



Wake County

301 South McDowell Street
Raleigh, NC

Meeting Minutes Board of Commissioners

Tuesday, January 21, 2020

2:00 PM

Wake County Justice Center

Regular Meeting

Meeting Called to Order: Chairman Greg Ford

Chairman Ford called the meeting to order.

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

Absent: 1 - Commissioner Jessica Holmes

Others Present: David Ellis, County Manager; Scott Warren, 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 James West

Items of Business

1. Approval of Agenda

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

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

Absent: 1 - Commissioner Holmes

2. Approval of the Minutes of the Regular Meeting of January 6, 2020

Commissioner Evans moved, seconded by Vice-Chair Adamson, to approve the Minutes of the Regular Meeting of January 6, 2020. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

3. Retiree Recognition

Attachments: [Item Summary 01.21.2020 .docx](#)

[Connie Mercer.docx](#)

[Carolyn Stokes.docx](#)

Mr. David Ellis, County Manager welcomed Ms. Carolyn Stokes and invited her to the podium to be recognized for her retirement. He said Ms. Stokes is retiring after serving Wake County Human Services for 25 years. He said that she has led by example with integrity and professionalism and has a stellar work ethic. Mr. Ellis presented her with a plaque and the Board of Commissioners thanked Ms. Stokes for her service to Wake County.

4. Recognition of Recent Awards

Attachments: [awards--Jan. 21--FINAL.docx](#)

Mr. Ellis, recognized Mr. Marcus Kinrade, Tax Administration Director, and members of the Tax Administration staff for receiving the 2019 Excellence in Innovation Award from the Local Government Federal Credit Union (LGFCU). The award recognized their use of artificial intelligence technology to offer highly-accurate property valuation and adjustment recommendations and automate some of the department's most labor-intensive tasks.

He said LGFCU's Excellence in Innovation Program recognizes county employees who develop successful programs that help counties improve service to citizens. The award recognizes the Tax Administration's work with global analytics software developer SAS to implement SAS Viya, a cloud-based, machine-learning model that considers thousands of factors and real-time property sales to offer market forecasts that are timely, objective and very accurate.

He said the cutting-edge Artificial Intelligence (AI) technology has also automated many of the Tax Administration's most labor-intensive tasks, conserving limited resources and freeing up staff to focus their efforts elsewhere. This was a critical part of the Tax Administration's new six-year staffing plan, which seeks to gradually increase industry-low staffing levels and meet the increased workload demands resulting from Wake County's new four-year reappraisal cycle.

Mr. Ellis said LGFCU's judging panel rated each program on several criteria, including productivity enhancements, use of technology and available resources, and the program's ability to be replicated by other counties. The judges noted that Wake County's AI valuation models require no staff intervention to operate and provide independent, data-driven, objective analysis for every residential property in Wake County. As a result, county appraisers are using the models as a valuable resource tool to complete their work faster, more accurately and at less expense to tax payers.

He said the AI Valuation Models project was personally sponsored by SAS founder and CEO Dr. James Goodnight and has received several other awards, including a Distinguished Large Jurisdiction Award from the North Carolina Association of Assessing Officers and a Government Innovation Award in 2018, as well as a NACo Achievement Award and recognition as a 2018 Smart City of North America. In addition, Mr. Ellis said Tax Administrator, Marcus Kinrade, was voted 2019 StateScoop Goldengov County Executive of the Year, due in large part to his leadership on this collaboration with SAS.

Mr. Ellis congratulated Mr. Kinrade, and the following Tax Administration staff:

Witt Putney
Brad Homlotis
Andrea Kirk
Wally Beard

Consent Agenda

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

vote:

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

Absent: 1 - Commissioner Holmes

5. Accept and Appropriate \$15,000 of Grant Funds from the Association of Food and Drug Officials (AFDO)

Attachments: [BOC_agenda_item_EHS AFDO_2020.docx](#)
[\\$12K Award Letter RFS.pdf](#)
[\\$3K Award Letter Training.pdf](#)
[Budget Memo - FY20 Grants and Donations Fund.xlsx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept grant funds from the Association of Food and Drug Officials (AFDO) and appropriate \$15,000 to the County's Grants and Donations Fund. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

