



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, September 3, 2019

5:00 PM

Wake County Justice Center

Meeting Called to Order: Vice-Chair Greg Ford

Present: 6 - Vice-Chair Greg Ford, Commissioner Vickie Adamson, Commissioner Matt Calabria, Commissioner Susan Evans, Commissioner Sig Hutchinson, and Commissioner James West

Absent: 1 - Chair Jessica Holmes

Others Present: David Ellis, County Manager; Scott Warren, County Attorney; Denise Hogan, Clerk to the Board; Johnna Rogers, Chief Operating Officer; Derwick Paige, Chief Community Development Officer; Ben Canada, Assistant to the County Manager

Pledge of Allegiance

Invocation: Commissioner Susan Evans

Items of Business

1. [Approval of Agenda](#)

Commissioner Calabria moved, seconded by Commissioner Adamson, to approve the agenda. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

2. [Approval of the Minutes of the Regular Meeting of August 19, 2019 and the Work Session of August 12, 2019](#)

Commissioner Evans moved, seconded by Commissioner West, to approve of the minutes of the regular meeting of August 19, 2019 and the work session of August 12, 2019. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

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

Attachments: [Final Kinship Care Month Agenda Item.docx](#)
[Kinship Care Proclamation 9-3-19.docx](#)

Mr. Jason Mahoney, Human Services Program Manager, shared that Kinship Care refers to children raised by relatives when birth parents cannot raise their children. He said that this allows children to remain connected with their families. He shared the services that Wake County Human Services provides: trauma training, case management services, monthly support group for relatives, Super Saturday events, and Parenting Again resources. He said there are Super Saturday events where parents can participate. He said on September 27th at 5:30-8:30 p.m. there will be a Kinship Care resource event for families and children. to be recognized and appreciated for their work.

Ms. Kim Herrington, Human Services Program Manager, shared information formal and informal Kinship Care. She said that informal regarding Kinship Care is made up by family members without the child welfare or juvenile court system. Formal Kinship Care is when a family member or relative serves as a foster family when the child enters the foster care system under the care of a county or state agency. She said that homes can be licensed or unlicensed and some choose to become licensed to receive subsidy to care for children. She said that most Kinship Care providers choose the informal method to care for children. She said that children benefit from the Kinship Care program because they are living in a supportive, familiar, environment. She shared the emotional and supportive benefits that Kinship Care provides to children.

Commissioner Adamson read the proclamation.

Vice-Chair Ford said that support, resiliency, ACES, emotional, and behavioral needs promote the needs that support children and culture.

Kinship Care caregivers stood to be recognized.

Commissioner Hutchinson commended Mr. Mahoney for coming before the board each year to bring forward information about the program.

Commissioner Adamson moved, seconded by Commissioner Hutchinson, that the Board of Commissioners proclaim the month of September as Kinship Care Month and recognizes Kinship Caregivers for the care they provide to relative children. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

4. [Proclaim September as Workforce Development Month](#)

Attachments: [Item Summary - SEV Workforce Development Month 9-3-19.docx](#)
[SEV Workforce Development Month Proclamation FINAL 082219.docx](#)

Ms. Verna Best, Human Services Program Manager, said that Social and Economic Vitality is a collaborative, multi-tiered investment in community revitalization geared toward ending and eliminating intergenerational poverty in southeast Raleigh and eastern Wake County. She said that Workforce Development provides an intersection for the collaborative work of the training for upward mobility, racial equity, social justice, and community leadership action teams. She said that Workforce Development provides an opportunity for success. She introduced Ms. Tangela Keaton, 4H Youth Development; and Ms. Cathey J. Ector-Cox, Youth Services & Raleigh Pathways Center Manager, City of Raleigh Housing and Neighborhoods Department. She asked residents, partners, and staff to stand and be recognized.

Commissioner West said that he was proud of the Workforce Development team that began in 2010 to look at upward mobility, targeting communities, and social and economic vitality in vulnerable communities. He said that even though Wake County is a wealthy community there are still 120,000 citizens at or below the poverty level. He thanked the Board of Commissioners for supporting pilot programs in the targeted areas of Wake County.

He read aloud the proclamation.

Commissioner Evans acknowledged the importance of the work of the Workforce Development team. She said that the wealth is not spread evenly throughout the county. She said that it is important for the board to

focus and keep these programs moving forward.

Commissioner Adamson said that every time she visits the Crosby Garfield Building she sees sunshine. She thanked Ms. Best and her team for their work.

Commissioner West moved, seconded by Commissioner Adamson, that the Board of Commissioners proclaim September as Workforce Development Month in Wake County. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

5. [Proclaim September 4, 2019 as First Responders Appreciation Day](#)

Attachments: [First Responders Agenda Item.docx](#)
[First Responders Proclamation 9-3-19.docx](#)

Commissioner Calabria said that Wake County has the best First Responders in the entire country that includes: fire, police, sheriff's deputies, emergency management, and 911 staff. He said that the Board of Commissioners support the work of First Responders every day of the year. He said that the board has supported first responders through the years with software, gear, and additional staffing. He commended the First Responders in Wake County.

