



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Monday, April 17, 2017

2:00 PM

Wake County Justice Center

Meeting Called to Order: Chairman Sig Hutchinson

Present: 6 - Chairman Sig Hutchinson, Vice-Chair Matt Calabria, Commissioner John D. Burns, Commissioner Greg Ford, Commissioner Erv Portman, and Commissioner James West

Absent: 1 - Commissioner Jessica Holmes

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

Pledge of Allegiance

Invocation: Commissioner John Burns

Items of Business

1. [Approval of Agenda](#)

Vice-Chair Calabria moved, seconded by Commissioner Portman, to approve the agenda with the addition of the Proclamation declaring April as Grange Month in Wake County. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

2. [Approval of the Minutes of the Regular Meeting of April 3, 2017](#)

Commissioner Burns moved, seconded by Commissioner Portman, to approve the minutes of the Regular Meeting of April 3, 2017. The

motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

3. [Recognition of First Responders who Assisted with the Five-Alarm Fire in Downtown Raleigh](#)

Attachments: [BOC - Agenda item for First Responder Recognition.docx](#)

[List of Representatives Attending First Responder Recognition.docx](#)

On the night of March 16, 2017, a fire broke out at The Metropolitan, a five-story apartment building on Jones Street that was under construction in downtown Raleigh. The massive blaze burned through the complex quickly and then began to spread to other nearby buildings. Firefighters rushed to the scene of what had become a five-alarm fire. It took three hours for firefighters to control the fire.

Chairman Hutchinson said that numerous local departments and agencies dutifully assisted with the skillful response to this fire. They include: City of Raleigh Fire Department, City of Raleigh Police Department, City of Raleigh Transportation Department, City of Raleigh Development Services, Cary Fire Department, Garner Fire Department, Garner Fire Department, Rolesville Fire Department, Swift Creek Fire Department, Wake Forest Fire Department, Wendell Fire Department, Wake County Emergency Medical Services, and Wake County Fire Services.

Chairman Hutchinson requested that all the first responders come forward that responded to the five-alarm fire in Raleigh a month ago. Chairman Hutchinson commended the firefighters for their heroism.

The board recognized the first responders.

4. [Proclamation of May 2017 as National Historic Preservation Month in Wake County](#)

Attachments: [Item Summary - draft.doc](#)

[Preservation Month Proclamation.doc](#)

Mr. Ed Morris, Chair, Wake County Historic Preservation Commission, said that National Historic Preservation Month is an annual nationwide observance celebrating the nation's diverse and irreplaceable heritage. He said it is sponsored nationwide by the National Trust for Historic Preservation and co-sponsored in Wake County by the Wake County Historic Preservation Commission (WCHPC) and Capital Area Preservation, Inc. (CAP). He said the Historic Preservation Commission

has twelve citizens. He said for the third year in a row, the commission is the recipient of a federal Historic Preservation Fund Grant awarded by the State Historic Preservation office through the National Parks Services Certified Local Government Program. He said the grant serves the purpose of a survey update of Urban Service Areas for the Towns of Apex, Fuquay-Varina, Holly Springs, and the Falls Lake Water Supply Watershed in Northwestern Wake County. He said that Wake County has 75 landmarks in Wake County. He introduced Mr. Gary Roth, CEO, Capital Area Preservation, and Mr. Jeremy Brantham, Office Assistant, Capital Area Preservation.

Mr. Roth thanked the Board of Commissioners for supporting Historic Preservation in Wake County. He invited the board to attend an upcoming event on Sunday, April 30, 2017 from 3:00 p.m. to 5:00 p.m. at the Dr. Nathan Blalock House. He said plaques will be given to the owners of newly designated Local Historic Landmarks and the National Historic Preservation Month in Wake County Proclamation will be presented.

Commissioner Ford read aloud the Proclamation. He thanked the Historic Preservation Commission for their work in Wake County.

Commissioner Portman said that genealogy research can be time consuming and historic preservation is of importance in Wake County.

