



# Wake County

301 South McDowell Street  
Raleigh, NC

## Meeting Minutes Board of Commissioners

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Monday, February 17, 2020

2:00 PM

Wake County Justice Center

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### Regular Meeting

#### Meeting Called to Order: Chairman Greg Ford

**Present:** 7 - Chairman Greg Ford, Vice-Chair Vickie Adamson, Commissioner Matt Calabria, Commissioner Susan Evans, Commissioner Jessica Holmes, Commissioner Sig Hutchinson, and Commissioner James West

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; Derwick Paige, Chief Community Development Officer; and Ben Canada, Assistant to the County Manager

#### Pledge of Allegiance

#### Invocation: Vice Chair Vickie Adamson

Vice Chair Vickie Adamson said that in honor of the 100th anniversary of Women's Suffrage and Black History Month she would share a quote by Shirley Chisholm. "If they don't give you a seat at the table bring a folding chair." She said that there were many people who "brought folding chairs" and she is grateful to them because they made it possible for her to "have a seat at the table."

#### Items of Business

1. Approval of Agenda

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

2. Approval of the Minutes of the Regular Meeting of January 21, 2020 and the Work

Session of January 13, 2020

**Commissioner Hutchinson moved, seconded by Commissioner Evans to approve the minutes of the Regular Meeting of January 21, 2020 and the Work Session of January 13, 2020. The motion passed unanimously.**

**3. Recognition of Recent Awards**

**Attachments:**     [awards\\_agenda--Feb. 17--FINAL.docx](#)

***Best New or Renovated Facility - Wake Forest Community Library***

Mr. David Ellis, County Manager, said the Wake County Public Libraries received recognition for excellence in facilities and programming at the Wake Forest Community Library. He invited libraries staff and Facilities, Design and Construction staff responsible for the Wake Forest Community Library renovation project. Mr. Ellis also welcomed Mr. Dean Rains of architecture firm LS3P to join him.

Mr. Ellis said the Wake Forest Community Library was recently recognized by the North Carolina Public Library Directors' Association as the state's Best New or Renovated Facility for 2019.

He said the library is located at the southern edge of Wake Forest's downtown and was originally opened in 1996 to serve the growing communities of Wake Forest, Rolesville and north Raleigh.

Mr. Ellis said the expansion project was a part of a \$45 million bond approved by voters in 2007 to build, expand, renovate or repair libraries. He said after facing delays due to the economic downturn, work on the project began in September 2017.

He said on February 24, 2019, hundreds of residents attended a ribbon-cutting to celebrate the library's reopening. The extensive renovation doubled the size of the library, increasing youth programming space and expanding reading and study areas. The library now offers a collection of up to 50,000 books, enhanced youth programs and adult services, and Wi-Fi access on 16 public computers.

He said the library also increased staffing and expanded its operating hours to seven days a week.

He offered congratulations to the following staff:

- Mike Wasilik
- Ann Burlingame

- Elena Owens
- Valerie Pierce
- Mark Forestieri
- Patrick McHugh
- Dean Rains

***Best Public Relations/Promotional Project - Summer at the Library***

Mr. Ellis asked staff to remain up front and invited Sarah Lyon, Joy Jones, Melanie Chambers, Sarah Kramer and Jenn Brooks to also join him.

He said the North Carolina Public Library Directors' Association also recognized Wake County in the Public Relations/Promotional Project category for the rebranding of the Summer Reading program.

Mr. Ellis said for libraries, the summer season is akin to the holiday season for retailers - it's the prime time to engage with current and potential library patrons. As part of the ongoing effort to enhance critical summer service programming, Libraries staff took a close look at the Summer Reading program with the goal of rebranding and repositioning the program to increase awareness of all our libraries have to offer.

He said the rebranded program, called Summer at the Library, launched this past summer and encouraged residents to Read, Visit and Connect. New marketing materials such as posters, buttons and stickers featured brighter colors and a sunburst graphic reflective of summer.

He said libraries also focused the program's advertising budget on digital and social media platforms, including Google, Instagram, and Facebook. Participation data for 2019 shows the new Summer at the Library program was very effective in reaching target audiences.

Mr. Ellis said compared to 2018, program participation increased by 33 percent for school-aged children, 21 percent for teens and 8 percent for adults.

He congratulated each staff member for this much-deserved recognition.

Chairman Ford thanked staff for their work on the awards.

**4. Proclamation Recognizing February 2020 as Black History Month in Wake County and Celebrating the Accomplishments of Mrs. Mary E. Perry**

**Attachments:**    [Revised Black History Month 2020 item summary.docx](#)  
[Revised Black History Month Proc 2.14.20.docx](#)

Commissioner James West said that recognition is respect made visible. He said that Mrs. Mary E. Perry is so deserving of the recognition. He invited Ms. Sonya Barnes and Pastor Asa Bell, Senior Pastor, Pleasant Grove Baptist Church, Wendell, Valerie Jordan and other community supporters to make comments.

