



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, January 21, 2020

2:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chairman Greg Ford

Chairman Ford called the meeting to order.

Present: 6 - Chairman Greg Ford, Vice-Chair Vickie Adamson, Commissioner Matt Calabria, Commissioner Susan Evans, Commissioner Sig Hutchinson, and Commissioner James West

Absent: 1 - Commissioner Jessica Holmes

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

Pledge of Allegiance

Invocation: Commissioner James West

Items of Business

1. Approval of Agenda

Commissioner Hutchinson moved, seconded by Commissioner Evans, to approve the agenda. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

2. Approval of the Minutes of the Regular Meeting of January 6, 2020

Commissioner Evans moved, seconded by Vice-Chair Adamson, to approve the Minutes of the Regular Meeting of January 6, 2020. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

3. Retiree Recognition

Attachments: [Item Summary 01.21.2020 .docx](#)

[Connie Mercer.docx](#)

[Carolyn Stokes.docx](#)

Mr. David Ellis, County Manager welcomed Ms. Carolyn Stokes and invited her to the podium to be recognized for her retirement. He said Ms. Stokes is retiring after serving Wake County Human Services for 25 years. He said that she has led by example with integrity and professionalism and has a stellar work ethic. Mr. Ellis presented her with a plaque and the Board of Commissioners thanked Ms. Stokes for her service to Wake County.

4. Recognition of Recent Awards

Attachments: [awards--Jan. 21--FINAL.docx](#)

Mr. Ellis, recognized Mr. Marcus Kinrade, Tax Administration Director, and members of the Tax Administration staff for receiving the 2019 Excellence in Innovation Award from the Local Government Federal Credit Union (LGFCU). The award recognized their use of artificial intelligence technology to offer highly-accurate property valuation and adjustment recommendations and automate some of the department's most labor-intensive tasks.

He said LGFCU's Excellence in Innovation Program recognizes county employees who develop successful programs that help counties improve service to citizens. The award recognizes the Tax Administration's work with global analytics software developer SAS to implement SAS Viya, a cloud-based, machine-learning model that considers thousands of factors and real-time property sales to offer market forecasts that are timely, objective and very accurate.

He said the cutting-edge Artificial Intelligence (AI) technology has also automated many of the Tax Administration's most labor-intensive tasks, conserving limited resources and freeing up staff to focus their efforts elsewhere. This was a critical part of the Tax Administration's new six-year staffing plan, which seeks to gradually increase industry-low staffing levels and meet the increased workload demands resulting from Wake County's new four-year reappraisal cycle.

Mr. Ellis said LGFCU's judging panel rated each program on several criteria, including productivity enhancements, use of technology and available resources, and the program's ability to be replicated by other counties. The judges noted that Wake County's AI valuation models require no staff intervention to operate and provide independent, data-driven, objective analysis for every residential property in Wake County. As a result, county appraisers are using the models as a valuable resource tool to complete their work faster, more accurately and at less expense to tax payers.

He said the AI Valuation Models project was personally sponsored by SAS founder and CEO Dr. James Goodnight and has received several other awards, including a Distinguished Large Jurisdiction Award from the North Carolina Association of Assessing Officers and a Government Innovation Award in 2018, as well as a NACo Achievement Award and recognition as a 2018 Smart City of North America. In addition, Mr. Ellis said Tax Administrator, Marcus Kinrade, was voted 2019 StateScoop Goldengov County Executive of the Year, due in large part to his leadership on this collaboration with SAS.

Mr. Ellis congratulated Mr. Kinrade, and the following Tax Administration staff:

Witt Putney
Brad Homlotis
Andrea Kirk
Wally Beard

Consent Agenda

Commissioner West moved, seconded by Commissioner Hutchinson, to approve the consent agenda. The motion carried by the following

vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

5. Accept and Appropriate \$15,000 of Grant Funds from the Association of Food and Drug Officials (AFDO)

Attachments: [BOC_agenda_item_EHS AFDO_2020.docx](#)
[\\$12K Award Letter RFS.pdf](#)
[\\$3K Award Letter Training.pdf](#)
[Budget Memo - FY20 Grants and Donations Fund.xlsx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept grant funds from the Association of Food and Drug Officials (AFDO) and appropriate \$15,000 to the County's Grants and Donations Fund. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

6. Additional Appropriation for Multi-Year Emergency Services Agreement between Wake County and Duke Energy

Attachments: [Harris additional appropriation FY20 Board Item - reviewed.docx](#)
[Budget Memo - FY20 Grants and Donations Fund.xlsx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept and appropriate an additional \$42,000 of funding as part of the existing Multi-Year Emergency Services Agreement between Wake County and Duke Energy for Harris Nuclear Plant programming. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

7. Amend the 2016-2017 and 2019-2020 Housing Action Plans to Reprogram Public Facility Funds to Public Services and Housing Rehabilitation

Attachments: [Item Summary](#)
 [Public Notice](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners amend the 2016-2017 and 2019-2020 Action Plans to:

- 1. Reallocate \$19,073.93 of 2016 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 2. Reallocate \$41,026.06 of 2019 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 3. Reallocate \$82,873.94 of 2019 CDBG funds from Public Facilities to Rehabilitation. The motion carried by the following vote:**

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

8. Consideration of 2020 Board of Commissioners Committee Structure

Attachments: [Item Summary Consideration of 2020 Board of Commssioners Committee Structure.docx](#)
 [2020 BOC Committee assignments - DRAFT.xlsx](#)
 [2020 Advisory Boards for Committee Structure Revised-YG.docx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners consider and adopt the appointments of County Commissioners to Wake County Committees and Boards. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

Regular Agenda

9. Public Hearing and Resolution Approving the Submission of an Application by Passage

Home for FY20-21 Community Services Block Grant Fund Designation

Attachments: [Item Summary](#)[CSBG Presentation \(Passage Home\) 1-21-2020.pdf](#)[Resolution](#)[Community Services Block Grant documentation of submission to
County Commissioners](#)[FY20-21 Community Services Block Grant Application](#)

Ms. Jamie Graham, Community Services Block Grant (CSBG) Compliance Officer, presented the public hearing for the application for Passage Home Fiscal Year 20-21 CSBG.

Ms. Graham thanked the board for their time and assistance, she introduced Ms. Christie Page, Adult and Youth Services Manager.

Ms. Page shared the mission of Passage Home, which is to help break the cycle of poverty and create generational self-sufficiency for the individuals and families of Wake County by helping them achieve housing and income security. She shared the 2018-2019 results which included:

- 601 families assessed through Coordinated Entry
- 2291 referrals made
- \$14,000 increase in participant's income
- 93 Veterans served
- 2291 unique individuals served
- 209 children served
- 300 attained or maintained housing

Ms. Graham shared that the mission driven programs offered throughout Wake County provide permanent supportive housing, comprehensive case management, and workforce development.

Ms. Page shared the pathway to self-sufficiency.

Ms. Graham shared the micro and macro approach to alleviating poverty.

MICRO - Focusing on the specific needs of the individual and helping them overcome their barriers to housing security and living-wage employment.

MACRO - Looking at what societal and community issues entrench our clients in the cycle of poverty. This has led us to a larger community vision.

Ms. Page shared a chart showing the Family Self-Sufficiency CSBG outcomes and changes from 2017-2018 to 2018-2019:

Commissioner West commented on the great work that Passage Home

does in the community and the conditions of the county, especially as it relates to poverty. He asked about the position with the Chamber and asked if Passage Home was connected in any way.

Ms. Page said that Passage Home is expanding their workforce development and does partner with the Chamber. She said that new staff has been hired and this is one of the goals.

Chairman Ford, shared the work of Passage Home in the community. He said that they are a great asset to Wake County. Passage Home has been a partner with Wake County for 7 years.

He said that Passage Home affords citizens the opportunity to advance their living situations. He thanked them for their services.

Chairman Ford opened the public hearing.

He shared the new process for public comments.

No one came forward.

Chairman Ford closed the public hearing.

Commissioner Hutchinson moved, seconded by Commissioner Evans, that the Board of Commissioners:

1. Hold a public hearing to receive comments from interested parties on Passage Home Designation as a Community Services Block Grant Recipient; and

2. Approve a Resolution for the Submission of an Application for Community Services Block Grant Fund Designation by Passage Home. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

- 10.** Consideration of Approval of a Memorandum of Understanding with Wake Technical Community College regarding the Wake Works Apprenticeship Program

Attachments: [Wake Works Apprenticeship Item Summary.docx](#)
 [Wake Works MOU - County Format.docx](#)
 [Wake Works Presentation 1-13-20.pdf](#)

Ms. Johnna Rogers, Chief Operating Officer, introduced members of the team from Wake Technical Community College (Wake Tech) attending the meeting. Dr. Gayle Greene, Executive Vice President, Dr. Pam Howze, Executive Director of Apprenticeship, Customized Training and Work Based Learning, Casey Ashton, Director of Wake Invests in Women, and Matthew Smith, Vice President of Development and Strategic Partnerships. She said that unfortunately Dr. Scott Rawls, President, Wake Tech, was travelling and unable to be in attendance.

Ms. Rogers provided background on Wake Works Apprentice programs and the Memorandum of Understanding with regard to funding and administration.

She highlighted Wake Tech's responsibilities are to serve as a sponsor organization for the registration of approved apprenticeships, provide marketing for the Wake Works initiative, provide related classroom instruction for the apprenticeship programs, manage all program requirements, award certificates of completion from Apprenticeship North Carolina and the US Department of Labor, facilitate an advisory board for Wake Works, collaborate with Wake Invests in Women to encourage participation by women, measure program success.

She said that for fiscal year 2019, they are using \$300,000 of carry over funds to jumpstart the program by bringing on staff and marketing the programs.

She said that the county's responsibility is to fund up to \$500,000 in scholarship funds which should cover approximately 300 scholarships. She said Wake County would include that in the fiscal year 2021 budget.

Chairman Ford said that the board is excited about this collaborative.

Commissioner Calabria said that it has been about almost exactly one year since the inception of the conversation for Wake Works. He said that it is critical to add the technical programs because there is a shortage of trained candidates for many of these jobs and consequently they are not being filled. He mentioned many factors including lack of programs and an aging workforce and it is creating a critical need. He said it is important to recruit students and others in this program in an effort to employ them for these positions. He said that there is a mismatch between the jobs and the skills that people have and that as Wake County grows there needs to be programs to meet the needs of that growth with a skilled workforce. He

said that workers need to be lifted up and that people have good jobs and can support their families. He said that Wake Works combines paid apprenticeships and covers costs for people that don't have the means. He shared that there are articles showing how excited people are that this program is taking place. He thanked the Wake Tech staff for their efforts.

Commissioner West said that this is a powerful program that will provide powerful collective impacts. He said that he is pleased with targeting those with the greatest needs. He said that the program has limitless possibilities. He commended Commissioner Calabria for this inventive idea. He also thanked Wake Tech for this powerful innovation. He said the whole is greater than the sum of its parts.

Commissioner Evans thanked Wake Tech, Commissioner Calabria and Commissioner West. She said she is passionate about educating students. She said it helps fill a skill gap that is not currently available. She said that she supports this initiative.

Commissioner Hutchinson said "this program has more wins than Tom Brady." He thanked Commissioner Calabria and Commissioner West. He said that it is a great idea. He said that it started as a scholarship program but blossomed into an apprenticeship program. He said that there will be amazing success stories.

Vice-Chair Adamson thanked Wake Tech staff and said that this is a second chance for our citizens.

Commissioner Calabria invited members of Wake Tech to make comments.

Dr. Howze said that this is a first come, first served situation. Ms. Casey Ashton, Director of Wake Invests in Women, said that they are working on including women of color.

Commissioner West asked about zip code 27610 which has the greatest enrollment at Wake Tech. He said that they have identified the targeted audience. He said that he is concerned the people that need it the most aren't familiar with the program.

Dr. Howze responded saying they have developed a marketing program in an effort to reach those vulnerable communities and also added education for employers about some of the opportunities within these communities.

Dr. Greene said that some of the participants come from the zip code that Commissioner West mentioned and believes they can expand the market.

Mr. Matthew Smith, Wake Tech Foundation, said that barriers are being moved by the collaboration with the Board of Commissioners.

Chair Ford thanked all for their support on the project.

Commissioner Calabria moved, seconded by Commissioner West, that the Board of Commissioners approve a Memorandum of Understanding with Wake Technical Community College regarding funding and administration of the Wake Works Apprenticeship Programs. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

Public Comments

Mr. Lawson Safley, shared his thoughts about the Wildlife Federation and his thoughts on the gun range reopening. He said that he hopes that the range will open within 30 days. He shared his thoughts on the hours of operation. He provided a printed copy of his comments.

Mr. William Jansen shared his analysis of the time utilization at the and urged that the facility continue to be used for its intended purpose: Firearms Education and Training for Wake County's Law Enforcement and civilians. He provided a printed copy of his comments.

Mr. Bill Madden, Deputy Register of Deeds in Orange County, said that he wants to be the next elected Register of Deeds Director. He spoke about honesty and integrity in the office. He expressed his concerns re: another location for the Register of Deeds office.

Ms. Alice Lutz, Director, Triangle Family Services, provided information in advance of a meeting for next week. She touched on their mission and the recently completed strategic planning process they have completed. She said they are looking forward to aligning with the goals Wake County has and working together to serve those most in need. She spoke briefly about how they leverage the funds they receive to do the most good and she looks forward to sharing more information with the Board during the meeting next week. The presentation materials have been shared with the commissioners.

