360 of the North Carolina General Statutes, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. The State Demographer released the most current certified municipal population estimates in September 2015: July 1, 2014 population estimate for the Town of Holly Springs – 28,832.

ETJ allows a municipality to have its development policies, procedures and standards in place in advance of development. This provision proactively influences the character of development in an area that is expected to urbanize and be serviced by municipal utilities in the near future. This enables the municipality to plan for timely, efficient provision of development and associated infrastructure and urban services, and address code enforcement issues that might impair their development.

Wake County Land Use Plan Policies

Seven criteria have been developed and adopted within the Wake County Land Use Plan in reviewing ETJ extension requests:

- 1) Classification as Urban Services Area
- 2) Commitment to Comprehensive Planning
- 3) Adoption of Special Regulations
- 4) Municipal Water and Sewer Service
- 5) Evidence of Feasibility for Urban Density Development
- 6) Annexation within Ten (10) Years
- 7) Existing ETJ

On April 15, 2015, the Town of Holly Springs Department of Planning & Zoning held a public information meeting to engage affected property owners. The Town of Holly Springs mailed over 700 letters to the property owners within the proposed ETJ extension. Holly Spring Town staff submitted its ETJ report to Wake County Planning in June of 2015 for review.

In August 2015, the Town of Holly Springs staff mailed over 700 letters to affected property owners informing them of the upcoming Wake County Land Use Committee and Planning Board meeting dates. The letter also contained a Frequently Asked Questions page on the various aspects of ETJ.

The Wake County Land Use Committee held four meetings between September 2, 2015 and November 4, 2015 to review the ETJ request.

The Towns of Holly Springs and Fuquay-Varina are adjusting their annexation boundary agreement to address jurisdictional issues with PIN 0658304164 owned by Richard Mullen. The parcel is currently split between Fuquay-Varina ETJ and the proposed Holly Springs ETJ.

Findings:

1. The Town of Holly Springs request for 6,125 acre ETJ Extension is in accordance with North Carolina State law 160A-360 Article 19.
2. The Town of Holly Springs request of 6,125 acre ETJ Extension complies with Wake County Land Use Plan's seven criteria for ETJ extensions.
3. The Town of Holly Springs is experiencing urban growth in its Short and Long Range Urban Service Areas.

RECOMMENDATIONS

STAFF: Recommends that the Board of Commissioners approve the Town of Holly Springs ETJ request of 6,125 acres.

PLANNING BOARD:

The Planning Board recommended at their December 2, 2015 meeting, by a vote of 7 to 2, that the Board of Commissioners adopt the Town of Holly Springs ETJ request of 6,125 acres with the removal of PIN 0658304164 owned by Mr. Richard Mullen.

Attachments:

1. Holly Springs ETJ Presentation
2. Town of Holly Springs ETJ Request Resolution
3. Wake County ETJ Criteria
4. Holly Springs ETJ Staff Report
5. Town of Holly Springs ETJ Request Map
6. Town of Holly Springs CIP (2015-2020)
7. Town of Holly Springs Future Land Use Map
8. Town of Holly Springs Water Service Map
9. Town of Holly Springs Wastewater Map
10. ETJ Frequently Asked Questions
11. Wake County Planning Board Minutes
12. Communications
13. Wake County Resolution

RESOLUTION EXTENDING THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE TOWN OF HOLLY SPRINGS

WHEREAS, the Holly Springs Town Council adopted a Resolution (# 15-18) on April 21, 2015, requesting County approval to extend the Town's ETJ to include land located south, east and west of the Town and consisting of approximately 10,485 acres;

WHEREAS, the Town of Holly Springs staff modified the ETJ request by reducing the ETJ extension area to 6,125 acres on November 3, 2015.

