



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, September 5, 2017

5:00 PM

Wake County Justice Center

Meeting Called to Order: Chairman Sig Hutchinson

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

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; Denise Foreman, Assistant County Manager; and Chris Dillon, Assistant County Manager

Pledge of Allegiance

Invocation: Commissioner Greg Ford

Items of Business

1. [Approval of Agenda](#)

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

2. [Approval of the Minutes of the August 7, 2017 Regular Meeting and August 14, 2017 Work Session](#)

Commissioner West said that he spoke with the clerk earlier regarding revisions to the August 14, 2017 minutes and they have been revised.

Commissioner West moved, seconded by Commissioner Burns, to approve the Minutes of the August 7, 2017 Regular Meeting and August 14, 2017 Work Session. The motion passed unanimously.

Consent Agenda

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

3. [Wake Tech Community College Capital Improvement Program Appropriation Request](#)

Attachments: [WTCC Agenda Item.docx](#)
 [BOC Resolution Wake Technical Community College CIP Appropriation 09.5.17.docx](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners adopt the attached resolution and appropriate \$10,033,000 to fund alterations and renovations, minor capital projects and technology acquisition and infrastructure as part of the Wake Tech Capital Improvement Plan. The motion passed unanimously.

4. [Request from the Raleigh Durham Airport Authority to Approve a Grant Offer from the Federal Aviation Administration \(FAA\)](#)

Attachments: [RDU FAA Grant Item Summary 9-5-2017.docx](#)
 [FAA Letter.pdf](#)
 [FAA Grant Agreement.pdf](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners approve the Raleigh-Durham Airport Authority to accept a Grant Offer, in the amount of \$16,561,952 from the Federal Aviation Administration (FAA) for Construction Services for the Rehabilitation of Taxiway A. The motion passed unanimously.

5. [Approval of the Rural Operating Assistance Program \(ROAP\) Grant Request](#)

Attachments: [Item Summary.docx](#)
 [FY2018 ROAP Grant Application 20170807.doc](#)
 [FY2018 County ROAP Certified Statement 20170602.doc](#)
 [2017-2018 ROAP Sub-Allocations Table 20170809.pdf](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners approve a ROAP grant application be made to the North Carolina Department of Transportation (NCDOT) in the amount of \$574,880. The motion passed unanimously.

6. [State of North Carolina Department of Agriculture and Consumer Services Agreement for the Protection, Development and Improvement of Forest Land in Wake County, North Carolina](#)

Attachments: [Agenda Item 2017 NC Forestry Agreement.docx](#)
 [Agreement for the Protection of Forest Land.pdf](#)
 [NC GS 106-898.pdf](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners approve the State of North Carolina Department of Agriculture and Consumer Services Agreement for the Protection, Development and Improvement of Forest Land in Wake County, North Carolina and authorizes the Chairman of the Wake County Board of Commissioners to execute the agreement. The motion passed unanimously.

7. [Acceptance of Federal Historic Preservation Fund Grant of \\$13,500 for the Wake County Historic Preservation Commission](#)

Attachments: [2017-2018Grant TWM Edits.docx](#)
 [Budget Memo - FY 2018 Grants Fund.xlsx](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners accept grant funding totaling \$13,500 and approve the appropriate budget revisions. The motion passed unanimously.

8. [Confirm and Extend Approval Under Internal Revenue Code of Proposed Issuance by the Housing Authority of the County of Wake of not to Exceed \\$18,100,000 in Multifamily Housing Revenue Bonds \(Sunnybrook Pointe Apartments\)](#)

Attachments: [Active_93122724_1_WHA - Sunnybrook - Wake County Agenda Item \(Confirming Resolution\).docx](#)
 [Active_92849117_1_WHA - Sunnybrook - Wake County Affirming Resolution - September 5, 2017.docx](#)
 [Sunnybrook Resolution 9-2016.pdf](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners adopts a resolution confirming its previous approval, for purposes of meeting the requirements of the Internal Revenue Code of 1986, as amended, the issuance by the Housing Authority of the County of Wake (the “Authority”) of not to exceed \$18,100,000 in Multifamily Housing Revenue Bonds (Sunnybrook Pointe Apartments) (the “Bonds”). The motion passed unanimously.