6. Additional Appropriation for Multi-Year Emergency Services Agreement between Wake County and Duke Energy

Attachments: [Harris additional appropriation FY20 Board Item - reviewed.docx](#)
[Budget Memo - FY20 Grants and Donations Fund.xlsx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners accept and appropriate an additional \$42,000 of funding as part of the existing Multi-Year Emergency Services Agreement between Wake County and Duke Energy for Harris Nuclear Plant programming. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

7. Amend the 2016-2017 and 2019-2020 Housing Action Plans to Reprogram Public Facility Funds to Public Services and Housing Rehabilitation

Attachments: [Item Summary](#)
 [Public Notice](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners amend the 2016-2017 and 2019-2020 Action Plans to:

- 1. Reallocate \$19,073.93 of 2016 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 2. Reallocate \$41,026.06 of 2019 CDBG funds from Public Facilities to Public Services for the Garner Recreation Center.**
- 3. Reallocate \$82,873.94 of 2019 CDBG funds from Public Facilities to Rehabilitation. The motion carried by the following vote:**

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

Absent: 1 - Commissioner Holmes

8. Consideration of 2020 Board of Commissioners Committee Structure

Attachments: [Item Summary Consideration of 2020 Board of Commssioners Committee Structure.docx](#)
 [2020 BOC Committee assignments - DRAFT.xlsx](#)
 [2020 Advisory Boards for Committee Structure Revised-YG.docx](#)

Commissioner West moved, seconded by Commissioner Hutchinson, that the Board of Commissioners consider and adopt the appointments of County Commissioners to Wake County Committees and Boards. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

Regular Agenda

9. Public Hearing and Resolution Approving the Submission of an Application by Passage

Home for FY20-21 Community Services Block Grant Fund Designation

Attachments: [Item Summary](#)[CSBG Presentation \(Passage Home\) 1-21-2020.pdf](#)[Resolution](#)[Community Services Block Grant documentation of submission to
County Commissioners](#)[FY20-21 Community Services Block Grant Application](#)

Ms. Jamie Graham, Community Services Block Grant (CSBG) Compliance Officer, presented the public hearing for the application for Passage Home Fiscal Year 20-21 CSBG.

Ms. Graham thanked the board for their time and assistance, she introduced Ms. Christie Page, Adult and Youth Services Manager.

Ms. Page shared the mission of Passage Home, which is to help break the cycle of poverty and create generational self-sufficiency for the individuals and families of Wake County by helping them achieve housing and income security. She shared the 2018-2019 results which included:

- 601 families assessed through Coordinated Entry
- 2291 referrals made
- \$14,000 increase in participant's income
- 93 Veterans served
- 2291 unique individuals served
- 209 children served
- 300 attained or maintained housing

Ms. Graham shared that the mission driven programs offered throughout Wake County provide permanent supportive housing, comprehensive case management, and workforce development.

Ms. Page shared the pathway to self-sufficiency.

Ms. Graham shared the micro and macro approach to alleviating poverty.

MICRO - Focusing on the specific needs of the individual and helping them overcome their barriers to housing security and living-wage employment.

MACRO - Looking at what societal and community issues entrench our clients in the cycle of poverty. This has led us to a larger community vision.

Ms. Page shared a chart showing the Family Self-Sufficiency CSBG outcomes and changes from 2017-2018 to 2018-2019:

Commissioner West commented on the great work that Passage Home

does in the community and the conditions of the county, especially as it relates to poverty. He asked about the position with the Chamber and asked if Passage Home was connected in any way.

Ms. Page said that Passage Home is expanding their workforce development and does partner with the Chamber. She said that new staff has been hired and this is one of the goals.

Chairman Ford, shared the work of Passage Home in the community. He said that they are a great asset to Wake County. Passage Home has been a partner with Wake County for 7 years.

He said that Passage Home affords citizens the opportunity to advance their living situations. He thanked them for their services.

Chairman Ford opened the public hearing.

He shared the new process for public comments.

No one came forward.

Chairman Ford closed the public hearing.

