

Item Title: Approval of a Ground Lease with the Wake County Board of Education for a Wake County EMS Station on the Timber Drive Elementary School Site in Garner, NC

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to sign a Ground Lease with the Wake County Board of Education for a new EMS station to be constructed on the Timber Drive Elementary School site subject to conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners must approve all County multi-year leases.

Background: On May 4th, 2020 the Board of Commissioners approved a Memorandum of Understanding between the County and the Wake County Board of Education to explore the feasibility of constructing an EMS Station on the Timber Drive Elementary school site and, if feasible, jointly entering into a ground lease.

Following the feasibility study and Special Use Permit approval by the Town of Garner, staff from both parties determined that locating an EMS station on the vacant land adjacent to Timber Drive Elementary would be an optimal long-term site for a main Garner EMS station. The Board approved the schematic design for the station in September 2021. This Board action commits the County to enter into a Ground Lease Agreement with school system for this EMS site.

Board Goal: This action supports standard County operations.

Fiscal Impact: Currently, \$490,000 is appropriated in the Public Safety element in the County Capital Improvement Fund. Additional funding will be considered as a part of the annual budget development process.

Additional Information:

Wake County EMS currently operates an EMS resource in Garner that is co-located within Garner Fire Station #3 at 1695 Timber Drive in Garner. However, the Town of Garner has a need to expand the operations of Fire Station #3 into the space currently occupied by Wake County EMS. Increasing population and call volume necessitates the need to build a new EMS station to provide service for this part of Garner.

The school site depicted below is a prime location for this new EMS station and will ensure Wake County EMS is well positioned to meet the established need for efficient delivery of EMS services to the Garner community. This site address is 1601 Timber Drive,

This location has the required area to accommodate construction of a new Regional EMS prototype, which is being established not only as a base of operations for the units and personnel deployed there, but also to provide expanded medical storage, oxygen inventory and dedicated space for on-duty training. EMS units throughout the region will be able to use this station as a hub for many services and activities, rather than having to return to one centralized location, which is becoming problematic with the County's continued population growth.



Funding for design and construction is appropriated in the Public Safety element of the County Capital Improvement Fund. Staff presented a schematic design to the Board for approval on September 20, 2021. Additional funding will be considered as a part of the annual budget development process.

1. Vicinity Map
2. Preliminary Plat
3. Draft Ground Lease Document