9. [Award of a Construction Contract for the Wake Forest Community Library Expansion and Renovation Project](#)

Attachments: [Wake Forest Library Item Summary.doc](#)
 [BidTab WF Library.pdf](#)
 [WF Library Project Cost Summary.pdf](#)
 [Post Bid Addendum Summary.pdf](#)
 [WF Library Schematic Site Plan.pdf](#)
 [WF Library Schematic Floor Plan.pdf](#)
 [WF Library Exterior Rendering from Northeast.pdf](#)
 [Budget Memo - FY 2018 Libraries.xlsx](#)

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

- 1. Award a construction contract for the Wake Forest Community Library expansion and renovation to Progressive Contracting Co., Inc. of Sanford, NC in the amount of \$2,607,800; and**
- 2. Appropriate \$3,656,000 in Library Bond Capital funds for the project. The motion passed unanimously.**

10. [Building Name Changes for County Owned Fire Stations](#)

Attachments: [Agenda Summary - Renaming consolidated stations.docx](#)
 [Attachment 1 - Policy for Naming Property Belonging to Wake County.pdf](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners rename Bay Leaf Volunteer Fire Station #1 as Northern Wake Fire Department Station #1; and Stony Hill Fire/ EMS Station as Northern Wake Fire Department Station #2. The motion passed unanimously.

11. [Resolution for Sale of Self-Contained Breathing Apparatus to the Town of Zebulon](#)

Attachments: [Agenda Item - SCBA purchase.doc](#)
 [Surplus SCBA 2016.xlsx](#)
 [Vendor quotes for used SCBA.pdf](#)
 [Article 12.pdf](#)
 [Resolution for sale of surplus property 09-05-17.doc](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners authorizes the Fire Services Department to sell surplus self-contained breathing apparatus to the Town of Zebulon and to deposit the sale proceeds into the Fire Tax

District's Capital Fund Balance. The motion passed unanimously.

12. [Appointment of Map and Plat Review Officers for the Town of Wake Forest](#)

Attachments: [Item Summary](#)
 [Resolution from Town of Wake Forest](#)
 [Board of Commissioners Resolution](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners adopts a Resolution appointing staff from the Town of Wake Forest as Map and Plat Review Officers. The motion passed unanimously.

13. [Resolution Regarding Processing of Landfill Leachate at South Wake Landfill](#)

Attachments: [Aerosolization of Leachate Final Item Summary.docx](#)
 [Leachate Resolution.docx](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners adopts a resolution stating that Wake County is not considering aerosolization of leachate processing at the South Wake Landfill. The motion passed unanimously.

14. [FY 2018 Tip Fee Waiver at the South Wake Landfill and East Wake Transfer Station for the Wake County Big Sweep](#)

Attachments: [BOC landfill waiver Wake County Big Sweep 2017 2018.docx](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners waives the tipping fee to “zero charge” at the South Wake Landfill and East Wake Transfer Station for waste collected by Wake County Big Sweep and all participating partners during Fall 2017, Spring and Summer 2018. The motion passed unanimously.

15. [Amendment of the 2017 Board of Commissioners Committee Structure for the Public Education Committee](#)

Attachments: [Public Education Committee Structure.docx](#)
 [2017 Adopted Committee Structure.docx](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners amends the 2017 Committee Structure to make the Public Education Committee membership a Committee of the Whole. The motion passed unanimously.

16. [Tax Committee Recommendations for Value Adjustments, Late Filed Applications.](#)

Collections Refunds and Tax Collections

Attachments: [Tax Collections Item Summary](#)
[Tax Committee Agenda Process](#)
[Executive Summary 1](#)
[Executive Summary 2](#)
[Sept 2017 Refunds Under 500](#)
[Sept 2017 Refunds Over 500](#)
[Daily Updates For Exemptions](#)
[Daily Updates For Penalties](#)
[Daily Updates For Tax Relief](#)
[Daily Updates For Tax Deferments](#)
[Municipal Collection Report](#)
[Wake County Collection Report](#)
[Monthly In-Rem Foreclosure Report](#)
[PFB Summary Report](#)
[Register of Deeds Excise Tax Report 1](#)

Commissioner Portman moved, seconded by Commissioner West, that the Board of Commissioners approves the attached recommendations by the Tax Committee. The motion passed unanimously.

Regular Agenda**17. [Public Hearing and Consideration of Business Development Grant Agreement for Infosys](#)**

Attachments: [Infosys Summary.docx](#)
[infosysgrantagreementfinal.pdf](#)
[Business Development Policy.docx](#)

Mr. Chris Dillon, Wake County Assistant County Manager, said that the request for the Business Development Grant is a result of Wake County staff, Wake County Economic Development, and the legislative delegation.