Mr. Niklas Smedberg, spoke about the Wake County Firearms Education & Training Center and respectfully requested that it be maintained to serve

the public and local law enforcement. He provided a printed copy of his comments.

Mr. Parrish Ketchmark, shared his thoughts about the Wake County Firearms Education & Training Center and stated that he would like to remind the commissioners that it has been proven to be a valuable community resource for 20 years and said it should be thought of in the same category as a county park, recreation center, or greenway. He said that it is a great public/private partnership and has educated countless citizens on gun safety. He provided a printed copy of his comments.

Ms. Rhonda Allen, State Leader and Regional Trainer for the Well Armed Woman Organization in North and South Carolina, and National Rifle Association Training Counselor for multiple shooting disciplines, spoke about the increased operating costs of the Wake County Firearms Education & Training Center being due to increased use by law enforcement not the general public. She said the public contributes the greatest percentage of revenue while having the least amount of access. She provided a printed copy of her comments.

Ms. Agnes Crane, a member at the Wake County Firearms Education & Training Center, stated that the center provides the largest number of firearm safety classes and that while there may be "other" ranges in Wake County none have the 100 yard range and many are very expensive. She urged the commissioners to keep the facility dedicated to citizens. She shared a printed copy of her comments.

Ms. Karen Mitchell, presented suggestions to combine forces of the WCSO with the NC Wildlife Commission to help manage the Wake County Firearms Education & Training Center and keeping the usage hours the same. Wildlife could manage during the off hours and weekend while citizens have access and Wake County Sheriff's Office could manage while law enforcement uses it. She provided a printed copy of her comments.

Mr. Conner Fowler, a NRA certified Range Safety Officer and member of the Action Pistol League at the Wake Range, shared some of the ways he participates with the League and said that with the range closed 300 members have been displaced. He encouraged the commissioners to re-open the range so that members can continue to develop and practice safe gun handling. He provided a printed copy of his comments.

Mr. Mark Valletta, presented several points about the Wake County Firearms Education & Training Center usage and costs, he stressed that firearms safety and education is paramount especially with increased gun

ownership and population growth. He reiterated what many others said before him, that the center was built and dedicated to the citizens and that it should remain available to the citizens of Wake County for generations to come. He provided a printed copy of his comments.

Mr. William Miller, spoke to the board about the importance of the range being operated and supervised by an organization that puts adequate training and safety at the top of the list. The operators must continue training and safety classes and ensure that there is an adequate Range Safety Officer presence at every range. He provided a printed copy of his comments.

Mr. Gerald Horton, shared an article by WRAL about the closing of the Wake County Firearms Education & Training Center from 1/13/2020 and then said that the closing of the Public Safety Center was unwarranted. He stated he thinks the operation of the facility should not be handled by the Wake County Sheriff's Office. He provided a printed copy of his comments.

Ms. Sharon Crane, spoke about the funding surplus at Wake County Firearms Education & Training Center during the years from 2010-2016, she stated that the slight losses that have been shown are reversible if giving more hours back to citizens, she believes that the usage by law enforcement has placed an unfair burden on the center financially.

Mr. Roy Taylor, shared his thoughts on the gun range re-opening. He said that there is no reason that citizens and law enforcement can not share the same range.

(Printed Materials provided by citizens are attached in the Informational Items for the Board of Commissioners #15)

11. Land Acquisition for a 27.83 Acre School Site Located on Creedmoor Road in Northwestern Wake County (Northwest Raleigh Area) (First Reading)

Attachments: [BOC First Reading Bayleaf Baptist Land Item.docx](#)
[2020-1-13 BOC First Reading Presentation Northwestern Wake - Bay Leaf Church 1-21-2020.pptx](#)
[Precis Offer to Purchase North West Wake County 11-20-18 appvd.pdf](#)
[2018-08-10 Report Appraisal Bayleaf Baptist Church Site at 9305 Creedmoor Road_FINAL.pdf](#)
[2019-12-18 Sealed Signed Final SD plat Bay Leaf PLG-001866-2019.pdf](#)
[2018-12-06 Fully exec Offer to Purchase Bay Leaf.pdf](#)
[2019-06-06 Fully exec Amendment to Offer Bay Leaf Baptist Church.pdf](#)
[2019-08-20 Fully exec 2nd Amendment to Offer Bay Leaf Baptist Church.pdf](#)

Ms. Betty Parker, Senior Director Real Estate Services, Wake County Public School System (WCPSS), shared a slide which portrayed the growth trends over the past 20 years in the Northwest Raleigh area stating that the density has increased dramatically.

She shared a map with the high school target areas in northwestern Wake County, north of the airport and along the edge of the Wake/Durham County line.

She shared the northwestern Wake high school base attendance areas which are widely spread around the watershed.

Ms. Parker shared a chart of the High School Utilization in Western/Northwestern Wake county which showed overcrowding which is being addressed by utilization of trailers on school properties to accommodate a shortage of space for 1,283 students.

She shared that the Northwestern Wake County previous searches have yielded few options for the acreage needed.

She shared the Feasibility Study: small high school slide for a site that could accommodate a small high school (approximately 1,200 students) without many of the usual outdoor amenities.

She shared the Feasibility Study: small school with church property which is adjacent and the possibilities for sharing infrastructure i.e. entrances, water and sewer, and she said that they are comfortable with the results of that study suggesting that things would fit and they could utilize it for a small highschool site.

Ms.Parker shared the due diligence information:

- **MAI Appraisal obtained to establish the price point**

- **Seller shared previous due diligence information:**
 - Geotechnical Subsurface Report.
 - Topography Survey
 - Aqua NC's non-binding commitment for provision of water and sewer services

 - **Utilities:**
 - Water service will be made available at the site by Aqua, subject to dedication of an existing well on site.
 - Sewer services will be made available by connection to an existing line that flows to the Wildwood Green private waste water treatment plant.
 - A pump station will be necessary, with cost-sharing opportunities with adjacent development

- **Collaborative discussions with City of Raleigh and Wake County staff:**
 - Watershed site review
 - Location outside City ETJ and corporate limits
 - Unavailability of City-provided water and sewer in the watershed
 - Green building and low impact design considerations
 - Innovative storm water considerations
 - Potential for interest of City Council
 - Wake County Special Use Permit requirements

She shared contract terms and information:

- **Seller: Bay Leaf Baptist Church.** Land was acquired by the Church in 2005 from a local land investor who had owned it since 1989.
- **Land To Be Purchased:** A ±27.83 acre portion of a parcel located on the western side of Creedmoor Road, north of its intersection with Beechnut Trail and I-540.
- **Purpose:** Land bank site to accommodate a future small high school.
- **Negotiated Purchase Price:** \$2,644,000 Dollars*.
- **Appraised Value:** \$2,644,000. MAI appraisal was used to inform negotiations and establish fair market value price point.

* Purchase price is based upon the appraisal valuation, which is

rounded from \$2,643,98.15 (based upon 27.83 acres at \$95,005 per acre)

Ms. Parker shared a slide showing the Northwestern Wake Land Acquisition Comparison and said the the cost is just below appraised value.

Commissioner Evans asked the approximate population of students in a small school and what types of extracurricular activity plans there would be. Ms. Parker said it would be approximately 1,000 - 1,200 students. She said that some schools have athletic programs which are de-emphasized and students who are interested could participate in those activities at a nearby school.

Commissioner Evans asked if first time for community wells. Ms. Parker said no and that East Wake Middle School has been on a private treatment plant for years. She said that Pleasant Grove and Brassfield are two other schools that started with a private system and were quickly taken off.

Chairman Ford said that the need for additional capacity is long needed.

No action was needed by the board (First Reading)

12. Land Acquisition of a Parcel of Land Containing 28.9316 Acres Located on Piney Plains Road in Central Wake County (Cary Area) (First Reading)

Attachments: [2019-12-30 BOC Agenda 1st reading Item Summary Crossroads LLC 1-21-2020.docx](#)
[WCPSS Land Acquisition Presentation \(Piney Plains Road\) 01-21-2020.pdf](#)
[2019-09-27 Precise Offer to Purchase Crossroads Holdings LLC 10-15-19.pdf](#)
[2019-11-14 Report Appraisal 1660 Piney Plains Rd rev.pdf](#)
[2019-12-13 Piney Plains Road Survey.pdf](#)
[2019-10-22 Fully Exec Offer to Purchase Crossroads Holdings, LLC.pdf](#)

Ms. Parker, presented information on an educational support functional site located on Piney Plains Road being considered in order to regionalize the transportation facilities.

Ms. Parker shared a slide with renderings of the Middle Creek Transportation Center schematic designs which include four buildings, one for maintenance, one for operations and administration, one for fueling, and one for vehicle washing.

She shared an aerial GIS view of the Service Center property and another slide with photographs of the existing building and property being

considered.

She showed the Service Center building floor plans of the Cary property and commented that it was the former Crossroads Ford service center and the site is under contract.

She shared photographs of the interiors of the building and said that all of the furniture and fixtures that are there will convey with the sale.

She showed a map of potential impacts by NCDOT STIP I-5703 which is a plan to re-work some of the interchanges and overpass at Walnut Street and US-1.

Ms. Parker presented a concept plan of parking studies for before and after the NCDOT impacts with the main area and showing the reduced area and added that they are thinking of adding a diesel mechanic instruction center in the future.

She shared a slide with two alternate concepts of the bus loading (parking) capacity.

She showed a site comparison chart of the Middle Creek site and Crossroads site and a chart of comparisons on the land acquisition.

She shared the contract terms.

Contract Terms and Information: Crossroads Holdings LLC

- **Seller:** Crossroads Holdings, LLC. The subject property has been owned by the principals for 17 years, who constructed and utilized it as a vehicle repair center, parts sales and dealer inventory storage center.
- **Land Purchased:** 28.9316 acres including a 80,631 SF building (11,344 SF of office space) located on Piney Plains Road west of its intersection with Walnut Street in Cary.
- **Purpose:** Regional transportation center and district bus parking facility, potential CTE program facility. Relocation frees the Middle Creek site for other educational uses.
- **Negotiated Purchase Price:** Bargain Sale contract terms establish the purchase price to the BOE of \$13,000,000, while the purchase price for the property is determined by an appraisal commissioned by the Seller. The anticipated difference in the two values shall be credited in the form of a charitable contribution from Seller to the BOE.
- **Appraised Value:** \$15,240,000. The BOE's MAI appraisal

supports the purchase price.

- **Relocation Benefits:** Improved site accessibility, faster delivery at a substantially lower cost.

Commissioner Evans said she is very excited about these plans and said the location and infrastructure in place makes it a good decision.

Ms. Parker also pointed out that utilizing the Piney Plains location will free up the space in Middle Creek for future educational expansion.

Chairman Ford asked about the property owner located adjacent/in the middle of the property. Ms. Parker said it is currently a maintenance facility and is for sale. Chairman Ford inquired about the entrances and exits that are available. Ms. Parker said there is an easement over the adjacent property which would allow access and pointed out a few other areas and said they are in discussion with the developer.

Chairman Ford asked what impact this new center will have on the operations at the Rock Quarry facility. Ms. Parker said that by having this regional facility the workload will be spread out and should create better efficiency.

Commissioner West asked if this will require any traffic impact study by the NCDOT. Ms. Parker said that she expects there will be by the Town of Cary but also said that she feels the usage is going to be very similar to what it was before, just larger vehicles. She added that they will be looking at the schedules and frequency of trips.

There was no action taken by the board (First Reading)

13. Land Acquisition of Two Parcels of Land Containing a Total of 1.26 Acres Located on S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

Attachments: [2019-12-31 BOC Agenda 1st reading Item Betts Properties LLC 1-21-2020.docx](#)
[WCPSS Land Acquisition Presentation S. Main Street 01-21-2020.pdf](#)
[2019-09-27 Precis Offer to Purchase Betts Properties LLC E-49-M-15 10-15-19.pdf](#)
[2019-10-22 Fully exec Offer Betts Properties LLC.pdf](#)

Ms. Parker shared the Southern Wake County-E-49M

She shared a map of the E-49/M Land Bank site in Fuquay-Varina with an aerial view and provided information about the site and planned use.

- 60.99 acre site

- Fuquay-Varina ETJ/Planning Jurisdiction
- Current Zoning: Rural Agricultural
- Rezoning to O&I planned for school use
- Intended Use: Two School Site
 - Elementary School
 - Middle School
- Site acquired March, 2018
- Residential development underway on northern and southern adjacent tracts

She shared a slide with views of the subject property highlighting adjacent parcels and discussed benefits of those parcels.

- 1.26 Additional Acres
- Provides additional road frontage on S. Main Street and Bowling Road
- Supports site design flexibility
- Supports more effective provision of pedestrian accessibility
- Unifies land use of adjacent parcels

She shared the contract terms and information.

- **Purpose:** E-49/M-15 land bank site addition to support future development
- **Seller:** Betts Properties II, LLC. Land was acquired by the Betts family in 2005, and conveyed into the Betts Properties LLC in 2016.
- **Land To Be Purchased:** 1.26 acres including a rental house and outbuildings located on the eastern side of S. Main Street at Bowling Road.
- **Zoning:** Wake County Rural Agricultural, within Town of Fuquay-Varina Planning Jurisdiction (ETJ). Annexation is anticipated.
- **Negotiated Purchase Price:** \$225,468, based upon Wake County Tax Valuation
- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.
- **Operational Cost Impacts:** Minor maintenance costs are anticipated with acquisition of the buildings until such time removal occurs to support future site use.