Ms. Syreeta Hargrove, Government Affairs Manager, Greater Raleigh Chamber of Commerce, thanked the Board of Commissioners for supporting the First Responders and invited them to the First Responders Appreciation Breakfast at 7:30 a.m. at the PNC Arena that will be held September 4th.

Commissioner Calabria said the Northern Wake Fire Department conducted an International Organization for Standardization (ISO) rating that affects insurance rates for homeowners. He said that every single fire department has seen improvement in those ratings. He recognized Ms. Lauren Deer who was recognized earlier in the day at the volunteer reception as the Chief Firefighter of the year.

Chief Tim Pope, Northern Wake Fire Department, thanked the board for their support. He said that mental health has been a growing issue for the first responders in Wake County. He noted that Ms. Deer was nominated as Firefighter of the Year by the Firefighters Association. He shared

comments from Ms. Deer's award presentation and expressed her encouragement in giving back to the community.

Commissioner Calabria read aloud the Proclamation.

Commissioner Calabria moved, seconded by Commissioner Hutchinson, that the Board of Commissioners proclaim September 4, 2019 as the Twelfth Annual First Responders Day. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

6. [Recognition of 2019 #ONEWake Volunteer Program](#)

Attachments: [OneWake Volunteer item summary.docx](#)

Vice-Chair Ford said that earlier today the commissioners recognized volunteers in Wake County.

Mr. Ben Canada, Assistant to the County Manager, shared the reasons for celebrating volunteerism.

- Wake County is dedicated to creating a culture of volunteerism in which employees and citizens feel empowered to serve.
- A sustained, long-term effort to inspire, empower and recognize the citizen and employee volunteers who help make Wake County the best place to live, work, learn and play.

He shared the process for celebrating volunteerism.

- Nominations opened during Wake County Volunteer Week in April
- Encourages local volunteerism and celebrates those who actively volunteer
- Citizen Nominees: Citizen who volunteered directly for a Wake County Government department
- Employee Nominees: Employees who volunteered with any organization over the past year

He shared the names of the volunteer winners as follows:

Ana Alercon
Lauren Deer
Myra John

Nicole Lane
Tameka Douglas
George Shaw

He shared a list of the volunteer committee members and shared the process for next year.

- Continue to promote various volunteer opportunities for citizens and employees
- Community engagement and outreach through #ONEWake on social media

Mr. Canada said that employees nearly doubled their volunteer time when the board increased volunteer leave for employees from 8 to 16 hours.

Vice-Chair Ford recognized Ms. Johnna Rogers, Chief Operating Officer, for beginning the process several years ago.

Consent Agenda

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

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

7. [Approval of 21st Amendment to the Revised Interlocal Agreement between Wake County and the City of Raleigh Regarding Implementation of Countywide Room Occupancy and Prepared Food and Beverage Tax](#)

Attachments: [21st Amendment Item Summary 9-3-19.docx](#)
[08.20.19 21st Amendment ILA - City Approval.docx](#)
[08.19.19 21st Amendment ILA- County.docx](#)

Commissioner West moved, seconded by Commissioner Evans, that the Board of Commissioners approve the 21st Amendment to the Revised Interlocal Agreement between Wake County and the City of Raleigh relating to Countywide Room Occupancy and Prepared Food and Beverage Tax Revenues as approved by the Raleigh City Council on August 20, 2019, subject to the Terms and Conditions acceptable to

the County Attorney. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

8. [Approval for Multi-Year Funding Agreements with the Town of Zebulon for Cost Share Payments on a Fire Engine and Ladder/Rescue](#)

Attachments: [Zebulon Apparatus Funding Agreement Agenda Item.docx](#)
[Town of Zebulon Funding Agreement - Engine 91 Final.docx](#)
[Town of Zebulon Funding Agreement - Ladder 9 - Final.docx](#)

Commissioner West moved, seconded by Commissioner Evans, that the Board of Commissioners approve the following multi-year funding agreements with the Town of Zebulon for Fire Apparatus to be utilized in fire protection services in Wake County:

- a. **Multi-Year Funding Agreement to make eight (8) annual payments to the Town of Zebulon for a Fire Engine;**
- b. **Multi-Year Funding Agreement to make fifteen (15) annual payments to the Town of Zebulon for a Ladder/Rescue. The motion carried by the following vote:**

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

9. [Conveyance of Multiuse Path Easements to the Town of Apex](#)

Attachments: [Agenda Item Apex Multiuse Path.docx](#)
[Apex Letter.pdf](#)
[Easement Acquisition Exhibits.pdf](#)
[Appraisal.pdf](#)
[Deed of Easement Portion of #0057146.pdf](#)
[Deed of Easement Portion of #0269868.pdf](#)

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

- 1. **Approve the conveyance of Multiuse Path Easements to the Town**

of Apex; and

2. Acknowledge that the Town of Apex will compensate the current life estate holder in the amount of \$4,000.00 for the life estate holder's interest in the easement area; and