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

1. Hold a public hearing to receive comments from interested parties on Passage Home Designation as a Community Services Block Grant Recipient; and

2. Approve a Resolution for the Submission of an Application for Community Services Block Grant Fund Designation by Passage Home. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

- 10.** Consideration of Approval of a Memorandum of Understanding with Wake Technical Community College regarding the Wake Works Apprenticeship Program

Attachments: [Wake Works Apprenticeship Item Summary.docx](#)
 [Wake Works MOU - County Format.docx](#)
 [Wake Works Presentation 1-13-20.pdf](#)

Ms. Johnna Rogers, Chief Operating Officer, introduced members of the team from Wake Technical Community College (Wake Tech) attending the meeting. Dr. Gayle Greene, Executive Vice President, Dr. Pam Howze, Executive Director of Apprenticeship, Customized Training and Work Based Learning, Casey Ashton, Director of Wake Invests in Women, and Matthew Smith, Vice President of Development and Strategic Partnerships. She said that unfortunately Dr. Scott Rawls, President, Wake Tech, was travelling and unable to be in attendance.

Ms. Rogers provided background on Wake Works Apprentice programs and the Memorandum of Understanding with regard to funding and administration.

She highlighted Wake Tech's responsibilities are to serve as a sponsor organization for the registration of approved apprenticeships, provide marketing for the Wake Works initiative, provide related classroom instruction for the apprenticeship programs, manage all program requirements, award certificates of completion from Apprenticeship North Carolina and the US Department of Labor, facilitate an advisory board for Wake Works, collaborate with Wake Invests in Women to encourage participation by women, measure program success.

She said that for fiscal year 2019, they are using \$300,000 of carry over funds to jumpstart the program by bringing on staff and marketing the programs.

She said that the county's responsibility is to fund up to \$500,000 in scholarship funds which should cover approximately 300 scholarships. She said Wake County would include that in the fiscal year 2021 budget.

Chairman Ford said that the board is excited about this collaborative.

Commissioner Calabria said that it has been about almost exactly one year since the inception of the conversation for Wake Works. He said that it is critical to add the technical programs because there is a shortage of trained candidates for many of these jobs and consequently they are not being filled. He mentioned many factors including lack of programs and an aging workforce and it is creating a critical need. He said it is important to recruit students and others in this program in an effort to employ them for these positions. He said that there is a mismatch between the jobs and the skills that people have and that as Wake County grows there needs to be programs to meet the needs of that growth with a skilled workforce. He

said that workers need to be lifted up and that people have good jobs and can support their families. He said that Wake Works combines paid apprenticeships and covers costs for people that don't have the means. He shared that there are articles showing how excited people are that this program is taking place. He thanked the Wake Tech staff for their efforts.

Commissioner West said that this is a powerful program that will provide powerful collective impacts. He said that he is pleased with targeting those with the greatest needs. He said that the program has limitless possibilities. He commended Commissioner Calabria for this inventive idea. He also thanked Wake Tech for this powerful innovation. He said the whole is greater than the sum of its parts.

Commissioner Evans thanked Wake Tech, Commissioner Calabria and Commissioner West. She said she is passionate about educating students. She said it helps fill a skill gap that is not currently available. She said that she supports this initiative.

Commissioner Hutchinson said "this program has more wins than Tom Brady." He thanked Commissioner Calabria and Commissioner West. He said that it is a great idea. He said that it started as a scholarship program but blossomed into an apprenticeship program. He said that there will be amazing success stories.

Vice-Chair Adamson thanked Wake Tech staff and said that this is a second chance for our citizens.

Commissioner Calabria invited members of Wake Tech to make comments.

Dr. Howze said that this is a first come, first served situation. Ms. Casey Ashton, Director of Wake Invests in Women, said that they are working on including women of color.

Commissioner West asked about zip code 27610 which has the greatest enrollment at Wake Tech. He said that they have identified the targeted audience. He said that he is concerned the people that need it the most aren't familiar with the program.

Dr. Howze responded saying they have developed a marketing program in an effort to reach those vulnerable communities and also added education for employers about some of the opportunities within these communities.

Dr. Greene said that some of the participants come from the zip code that Commissioner West mentioned and believes they can expand the market.

Mr. Matthew Smith, Wake Tech Foundation, said that barriers are being moved by the collaboration with the Board of Commissioners.

Chair Ford thanked all for their support on the project.

Commissioner Calabria moved, seconded by Commissioner West, that the Board of Commissioners approve a Memorandum of Understanding with Wake Technical Community College regarding funding and administration of the Wake Works Apprenticeship Programs. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

Public Comments

Mr. Lawson Safley, shared his thoughts about the Wildlife Federation and his thoughts on the gun range reopening. He said that he hopes that the range will open within 30 days. He shared his thoughts on the hours of operation. He provided a printed copy of his comments.