Commissioner Ford moved, seconded by Commissioner Burns, that the Board of Commissioners proclaim May 2017 as National Historic Preservation Month in Wake County. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

5. [Retiree Recognition](#)

Attachments: [Item Summary 4.17.docx](#)
[Richard Toothman Bio Final.docx](#)

Mr. Jim Hartmann, Wake County Manager, recognized Mr. Richard Toothman, Wake County General Services Administration, for his 25 years of service to Wake County.

He presented him a plaque commemorative to his service.

Proclamation Declaring April as Grange Month in Wake County

Attachments: 2017 Grange Month Proclamation.doc

Ms. Michelle Lovejoy, Executive Director at NC Foundation for Soil and Water Conservation, said that the Capitol Grange celebrates 150 years of the Grange. She said the vision of the organization is to unite the farmer's voices on land use, education, and trade issues. She introduced the Kearns family and Ms. Dale Threatt-Taylor, Soil and Water Conservation District Administrator and Vice-President of the Wake County Agri-Business Council. She said the Agri-Business Council meets the first Friday of every other month at the Farmer's Market. She said the focus of the meeting is agricultural issues in Wake County.

Vice-Chair Calabria said that Wake County appreciates farmers in Wake County and said that Wake County Farm Bureau provided lunch to the board before today's meeting. He commended Commissioner Ford for moving the proclamation forward before the board.

Commissioner Calabria read aloud the proclamation.

Vice-Chair Calabria moved, seconded by Commissioner Portman, that the Board of Commissioners Proclaim April 2017 as Grange Month In Wake County. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

Consent Agenda

Commissioner Portman moved, seconded by Commissioner Ford, to approve the consent agenda. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

6. [Appointment of Charles Gilliam as the Wake County Register of Deeds](#)

Attachments: [Approval of Appointment for Wake County Register of Deeds.docx](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners appoint Charles Gilliam as the Wake County Register of Deeds to fulfil the term of Laura M. Riddick. The

motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

7. [Land Acquisition for an Adaptive Reuse School Site in the Central Raleigh Area \(Second Reading\)](#)

Attachments: [2017-04-10 BOC Agenda Item Capital Blvd Assemblage 2nd Reading 4-17-2017.docx](#)
[Adaptive Reuse Schools Presentation.pdf](#)
[Precis and Contract WCPSS.pdf](#)
[WCPSS Capital Blvd Appraisal.pdf](#)
[WCPSS Survey.pdf](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners,

1. Authorize the Board of Education to purchase an assemblage containing 12.14 acres on Capital Boulevard in the City of Raleigh, together with closing costs in an amount not to exceed \$6,396,390.00 pursuant to N.C.G.S 115C-426; and

2. Approve the Wake County Board of Education's accrual and retention of rental income from the existing lease of the subject property in its Capital Budget to support the lease of the site, environmental remediation expenses, costs of construction in future development of the site for school use, or land acquisition, with use of the accrued funds being subject to the Board's approval of appropriate allocation requests.

The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

8. [Authorize Establishing Wake County as a Cigna In-Network Provider](#)

Attachments: [CIGNA](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners authorize the establishment of Wake

County as an in-network provider with CIGNA and authorize the County Manager to execute the agreement, subject to the terms and conditions acceptable to the County Attorney. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

9. [Accept and Appropriate a \\$10,000 Emergency Management Tier II Grant](#)

Attachments: [Tier II \\$10 grant BOC agenda item Final](#)
[Please DocuSign FY2017 Tier II Competitive G unsigned](#)
[Budget Memo - FY 2017 Grants Fund.xlsx](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners accept and appropriate the North Carolina Department of Public Safety Emergency Management Tier II Grant in the amount of \$10,000 and authorize the County Manager to sign the Memorandum of Agreement. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

10. [Consent and Authorization for Passage Home, Inc. Granting a Drainage Easement on Property Secured by a Wake Housing and Community Revitalization Grant](#)

Attachments: [Agenda Item- Passage Home Consent & Subordination.docx](#)
[Passage Home Deed of Trust to Wake County.pdf](#)
[Map of the Proposed Drainage Easement.pdf](#)
[Proposed Consent and Subordination of Lender.docx](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners:

1. Consent to Passage Home, Inc. granting a drainage easement to Capital Ford, Inc.; and

2. Authorize the Chairman to execute the attached Consent and Subordination of Lender, subject to the terms and conditions acceptable to the County Attorney.