Ms. Sonya Barnes thanked everyone for coming to today to celebrate and honor Mrs. Mary Perry. She said that Mrs. Perry served the NAACP for 41 years as president. She thanked Mrs. Perry for being a good friend. She said that Mrs. Perry has meant so much to the community and that many in the community continue to stand on the shoulders of Mrs. Perry.

Pastor Bell thanked the board of commissioners for bestowing the honor to Mrs. Perry. He said that he discovered early on that he needed to get to know Mrs. Perry and he saw that she had a heart of service. He thanked Mrs. Perry for her selfless giving. He said that all her work speaks for itself.

Commissioner West said that Mrs. Perry has registered 10,000 residents to vote. He said that she is a drum major for the community. He said that Mrs. Perry served the NAACP for more than 60 years. He said that she is a recipient of the Long Leaf Pine given by Governor Jim Hunt. She was the first African American to serve as the Chair of the Wake County Democratic Party. She was one of the first recipients of the North Carolina Heritage Award sponsored by AT&T. He said that Mrs. Perry has always stood up for what is right and for what is wrong. He said that she has paved the way for coming generations.

Commissioner West read the proclamation aloud. He invited Mrs. Perry to come forward for comments.

Mrs. Perry thanked the Board of Commissioners for the honor.

Commissioner Holmes said that Mrs. Perry is a giant and that she stands behind her, she has set the bar very high and that she hopes to accomplish a semblance of what Mrs. Perry has in her lifetime. She thanked her for being an example for her.

Chairman Ford thanked Mrs. Perry for all that she has done for the community.

**Commissioner West moved, seconded by Commissioner Holmes, that the Board of Commissioners proclaim February 2020 as Black History Month in Wake County. The motion passed unanimously.**

5. Proclamation Commemorating the 100th Anniversary of the 19th Amendment and Celebrating the 100th Anniversary of the League of Women Voters

**Attachments:**     [Item Summary 100th Anniversary of the 19th Amendment.docx](#)  
                              [League of Women Voters Proclamation 02-17-20.docx](#)

Commissioner Holmes asked the the friends from the League of Women Voters to join her in the reading of the proclamation.

She said that Mrs. Perry is a trailblazer and she shared a quote from Sojourner Truth, "Ain't I a Woman." She said that Virginia became the 38th state to pass the equal rights amendment and she would like to encourage the North Carolina General Assembly to be the 39th state to do the same.

Commissioner Holmes read the proclamation aloud.

Ms. Dianna Wynn, President, League of Women Voters of Wake County, said that we should put the 19th amendment into a larger historical context in that women of color did not achieve that right until later and she said that women should continue to be celebrated for continuing that fight until it was passed for all. She said that they are honored to receive the proclamation.

Ms. Jo Nicholas, President, League of Women Voters of North Carolina, thanked the commissioners for the proclamation. She said that she too stood with Mrs. Mary Perry and she added that they brought their "folding chairs" everywhere they went.

**Commissioner Holmes moved, seconded by Commissioner Evans, that the Board of Commissioners approve a proclamation commemorating the 100th Anniversary of the 19th Amendment and celebrating the 100th Anniversary of the League of Women Voters. The motion passed unanimously.**

6. Resolution Honoring Advance Practice Providers

**Attachments:**     [Item Summary Resolution Honoring Advanced Practice Providers at WakeMed.docx](#)  
                              [APP Resolution - WakeMed - 2.6.20.docx](#)

Commissioner Calabria was joined by Andi Curtis, Government Affairs Manager for Wake Med Health, and Dr. Michelle Schweitzer, MD. He explained that advance practice providers include: Physician Assistants, Nurse Practitioners, Anesthesia Assistants and Certified Nurse Anesthetists. He thanked them for the work that they do. He also thanked Ms. Emily Adams, President, North Carolina Association of Physician Assistants.

Dr. Schweitzer said that she is blessed to be here today. She said that Advance Practice Providers has provided services for years and she is grateful for their service and for the recognition today.

Commissioner Calabria read the resolution aloud.