She shared the land acquisition comparison and noted that the cost of this property is well below most of the other sites they have acquired in Wake County.

Vice-Chair Adamson asked about the two rental properties. Ms. Parker said that the properties are empty.

No action was taken by the board (First Reading).

14.

Attachments: [WCPSS CIP FY 20 Spring Appropriation Item Summary .docx](#)
 [WCPSS Appropriations Presentation 01-21-2020.pdf](#)
 [BOC Resolution.docx](#)
 [1-7-20 BOE Facilities CIP Spring 2020 Appropriation - Resolution.pdf](#)

Mr. David Neter, Chief Operating Officer, Wake County Public School System (WCPSS) and Mr. Bryan Roof, Program Executive, Facilities Design and Construction, WCPSS, shared the presentation and thanked the county and the commissioners for their support of the capital improvement program.

Mr. Neter shared the Capital Improvement Plan (CIP) Appropriation and Reallocation background information and shared the second request for fiscal year 2020 of \$103.2 million.

Mr. Roof shared the (CIP) Appropriations and Reallocations details with key drivers being:

- Design Funds: E-44, H12, FVMS, Swift Creek
- Construction funding: York Elementary & West Millbrook MS (partial for early sitework)
- Technology Devices, Mobile Classrooms, Assessments, Property Acquisition, SNAP, Partial Renovation & Improvement funding.

Mr. Roof shared a slide the Project Scopes which includes:

E-44:	New large elementary school in Fuquay-Varina
H-12	New large high school in Apex
W Millbrook MS	Full demolition and replacement in Raleigh
Swift Creek	Full demolition and replacement in Raleigh
Fuquay-Varina MS	New - permanent relocation of existing school
York ES	Full demolition and replacement in Raleigh

He shared a map of the Major Projects and their locations within Wake County.

He shared an aerial view of the E-44 location and map of surrounding

parcels.

He shared a slide with the design of the H-12 project and surrounding area.

Mr. Roof shared a slide with a map of the West Millbrook MS project and an architectural drawing this renovation will take place with students in place.

He shared an aerial view of the Swift Creek Elementary project site.

He shared a slide with the design for the Fuquay-Varina MS project along with a map of the surrounding parcels.

He shared a slide of the design for the York Elementary project along with some renderings of the new campus and building.

Mr. Roof shared the Program Summary/Item Description

Program Elements:

Life Cycle (Building/Site):

- Washington ES - Gym HVAC
- Wake Forest HS - Stadium Bleacher Replacement & Track Repair/Replacement
- Brassfield ES - Concrete Foundation Repair/Replacement
- Life Cycle Furniture Replacement
- Other Projects Currently Being Planned and Prioritized

Educational Equipment:

- 50% - Computer Equipment
 - Laptop Carts and Laptops
 - Projector/Screen Professional Learning/Facilitative Equipment for HS Auditoriums
- 50% - Academic Equipment
 - Science Lab Equipment
 - Music Equipment and Instruments
 - Performing Arts Stage Equipment
 - Career and Technical Equipment
 - Sound/Lighting Upgrades

Program Elements:

Technology Infrastructure:

- 30% - Wireless Network Expansion
- 30% - Backup Power Issues for Critical Network Links
- 20% - Network Cabling Upgrades

- 20% - Remediate First Responder Radio Coverage Issues

Security:

- 64% - Security Camera Upgrade to IP
- 21% - S2 Security Global Access Control
- 10% - Visitor Management System
- 5% - Video Management Software migration from IP Configure to Orchid/Fusion

Commissioner Evans asked if capacity will be gained at York Elementary over what was there previously. Mr. Roof said that capacity will not be gained due to new K-3 requirements that do not allow much expansion to gain seats.

Commissioner Hutchinson thanked them for the efforts for joint use around Fuquay-Varina. He also asked that since schools are in suburban areas what are the plans for the students to be able to have safe routes to school via walking and/or riding their bikes. Mr. Roof said that the facility planning group does focus on the infrastructure and challenges that come with any property and always try to incorporate those options when feasible.

Commissioner Evans moved, seconded by Vice-Chair Adamson, that the Board of Commissioners approve the following requests for appropriations and reallocations in the Seven Year Capital Improvement Program:

- 1. Appropriate a total of \$103,226,337 for construction funding at York Elementary School, preliminary design funding for E-44 and Fuquay-Varina Middle School, along with program needs such as Life-Cycle, Educational Equipment, Technology Infrastructure, and Security;**
- 2. Reallocate \$5,000,000 from H-12 and Swift Creek Elementary School to West Millbrook Middle School for an early site package; and**
- 3. Reallocate \$14,000,000 from SNAP to partially reimburse the Land Acquisition budget for site improvement cost to support the adaptive reuse of sites to be acquired for future SNAP projects. The motion carried by the following vote:**

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

Other Business

15. Informational Items for the Board of Commissioners

Attachments: [Informational Items Item Summary 1-21-20.docx](#)
[CIP Transfers Report December 2020.pdf](#)
[Citizen Comments-handouts 1-6-20.pdf](#)

Manager Ellis said he had no other business.

Commissioner Hutchinson recognized Vice-Chair Vickie Adamson for an award she received last month. He said she was awarded the "Outstanding Elected Official Award for 2019" from the Homebuilders Association of Raleigh and Wake County. He shared a picture of the award she received.

Vice-Chair Adamson announced to the public that if anyone is in need of a copy of their birth certificate they do not need to come downtown they can go to any of the Wake County Regional Centers to request and receive it.

Closed Session

Attorney Scott Warren said there is a need for a closed session to consider the performance of the board's appointed employees and material terms of employment contracts for the manager, attorney, and clerk pursuant to GS 143-318.11 (a) 5 & 6.

Commissioner Calabria moved, seconded by Commissioner Hutchinson, to go into closed session. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

The meeting went into recess, and the meeting reconvened.

Vice-Chair Adamson moved, seconded by Commissioner Hutchinson, that the County Manager be given an annual merit increase of 3 percent, the Clerk to the Board receive an annual merit increase of 1.5 percent, and the County Attorney receive an annual merit increase of 1.5 percent and terms for all three positions be effective October 1, 2019. The motion carried by the following vote:

Chairman Ford - Aye

Vice-Chair Adamson - Aye

Commissioner Calabria - Aye

Commissioner Evans - Aye

Commissioner Holmes - Absent

Commissioner Hutchinson - Aye

Commissioner West - Aye

Adjourn

Commissioner Hutchinson moved, seconded by Commissioner Evans, to adjourn the meeting. The motion carried by the following vote:

Aye: 6 - Chairman Ford, Vice-Chair Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Commissioner Holmes

Respectfully submitted,

Yvonne Gilyard, NCCCC
Deputy Clerk to the Board
Wake County Board of Commissioners



Legislation Details (With Text)

File #: 16-2580

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

On agenda: 1/21/2020 **In control:** Board of Commissioners

Title: Approval of Agenda

Final action:

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Approval of Agenda



Legislation Details (With Text)

File #: 16-2581

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

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Approval of the Minutes of the Regular Meeting of January 6, 2020

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Approval of the Minutes of the Regular Meeting of January 6, 2020



Legislation Details (With Text)

File #: 16-2567
Type: Items of Business
Status: Agenda Ready
In control: Human Resources
On agenda: 1/21/2020
Final action:
Title: Retiree Recognition
Sponsors:
Indexes:
Code sections:
Attachments: [Item Summary 01.21.2020 .pdf](#)
[Connie Mercer.pdf](#)
[Carolyn Stokes.pdf](#)

Date	Ver.	Action By	Action	Result
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Retiree Recognition

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

Item Title: Retiree Recognition

Specific Action Requested:

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

Item Summary:

The following employee retired on January 1:

- Connie Mercer, 28 years of service, Sheriff's Office

The following employee will retire on February 1:

- Carolyn Stokes, 25 years of service, Human Services

Attachments:

1. Connie Mercer Bio
2. Carolyn Stokes Bio



Legislation Details (With Text)

File #: 16-2595

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

On agenda: 1/21/2020 **In control:** Board of Commissioners

Title: Recognition of Recent Awards

Sponsors:

Indexes:

Code sections:

Attachments: [awards--Jan. 21--FINAL.pdf](#)

Final action:

Date	Ver.	Action By	Action	Result
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Recognition of Recent Awards

That the Board of Commissioners recognize recent regional award winners.

Item Title: Recognition of Recent Awards

Specific Action Requested:

That the Board of Commissioners recognize recent regional award winners.

Item Summary:

Tax Administration Recognized for Excellence in Innovation for Work with AI Valuation Models

The Wake County Tax Administration has received a 2019 Excellence in Innovation Award from the Local Government Federal Credit Union for their use of artificial intelligence technology to offer highly-accurate property valuation and adjustment recommendations and automate some of the department's most labor-intensive tasks.

The Tax Administration partnered with global analytics software developer SAS to implement SAS Viya, a cloud-based, machine-learning model that considers thousands of factors and real-time property sales to offer timely, objective, highly-accurate market forecasts. The research and development project also explored SAS Viya's ability to automate several critical but historically labor-intensive tasks. This has enabled Tax Administration to adhere to the six-year staffing plan laid out in 2016, which gradually increase industry-low staffing and meet the increased workload demands associated with Wake County's new four-year reappraisal cycle.

LGFCU's Excellence in Innovation Program recognizes and awards county employees who develop successful programs that help counties improve service to citizens. The judges rated each program on several criteria, including productivity enhancements, use of available resources, ability for this program to be replicated by other counties and use of technology.

Attachments:

None.



Legislation Details (With Text)

File #: 16-2570

Type: Consent Item **Status:** Passed
In control: Environmental Services

On agenda: 1/21/2020 **Final action:** 1/21/2020

Title: Accept and Appropriate \$15,000 of Grant Funds from the Association of Food and Drug Officials (AFDO)

Sponsors:

Indexes:

Code sections:

Attachments: [BOC agenda item EHS AFDO 2020.pdf](#)
[\\$12K Award Letter RFS.pdf](#)
[\\$3K Award Letter Training.pdf](#)
[Budget Memo - FY20 Grants and Donations Fund.pdf](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Accept and Appropriate \$15,000 of Grant Funds from the Association of Food and Drug Officials (AFDO)

That the Board of Commissioners accepts grant funds from the Association of Food and Drug Officials (AFDO) and appropriates \$15,000 to the County's Grants and Donations Fund.

Item Title: Accept and Appropriate \$15,000 of Grant Funds from the Association of Food and Drug Officials (AFDO)

Specific Action Requested:

That the Board of Commissioners accepts grant funds from the Association of Food and Drug Officials (AFDO) and appropriates \$15,000 to the County's Grants and Donations Fund.

Item Summary:

Purpose: The Board of Commissioners receives and appropriates grant funding.

Background: Wake County is enrolled in the FDA Voluntary National Retail Food Regulatory Program Standards (Program Standards). The Program Standards provides a national benchmark of quality improvement for local jurisdictions to evaluate and improve food safety programs. The goal of the program standards is to reduce risk factors in restaurants that contribute to foodborne illness.

To incentivize participation in the program standards, AFDO awards FDA funding grants for training and projects that support quality assurance and uniformity of inspections in jurisdictions. In December 2019, AFDO awarded Wake County two grants totaling \$15,000. A training grant will fund staff members to attend the FDA Regional Seminar in October 2020; a moderate project grant will support a risk factor study retail food establishments in Wake County. During the risk factor study, data collectors will observe routine operations and document violations associated with foodborne illness. Staff will develop targeted training associated with the findings to improve public health protection.

Board Goal: This Board action supports routine County business.

Fiscal Impact: The action appropriates \$15,000 in reimbursement based grants from the Association of Food and Drug officials. No County matching funds are required.

Attachments:

1. Award Letter for Risk Factor Study
2. Award Letter for Training
3. Budget Memo



**Budget and Management Services
Inter-Office Correspondence**

TO: David Ellis, County Manager

FROM: Michelle Venditto, Budget and Management Services Director

SUBJECT: Revisions to Fiscal Year 2020 Grants and Donations Project Ordinance,
Sections 1 and 2 and Fiscal Year 2020 Personnel Authorization Ordinance.