3. Authorize the Chair to execute said deed of easement document (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

10. [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 2019 Refunds Over 500](#)
[Sept 2019 Refunds Under 500](#)
[Daily Updates For Exemptions](#)
[Daily Updates For Penalties](#)
[Daily Updates For Tax Relief](#)
[Daily Updates For Special Situations](#)
[Daily Updates For Tax Deferrals](#)
[Municipal Collection Report](#)
[Wake County Collection Report](#)
[Monthly In-Rem Foreclosure Report](#)
[PFB Summary Report](#)

Commissioner West moved, seconded by Commissioner Evans, that the Board of Commissioners approve the attached recommendations by the Tax Committee. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

Public Comments

Reverend Jason Butler, 3608 Bunting Drive, Raleigh, said that he is running for congress in the second district. He said that health care and fair wages are of concern. He said clean energy, jobs, and employment are of importance.

Mr. Tandy Ogburn, 8730 Mt. Pleasant Church Road, Willow Springs, said there is no shoulder to the road on 401 South in Wake County. He said there have been six recent overturned vehicle accidents near his home. He said Kennebec Road has the same issue. He asked both issues be addressed.

Vice-Chair Ford asked County Manager Ellis to follow up with Mr. Ogburn.

Regular Agenda

11. [Public Hearing for the Town of Fuquay-Varina Extra Territorial Jurisdiction \(ETJ\) Request of 22,038 Acres](#)

Attachments: [Item Summary](#)
[Fuquay-Varina ETJ Presentation 9-3-19.pdf](#)
[Staff Report.doc](#)
[Fuquay-Varina ETJ Expansion Request.pdf](#)
[Fuquay-Varina Request Area Maps.pdf](#)
[ETJ Evaluation Criteria.pdf](#)
[Fuquay-Varina 5-Yr Utility CIP Map.pdf](#)
[Planning Board Recommendation Map.pdf](#)
[Public Feedback.pdf](#)
[Wake Tech Community College Letter.pdf](#)
[Fuquay ETJ Public Hearing Comments 9-3-19.pdf](#)

Mr. Tim Maloney, Planning, Development and Inspections Director, shared the purpose of the Extra Territorial Jurisdiction (ETJ).

- To plan for the long-term growth of the Town and its surrounding lands including:
 - Land Use Planning
 - Zoning/Development Review
 - Utility Infrastructure Planning and Construction
 - Transportation Planning and Construction
 - Public Safety Planning - Fire and Police
 - Parks & Recreation Planning and Construction

He shared what being in an ETJ means for residents.

- ETJ extension is NOT annexation
- ETJ residents DO NOT pay municipal taxes
- Property converts from county zoning to municipal zoning
- Bona-fide farms are EXEMPT from municipal and county zoning until the farm use ceases operation
- Residents can continue using private wells and septic systems
- ETJ residents CAN JOIN the municipal Planning Board & Board of Adjustment
- ETJ residents CANNOT VOTE in municipal elections

He shared the Wake County ETJ criteria.

- Public input is encouraged throughout the process from town meetings, Planning Board and Board of Commissioners
- Wake County Land Use Plan contains seven criteria used to evaluate ETJ proposals

He shared information on the ETJ area requested by the town of Fuquay-Varina.

- Town of Fuquay-Varina requested 22,038 acres, divided into five (5) areas
- Areas are within 3-miles of current core corporate limits

Mr. Maloney shared the planning board recommendation.

- Planning Board recommendation is 11,870 acres and is highlighted in orange.
- Recommended area is consistent with the Town's expected growth pattern, adopted water and sewer plans, and the County's ETJ criteria.

He shared a map and information regarding the 2019-2024 town utilities information.

- Five Year CIP municipal water and sewer infrastructure within the recommended ETJ area

He shared the staff findings.

- The town's ETJ request is in accordance with North Carolina State law
- The town's ETJ request is large, but includes portions consistent with the County's criteria for ETJ expansion
- The town is actively preparing for growth prompted by future NC 540 and the availability of land with municipal services
- The town's CIP provides a 5-year plan for infrastructure improvements in the recommended area
- The town is experiencing growth pressure by recent annexations and municipal utility extensions
- Staff and the Planning Board both recommend granting ETJ area less than the Town's request

Mr. Maloney shared the Planning Board Recommendation.

- The Planning Board recommended at their May 1, 2019 meeting, by a unanimous vote, that the Board of Commissioners adopt the Town of Fuquay-Varina ETJ request by granting a reduced area totaling 11,870 acres.
- Staff is in concurrence with this recommendation

He said that the Wake County website includes information on which properties are in the ETJ.

Vice-Chair Ford said the purpose of the hearing is to hear the comments of the citizens.

Vice-Chair Ford opened the public hearing.

Mayor John Byrne, Town of Fuquay-Varina, 333 S. Main Street, Fuquay-Varina, said the town held five meetings that included the public on the plans and to give citizens an opportunity to provide feedback. He said taxation and annexation were the main concerns from the citizens. He said that water and sewer have been provided to Wake Tech since 1988. He said the Town of Fuquay Varina also provides water and sewer to Willow Springs High School. There has been a recent wastewater treatment plant expansion, which was built to plan for the future. He said that the Town of Fuquay-Varina has been in partnership with the county on the Crooked Creek project.