WHEREAS, the area requested for ETJ extension is designated by the Wake County Land Use Plan as lying in the Town of Holly Springs' Urban Services Area;

WHEREAS, the Town's policies and plans for, as well as conditions in, the ETJ extension area recommended by the Wake County Planning staff are consistent with prior municipal ETJ extensions, and the Town of Holly Springs and Wake County have planned jointly and cooperatively for the area therein to be added to the Town of Holly Springs' ETJ;

WHEREAS, the Town's Land Use Plan includes comprehensive planning documents for land use, transportation, and infrastructure and utilities that include the proposed ETJ extension area;

WHEREAS, the requested ETJ extension area is within three miles of the Town's corporate limits in compliance with State Law (GS 160A-360);

WHEREAS, the Town of Holly Springs has demonstrated a commitment to comprehensive planning through its adopted plans and policies, and is capable of urban density development;

WHEREAS, the Town of Holly Springs anticipates annexation of this land within 10 years; and

WHEREAS, the Town of Holly Springs has made progress in annexing and supplying municipal services throughout its existing ETJ's; and

WHEREAS, the Wake County Planning Board recommended on December 2, 2015, by a 7-2 vote, that the Wake County Board of Commissioners approve the Town's ETJ extension request;

WHEREAS, the Board of Commissioners held a duly-noticed public hearing on January 19, 2016 to consider granting the Town's ETJ extension request;

WHEREAS, the Board of Commissioners by majority vote approves of the ETJ extension request by the Town of Holly Springs;

WHEREAS, the Board of Commissioners by majority vote finds that the Town of Holly Springs has complied with the Wake County ETJ criteria as enumerated in Chapter IV of the Wake County Land Use Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE WAKE COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:

SECTION I

The area recommended for extraterritorial jurisdiction which lies within the Urban Services Area is found to be in conformance with Wake County's ETJ criteria and State Law, and is hereby granted to the Town of Holly Springs;

SECTION II

This amendment is effective upon adoption of this resolution, Commissioner _____ made a motion that the above resolution be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 19th day of January 2016.

This Instrument Approved as to Form

Wake County Attorney _____ Date _____



Legislation Details (With Text)

File #:	15-284	Status:	Tabled
Type:	Regular Item	In control:	BOC Growth, Land Use and Environment Committee
On agenda:	1/19/2016	Final action:	
Title:	Public Hearing on Proposed Land Use Plan Amendment 02-15 to Reclassify 12, 798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Item Summary LUPA 02-15 Presentation Town of Holly Springs Request Resolution LUPA 02-15 Request Map Wake County Land Use Plan Goals Town of Holly Springs Future Land Use Map Holly Springs Utility Map Planning Board Minutes LUPA02-15 Resolution		

Date	Ver.	Action By	Action	Result
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Public Hearing on Proposed Land Use Plan Amendment 02-15 to Reclassify 12, 798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area

That the Board of Commissioners holds a public hearing and adopts the attached resolution reclassifying 12,798 acres of Town of Holly Springs Long Range Urban Services Area (LRUSA) to Town of Holly Springs Short Range Urban Services Area (SRUSA)

Item Title: Public Hearing on Proposed Land Use Plan Amendment 02-15 to Reclassify 12,798 Acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area

Specific Action Requested:

That the Board of Commissioners holds a public hearing and adopts the attached resolution reclassifying 12,798 acres of Town of Holly Springs Long Range Urban Services Area (LRUSA) to Town of Holly Springs Short Range Urban Services Area (SRUSA).

Item Summary:

Request: Amend the General Classification Map of the Wake County Land Use Plan as follows:

- Reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area (LRUSA) to Town of Holly Springs Short Range Urban Services Area (SRUSA).

Petitioner: Town of Holly Springs

Location: The requested area is within Wake County's Planning Jurisdiction. The area lies southwest and west of the Town of Holly Springs and is located immediately west of New Hill Holleman Road and West of Buckhorn Duncan Roads.

Analysis:

Urban Services Areas (USAs), as defined in the Wake County Land Use Plan, identify where urban development will occur in the foreseeable future. USAs are associated with the municipality that is expected to extend urban services for the purpose of annexation. To increase the probability that USAs can accommodate the demands of urban development, provision of municipal water and sewer facilities is central to USAs classifications.

Current and anticipated growth trends, major urban service facilities, transportation corridors, and other factors are taken into account when designating the different types of USAs. The Short Range Urban Services Area (SRUSA) classification applies to land that is projected and intended to be urbanized in the next ten years.

As urban development and growth patterns change throughout the county, the Wake County Land Use Plan General Classifications Map is revised. Boundary changes between LRUSA and SRUSA reflect urbanization and the extension of municipal water and sewer service.

The Short-Range Urban Services Area (SRUSA) classification applies to all land in the County's planning jurisdiction that: (a) is projected and intended to be urbanized and served by municipal services in the next 10 years; and (b) is not located within a water supply watershed, as designated by the State.