The following chart summarizes all budget revisions to the Fiscal Year 2020 Adopted Budget for the fund indicated below. The summary includes approved items, as well as items to be considered by the Board of Commissioners at the meeting date indicated. *Items for consideration are shown in bold italics.*

Fund: Grants and Donations Fund				
REVENUES				
Date	Description of Revision or Adjustment	Revenue Category	Amount	Balance
July 1, 2019	Adopted Budget		\$3,079,000	\$3,079,000
July 3, 2019	Administrative adjustment of donations for Emergency Management and Housing	Donations	\$367.29	\$3,079,367
July 19, 2019	Administrative adjustment to increase Sheriff Federal Forfeitures appropriation to realize actual collections	Federal	\$84,133	\$3,163,500
July 30, 2019	Administrative adjustment to correct HS donation units.	Donations	(\$3,090.04)	\$3,160,410
August 19, 2019	Grant dollars through the Duke Endowment to expand the scope of the Child Health and Development Program	Other Local	\$1,094,128	\$4,254,538
September 9, 2019	Administrative cleanup in Animal Shelter sponsorships.	Environmental Services	(\$9,678.15)	\$4,244,860
October 7, 2019	Appropriation of SAFER Grant Award for supporting volunteer firefighter recruitment and retention activities in Wake County	Federal	\$354,650	\$4,599,510
October 15, 2019	Adjust Energy Camp appropriation to match actual revenues received.	Donations	\$12,700	\$4,612,210
November 4, 2019	Accept and Appropriate Alliance Behavioral Healthcare Funding of \$60,000	State	\$60,000	\$4,672,210.10
<i>January 21, 2020</i>	<i>Proposed: Accept and Appropriate Duke Energy Emergency Services Agreement increase of \$42,000 for the acquisition of a boat to support Harris Nuclear Plan programming.</i>	<i>Other Local</i>	<i>\$42,000</i>	<i>\$4,714,210.10</i>
<i>January 21, 2020</i>	<i>Proposed: Accept and appropriate grant funds from the Association of Food and Drug Officials for a risk factor study of retail food establishments and staff training.</i>	<i>Other Local</i>	<i>\$15,000</i>	<i>\$4,729,210.10</i>
EXPENDITURES				
Date	Description of Revision or Adjustment	Department	Amount	Balance
July 1, 2019	Appropriation per Ordinance		\$3,079,000	\$3,079,000
July 3, 2019	Administrative adjustment of donations for Emergency Management and Housing	Multiple	\$367.29	\$3,079,367
July 19, 2019	Administrative adjustment to increase Sheriff Federal Forfeitures appropriation to realize	Sheriff	\$84,133	\$3,163,500
July 30, 2019	Administrative adjustment to correct HS donation units.	Human Services	(\$3,090.04)	\$3,160,410

August 19, 2019	Salary/benefits and operating to expand the scope of the Child Health and Development Program through the Duke Endowment Grant	Human Services	\$1,094,128	\$4,254,538
September 9, 2019	Administrative cleanup in Animal Shelter sponsorships.	Environmental Services	(\$9,678.15)	\$4,244,860
October 7, 2019	Appropriation of SAFER Grant Award for supporting volunteer firefighter recruitment and retention activites in Wake County	Fire Services	\$354,650	\$4,599,510
October 15, 2019	Adjust Energy Camp appropriation to match actual revenues received.	Donations	\$12,700	\$4,612,210

November 4, 2019	Accept and Appropriate Alliance Behavioral Healthcare Funding of \$60,000	Human Services	\$60,000	\$4,672,210.10
January 21, 2020	<i>Proposed: Accept and Appropriate Duke Energy Emergency Services Agreement increase of \$42,000 for the acquisition of a boat to support Harris Nuclear Plan programming.</i>	<i>Fire Services</i>	<i>\$42,000</i>	\$4,714,210.10
January 21, 2020	<i>Proposed: Accept and appropriate grant funds from the Association of Food and Drug Officials for a risk factor study of retail food establishments and staff training.</i>	<i>Environmental Services</i>	<i>\$15,000</i>	\$4,729,210.10
STAFFING				
Date	Description of Revision or Adjustment	Department	FTE	Balance
July 1, 2019	Appropriation per Ordinance		19.00	19.00
August 19, 2019	Establish 4.0 FTE to expand the scope of the Child Health and Development Program through the Duke Endowment Grant	Human Services	4.00	23.00



Legislation Details (With Text)

File #: 16-2573

Type: Consent Item **Status:** Passed

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:** 1/21/2020

Title: Additional Appropriation for Multi-Year Emergency Services Agreement between Wake County and Duke Energy

Sponsors:

Indexes:

Code sections:

Attachments: [Harris additional appropriation FY20 Board Item - reviewed.pdf](#)
[Budget Memo - FY20 Grants and Donations Fund.pdf](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Additional Appropriation for Multi-Year Emergency Services Agreement between Wake County and Duke Energy

That the Board of Commissioners accepts and appropriates an additional \$42,000 of funding as part of the existing Multi-Year Emergency Services Agreement between Wake County and Duke Energy for Harris Nuclear Plant programming.

Item Title: Additional Appropriation for Multi-Year Emergency Services Agreement between Wake County and Duke Energy

Specific Action Requested:

That the Board of Commissioners accepts and appropriates an additional \$42,000 of funding as part of the existing Multi-Year Emergency Services Agreement between Wake County and Duke Energy for Harris Nuclear Plant programming.

Item Summary:

Purpose: The Board of Commissioners appropriates all revenues and expenditures.

Background: Duke Energy partners with Wake County and other jurisdictions to prepare for possible emergencies at the Harris Nuclear Plant. The current multi-year grant funding agreement between Duke Energy and Wake County does not cover expenditures for the procurement of capital items, which includes vehicles. The Agreement does allow Duke Energy to provide funding upfront allowing Wake County to procure capital items. Duke Energy and Wake County have agreed that one of the boats, operated by the Sheriff's Office, needs replacement. Duke Energy has opted to provide Wake County an additional \$42,000 for the procurement of a new boat. The boats are used for law enforcement patrols, rescues, and searches on other bodies of water across the county. Operating and maintenance costs of vehicles are covered in the routine compensation provided annually by Duke Energy. Storage is provided at a Duke Energy facility near the nuclear plant.

Board Goal: Public Safety; This action supports routine County public safety operations.

Fiscal Impact: The amendment to the agreement provides an additional \$42,000 for the acquisition of capital items. There are no matching funds required from the County.

Additional Information:

The options available to Duke Energy for the procurement of capital items have recently been solidified to reconfigure the procurement of capital items. Beginning FY 2021, Duke Energy will increase its operating support to fund vehicle replacement following the County's fleet replacement schedule.

Boats provided by the Harris Program, are permitted to be, and are, used for law enforcement patrols, rescues, and searches on other bodies of water across the county.

Attachments:

1. Budget Memo



**Budget and Management Services
Inter-Office Correspondence**

TO: David Ellis, County Manager

FROM: Michelle Venditto, Budget and Management Services Director

SUBJECT: Revisions to Fiscal Year 2020 Grants and Donations Project Ordinance,
Sections 1 and 2 and Fiscal Year 2020 Personnel Authorization Ordinance.

The following chart summarizes all budget revisions to the Fiscal Year 2020 Adopted Budget for the fund indicated below. The summary includes approved items, as well as items to be considered by the Board of Commissioners at the meeting date indicated. *Items for consideration are shown in bold italics.*

Fund: Grants and Donations Fund				
REVENUES				
Date	Description of Revision or Adjustment	Revenue Category	Amount	Balance
July 1, 2019	Adopted Budget		\$3,079,000	\$3,079,000
July 3, 2019	Administrative adjustment of donations for Emergency Management and Housing	Donations	\$367.29	\$3,079,367
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August 19, 2019	Grant dollars through the Duke Endowment to expand the scope of the Child Health and Development Program	Other Local	\$1,094,128	\$4,254,538
September 9, 2019	Administrative cleanup in Animal Shelter sponsorships.	Environmental Services	(\$9,678.15)	\$4,244,860
October 7, 2019	Appropriation of SAFER Grant Award for supporting volunteer firefighter recruitment and retention activities in Wake County	Federal	\$354,650	\$4,599,510
October 15, 2019	Adjust Energy Camp appropriation to match actual revenues received.	Donations	\$12,700	\$4,612,210
November 4, 2019	Accept and Appropriate Alliance Behavioral Healthcare Funding of \$60,000	State	\$60,000	\$4,672,210.10
<i>January 21, 2020</i>	<i>Proposed: Accept and Appropriate Duke Energy Emergency Services Agreement increase of \$42,000 for the acquisition of a boat to support Harris Nuclear Plan programming.</i>	<i>Other Local</i>	<i>\$42,000</i>	<i>\$4,714,210.10</i>
EXPENDITURES				
Date	Description of Revision or Adjustment	Department	Amount	Balance
July 1, 2019	Appropriation per Ordinance		\$3,079,000	\$3,079,000
July 3, 2019	Administrative adjustment of donations for Emergency Management and Housing	Multiple	\$367.29	\$3,079,367
July 19, 2019	Administrative adjustment to increase Sheriff Federal Forfeitures appropriation to realize	Sheriff	\$84,133	\$3,163,500
July 30, 2019	Administrative adjustment to correct HS donation units.	Human Services	(\$3,090.04)	\$3,160,410
August 19, 2019	Salary/benefits and operating to expand the scope of the Child Health and Development Program through the Duke Endowment Grant	Human Services	\$1,094,128	\$4,254,538
September 9, 2019	Administrative cleanup in Animal Shelter sponsorships.	Environmental Services	(\$9,678.15)	\$4,244,860

October 7, 2019	Appropriation of SAFER Grant Award for supporting volunteer firefighter recruitment and retention activites in Wake County	Fire Services	\$354,650	\$4,599,510
October 15, 2019	Adjust Energy Camp appropriation to match actual revenues received.	Donations	\$12,700	\$4,612,210

November 4, 2019	Accept and Appropriate Alliance Behavioral Healthcare Funding of \$60,000	Human Services	\$60,000	\$4,672,210.10
January 21, 2020	<i>Proposed: Accept and Appropriate Duke Energy Emergency Services Agreement increase of \$42,000 for the acquisition of a boat to support Harris Nuclear Plan programming.</i>	<i>Fire Services</i>	<i>\$42,000</i>	\$4,714,210.10
STAFFING				
Date	Description of Revision or Adjustment	Department	FTE	Balance
July 1, 2019	Appropriation per Ordinance		19.00	19.00
August 19, 2019	Establish 4.0 FTE to expand the scope of the Child Health and Development Program through the Duke Endowment Grant	Human Services	4.00	23.00



Legislation Details (With Text)

File #: 16-2571

Type: Consent Item **Status:** Passed

In control: Housing & Community Revitalization

On agenda: 1/21/2020 **Final action:** 1/21/2020

Title: Amend the 2016-2017 and 2019-2020 Housing Action Plans to Reprogram Public Facility Funds to Public Services and Housing Rehabilitation

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary](#)
[Public Notice](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Amend the 2016-2017 and 2019-2020 Housing Action Plans to Reprogram Public Facility Funds to Public Services and Housing Rehabilitation

That the Board of Commissioners amends the 2016-2017 and 2019-2020 Action Plans to:

- 1. Reallocate \$19,073.93 of 2016 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 2. Reallocate \$41,026.06 of 2019 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 3. Reallocate \$82,873.94 of 2019 CDBG funds from Public Facilities to Rehabilitation.**

Item Title: Amend the 2016-2017 and 2019-2020 Housing Action Plans to Reallocate Public Facility Funds to Public Services and Housing Rehabilitation

Specific Action Requested:

That the Board of Commissioners amends the 2016-2017 and 2019-2020 Action Plans to:

- 1. Reallocate \$19,073.93 of 2016 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 2. Reallocate \$41,026.06 of 2019 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 3. Reallocate \$82,873.94 of 2019 CDBG funds from Public Facilities to Rehabilitation.**

Item Summary:

Purpose: The Board of Commissioners approves all substantial amendments to Wake County Action Plans submitted to the U.S. Department of Housing and Urban Development (HUD).

Background: The Annual Action Plan describes how Wake County will use funds from the U.S. Department of Housing and Urban Development (HUD) to meet the housing needs of low-to-moderate income families. Funding is allocated by grant activity type, such as public facility or public service, and then project. Major plan amendments, involving the reallocation of funds or the addition of projects, require public notice and Board of Commissioners approval.

The 2016-2017 and 2019-2020 Action Plans allocated Community Development Block Grant (CDBG) public facility funds to assist the Town of Garner with the construction of its Recreation Center. The Town determined that \$19,073.93 of the 2016-2017 funding and \$41,026.06 of the 2019-2020 funding was needed to support programming, a CDBG public service. In addition, \$82,873.94 of remaining public facility funds will be reallocated for Housing Rehabilitation, as Garner no longer needs these funds to complete the Recreation Center project.

Board Goal: This Board action complements housing affordability initiatives in the Social and Economic Vitality goal area.

Fiscal Impact: This action reallocates existing funds from FY2016 and FY2019. No additional appropriation is required.

Additional Information:

The FY 2016-2017 Action Plan was approved on May 2, 2016 and the FY 2019-2020 Action Plan was approved on June 3, 2019 by the Board of Commissioners. The Annual Action Plans describes the way Wake County Housing Affordability and Community Revitalization will use funds from HUD to help meet the housing and community development needs of low-moderate income families. Funding is allocated by grant activity type, such as public facility, and then by specific project. Substantial plan amendments, such as a change in activity type or addition of projects, require public notice, a 30-day public comment period, and Board of Commissioners approval.

The 2016-2017 Plan and the FY 2019-2020 Plan allocated CDBG funds to assist the Town of Garner with construction of their Recreation Center, a public facility activity. Subsequently, the Town determined they need assistance with the programming of their Recreation Center, a public service activity. Therefore, \$19,073.93 of 2016 CDBG funds and \$41,026.06 of 2019 funds will be reallocated from public facilities to public services.

In addition, the remaining balance, \$82,873.94 of the FY 2019-2020 CDBG public facility funds to the Town of Garner for construction of a new public facilities project were not needed by the Town. This will be reallocated for Housing Rehabilitation, an ongoing program of the Housing Affordability and Community Revitalization Department.