Mr. Adam Mitchell, Town Manager, Fuquay-Varina, said that the town has planned for the expansion for years. He said the town has \$34 million in road improvement projects that will be completed. He said the town water and sewer treatment plant was upgraded to accept three times the amount

of service as it has in the past. He said the town has approved site development of projects. He shared the changes to the process for the ETJ expansion and said the town supports the ETJ expansion request.

Ms. Joy Daubenspeck, 2505 Johnny Becker Road, Willow Springs, thanked the board of commissioners for their service. She asked that they maintain her right to vote for the officials who make the rules that govern her property. She said her properties have been in her family for 150 years and have already been split for NC 42 and I-540. She referred to Article 12-11-1 of the County Uniform Development Ordinance (UDO) and asked the board to protect her property. (comments attached)

Mr. Jim Lore, 3604 Knightcroft Place, Fuquay-Varina, said the history of Fuquay-Varina has allowed developers to build high density properties and cause gridlock. He said the reason the area is popular for growth is because the town allows the developers to do whatever they want. He said the staff report does not allow high density development on secondary roads. He said the annexation is satellite annexation.

Ms. Jane Poole, 8301 Kennebec Road, Willow Springs, said her property has been in her grandfather's family for over 100 years. She said that the process does not allow for the citizens voice to be heard. She said that having her property turned over to the town of Fuquay-Varina will take away her right to vote for those who govern her property. She said that she did not buy property in the city limits because she wanted to live in the country. She said the voting rights of the citizens are not being heard. She asked not to be a foster child of the community.

Mr. Macy Ruble, 6108 Bramlette Court, Fuquay-Varina, said he lives in the ETJ of Fuquay-Varina and wants to warn others of the injustice of them. He said he is not against development, but the infrastructure must be there to support it. He said that there has not been consistency in the decisions of the town. Those that live in the county cannot vote for elected officials. He asked that the board deny the ETJ request.

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

Mr. Jay Meyers, Public Utilities Director, Town of Fuquay-Varina, said he was present to answer questions.

Ms. Mary Ann Worthham, 625 Aiken Parkway, Fuquay-Varina, asked for the Board of Commissioners to deny the ETJ expansion request. She said her land has been in her family for three generations. She asked for all her property to stay in the Wake County. She said her property has no frontage to NC 42 and she would like to keep it that way.

Mr. Alan Wortham, 258 Lafayette Road, Fuquay-Varina, said that Ms. Wortham's concern is to keep her property in Wake County. He said that he is an heir to her property and echoed her concerns.

Ms. Kristina Lewis, 7915 Panther Lake Road, Willow Springs, asked the Board to deny the ETJ expansion because of the bona-fide farm requirements. She said the ETJ effects are unfair and compared it to a Home Owner's Association (HOA). She said the ETJ expansion would affect her business. (comments attached)

Ms. Joanie Bowden, 7130 Turner Fish Road, Fuquay-Varina, said her property has been in the family for over 200 years. She said if this request is granted, all of her properties will be in the Fuquay-Varina ETJ. She requested that thorough financial and internal audits be ordered by the General Assembly and completed prior to a decision on the expansion request. She asked that a motion be made to table this item until after the requested audits are completed and released to residents effected by the expansion request. She said if this request is granted, the board of commissioners will lose their ability to help her with issues related to her property. (comments attached)

Mr. Scott Rowland, 7704 Minnows Way, Fuquay-Varina, said his family has mobile home parks and the ETJ expansion will negatively impact the mobile home park owners because of affordability and town restrictions for mobile homes. He said the restrictive ordinances will cause mobile home parks to go out of business. He said the ETJ requirements will make many homes unaffordable. He asked that the board meet with the owners of mobile home parks prior to making a decision.

Mr. Billy Boone, 120 Kinton Drive, Fuquay-Varina, said that growth has overtaken the community and expressed his concern about the ETJ expansion request and how it will affect the traffic. He said businesses in the town of Fuquay-Varina are already suffering because of the road conditions. He said the roads are already unsafe and the expansion will increase the danger. He said the town needs to plan better.

Ms. Paulette Graham, 8632 Arlies Trail, Willow Springs, said she has lived at her residence for 20 years. She said the traffic in Fuquay-Varina is worse than it is in Raleigh. She said that she wants her property to stay in Willow Springs.

Mr. Tandy Ogburn, 8730 Mt. Pleasant Church Road, Willow Springs, thanked the Board of Commissioners for their great work. He said that the ETJ expansion is unethical and illegal for those that will lose their voting right.

