



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, September 4, 2018

5:00 PM

Wake County Justice Center

Meeting Called to Order: Chair Jessica Holmes

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

Others Present: David Ellis, County Manager; Beth Smerko, Senior Deputy County Attorney; Denise Hogan, Clerk to the Board; Yvonne Gilyard, Deputy Clerk to the Board; Johnna Rogers, Chief Operating Officer; Chris Dillon, Assistant County Manager; Denise Foreman, Assistant County Manager; Ben Canada, Assistant to the County Manager

Pledge of Allegiance

Invocation: Commissioner John Burns

Items of Business

1. [Approval of Agenda](#)

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

2. [Approval of the Minutes of the Regular Meeting of August 20, 2018, Special Work Session of August 20, 2018, and the Work Session of August 13, 2018](#)

Commissioner West moved, seconded by Commissioner Ford, to approve the Minutes of the Regular Meeting of August 20, 2018, Special Work Session of August 20, 2018, and the Work Session of August 13, 2018. The motion passed unanimously.

3. [Proclaim September Kinship Care Month](#)

Attachments: [Agenda Item.docx](#)

[Proclamation of Kinship Care Month September 2018.docx](#)

Mr. Jason Mahoney, Human Services Child Welfare Program Manager, said that who, what, when, how, and why are the questions for children that are placed in foster care. He said that the answers are in correlation to Kinship Care Month. He said that there are various family members that care for children in Wake County and nationally. He said they have opened up their hearts and homes for children. He said nationally over 5 million children are living with grandparents; 225,000 of them reside in the State of North Carolina and 5,000 in Wake County. He said that Kinship Care is not a service, but a call to action for all children that are not being cared for by their birth parents. He said that Kinship Care allows children to be connected to their heritage, blood line, and ensures their identity is not eradicated. He said it is important that support be given to all Kinship Care providers.

He asked for all the Kinship Care providers to stand and be recognized.

Mr. Mahoney said the providers are unsung heroes. He invited the Board of Commissioners to a celebration event for Kinship Care families on Friday, September 21st from 6:30-8:30 p.m. at the Pullen Community Center.

Commissioner Ford echoed Mr. Mahoney's comments and acknowledged the caregivers present and commended them for giving children a home.

He read the Proclamation aloud.

Chair Holmes said seeing the children and their caregivers and knowing the work that Wake County Human Services provides, tells the story of the "why." She thanked Ms. Regina Petteway, Human Services Director, for her work toward the program.

Commissioner Ford moved, seconded by Commissioner Burns, that the Board of Commissioners proclaim the month of September as Kinship Care Month and recognize Kinship Caregivers for the care they provide to relative children. The motion passed unanimously.

4. [Proclaim September 11, 2018 as First Responders Appreciation Day](#)

Attachments: [2018 First Responders Proclamation Item Summary.docx](#)

[2018 First Responders Proclamation.docx](#)

Ms. Syreeta Hargrove, Government Affairs Manager, Greater Raleigh Chamber of Commerce, thanked the Board of Commissioners for their support of the first responders and invited the Board of Commissioners to

the First Responders Breakfast at PNC Arena on September 11, 2018. She said that Governor Roy Cooper is delivering the welcome to over 500 participants.

Ms. Hargrove recognized Ms. Dana Martinez, Vice-President, Government Affairs, that was present.

Commissioner Calabria thanked the Greater Raleigh Chamber of Commerce for hosting the First Responders Breakfast each year. He said that first responders are valuable to the community in keeping everyone safe. He said that the board is supportive of adequate staff, pay, and the resources needed by first responders.

Commissioner Calabria read aloud the Proclamation.

Commissioner Calabria moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners proclaim September 11, 2018 as the Eleventh Annual First Responders Day. The motion passed unanimously.