Existing Project Funding

FFY	Funding Activity Name	Activity Type	Amount
2016	Garner Recreation Center	Public Facilities	\$ (19,073.93)
2019	Garner Recreation Center	Public Facilities	\$ (123,900.00)
Total			\$ (142,973.93)

Reallocation of Project Funding

FFY	Funding Activity Name	Activity Type	Amount
2016	Garner Recreation Center	Public Services	\$ 19,073.93
2019	Garner Recreation Center	Public Services	\$ 41,026.06
2019	Elderly & Disabled Program	Rehabilitation	\$ 82,873.94
Total			\$ 142,973.93

The Garner Recreation Center project cost approximately \$10,000,000 and the Town has contributed most of the funding. Wake County's total contribution will be \$311,526.06 including project delivery cost.

Garner Recreation Center Total Project Cost

FFY	Activity Type	Amount
2016	Public Services	\$ 199,073.93
2016	Public Facilities	\$ 71,426.07
2019	Public Services	\$ 41,026.06
	TOTAL	\$ 311,526.06

A public notice for these amendments was published in The Carolinian, The News & Observer, and Que Pasa. The 30-day public comment period began December 20, 2019 and continued through January 20, 2020.

Attachments:

1. Public Notice

**NOTICE OF AMENDMENT
WAKE COUNTY 2016 and 2019 ACTION PLANS**

Notice is hereby given that Wake County is amending the 2016 and 2019 Action Plans. The Annual Action Plan is part of the Five-year Consolidated Plan mandated by the National Housing Act of 1990 and is required for Wake County to receive Community Development Block Grant (CDBG) and other federal funding from the U.S. Department of Housing and Urban Development (HUD).

On January 21, 2020, the Wake County Department of Housing Affordability & Community Revitalization will ask the Wake County Board of Commissioners to approve the amendments below:

1. Reprogramming \$19,073.93 of 2016 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.
2. Reprogramming \$41,026.06 of 2019 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.
3. Reprogramming \$429,373.94 of 2019 CDBG funds from Public Facilities to Rehabilitation.

Wake County will make the amendments available for review and comment for 30 days at Wake County Housing Affordability & Community Revitalization offices at Rm. 440, Wake County Office Building, 336 S. Fayetteville St, P.O. Box 550, Raleigh, NC 27602, and on the Wake County website at <http://www.wakegov.com/housing/Pages/plansdocs.aspx> starting December 20, 2019. At the end of the 30-day period, Wake County will compile and address all comments received. Send comments to Emily Fischbein at the above address or Emily.fischbein@wakegov.com by 5:00 p.m. on January 20, 2020. For more information, contact (919) 508-0781. Speech or hearing-impaired persons may call 1-800-735-2962 (TT) or 1-800-735-8262(voice).



Legislation Details (With Text)

File #: 16-2553

Type: Consent Item **Status:** Passed

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:** 1/21/2020

Title: Consideration of 2020 Board of Commissioners Committee Structure

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary Consideration of 2020 Board of Commssioners Committee Structure.pdf](#)
[2020 BOC Committee assignments - DRAFT.pdf](#)
[2020 Advisory Boards for Committee Structure Revised-YG.pdf](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Consideration of 2020 Board of Commissioners Committee Structure

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

Item Title: Consideration of 2020 Board of Commissioners Committee Structure

Specific Action Requested:

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

Item Summary:

Each year the Board of Commissioners adopts the structure for Commissioners appointed to County Committees and Boards.

Attachments:

1. 2020 Committee Assignments
2. 2020 Advisory Boards



Legislation Details (With Text)

File #: 16-2572

Type: Regular Item

Status: Passed

In control: Housing & Community Revitalization

On agenda: 1/21/2020

Final action: 1/21/2020

Title: Public Hearing and Resolution Approving the Submission of an Application by Passage Home for FY20-21 Community Services Block Grant Fund Designation

Sponsors:

Indexes:

Code sections:

Attachments: [Item Summary](#)
[CSBG Presentation \(Passage Home\) 1-21-2020.pdf](#)
[Resolution](#)
[Community Services Block Grant documentation of submission to County Commissioners](#)
[FY20-21 Community Services Block Grant Application](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Public Hearing and Resolution Approving the Submission of an Application by Passage Home for FY20-21 Community Services Block Grant Fund Designation

That the Board of Commissioners:

1. Holds a public hearing to receive comments from interested parties on Passage Home Designation as a Community Services Block Grant Recipient; and
2. Approves a Resolution for the Submission of an Application for Community Services Block Grant Fund Designation by Passage Home.

Item Title: Public Hearing and Resolution Approving the Submission of an Application by Passage Home for FY20-21 Community Services Block Grant Fund Designation

Specific Action Requested:
That the Board of Commissioners:

- 1. Holds a public hearing to receive comments from interested parties on Passage Home Designation as a Community Services Block Grant Recipient; and**
- 2. Approves a Resolution for the Submission of an Application for Community Services Block Grant Fund Designation by Passage Home.**

Item Summary:

Purpose: Federal rules for the Community Services Block Grant require that a community public hearing be held prior to submitting an application for fund designation.

Background: NCDHHS Office of Economic Opportunity designates one non-profit agency in each County to be the Community Services Block Grant Agency. The agency is awarded Federal pass-through funds to address causes and conditions of poverty, helping low-income families and individuals with employment, education, better use of available income, housing, emergency assistance and other use of resources.

Passage Home, a Wake County based non-profit that works with homeless men, women and children and those at or below the poverty level has previously received designation by the Office of Economic Opportunity as a Community Services Block Grant (CSBG) agency in Wake County. Designation allows Passage Home to receive over \$1 million to fund services in Wake County. Passage Home collaborates with Wake County and other partners in the community.

Board Goal: This Board action supports routine County operations.

Fiscal Impact: Funding awarded directly to the designated non-profit agency.

Additional Information:

The Board of Commissioners will receive preliminary information pertaining to the grant application on January 13, 2020 during staff and commissioner agenda review in order to meet the required 30 day period prior to submission. Passage Home is requesting funding in the amount of \$1,204,878 for Community Services Block Grants funds for the

upcoming year in order to pursue a one-year anti-poverty plan within Wake County to include projects around self-sufficiency, housing, employment, education and income management.

Passage Home has received the following annual amounts:

CSBG Allocations	
FY	Amount
13-14	\$ 814,144
14-15	\$ 1,145,354
15-16	\$ 934,116
16-17	\$ 1,292,047
17-18	\$ 1,415,889
18-19	\$ 1,056,269
19-20	\$ 1,045,081
20-21	\$ 1,204,878

Long range goals are to help low-income individuals/families become more self-sufficient by strengthening their family, moving them beyond poverty levels and providing other supportive services; assist client in securing stable housing and or assist low-income individuals and families move from sub-standard housing or homelessness to a standard alternatives; offer job training and development classes and mentoring opportunities; assist low-income individuals improve their educational and skill levels through the completion of education and skills training programs; and assist low-income individuals improve their knowledge base around how to make better use of their available income through increased information and financial literacy courses.

In FY18-19, Passage Home achieved the following outcomes:

- 1,075 unique individuals were served
- 93 Veterans were served
- 184 children were served
- 295 attained or maintained housing
- \$14,000 average increase in participants income
- 601 families experiencing housing crisis assessed for Coordinated Entry

Attachments:

1. CSBG Presentation
2. Resolution
3. Community Services Block Grant documentation of submission to County Commissioners
4. FY20-21 Community Services Block Grant Application



Legislation Details (With Text)

File #: 16-2598

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

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Consideration of Approval of a Memorandum of Understanding with Wake Technical Community College regarding the Wake Works Apprenticeship Program

Sponsors:

Indexes:

Code sections:

Attachments: [Wake Works Apprenticeship Item Summary.pdf](#)
[Wake Works MOU - County Format.pdf](#)
[Wake Works Presentation 1-13-20.pdf](#)

Date	Ver.	Action By	Action	Result
1/21/2020	1	Board of Commissioners	accepted	Pass

Consideration of Approval of a Memorandum of Understanding with Wake Technical Community College regarding the Wake Works Apprenticeship Program

That the Board of Commissioners approves a Memorandum of Understanding with Wake Technical Community College regarding funding and administration of the Wake Works Apprenticeship Programs.

Item Title: Consideration of Approval of a Memorandum of Understanding with Wake Technical Community College regarding the Wake Works Apprenticeship Program

Specific Action Requested:

That the Board of Commissioners approves a Memorandum of Understanding with Wake Technical Community College regarding funding and administration of the Wake Works Apprenticeship Programs.

Item Summary:

Purpose: The Board of Commissioners approves all Memoranda of Understanding (MOU) with other governmental entities. This MOU with Wake Tech outlines roles and responsibilities for a new program.

Background: The Board established a goal of increasing college affordability with the initiative being championed by Commissioner Matt Calabria. The County and Wake Tech have collaborated to increase the capacity of an apprenticeship program targeting jobs that are in high demand in the County. County and Wake Tech staff determined that county support to offer free tuition, fees and books/tools for apprenticeship programs would not only assist with affordability but address the shortage in supply of technical workers in the County.

Wake Tech has agreed to establish the infrastructure necessary to lessen the administrative burden associated with “Registered” Apprenticeships for qualifying Wake County businesses. The Memorandum of Understanding (“MOU”) articulates the roles of each entity including funding and administration. Wake Tech will implement the enhanced apprenticeship program for the 2020 fall semester.

Board Goal: This action directly supports Education Board Goal Initiative E 1.5: Explore options to make community college more affordable to new Wake County graduates.

Fiscal Impact: The MOU anticipates funding of up to \$500,000 in the Fiscal Year 2021 budget. Wake Tech intends to leverage Federal and state dollars available for apprenticeship programs such that county funds will be the last dollars used.

Additional Information:

Apprenticeships in the U.S are expanding beyond the skilled trades and manufacturing to new occupations such as information technology, healthcare and hospitality. Most job postings require not only education beyond high school but also work experience,

consequently work-based learning can help ensure future success in the workforce and of the various work-based learning options, apprenticeships offer the best opportunities for students to earn while they learn. The ability to learn as they earn is especially critical to students from lower-income families. Registered apprenticeships require 2000 plus hours of on-the-job training and 144 plus hours related classroom instruction. The average starting salary upon completion of a Registered Apprenticeship is \$50,000 and the impact over a career of increased earning potential is approximately \$300,000.

The occupations being targeted in Phase One of the Apprenticeship program are:

- Skilled trades: carpenters, electricians, plumbers, welders;
- Technicians and maintenance professionals: automotive technicians, facility maintenance professionals, HVAC technicians, heavy equipment operators, manufacturing technicians, maintenance supervisors; and,
- Information technology infrastructure: cybersecurity specialists, computer and information analytics, computer support specialists, database/systems, networking professionals, software developers and programmers.

Phase Two occupations include frontline healthcare and hospitality: emergency medical technicians/paramedics, medical assistants, home health and nursing assistants, hospitality and biotech.

Attachments:

1. Memorandum of Understanding
2. January 13, 2020 Work Session Presentation



Legislation Details (With Text)

File #: 16-2576

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

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Land Acquisition for a 27.83 Acre School Site Located on Creedmoor Road in Northwestern Wake County (Northwest Raleigh Area) (First Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [BOC First Reading Bayleaf Baptist Land Item.pdf](#)
[2020-1-13 BOC First Reading Presentation Northwestern Wake - Bay Leaf Church 1-21-2020.pdf](#)
[Precis Offer to Purchase North West Wake County 11-20-18 appvd.pdf](#)
[2018-08-10 Report Appraisal Bayleaf Baptist Church Site at 9305 Creedmoor Road FINAL.pdf](#)
[2019-12-18 Sealed Signed Final SD plat Bay Leaf PLG-001866-2019.pdf](#)
[2018-12-06 Fully exec Offer to Purchase Bay Leaf.pdf](#)
[2019-06-06 Fully exec Amendment to Offer Bay Leaf Baptist Church.pdf](#)
[2019-08-20 Fully exec 2nd Amendment to Offer Bay Leaf Baptist Church.pdf](#)

Date	Ver.	Action By	Action	Result
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Land Acquisition for a 27.83 Acre School Site Located on Creedmoor Road in Northwestern Wake County (Northwest Raleigh Area) (First Reading)

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$2,630,625.15 pursuant to N.C.G.S 115C-426.

Item Title: Land Acquisition for a 27.83 Acre School Site Located on Creedmoor Road in Northwestern Wake County (Northwest Raleigh Area) (First Reading)

Specific Action Requested:

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$2,655,625.15 pursuant to N.C.G.S 115C-426.

Item Summary:

Purpose: The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

Background: On November 20, 2018, the Board of Education accepted the terms and conditions for the purchase of a 27.83 acre, subject to survey, portion of a parcel and improvements thereon located in the Northwestern Wake County/Northwest Raleigh area from Bay Leaf Baptist Church for a total price of \$2,644,000 (the rounded price based on \$95,005 per acre x 27.83 acres), subject to approval of funding by the Board of Commissioners. This acquisition is for general land banking to accommodate future student growth.

Board Goal: This Board action supports routine County operations.

Fiscal Impact: Funding is available from the Land Acquisition Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$2,655,625.15.