Mr. William Jansen shared his analysis of the time utilization at the and urged that the facility continue to be used for its intended purpose: Firearms Education and Training for Wake County's Law Enforcement and civilians. He provided a printed copy of his comments.

Mr. Bill Madden, Deputy Register of Deeds in Orange County, said that he wants to be the next elected Register of Deeds Director. He spoke about honesty and integrity in the office. He expressed his concerns re: another location for the Register of Deeds office.

Ms. Alice Lutz, Director, Triangle Family Services, provided information in advance of a meeting for next week. She touched on their mission and the recently completed strategic planning process they have completed. She said they are looking forward to aligning with the goals Wake County has and working together to serve those most in need. She spoke briefly about how they leverage the funds they receive to do the most good and she looks forward to sharing more information with the Board during the meeting next week. The presentation materials have been shared with the commissioners.

Mr. Niklas Smedberg, spoke about the Wake County Firearms Education & Training Center and respectfully requested that it be maintained to serve

the public and local law enforcement. He provided a printed copy of his comments.

Mr. Parrish Ketchmark, shared his thoughts about the Wake County Firearms Education & Training Center and stated that he would like to remind the commissioners that it has been proven to be a valuable community resource for 20 years and said it should be thought of in the same category as a county park, recreation center, or greenway. He said that it is a great public/private partnership and has educated countless citizens on gun safety. He provided a printed copy of his comments.

Ms. Rhonda Allen, State Leader and Regional Trainer for the Well Armed Woman Organization in North and South Carolina, and National Rifle Association Training Counselor for multiple shooting disciplines, spoke about the increased operating costs of the Wake County Firearms Education & Training Center being due to increased use by law enforcement not the general public. She said the public contributes the greatest percentage of revenue while having the least amount of access. She provided a printed copy of her comments.

Ms. Agnes Crane, a member at the Wake County Firearms Education & Training Center, stated that the center provides the largest number of firearm safety classes and that while there may be "other" ranges in Wake County none have the 100 yard range and many are very expensive. She urged the commissioners to keep the facility dedicated to citizens. She shared a printed copy of her comments.

Ms. Karen Mitchell, presented suggestions to combine forces of the WCSO with the NC Wildlife Commission to help manage the Wake County Firearms Education & Training Center and keeping the usage hours the same. Wildlife could manage during the off hours and weekend while citizens have access and Wake County Sheriff's Office could manage while law enforcement uses it. She provided a printed copy of her comments.

Mr. Conner Fowler, a NRA certified Range Safety Officer and member of the Action Pistol League at the Wake Range, shared some of the ways he participates with the League and said that with the range closed 300 members have been displaced. He encouraged the commissioners to re-open the range so that members can continue to develop and practice safe gun handling. He provided a printed copy of his comments.

Mr. Mark Valletta, presented several points about the Wake County Firearms Education & Training Center usage and costs, he stressed that firearms safety and education is paramount especially with increased gun

ownership and population growth. He reiterated what many others said before him, that the center was built and dedicated to the citizens and that it should remain available to the citizens of Wake County for generations to come. He provided a printed copy of his comments.

Mr. William Miller, spoke to the board about the importance of the range being operated and supervised by an organization that puts adequate training and safety at the top of the list. The operators must continue training and safety classes and ensure that there is an adequate Range Safety Officer presence at every range. He provided a printed copy of his comments.

Mr. Gerald Horton, shared an article by WRAL about the closing of the Wake County Firearms Education & Training Center from 1/13/2020 and then said that the closing of the Public Safety Center was unwarranted. He stated he thinks the operation of the facility should not be handled by the Wake County Sheriff's Office. He provided a printed copy of his comments.

Ms. Sharon Crane, spoke about the funding surplus at Wake County Firearms Education & Training Center during the years from 2010-2016, she stated that the slight losses that have been shown are reversible if giving more hours back to citizens, she believes that the usage by law enforcement has placed an unfair burden on the center financially.

Mr. Roy Taylor, shared his thoughts on the gun range re-opening. He said that there is no reason that citizens and law enforcement can not share the same range.