**Commissioner Calabria moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve a resolution honoring the work and dedication of Advance Practice Providers. The motion passed unanimously.**

### **Consent Agenda**

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, to approve the Consent Agenda. The motion passed unanimously.**

7. Proposed Series 2020A and 2020B General Obligation Refunding Bonds not to exceed \$77,000,000

**Attachments:**    [20200217 Item Summary - 2020AB GO Refunding Bonds.docx](#)  
[20200217 Attachment 1 - Findings Resolution; Bond Order; Issuing Resolution.docx](#)  
[20200217 Attachment 2 - Sworn Stmt of Debt.pdf](#)  
[20200217 Attachment 3 - Stmt of Estimated Interest.pdf](#)  
[20200217 Attachment 4 - Market Sizing 2020A GO Refunding Bonds.pdf](#)  
[20200217 Attachment 5 - Market Sizing 2020B GO Refunding Bonds.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners**

- 1. Adopt a Resolution making certain findings and determinations and authorizing and ratifying the filing of an application with the Local Government Commission in connection with the proposed issuance of General Obligation Refunding Bonds by the County of Wake, North Carolina;**
- 2. Introduce and adopt a Bond Order authorizing \$77,000,000 General Obligation Refunding Bonds;**
- 3. Direct filing of Sworn Statement of Debt and Statement of Estimated Interest with the Board Clerk;**

**4. Adopt a Resolution providing for the sale and issuance of not to exceed \$59,600,000 County of Wake, North Carolina General Obligation Refunding Bonds, Series 2020A; and**

**5. Adopt a Resolution providing for the sale and issuance of not to exceed \$17,400,000 County of Wake, North Carolina General Obligation Refunding Bonds, Series 2020B. The motion passed unanimously.**

- 8. Resolution in Support of NCDOT Acquisition of the S-Line**

**Attachments:**     [S Line Agenda Item.docx](#)  
                              [S-Line Resolution.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners adopt the attached resolution supporting the NCDOT acquisition of the S-Line and SA-Line. The motion passed unanimously.**

- 9. Wake County Response to Draft FY 2021 Wake Transit Work Plan**

**Attachments:**     [February 17 Agenda Item.docx](#)  
                              [Letter re FY 2021 Wake Transit Work Plan Final.docx](#)  
                              [Draft Wake Transit Plan FY21 Final.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners authorize a letter from Wake County to the Transit Planning Advisory Committee in response to the Draft FY 2021 Wake Transit Work Plan. The motion passed unanimously.**

- 10. Award Contract for Construction of Public Access Amenities at Procter Farm Preserve**

**Attachments:**     [Procter Farm Construction - Item Summary-FINAL1.docx](#)  
                              [Procter Farm Preserve - Bid-Tab.pdf](#)  
                              [Procter Farm Preserve-Budget Summary-012920.pdf](#)  
                              [Procter Farm Preserve - Site Plan.pdf](#)  
                              [Procter Farm Preserve - Photo Board.pdf](#)  
                              [CIP Budget Memo - FY 2020 County Capital Fund - Parks CIP.pdf](#)

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

- 1. Appropriate \$2,304,310 in the Parks, Recreation, Greenways and**

**Open Space element of the County Capital CIP for the Procter Farm Preserve project.**

**2. Award a construction contract in the amount of \$2,007,900 to McQueen Construction of Bahama NC and authorizes the County Manager to execute this contract for the Procter Farm Preserve project. The motion passed unanimously.**

11. Approval of Commitment of Countywide Room Occupancy and Prepared Food and Beverage Tax Revenues to Support an Indoor Multipurpose Sports Facility with the Town of Cary

**Attachments:**    [Funding Commitment Item Summary.docx](#)  
[Cary Multiuse Sports Complex Submission.pdf](#)  
[Indoor Sports Complex RFP Packet.pdf](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve committing up to \$2.36 Million per year of Countywide Room Occupancy and Prepared Food and Beverage Tax revenues for a period of up to 25 years to support the development of an indoor multipurpose sports facilities with the Town of Cary and direct staff to further develop the terms of the commitment in a Tri-Party Funding Agreement to be approved by the Town of Cary, City of Raleigh and Wake County. The motion passed unanimously.**

12. Resolution Confirming Wake County's Agreement to Adopt All Relevant Records Retention and Disposition Schedules

**Attachments:**    [01.22.20 Records Management Policy Agenda Item Final.docx](#)  
[01.22.20 Records Management Policy and Schedule Adoption Resolution Final.docx](#)  
[01.22.20 Wake County Consolidated Signature Page Final.docx](#)  
[01.22.20 Memorandum of Understanding Register of Deeds Records Management Policy and Schedule Adoption Final.docx](#)  
[01.22.20 Memorandum of Understanding Sheriff's Office Records Management Policy and Schedule Adoption Final.docx](#)  
[01.22.20 Memorandum of Understanding SWCD Records Management Policy and Schedule Adoption Final.docx](#)  
[01.24.20 Memorandum of Understanding Board of Elections Records Management Policy and Schedule Adoption Final.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve a resolution confirming Wake County's adoption and enforcement of all applicable local government Records Retention and Disposition Schedules and**