Mr. Jeff Burdine, 5025 Hilltop Needmore Road, Fuquay-Varina, said the Town of Fuquay-Varina has been irresponsible in allowing so much residential development. He shared that the traffic congestion is not being considered along with the growth. He said the homes being built are not affordable housing. He spoke of concern of the ETJ expansion and the restrictions the town will place on homeowners. He said taking away a citizen's right to vote for the people that govern their property is wrong and un-American. (comments attached)

Mr. Phillip Bowden, 8309 Walter Myatt Road, Fuquay-Varina, asked the board if they have attended town meetings and visited property in the ETJ expansion area. He asked the board to stand up for the farmers. He asked the board to deny the ETJ request. He said he has lived on his land for 68 years and wants it to remain in Wake County.

Mr. Barry Tudor, 9525 Walter Myatt Road, Fuquay-Varina, said that the three-mile ETJ is too much too fast and should consider the farming community. He said that water and sewer will not be extended for a period of time. He said there is not right to vote by those citizens that are being annexed. He said that he does not see a benefit of his farm being in the ETJ. (comments attached)

Mr. Chis Gullette, 8300 Whitetail Drive, Apex, asked the board to deny the ETJ expansion. He said it does not benefit the community. He said there is ETJ land that the Town of Fuquay-Varina has not used, and he feels they are making this request due to the I-540 expansion.

Mr. William Cole, 8304 Walter Myatt Road, Fuquay-Varina, said the ETJ expansion is against his constitutional rights. He said that there is no representation for those that are in the affected area. He said that his property rights will be controlled by elected officials that he cannot vote for.

Mr. Bryan Brinson, Executive Director, NC Cattleman's Association, North Main Street, Fuquay-Varina, said that small farms are part of the ETJ expansion request. He said agriculture is the number one economic driver in North Carolina. He said that the town restrictions will hurt farmers. He said there will be unintended consequences for the residents.

Ms. Wanda Pierce, 8317 Walter Myatt Road, Willow Springs, said there are no advantages for her property to be in the town ETJ and asked the board to deny the request. She said ETJ residents are not permitted to vote in municipal elections.

Mr. Tim Peyseur, 7120 Westworth Drive, Willow Springs, said that while he opposes the expansion, Mr. Jay Meyers has done a great job with the

utilities in the town. He thanked the commissioners for taking the time to hear from residents regarding this matter. He said he has an engineering background and loves rural Wake County. He said that residents in Fuquay-Varina do not want the annexation. He said the planning department in Fuquay-Varina has not done a good job of planning growth. He said the county planning department does a great job and complimented them on their development of small subdivisions in Fuquay-Varina. (comments attached)

Ms. Carmalee Scarpetti, 2301 Valhalla Court, Willow Springs, said that the Town of Fuquay-Varina will be taking control of citizens property and providing no benefits to them. She said this expansion is a violation of her constitutional rights. She said the town does not adequately serve their current residents. She said that traffic is an issue in the town and the town does not address it.

Mr. Tom Flynn, 9814 Chris Drive, Raleigh, said that he has signatures from neighbors in Leone Landing that do not want the annexation. He said the expansion will change his service area for emergency services from Wake County to the town of Fuquay-Varina. He said those that are affected by the expansion request will be charged fees for services and cannot vote for elected officials. He said the town is making this request for financial reasons. (petition attached)

Mr. Stephen Evans, 3221 Bare Creek Lane, Raleigh, asked the board to deny the ETJ expansion request. He said the expansion will take away the counties ability to help him with property issues. He asked that all ETJ's be eliminated.

Ms. Kelly McGee, 1512 Octune Drive, Willow Springs, said that the citizens do not want the ETJ expansion. She asked for her property to be removed from the expansion request. She said she specifically bought her land because it is in the Wake County jurisdiction. She said the ETJ expansion could lead to annexation later and the residents would have no control.

Mr. Weston McCorkle, 8040 Panther Lake Road, Willow Springs, asked the board to deny the ETJ expansion request. He said the town already has 8,700 acres in the ETJ and adding more is unmanageable. He asked that property rights be protected.

Ms. Mary Kelly-Crapse, 3312 Lorena Lynn Court, Fuquay-Varina, said that the residents have everything to lose and nothing to gain. She said the expansion would result in regulations, but no representation by the Town of Fuquay-Varina. She said the Legislature removed the requirement for developers to work with neighboring properties. She said the Board of Commissioners are their voice and she asked that they look out for the

residents and uphold their rights.

Mr. William Wilkinson, 7917 Twin Pines Way, Fuquay-Varina, said the town cannot handle the growth that is occurring. He asked that his property not be placed in the Fuquay-Varina ETJ. (comments attached)

Ms. Susan Bernard, no address given, commended Mr. Tim Maloney, Director, Wake County Planning, Development, and Inspections, for his responsiveness to her questions. She asked where the public can go to get clarification about their property. She said she has zoning concerns about her property. She questioned whether her farm is a bona-fide farm.

Representative Julie Von Haven, Wake County General Assembly, said she represents the area of the ETJ expansion and is humbled by the number of citizens who are speaking on the issues tonight. She said she has toured the area in southern Wake County. She encouraged the board to visit the areas that are affected. She said that she has listened to the residents and encouraged the board to do the same.