The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

11. [Selection of Construction Manager at Risk for the Cary Regional Library Project](#)

Attachments: [CMAR Selection.doc](#)
[CMAR Evaluation Worksheet.pdf](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners:

- 1. Approve the selection of the firm of Balfour Beatty Construction as Construction Manager at Risk (CMAR) for the Cary Regional Library Project, subject to satisfactory negotiation of final contract terms, conditions, and fee for preconstruction phase services;**
- 2. Authorize staff to negotiate final terms and conditions of an "Agreement for Construction Management at Risk Services" with Balfour Beatty Construction. The County's current version of the contract for such construction services shall be used as the basic agreement, subject to only specific modifications deemed acceptable to the County Attorney; and**
- 3. Authorize the Chairman to execute the "Agreement for Construction Management at Risk Services" with the selected CMAR with the provision that only preconstruction phase services are approved. Any formal contract for construction of any part of the project must be presented to the Board at a public meeting for their consideration and approval.**

The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

12. [Award of Construction Contract for PSC Boiler Replacement at John H. Baker, Jr., Public Safety Center](#)

Attachments: [Boiler Replacement Item Summary.docx](#)
 [Bid Tab.pdf](#)
 [Cost Summary_PSC Boiler.pdf](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners award a contract for replacement of boilers at the John H. Baker, Jr. Public Safety Center in the amount of \$631,000 to Freedom Industries, Inc. of Rocky Mount, North Carolina. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

13. [Emergency Response Vehicle Leases to Eastern Wake EMS](#)

Attachments: [Eastern Wake EMS Agenda Item.docx](#)
 [Attachment 1 - Eastern Wake EMS Replacement Vehicle Lease Ambulance.doc](#)

Commissioner Portman moved, seconded by Commissioner Ford, that the Board of Commissioners approve the multi-year lease agreement for two ambulances with Eastern Wake EMS. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

Regular Agenda

14. [Approval of Construction Contract for the Banks Pointe Subdivision Road Repairs](#)

Attachments: [Banks Pointe Item Summary.docx](#)
 [Banks Pointe Construction.pptx](#)
 [FDC Bid tab.pdf](#)
 [Post Bid Addendum.pdf](#)
 [Banks Pointe BOC Cost Summary.pdf](#)
 [Final Assessment Resolution.docx](#)
 [Banks Pointe Area Map.pdf](#)
 [Construction Map.pdf](#)

Mr. Tom Covington, Wake County Facilities, Design, and Construction

Project Manager, said this project is the first orphaned roads project in this status. He said the subdivision is located in Southern Wake County off US-401 and Banks Road.

Mr. Covington said that on April 6, 2015, the Wake County Board of Commissioners adopted a Water, Sewer and Orphaned Roads Financial Policy. This policy was adopted to help guide the county in determining when to consider public financing of community infrastructure projects. He said on January 4, 2016, staff presented the petitions and the request from property owners to the Wake County Board of Commissioners. The board in accordance with NCGS 153-A-190, adopted a Preliminary Assessment Resolution that describes the nature and location of the project, basis for making the assessment, and the terms and conditions for financing the project. On February 4, 2016, the board held a public hearing and approved the Final Assessment Resolution which allowed the county to move forward with design, bidding, construction, and assessment of the Banks Pointe Subdivision road repairs, in accordance with North Carolina General Statutes Article 9 of Chapter 153A. On February 8, 2017, bid proposals were received from three general contractors in accordance with the NC General Statutes.

He shared a map of the 89 lots and a map of the repairs.

Mr. Covington said there will be more similar projects coming in the future.

Commissioner Burns asked if there were any additions to curb and gutter and whether there were repairs to the culvert only. Mr. Covington said the Department of Transportation will prepare a punch list that is good for 60 days that outlines the minimal standards. He said no additional funds are needed for the project and the Department of Transportation will take responsibility for the upkeep of the roads.