**authorize the County Manager to sign the 2020 Consolidated Local Government Agencies Records Retention and Disposition Schedule and subsequent amendments. The motion passed unanimously.**

13. Resolution Setting Date for Advertisement of Tax Liens

**Attachments:**    [2020 Item Summary Resolution for Adv of Tax Liens.docx](#)  
[Report of Unpaid Taxes.pdf](#)  
[Tax Liens Advertisement Resolution 2-17-20.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners adopt a resolution authorizing the Tax Administrator to publish on March 6, 2020, or as soon thereafter as possible, tax liens on real property in Wake County. The motion passed unanimously.**

14. Resolution Creating the 2020 Board of Equalization and Review

**Attachments:**    [E&R Resolution Agenda Item 2020 Reval](#)  
[Board of Equalization and Review Resolution 2-17-20.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners adopt a resolution appointing a special Board of Equalization and Review for 2020. The motion passed unanimously.**

15. Approve Resolution Establishing Supplemental Guidelines to the Travel Policy

**Attachments:**    [02.11.20 MES edits Item Summary Board Travel Policy](#)  
[02.17.2020.docx](#)  
[BOC Travel Resolution 1-7-19.pdf](#)  
[Supplemental Guidelines for Travel Policy Resolution.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners adopt a resolution establishing supplemental guidelines to the travel policy for the Wake County Board of Commissioners. The motion passed unanimously.**

16. Reschedule of March 13, 2020 Board of Commissioners Retreat

**Attachments:**    [Item Summary Reschedule of Retreat 3-13-20.docx](#)

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners approve the rescheduling of the Board of Commissioners' Retreat for March 23, 2020. The motion passed unanimously.**

## Public Comments

Mr. William Jansen shared remarks with the commissioners on the Wake County Firearms and Training Center. He offered a "big thank you" for putting together a reasonable deal very quickly. He is looking forward to the Center re-opening and will be utilizing the facilities as soon as they do. He also shared a handout.

Mr. Steve Rao, Councilman, Town of Morrisville, shared that Chairman Ford and Vice Chair Adamson will be assisting with the town hall meeting in Morrisville on Thursday. He thanked Commissioner Calabria for his work with the Wake Works project. He invited the commissioners to the Disaster Relief program on March 7th, he said details on that program will follow. He commented about apprenticeships and the impact they have. He suggested that the board look at economic development in Wake County. He noted that Commissioner Hutchinson was very supportive of start up companies. He thanked the commissioners for their service.

Mr. Lawson Safley thanked the commissioners for the consideration for re-opening the firearms training center. He thanked Kelli Braunbach, Director, Wake County General Services; and Ryan Davidson, Business Administration Director, Wake County General Services Administration, along with others from the North Carolina Wildlife Resource Commission for their assistance. He shared a handout with the board.

## Regular Agenda

17. Public Hearing for Draft 2020-2025 Wake County Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan

**Attachments:** [Item Summary](#)

[Consolidated Plan Presentation 02-17-20.pdf](#)

[Public Hearing](#)

[Citizen Participation Plan Draft](#)

[Analysis of Impediments to Fair Housing Choice Plan Draft](#)

[2020-2025 Affordable Housing Consolidated Plan Draft](#)

Ms. Alicia Arnold, Equitable Housing and Community Development Division Director, shared a slide seeking public input on the Consolidated Plan, one year annual action plan, analysis of impediments, and citizen participation plan (CPP).

She shared the estimated plan process and timeline.

She shared funding sources included in the plan stating that the

Consolidated Plan is required by HUD in order to receive federal grants projected to total more than \$22 million over the course of the next five years. It may also describe County funding used to support initiatives of particular interest to HUD.

Ms. Arnold shared a chart outlining whom we can serve.

She shared community engagement trends and topics:

- Wrap-around services/case management
- Policy Improvements
- Transportation and Mobility
- Financial Assistance
- Affordable Housing
- Awareness and Marketing of Housing Programs
- Impact of Increasing Cost of Living
- Improved Agency Coordination and Capacity
- Landlord Engagement
- Increased Job Training and Economic Opportunity
- Preservation and Rehabilitation of Existing Affordable Housing
- Develop Supportive Housing
- Fair Housing
- Homeownership
- Neighborhood Revitalization

Ms. Arnold provided a slide with the consolidated plan goals.

She shared a slide showing priority populations and changes that reflect market changes.

She shared a slide depicting the Community Development Block Grant (CDBG) Activity and estimated budget.

Ms. Arnold showed a slide with the HOME Investment Partnership Grant (HOME) Activity, Housing Opportunities for Persons with AIDS (HOPWA) Grant Activity, and Emergency Solutions Grant (ESG) Activity along with the estimated budgets for each of those.