He said Infosys qualifies for a grant consistent with the state match provision of the Wake County Business Development Grant Policy. In order to receive grant payment from the County, Infosys must meet performance criteria as outlined in the County's agreement. These performance criteria include:

1. New investment (> \$5 million)
2. New job creation (at least 25 new jobs with average wages of 100% of Wake County's average wage)

3. Payment of property taxes

Chairman Hutchinson opened the public hearing.

No one came forward.

Chairman Hutchinson closed the public hearing.

Mr. Dillon said that staff recommends the approval of the Business Development Grant.

Commissioner Burns asked for clarification of the amount and terms of the grant. Mr. Dillon said that there will be an announcement next week about Infosys location. He said the total Wake County grant amount will be under \$93,000. He said the state grant is \$22.4 Million for the location of 2,000 jobs in Wake County.

Commissioner Burns confirmed that the grant is contingent on the payment of taxes to the county and jobs secured. Mr. Dillon agreed.

Commissioner Burns moved, seconded by Vice-Chair Calabria, that the Board of Commissioners hold a public hearing and approve a Business Development Grant Agreement with Infosys, subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.

18. [Public Hearing and Consideration of Business Development Grant Agreement for ABC Phones of North Carolina Inc., DBA A Wireless](#)

Attachments: [A Wireless Item Summary.docx](#)
 [A Wireless Wake County Grant Agreement Final for Approval.docx](#)
 [Business Development Grant Program Approved May 2016.docx](#)

Ms. Denise Foreman, Wake County Assistant County Manager, shared information about a Business Development Grant with ABC Phones of North Carolina, Inc.. Ms. Foreman shared the following information about the grant.

A Wireless must meet performance criteria as outlined in the County's agreement. These performance criteria include:

1. New investment (> \$5 million)
2. New job creation (> 225 new jobs with average wages of \$84,330 or greater)
3. Payment of property taxes

A Wireless was awarded a JDIG Grant from the State of North Carolina up to \$3.3 million in value and an incentive from the City of Raleigh. She said

the grant is 35 percent reimbursement over a five year period.

Ms. Foreman said that staff recommends approval of the grant.

Chairman Hutchinson opened the public hearing.

No one came forward.

Chairman Hutchinson closed the public hearing.

Commissioner Ford moved, seconded by Commissioner Burns, that the Board of Commissioners hold a public hearing and approve a Business Development Grant Agreement with ABC Phones of North Carolina Inc., DBA A Wireless, subject to the terms and conditions acceptable to the County Attorney. The motion passed unanimously.

19. [Acquisition of Adams Family Property along Middle Creek as an Addition to South East County Park](#)

Attachments: [Adams Agenda Item 2017 09 05.docx](#)

[Adams PP 2 2017 09 05.pptx](#)

[Adams Appraisal Summary.pdf](#)

[Budget Memo - FY 2018 Parks.xlsx](#)

Mr. Chris Snow, Wake County Parks, Recreation and Open Space Director, shared information about Wake County Parks.

- 1976 - became a Division within Wake County Government
- 1988 - Opened our first "County" Park - Lake Crabtree
- Seven parks, the American Tobacco Trail and two Nature Preserves
- Three future parks:
 - Little River
 - Lake Myra
 - South East

Mr. Snow said Turnipseed Nature Preserve is scheduled to open in the fall. He said the request includes adding additional land to the southeast county park site. The proposed park's southern boundary fronts along Highway 42 about one mile east of the Johnston County line. Middle Creek bisects this area with a drainage area of greater than 40,000 acres (40,469 acres, over 63 square miles).

Mr. Snow shared information about the Southeast County Park proposal.

- 2004 - began land acquisition
- Seven parcels
- 259 acres

- Two through RLDO donation
- Adams property - 43.58 acres
- Total acres = 302

He said the land is a mix of farmland and forest and has an agriculture lease.

Mr. Snow said the 43.58-acre property has been recently appraised by Richard C. Kirkland, Jr., MAI, with a value of \$15,000/acre, or approximately \$653,700. Staff estimates the total acquisition cost at \$670,000. The acquisition will be funded with a combination of the \$228,276 in Recreation Area Land Contribution Funds and Open Space Funds appropriated in this item, plus \$441,724 in funds already appropriated for the South East County Park. The purchase of this property will bring the total acquisitions for this future park to over 300 acres. Commissioner Holmes asked for clarification of the distance between the Crowder Park proposal, Southeast County Park project, and the Crooked Creek property.