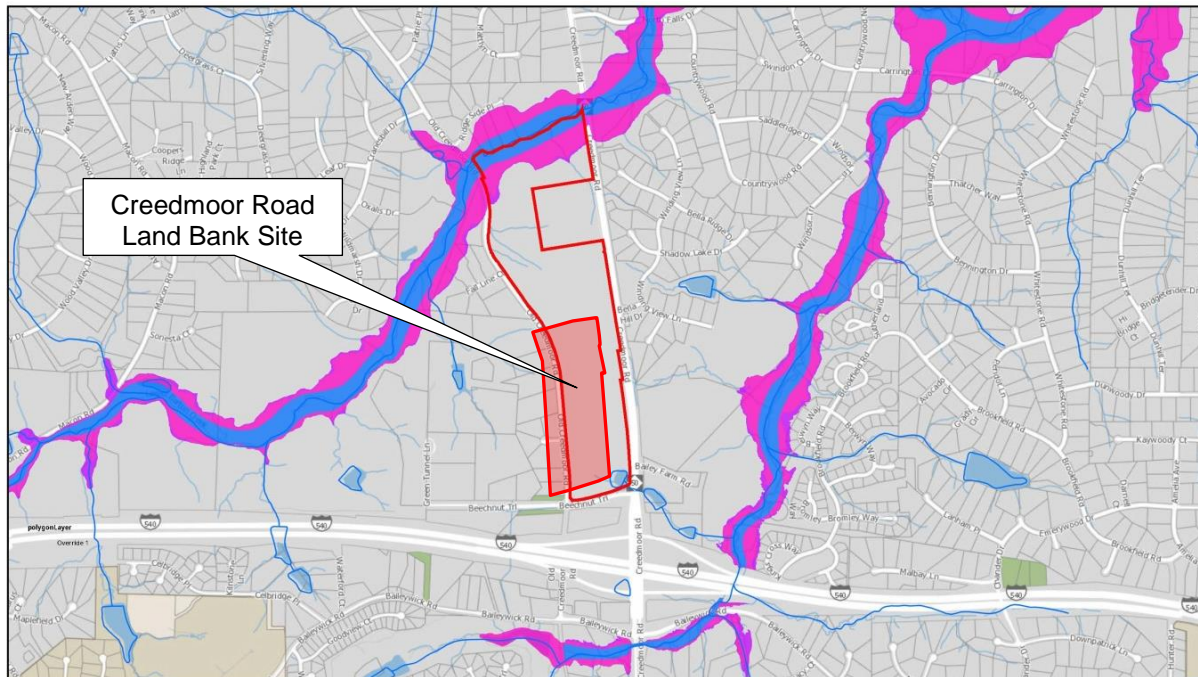
Additional Information:

Need for Acquisition:

The Board of Education utilizes ongoing data-driven processes to identify school site locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs have been identified in the northwest Wake County area for additional capacity. Given the growth and development in the area, current utilization levels in area schools, the distance to existing and planned schools, and specific regional instructional program, the need for a land bank site in the area is well supported. Site availability is limited in the target area due to the extent of existing development, zoning restrictions, streams and watershed areas. Acquisition of the subject parcel will be beneficial to land bank for design flexibility in meeting identified future school site needs.

Land Acquisition Criteria:

The proposed acquisition consists of a 27.83-acre southern portion of a larger parcel of land (PIN 0799-30-2983) located on the western side of Creedmoor Road just north of Beechnut Trail and Interstate 540 and bounded on its western side by Old Creedmoor Road. The parcel is owned by Bay Leaf Baptist Church, and is located in Wake County's jurisdictional limits within the Falls Lake Watershed area and is zoned R-40W. There are existing outbuildings and horse shelters located on the subject property, which are expected to be demolished to promote site safety and sustainability until the parcel is further developed for school use. The subject property site location is depicted below:

**Other Due Diligence and Site Assessment:**

The site information obtained in due diligence includes an Exempt Subdivision/Boundary Survey, a Phase I Environmental Site Assessment, a preliminary Wetland and Stream Delineation Assessment and a preliminary Feasibility Study. WCPSS staff has also met with City of Raleigh and Wake County staff for collaborative discussions to review and discuss design, subdivision and development considerations associated with the site location within the Falls Lake Watershed.

Appraisal Information:

An appraisal for the subject property was prepared by Kirk McCoy II, MAI, of Stewart, Martin & McCoy LLC. Mr. McCoy concludes that the market value of the land is \$2,644,000.00, (± 27.83 acres \times \$95,005 per acre). The appraised value supports the purchase price. For comparison, school site purchase data for sites in the northwestern Wake County area is summarized as follows:

Land Acquisition Valuation Comparison						
	Appraised Value	Sales Price	Sales Price Over/(Under) Appraised Value	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value Per Acre
Bay Leaf Baptist Church Parcel	\$2,644,000	\$2,644,000	\$0	\$95,005	\$95,005	\$0
Recently Acquired School Sites in the Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value
RTF Site S-32 (Land Bank)	12/2018	44.14	\$7,724,675	\$175,000	\$175,000	\$0
Parkside ES	4/2015	18.00	\$2,900,000	\$161,111	\$161,111	\$0
Pleasant Grove ES	6/2014	23.86	\$2,964,125	\$113,251	\$125,000	\$11,749
Barton Pond ES	3/2012	31.00	\$2,557,500	\$85,000	\$82,500	(\$2,500)
Pine Hollow MS	12/2008	33.91	\$3,500,000	N/A	\$103,215	N/A

Utilities and Transportation Infrastructure:

Water service is available at the site via Aqua, subject to dedication of an existing well on site. Sewer services will be made available to the site by connection to an existing line along Old Creedmoor Road that flows to the Wildwood Green private waste water treatment plant. A pump station will be necessary, with the potential for cost-sharing opportunities with the adjacent development. WCPSS staff anticipates that public infrastructure costs will be within typical ranges due to the proximity and availability of water and sewer services.

Preliminary concept plans indicate that typical on-site circulation driveways will be necessary due to the location and configuration of the site. Typical road improvements near the site frontages on Creedmoor Road and Old Creedmoor Road to accommodate turn lanes and safe vehicular and pedestrian access to the site from adjacent State - maintained roads will likely be considered for requirement by the City of Raleigh, Wake County, and/or the North Carolina Department of Transportation at such time as a school construction project is undertaken and a site plan developed. The costs of such required off-site road improvements are expected to be reimbursable pursuant to N.C.G.S. 160A-307.1 and 136-18(29a). A preliminary feasibility study utilizing a generic building size, parking and circulation indicates that site development costs will likely be commensurate with typical site development costs.

Site Map:

(See map on Page 2)

Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Utilizing the site criteria in the search area, the Creedmoor Road site meets those criteria at the lowest price available compared to other sites considered. Based on the information presented, County staff supports acquisition of this parcel for a future school facility.

Attachments:

1. Presentation
2. Appraisal
3. Survey
4. Purchase Contract and Amendments



Legislation Details (With Text)

File #: 16-2577

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

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Land Acquisition of a Parcel of Land Containing 28.9316 Acres Located on Piney Plains Road in Central Wake County (Cary Area) (First Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [2019-12-30 BOC Agenda 1st reading Item Summary Crossroads LLC 1-21-2020.pdf](#)
[WCPSS Land Acquisition Presentation \(Piney Plains Road\) 01-21-2020.pdf](#)
[2019-09-27 Precis Offer to Purchase Crossroads Holdings LLC 10-15-19.pdf](#)
[2019-11-14 Report Appraisal 1660 Piney Plains Rd rev.pdf](#)
[2019-12-13 Piney Plains Road Survey.pdf](#)
[2019-10-22 Fully Exec Offer to Purchase Crossroads Holdings, LLC.pdf](#)

Date	Ver.	Action By	Action	Result
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Land Acquisition of a Parcel of Land Containing 28.9316 Acres Located on Piney Plains Road in Central Wake County (Cary Area) (First Reading)

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$13,194,531 pursuant to N.C.G.S 115C-426.

Item Title: Land Acquisition of a Parcel of Land Containing 28.9316 Acres Located on Piney Plains Road in Central Wake County (Cary Area) (First Reading)

Specific Action Requested:

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$13,194,531 pursuant to N.C.G.S 115C-426.

Item Summary:

Purpose: The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

Background: On October 15, 2019, the Board of Education accepted the terms and conditions for the purchase of 28.9316 acres, subject to survey, parcel and improvements thereon located in the Central Wake County/Cary area from Crossroads Holdings, LLC for a total price of \$13,000,000, subject to approval of funding by the Board of Commissioners. This property, the former Crossroads Ford property, will become the school system's primary bus repair and maintenance hub.

Board Goal: This Board action supports routine County operations.

Fiscal Impact: Funding is available from the Land Acquisition Component and/or SNAP (Space Needs Analysis & Prioritization) Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$13,194,531.

Additional Information:

Need for Acquisition:

The Board of Education utilizes ongoing data-driven processes to identify school site and educational support locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs have been identified for additional transportation center capacity to accommodate maintenance and repair of school buses, together with regional bus parking and related administrative space. Given the growth and development in the area, current utilization levels in area schools, the distance to existing transportation maintenance and repair facilities in southeast Raleigh and planned schools, the need for an additional regional transportation center in the area is well supported. Initial planning was undertaken for development of a transportation center on land owned by the Board of Education near the Middle Creek

schools campus. However, given site constraints the projected costs began to significantly exceed the initially budgeted funds for the project. Acquisition of the subject parcel and existing commercial improvements will provide comparable space for maintenance, repair, parking and related administration to meet identified needs at a more centrally accessible site that can be available two years sooner at a significantly lower cost that would result from continuation of the project at the Middle Creek site.

Land Acquisition Criteria:

The proposed acquisition consists of a 28.9316-acre parcel of land (PIN 0773-40-1397) together with an 80,631 SF building constructed in 2001 and significant parking areas located at 1660 Piney Plains Road west of its intersection with Walnut Street in Cary. Primary access to the area is provided via US-1/64 and I-40/440, with secondary road access provided by Walnut Street, Tryon Road, and Holly Springs Road. The parcel is owned by Crossroads Holdings, LLC, is located within Town of Cary and is zoned General Commercial and General Commercial-Conditional Use. The subject property site location is depicted below:



Other Due Diligence and Site Assessment:

The site information obtained in due diligence includes a Boundary Survey, a Phase I & II Environmental Site Assessment, geotechnical borings to evaluate asphalt conditions, and a preliminary Feasibility Study. WCPSS staff has also met with Town of Cary staff for collaborative discussions to review and discuss change of use within the zoning classification and other development considerations associated with the site location and intended uses.

The existing building and parking facilities was built for and used by Crossroads Ford as a Service Center and inventory storage lots for passenger vehicles and trucks. It was owner occupied and fully operational until the recent relocation of the business to a new facility, since which time owner operations continue on site to a lesser degree. No underground fuel or petroleum storage tanks are located on the site, with an existing Town-required oil/water separator system being the only below-ground fluids handling system. Environmental due diligence studies did not identify any recognized environmental conditions. As water and sewer services exist on site, no significant costs are expected to be incurred with the adaptive reuse as a regional transportation center.

Preliminary concept plans indicate that minor changes to current on-site circulation flows will be necessary to accommodate bus turning radii, but that existing driveways will be sufficient. Road improvements near the site frontage on Piney Plains Road to accommodate turn lanes and safe bus and vehicular access to the site from adjacent State-maintained roads will likely be considered by the Town of Cary and/or the North Carolina Department of Transportation. Since the intended use is substantially similar to the existing use, the costs of such required off-site road improvements are expected to be less significant than if constructed on an undeveloped parcel as initially planned. Since the site use is for an educational support purpose and not for a K-12 purpose, any off-site road improvement costs are not expected to be reimbursable pursuant to N.C.G.S. 160A-307.1 and 136-18(29a).

Appraisal Information:

An appraisal for the subject property was prepared by Chris Morris, MAI, of Integra Realty Resources. Mr. Morris concludes that the market value of the land and improvements is \$15,240,000. The appraised value supports the purchase price. For comparison, purchase data for comparable sites central/western Wake County area is summarized below:

Land Acquisition Valuation Comparison					
	Appraised Value	Sales Price	Sales Price Over/(Under) Appraised Value	Appraised Land Value* (Per Acre)	Appraised Land Value* (Per Foot)
Crossroads LLC Parcel	\$15,240,000	\$13,000,000	(\$2,240,000)	\$348,408	\$8.00
*Note: Excludes improvements valuation as comparable sales are undeveloped sites.					
Comparable Land Site Sales in the Area	Date of Acquisition	Acreage	Total Sales Price	Sales Price (Per Acre)	Sales Price (Per Foot)
5401 Trinity Road	11/2018	5.6192	\$2,500,000	\$444,903	\$10.21
6901 Play Golf Way	12/2017	18.08	\$4,939,000	\$273,121	\$6.27
4429 NC Highway 55	8/2017	20.73	\$7,200,000	\$356,756	\$8.19
3208 & 3224 Green Level West Rd	2/2017	38.33	\$12,285,000	\$320,601	\$7.36

1402 N. Salem Street	9/2016	22.35	\$8,750,400	\$391,604	\$8.99
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Utilities and Transportation Infrastructure:

The existing facility has utility infrastructure in place. There is an approved NCDOT State Transportation Improvement Project (STIP I-5703) planned to reconstruct the interchange along I-40 at I-440/US-1/US 64. An aspect of the project includes reconfiguration of on and off ramps from eastbound US-1/US-64 to access the Walnut Street area that consists of removal of existing ramps and installation of new ramps in a more westerly location. The projected location of the new ramps will encroach upon the western portion of the site where vehicle storage lots are located. At the time the project proceeds, the Board of Education will receive just compensation for the taking of such land as is necessary to support the STIP which will offset acquisition and adaptive reuse cost. An STIP I-5703 Public Meeting Map is depicted below:



Preliminary concept plans have been developed to study the bus parking capacities before and after the take to confirm sufficiency. Before the take, regional bus storage capacity (165) is estimated to be greater than the initial Middle Creek plan (142), and after the take, the reduced regional bus storage capacity (126) is estimated to remain sufficient to address known needs.