- ✓ The Area requested is not within a water supply watershed designated by the State of North Carolina
- ✓ The Town of Holly Springs expects this area to have or will be within 1 mile of a designated sewer watershed within 10 years.

Goal #1 of the Wake County Land Use Plan; guide growth throughout the County in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

- ✓ The Town of Holly Springs is requesting that its existing LRUSA be reclassified as Holly Springs SRUSA to accurately reflect recent municipal growth patterns.
- ✓ The Town has annexed roughly 670 acres of its existing LRUSA. Only two of the annexations were not contiguous to the Town's corporate limits.
- ✓ Municipal Water and Sewer Service will serve areas west of New Hill Holleman in the Spring of 2017.
- ✓ An existing waterline along Buckhorn Duncan Road connects with Fuquay-Varina's urban service area and Harnett County.
- ✓ The Towns' Capital Improvement Plan identifies future water service along Cass Holt Road to Sweet Springs Road south.

Goal #2 in the Wake County Land Use Plan; encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

- ✓ The Town of Holly Springs is expected to have municipal sewer and pump stations nearby within 10 years.
- ✓ Municipal waterlines exist in some portions of the proposed SRUSA today and will be throughout the area within 10 years.

The County's Transitional Urban Development Policies (TUDs), which are incorporated within the Land Use Plan, address urban development within the SRUSA. The TUDs require that new development in the SRUSA connect to municipal water or sewer systems whenever extension of municipal water and sewer service to the development is available (within 2,500'). The TUD policies – (e.g. water and sewer plans, future collector streets) – will be implemented in this proposed SRUSA.

Findings:

1. The Town of Holly Springs has infrastructure plans for thoroughfares, water lines, and sewer lines in the requested area.
2. The reclassification of the area will reflect the Town of Holly Spring's current and anticipated growth patterns.
3. The request to amend the Wake County Land Use Plan General Classifications to reclassify the Town of Holly Springs LRUSA to Holly Springs SRUSA is consistent with goals and policies set forth within the Land Use Plan.

RECOMMENDATIONS

STAFF: Recommends that the Board of Commissioners approve Land Use Plan Amendment (LUPA 02-15) to reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area

PLANNING BOARD:

The Planning Board recommended at their December 2, 2015 meeting, by a vote of 8 to 0, that the Board of Commissioners adopt Land Use Plan Amendment 02-15.

Attachments:

1. LUPA 02-15 Presentation
2. Town of Holly Springs Request Resolution
3. LUPA 02-15 Request Map
4. Wake County Land Use Plan Goals
5. Holly Springs Future Land Use Map
6. Holly Springs Utility Map
7. Planning Board Minutes
8. LUPA 02-15 Resolution

RESOLUTION AMENDING GENERAL CLASSIFICATIONS MAP OF THE WAKE COUNTY LAND USE PLAN

WHEREAS, the Holly Springs Town Council adopted a Resolution (# 15-19) on April 21, 2015, requesting that its Long Range Urban Services Area (LRUSA) be classified as Short Range Urban Services (SRUSA); and

WHEREAS, the areas designated for reclassification to SRUSA is not located within a water supply watershed, as designated by the State; and

WHEREAS, the proposed Land Use Plan Amendment is consistent with the Wake County Land Use Plan;

WHEREAS, Goal One of the Wake County Land Use Plan is to guide growth throughout the County in conjunction with affected local governments, and in order to achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended;

WHEREAS, Goal Two of the Wake County Land Use Plan is to encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;

WHEREAS, the Town of Holly Springs has major water and sewer lines planned in its Capital Improvement Plan (CIP) for the requested area;

WHEREAS, the Town of Holly Springs has annexed property in this requested area and anticipates growth occurring;

WHEREAS, the proposed Land Use Plan Map Amendment 02-15 promotes the public health, safety, and general welfare of the citizens of Wake County;

WHEREAS, on December 2, 2015 the Wake County Planning Board voted 8-0 to recommend that the Board of Commissioners adopts the proposed Land Use Plan Amendment 02-15;

WHEREAS, on January 19, 2016 the Wake County Board of Commissioners held a duly-noticed public hearing to consider amending the Wake County Land Use Plan as proposed;

NOW, THEREFORE, BE IT RESOLVED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed Land Use Plan Map and is found to be consistent with the Wake County Land Use Plan and to otherwise promote the public health, safety, and general welfare, and the Wake County Land Use Plan is hereby amended as follows:

Amend the General Classifications Map as follows:

1. Reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area.

SECTION II

This amendment shall become effective upon adoption of this resolution.