Consent Agenda

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

5. [Conveyance of Easements to the City of Raleigh at the Richard B. Harrison Library](#)

Attachments: [Agenda Item RBH Library Transit Easement.docx](#)
[City of Raleigh Letter April 2018.pdf](#)
[City of Raleigh Deed of Easement.pdf](#)
[Dedication Form.pdf](#)
[Easement Exhibit.pdf](#)
[Construction Plan Sheet 6.pdf](#)
[Construction Plan Sheet 7.pdf](#)

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

1. Approve the conveyance of a Transit Easement and Temporary

Construction Easements to the City of Raleigh at the Richard B. Harrison Library; and

2. Authorize the Chairman to execute said deed of easement document and dedication form (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney. The motion passes unanimously.

6. [Consideration of the Purchase of Property Declared Surplus by the Wake County Board of Education](#)

Attachments: [Agenda Item - Swap with FV.docx](#)
[E-35 Tax Map.pdf](#)
[Precis ILA with Town of Fuquay-Varina - Recombination Approval](#)
[E-35 8-7-2018 rev 2 redlined.pdf](#)

Commissioner Burns moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners confirm that the county has no interest in acquiring the property described which has been declared surplus by the Wake County Board of Education in the proposed exchange with the Town of Fuquay- Varina. The motion passed unanimously.

7. [Authorization of Sale by Sealed Bid for Property at 6301 Robertson Pond Road, Wendell, NC](#)

Attachments: [Gehrke House Sale Item.docx](#)
[Gehrke House Area Map.pdf](#)
[Gehrke House Aerial View.pdf](#)
[Gehrke Resolution and RFB.pdf](#)

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

1. Declare the residential structure located at 6301 Robertson Pond Road, Wendell, NC and commonly known as “Gehrke House” as surplus County property; and

2. Adopt a Resolution authorizing staff to initiate a Sealed Bid Sale of the Gehrke House, pursuant to NCGS 160A-268;

3. Authorize staff to advertise the Sale, pursuant to NCGS 160A-268. The motion passed unanimously.

8. [Accept and Appropriate Alliance Behavioral Healthcare Funding of \\$115,000 for Data](#)

[Sharing Project](#)

Attachments: [Alliance Behavioral Healthcare Professional Services Contract.docx](#)
[Alliance Behavioral Healthcare Professional Services Contract.pdf](#)
[Budget Memo - FY 2019 EMS.xlsx](#)

Commissioner Burns moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners accept and appropriate in the General Fund funding totaling \$115,000 for the Wake County Emergency Medical Services data sharing project with Alliance Behavioral Healthcare. The motion passed unanimously.

9. [Appropriate Community Care of Wake and Johnston Counties Funding for EMS “Well-Person” Checks](#)

Attachments: [EMS Transitional Care Item.docx](#)
[Community Care of Wake and Johnston County Transitional Care Initiative.pdf](#)
[Budget Memo - FY 2019 EMS.xlsx](#)

Commissioner Burns moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners appropriate \$20,000 of expenses and revenues in the EMS General Fund Department FY 2019 Operating Budget for the Wake County Medical Society Community Health Foundation, Inc., dba Community Care of Wake and Johnston Counties (CCWJC) Transitional Care Initiative. The motion passed unanimously.

10. [Approve Agreement with State of North Carolina for Protection of Forest Land in Wake County](#)

Attachments: [Board Item Summary NC Forestry FY19.docx](#)
[NCDA FY19 Agreement.pdf](#)
[NC GS 106-898.pdf](#)

Commissioner Burns moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners approve the State of North Carolina Department of Agriculture & Consumer Services Agreement for the Protection, Development and Improvement of Forest Land in Wake County, North Carolina and authorize the Chairman of the Wake County Board of Commissioners to execute the agreement. The motion passed unanimously.