(Printed Materials provided by citizens are attached in the Informational Items for the Board of Commissioners #15)

11. Land Acquisition for a 27.83 Acre School Site Located on Creedmoor Road in Northwestern Wake County (Northwest Raleigh Area) (First Reading)

Attachments: [BOC First Reading Bayleaf Baptist Land Item.docx](#)
[2020-1-13 BOC First Reading Presentation Northwestern Wake - Bay Leaf Church 1-21-2020.pptx](#)
[Precis Offer to Purchase North West Wake County 11-20-18 appvd.pdf](#)
[2018-08-10 Report Appraisal Bayleaf Baptist Church Site at 9305 Creedmoor Road_FINAL.pdf](#)
[2019-12-18 Sealed Signed Final SD plat Bay Leaf PLG-001866-2019.pdf](#)
[2018-12-06 Fully exec Offer to Purchase Bay Leaf.pdf](#)
[2019-06-06 Fully exec Amendment to Offer Bay Leaf Baptist Church.pdf](#)
[2019-08-20 Fully exec 2nd Amendment to Offer Bay Leaf Baptist Church.pdf](#)

Ms. Betty Parker, Senior Director Real Estate Services, Wake County Public School System (WCPSS), shared a slide which portrayed the growth trends over the past 20 years in the Northwest Raleigh area stating that the density has increased dramatically.

She shared a map with the high school target areas in northwestern Wake County, north of the airport and along the edge of the Wake/Durham County line.

She shared the northwestern Wake high school base attendance areas which are widely spread around the watershed.

Ms. Parker shared a chart of the High School Utilization in Western/Northwestern Wake county which showed overcrowding which is being addressed by utilization of trailers on school properties to accommodate a shortage of space for 1,283 students.

She shared that the Northwestern Wake County previous searches have yielded few options for the acreage needed.

She shared the Feasibility Study: small high school slide for a site that could accommodate a small high school (approximately 1,200 students) without many of the usual outdoor amenities.

She shared the Feasibility Study: small school with church property which is adjacent and the possibilities for sharing infrastructure i.e. entrances, water and sewer, and she said that they are comfortable with the results of that study suggesting that things would fit and they could utilize it for a small highschool site.

Ms.Parker shared the due diligence information:

- **MAI Appraisal obtained to establish the price point**

- **Seller shared previous due diligence information:**
 - Geotechnical Subsurface Report.
 - Topography Survey
 - Aqua NC's non-binding commitment for provision of water and sewer services

 - **Utilities:**
 - Water service will be made available at the site by Aqua, subject to dedication of an existing well on site.
 - Sewer services will be made available by connection to an existing line that flows to the Wildwood Green private waste water treatment plant.
 - A pump station will be necessary, with cost-sharing opportunities with adjacent development

- **Collaborative discussions with City of Raleigh and Wake County staff:**
 - Watershed site review
 - Location outside City ETJ and corporate limits
 - Unavailability of City-provided water and sewer in the watershed
 - Green building and low impact design considerations
 - Innovative storm water considerations
 - Potential for interest of City Council
 - Wake County Special Use Permit requirements

She shared contract terms and information:

- **Seller: Bay Leaf Baptist Church.** Land was acquired by the Church in 2005 from a local land investor who had owned it since 1989.
- **Land To Be Purchased:** A ±27.83 acre portion of a parcel located on the western side of Creedmoor Road, north of its intersection with Beechnut Trail and I-540.
- **Purpose:** Land bank site to accommodate a future small high school.
- **Negotiated Purchase Price:** \$2,644,000 Dollars*.
- **Appraised Value:** \$2,644,000. MAI appraisal was used to inform negotiations and establish fair market value price point.

* Purchase price is based upon the appraisal valuation, which is

rounded from \$2,643,98.15 (based upon 27.83 acres at \$95,005 per acre)

Ms. Parker shared a slide showing the Northwestern Wake Land Acquisition Comparison and said the the cost is just below appraised value.

Commissioner Evans asked the approximate population of students in a small school and what types of extracurricular activity plans there would be. Ms. Parker said it would be approximately 1,000 - 1,200 students. She said that some schools have athletic programs which are de-emphasized and students who are interested could participate in those activities at a nearby school.

Commissioner Evans asked if first time for community wells. Ms. Parker said no and that East Wake Middle School has been on a private treatment plant for years. She said that Pleasant Grove and Brassfield are two other schools that started with a private system and were quickly taken off.

Chairman Ford said that the need for additional capacity is long needed.