She shared a slide and explained analysis of impediments goals.

1. Remove barriers to accessing community assets for members of the protected classes
2. Advocate for public transit systems to connect lower income neighborhoods with major employment centers

3. Increase the competitiveness of mortgage applications among members of the protected classes
4. Increase fair housing education, outreach and enforcement across all of Wake County

She provided additional analysis information for Wake County.

1. Maintain the creation and preservation of affordable housing development in higher opportunity areas a Countywide priority
2. Ensure that Wake County CDBG subrecipients affirmatively further fair housing
3. Increase CDBG program subrecipient awareness of fair housing laws and ensure the subrecipients' actions are in compliance with HUD regulations and consistent with fair housing laws
4. Collaborate to establish a Wake County Human Relations Commission with appropriate investigative and enforcement authority for housing discrimination complaints

Ms. Arnold provided a map of the residents of western Wake County and explained the Comprehensive Opportunity Index. The results from the five sub-indices (prosperity, labor market engagement, job access, transit access, and community health) were summed into one composite score, a Comprehensive Opportunity Index. The objective of the communities of opportunity index is to identify places that are good locations for investment.

She shared the citizen participation plan.

The primary goal is to provide all citizens with adequate opportunities to participate in an advisory role in the planning, implementation, and assessment of the County's HUD Entitlement programs

- The CPP was last updated in 2010
- Housing will continue to seek public engagements through accessible public meetings, hearings, and notices
- Documents will be shared at numerous public centers for accessible review and comment

2010 Plan Substantial Amendments

Wake County must substantially amend the Plan when:

- It decides not to carry out an activity described in the plan;
- It decides to carry out an activity not described in the plan;

- It substantially changes the purpose, scope, location or beneficiaries of an activity.

#### 2020 Plan Substantial Amendments

Wake County must substantially amend the Consolidated Plan when:

- "Substantial change" is any budgetary change(s) exceeding 20% of that Fiscal Year budget, including all resources
- Amendments not meeting the above definition are considered minor amendments are processed administratively.

Commissioner Evans said that she is pleased with the presentation and thanked the Housing Department for their efforts. She said that they make her proud.

Commissioner West said that the transformation is second to none. He said that he feels positive about the things that are being accomplished. He referred to an adage about the blind man and the elephant, if you have different blind people touching an elephant they will all come away with a different idea of what an elephant looks like. He said that he attended a meeting on Saturday and residents are confused about what affordable housing is. He said that there needs to be more dialogue and the proper alignment and that crucial conversations need to be had. He said that if we are aware of the crisis, then something can be done, there is no magical formula. He said that he salutes where the county is to date and that we need to bring partners together.

Chairman Ford opened the public hearing.

No one came forward.

Chairman Ford closed the public hearing.

Commissioner Holmes made comments about the youth that have aged out of foster care. She asked if this area was adequately funded this year.

Ms. Arnold shared that HUD's strict definition of youth and the changes that have been made allowing youth to stay in foster care longer. She deferred to Ms. McDowell to further explain.

Ms. Lorena McDowell, Wake County Housing Director, said that it is about alignment. She agreed that youth are being slighted and there is a gap and there needs to be more focus in this area and more creativity is being considered with funding. She thanked the housing team for their work on

this item. She shared that the team is in the field.

Commissioner West made comments about impediments. He asked if there was any interface with HUD and the 5 year plan and how it syncs with broader analysis of impediment.

Ms. McDowell said that staff reviews the community needs and look at numbers to see if data reflects the needs.

Commissioner Holmes requested an update on the aged out youth. She said that the focus is on increasing and preserving affordable housing. She commended the housing team on community engagement. She said that the face of the community is the director, Ms. McDowell.

Chairman Ford thanked Ms. Arnold and Ms. McDowell for the presentation.

**Commissioner Holmes moved, seconded by Commissioner Hutchinson, that the Board of Commissioners hold a public hearing to receive comments on the Draft 2020-2025 Affordable Housing Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan, which address the affordable housing, homeless services and community development needs of Wake County. The motion passed unanimously.**

18. Public Hearing on Proposed Land Use Plan Amendment 01-20 to Amend the Short Range Urban Services Area (SRUSA) between the Towns of Angier and Fuquay-Varina to Reflect the October 2019 Annexation Boundary Agreement

**Attachments:**    [Item Summary.docx](#)  
[Land Use Plan Amendment Presentation 02-17-20.pdf](#)  
[Resolution.docx](#)  
[Proposed Amendment Staff Map.pdf](#)  
[Existing Conditions Staff Map.pdf](#)  
[Adopted Annexation Boundary Agreement.pdf](#)  
[LUPA 01-20 Letter to Property Owners.pdf](#)

Mr. Akul Nishawala, Wake County Senior Planner, shared the background for annexation boundary agreements

**Annexation boundary agreements**

- Widely used planning tool in North Carolina
- Typically last 20 years

- Delineate boundaries of municipal jurisdiction to prevent disputes
- Municipal Urban Services Area (USA)

**LUPA 01-20**

- Adjustment to boundary between Fuquay-Varina and Angier
- Angier has jurisdiction in Wake County

He shared a map of Wake County.