Commissioner _____ made a motion that the above resolution be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 19th day of January 2016.

This Instrument Approved as to Form

Wake County Attorney

Date



Legislation Details (With Text)

File #: 15-276

Type: Regular Item **Status:** Agenda Ready

In control: Housing & Community Revitalization

On agenda: 1/19/2016 **Final action:**

Title: Affordable Housing Funding Request to Habitat for Humanity of Wake County

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary.pdf](#)
[Application Summary.pdf](#)
[Location Map.pdf](#)
[Appraisal Summary.pdf](#)
[Elevation.pdf](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Affordable Housing Funding Request to Habitat for Humanity of Wake County

That the Board of Commissioners approves a grant of up to \$75,000 in federal HOME funds to Habitat for Humanity of Wake County for the purchase of three lots in Holly Springs, NC subject to the terms and conditions acceptable to the County Attorney

All awards are contingent upon developments receiving local approvals including site plan approval and all necessary permits from the local municipality. In addition, all awards are contingent upon the basic terms as identified in the project descriptions, including funding commitments from the financial partners as identified

Item Title: Affordable Housing Funding Request to Habitat for Humanity of Wake County

Specific Action Requested:

That the Board of Commissioners approves a grant of up to \$75,000 in federal HOME funds to Habitat for Humanity of Wake County for the purchase of three lots in Holly Springs, NC subject to the terms and conditions acceptable to the County Attorney.

All awards are contingent upon developments receiving local approvals including site plan approval and all necessary permits from the local municipality. In addition, all awards are contingent upon the basic terms as identified in the project descriptions, including funding commitments from the financial partners as identified.

Item Summary:

In November 2016, Habitat for Humanity of Wake County submitted an application for Wake County's rolling non-tax credit request for proposals to purchase and develop three lots. The lots are located in the County Manor Subdivision on Crittenden Lane in Holly Springs (REID #160181) between N. Main St. and Rt. 55 bypass. The site has been subdivided into three lots. Habitat has requested \$75,000 in grant funds to purchase the lots.

Habitat for Humanity targets all households earning 30-60% of area median income (currently \$24,250-\$47,280 for a family of 4). All Habitat's homeowners are first time homebuyers or have not owned a home in three years. Habitat homeowners contribute "sweat equity" by working alongside volunteers for the construction of their home.

The application was reviewed by Housing & Community Revitalization staff. The application met the County's threshold requirements of a complete application, is affordable to homeowners earning less than 80% AMI, has site control, supportive services, and has support from the Town of Holly Springs. Additionally, the Town will be contributing financially by waiving all the development and permit fees. County staff from Budget, Facilities, Design & Construction, Finance, and Revenue assisted in vetting the application.

A total of approximately \$699,000 in federal HOME funds is available in the housing budget. The application was presented to and reviewed by the Housing Advisory Committee on December 17, 2015. The committee supported and approved staffs' funding recommendation.

Habitat plans to start construction on the homes in September 2016 and have the last house completed by December 2016. The last home will be sold by January 30, 2017.



Legislation Details (With Text)

File #: 15-280

Type: Regular Item **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/19/2016 **Final action:**

Title: Approval of a Lease at 221 South Rogers Lane, Raleigh, NC for Wake County Emergency Medical Service, Emergency Management and Fire Safety

Sponsors:

Indexes:

Code sections:

Attachments: [Agenda Summary PS Warehouse/Training Lease](#)
[Lease Terms and Proposed Payment Schedule](#)
[Proposed Lease Agreement](#)
[Proposed Site Plan](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Approval of a Lease at 221 South Rogers Lane, Raleigh, NC for Wake County Emergency Medical Service, Emergency Management and Fire Safety

That the Board of Commissioners authorizes the Chairman to execute a fifteen year lease (and any associated Memorandum of Lease) on behalf of Wake County with 221 Rogers Lane, LLC for a warehouse and training center to be located at 221 South Rogers Lane, for use by Emergency Medical Service, Emergency Management and Fire Safety, subject to terms and conditions acceptable to the County Attorney

Item Title: Approval of a Lease at 221 South Rogers Lane, Raleigh, NC for Wake County Emergency Medical Service, Emergency Management and Fire Safety

Specific Action Requested:

That the Board of Commissioners authorizes the Chairman to execute a fifteen year lease (and any associated Memorandum of Lease) on behalf of Wake County with 221 Rogers Lane, LLC for a warehouse and training center to be located at 221 South Rogers Lane, for use by Emergency Medical Service, Emergency Management and Fire Safety, subject to terms and conditions acceptable to the County Attorney.