Mr. Snow said the Open Space and Parks Advisory Committee (OSAPAC) reviewed this transaction at its March 2017 meeting and unanimously recommended moving forward with the acquisition.

Mr. Snow said they are all in the same general area of the southeast part of Wake County. Mr. Snow said there is a 7-10 minute drive time between Crooked Creek and Crowder Park.

Commissioner Holmes asked if there would need to be future acquisitions to move forward with the Southeast Raleigh Park project and how long before the construction would begin. Mr. Snow said there is enough acreage to plan the park and construction would be a 6-9 month process.

Commissioner Portman asked about the use of the farmland. Mr. Snow said the Adams Family owns the property and there is a vineyard on the adjacent property. He said the family has a year-to-year ag lease and desires to continue farming the property.

Commissioner Portman asked about the long range use of the property. Mr. Snow said it is a highly developable parcel of land. He said the parcel is similar to Blue Jay Point Park which allows for open play fields, building development, or education center.

Commissioner West asked how the vision in the Master Plan meets the needs for that section of the county. He asked if there was an overlap or duplication with the Southeast Raleigh Park project and Crooked Creek property. Mr. Snow said both properties have positive aspects for

development.. Mr. Snow said evaluation of needs in the community and a conceptual plan would be needed.

Commissioner Burns said the current parks Master Plan did not include future parks, only the existing parks. Mr. Snow said the 2008 comprehensive Master Plan only included existing parks.

Mr. Frank Cope, Wake County Community Services Director, said the Master Plan only included existing parks and there would be a comprehensive package that includes cost information brought before the Board of Commissioners. He said that if the remaining land can be acquired for the Southeast Raleigh Park proposal it will be the county's largest park.

Commissioner Burns asked what efforts are in place that the entire county has considered for parks so that areas are not over or under served.

Mr. Cope said that the county is normally contacted by the municipality about a park and looks to the municipality for assistance to where parks need to be located.

Commissioner Ford said that a Northern Wake park is needed. Mr. Snow said that this area of the county is being evaluated.

Commissioner Ford asked what funding has been spent toward the property. Mr. Snow said that \$2.5 Million has been spent toward the property.

Commissioner Portman said that the population will increase in Wake County and asked about the total investment per capita in order to double open space. He said there may be consideration for bonds for new parks. He said that it is important to evaluate what is needed in the future.

Mr. Cope said that there are Wake County open space, greenways, and parks. He said there are municipal, state, and U. S. Army Corp of Engineer land. He said it is difficult to determine what is county owned and acquired, but the process is a work in progress.

Commissioner Portman asked for the focus to be on the current investment and future consideration of parks for new locations. He said that growth should dictate parks, schools, and projects that are important to the citizens of Wake County. He said that the other parks are complimentary to the needs of Wake County residents.

Commissioner Holmes asked if the Town of Fuquay-Varina has had input on the park project. Mr. Cope said the proposal is for a county park and

the town has not provided input.

Vice-Chair Calabria asked if the costs presented is for land acquisition cost with operating cost included. Mr. Cope said that the future Master Plan would include the development and operating costs.

Commissioner Holmes said that parks, greenways, and open space are needed in Wake County and the Crooked Creek and Southeast Raleigh Park proposals do not conflict. She said in addition to parks that there are also needs in the county such as schools, affordable housing, and mental health.

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

- 1. Appropriate \$116,842 in Recreation Area Land Contribution Funds and \$111,434 in Open Space Funds;**
- 2. Authorize the County Manager to execute an agreement to purchase the Adams Family Property, subject to terms and conditions acceptable to the County Attorney. The motion passed unanimously.**

Public Comments

Mr. Ron Nowojczyk, (5700 Creekfall Lane Fuquay-Varina, NC), Crooked Creek HOA representative, said that he spoke before the Board of Commissioners at the last Regular meeting about the use of the Crooked Creek property in Wake County. He said the property would be perfect for a park. He said that a park has not been added to the county's Master Plan in the past ten years. He encouraged the Board of Commissioners to move forward with approving a park on the Crooked Creek property.

Chairman Hutchinson asked for the supporters of the park to stand and be recognized.