He shared the LUPA 01-20.

To amend the General Classifications Map of the Wake County Land Use Plan as follows:

- Adjust the Urban Service Area (USA) Boundary between the Town of Fuquay-Varina and the Town of Angier to reflect the Annexation Boundary Agreement adopted in October 2019:
  1. **Area #1:** Reclassify various portions of Angier's current Short-Range Urban Service Area (SRUSA) (132 acres) to Fuquay-Varina's SRUSA.
  2. **Area #2:** Reclassify various portions of Fuquay-Varina's current SRUSA (105 acres) to Angier's SRUSA.

Mr. Nishawala shared a map of the proposal amendment for LUPA 01-20

- The request areas are in various locations along the boundary line created by Angier and Fuquay-Varina's updated Annexation Boundary Agreement.
- The new boundary line follows parcel lines and not geographic features such as creeks or streams.

He shared the LUPA 01-20 Background.

- The request would re-align the SRUSA boundary between Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement adopted by both municipalities in October 2019.
- Prior agreement expired in 2013, but had been honored since then.
- Amendment **does not change** Wake County Planning jurisdiction or zoning.
- Amendment would **re-align the SRUSA** boundary between

Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement.

- The Wake County General Classifications Map is periodically revised to correspond with changes to municipal boundary agreements.

Mr. Nishawala showed a slide with the Wake County Land Use Plan.

- Goal #1  
To guide growth throughout the county in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.
- Goal #2  
To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

He shared a map of the Wake County Land Use Plan-Short Range Urban Services Area and added that classification applies to all land in the County's jurisdiction that is intended to be urbanized and served by municipal services in the next 10 years; and is not located within a water supply watershed, as designated by the State and he reiterated that,

- The request areas are in various locations along the boundary line created by Angier and Fuquay-Varina's updated Annexation Boundary Agreement.
- The new boundary line follows parcel lines and not geographic features such as creeks or streams.

He shared the staff's analysis of LUPA 01-20,

- Keeping with Goal #1, municipal USAs should correlate with their annexation and service area boundary agreements.
- Each USA classification is associated with areas where a municipality is expected to extend urban services, and in SRUSAs specifically, within the next ten years.
- The request is consistent with the adjustments made to the boundary by Angier and Fuquay-Varina in their Annexation Boundary Agreement.

He shared the LUPA 01-20 Public Notice which included,

- Property Owners Notification & Inquiries



- Town Staff Awareness

Mr. Nishawala provided the staff findings.

1. The proposed amendments to the Wake County Land Use Plan General Classifications Map are consistent with the policies set forth within the Wake County Land Use Plan.
2. The proposed amendments are consistent with the Wake County Land Use Plan's goal of guiding quality growth throughout the County in conjunction with affected local governments.
3. The proposed amendments would reflect the adopted Annexation Boundary Agreement of October 2019 between Fuquay-Varina and Angier.

Chairman Ford opened the public hearing.

No one came forward.

Chairman Ford closed the public hearing.

Mr. Nishawala shared the Land Use Committee recommendations:

Planning Staff recommends that the Planning Board recommend that the Board of Commissioners adopt the proposed Land Use Plan Map Amendment 01-20.

Mr. Tom Wells, Planning Board member provided comments from the planning board. He recommended that the board adopt the recommendations.

On January 15, 2020, the Planning Board Land Use Committee voted to recommend that the Planning Board recommend that the Board of Commissioners approve Land Use Plan Amendment 01-20.

**Vice-Chair Adamson moved, seconded by Commissioner Evans, that the Board of Commissioners hold a public hearing on and adopt the attached resolution amending the Wake County Land Use Plan General Classifications Map in accordance with Land Use Plan Amendment 01-20. The motion passed unanimously.**

19. Acquisition of a Building and 4.2319 Acres of Property in Central Wake County (2205 Walnut Street) (First Reading)

**Attachments:**    [Agenda Item - 2205 Walnut Street - First Reading 2-17-20.docx](#)  
[2020-2-14 2205 Walnut Street LLC BOC 1st Reading presentation 2-17-2020.pdf](#)  
[Precis and Contract - 2205 Walnut St.pdf](#)  
[2205 Walnut St Appraisal.pdf](#)  
[Survey - 2205 Walnut St.pdf](#)

Ms. Betty Parker, Senior Director, Real Estate Services, Wake County Public School System shared the Wake Stem Early College High School (ECHS) slide which shows an overview of the structure.