The contract terms include a post-closing short term lease for the Seller to continue its use of two vehicle storage lots for up to six months during its relocation transition at a lease rate of \$3,000 per lot per month. The contract terms also include conveyance of furniture, fixtures and equipment on site at no additional cost, which includes numerous automotive lifts, storage tanks, air compressors, air hoses and reels, carts, worktables, parts storage racks, tables, chairs and miscellaneous furniture and equipment. Such furniture, fixtures and equipment as cannot be repurposed on site, or utilized to support

other educational or educational support purposes can be sold as surplus property though appropriate established processes for disposition of property.

Site Map:

(See map on page 2)

Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Utilizing the site criteria necessary to support the regional transportation center program, acquisition of the Piney Plains Road site and its adaptive reuse meets those criteria at a substantially lower price when compared to the Middle Creek site considered. Based on the information presented, County staff supports acquisition of this parcel for a future regional transportation center.

Attachments:

1. Presentation
2. Central Wake County/Cary Area Contract
3. Appraisal
4. Survey



Legislation Details (With Text)

File #: 16-2578

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

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Land Acquisition of Two Parcels of Land Containing a Total of 1.26 Acres Located on S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

Sponsors:

Indexes:

Code sections:

Attachments: [2019-12-31 BOC Agenda 1st reading Item Betts Properties LLC 1-21-2020.pdf](#)
[WCPSS Land Acquisition Presentation S. Main Street 01-21-2020.pdf](#)
[2019-09-27 Precis Offer to Purchase Betts Properties LLC E-49-M-15 10-15-19.pdf](#)
[2019-10-22 Fully exec Offer Betts Properties LLC.pdf](#)

Date	Ver.	Action By	Action	Result
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Land Acquisition of Two Parcels of Land Containing a Total of 1.26 Acres Located on S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$228,545 pursuant to N.C.G.S 115C-426.

Item Title: Land Acquisition of Two Parcels of Land Containing a Total of 1.26 Acres Located on S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

Specific Action Requested:

That the Board of Commissioners receives this information from the Board of Education, so that upon answering of any outstanding questions this item will be placed on a future Agenda for consideration of approval of funding of the purchase price together with closing costs in an amount not to exceed \$228,545 pursuant to N.C.G.S 115C-426.

Item Summary:

Purpose: The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

Background: On October 15, 2019, the Board of Education accepted the terms and conditions for the purchase of two parcels of land containing a total of 1.26 acres and improvements thereon located in the Southern Wake County/Fuquay-Varina Area (adjacent to the E-49/M-15 land bank site) from Betts Properties II, LLC, a North Carolina Limited Liability Company, for a total price of \$225,468, subject to approval of funding by the Board of Commissioners. This land acquisition provides additional road frontage, pedestrian access, and design flexibility for the schools on this property.

Board Goal: This Board action supports routine County operations.

Fiscal Impact: Funding is available from the Land Acquisition Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$228,545.

Additional Information:

Need for Acquisition:

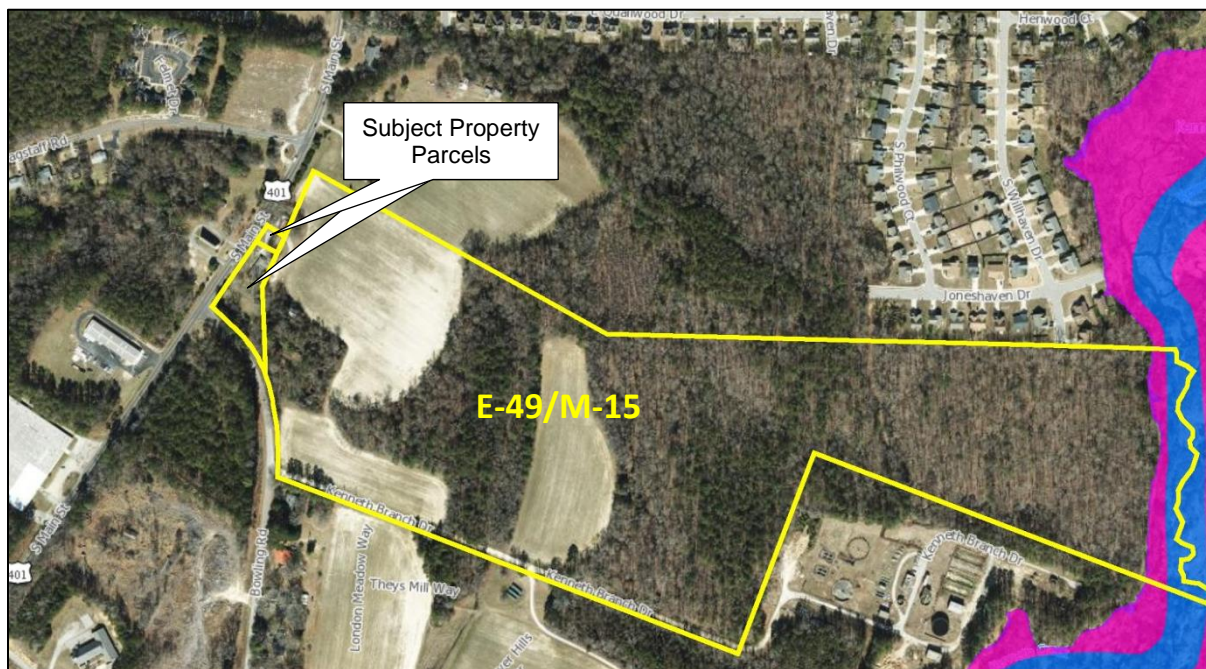
The Board of Education utilizes ongoing data-driven processes to identify school site locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs were identified in the southern Wake County area for additional capacity. Given the growth and development in the area, current utilization levels in area schools, the distance to existing and planned schools, and specific regional instructional program, the need for a land bank site in the area is well supported. In response thereto, the Board of Education acquired a 60.999 acre elementary and middle school site (E-49/M-15) in the area on March 9, 2018, which acquisition was approved by the Board of Commissioners on February 19, 2018. The subject parcels are adjacent to the Board of Education's E-49/M-15 land bank site and

their acquisition will be beneficial to land bank for design flexibility in meeting identified future school site needs.

Land Acquisition Criteria:

The proposed acquisition consists of two parcels of land containing a total of 1.26 acres and improvements thereon (PIN 0656-91-0547 and PIN 0656-81-9335.) located on the eastern side of S. Main Street, in the northeastern quadrant of its intersection with Bowling Road, Middle Creek Township, Fuquay-Varina, Wake County, North Carolina. The parcels are located immediately adjacent to the E-49/M-15 site, and lie between the western boundary of the school site and S. Main Street. The parcel is owned by Betts Properties II, LLC, and is located in the Town of Fuquay-Varina's jurisdictional limits within and is currently zoned RA (Rural Agricultural). The Town's Long-Range Planning Map identify the site for future small lot residential development.

There are existing structures located on the subject property, including a 2,167 SF house used for residential rental, a small outbuilding used for storage, and a 1,500 SF building used for commercial rental. The structures are expected to be demolished to promote site safety and sustainability until the parcel is further developed for school use. The subject property site location is depicted below:



Other Due Diligence and Site Assessment:

Due diligence studies procured included a Phase I Environmental Site Assessment including lead paint and asbestos studies. WCPSS staff has also had collaborative discussions with Town of Fuquay-Varina staff to review and discuss the acquisition of the subject property. Upon acquisition, the subject property will be recombined by survey with the E-49/M-15 site. The addition of the Betts Properties II, LLC parcels will provide additional road frontage and design flexibility, and will support more effective provision of pedestrian access to the multi-school site.

Appraised Value Information:

The Wake County tax value of the subject property totals \$219,228 and served to inform the purchase price. The building component of the valuation is \$165,040, and the land component of the valuation is based upon \$48,000 per acre. For comparison, school site purchase data for sites in the southern Wake County area is summarized below:

Land Acquisition Valuation Comparison						
	Tax Value	Sales Price	Sales Price Over/(Under) Appraised Value	Tax Value (Per Acre)*	Sales Price (Per Acre)*	Sales Price Over/(Under) Appraised Value Per Acre
Betts Properties II, LLC Parcels	\$219,228	\$219,228	\$0	\$48,000	\$48,000	\$0
*Note: Excludes improvements valuation as comparable sales are undeveloped sites.						
Acquired School Sites in the Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value
E-49/M-15 (Land Bank)	3/2018	60.999	\$2,729,290	\$45,000	\$44,743	(\$257)
E-44 (Crooked Creek area)	1/2018	21.0	@1,685,000	\$62,619	\$65,000	\$2,381
E-45 Buckhorn Creek ES	3/2016	22.048	\$1,333,904	\$60,000	\$65,000	\$5,000
E-43 Oakview ES	9/2014	23.55	\$1,517,360	\$52,146	\$64,431	\$12,285

Utilities and Transportation Infrastructure:

This 1.26-acre parcel will be recombined with adjacent school property for future land bank school needs. No additional impact on utility or transportation infrastructure is anticipated.

Site Map:

(see map on page 2)

Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Based on the information presented, County staff supports acquisition of the subject property for recombination with the E-49/M-15 land bank school sites.

Attachments:

1. Presentation
2. Betts Properties II, LLC Purchase Contract

Item Title: Wake County Public School System Capital Improvement Program Appropriations and Reallocations

Specific Action Requested:

That the Board of Commissioners approves the following requests for appropriations and reallocations in the Seven Year Capital Improvement Program:

- 1. Appropriate a total of \$103,226,337 for construction funding at York Elementary School, preliminary design funding for E-44 and Fuquay-Varina Middle School, along with program needs such as Life-Cycle, Educational Equipment, Technology Infrastructure, and Security;**
- 2. Reallocate \$5,000,000 from H-12 and Swift Creek Elementary School to West Millbrook Middle School for an early site package; and**
- 3. Reallocate \$14,000,000 from SNAP to partially reimburse the Land Acquisition budget for site improvement cost to support the adaptive reuse of sites to be acquired for future SNAP projects.**

Item Summary:

Purpose: The Board of Commissioners is statutorily responsible to fund the school system's capital projects and approves all appropriations and reallocations of funds.

Background: On April 2, 2019, the Board of Education passed a resolution requesting funding for their FY 2020-2026 Capital Improvement Program from the Board of Commissioners. On June 3, 2019, the Board of Commissioners adopted the FY 2020 Budget, which included a total of \$304.5 million in planned funding for WCPSS capital projects in FY 2020. This item is the second of two planned appropriations of those funds. The Board of Education approved the request on January 7, 2020.

Board Goal: This action supports routine County operations.

Fiscal Impact: The resolution appropriates a total of \$103,226,337, funded with General Obligation Bonds approved in the Fall 2018 bond referendum. The associated future debt service is included in the County's financial model.

Additional Information:

The Board of Education is requesting that funds be reallocated and appropriated within the Seven Year CIP as follows:

WCPSS Seven Year Capital Improvement Program - FY 2020 Projects						
Project	FY 20 Plan	Current Budget (All Programs)*	Proposed Appropriations	Proposed Reallocations	New Proposed Budget	Remaining in FY 2020
New Schools						
E-35 South Lakes Elementary: Fuquay-Varina (2023)	2,254,010	35,707,358			35,707,358	-
E-41 Apex Friendship Elementary: Apex (2022)	418,564	2,418,564			2,418,564	-
E-44 Elementary: Fuquay-Varina (2023)	3,166,134	75,000	3,166,134		3,241,134	-
E-50 Parkside Elementary: Morrisville (2019)		31,787,796			31,787,796	-
E-51 Elementary TBD (2023)	3,166,134	3,241,134			3,241,134	-
H-12 High: Apex (2024)	7,886,458	-	7,886,458	(1,777,661)	6,108,797	-
M-14 Herbert Akins Road Middle: Fuquay-Varina (2022)	1,000,000	3,000,000			9,042,753	-
					-	-
Major Renovations						
Fuquay-Varina High (2021)	69,152,125	104,006,251			104,006,251	-
East Wake Middle (2020)	5,302,848	64,235,662			64,235,662	-
West Millbrook Middle (2022)	3,300,000	5,234,786		5,000,000	10,234,786	-
North Ridge Elementary (2019)		32,120,252			32,120,252	-
Stough Elementary (2020)	23,879,707	35,549,193			35,549,193	-
Conn Elementary (2021)	20,429,119	41,962,142			41,962,142	-
York Elementary (2021)	42,391,963	2,000,000	42,391,963		44,391,963	-
Wiley Elementary (2021)	369,387	30,734,006			30,734,006	-
Swift Creek Elementary (2024)	3,222,339	-	3,222,339	(3,222,339)	-	-
Fuquay-Varina Middle (2024)	6,042,753	-	6,042,753		6,042,753	-
					-	-
Space Needs Analysis and Prioritization (SNAP)	15,000,000	44,039,120		(14,000,000)	30,039,120	-
Ongoing Program Components*						
Life Cycle Building Components	27,000,000	6,182,114	27,000,000		33,182,114	-
Life Cycle Furniture	1,957,000	-	1,957,000		1,957,000	-
PRIMP (Partial Renovation Improvement Projects)	4,600,000	4,600,000			4,600,000	-
Educational Equipment	1,030,000	-	1,030,000		1,030,000	-
Technology - Infrastructure	6,180,000	-	6,180,000		6,180,000	-
Technology - Devices	22,866,000	22,866,000			22,866,000	-
Property Acquisitions	10,609,000	10,609,000		14,000,000	24,609,000	-
Security	4,349,690	-	4,349,690		4,349,690	-
Mobile Classroom Relocations	1,300,000	3,500,000			3,500,000	-
Assessments	515,000	515,000			515,000	-
Program Management	8,592,908	8,592,908			8,592,908	-
Program Contingency	8,536,908	-			-	8,536,908
Total	304,518,047	492,976,286	103,226,337	-	602,245,376	8,536,908
*Current budget shown for new construction and renovation projects that span multiple years. Not included for annual or routine ongoing program components						

NEW CONSTRUCTION AND RENOVATION PROJECTS

The item includes appropriations totaling \$62.71 million for new construction and renovation projects detailed below.

