



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Tuesday, January 19, 2016

2:00 PM

Wake County Justice Center

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### Rollcall

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

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

**Meeting Called to Order: Chairman James West**

**Pledge of Allegiance**

**Invocation: Commissioner Matt Calabria**

### Items of Business

1. [Approval of Agenda](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman West thanked Ms. Reid for the report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**6. [Recognition of Recent Awards](#)**

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

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

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

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

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

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

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

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

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

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

Vice-Chair Hutchinson applauded staff for their efforts.

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

7. [Retiree Recognition](#)

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

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

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

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

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

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

## Consent Agenda

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Public Comment**

No one came forward for public comments.

#### **Regular Agenda**

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

**Attachments:**    [Item Summary](#)

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

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



**unanimously.**

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

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

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

She reviewed the intended uses for the space as follows:

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

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

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

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

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

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

Commissioner Burns said the enterprise learning model seems to

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

their work.

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Coates reviewed the staff findings.

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

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

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

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

Chairman West opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman West called for a brief recess.

Chairman West opened the meeting to public comments.

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

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

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

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

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

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

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

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

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

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

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



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

Chairman West closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

Wake County Planning staff.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

out requirements specifically to house for warehouse space.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Other Business**

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

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

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

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

### **Closed Session**

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

### **Adjourn**

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

Respectfully submitted,

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