11. [Tax Committee Recommendations for Value Adjustments, Penalty Waivers, Tax Relief Applications, Refund Requests and Various Reports](#)

Attachments: [Tax Collections Item Summary](#)
 [Tax Committee Agenda Process](#)
 [Executive Summary 1](#)
 [Executive Summary 2](#)
 [Sept 2018 Refunds Under 500](#)
 [Sept 2018 Refunds Over 500](#)
 [Daily Updates For Exemptions](#)
 [Daily Updates For Penalties](#)
 [Daily Updates For Tax Deferments](#)
 [Daily Updates For Tax Relief](#)
 [Municipal Collection Report](#)
 [Wake County Collection Report](#)
 [Monthly In-Rem Foreclosure Report](#)
 [PFB Summary Report](#)

Commissioner Burns moved, seconded by Vice-Chair Hutchinson, that the Board of Commissioners approve the attached recommendations by the Tax Committee. The motion passed unanimously.

Regular Agenda

12. [Public Hearing on Request by the Town of Fuquay-Varina to Reclassify Its Long Range Urban Services Area \(LRUSA\) to Short Range Urban Services Area \(SRUSA\)](#)

Attachments: [Items Summary LUPA 02-18.docx](#)
 [Fuquay-Varina Presentation 9-4-18.pdf](#)
 [LUPA 02-18 SRUSA Map.pdf](#)
 [Town of FV Request Letter.pdf](#)
 [Wake County Land Use Plan Vision, Goals and Strategies.pdf](#)
 [FV Water-Sewer Capital Projects Map 2019-2024.pdf](#)
 [FV Water-Sewer Capital Projects Spreadsheet 2019-2028.pdf](#)
 [LUPA 02-18 Resolution.doc](#)
 [DRAFT August 1 2018 Minutes.docx](#)

Mr. Bryan Coates, Planner III, shared a Wake County Land Use Plan General Classifications Map. He said that growth has occurred in the Town of Fuquay-Varina and they are amending their Land Use Plan and reclassifying 7,581 acres of their Long Range Urban Services Area (LRUSA) to the Short Range Urban Services Area (SRUSA). He shared a map of the requested area to be amended. He explained the Long and Short Range Urban Service Area.

Short Range Urban Service Area

- County's jurisdiction that is expected to be urbanized and served by municipal services within the next 10 years
- Major subdivisions may have to connect to municipal water and sewer service

Long Range Urban Services Area

- County's jurisdiction that is expected to be urbanized and served by municipal services beyond 10 Years
- No connections to municipal water and sewer service

Commissioner Calabria asked if new or existing subdivisions are affected by the changes. Mr. Coates said that distance and number of lots are a factor for new subdivisions.

Commissioner West asked about the development principles for the area. Mr. Coates said the zoning does not change and the citizens are made aware of the utility investments. The town plans on annexing the area once those services are provided. He said the utilities will provide additional services to the citizens.

Mr. Coates shared the background of the request.

- The request would convert all of the Fuquay-Varina Urban Services Area to Short Range Urban Services Classification. (SRUSA)
- Amendment does not change Wake County jurisdiction or zoning
- As urban development and growth patterns change throughout the county, the Wake County General Classifications Map is periodically revised

He shared the Land Use Plan Goals and Strategies.

Goal #1

To guide growth throughout the county in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

Goal #2

To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

Mr. Coates shared the information about growth in the area.

- Southwestern Wake has seen urbanization as NC 540 extends southeast
- NC 540 Interchanges with US 401 (Ten-Ten Road Area), Old Stage Road, Bells Lake, NC 50 (Benson Road)
- The Town has annexed roughly 1,056 acres of its existing SRUSA

He shared information about growth and development.

He shared information about Fuquay-Varina's Water and Sewer infrastructure.

- NC 42 corridor is currently served by municipal water service
- The Town's CIP identifies the following projects within the request area:
 - 7,000 linear foot waterline on John Adams Road (2019-2021)
 - 23,000 linear foot waterline along Old Stage-Mt Pleasant-NC 42
 - 15,000 linear foot waterline along Bud Lipscomb/Kennebec
 - Black Creek Regional Pump Station and force main and sewer interceptor

He shared examples of situations of water and sewer connection and said the conversations with developers need to occur to ensure proper communication with homeowners.