No action was needed by the board (First Reading)

12. Land Acquisition of a Parcel of Land Containing 28.9316 Acres Located on Piney Plains Road in Central Wake County (Cary Area) (First Reading)

Attachments: [2019-12-30 BOC Agenda 1st reading Item Summary Crossroads LLC 1-21-2020.docx](#)
[WCPSS Land Acquisition Presentation \(Piney Plains Road\) 01-21-2020.pdf](#)
[2019-09-27 Precise Offer to Purchase Crossroads Holdings LLC 10-15-19.pdf](#)
[2019-11-14 Report Appraisal 1660 Piney Plains Rd rev.pdf](#)
[2019-12-13 Piney Plains Road Survey.pdf](#)
[2019-10-22 Fully Exec Offer to Purchase Crossroads Holdings, LLC.pdf](#)

Ms. Parker, presented information on an educational support functional site located on Piney Plains Road being considered in order to regionalize the transportation facilities.

Ms. Parker shared a slide with renderings of the Middle Creek Transportation Center schematic designs which include four buildings, one for maintenance, one for operations and administration, one for fueling, and one for vehicle washing.

She shared an aerial GIS view of the Service Center property and another slide with photographs of the existing building and property being

considered.

She showed the Service Center building floor plans of the Cary property and commented that it was the former Crossroads Ford service center and the site is under contract.

She shared photographs of the interiors of the building and said that all of the furniture and fixtures that are there will convey with the sale.

She showed a map of potential impacts by NCDOT STIP I-5703 which is a plan to re-work some of the interchanges and overpass at Walnut Street and US-1.

Ms. Parker presented a concept plan of parking studies for before and after the NCDOT impacts with the main area and showing the reduced area and added that they are thinking of adding a diesel mechanic instruction center in the future.

She shared a slide with two alternate concepts of the bus loading (parking) capacity.

She showed a site comparison chart of the Middle Creek site and Crossroads site and a chart of comparisons on the land acquisition.

She shared the contract terms.

Contract Terms and Information: Crossroads Holdings LLC

- **Seller:** Crossroads Holdings, LLC. The subject property has been owned by the principals for 17 years, who constructed and utilized it as a vehicle repair center, parts sales and dealer inventory storage center.
- **Land Purchased:** 28.9316 acres including a 80,631 SF building (11,344 SF of office space) located on Piney Plains Road west of its intersection with Walnut Street in Cary.
- **Purpose:** Regional transportation center and district bus parking facility, potential CTE program facility. Relocation frees the Middle Creek site for other educational uses.
- **Negotiated Purchase Price:** Bargain Sale contract terms establish the purchase price to the BOE of \$13,000,000, while the purchase price for the property is determined by an appraisal commissioned by the Seller. The anticipated difference in the two values shall be credited in the form of a charitable contribution from Seller to the BOE.
- **Appraised Value:** \$15,240,000. The BOE's MAI appraisal

supports the purchase price.

- **Relocation Benefits:** Improved site accessibility, faster delivery at a substantially lower cost.

Commissioner Evans said she is very excited about these plans and said the location and infrastructure in place makes it a good decision.

Ms. Parker also pointed out that utilizing the Piney Plains location will free up the space in Middle Creek for future educational expansion.

Chairman Ford asked about the property owner located adjacent/in the middle of the property. Ms. Parker said it is currently a maintenance facility and is for sale. Chairman Ford inquired about the entrances and exits that are available. Ms. Parker said there is an easement over the adjacent property which would allow access and pointed out a few other areas and said they are in discussion with the developer.

Chairman Ford asked what impact this new center will have on the operations at the Rock Quarry facility. Ms. Parker said that by having this regional facility the workload will be spread out and should create better efficiency.

Commissioner West asked if this will require any traffic impact study by the NCDOT. Ms. Parker said that she expects there will be by the Town of Cary but also said that she feels the usage is going to be very similar to what it was before, just larger vehicles. She added that they will be looking at the schedules and frequency of trips.