Mr. Mahlon Dupree, 8104 Walter Myatt Road, Willow Springs, said he is a member of the Wake County Farm Bureau Board of Directors and has lived at his residence since 1960. He thanked the board for their support of the agriculture business. He said that the citizens in this area do not want annexation. He said the citizens do not want water, sewer or trash services. He encouraged the board to visit the area and he offered to take them on a tour of his property.

Mr. George Wayne, 3732 Westbury Lake Drive, Raleigh, asked the board to deny the proposed ETJ expansion request. He said he is familiar with Fuquay-Varina Town Council and planning board. He said residents are held in contempt for raising questions about the request. He said the expansion request is a violation of his constitutional rights and asked the board to deny the request.

Mr. John Burt, President of Wake County Farm Bureau, 6601 Burt Road, Fuquay-Varina, asked the board to deny the ETJ expansion request. He said that the residents will not be voluntarily annexed. He said that Farm Bureau members are opposed to the ETJ expansion request.

Mr. Chris Jensen, 429 Spruce Meadows Lane, Willow Spring, said he moved into his home two months ago. He said he chose a home in Willow Springs over a home in Fuquay-Varina due to small community. He said the traffic is a problem in Fuquay-Varina. He said the town is not taking care of the current issues. He asked for the board to delay or deny the ETJ request.

Vice-Chair Ford closed the public hearing.

There was no action by the board.

Vice-Chair Ford called for a 10-minute recess. The meeting went into recess and reconvened.

12. [Submission of the Proposed Schedules, Standards and Rules to be used in Conducting the 2020 County-wide Real Property Reappraisal](#)

Attachments: [Submission of SOV Agenda](#)
 [Reappraisal Schedule of Values.pdf](#)
 [2020 Schedule of Values](#)

Mr. Marcus Kinrade, Wake County Tax Administrator, said he was there to submit the 2020 schedule of values , standards and rules. He said that this is the first four year appraisal year. He shared an overview about the reappraisal.

Wake County has begun the reappraisal process for 2020

- Submission of the Schedule of Values (SOV) is the first step in the process
- This is the first time Wake County has conducted reappraisal on a four-year cycle

Today's agenda item is designed to:

- Provide a brief description of reappraisal and why it is required
- Lay out the schedule for the coming months
- Ask the Board to accept the SOV and schedule a public hearing

He said Mecklenburg and Cumberland Counties are the only two North Carolina counties that operate on an eight year cycle. He said that Mecklenburg County will be bringing a four year cycle to their board this month. He shared information about reappraisal property types and a chart of the reappraisal history.

What is Reappraisal?

- The process of appraising real estate parcels countywide at fair market value and, if applicable, present-use value as of a specific date.
- The upcoming reappraisal will value approximately 395,000 parcels and will be effective as of **January 1, 2020.**

Why Perform a Reappraisal?

- Reappraisals are performed to re-establish a fair and equitable tax burden between properties.
- North Carolina law requires counties to perform a countywide reappraisal at least once every 8 years. Appraised tax values in Wake County currently reflect fair market value as of January 1, 2016.

He shared information about the 2020 reappraisal.

- The local commercial and residential markets have been robust since 2016.
- Components of the tax base have increased in value at different rates by property type and location.
- The broad ranges and rates in the proposed Statement of Values (SOV) serve as guideposts to set new assessed values.
- There are dozens of property and location specific adjustments that may factor in to each property assessment.
- Preliminary results may be ready to share beginning in October.

Mr. Kinrade shared the schedule of values.

- Provides the NC General Statutes that must be followed when appraising properties and administering a property tax program in North Carolina.
- Discusses market value and present use value.
- Discusses the three approaches to value and the concept of highest and best use.
- Provides summaries and broad ranges of the parameters and schedules in the CAMA (Computer Assisted Mass-Appraisal) system that are used in appraising land, residential improvements, and commercial improvements for ad valorem tax purposes in Wake County.
- Provides an example of how a residential property is appraised for ad valorem tax purposes and how to read a property record card.

He shared information about why the schedule of values.

- Appraise structures built after January 1, 2020 to derive an appraised value as if the structure did exist on January 1, 2020.
- Appraise land subdivided, split, combined or rezoned after January 1, 2020 to derive an appraised value as if the changed land condition did exist on January 1, 2020.

He shared the requisites for the schedule of values adoption.

- Per NCGS 105-317, the SOV is required to be submitted to the Board of Commissioners by the Tax Administrator at least twenty-one (21) days before adoption.
- A public hearing must be scheduled at least seven (7) days before adoption.
- The SOV is available for review in the Wake County Department of Tax Administration, Suite 3800 located in the Wake County Justice Center and at www.wakegov.com/tax <<http://www.wakegov.com/tax>>.
- Upon adoption by the Board of Commissioners, notice of such adoption must be advertised for four (4) consecutive weeks. The SOV can be appealed to the State Property Tax Commission for thirty (30) days.

He shared the chart of project dates and activities for 2019. He shared a description of the notice of appraised value

- A description of the reappraisal process.
- Relevant statistics and results.
- An explanation of the appeal process and instructions on initiating an appeal.
- Contact information for the Wake County Department of Tax Administration.
- Locations of online tools being developed to assist property owners.
- Information regarding tax relief programs allowed by State law.