He shared a map of the current short range urban services area.

He shared the staff findings.

- 1) The Town of Fuquay-Varina has infrastructure and major investments planned within the requested area
- 2) The Town of Fuquay-Varina has various water and sewer projects identified and portions funded within the requested area
- 3) The reclassification of the area will reflect the Town's current and anticipated growth patterns
- 4) The amendment to reclassify the Town's LRUSA to SRUSA is consistent with policies and goals set forth within the Land Use Plan

Commissioner Burns said the proposal is consistent with previous items that have come before the board. He expressed his concern of the growth and the land being used for subdivisions providing less incentive for communities to densify. He asked once land becomes a Short Term Urban Service Area are there restrictions that prevent the land from becoming a subdivision or a strip mall.

Mr. Coates said one acre lots could be developed under Wake County's jurisdiction with five units an acre in the municipal limits or a farm parcel. He said there is no incentive to keep the land as a farm parcel. He said staff is working with the municipalities for planning, infrastructure, and organization of land.

Commissioner Burns asked the board moving forward to take these types of proposals into consideration. Mr. Coates said that staff is looking at properties and the impacts. Commissioner Burns noted that building around transit infrastructure would be helpful.

Commissioner Ford echoed the comments from Commissioner Burns and said that caution should be taken for future projects. He asked if the Wake County Planning Board had considered the proposal. Mr. Coates said that Mr. Swanstrom was available to provide a summary.

Commissioner West asked for explanation of density. Mr. Coates said that the county does not plan toward density but have a working relationship with municipalities. He said that the municipalities have connection toward density, transit, and utilities.

Chair Holmes said she received concerns from homeowners in the Short-Term Urban Services Area about moving to a rural area and paying city taxes. Mr. Coates said that since 2012, homeowners have a choice whether to be annexed. He said that the town or developer may encourage homeowners to connect to water and sewer lines. She asked if any other concerns had been voiced by citizens.

Mr. Coates said that the town ETJ plans had raised concern, but that item would not be before the board until early next year.

Commissioner Calabria asked about whether there is a progressive process toward annexation. Mr. Coates said that Hwy 42 has plans for annexation near Johnston County since the Town of Fuquay-Varina has a water line near the area. He said that voluntary annexation still exists, but the connection to water and sewer encourages annexation.

Chair Holmes opened the public hearing.

Ms. Samantha Smith, Planning Director, Town of Fuquay-Varina, said she was available to answer questions.

Chair Holmes closed the public hearing.

Mr. Coates said that the Wake County Planning staff recommends the reclassification.

Mr. Alan Swanstrom, Chair, Wake County Planning Board, said the Wake County Planning Board voted 6 to 1 to recommend that the Board of Commissioners approve Land Use Plan Amendment 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services. Mr. Swanstrom said when the reclassification occurs, there is a 2500 foot requirement of a water line and there is obligation to work with the municipality. He said that the Comprehensive Plan would require education. He said that the municipalities need to understand the county plans for transit and affordable housing.

Commissioner West asked if the Comprehensive Plan assists with understanding the areas that are affected. Mr. Swanstrom encouraged the board to consider how the community can accomplish the objectives of the Comprehensive Plan.

Vice-Chair Hutchinson said that Wake County is working on a Long-Range Comprehensive Plan and growth is occurring in Wake County. He said that Wake County can educate the municipalities about density for transit corridors and affordable housing.

Commissioner Portman said that a question occurs that what is the most likely plan that will occur in the future. He said that the municipalities are being transparent to the community about their plans. He said that over the next fifty years water and sewer systems are going to become an issue. He said that the proposal is good planning, good government, and best practices. He said that plans will shape the proposal.