There was no action taken by the board (First Reading)

13. Land Acquisition of Two Parcels of Land Containing a Total of 1.26 Acres Located on S. Main Street in Southern Wake County (Fuquay-Varina Area) (First Reading)

Attachments: [2019-12-31 BOC Agenda 1st reading Item Betts Properties LLC 1-21-2020.docx](#)
[WCPSS Land Acquisition Presentation S. Main Street 01-21-2020.pdf](#)
[2019-09-27 Precis Offer to Purchase Betts Properties LLC E-49-M-15 10-15-19.pdf](#)
[2019-10-22 Fully exec Offer Betts Properties LLC.pdf](#)

Ms. Parker shared the Southern Wake County-E-49M

She shared a map of the E-49/M Land Bank site in Fuquay-Varina with an aerial view and provided information about the site and planned use.

- 60.99 acre site

- Fuquay-Varina ETJ/Planning Jurisdiction
- Current Zoning: Rural Agricultural
- Rezoning to O&I planned for school use
- Intended Use: Two School Site
 - Elementary School
 - Middle School
- Site acquired March, 2018
- Residential development underway on northern and southern adjacent tracts

She shared a slide with views of the subject property highlighting adjacent parcels and discussed benefits of those parcels.

- 1.26 Additional Acres
- Provides additional road frontage on S. Main Street and Bowling Road
- Supports site design flexibility
- Supports more effective provision of pedestrian accessibility
- Unifies land use of adjacent parcels

She shared the contract terms and information.

- **Purpose:** E-49/M-15 land bank site addition to support future development
- **Seller:** Betts Properties II, LLC. Land was acquired by the Betts family in 2005, and conveyed into the Betts Properties LLC in 2016.
- **Land To Be Purchased:** 1.26 acres including a rental house and outbuildings located on the eastern side of S. Main Street at Bowling Road.
- **Zoning:** Wake County Rural Agricultural, within Town of Fuquay-Varina Planning Jurisdiction (ETJ). Annexation is anticipated.
- **Negotiated Purchase Price:** \$225,468, based upon Wake County Tax Valuation
- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.
- **Operational Cost Impacts:** Minor maintenance costs are anticipated with acquisition of the buildings until such time removal occurs to support future site use.

She shared the land acquisition comparison and noted that the cost of this property is well below most of the other sites they have acquired in Wake County.

Vice-Chair Adamson asked about the two rental properties. Ms. Parker said that the properties are empty.

No action was taken by the board (First Reading).

14.

Attachments: [WCPSS CIP FY 20 Spring Appropriation Item Summary .docx](#)
 [WCPSS Appropriations Presentation 01-21-2020.pdf](#)
 [BOC Resolution.docx](#)
 [1-7-20 BOE Facilities CIP Spring 2020 Appropriation - Resolution.pdf](#)

Mr. David Neter, Chief Operating Officer, Wake County Public School System (WCPSS) and Mr. Bryan Roof, Program Executive, Facilities Design and Construction, WCPSS, shared the presentation and thanked the county and the commissioners for their support of the capital improvement program.

Mr. Neter shared the Capital Improvement Plan (CIP) Appropriation and Reallocation background information and shared the second request for fiscal year 2020 of \$103.2 million.

Mr. Roof shared the (CIP) Appropriations and Reallocations details with key drivers being:

- Design Funds: E-44, H12, FVMS, Swift Creek
- Construction funding: York Elementary & West Millbrook MS (partial for early sitework)
- Technology Devices, Mobile Classrooms, Assessments, Property Acquisition, SNAP, Partial Renovation & Improvement funding.

Mr. Roof shared a slide the Project Scopes which includes:

E-44:	New large elementary school in Fuquay-Varina
H-12	New large high school in Apex
W Millbrook MS	Full demolition and replacement in Raleigh
Swift Creek	Full demolition and replacement in Raleigh
Fuquay-Varina MS	New - permanent relocation of existing school
York ES	Full demolition and replacement in Raleigh

He shared a map of the Major Projects and their locations within Wake County.

He shared an aerial view of the E-44 location and map of surrounding

parcels.

He shared a slide with the design of the H-12 project and surrounding area.

Mr. Roof shared a slide with a map of the West Millbrook MS project and an architectural drawing this renovation will take place with students in place.

He shared an aerial view of the Swift Creek Elementary project site.

He shared a slide with the design for the Fuquay-Varina MS project along with a map of the surrounding parcels.

He shared a slide of the design for the York Elementary project along with some renderings of the new campus and building.