He shared the chart of 2020 reappraisal schedule . He shared the customer service information. He shared the actions for the board.

- Accept the proposed Schedule of Values.
- Schedule a public hearing on the proposed Schedule of Values at their next Board meeting on September 16.
- Direct the Tax Administrator to advertise the submission and the date/time of the public hearing.

Commissioner Calabria asked Mr. Kinrade to explain from a staff, policy, and governance perspective, whether the four year cycle in Wake County is necessary.

Mr. Kinrade said the market changes quickly in Wake County and the process needs to be updated. He said the shorter the revaluation cycle typically means fewer appeals, smaller increases in values, and a better understanding of the process from citizens. He said the State Department

of Revenue has encouraged shorter cycles. He said from a staff perspective, it would be challenging for the cycle to be greater than four years even though a shorter cycle may be a better option. He said that hiring qualified appraisers can be challenging.

Commissioner Calabria asked if conducting reappraisals were more optimal in even numbered years than odd numbered years.

Mr. Kinrade said that the business plan that he completed in 2016 was based on a four year cycle and in 2020 the plan will be updated. He said that he would need to evaluate the resources needed for a shorter cycle.

Commissioner Calabria expressed his concern of unfair property values decreasing during a recession due to appraised values being higher, budgeting concerns, and perception by the public.

Commissioner Hutchinson commended Mr. Kinrade for his work and expressed his level of confidence in the work of his department. He noted the partnership that Wake County Revenue has with SAS Institute for reporting of data. He commended Mr. Kinrade for the innovation award that Wake County Revenue received at the recent North Carolina Association of County Commissioners conference in Guilford County. He said that property values fluctuate over time.

Mr. Kinrade said the market does fluctuate and it is best to choose a consistent cycle.

Commissioner Calabria said over taxing can be of concern and the longer the revaluation cycle may create over taxing.

There was no need for a vote by the board. This item was for information purposes only.

13. [Public Hearing and Consideration of Business Development Grant Agreement for Schmalz, Inc.](#)

Attachments: [Schmalz Item Summary 9-3-19.docx](#)
[Schmalz Final Presentation 9-3-19.pdf](#)
[DraftSchmalzIncentivesAgreement8-15.doc](#)
[WakeCountyEconomicDevelopmentPolicyOctober2018Final.pdf](#)

Mr. Chris Dillon, Assistant County Manager, shared information about Schmalz, Inc.

- Schmalz Inc. is a privately held company in the Factory and

Warehouse Robotics Automation space (Advanced Manufacturing).

- The company has grown steadily, and since 2009 has experienced an annual growth rate of 24% (2010-2018).
- The company is building a North American Hub to service sister companies in Canada and Mexico, as well as accommodate organic growth.

He shared information about the company known as "Project Vacuum."

- Location of a North American Hub for advanced manufacturing
- Creation of 62 new jobs
- Average salary of \$69,242 annually
- Estimated \$10.5 million in new investment

He shared information about Project Vacuumm.

- County incentives for targeted growth areas
- Direct investments into vulnerable areas
- No JDIG requirement

He shared the targeted growth tier map. He shared the incentives.

- Wake County Economic Targeted Growth Area Tier
 - 35% of new tax growth over 5 years
 - Total Wake County incentive grant of \$132,245
- Other partners include:
 - City of Raleigh
 - North Carolina Community College System
 - Capital Area Workforce Development Board
 - Wake County Economic Development

Vice-Chair Ford opened the public hearing.

No one came forward.

Vice-Chair Ford closed the public hearing.

Commissioner Calabria said that he is excited about the incentive program and the commitment that Wake County has made toward the project.

Commissioner West moved, seconded by Commissioner Evans, that the Board of Commissioners hold a public hearing and approve a Business Development Grant Agreement with Schmalz, Inc., subject to the terms and conditions acceptable to the County Attorney. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

14. [Update of Wake County Business Development Policy](#)

Attachments: [Upward Mobility Item Summary 9-13-19.docx](#)
[Upward Mobility Presentation 9-3-19 Final.pdf](#)

Mr. Dillon shared the Economic Strength Board Goal.

- Objective ES3: Develop economic development strategies and tools that encourage socially responsible business practices, environmental stewardship, affordable housing, high quality of life and return on investments that produce societal benefits
- ES3.1: Explore a multi-criteria policy for economic development incentives to include work with vulnerable communities.

He shared the information about economic growth and the 2001-2018 job growth comparison.

- Wake County has continued exponential growth
- Great place to live ranked nationally
- High wage job creation
- Although, some people are left behind, 45,000 households earn \$25,000 annually

He shared a map of vulnerable communities. He shared the information about the targeted growth area tier. He shared information about the community development impacts.

- Focusing economic development in certain areas of the county may increase demographic trends
- Areas of the county will see positive impacts of location of major employers
- How can the county influence health and wealth of residents?

He shared a map of the lack of upward mobility in the southeast. He shared a map about the lack of upward mobility in North Carolina. He shared a chart of Wake County upward mobility resources. He shared information about increasing upward mobility.