Mr. Tim Beck, (1420 Marketview Lane Fuquay-Varina, NC), said he is a developer in Raleigh. He spoke of a cemetery that he was a part of the development. He read a poem that his daughter wrote about the cemetery. He noted that the Crooked Creek park idea is about nature, inspires creativity, and is good for the citizens of Wake County.

Mr. Jeff Honeycutt, (5761 Brushy Meadow Drive, Fuquay-Varina, NC), spoke of his lifestyle changes he has made because of his health and improvements as a result of exercise and diet. He said that his lifestyle has changed because of having access to walking trails. He said that "highest and best use" is a term that is used when preserving the use of county

funds. He said the term references funds being fiscally possible, appropriately supported, financially feasible, and results in the highest value. He spoke of the "highest and best use" of the park proposal. He said like the county's financial state, the decision of the park deserves the highest and best use of the property. He encourage the Board of Commissioners to improve the lives of the citizen of Wake County.

Ms. Phyllis Pickett (4721 Shady Green Drive Raleigh, NC) said that the South Wake Park project is about the needs for the community. She said that she lives in the Crooked Creek Subdivision. She said that the park is about needs instead of wants. She said that providing healthy living is important. She said that the property is perfect for passive recreation.

Ms. Jessica Chniclewski, (2623 Brighton Bluff Drive Apex, NC), said that she lives four minutes from the Crooked Creek property. She asked for a park in the area for her three children. She said that future generations will benefit from a park.

Mr. David Carter, (5216 W Oaks Drive, Fuquay-Varina), said he was the former Director of Wake County Parks, Recreation, and Open Space, from 1984-2006. He said during his tenure 16 parks were built. He said that one park has been built since 2000. He read a quote from a 2012 Board of Commissioner's meeting. He compared the City of Raleigh and Wake County Parks allocations for parks. He encouraged the Board of Commissioners to move forward with converting the Crooked Creek property to a county park.

Mr. David Warren, (113 Oak Ridge Lane Chapel Hill, NC 27517), Co-Chair of the NC Freedom Park, said that an educational and commemorative space that will honor African American Freedom will be constructed in Raleigh. He asked for support from Wake County on the efforts.

Mr. Reg Hildebrand, (319 Whitney Lane Durham, NC), said that the structure and architecture of the NC Freedom Park project will reflect values and aspirations of African American Freedom.

Mr. Craston Aris, (3516 Pinkham Way Raleigh, NC), Community Equity Leadership Team, said the strategic plans connect with what the school districts need for addressing equity in education. He said there has been engagement by stakeholders toward the work of counselors and social workers. He said accountability is important to enhance the lives of the citizens of Wake County.

Appointments

20. [Adult Home Care Community Advisory Committee](#)

Attachments: [Adult Home Care CAC Item Summary 8-16-17.doc](#)
 [Adult Care CAC Board Details.pdf](#)
 [Adult Care CAC Members.pdf](#)
 [Adult Care Attendance 8-28-17.xlsx](#)

Vice Chair Calabria nominated Ms. Linda Fuller, Mr. William Green, Ms. Anna Melvin and Ms. Patryce Rispress for reappointment.

21. [Alliance Behavioral Healthcare](#)

Attachments: [Alliance Item Summary 5-16-17.docx](#)
 [Alliance Board Roster updated 10-30-17.pdf](#)
 [Avila Recommendation for Alliance.pdf](#)
 [Alliance Applicant Roster 8-23-17.xlsx](#)
 [Alliance App Pkt 8-29-17.pdf](#)
 [Alliance Attendance 6-17.pdf](#)

The board agreed to table the appointments until the October 2, 2017 Regular Meeting.

Vice-Chair Calabria moved, seconded by Commissioner Burns, to approve the appointments by acclamation. The motion passed unanimously.

22. [Upcoming Vacancies](#)

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

Committee Reports

Commissioner West said that he attended the African American Cultural Festival in downtown Raleigh this past weekend. He said the committee has eight county and eight city appointments.

He said the festival was well attended. He said the cultural diversity in Wake County considered when forming the committee.

Closed Session

Mr. Scott Warren, County Attorney, said there was a need for Closed Session pursuant to N.C.G.S. 143-318. 11 (a) 3 to consult with the County Attorney in order to preserve the attorney client privilege between the board and its attorney.

Commissioner Burns moved, seconded by Commissioner West, to go into Closed Session. The motion passed unanimously.

The meeting went into recess, and then the meeting reconvened

No action was taken by the board.

Adjourn

Commissioner West moved, seconded by Commissioner Portman, to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

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