



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, January 16, 2018

2:00 PM

Wake County Justice Center

Meeting Called to Order: Chair Jessica Holmes

Rollcall

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

Others Present: David Ellis, Interim County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Johnna Rogers, Deputy County Manager; Chris Dillon, Assistant County Manager; Denise Foreman, Assistant County Manager

Pledge of Allegiance

Invocation: Commissioner Erv Portman

Items of Business

1. [Approval of Agenda](#)

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

2. [Approval of the Minutes of the Regular Meeting of January 2, 2018](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Burns, to approve the Minutes of the Regular Meeting of January 2, 2018. The motion passed unanimously.

Consent Agenda

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

**fund balance for behavioral health related special projects as outlined.
The motion passed unanimously.**

10. [Appropriation of \\$1,300,000 in Partnership with the City of Raleigh to Acquire 1,083 Acres of Open Space on Smith Creek in Granville County](#)

Attachments: [Smith Creek Granville Co Partnership Agenda Item 2018 01 16.do](#)
[CX](#)
[Smith Creek Powerpoint.pdf](#)
[Raleigh Request Letter 2017 10 24.pdf](#)
[Budget Memo - FY 2018 Open Space.xlsx](#)

Mr. Chris Snow, Wake County Parks, Recreation, and Open Space Director, shared the purpose of the Open Space Preservation Program. He said to date, the county has protected 6,360 acres through partnership. He shared the information about the Beaverdam Lake/Smith Creek Open Space Partnership.

2015 Open Space RFP process

- 1,083 Acres
- Wake and Granville Counties
- 1,070 acres in Granville
- 13 acres in Wake
- Multi-agency Partnership -including municipal, county and state governments and non-profits

Three parcels

- Almost entirely wooded
- Adjacent to other public land
- Headwater streams of Falls Lake
- Falls Lake is Raleigh's primary drinking water supply
- Approximately 195,000 metered customers
- Service population of approximately 570,000 people

He shared information about the original request.

Est. Total cost = \$8,053,100, or ~\$7,436 per acre

- Wake County -\$250,000 (3%)
- Raleigh Upper Neuse Clean Water Initiative (UNCWI) -\$3,750,000 (47%)
- NC Clean Water Management Trust Fund (CWMTF) -\$4,026,000 (50%)
- The Conservation Fund
- Tar River Land Conservancy

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Mr. Snow said staff recommended funding of \$100,000, which was based on paying the proposed per acre price of \$7,436 for the approximately 13 acres of land in Wake County. This was because the County has traditionally not purchased property outside of Wake County.

However, at the August 2015 work session, the Board suggested funding in the amount of \$250,000 which was the amount requested by The Conservation Fund (TCF) and the City of Raleigh. Staff notified TCF so they could finalize the acquisition but the acquisition was put on hold while the TCF awaited word on a North Carolina Clean Water Management Trust Fund grant for the project. The State eventually approved the grant, but at a lower funding amount than TCF requested. As a result, the City of Raleigh and TCF proposed a restructured funding request for Wake County's consideration.

Mr. Snow shared the Smith Creek Open Space Partnership - Current Request Summary

- \$1.3 M request (16%)
- 1,083 acres of forest and streams that buffer Falls Lake
- Falls Lake is Raleigh's primary drinking water supply
- Source of County's funding is the Little River Reimbursement funds
- Reimbursement for land acquisition of the future Little River Reservoir
- Restricted by Inter-Local Agreement \$3.6 M balance
- Tar River Land Conservancy -own and manage long term
- State and Granville County will hold conservation easements

Vice-Chair Hutchinson said that the water is split between Granville and Wake County and 7,500 acres, if approved, will be protected. He said the protection of water quality is valuable. He asked for elaboration of recreational opportunities.

Mr. Snow said public access has been discussed and final plans have not been made.

Commissioner Ford asked for explanation of the staff recommendation and the funding number change over the years for the project. Mr. Snow said originally staff was not prepared to address the land acquisition. He

said that staff believes the project is worth while. Mr. Snow said the price per acre was outstanding.

Commissioner Burns said that water resource protection is always considered. He said that the Wake County Water Partnership has provided great information toward these efforts. He said pollution by sedimentation is always of concern. He said that Beaver Dam is the cleanest arm of the lake. Mr. Snow said he could confirm this information. Commissioner Burns thanked staff for their efforts.

Commissioner Portman said Wake County said that Wake County is one of the second fastest growing counties in the country, does not have a 50 year water supply, and is impaired by the EPA. He said that the state has avoided adoption of the Lake Jordan rules.

Commissioner West asked about the results of the water quality if it was owned by the county. Mr. Snow said he was unsure of the potential development since it is owned by Creedmor Investments LLC. Commissioner West challenged the board to look at other funding opportunities in a similar fashion.

Commissioner Burns echoed Commissioner West's comments and said there is a dedicated source for funding for the Smith Creek Project. He suggested staff should look at other dedicated sources of funding for other projects. He said this project is not a case of misplaced priorities.

Commissioner Portman said that Commissioner West's concerns are valid and the upcoming retreat of the Board of Commissioners will assist with addressing concerns in other areas.

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

- 1. Approve and authorize the County Manager to sign a funding agreement with the City of Raleigh (City) for the acquisition of 1,083 acres of open space on Smith Creek in Granville County pursuant to terms and conditions acceptable to the County Attorney;**
- 2. Appropriate \$1,300,000 in open space funds from the Little River Reimbursement Fund for the acquisition, subject to terms and conditions of the Interlocal Agreement with the City of Raleigh for said funds; and**

3. Approve and authorize County staff to negotiate conservation agreements with other stakeholders that will ensure the property will be maintained for conservation purposes in perpetuity pursuant to terms and conditions acceptable to the County Attorney. The motion passed unanimously.

11. [Informational Items for the Board of Commissioners](#)

Attachments: [County Manager's Report.docx](#)
[Interim Financial Statements for Period Ending November 30 2017.pdf](#)

Closed Session

Mr. Scott Warren, County Attorney, said the motion for closed session was pursuant to N. C. G. S. 143-318. 11 (a) 3, 4 to consult with the County Attorney in order to preserve the attorney client privilege between this board and its attorney further to discuss matters in relation to the location and expansion of industries or other businesses in this area served by Wake County including an agreement on a tentative list that may be offered by Wake County in negotiations.

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

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

Adjourn

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

Respectfully submitted,

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