Vice-Chair Hutchinson moved, seconded by Commissioner Portman, that the Board of Commissioners adopt Land Use Plan Amendment 02-18 reclassifying 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services within the Wake County General Classifications Map. The motion passed unanimously.

Public Comments

No one came forward for public comments.

13. [Transfer Social Emotional Learning Reserve Funds to Wake County Public School System](#)

Attachments: [Item Summary - Social Emotional Reserve Appropriation.docx](#)
 [Board of Education Item Summary.pdf](#)
 [Budget Memo - FY 2019 Non-Departmental.xlsx](#)
 [Budget Memo - FY 2019 Wake County Public School System.xlsx](#)

Mr. Michael James, Senior Budget and Management Analyst, said that on June 4, 2018 the Board of Commissioners adopted the Operating Budget Ordinance for Fiscal Year 2019. The ordinance included a \$2,000,000 reserve appropriation for Social Emotional Learning initiatives identified by the Board of Education. The reserve is contingent upon the Board of Education taking formal action to utilize the funds for school support of social emotional learning. He said on August 7, 2018, the Board of Education took formal action stating its intent to use the reserve funds to establish new positions to support school based social emotional learning positions including counselors, social workers, and psychologists. He said that WCPSS estimates that the \$2 million in funding will support the creation of 277 months of employment for school based social emotional learning. He said this will be a combination of 10, 11, and 12 month positions.

Commissioner Burns asked how many positions would be established. Mr. James said that it would be up to 27 positions.

Commissioner Portman encouraged the Board of Commissioners to continue to use this method of funding. He said that this is a good model for the process.

Commissioner Burns said social and emotional learning is important regarding school safety. He said the counselors, psychologists, and social workers are important to carrying out the safety of students.

Commissioner West said he supports the proposal and that needs and programs should drive funding.

Chair Holmes said that a great number of suicide assessments are conducted in the schools and there is a need for the funding.

Commissioner Burns moved, seconded by Commissioner West, that the Board of Commissioners approve the transfer of \$2,000,000 reserved for Social Emotional Learning from Non-Departmental to the Wake County Public School System. The motion passed unanimously.

14. [Hospitality Taxes Review Process Update](#)

Attachments: [Managers Report Item Summary 9-4-18.docx](#)
 [Hospitality Tax Presentation 9-4-18.pdf](#)

Ms. Denise Foreman, Assistant County Manager, said that she would share information with the board on a proposed process for conducting a review of the Room Occupancy and Prepared and Beverage Tax revenues and expenditures. She shared information about the Wake County hospitality taxes.

- State legislation approved in 1991 and amended in 1995 levies 6% on occupancy stays and 1% on prepared food and beverage countywide
- Wake County and City of Raleigh are responsible for oversight and approval for uses of revenues
- Revenues must be used for projects supporting arts, cultural, sports or convention
- Revenues in FY1995 = ~ \$12 million
- Revenues in FY2018 = ~ \$55 million

She shared the interlocal review information.

- An interlocal agreement between the City of Raleigh and Wake County along with 20 Amendments articulate the oversight and uses of the revenues
- 20th Amendment calls for a public review
 - Review Financial Models
 - Current Projections and Forecast
 - Review PNC Capital Plan
 - Review Convention Center Capital Plan
 - Inclusive of stakeholders complete by January 1, 2020

She shared the staff review team.

- Operating Principles established a staff review team to assist City and County managers to help plan, review model scenarios and advise on the distribution of tax revenues
- Staff review team developed proposed review process
- Review Team:
 - Centennial Authority
 - City of Raleigh
 - Greater Raleigh Convention and Visitors Bureau
 - Town of Cary
 - Town of Knightdale
 - Town of Morrisville
 - Wake County
 - Wake County Hospitality Alliance

She shared the interlocal review schedule.