Vice-Chair Calabria said this has been an ongoing issue and will allow for residents to pay over time for repairs. He commended Commissioner Burns for addressing this issue on the Growth, Land Use, and Environment Committee.

Chairman Hutchinson said it is a win win for Wake County citizens and the neighborhoods that can provide this type of funding.

Commissioner Portman said Wake County is standing in the gap to assist the neighborhood. He asked if there was a clear notation to residents that there are private roads and private water and sewer systems.

Mr. Scott Warren, County Attorney, said that Wake County does not get involved in these type matters and covenants typically govern these matters. Mr. Warren said the plat review outlines the responsibility of homeowners including information provided by realtors.

Chairman Hutchinson said Wake County does not take responsibility for the roads and the Department of Transportation will handle this.

Commissioner Burns said the process began with the residents in the neighborhood asking staff to take a lead in assisting with the issue.

Commissioner Burns moved, seconded by Commissioner Ford, that the Board of Commissioners award a construction contract for the Banks Pointe Subdivision Road Repair to Narron Contracting Inc. in the amount of \$726,700.00. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

Public Comments

Mr. Steve Rao, Mayor Pro Tem, Town of Morrisville, said the town received an award from the National League of Cities. He said the town accepted an east meets west cultural diversity award and was selected from eight applicants for the cities under 50,000 residents. He spoke about a project called the Remarkable Journey about an Indian American community highlighted on PBS. He said the premier will be on August 28th at 7 P.M.

He distributed lapel pins to the Board of Commissioners.

Ms. Ashley Thomas, Founder and Executor, Bridge II Sports, said that the organization has been a long-time partner with the Lake Crabtree Park for adaptive programming. She said that she learned to para-kayak at Lake Crabtree County Park. She said there are accessible pathways at Lake Crabtree. She said Metlife has built an American Disabilities Act (ADA) accessible deck but more are needed. She asked that the Board of Commissioners consider funding for additional decking for a kayaking program.

Commissioner Burns asked how much funding is needed. Ms. Thomas said \$40,000 is needed.

Mr. Hartmann said there would be a staff report in the future about the request.

15. [Consideration of an Amendment of the 2017 Board of Commissioners Committee Structure](#)

Attachments: [Item Summary Amendment of 2017 Committee Structure.docx](#)
 [2017 Adopted Committee Structure.docx](#)

Vice-Chair Calabria nominated Commissioner Greg Ford as the Regular Member to the Alliance Behavioral Healthcare Committee. The Alternate Member will be filled at a later date.

Vice-Chair Calabria moved, seconded by Commissioner Burns, that the Board of Commissioners appoints Commissioner Ford as Primary Commissioner for the Alliance Behavioral Healthcare Committee. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

Appointments

16. [GoTriangle Board of Trustees](#)

Attachments: [Go Triangle Item Summary.doc](#)
 [Go Triangle Board Detail List.pdf](#)
 [Go Triangle Member List.pdf](#)
 [Go Triangle Applicant Roster 4-11-17.xlsx](#)
 [Go Triangle Applicant Packet 4-11-17.pdf](#)
 [Go Triangle Attendance.xlsx](#)

Commissioner West nominated Chairman Sig Hutchinson as the appointment for the GoTriangle Board of Trustees.

Commissioner West moved, seconded by Commissioner Portman, to appoint Chairman Hutchinson to the GoTriangle Board of Trustees. The motion carried by the following vote:

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

17. [Wake County Population Health Task Force \(PHTF\) Membership](#)

Attachments: [Item Summary Sheet for Wake County Pop Health Task Force Member Appointees \(Revised\).rtf](#)
[PHTF Members Recommendations 4-11-17.docx](#)
[PHTF Applicant Roster 4-11-17.xlsx](#)
[PHTF Application packet 4-11-17.pdf](#)

Vice-Chair Calabria nominated the following individuals to the Wake County Population Health Task Force:

Mr. Reynolds (Tad) Clodfelter, Jr.
Ms. Jill Heath
Dr. Mitchell Cohen
Dr. Craig Brookins
Ms. Cathy Moore
Reverend Asa Bell
Ms. Carol Anne Moehring
Ms. Jennifer Zuckerman
Ms. Alicia Barfield
Dr. Linda Butler
Dr. Brian Klausner
Dr. Stuart Levin
Ms. Penny Washington
Dr. Jim Smith
Mayor Frank Eagles
Ms. Kia Baker
Ms. Lisa Humphreys
Mr. Dave Koch
Ms. Sara Merz
Dr. Peter Morris
Ms. Betsy Vetter
Ms. Regina Petteway
Mr. Mack Koonce
Mr. Mark Benton
Mr. Howard Manning

Vice-Chair Calabria moved, seconded by Commissioner Ford, that the Wake County Board of Commissioners:

- 1. Accept recommended appointees for the Wake County Population Health Task Force Membership**
- 2. Budget \$25,000 to contract a professional facilitator, provide refreshments for meetings, and cover incidental taskforce expenses**
- 3. Accept Dr. Stuart Levin as Vice-Chair for the Wake County Population Health Task Force The motion carried by the following vote:**

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

18. [Upcoming Vacancies](#)

Attachments: [Upcoming Vacancies June 2017.docx](#)

Ms. Denise Hogan, Clerk to the Board, shared the Upcoming Vacancies for May 2017.

Committee Reports

Other Business

Commissioner West shared the following comments:

"Thank you very much and good afternoon. I want to make a few comments in relation to some things that will help us be more effective as a board. I want to set the record straight that purpose of me speaking today is not to blame or to criticize. As boards there are things I have picked up on, having been here for a while, and having served six consecutive times on the Raleigh City Council, in relation to rules and procedure. How we run our meetings can cause a lack of order and continuity and at times confusion and we want to eliminate that confusion. My aim is to avoid future conflicts and confusion and create a more positive environment so that we can successfully get our work done.

Currently, the boards' rules of procedure apply to our Regular Meetings and not to our monthly Work Session. I would like to share a few observations that I think will aide to our effectiveness as a team and to what I perceive to be a misunderstanding about how we conduct our work session which is the more creative process that we undertake in our work sessions.

Being the Chair of the Wake County Board of Commissioners is not an easy job. It is very difficult and challenging, but also very rewarding. It is important to remember each chair brings a different value system and style to the table just as each elected member of this board brings a perspective to the table as well. There is an issue that affects our process and relationships as it cuts across our regular meetings and work sessions. One of those is the proper recognition of the chair to ensure our meetings go smoothly. Our chair Mr. Hutchinson and I had a good discussion related to this issue, which also presented me some challenges when I served as chair recently. We feel there is a simple solution to this one issue in particular. We followed up with the County

Attorney regarding consistent and standard means of addressing the chair in order to get the floor and to speak. We have good intentions and the gestures, signs and silent means aren't fair to the chair or to members, as they are vague. Rules state that we should recognize the chair and be recognized before speaking. My suggestion is that we include a verbal recognition of the chair in order to get clear direction before our board members. I feel we can reach consensus this way and I hope to work toward that. I have been in local politics and city council for some time in the role of leader and follower for 20 years. I have found it is very important to show respect for the elected chair and leader. It is said that respect is recognition made visible. I think we can try to live that out. As leaders we need to be sensitive to our followers and to ensure our leadership is relational. Also, I believe that leadership is a fair exchange among equals as we work together. It is a two way street with shared responsibilities and a serious matter. I believe we can do extraordinary things when we have trust, engagement that leads to ownership and positive environments that motivate and help us do our job, and the ultimate job of serving the citizens.

Mr. Stephen Covey said "90 percent of the time families are off track but there needs to be courage to get back on track," and I think there is courage on this board. Mr. Bill Bradley said the issues that divide us are self-defeating; differences that bring us together enhance and unite us."

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

Attachments: [Informational Items Item Summary.docx](#)
 [Interim Financial Statements for Period Ending February 28 2017.pdf](#)

Closed Session

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

Adjourn

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

Aye: 6 - Chairman Hutchinson, Vice-Chair Calabria, Commissioner Burns, Commissioner Ford, Commissioner Portman, and Commissioner West

Absent: 1 - Commissioner Holmes

Respectfully submitted,

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