Project	Location	Planned Use	Anticipated Occupancy
E-44 Elementary - New	Fuquay-Varina	Design	August 2023
H-12 Highschool - New	Apex	Design	August 2024
York Elementary - Renovation	Northwest Raleigh	Construction	January 2022
Swift Creek Elementary - Renovation	Southwest Raleigh	Design	August 2024
Fuquay-Varina Middle - Renovation	Fuquay-Varina	Design	August 2024

OTHER PROGRAM COMPONENTS

The remaining request of \$40.52 million includes funding for ongoing program components including life cycle building component, educational equipment, technology infrastructure, and security.

Life-Cycle Replacements

This item includes an appropriation of \$28.96M for building and site life-cycle replacements for the following:

- Washington Elementary School – Gym HVAC

- Wake Forest High School – Stadium bleacher replacement and track repair/replacement
- Brassfield Elementary School – Concrete foundation repair/replacements
- Life-cycle furniture replacement

Education Equipment

An appropriation of \$1.03M is included in the item for computer and academic equipment for the following items:

- Laptops and laptop carts
- High school auditorium projector/facilitative equipment.
- Science lab equipment
- Music equipment and instruments
- Performing arts stage equipment
- Career and technical equipment
- Sound/lighting upgrades.

Technology Infrastructure

An appropriation of \$6.18M is included in the item for technology infrastructure is included for the following items:

- Wireless network expansion
- Backup power issues for critical network links
- Network cabling upgrades
- Remediate first responder radio coverage

Security

An appropriation of \$4.35M is included in the item for security for the following items:

- Security camera upgrades to IP network
- S2 security global access control
- Visitor management system
- Video management software migration for IP configuration to Orchid/Fusion

REALLOCATIONS

The item includes a reallocation of \$3.22M from Swift Creek Elementary renovation and \$1.78M from H-12 High new construction to West Millbrook Middle School renovation for an early site package. The early site package will allow work to begin in spring/summer 2020, which will mitigate some schedule risks. The renovation was originally scheduled to begin in August 2020.

There are no impacts to the Swift Creek Elementary renovation or H-12 High new construction as a result of this reallocation. The Swift Creek project timeline was pushed as part of the FY 2020 – 2026 CIP update and does not currently need the previously planned design funding. The H-21 High project has budget capacity in the project's current stage. Both projects will receive a reallocation from the planned appropriation for West Millbrook Middle School in Fall 2020.

This item also includes a \$14M reallocation from SNAP to Property Acquisitions for site improvement costs to support the reuse of sites to be acquired for future SNAP projects. SNAP has available funds to support the reallocation due to a change related to the

previously planned Middle Creek Transportation planned project scope of new construction to an existing site with partial renovations.

Staff Comments

Staff recommends approval of the appropriations and reallocations as requested. The actions are in accordance with the planned funding schedule and accounted for in the County's financial model.

Attachments:

1. Presentation
2. Resolution
3. Board of Education Resolution

Resolution R-2020- Appropriate and Reallocate Funds in the WCPSS Capital Improvement Program

WHEREAS, the Wake County Board of Education is engaged in Long Range Building Programs; and

WHEREAS, the Wake County Board of Education has duly requested that the Board of Commissioners appropriate a total of \$103,226,336 for construction funding at York Elementary School, preliminary design funding for E-44 and Fuquay-Varina Middle School, along with program needs such as Life-Cycle, Educational Equipment, Technology Infrastructure, and Security; and

WHEREAS, the Wake County Board of Education has duly requested that the Board of Commissioners reallocate \$5,000,000 from H-12 and Swift Creek Elementary School to West Millbrook Middle School for an early site package; and

WHEREAS, the Wake County Board of Education has duly requested that the Board of Commissioners reallocate \$14,000,000 from SNAP to partially reimburse the Land Acquisition budget for site improvement cost to support the adaptive reuse of sites to be acquired for future SNAP projects; and

NOW, THEREFORE, BE IT RESOLVED that the Wake County Board of Commissioners hereby reallocates and appropriates funds in the Seven Year Capital Improvement Program as follows:

WCPSS Seven Year Capital Improvement Program - FY 2020 Projects						
Project	FY 20 Plan	Current Budget (All Programs)*	Proposed Appropriations	Proposed Reallocations	New Proposed Budget	Remaining in FY 2020
New Schools						
E-35 South Lakes Elementary: Fuquay-Varina (2023)	2,254,010	35,707,358			35,707,358	-
E-41 Apex Friendship Elementary: Apex (2022)	418,564	2,418,564			2,418,564	-
E-44 Elementary: Fuquay-Varina (2023)	3,166,134	75,000	3,166,134		3,241,134	-
E-50 Parkside Elementary: Morrisville (2019)		31,787,796			31,787,796	-
E-51 Elementary TBD (2023)	3,166,134	3,241,134			3,241,134	-
H-12 High: Apex (2024)	7,886,458	-	7,886,458	(1,777,661)	6,108,797	-
M-14 Herbert Akins Road Middle: Fuquay-Varina (2022)	1,000,000	3,000,000			9,042,753	-
					-	-
					-	-
Major Renovations						
Fuquay-Varina High (2021)	69,152,125	104,006,251			104,006,251	-
East Wake Middle (2020)	5,302,848	64,235,662			64,235,662	-
West Millbrook Middle (2022)	3,300,000	5,234,786		5,000,000	10,234,786	-
North Ridge Elementary (2019)		32,120,252			32,120,252	-
Stough Elementary (2020)	23,879,707	35,549,193			35,549,193	-
Conn Elementary (2021)	20,429,119	41,962,142			41,962,142	-
York Elementary (2021)	42,391,963	2,000,000	42,391,963		44,391,963	-
Wiley Elementary (2021)	369,387	30,734,006			30,734,006	-
Swift Creek Elementary (2024)	3,222,339	-	3,222,339	(3,222,339)	-	-
Fuquay-Varina Middle (2024)	6,042,753	-	6,042,753		6,042,753	-
					-	-
Space Needs Analysis and Prioritization (SNAP)	15,000,000	44,039,120		(14,000,000)	30,039,120	-

Continued on next page

Ongoing Program Components*						
Life Cycle Building Components	27,000,000	6,182,114	27,000,000		-	-
Life Cycle Furniture	1,957,000	-	1,957,000		33,182,114	-
PRIMP (Partial Renovation Improvement Projects)	4,600,000	4,600,000			1,957,000	-
Educational Equipment	1,030,000	-	1,030,000		4,600,000	-
Technology - Infrastructure	6,180,000	-	6,180,000		1,030,000	-
Technology - Devices	22,866,000	22,866,000			6,180,000	-
Property Acquisitions	10,609,000	10,609,000		14,000,000	22,866,000	-
Security	4,349,690	-	4,349,690		24,609,000	-
Mobile Classroom Relocations	1,300,000	3,500,000			4,349,690	-
Assessments	515,000	515,000			3,500,000	-
Program Management	8,592,908	8,592,908			515,000	-
Program Contingency	8,536,908	-			8,592,908	-
Total	304,518,047	492,976,286	103,226,337	-	602,245,376	8,536,908
*Current budget shown for new construction and renovation projects that span multiple years. Not included for annual our routine ongoing program components						

Adopted this the 21st day of January 2020.

Wake County Board of Commissioners

Gregory D. Ford, Chairman

**RESOLUTION REQUESTING APPROPRIATION OF FUNDING
CONTINUOUS CIP CAPITAL BUILDING PROJECTS**

WHEREAS, the Wake County Board of Education is engaged in a Long-Range Building Program, and

WHEREAS, the Wake County Board of Education has approved the projects listed below as part of its Continuous CIP Building Programs and contracts have been, or will be, let for planning, design, or construction services.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Wake County Board of Education requests that the Wake County Board of Commissioners appropriate and reallocate funds as follows:

APPROPRIATE

CONTINUOUS CIP	AMOUNT
E-44	\$3,166,134
H-12	\$7,886,458
York ES	\$42,391,963
Swift Creek ES	\$3,222,339
Fuquay Varina MS	\$6,042,753
Life Cycle Bldg. Comp.	\$27,000,000
Life Cycle Furniture	\$1,957,000
Educational Equipment	\$1,030,000
Technology Infrastructure	\$6,180,000
Security	\$4,349,690
Total	\$103,226,336

REALLOCATE

FROM (CONTINUOUS CIP)	AMOUNT	TO (CONTINUOUS CIP)	AMOUNT
H-12	\$1,777,661	West Millbrook MS	\$1,777,661
Swift Creek ES	\$3,222,339	West Millbrook MS	\$3,222,339
SNAP	\$14,000,000	Land Acquisition	\$14,000,000
Total	\$19,000,000		\$19,000,000

Resolved this 7th day of January 2020

WAKE COUNTY BOARD OF EDUCATION

By: _____
Keith A. Sutton, Chair

Attest: _____
Cathy Q. Moore, Secretary



Legislation Details (With Text)

File #: 16-2605

Type: Other Business **Status:** Agenda Ready

In control: Board of Commissioners

On agenda: 1/21/2020 **Final action:**

Title: Informational Items for the Board of Commissioners

Sponsors:

Indexes:

Code sections:

Attachments: [Informational Items Item Summary 1-21-20.pdf](#)
[CIP Transfers Report December 2020.pdf](#)
[Citizen Comments-handouts 1-6-20.pdf](#)

Date	Ver.	Action By	Action	Result
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Informational Items for the Board of Commissioners
None.

Item Title: Informational Items for the Board of Commissioners

Specific Action Requested:
None.

Item Summary:

The informational items for this agenda are listed below:

Attachments:

1. CIP Transfers Report covering the period 10/1/2019 – 12/31/2019



**Budget and Management Services
Inter-Office Correspondence**

TO: David Ellis, County Manager

FROM: Michelle Venditto, Budget Director

SUBJECT: *Transfers within Elements Per Section 9 of the Fiscal Year 2020 Capital Improvement Fund Project Ordinance*

The following chart summarizes all appropriation transfers between projects within the same element that exceed \$75,000 that have occurred within the County's Capital Project Funds. Per Section 9 of the Fiscal Year 2020 Capital Improvement Fund Project Ordinance, transfers exceeding \$75,000 shall be reported to the Board of Commissioners.

Element: 68 Criminal Justice						Fund: 4100 County Capital CIP	
From:			To:				
Division	Unit	Unit Name	Division	Unit	Unit Name	Amount	Reason for Transfer
Judicial Facilities	034J	WCCH Elevator Upgrade/Refurbishment	Judicial Facilities	079J	WCCH - Switchgear Replacement	\$ 170,000.00	WCCH Elevator project complete; Remaining funding will be needed to support the active WCCH Switchgear replacement project

Element: 70 Library CIP						Fund: 4100 County Capital CIP	
From:			To:				
Division	Unit	Unit Name	Division	Unit	Unit Name	Amount	Reason for Transfer
Library Projects	051L	Cary Regional Library (Land & Construction)	Library Projects	056L	Eva Perry Library	\$ 75,000.00	Cary Regional Library project is complete; Remaining funding transferred to support Eva Perry Library renovations

Element: 76 Public Safety						Fund: 4100 County Capital CIP	
From:			To:				
Division	Unit	Unit Name	Division	Unit	Unit Name	Amount	Reason for Transfer
EMS	067P	New Hope EMS	EMS	072P	EOC	\$ 140,000	New Hope EMS Station complete; portion of remaining funding will be used to offset the costs of upgrading the WCOB's generator as part of the future Emergency Operations Center project
EMS	067P	New Hope EMS	EMS	096P	Garner Main EMS	\$ 250,000	New Hope EMS Station complete; portion of remaining funding will support the construction of the Garner Main EMS Station

Element: 79 Economic Development						Fund: 4100 County Capital CIP	
From:			To:				
Division	Unit	Unit Name	Division	Unit	Unit Name	Amount	Reason for Transfer
Water, Sewer & Road Improvements	050D	Banks Pointe Road Improvements	Off-Site Water and Sewer	010D	RTP Off-Site Water and Sewer Unallocated	\$ 125,095	Project Complete; project savings transferred to back RTP Off-Site Water and Sewer Unallocated; Original Banks Pointe funding was take from RTP Off-Site Unallocated
Economic Incentives	026D	Xellia	Economic Incentives	020D	Economic Incentives Unallocated	\$ 202,000	Business Development Grant incentive requirements not met; Funding transferred to unallocated for use in future grants