- September 4, 2018 - Brief Wake County Commissioners
- September 11, 2018 - Brief Raleigh City Council
- October 1, 2018 - Brief stakeholders
- October 10, 2018 - Release Request for Information (RFI)
 - Goal of RFI: Seek to learn about capital projects that are being planned or proposed in Wake County related to arts, culture, sports or convention from period 2019 - 2024 that may request interlocal funds at a future date
- October 25, 2018 - RFI Pre-submittal meeting
- January 10, 2019 - Receive RFI responses
- January/February 2019 - Stakeholders meet to review financial models, results of capital maintenance plans for Raleigh Convention Center Complex, PNC Arena and Cary Sports Facilities
- March 2019 - Develop recommended modifications to financial models to address findings of facility studies and develop process for consideration of new investments
- March/April/May 2019 - If funding available, conduct process for consideration of new investments

Commissioner West asked if there would be joint meetings with the Board of Commissioners and City of Raleigh regarding collaboration on the process. Ms. Foreman said at the end of the plan if there is not consensus, joint meetings may be required. She said the municipalities are a part of the review team.

Commissioner Burns said he has served as a liaison on the Greater Raleigh Convention and Visitor Bureau's board. He said that each project has goals to achieve. He said that it is important that the process remain open to possibilities of new projects.

Commissioner Ford echoed Commissioner Burns comments and commended staff on the process. He said that Wake County has a process of making investments in the future and quality of life. He asked for explanation of the threshold. Ms. Foreman said there is a process every other year, and the \$2 million each year will need to be evaluated.

Appointments

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

Attachments: [Adult Care CAC Item Summary 7-18.doc](#)
 [Adult Care Member List 8-9-18.pdf](#)
 [Adult Care App Roster 7-18.xlsx](#)
 [Adult Care Application Packet 7-18.pdf](#)
 [Adult Care Board Choices.xlsx](#)
 [Adult Care Attendance 7-18.xlsx](#)

Vice-Chair Hutchinson nominated Ms. Linda Hancock and Ms. Nancy Roughgarden for reappointment.

16. [Commission for Women](#)

Attachments: [Commission for Women Item Summary.doc](#)
 [Comm for Women MemberList.pdf](#)
 [Commission for Women App Roster.xlsx](#)
 [Commission for Women Applicants 8-19.pdf](#)
 [Comm for Women BD Choices.xlsx](#)
 [WCCW attendance template.xlsx](#)

The appointments were deferred to a future meeting.

17. [Domestic Violence Fatality Review Team](#)

Attachments: [Item Summary Domestic Violence Fatality Review Team.doc](#)
 [Domestic Violence Mbr List.pdf](#)
 [Domestic Violence Fatality Review App Roster.xlsx](#)
 [Domestic Violence Fatality Review Applicants.pdf](#)
 [Domestic Violence Bd Choices .xlsx](#)

Vice-Chair Hutchinson recommended Mr. Barry Bryant, Ms. Darlene Johnson, Ms. Mary Morris, and Ms. Beth Johnson for reappointment.

18. [Juvenile Crime Prevention Council](#)

Attachments: [Item Summary JCPC.docx](#)
 [JCPC Letter of Recomm for Sanchez.pdf](#)
 [JCPC Member List.pdf](#)
 [JCPC Applicant Roster 7-18.xlsx](#)
 [JCPC Applicants 7-18.pdf](#)
 [JCPC Board Choices .xlsx](#)
 [Copy of JCPC attendance 2018.xls](#)

Vice-Chair Hutchinson recommended Ms. Tamra Sanchez (Director of Social Services designee) for appointment.

19. [Upcoming Vacancies](#)

Attachments: [October Appointments.docx](#)

Vice-Chair Hutchinson moved, seconded by Commissioner Ford, to accept the appointments. The motion passed unanimously.

Other Business

Commissioner West said that he is the liaison to African American Cultural Festival and he was impressed with this year's event.

Closed Session

Ms. Beth Smerko, Deputy Assistant County Attorney, said there was no need for a closed session.

Adjourn

Commissioner Ford moved, seconded by Vice-Chair Hutchinson, to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

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