- A joint project between the WCPSS and North Carolina State University
- Science, Technology, Engineering and Math (STEM) themed program and early college
- All courses embed the theme of science, technology, engineering, and math
- Wake STEM ECHS students:
  - Spend the first two years completing many credits required for a high school diploma
  - Continue to take additional high school courses every year that they are in the program.
  - Begin taking college courses in the third year of the program and by the fourth and fifth years, students are primarily taking college level courses
  - Earn college credit at NC State University upon successful completion of college courses
  - Examine science, technology, engineering, and math topics through the lens of the Grand Challenges for Engineering from the National Academy of Engineering
  - Benefit from participation in internship experiences
  - Includes those under-represented in the STEM disciplines and first generation college going students
  - Graduate prepared to compete globally in careers related to science, technology, engineering, and mathematics

She shared the awards and recognitions that have been received.

- **2015** North Carolina STEM School of Distinction
- **2016** National Magnet School of Distinction (Magnet Schools of America)
- **2017** National Magnet School of Distinction (Magnet Schools of America)
- **2018** National Magnet School of Excellence (Magnet Schools of

America)

- **2019** Secondary Magnet School of Merit Award of Excellence  
(*Top Magnet High School in the U.S.*) (Magnet Schools of America)
- **2020** National Magnet School of Distinction (Magnet Schools of America)

She shared the evolution of Wake STEM ECHS Facilities at North Carolina State University.

Ms. Parker provided a slide showing a map of the Wake STEM ECHS Relocation: Site Considerations which highlighted three potential new sites.

She showed a chart of the potential site comparisons with only one of the three being sufficient for the full program fit.

She shared the subject property location with a map depicting the new location in proximity to the existing Wake STEM ECHS.

Ms. Parker showed a slide with photographs of the exterior views and an aerial view with the boundaries highlighted.

She shared the 2205 Walnut Street-site circulation drawings.

She provided photographs of the interior views pointing out some areas that will need to be renovated.

She shared the existing floor plan and a preliminary concept plan being considered.

Ms. Parker showed a slide with a chart showing the acquisition sales comparison.

She shared the contract terms and information:

- **Seller:** 2205 Walnut LLC has owned the subject property for ten years as commercial investment property. Last tenant was Miller Motte College.
- **Land Purchased:** 4.23 acres including a 30,000 SF building and paved parking located on Walnut Street at its intersection with Dillard Drive in Cary.
- **Purpose:** Relocation of NCSU Wake STEM Early College High School.

- **Negotiated Purchase Price:** Bargain Sale contract terms establish the purchase price to the BOE of \$5,000,000, 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:** \$5,280,000. The BOE's MAI appraisal supports the purchase price.

Vice-Chair Adamson thanked Ms. Parker for the presentation.

Commissioner West made comments about STEM and students of color and concerns about how the Magnet programs have changed. He asked Ms. Parker how under-represented students are being addressed in relation to the STEM programs.

Ms. Parker said that there is a magnet application that students have to complete. She said that the goal is to make the program as diverse as possible.

Commissioner Evans thanked Ms. Parker for looking for the right property to accommodate the schools.

Chairman Ford asked if staff was in favor of the requisition. County Manager David Ellis said staff supports the recommendation.

There was no action taken by the board since the item was a First Reading.

**20.** Use Agreement with the North Carolina Wildlife Resources Commission to Manage and Operate Public Access at the Firearms Education and Training Center (FETC)

**Attachments:** [Firearms Training Center Agenda Item 02-17-20.docx](#)  
[FETC Use Agreement FINAL Presentation Feb 17 2020.pdf](#)  
[WRC Draft License Agreement 2-13-20.docx](#)  
[WRC WCFETC FETC Floor Plan - Exhibit A.pdf](#)  
[WRC WCFETC Ops Plan - Exhibit B.docx](#)  
[WRC WCFETC SOP - Exhibit C.docx](#)  
[BOC Final Work Session Presentation 1-12-20.pdf](#)  
[BOC Work Session Presentation 2-10-20.pdf](#)  
[Budget Memo - Sheriffs Office \(FETC\) 02-17-20.pdf](#)

Ms. Kelli Braunbach, Director, General Services Administration, shared the path leading to today's board consideration and today's action.