Item Summary:

Since 2013, County staff has been evaluating the warehousing and storage needs of Wake County's Emergency Medical Service (EMS), Emergency Management (EM) and Fire Services (FS) Departments. Since 1998, Emergency Management has utilized leased warehouse space south of downtown Raleigh just off Highway 401. The initial space was 8,000 SF but in subsequent years, was expanded to approximately 24,000 SF to accommodate storage needed by EMS, Fire Services and Human Services.

Over the past several years services have expanded in response to population growth. Storage needs have exceeded the capacity of the current space and there is not adequate space on site for further expansion. A local design consultant was hired in 2013 to perform a space needs study. The scope of the study has evolved since that time to consider other departmental needs. After those additional needs were sorted out, a final study was completed earlier this year which defined the final program needs for each of the departments. Subsequently, funding was approved in the FY 2016 operations budget for new leased warehouse space.

County staff, working with a commercial realtor, evaluated the program needs developed for these departments. A Request for Proposals (RFP) was publicly advertised April 22, 2015, to area property owners, setting out requirements specifically to house for warehouse space. Seven properties were identified as being available for lease which generally met those requirements. Based upon evaluation by Wake County GSA, FD&C, EMS and EM, negotiations began with the owner of the proposed property, 221 Rogers Lane, LLC. As part of those negotiations, the property owner agreed to build a warehouse space to suit County needs at a lower than advertised rental rate, along with other rent concessions. The Market Rate for comparable space in this area generally runs in the \$8.00 to \$9.00 per square foot range. The initial lease for a 48,000 SF warehouse space was \$6.50 per square foot.

As a part of the warehouse space analysis, a separate space study was conducted to evaluate the current training space and projected future departmental needs out to 2023. The study recommended a space of approximately 27,000 SF. After consideration of this separate study, staff was asked in August of 2015 to expand the scope of the lease to include space for a training facility to accommodate the Wake EMS System's current and future training needs. It should be noted that the EMS System is comprised of four agencies which operate under a unified dispatch and



Legislation Details (With Text)

File #: 16-1
Type: Regular Item
Status: Agenda Ready
In control: County Manager
On agenda: 1/19/2016
Final action:
Title: Approval of 2016 Board Retreat Agenda
Sponsors: Denise Foreman
Indexes:
Code sections:
Attachments: [Retreat Item Summary.pdf](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Approval of 2016 Board Retreat Agenda

That the Board of Commissioners approves the 2016 Board Retreat Agenda

Item Title: Approval of the 2016 Board Retreat Agenda

Specific Action Requested:

That the Board of Commissioners approves the 2016 Board Retreat Agenda.

Item Summary:

The 2016 Board of Commissioners retreat will be held on Saturday, February 13, 2016. The draft retreat goals and agenda is outlined below. Staff is continuing to identify a location for the retreat within Wake County and secure a retreat facilitator. As we work with a facilitator, the order and timing of items on the retreat agenda may be adjusted to better ensure achievement of the retreat goals.

2016 Board Retreat Draft Agenda

Retreat Goals:

- 1. Advance Board relationships*
- 2. Understand the budget outlook*
- 3. Understand debt capacity planning*
- 4. Establish top board priorities*

8:00 am Breakfast

8:30 am Welcome and Overview of the Retreat

8:45 am Growth and Demographic Presentation

9:15 am Operating Budget Presentation

10:30 am Debt Planning

11:15 am Board Goals – Review Approved Goals and 1st Quarter Report

11:30 am Board Goals – Each Commissioner shares their top priorities for 2016 (5 minutes each)

12:15 pm Lunch and Voting on Top Objectives

1:00 pm Board Goals - Review results of voting (72 initiatives to top 1/3 initiatives)

1:30 pm Board Team/Relationship Building Exercise

2:45 pm Board Goals – Top Priorities for 2016 (Narrow 1/3 initiatives to top initiatives)