- Employee compensation packages
- Increase community involvement
- Provide for holistic wellness care

- Wealth generation policies
- Family friendly work environments
- Second chance community practices
- An equal pay community

He shared information about Wake County Employee Benefits.

- Employees receive a minimum salary of Wake County Living Wage
- Health insurance provided to employees and offered to spouses and dependents
- Prohibits discrimination against applicants and employees in hiring, promotion, discharge, pay, fringe benefits, job training, classification, referral, and other aspects of employment on the basis of race, color, religion, sex (including pregnancy and wages), national origin, age, disability, genetics, veteran status, sexual orientation, gender identity or expression, family status, or political affiliation
- Second chance hiring practices, including removal of prior conviction checkoffs
- Minimum of forty hours of bereavement leave for employees
- Minimum of eight weeks of parental leave for employees
- Minimum of sixteen hours of volunteer leave annually for employees
- Opportunities for improvement of health and wellness of employees

He shared information about upward mobility bonus.

Upward Mobility Bonus

5% additional of new tax growth

After qualifying for a Business Development Grant under Wake County policy, new or existing companies may be eligible for a Business Development Grant Bonus when locating or expanding in Wake County and meeting the following conditions:

- Employees receive a minimum salary of Wake County Living Wage
- Health insurance provided to employees and offered to spouses and dependents
- Prohibits discrimination against applicants and employees in hiring, promotion, discharge, pay, fringe benefits, job training, classification, referral, and other aspects of employment on the basis of race, color, religion, sex (including pregnancy and wages), national origin, age, disability, genetics, veteran status, sexual orientation, gender identity or expression, family status, or political affiliation
- Second chance hiring practices, including removal of prior

conviction checkoffs

- Minimum of forty hours of bereavement leave for employees
- Minimum of eight weeks of parental leave for employees
- Minimum of sixteen hours of volunteer leave annually for employees
- Opportunities for improvement of health and wellness of employees

He shared next steps.

- Must qualify for an existing Wake County economic development incentive
- Companies are not required to offer any of the employment benefits
- Purely a voluntary program to receive an additional 5% reimbursement of paid property taxes
- Local match is not required on the bonus percentage
- Verification through current incentive certification and audit process
- Must qualify for an existing Wake County economic development incentive
- Companies are not required to offer any of the employment benefits
- Purely a voluntary program to receive an additional 5% reimbursement of paid property taxes
- Local match is not required on the bonus percentage
- Verification through current incentive certification and audit process

Commissioner West said this project is an example of looking at innovative processes. He said there are innovators, early adoptors, late adoptors, and the laggards. He said that he attended the Garner Connect Conference and presenters spoke about opportunity zones, tax credits, and capital gain. He said participation is limited in those programs for vulnerable communities.

Commissioner Hutchinson said that this upward mobility project is a model for other counties and provides forward thinking policies from an economic and development perspective. He said that since 2014, the board has been supportive of the living wage, fair hiring policies, paid family leave, and volunteer time. He said that this program is voluntary and shows that Wake County is a leader for the project. He commended Commissioner Calabria for all his work toward these efforts.

Commissioner Evans said this item brings incentives to Wake County and sends a strong message to the community, and she supports the item.

Vice-Chair Ford said the policy incentivizes companies to embrace the goals and values of the Board of Commissioners for upward mobility and expanded opportunities for the citizens.

Commissioner West said the policy encompasses the work of social and

economic vitality in the vulnerable communities.

Commissioner Calabria said that "nothing worth doing can be done quickly." He said this project is starting with a high bar and is appropriate for companies. He said that he is pleased that everyone is moving in the same direction and ahead of the curve. He said that many of the initiatives have developed in stages such as affordable housing, education, transit, and economic development.

Commissioner Calabria moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve the updated Wake County Business Development Policy to include an Upward Mobility bonus incentive. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

Appointments

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

Attachments: [Adult Care CAC Item Summary 9-19.doc](#)
[Adult Care CAC Member List 9-19.doc](#)
[Adult Care CAC App Roster .xlsx](#)
[Adult Care CAC Applicant Packet.pdf](#)
[Adult Care Board Choices 8-19.csv](#)
[Adult Care Attendance 8-19.xlsx](#)

Vice-Chair Ford nominated Ms. Linda Fuller and Ms. Patryce Rispress for reappointment.

Vice-Chair Ford moved, seconded by Commissioner Hutchinson, that the board accept the appointments. The motion carried by the following vote:

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

16. [Upcoming Vacancies for October](#)

Attachments: [Upcoming Vacancies for October 2019.docx](#)

Vice-Chair Ford shared the Upcoming Vacancies for October.

Closed Session

Mr. Scott Warren, County Attorney, said there is no need for a closed session.

Adjourn

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

Aye: 6 - Vice-Chair Ford, Commissioner Adamson, Commissioner Calabria, Commissioner Evans, Commissioner Hutchinson, and Commissioner West

Absent: 1 - Chair Holmes

Respectfully submitted,

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