## January 13, 2020 Work Session

- Background of Firearms Education Training Center
- Affirm joint use of the facility for the public and law enforcement
- Propose interim solution
- Review long-term operating approach

## February 10, 2020 Work Session

- Background of Firearms Education Training Center
- Affirm joint use of the facility for the public and law enforcement
- Propose interim solution
- Review long-term operating approach

## February 17, 2020

- Authorize execution of WRC Use Agreement

She shared a slide which outlines of how the facility would be used based on access by user group. The groups would be Wake County Sheriff's Office, Other Law Enforcement Agencies, Public (non-law enforcement). Each group would have blocks of time for scheduling.

Ms. Braunbach shared the interim operations plan which will be overseen by both the Wake County Sheriff's Office and the N.C. Wildlife Resources Commission (WRC).

She provided a slide with the use agreement.

- County provides in-kind use of the facility to WRC
- WRC plans to provide recreational public use of the range at no cost to the public, but may charge reasonable fees in the future
- Proposed date to reopen to the public is March 15, 2020
- Initial agreement will be up to 12 months

She shared the planned next steps.

- Complete and execute law enforcement use agreements
  - Wake County Sherriff's Office
  - Law Enforcement Agencies
- Firearms Education and Training Center reopens to the public March 15, 2020
- Continue process to retain consultant services July 1, 2020

Chairman Ford thanked Ms. Braunbach.

Vice-Chair Adamson thanked Ms. Braunbach for the presentation. She said that she is satisfied with the Wildlife Resources Commission (WRC) taking over the contract. She spoke about the hours of operation. She asked Ms. Braunbach about how the lead levels will be monitored.

Ms. Braunbach said that they will periodically measure and assess the levels. She mentioned there were others in attendance including Lt. Bagwell from the Sheriff's Office, Erik Christofferson, Deputy Director of Operations for the WRC, and Fairley Mahlum, Section Chief, Communications & Outreach for the WRC.

Vice-Chair Adamson asked WRC if they are willing to do citizen engagement meetings. Mr. Christofferson said yes they would be. Vice-Chair Adamson made reference to page 3, item 2 of the Facilities Use Agreement with Wake County and Wildlife Resources Commission about trash pickup. She made comments about page 4, item 7. She asked who will receive the funds from recycling regarding cartridge casings.

Ms. Braunbach said that the Sheriff's department will receive them.

Vice-Chair Adamson referenced items in the Standard Operating Procedures Manual which discussed check lists for each time the facility changes over. Ms. Braunbach said it is good practice to do a walk through each time.

Vice-Chair Adamson asked about the staff responsibilities and assignments, her concern was that there be a range officer on site at all times. Ms. Braunbach assured her that there would be. Mr. Christofferson discussed the nature and duties of the temporary staff. He said they will be Wildlife Resources Commission employees.

Vice-Chair Adamson asked who is called in the event of an accident at the range. Mr. Christofferson and Ms. Braunbach agreed that there should be some information on the process added.

Vice-Chair Adamson raised concerns over the age requirement of twelve. Mr. Christofferson said that they have a parental consent and waiver form for all patrons between the ages of 12-17.

Vice-Chair Adamson asked if document was amended to say under sixteen not admitted, would it affect the document.

WRC staff said that yes it would affect the document and they don't want to

limit it to sixteen and older based on a program for youth hunter education and the statewide competition.

Vice-Chair Adamson spoke about the fees and how and/if there would be competition.

Lt. Bagwell said that he has a mixed opinion about the age of twelve year olds being able to attend the gun range. He said that the Sheriff's office would support the WRC.

Commissioner West made comments about the issue of safety and the age range. He asked about the mission.

Ms. Braunbach commented about the mission and partnership to restore public access to the facility

County Attorney Mr. Scott Warren made comments based on the mission statement and said that they are comfortable with the language.

WRC staff said that there is no age requirement for hunting and that they will provide a safe place for all ages, they are providing educational opportunities for safe use.

Commissioner Calabria suggested that the communications staff help get the word out to the community.

Chairman Ford shared comments on lead abatement. He asked if the cleaning cycle will change or stay the same.

Ms. Braunbach said that there is a schedule for cleaning and the areas are being treated more often.

Commissioner Hutchinson thanked the Wildlife Resources Commission for their services. He said that he is comfortable with the language as is.

**Commissioner Hutchinson moved, seconded by Commissioner Evans, that the Board of Commissioners authorize the County Manager to execute a Use Agreement with the North Carolina Wildlife Resources Commission for the use of the Wake County Firearms Education and Training Center, solely for the purpose of operating an indoor firearm range for public access, upon terms and conditions acceptable to the County Attorney. The motion passed unanimously.**

## **Other Business**

Manager Ellis had no other business.

**Closed Session**

Attorney Warren stated there was no need for a closed session.

**Adjourn**

**Chairman Ford moved, seconded by Commissioner Calabria, to adjourn the meeting. The motion passed unanimously.**

Respectfully submitted,

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