3:45 pm Wrap-Up

4:00 pm Adjourn

Attachments:

None



Legislation Details (With Text)

File #: 15-241
Type: Regular Item
Status: Agenda Ready
In control: Board of Commissioners
On agenda: 1/19/2016
Final action:
Title: Consideration of 2016 Board of Commissioners Committee Structure
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary Committee Structure.pdf](#)
[2016 Proposed Committee Structure](#)

Date	Ver.	Action By	Action	Result
1/19/2016	1	Board of Commissioners		

Consideration of 2016 Board of Commissioners Committee Structure

That the Board of Commissioners considers and adopts the appointments of County Commissioners to Wake County Boards and Committees.

Item Title: Consideration of 2016 Board of Commissioners Committee Structure

Specific Action Requested:

That the Board of Commissioners considers and adopts the appointments of County Commissioners to Wake County Boards and Committees.

Item Summary:

Each year the Board of Commissioners adopts the structure for Commissioners appointed to County Committees and Boards. A list of the 2016 BOC Committee Structure is attached for consideration.

Attachments:

1. Draft of 2016 BOC Committee Structure

Dr. James West, Chairman
2016 Proposed Committee Structure
January 19, 2016

Transit	Public Education	Growth, Land Use and Environment	Human Services	Public Safety
Chair <u>Sig Hutchinson</u>	Chair <u>Jessica Holmes</u>	Chair <u>John Burns</u>	Chair <u>James West</u>	Chair <u>Matt Calabria</u>
Vice Chair <u>Matt Calabria</u>	Vice Chair <u>John Burns</u>	Vice Chair <u>Sig Hutchinson</u>	Vice Chair <u>Sig Hutchinson</u>	Vice Chair <u>Jessica Holmes</u>
John Burns	Caroline Sullivan	Matt Calabria	Caroline Sullivan	John Burns

Intergovernmental Affairs	Budget, Audit/Finance	Economic Development	Arts and Culture
Chair James West/Sig Hutchinson	Chair Caroline Sullivan	Committee of the Whole	Chair Betty Lou Ward
Vice Chair Caroline Sullivan	Vice Chair Betty Lou Ward		Vice Chair Sig Hutchinson
John Burns	Sig Hutchinson		Jessica Holmes
		Subcommittee on Innovation	
		John Burns	
		Matt Calabria	
		Caroline Sullivan	

Community/Regional	Primary	Alternate
Adult Care Home Community Advisory Committee	James West	Betty Lou Ward
African American Cultural Festival	James West	Jessica Holmes
Alliance Behavioral Healthcare	Caroline Sullivan	Betty Lou Ward
Board of Adjustment	John Burns	Matt Calabria
Capital Area Workforce Development Board	Caroline Sullivan	James West
Continuum of Care Collaborative (Ten Year Plan to End Homelessness)	Caroline Sullivan	James West
Fire Commission	Matt Calabria	John Burns
Greater Raleigh Convention and Visitors Bureau	John Burns	Caroline Sullivan
Healthy Counties	Sig Hutchinson	James West
Housing Authority	Betty Lou Ward	James West
Human Services Board	James West	Caroline Sullivan
Juvenile Crime Prevention Council	Jessica Holmes	James West
Library Commission	Jessica Holmes	Betty Lou Ward
Nursing Home Community Advisory Committee	Betty Lou Ward	Matt Calabria
Open Space and Parks Advisory Committee	Sig Hutchinson	John Burns
Passage Homes	James West	Caroline Sullivan
Planning Board	Matt Calabria	John Burns
River Basin Associations	Sig Hutchinson	Melinda Clark
<ul style="list-style-type: none"> Upper Cape Fear River 		Mike Orbon
Upper Neuse River		
Smart Start Committee	Jessica Holmes	Caroline Sullivan
<ul style="list-style-type: none"> Special Airport Taxing District of Durham/Wake 	James West	Caroline Sullivan
Transportation Advisory Committee (CAMPO)	Sig Hutchinson	Matt Calabria
Triangle J Council of Governments	Sig Hutchinson	James West
Triangle Transit Authority Special Tax Board	James West	Matt Calabria
United Arts Council	Betty Lou Ward	John Burns
Wake Ed Partnership Leadership Council	James West/Caroline Sullivan	Jessica Holmes