Mr. Roof shared the Program Summary/Item Description

Program Elements:

Life Cycle (Building/Site):

- Washington ES - Gym HVAC
- Wake Forest HS - Stadium Bleacher Replacement & Track Repair/Replacement
- Brassfield ES - Concrete Foundation Repair/Replacement
- Life Cycle Furniture Replacement
- Other Projects Currently Being Planned and Prioritized

Educational Equipment:

- 50% - Computer Equipment
 - Laptop Carts and Laptops
 - Projector/Screen Professional Learning/Facilitative Equipment for HS Auditoriums
- 50% - Academic Equipment
 - Science Lab Equipment
 - Music Equipment and Instruments
 - Performing Arts Stage Equipment
 - Career and Technical Equipment
 - Sound/Lighting Upgrades

Program Elements:

Technology Infrastructure:

- 30% - Wireless Network Expansion
- 30% - Backup Power Issues for Critical Network Links
- 20% - Network Cabling Upgrades

- 20% - Remediate First Responder Radio Coverage Issues

Security:

- 64% - Security Camera Upgrade to IP
- 21% - S2 Security Global Access Control
- 10% - Visitor Management System
- 5% - Video Management Software migration from IP Configure to Orchid/Fusion

Commissioner Evans asked if capacity will be gained at York Elementary over what was there previously. Mr. Roof said that capacity will not be gained due to new K-3 requirements that do not allow much expansion to gain seats.

Commissioner Hutchinson thanked them for the efforts for joint use around Fuquay-Varina. He also asked that since schools are in suburban areas what are the plans for the students to be able to have safe routes to school via walking and/or riding their bikes. Mr. Roof said that the facility planning group does focus on the infrastructure and challenges that come with any property and always try to incorporate those options when feasible.

Commissioner Evans moved, seconded by Vice-Chair Adamson, that the Board of Commissioners approve the following requests for appropriations and reallocations in the Seven Year Capital Improvement Program:

- 1. Appropriate a total of \$103,226,337 for construction funding at York Elementary School, preliminary design funding for E-44 and Fuquay-Varina Middle School, along with program needs such as Life-Cycle, Educational Equipment, Technology Infrastructure, and Security;**
- 2. Reallocate \$5,000,000 from H-12 and Swift Creek Elementary School to West Millbrook Middle School for an early site package; and**
- 3. Reallocate \$14,000,000 from SNAP to partially reimburse the Land Acquisition budget for site improvement cost to support the adaptive reuse of sites to be acquired for future SNAP projects. The motion carried by the following vote:**

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

Absent: 1 - Commissioner Holmes

Other Business

15. Informational Items for the Board of Commissioners

Attachments: [Informational Items Item Summary 1-21-20.docx](#)
[CIP Transfers Report December 2020.pdf](#)
[Citizen Comments-handouts 1-6-20.pdf](#)

Manager Ellis said he had no other business.

Commissioner Hutchinson recognized Vice-Chair Vickie Adamson for an award she received last month. He said she was awarded the "Outstanding Elected Official Award for 2019" from the Homebuilders Association of Raleigh and Wake County. He shared a picture of the award she received.

Vice-Chair Adamson announced to the public that if anyone is in need of a copy of their birth certificate they do not need to come downtown they can go to any of the Wake County Regional Centers to request and receive it.

Closed Session

Attorney Scott Warren said there is a need for a closed session to consider the performance of the board's appointed employees and material terms of employment contracts for the manager, attorney, and clerk pursuant to GS 143-318.11 (a) 5 & 6.

Commissioner Calabria moved, seconded by Commissioner Hutchinson, to go into closed session. The motion carried by the following vote:

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

Absent: 1 - Commissioner Holmes

The meeting went into recess, and the meeting reconvened.

Vice-Chair Adamson moved, seconded by Commissioner Hutchinson, that the County Manager be given an annual merit increase of 3 percent, the Clerk to the Board receive an annual merit increase of 1.5 percent, and the County Attorney receive an annual merit increase of 1.5 percent and terms for all three positions be effective October 1, 2019. The motion carried by the following vote:

Chairman Ford - Aye
Vice-Chair Adamson - Aye
Commissioner Calabria - Aye
Commissioner Evans - Aye
Commissioner Holmes - Absent
Commissioner Hutchinson - Aye
Commissioner West - Aye

Adjourn

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

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

Absent: 1 - Commissioner Holmes

Respectfully submitted,

Yvonne Gilyard, NCCCC
Deputy Clerk to the Board
Wake County Board of Commissioners